



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

Monday, April 5, 2021 – 6:00 PM
Shelby County Services Building – Community Room

PUBLIC HEARING

- 1. Approval of the Minutes of the March 15, 2021, Planning Commission Meeting**
- 2. SN21-007 – Oak Tree Subdivision - Waiver Request of Sections 2.02 Land Suitability Criteria and 2.03 Implementation Framework (i.e., Minimum Lot Size)**

This is a request from William L. Thornton, Thornton, Inc., to waive the requirements of Sections 2.02 and 2.03 of the *Shelby County Subdivision Regulations* regarding the minimum lot size of one-quarter acre as required for subdivision development of property classified as Tier I according to the Land Suitability Analysis.

The 19-acre subject property is unzoned and located south of the Narrows and on the south side of Oak Tree Lane; Parcel Identification No. 58-09-9-29-0-001-006.000.

- 3. SN21-001 – A Resubdivision of Lot 5 of Parkview Farms**

This is a request from Tim Webster representing Shelby Investments, LLC, and Mr. and Mrs. Herbinger, property owners, for the approval of a final plat to resubdivide Lot 5 of Parkview Farms rural subdivision to include an additional 0.75 acres, increasing the total acreage from 10.02 acres to 10.77 acres, to be known as A Resubdivision of Lot 5 of Parkview Farms.

The subject property is zoned A-1, Agricultural District and located at 265 Big Pine Drive along County Road 13, approximately one-half mile east of the Bibb County boundary line; Parcel Identification Nos. 58-24-3-07-0-000-003.000 and 58-25-1-12-0-000-006.001.

- 4. C21-001 – Fourmile Verizon Telecommunications Tower - Conditional Use**

This is a request from Clark Davidson, ComSite LLC, on behalf of Steven and Patricia Howe, property owners, for the approval of a conditional use to allow the construction of a new 255-foot self-supported telecommunications tower in an A-1, Agricultural District.

The subject property is located at 531 Highway 48, approximately one-half mile east of the intersection of Highway 48 and Highway 55; Parcel Identification No. 58-16-8-33-0-000-018.000.



COVID-19 SPECIAL NOTICE

Public Hearing Notice
Shelby County Planning Commission

**Shelby County Services Building – 2nd Floor Community Room
1123 County Services Drive, Pelham, AL 35124**

April 5, 2021 – 6:00 PM

The Shelby County Planning Commission will hold a Regular Meeting on Monday, April 5, 2021, at the Shelby County Services Building – 2nd Floor Community Room (see address above).

**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.
- 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, April 1.
- Written comments will be summarized and read into the record during the meeting.
- Facial coverings are required by the State of Alabama *Safer at Home Order*. Strict social distancing guidelines will be required. 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.
- Speakers will be allowed no more than 3 minutes.
- For special accommodations or questions, please contact Brenda Hungerford at 205-620-6615.

PLEASE NOTE

The room has a restricted capacity in adherence to the social distancing guidelines.