

REPORT TO THE SHELBY COUNTY PLANNING COMMISSION
Department of Development Services

October 18, 2021

Case No. SN21-029

A Resubdivision of Lot 9C of a Resubdivision of Lot 9B of Mooney Estates

This is a request from Charles Perryman, representing Realty Studio, LLC, property owner, for approval of a final plat to resubdivide Lot 9C of Mooney Estates, containing 7.76 acres, into two lots for residential use to be known as A Resubdivision of Lot 9C of a Resubdivision of Lot 9B of Mooney Estates. The subject property is not zoned and is located at 2395 Mooney Road, Columbiana; Parcel Identification Number 58-20-9-32-0-000-020.006.

DISCUSSION

Site Description

The subject property is located at 2395 Mooney Road, approximately one-third of a mile west of the intersection of Mooney Road and Highway 61. The surrounding area is rural with single-family residences located in an unzoned area of Shelby County. The 7.76-acre subject property is currently undeveloped.

Mooney Estates was approved in 1988 as a 24-lot subdivision (MB 12, PG 82). At that time, Lot 9 contained 25.1 acres. Lot 9 was then resubdivided into two lots in 2002, 9A contained 12.5 acres and 9B contained 12.87 acres (MB 30, PG 120; Case No. S-86-02). On October 4, 2016, the Shelby County Planning Commission approved the resubdivision of Lot 9B into two lots, Lot 9C, totaling 7.76 acres, and Lot 9D, totaling 5.11 acres (MB 46, PG 91; Case No. S16-065).



Proposed Subdivision

The applicant intends to divide Lot 9C of Mooney Acres into two lots for residential use. Lot 9E will contain 5.02 acres and Lot 9F will contain 2.74 acres. Both lots will have direct access onto Mooney Road. The subject property and surrounding areas are located within an unzoned area of Shelby County. This resubdivision represents the third division of Lot 9 of Mooney Estates since its recording in 1988.

Community Facilities and Infrastructure

This property is located in the *Shelby County High School Attendance Zone*. Water service is not available from Shelby County in this area. The subject property is not located in a special flood hazard area and is located within the Coosa River Basin. Land disturbance should include Best Management Practices (BMPs) that are designed and installed in accordance with the *Alabama Handbook for Erosion Control, Sediment Control and Stormwater Management on Construction Sites and Urban Areas* to prevent sediment from entering drainage ways or streams. If disturbance area is one acre or greater, a NPDES construction permit should be acquired from ADEM prior to disturbance.

Conclusion

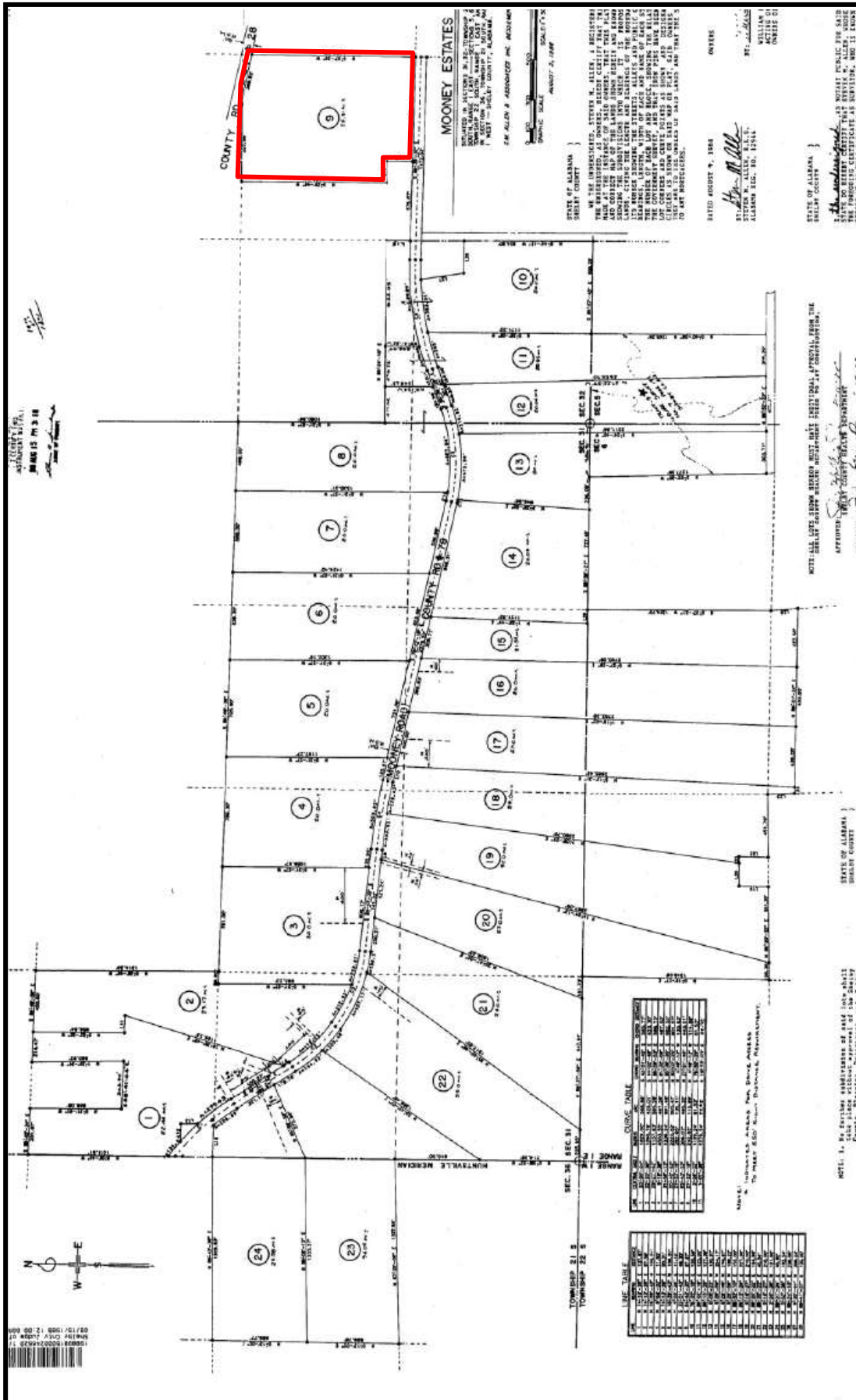
The proposed subdivision meets the requirements of the *Subdivision Regulations of Shelby County*. ***Approval*** of the subdivision should be subject to:

