



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



September 18, 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.

1. Approval of Minutes of August 21, 2006, Regular Meeting

2. Z-08-06, E & R Properties LLC, Rezoning Request

Purpose: A request from Eddie Gentry for the rezoning of a one-acre parcel of land from "A-1", Agricultural District to "A-1 SD", Agricultural Special District, to permit the development of a three (3) residential lots.

Location: The subject property is located in the Calera area on Highway 25 approximately ½ mile north of Hwy. 86, in the North Shelby – I-65 Corridor Zoning Beat and situated in the W ½ of Section 13, Township 22 South, Range 2 West, parcel identification number 58-28-6-13-0-000-007.003.

3. MP-04-06, Dunnivant Square, Master Plan

CONTINUED from August 21, 2006 Meeting

Purpose: A request from Jackie Davis, Surveying Solutions, Inc., for the approval of a master plan for a development to be called Dunnivant Square, a 36.5-acre mixed-use development having residential and commercial uses. The property is zoned "HZ (SD)", Special Holding Zone District.

Location: The subject property is located on Highway 41 (Old Dunnivant Valley Road) east of The Village at Highland Lakes/Fowler Lake Estates and west of Mt. Laurel in the Chelsea North – Dunnivant Valley South – Westover North Zoning Beat and situated in Section 3, Township 19 South, Range 1 West; Parcel Identification No. 58-09-2-03-0-000-012.000.

4. MP-06-06 Highland Lakes, REVISED Master Plan, (See P-01-90)

Purpose: A request from Bryson Weygand, Eddleman Properties, for the approval of a revised master plan for the **Highland Lakes** community, including **The Village at Highland Lakes**; the subject properties are zoned "E2-SD" Special Estate District and "HZ-SD", respectively.

Location: The subject properties are located generally north and east of Highway 280 and west of Highway 41, (Dunnivant Valley Road), in the Chelsea North - Dunnivant Valley South - Westover North Zoning Beat, and situated in Sections 3, 4, 5, 8 and 9, Township 19 South, Range 1 West.

5. S-61-06, Whispering Pines, Resubdivision of Lots 10-4 and 10-5, Final Plat

Purpose: A request from Kerry Carter, Carter Homebuilders, Inc., for the approval of a final plat called ***Whispering Pines***, a resubdivision of two (2) lots, 16.68 acres, into three (3) lots. This property is zoned "A-1", Agricultural District.

Location: The subject property is located on the south side of County Road 13, approximately ¼ mile east of the Shelby / Bibb County line, in the North Shelby – I-65 Corridor Zoning Beat, and situated in the SE ¼ of Section 11 and the SW ¼ of Section 12, Township 21 South, Range 5 West, Parcel Identification Numbers: 25-1-11-0-000-003.003, 25-1-120-000-005.020, 25-1-12-0-000-005.008.

6. S-65-06, Summerhill Subdivision, Preliminary Plat

Purpose: A request from Randy Goodwin, Cornerstone, L.L.C., for the approval of a preliminary plat to be called ***Summerhill***, subdividing approximately 80 acres into 52 residential lots. The subject property is located in an unzoned area.

Location: The subject property is located off and southeast of Highway 25, approximately 1 ½ miles southwest of Columbiana at Gould Road, in the Columbiana Zoning Beat, and situated in the NE ¼ of Section 4, Township 22 South, Range 1 West, Parcel Identification Number 58-29-2-04-0-000-001.000.

7. S-67-06, The Crest at Highland Lakes (Condominiums), Final Plat

Purpose: A request from Kenneth B. Weygand, Eddleman Properties, Inc., for the approval of a final plat to be called ***The Crest at Highland Lakes***, a 63-acre subdivision with one office and three residential condominium buildings. The subject property is zoned "E2-SD", Special Estate District.

Location: The subject property is located on the crest of Oak Mountain, off of Highway 280 West, and north of Highland View Drive, in the Chelsea North - Dunnavant Valley South - Westover North Zoning Beat, and situated in Sections 5 and 8, Township 19 South, Range 1 West, Parcel Identification No. 58-09-3-08-0-001-001.000.

Discussion Items