



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

Monday, March 21, 2022 – 6:00 PM
Shelby County Services Building – Community Room

PUBLIC HEARING

- 1. Approval of the Minutes of the March 7, 2022, Planning Commission Meeting**
- 2. SD22-003 – The Falls on Forty-One Special District – Amended Master Plan**

This is a request from Shawn Arterburn, representing Newcastle Development, property owner, for approval to amend the Master Plan of The Falls on Forty-One to reduce the design footprint and construction limits by modifying the roadway alignments and lot configurations and increasing the common area based on revised topography for the site.

The subject property is located on Highway 41 near Dunnivant Place; portions of Parcel Identification Nos. 58-09-2-09-0-001-006.000; 58-09-2-10-0-000-001.000; 58-09-5-15-0-000-007.001; 58-09-5-16-0-000-001.000; 58-09-5-16-0-000-002.000; and 58-09-5-16-0-000-003.000.

- 3. SN21-030 – South Oak Phase 2 Preliminary Plat**

This is a request from Al Worthington, on behalf of Dominion South Oak, LLC, property owner, for approval of a preliminary plat to subdivide 68.2 acres into 15 residential lots to be known as South Oak – Phase 2.

The subject property is zoned A-R, Agricultural Residential District and located at 1 South Oak Drive; Parcel Identification No. 58-03-6-23-0-000-001.044.

- 4. SN21-038 – Hillsong at Mt Laurel Phase 2 Preliminary Plat**

This is a request from Brooks Harris with Clayton Properties Group, Inc., on behalf of EBSCO Development Company, Inc., property owner, for approval of a preliminary plat to subdivide 25 acres into 73 residential lots to be known as Hillsong at Mt Laurel Phase 2.

The subject property is zoned SD, Special District and located north of Mt Laurel Elementary School and east of Olmsted Street; Parcel Identification No. 58-09-2-03-4-001-011.000 (part).

DISCUSSION ITEMS