- Applicant submitting a final plat for recording.
- Compliance with the regulations, policies and guidelines of Shelby County.

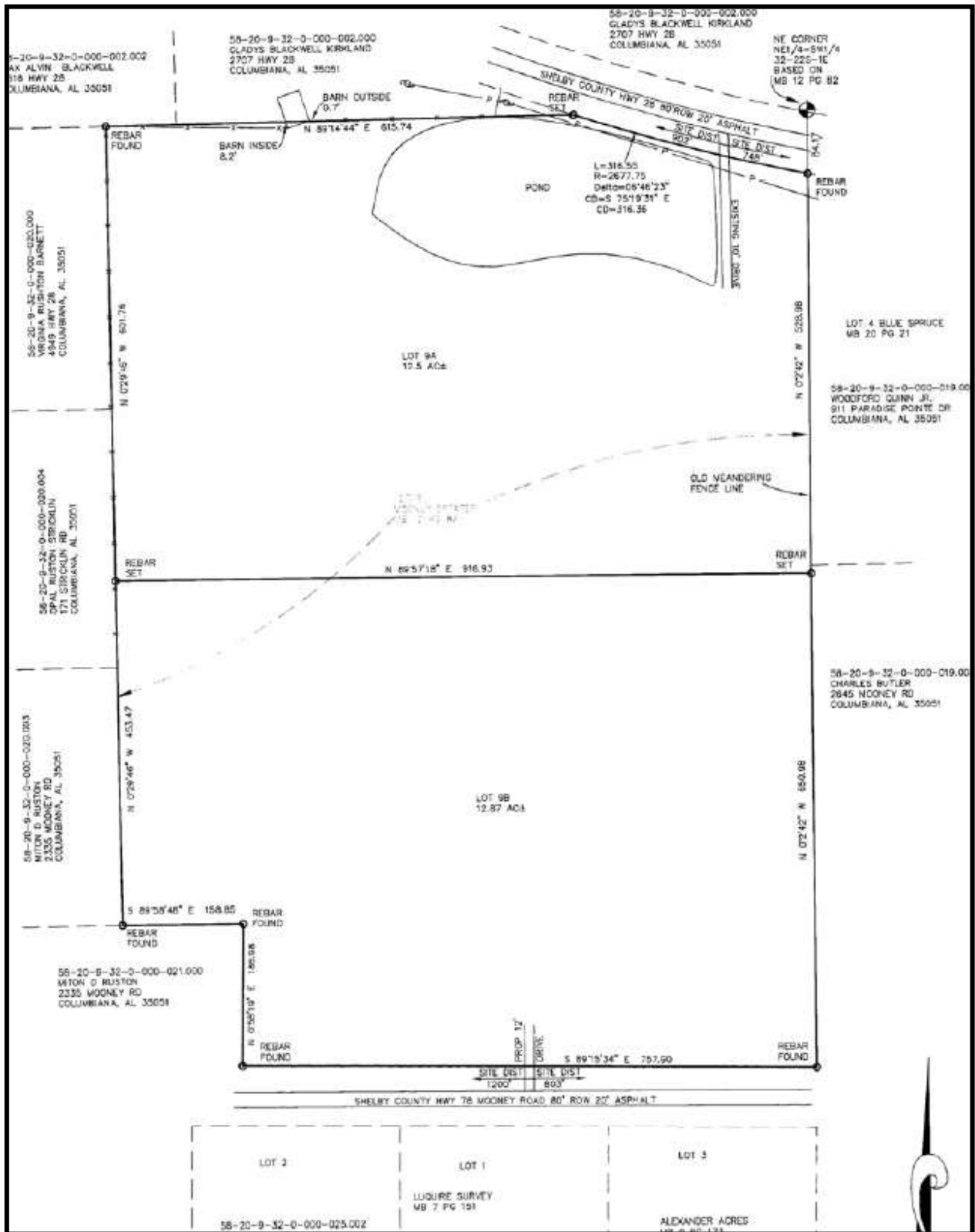


SN21-029
A Resubdivision of Lot 9C of a Resubdivision of Lot 9B of Mooney Estates
Aerial Overview

Mooney Estates, 1988



Resubdivision of Lot 9 Mooney Estates, 2002



Resubdivision of Lot 9B, 2016

