



AGENDA
SHELBY COUNTY PLANNING COMMISSION
REGULAR MEETING

Pelham Civic Complex
Banquet Hall
500 Amphitheater Road
Pelham, AL 35124

MEETING WILL BE STREAMED AT [HTTPS://LIVE.SHELBYAL.COM](https://live.shelbyal.com)

Monday, June 1, 2020 – 6:00 PM
Pelham Civic Complex

PUBLIC HEARING

- 1. Approval of the Minutes of the March 2, 2020, Planning Commission Meeting**
- 2. SD20-003 - Dunnivant Square North Phase II Master Plan Amendment**

This is a request from William L. Thornton, Thornton, Inc., for approval to amend the Master Plan of Dunnivant Square Commercial Phase 2 from the original design of two stories to a single story as constructed and to include a shed for screened equipment storage and a propane distribution tank. The subject property is zoned SD, Special District and located at the intersection of Dunnivant Valley Road and Carlow Lane; Parcel Identification No. 58-09-2-03-3-301-121.000.

- 3. V20-002 – Mason Front Yard Variance - Shoal Creek Lot 137-A**

This is a request from Robert and Gail Mason, property owners, for approval of a front yard variance of 47 feet to reduce the required front yard setback from 100 feet to 53 feet for the construction of a single family home. The subject property is zoned, E1-SD, Single Family Estate-Special District and located at 4 Bellerive Knoll in the Shoal Creek Subdivision; Parcel Identification No. 58-03-7-26-0-000-023.000.

- 4. SN20-004 – South Oak Subdivision Master Plan**

This is a request from James C. Parsons, property owner, for approval of a Master Plan to develop a 70-lot residential subdivision to be known as the South Oak Subdivision. The subject property is zoned A-R, Agricultural Residential and located at One (1) South Oak Drive off of 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.

- 5. SD20-002 - Mt Laurel Master Plan Amendment**

This is a request from Nick Dawson, EBSCO Development Company, for approval to amend the Master Plan of Mt Laurel to identify the road and lot configurations for approximately 174 single-family lots northeast of Mt Laurel Elementary School to be known as Hillsong at Mt Laurel. The subject property is zoned SD, Special District and located south of the intersection of Olmsted Street and Hawthorne Street in the Mt Laurel development. Parcel Identification Nos. 58-09-2-03-4-001-010.000; 58-09-2-03-4-001-011.000; 58-09-2-03-1-005-064.000; 58-09-1-02-0-000-001.001; 58-09-1-02-0-000-001.002 and 58-09-1-02-2-001-001.001.



COVID-19 SPECIAL NOTICE

Public Hearing Notice
Shelby County Planning Commission
Pelham Civic Complex - Banquet Hall
500 Amphitheater Road, Pelham, AL 35124

June 1, 2020 – 6:00 PM

The Shelby County Planning Commission will hold a Regular Meeting on Monday, June 1, 2020. Please note the venue has changed to the **Pelham Civic Complex, Banquet Hall** to accommodate social distancing guidelines. (See address above.)

The meeting will be streamed at [HTTPS://LIVE.SHELBYAL.COM](https://live.shelbyal.com).

The following Meeting Guidelines will be in effect to prioritize safety for the Public, Planning Commissioners, and Staff.

- The number of people inside will be limited. We ask that only one person from each household attend to allow space for others.
- We encourage groups to send a representative. Consider petitions to show support or opposition.
- You are encouraged to submit written comments via email (sbrooks@shelbyal.com) or drop off at the County Services Building in Pelham no later than 4:30 pm Thursday, May 28.
- Written comments will be summarized and read into the record during the meeting.
- Strict social distancing guidelines will be required. Masks and other Personal Protection Equipment are encouraged. Other safety protocol may be in place at the time of the Planning Commission meeting.
- If you show signs of any sickness, you may be asked to leave.
- There are multiple cases on the agenda. Please remain in your vehicle until the case you want to attend is announced.
- A digital message board will be used to announce cases in the parking lot. Please look for your case to be announced.
- Those wishing to speak during the meeting will be seated along travel corridors for access to the podium.
- Speakers will be allowed no more than 3 minutes.
- For special accommodations or questions, please contact Brenda Hungerford at 205-620-6615.

The meeting will be streamed at [HTTPS://LIVE.SHELBYAL.COM](https://live.shelbyal.com).