



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



August 2, 2010 – 7:00 p.m.

WORK SESSION

A work session will be held at 6:00 p.m. in the Community Room, prior to the regular meeting. All interested parties are invited to attend. Note: *This is not a public hearing.*

PUBLIC HEARING

1. Approval of the Minutes of the May 17, 2010 Meeting.

2. Case No. S10-017, Piney Woods – A Rural Subdivision

Purpose: Application of the owner, James R. Killingsworth for the approval of a proposed rural subdivision to divide approximately 40 acres into four residential lots.

Location: The subject property is located north of CR 49, on the west side of Claude Hughes Road in an A-1, Agricultural District of the Westover South – Wilsonville Zoning Beat and situated in the SW ¼ of Section 31, Township 20 South, Range 1 West; Parcel Identification No. 58-16-9-31-0-000-018.000.

3. Case No. S10-020, Valleydale Office Plaza – Preliminary Plat

Purpose: Application of Brian Harris, Gonzalez Strength & Associates, representing the owner Moiz Foulad for the approval of a subdivision to divide 2.16 acres into two (2) commercial lots to be improved as two (2) office buildings.

Location: The subject property is located immediately northeast of the intersection of Valleydale Road and Indian Lake Drive in an O&I, Office and Institutional District of the North Shelby – I65 Corridor Zoning Beat and situated in the SE ¼ of Section 20, Township 19 South, 2 Range West; Parcel Identification No. 58-10-4-20-0-001-033.001.

4. Case No. Z10-006, Clint Rogers – Front Setback Variance

Purpose: The application of Clint Rogers for a six (6) foot-front setback variance to permit the construction of a covered front porch resulting in a 34 foot-front setback, instead of the minimum 40 feet required in an E-1, Estate Zone District; a variance of Section 3, Article VIII pursuant to Section 3, Article XXIII of the Zoning Regulations of Shelby County, Alabama.

Location: The subject property, 2829 Pahokee Trail, is located east of Caldwell Mill Road on the Jefferson/Shelby County line in an E-1, Estate District of the North Shelby - I-65 Corridor Zoning Beat and situated in the N ½ of Section 3, Township 19 South, Range 2 West, Parcel Identification No. 58-10-2-03-0-001-007.003.

DISCUSSION ITEMS

- *Kennels*