



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



**November 20, 2006, 7 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 the Minutes of the November 6, 2006, Regular Meeting.**
- 2. Case No. Z-09-06; Celebrations – Rezoning from O & I - 2 to B-1**

*Purpose:* A request from Phyllis Kelly for the approval of the rezoning of a 3.11 acre portion of a tract of land from the "O & I-2", Office and Institutional District 2 to the "B-1", Neighborhood Business District to permit the establishment of a children's recreation facility.

**WITHDRAWN**

*Location:* The subject property is located at 5660 Cahaba Valley Road, (Highway 119), approximately ½ mile southwest of County Road 14, Indian Valley Trace, within the North Shelby – I-65 Corridor Zoning Beat, and situated in the NE ¼ of Section 23, Township 19 South, Range 2 West, Parcel Id. No. 58-10-6-23-0-002-002.002 (part).

- 3. Case No. Z-10-06, Bug Juice Gardens – Rezoning from E-1 to A-1**

*Purpose:* A request from Jimmy Rockett, Rockett's Bug Juice Gardens, Inc., for the approval of the rezoning of a 2.28 acre tract of land from the "E-1," Estate District to the "A-1", Agricultural District, to permit a nursery with a greenhouse.

*Location:* The subject property is located at 1402 County Road 41, (Dunnavant Valley Road), Road, which is approximately 4 miles east of Highway 280, within the Chelsea North - Dunnavant Valley South - Westover North Zoning Beat, and situated in the SE ¼ of Section 34, Township 18 South, Range 1 West, Parcel Id. No. 58-03-8-34-0-001-006.005.

- 4. V-04-06, Edwards Chevrolet – Sign Variances**

*Purpose:* A request from Leon Edwards, for the approval of a variance to permit two freestanding signs to total 116.2 square feet instead of the maximum permitted 80 square feet, and also a variance to permit one of said signs to extend to a height of 24.1 feet above the grade of the main traveled way, instead of the maximum of 20 feet; a variance of Article XIX, Section 4.7 pursuant to Article XXIII, Section 3.

*Location:* The subject property is located in the "B-2", General Business District, on the east side of Highway 80, at the intersection of Bowling Drive, approximately 350 feet south of Doug Baker Boulevard, in the North Shelby – I-65 Corridor Zoning Beat, and situated in the NE ¼ of Section 5, Township 19 South, Range 1 West, Parcel Identification Numbers 58-09-3-05-0-001-025.000 and 58-09-3-05-0-001-035.004.

## **5. Case No. S-84-06, South Addition to Shoal Creek, Preliminary Plat**

*Purpose:* This is a request from Dave Waldrep, Paragon Engineering, Inc., for the approval of a preliminary plat to be known as South Addition to Shoal Creek, to divide approximately 52 acres into 19 residential lots. This property is zoned “E-1 SD”, Estate Special District.

*Location:* The subject property is located off Dunnivant Valley Road south of Greystone Farms Mill Creek Sector, north of Villas Belvedere and adjacent to the existing Shoal Creek subdivision in the North Shelby – I-65 and Chelsea North – Dunnivant Valley South - Westover North Zoning Beats and is situated in Sections 34 and 35, Township 18 South, Range 1 West, Parcel Identification Nos. 58-03-8-34-0-001-007.000; 58-03-8-34-0-001-010.000; 58-03-8-34-0-001-010.003; 58-03-7-35-0-000-103.000; 58-03-7-35-0-000-078.000; and 58-03-7-26-0-000-032.002.

### ***Discussion Items***