



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

Monday, October 4, 2021 – 6:00 PM
Shelby County Services Building – Community Room

PUBLIC HEARING

- 1. Approval of the Minutes of the September 20, 2021, Planning Commission Meeting**
- 2. V21-001 – Majcher Variance - Front Yard Setback**

This is a request from Marty Byrom, Byrom Building Corp., on behalf of Jeff and Ann Majcher, property owners, for approval to reduce the required front yard setback from 100 feet to 75 feet, for a 25-foot setback variance, for the construction of a single family home. The subject property is zoned E-1 SD, Single Family Residential Estate Special District and located at 10 Pinehurst Green in the Shoal Creek subdivision; Parcel Identification No. 58-03-7-35-0-000-057.000.

- 3. Z21-004 – Tapestry 280 – Rezoning from A-1 to R-5**

This is a request from David G. Ellis, Arlington Properties, Inc., on behalf of Hanna Family Partnership Ltd.; Omar Green Touchstone III; William Andrew Newton; Anna Newton Kirby; and Katheryn Quinn Newton; property owners, for approval of a change in the zone district boundaries from A-1, Agricultural District to R-5, Multiple Dwelling District for approximately 19 acres to allow for the development of a multi-family apartment community of 272 units. The subject property is located at 4651 U.S. Highway 280; Parcel Identification No. 58-02-7-36-0-001-005.000.

- 4. SN21-021 – Church of the Highlands Resubdivision**

This is a request from Derek S. Meadows, Gonzalez-Strength & Associates Inc., on behalf of Church of the Highlands and SCP Stone, LLC, property owners, for approval of a final plat to combine Lot 11A of Church of the Highlands Addition to Baker Lee Branch and part of Lot 2A of Bigler's Resurvey and Acreage Resurvey of Part of Lot 2 and Lot 3 into one lot, containing 51.60 acres, to be known as Church of the Highlands Resubdivision. The subject property is zoned O-I (2), Office and Institutional District (2), and B-1, Neighborhood Business District and located at 7347 Cahaba Valley Road, Birmingham; Parcel Identification Nos. 58-03-9-29-0-001-005.004, 58-03-9-29-0-001-005.011, and 58-03-9-28-0-001-009.000.

5. SN21-022 – A Resubdivision of Lot 1A of Grey Hill

This is a request from Jeff Hunt, Diamond Towers V, LLC, on behalf of Shelby Investments, LLC, property owner, for approval of a final plat to resubdivide Lot 1A of Grey Hill, containing 1.84 acres, to revise the size of the recorded lot to be known as A Resubdivision of Lot 1A of Grey Hill Record Plat. The subject property is zoned A-1, Agricultural District and located at 1266 County Road 13, approximately one mile from the Bibb County/Shelby County line; Parcel Identification No. 58-25-6-13-0-000-001.001.

6. SN21-016 – Iron Wood Lakes – Approved Master Plan to Be Terminated

This is a request from Johnny L. Riddlesperger, on behalf of Buchanan Woodlands, LLC, property owner, for termination of the approved Iron Wood Lakes Master Plan to develop 125.34 acres into a 15-lot residential subdivision. No preliminary platting or construction has begun on site; therefore, this termination request can be considered by the Shelby County Planning Commission. The subject property is unzoned and located at Beaver Creek Cemetery Road; Parcel Identification Number 58-29-1-12-0-000-010.000 (part).