

AGENDA
SHELBY COUNTY PLANNING COMMISSION
REGULAR MEETING
SHELBY COUNTY SERVICES BUILDING

June 7, 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 May 17, 2004 Regular Meeting

2. Case No. Z-06-04, Village at Lee Branch, Phase III-Rezoning from A-1 to R-4 and B-2

-----*WITHDRAWN AT APPLICANTS REQUEST*-----

Purpose: This is a request from Brock Corder of AIG Baker Real Estate, L.L.C., representing the owners, Mary Francis Wesley Farley and Hubert Wesley Farley, to rezone approximately 15 acres from "A-1 Agricultural District to "R-4 Multi Family District" and "B-2 General Business District". The purpose of the proposed rezoning is to allow a mixed-use development.

3. Case No. S-10-00, Shady Oaks – Preliminary Plat

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.

4. Case No. S-34-04, Belvedere Cove – Preliminary Plat

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 (Dunnavant 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.

5. Case No. S-35-04, Habersham Place – Preliminary Plat

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.

6. Case No. SAM- 01-04, Amendment of the Subdivision Regulations

Purpose: This case is the consideration of an amendment to the Subdivision Regulations of Shelby County; particularly, an amendment of the requirement for the provision of sidewalks in new subdivisions reviewed by the Planning Commission.

DISCUSSION ITEMS

- *Amendment of Landscaping Regulations*
- *Appeal of Case No. V-03-04, Moore Sideyard Variance, to Circuit Court*
- *Amended Enabling Legislation*