



REVISED AGENDA

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

**Monday, July 19, 2021 – 6:00 PM
Shelby County Services Building – Community Room**

PUBLIC HEARING

1. Approval of the Minutes of the June 21, 2021, Planning Commission Meeting

2. Z21-001 – Gilbert Rezoning from H-Z to A-1

This is a request from Roy Gilbert IV, on behalf of Roy Gilbert III, property owner, for the approval of a change in the zone district boundaries from H-Z, Holding Zone to A-1, Agricultural District for approximately 3.20 acres to allow the construction of a single family home. The property is located at 5408 Saddlecreek Lane; Parcel Identification Number 58-03-8-28-0-001-001.005.

3. SN19-022 – A Resubdivision of Lot 1 of Browning Family Subdivision

This is a request from Jeff Browning, property owner, for approval of a final plat to resubdivide Lot 1 of Browning Family Subdivision, containing 2.56 acres, into two lots for residential use to be known as A Resubdivision of Lot 1 of Browning Family Subdivision. The subject property is unzoned and located at 130 Fulton Road; Parcel Identification Number 58-21-8-34-1-001-027.002

4. SN21-008 – A Resubdivision of Lot 4 of Walter Riley Morris Family Subdivision

This is a request from Duane and Amery Robertson, property owners, for approval of a final plat to resubdivide Lot 4 of Walter Riley Morris Family Subdivision, containing 9.55 acres, into two lots for residential use to be known as A Resubdivision of Lot 4 of Walter Riley Morris Family Subdivision. This constitutes the fifth and final lot in the Walter Riley Morris Family Subdivision. The subject property is unzoned and located at 48 Strawberry Road; Parcel Identification Number 58-33-2-03-0-000-005.007.

5. SN21-013 – A Resubdivision of Lot 1 of Fulmer Hill

This is a request from Rickey Ray, M & R Properties LLC, property owner, for approval of a final plat to resubdivide Lot 1 of Fulmer Hill, containing 8.35 acres, into four lots for residential use to be known as A Resubdivision of Lot 1 of Fulmer Hill. The subject property is unzoned and located at 6685 Highway 26; Parcel Identification Numbers 58-21-4-19-0-000-001.001, 58-21-4-19-0-000-001.009, and 58-21-4-19-0-000-001.010.

6. SN21-016 – Iron Wood Lakes Master Plan

This is a request from Johnny L. Riddlesperger, on behalf of Buchanan Woodlands, LLC, property owner, for approval of a Master Plan to develop 125.34 acres into a 15-lot residential subdivision to be known as Iron Wood Lakes. The subject property is unzoned and located at Beaver Creek Cemetery Road; Parcel Identification Number 58-29-1-12-0-000-010.000 (part).

7. SN21-007 – Oak Tree Subdivision – Preliminary Plat

This is a request from William L. Thornton, Thornton Holdings LLC, on behalf of Danny and Melissa Stewart, property owners, for approval of a Preliminary Plat to develop 19.41 acres into a 55-lot residential subdivision to be known as Oak Tree Subdivision. The subject property is unzoned and located at 12279 Old Highway 280; Parcel Identification Number 58-09-9-29-0-001-006.000.

8. SAM21-001 - The Amendments of: Article 1, Section 1.09 Definitions; and, Article 2, Section 2.01(B)(1) Conventional Development; and, Article 2, Section 2.01(B)(1)(a) Administrative Subdivisions; and, Article 2, Section 2.01(B)(1)(b) Non-Administrative Subdivisions; and, Table 2-1 Do Not Require Public Hearing Before Planning Commission; and, Table 2-2 Require Public Hearing Before Planning Commission

The proposed amendment to the *Subdivision Regulations of Shelby County* is intended to redefine and clarify several definitions and to allow staff to efficiently facilitate the process and review of applications for the resubdivision of recorded lots by allowing the resubdivision of lots within a minor subdivision to be reviewed administratively and not require a Planning Commission hearing. The minor resubdivision would affect and result in no more than five lots total.