



**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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**Monday, June 7, 2021 – 6:00 PM**  
**Shelby County Services Building – Community Room**

**PUBLIC HEARING**

- 1. Approval of the Minutes of the May 3, 2021, Planning Commission Meeting**
- 2. SD21-004 – DSLD Land Management Co. Inc. – Amended Master Plan**

This is a request from Chris Latham, P.E., on behalf of DSLD Land Management Co. Inc., property owner, for approval to amend the Master Plan of DSLD Land Management Co. to increase the size and orientation of the warehouse/production building, refine the footprint and square footage of the office building, and reduce internal roadways. The subject property is zoned SD, Special District and located on the west side of Dunnivant Valley Road at 1200 Dunnivant Valley Road, in the Chelsea North-Dunnivant Valley South-Westover North Zoning Beat; Parcel Identification No. 58-09-2-09-0-001-002.000 (part).

- 3. SN21-012 – South Oak – Amended Master Plan**

This is a request from Al Worthington, Dominion South Oak, LLC, property owner, for approval to amend the South Oak Master Plan. Proposed changes include modifying the road layout in Phase 2 and Phase 3, adjusting common area in Phase 3, and eliminating Lot 18 in Phase 1. Two lots will be eliminated overall to reduce the master plan to 68 total residential lots. The subject property is zoned A-R, Agricultural Residential and located at One (1) South Oak Drive off Dunnivant Valley Road; Parcel Identification Nos. 58-03-6-23-0-000-001.002 (Part), 58-03-7-26-0-000-006.000, 58-03-7-26-0-000-006.003, 58-03-7-26-0-000-006.004, 58-03-7-26-0-000-006.005, and 58-03-7-26-0-000-006.006.

- 4. SN21-003 – A Resubdivision of Lot 1-G of A.D. Jordan Subdivision**

This is a request from Ben Rogers, on behalf of property owners, William and Sharon Rogers, for approval of a final plat to resubdivide Lot 1-G of A.D. Jordan Subdivision, containing 6.94 acres, into two lots for residential use to be known as A Resubdivision of Lot 1-G of A.D. Jordan Subdivision. The subject property is unzoned and located north of Highway 69 at 101 Twelve Oaks Circle; Parcel Identification No. 58-15-5-22-0-000-004.040.

**5. SN21-006 – A Resubdivision of Lot 2 of Triple J Ranch**

This is a request from Ryan McCleary, on behalf of property owner, Kelley Wilson, for approval of a final plat to resubdivide Lot 2 of Triple J Ranch, containing 3.29 acres, into two lots for residential use to be known as A Resubdivision of Lot 2 of Triple J Ranch. The subject property is zoned A-1, Agricultural District and located at 6321 Cahaba Valley Road; Parcel Identification No. 58-09-3-07-0-001-008.003.

**6. SN21-010 – A Resubdivision of Lot 1 of Hamilton Family Subdivision**

This is a request from Charles Hamilton, property owner, for approval of a final plat to resubdivide Lot 1 of Hamilton Family Subdivision, containing one acre, into two lots for residential use to be known as A Resubdivision of Lot 1 Hamilton Family Subdivision. This resubdivision will create the fifth and final lot in the Hamilton Family Subdivision. The subject property is unzoned and located at 5105 Highway 62; Parcel Identification No. 58-06-4-19-0-001-004.003.

**7. SN 21-011 – A Resubdivision of Lot 2 of Heritage Lakes Subdivision**

This is a request from William and Judyth Hightower, purchasers, on behalf of the property owner, Shelby Springs Road, LLC, for approval of a final plat to resubdivide Lot 2 of Heritage Lakes Subdivision, containing 14.32 acres, into two lots for residential use to be known as A Resubdivision of Lot 2 of Heritage Lakes Subdivision. The subject property is unzoned and located off Shelby Springs Road, approximately 0.80 miles south of the Highway 97 intersection; Parcel Identification No. 58-21-9-31-0-000-006.015.