

AGENDA
SHELBY COUNTY PLANNING COMMISSION
REGULAR MEETING
SHELBY COUNTY SERVICES BUILDING

July 19, 2004, 7:00 P.M.

WORK SESSION

A work session will be held 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 June 7, 2004 Regular Meeting

2. Case No. S-10-00, Shady Oaks – Preliminary Plat (Continued from June 7, 2004)

Purpose: This is a request from Ron Rockhill, for the approval of a preliminary plat to be known as Shady Oaks. The purpose of the subdivision is to develop approximately 41.2 acres into 22 residential lots.

Location: The property is located off of Chilton County Road 95, situated in NW ¼ of the NW ¼ of Section 15, Township 24 North, Range 13 East, parcel identification number 58-35-2-10-0-001-009.000.

3. Case No. S-34-04, Belvedere Cove – Preliminary Plat (Continued from June 7, 2004)

Purpose: This is a request from Mike R. Inman, President, D.R. Horton, Inc., for the approval of a preliminary plat to be known as Belvedere Cove. The purpose of the subdivision is to develop approximately 30.8 acres into 80 residential lots.

Location: The property is located on Highway 41 (Dunnivant Valley Road), situated in the SE ¼ of Section 34, Township 18 South, Range 1 West, parcel identification numbers 58-03-8-34-0-001-009.000 and 58-03-8-34-0-001-009.001.

4. Case No. S-35-04, Habersham Place – Preliminary Plat (Continued from June 7, 2004)

Purpose: This is a request from David L. Waldrep, Paragon Engineering, Inc., on behalf of Jim Elliott, for the approval of a preliminary plat to be known as Habersham Place. The purpose of this subdivision is to develop approximately 19.81 acres into 33 residential lots.

Location: The property is located on the SE side of Valleydale Road at the intersection of Inverness Parkway and situated in the NW ¼ of Section 11 and the NW ¼ of Section 12, Township 19 South, Range 2 West, parcel identification numbers 58-10-1-11-0-001-001.000 & 10-1-12-0-001-002.000.

5. Case No. S-40-04 Highland Lakes 31st Sector - Revised Preliminary Plat

Purpose: This is a request from Eddleman Properties, Inc for the approval of a revised preliminary subdivision plat to be known as Highland Lakes 31st Sector. The purpose of this subdivision is to develop 26.5 acres into 38 residential lots.

Location: The property is located off Dunnivant Valley Road (Hwy 41) and situated in the NE ¼ of Section 9 and the NW ¼ of Section 10, Township 19 South, Range 1 West; parcel identification numbers 58-09-2-09-0-002-001.000 and 58-09-2-10-0-000-004.000.

6. Case No. S-41-04 Highland Lakes, 22nd Sector, Phase 2 - Preliminary Plat

Purpose: This is a request from Eddleman Properties, Inc for approval of a preliminary subdivision plat to be known as Highland Lakes 22nd Sector, Phase 2. The purpose of this subdivision is to develop 42 acres into 87 residential lots.

Location: The property is located off Dunnivant Valley Road (Hwy 41) and situated in the S ½ of Sections 9 and the NW ¼ of Section 16, Township 19 South, Range 1 West; parcel identification numbers 58-09-2-09-0-002-001.000 and 58-09-5-16-0-001-011.000.

7. Case No. S-43-04, Highland Lakes, 32nd Sector – Preliminary Plat

Purpose: This is a request from Eddleman Properties, for the approval of a preliminary plat to be known as Highland Lakes 32nd Sector. The purpose of this subdivision is to develop approximately 27.47 acres into 30 residential lots.

Location: The property is located off of Highway 280, east of Highland View Drive, and situated in the NE ¼ of Section 8 and the NW ¼ of Section 9, Township 19 South, Range 1 West, parcel identification number 09-2-09-0-002-002 (pt.).

8. Case No. S-48-04, Eagle Ridge Townes – Preliminary Plat

Purpose: This is a request from Corey Mason, Keystone Building Co., Inc., for the approval of a preliminary plat to be known as Eagle Ridge Townes. The purpose of this subdivision is to develop approximately 11.48 acres into 69 residential lots.

Location: The property is located off of Brook Highland Parkway on Eagle Ridge Drive, and situated in the NW ¼ of Section 31, Township 18 South, Range 1 West, parcel identification number 03-9-31-0-001-018.011.

9. Case No. S-49-04, Bear Creek Estates – Preliminary Plat

Purpose: This is a request from Alden Edwards, Edwards Specialties, Inc., for the approval of a preliminary plat to be known as Bear Creek Estates. The purpose of this subdivision is to develop approximately 81.58 acres into 44 residential lots.

Location: The property is located 4.7 mile NE of Highway 280 on Highway 43, and situated in the NE ¼ of Section 12 and the SE ¼ of Section 1, Township 19 South, Range 1 West, parcel identification number 09-1-12-0-000-001.000, 09-1-01-0-000-010.

10. Case No. S-50-04, Bent River Commons, 3rd Sector, 3rd Addition – Preliminary Plat

Purpose: This is a request from Charles G. Kessler, Jr., Multi-Vest, Inc., for the approval of a preliminary plat to be known as Bent River Commons, 3rd Sector, 3rd Addition. The purpose of this subdivision is to resurvey approximately 0.69 acres into 2 residential lots.

Location: The subject property is located Bent River Road and situated in the NW ¼ of Section 20, Township 19 South, Range 2 West, parcel identification number 10-4-20-0-001-007 (part).

11. Case No. S-52-04, Highland Lakes 29th Sector – Preliminary Plat

Purpose: This is request from Kenneth B. Weygand representing the owners, Highland Lakes Development, Ltd., for the approval of a preliminary plat to be known as Highland Lakes 29th Sector. The purpose of this subdivision is to resurvey approximately 38 acres into 68 residential lots.

Location: The subject property is located east of US Highway 280, off of County Road 41, (Dunnivant Valley Road, situated in the SE ¼ of the NE ¼ of Section 9 and the NW ¼ of Section 10, Township 19 South, Range 1 West, parcel identification 09-2-09-0-002-001.000 (part), and 09-2-10-0-000-004.000(part).

12. Case No. PB-02-04, Oak Mountain Presbyterian Church – Portable Buildings

Purpose: This is a request from Gordon Thompson, representing the Oak Mountain Presbyterian Church, for the approval of the use of 3 portable classroom buildings.

Location: The subject property is located northwest of County Road 119 at 5080 Cahaba Trace and situated in the SW ¼ of Section 13, Township 19 South, Range 2 West, parcel identification numbers 10-6-13-0-001-15.001 and 10-6-13-0-001-024.000

DISCUSSION ITEMS