



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

Monday, August 1, 2022 – 6:00 PM
Shelby County Services Building – Community Room

PUBLIC HEARING

- 1. Approval of the Minutes of the July 18, 2022, Planning Commission Meeting**
- 2. SN22-005 – The View at Indian Crest Phase 2 – Master Plan Waiver Request**

This is a request from Bob Easley, Alabama Engineering Company, Inc., representing Connor Farmer on behalf of Rainsway LLC, property owner, to waive Section 3.02.B.2 of the *Shelby County Subdivision Regulations* that requires the submittal of a Master Plan for any of the following conditions:

- a. Any conventional subdivision that will result in multiple phases through more than one final plat;
- b. Any preliminary plat that encompasses 40 acres or more and/or 100 lots or more;
- c. Any development that includes more than one land use of different zoning districts under any applicable zoning regulations.

The proposed conceptual plan depicts the subdivision of 63 acres into 17 lots with a 100-foot undisturbed buffer for lots fronting Caldwell Mill Road.

The subject property is zoned E-1, Single Family Estate District, and located at the southwest corner of Indian Crest Drive and Caldwell Mill Road; Parcel Identification No. 58-10-5-15-0-002-053.000.

DISCUSSION ITEMS