



AGENDA
SHELBY COUNTY PLANNING COMMISSION
REGULAR MEETING
SHELBY COUNTY SERVICES BUILDING
2nd Floor Community Room
1123 County Services Drive
Pelham, AL 35124



May 1, 2006, 7:00 P.M.

WORK SESSION

A work session will be held in the conference room, (adjacent to the community room), prior to the regular meeting at 6:00 p.m. All interested parties are invited to attend. Note: This is not a public hearing.

PUBLIC HEARING

- 1. Approval of Minutes of April 3, 2006, Regular Meeting**
- 2. Case No. Z-03-06, ProScape Landscaping – Rezoning from A-1 to M-1**

Purpose: A request from Jackie Davis, Surveying Solutions, representing the owners, Daniel and Melanie Bowers, for the approval of the rezoning of a 5 acre tract of land, more or less, from the "A-1", Agricultural District to the "M-1", Light Industrial District to permit the establishment of a landscaping contractor's yard and office.

Location: The subject property is located in north Shelby County, at 1424 Dunnivant Valley Road, on the east side of Old Dunnivant Valley Road, at the intersection with Dunnivant Valley Road, (County Road 41) and Double Oak Way, in the Chelsea North – Dunnivant Valley South - Westover North Zoning Beat; situated in the NW ¼ of Section 10, Township 19 South, Range 1 West, Parcel Id. Numbers 58-09-2-10-0-000-007.000 and 58-09-2-10-0-000-006.000.

- 3. Case No. Z-04-06, Larry Young Photography – Rezoning from E-1 to B-1**

Purpose: A request from Jack Harrison, for Larry Young, representing the owner Wayne J. Mauk, for the approval of the rezoning of a 1.84 acre tract, more or less, from the "E-1," Estate District to the "B-1", Neighborhood Business District, to permit establishment of a photographic studio.

Location: The subject property is located at 2415 Valleydale Road, which is approximately 1 mile east of I 65, within the North Shelby – I-65 Corridor Zoning Beat, situated in the NW ¼ of Section 21, Township 19 South, Range 2 West, Parcel Id. Number 58-10-5-21-0-002-004.000.

- 4. Case No. Z-05-06, Highland Lakes, Sector 1, Phase 6 – Rezoning from H-Z to "E-2-S-D"**

Purpose: A request from the Department of Development Services to rezone a 19.32 acre tract of land from the "HZ", Holding Zone District to the "E-2-S-D", Single Family Estate District" to permit the development of single family residences.

Location: The subject property is located in the Highland Lakes community, near the Highway 280 entrance and south of Highland Lakes Court in the Chelsea North – Dunnivant Valley South - Westover North Zoning Beat and situated in Section 17, Township 19 South, Range 1 West, Parcel Id. No. 58-09-4-17-0-001-011.000.

- 5. Case No. M-01-06, Lake Wellington Estates – Master Plan**

Purpose: A request from Bobby Adams for the approval of a master plan of a single family residential subdivision consisting of 21 lots on a 15.3 acre, more or less, tract of land. This property is zoned "E-2", Estate District.

Location: The subject property is located on the west side of Caldwell Mill Road, approximately 375 feet south of Heatherwood Drive, in the North Shelby – I-65 Corridor Zoning Beat and is situated in the NW ¼ of Section 10, Township 19 South, Range 2 West, Parcel Id. Number 10-2-10-0-001-005.000.

6. Case No. M-02-06, Park Place – Master Plan

Purpose: A request from John Whately for the approval of a master plan of a town home development consisting of 94 units, in 17 buildings, on a 15 acre, more or less, tract of land. The subject property is *not zoned*.

Location: The subject property is located on the west side of Oak Mountain State Park Road, approximately 0.7 mile south of Highway 119, in the North Shelby – I-65 Corridor Zoning Beat and is situated in the Section 6, Township 18 South, Range 2 West, Parcel Id. Number 14-3-06-1-001-004.000.

7. Case No. S-28-06, Mt. Laurel Phase I Block 1 – Revised Preliminary Plat

Purpose: This is a request from Robert Easley, Alabama Engineering Co. Inc., representing EBSCO Development Company, Inc., for the approval of a *revised* preliminary plat to be known as Mt. Laurel Phase I - Block 1, to divide 26.8 acres into 10 non-residential lots. This property is zoned "SD-HZ", Special Holding Zone District

Location: The subject property is located in Mt. Laurel, on the east side of Highway 41, approximately 3 ½ miles north of Highway 280 in the Chelsea North – Dunnivant Valley South - Westover North Zoning Beat and is situated in the NE¼ of Section 3, Township 19 South, Range 1 West, Parcel Identification Nos. 58-09-2-03-1-001-010.001; 58-09-2-03-1-001-010.002; 58-09-2-03-1-001-009 (part); and 58-09-2-03-1-001-008.

8. Case No. S-16-06, Saunders Bridge 1st Sector – Preliminary Plat

Purpose: A request from Jackie Davis, Surveying Solutions, Inc. for the approval of a preliminary plat to be called Saunders Bridge 1st Sector to subdivide 256 acres into 36 lots. A master plan of this subdivision was approved by the Shelby County Planning Commission in September 2005. The property is *not zoned*.

Location: The subject property is located in northeast Shelby County, on Twin Pines Road, County Highway 45 in the Sterrett – Vandiver Zoning Beat and is situated in the S ½ of Section 23, the NW ¼ of Section 26, and the NE ¼ of Section 27, Township 18 South, Range 1 East, Parcel Identification Nos. 58-04-6-23-0-000-003.000, 58-04-6-23-0-000-003.011, 58-04-6-23-0-000-003.013, 58-04-6-23-0-000-006.000, 58-04-7-26-0-000-002.000; and 58-04-8-27-0-000-001.002.

9. Case No. S-17-06; Highland Lakes, Sector 1 – Phase 6 – Preliminary Plat

Purpose: A request from Kenneth B. Weygand, Eddleman Properties Inc., for the approval of a revised preliminary plat, to be called Highland Lakes, Sector 1 – Phase 6, to subdivide 123.61 acres into 108 single family residential lots. This property is zoned "E-2-S-D", Single Family Estate District and "HZ", Holding Zone District.

Location: The subject property is located in the Highland Lakes community, near the Highway 280 entrance and south of Highland Lakes Court in the Chelsea North – Dunnivant Valley South - Westover North Zoning Beat and situated in Sections 8, 16, and 17, Township 19 South, Range 1 West, Parcel Identification No. 09-3-08-0-001-001.020, 58-09-4-17-0-001-001.004, 58-09-4-17-0-001-001.004, and 58-09-4-17-0-001-011.000.

10. Case No. S-27-06; Resurvey of Lot 3, Carter’s Add to South Shades Crest, Phase II

Purpose: A request from Barton Carr for the approval of a final plat, to be called Resurvey of Lot 3, Carter’s Add to South Shades Crest, Phase II, to create two single family residential lots. The subject property is zoned "E-1, Estate District".

Location: The subject property is located in the 5200 block of South Shades Crest Road, approximately 4.3 miles southwest of County Road 52, in the North Shelby – I-65 Zoning Beat and situated in the southeast ¼ of Section 28, Township 20 South, Range 4 West, Parcel Identification No. 12-8-28-0-000-013.005.

11. Consideration of the imposition of a temporary suspension of development in the Camp Branch Zoning Beat.

Discussion Items

- **Membership of the Planning Review Board.**