



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

Monday, April 18, 2022 – 6:00 PM
Shelby County Services Building – Community Room

PUBLIC HEARING

- 1. Approval of the Minutes of the March 21, 2022, Planning Commission Meeting**
- 2. Z22-004 – Valleydale Animal Clinic Relocation-Rezoning O-I(2) to A-1**

This is a request from Jeffery Falone, Falone Properties, on behalf of Connor Farmer, High Pointe Properties, property owner, for approval of a change in the zone district boundaries for approximately 4.91 acres from O-I (2), Office and Institutional District (2), to A-1, Agricultural District, to develop a veterinarian clinic including an outdoor play yard.

The subject property is located at 4914 Valleydale Road, approximately one-quarter mile southwest of Inverness Parkway; Parcel Identification Nos. 58-10-1-11-0-001-006.000 and 58-10-1-11-0-001-009.001.

- 3. Z22-005 – Seales Rezoning from A-1 to M-1**

This is a request from Jason Seales, Farmhouse and Family, LLC, on behalf of Sheila S. Helton, property owner, for approval of a change in the zone district boundaries for approximately 4.63 acres from A-1, Agricultural District, to M-1, Light Industrial District, to develop a wholesale and retail furniture and home décor business.

The subject property is located south of the intersection of Highway 12 and Aviator's View Drive; Parcel Identification No. 58-22-9-31-1-001-002.000.

- 4. V22-001 – Mt Laurel Lot 22-14 Front Yard Variance**

This is a request from Ken Underwood, on behalf of Town Builders Inc., property owner, for approval of a 17-foot front yard variance from the requirement that either the porch or conditioned space must touch the 4-foot setback line from the right-of-way for the construction of a single-family home.

The subject property is zoned SD, Special District, and located at 66 Nolen Street in the Mt Laurel subdivision; Parcel Identification No. 58-09-1-02-2-002-016.000.

5. SD21-002 – Griffin Park at Eagle Point Special District – Amended Master Plan

This is a request from Patrick McLaughlin, T.E. Stevens Co., property owner, for approval to amend the Special District Master Plan of Griffin Park at Eagle Point to allow the resubdivision of Lot B-182, a 5.03-acre parcel, into two lots off Eagle Wood Court, thereby increasing the total number of residential lots from 305 to 306.

The subject property is identified as part of the Griffin Park at Eagle Point Special District Master Plan and located at the end of Eagle Wood Court and zoned R-2-SD, Single Family Special District; Parcel Identification No. 58-09-3-08-0-002-001.002.

DISCUSSION ITEMS