



**ACTION 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.

**PUBLIC HEARING**

**1. Approval of Minutes of July 17, 2006, Regular Meeting**

*Approved*

**2. V-03-06, John D. Osbourn Front-Yard Variance**

*Granted*

*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.

**3. Case No. S-07-06, Yellow Leaf Farms – Preliminary Plat**

*Approved*

—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.

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

*Approved*

*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.

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

*Approved*

*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.

*Discussion Items*

- **S-45-06, Lake Wellington Estates Preliminary Plat**