



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

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**June 3, 2019 – 6:00 P.M.**

**PUBLIC HEARING**

Approval of the Minutes of the May 20, 2019 Planning Commission Meeting.

**1. SN19-003 A Resubdivision of Lot 2 of Keeler’s Mill Estates**

This is a request from Johnny and Pamela Busby, property owner, for approval of a final plat to subdivide Lot 2 of Keeler’s Mill Estates into two lots for residential use to be known as A Resubdivision of Lot 2 of Keeler’s Mill Estates.

The subject property is not zoned and is located at 224 Keeler Mill Road; Parcel Identification No. 58-27-2-09-0-000-002.002.

**2. SN19-008 A Resubdivision of Lot 1, White Oak Ridge, A Rural Subdivision**

This is a request from Chris Meyer, property owner, for approval of a final plat to subdivide Lot 1 of White Oak Ridge into three, ten-acre or greater lots for residential use to be known as A Resubdivision of Lot 1 of White Oak Ridge, A Rural Subdivision.

The subject property is zoned A-R, Agricultural-Residential and is located at 596 Signal Valley Trail; Parcel Identification Nos. 58-09-6-23-0-000-002.055 and 58-09-6-23-0-000-002.004.

**3. Case No. SAM19-001 The Amendment of Article 2, Section 2.02 A. Land Suitability Criteria Evaluation and Table 2-7 Implementation Framework and Development Intensity**

This amendment is intended to facilitate a wider range of new residential, non-residential and mixed use development in the Coosa River and Lay Lake recreational areas by automatically qualifying properties within one-quarter mile of the Coosa River as Tier 1 scoring based on the recreational and environmental characteristics of the river, the predominant pattern of residential development in the area, and the Coosa River’s function as a regional vacation destination.

**4. Case No. SAM19-002 The Amendment of Article 4 adding Section 4.05 Post Construction Stormwater Management**

This amendment is intended to fulfill a requirement of Shelby County’s current MS4 permit ALS000008 that requires developers and landowners to submit for review and maintain BMPs that will provide post construction hydrology that mimics pre-construction conditions based on the design criteria volume of a 1.1 inch rainfall in a 24-hour period. Shelby County utilizes Zoning Regulations and Subdivision Regulations that have been adopted by both the Shelby County Planning Commission and the Shelby

County Commission as the basis for design criteria for developments within the Shelby County MS4 permit area.

**5. Case No. ZAM19-001 The Amendment of Article VII-1. H-Z Holding Zone District**

This amendment is intended to clarify the intent of the HZ district, reduce the number of legal non-conforming parcels by reducing the required minimum lot area for single family dwellings from 10 acres to 3 acres, to add accessory structures as a permitted use on 3 acres or more, to reduce the Conditional Use minimum lot area for single family dwellings and accessory structures to 3 acres or less and to define the area and dimensional requirements of the H-Z district.

**6. Case No. ZAM19-002 The Amendment of Article VII-2. A-R Agricultural-Residential District**

This amendment is intended to clarify the intent of the A-R, Agricultural-Residential district and to add transportation, communication and utility as Conditional Uses.