



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

**August 7, 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 July 17, 2006, Regular Meeting**
- 2. V-03-06, John D. Osbourn Front-Yard Variance**

*Purpose:* A request from John D. Osbourn for the approval of a variance to permit the construction of a single family residence having a 25-foot front-yard set-back instead of the minimum 35 feet required in an "R-1", Single Family District; a variance of Section 3, Article X pursuant to Section 3, Article XXIII of the Zoning Regulations of Shelby County, Alabama.

*Location:* The subject property is located at 213 Essex Drive in the Forest Parks subdivision in the Chelsea North – Dunnington Valley South – Westover North Zoning Beat and situated in NW ¼ of Section 21, Township 19 South, Range 1 West; Parcel Identification Number 58-09-5-21-0-000-001.124.

- 3. Case No. S-07-06, Yellow Leaf Farms – Preliminary Plat**  
**—CONTINUED FROM JUNE 5, 2006—**

*Purpose:* A request from Dustin Woods, D & D Construction, Inc., for the approval of a preliminary plat to be known as **Yellow Leaf Farms** to subdivide approximately 32.5 acres into 23 single-family residential lots. The subject property is zoned "A-1", Agricultural District.

*Location:* The subject property is located south of Westover, on the north side of County Road 51, approximately ¼ mile east of the intersection of County Road 55 in the Westover South - Wilsonville Zoning Beat; and situated in the W ½ of Section 4; Township 20 South, Range 1 East; Parcel Identification Nos. 58-16-2-04-0-000-011.000, 58-16-2-04-0-000-011.002, 58-16-2-04-0-000-011.003, 58-16-2-04-0-000-011.004.

**5. Case S-50-06, Cobblestone Corner – Preliminary Plat**

*Purpose:* A request from Charles Rogers, Cobblestone Corner, LLC, for the approval of a preliminary plat to be known as Cobblestone Corner to subdivide approximately 20 acres into 7 single-family residential lots. The subject property is zoned “A-1”, Agricultural District.

*Location:* The subject property is in the southeast corner of the intersection of Hwy. 51 and Hwy. 55 in the Westover South – Wilsonville Zoning Beat; and situated in Section 4, Township 20 South, Range 1 East; Parcel Identification No. 58-16-2-04-0-000-008.002.

**6. Case S-51-06 Belvedere Cove Resurvey No. 1, Final Plat**

*Purpose:* A request from Andrew Hancock, D. R. Horton Homes, for the approval of a resurvey of lots 14 through 24 of Belvedere Cove. The resurvey affects 11 single-family residential lots and one common area, all located on approximately 3 acres of land. The subject properties are zoned “R-2”, Single Family District and “S-D”, Special District.

*Location:* The subject property is located on Dunnivant Valley Road between Farmhouse Road and Fowler Lake Road in the Chelsea North – Dunnivant Valley South – Westover North Zoning Beat; situated in the SW ¼ of Section 34, Township 18 South, Range 1 West.; Parcel Identification Nos. 58-03-8-34-0-016-014.000; 58-03-8-34-0-016-015.000; 58-03-8-34-0-016-040.000; 58-03-8-34-0-016-041.000; 58-03-8-34-0-016-042.000; 58-03-8-34-0-016-043.000; 58-03-8-34-0-016-044.000; 58-03-8-34-0-016-045.000; 58-03-8-34-0-016-046.000; 58-03-8-34-0-016-047.000; 58-03-8-34-0-016-048.000; and 58-03-8-34-0-016-999.999.

***Discussion Items***