

# REPORT TO THE SHELBY COUNTY PLANNING COMMISSION

## Department of Development Services

June 21, 2021

Case No. SN21-014

### A Resubdivision of Lot 1 of Beulah Estates

This is a request from Betty Brasher, property owner, for approval of a final plat to resubdivide Lot 1 of Beulah Estates, containing three acres, into three lots for residential use to be known as A Resubdivision of Lot 1 of Beulah Estates. The subject property is unzoned and located at 585 Highway 469; Parcel Identification No. 58-05-9-30-0-001-005.001

#### DISCUSSION

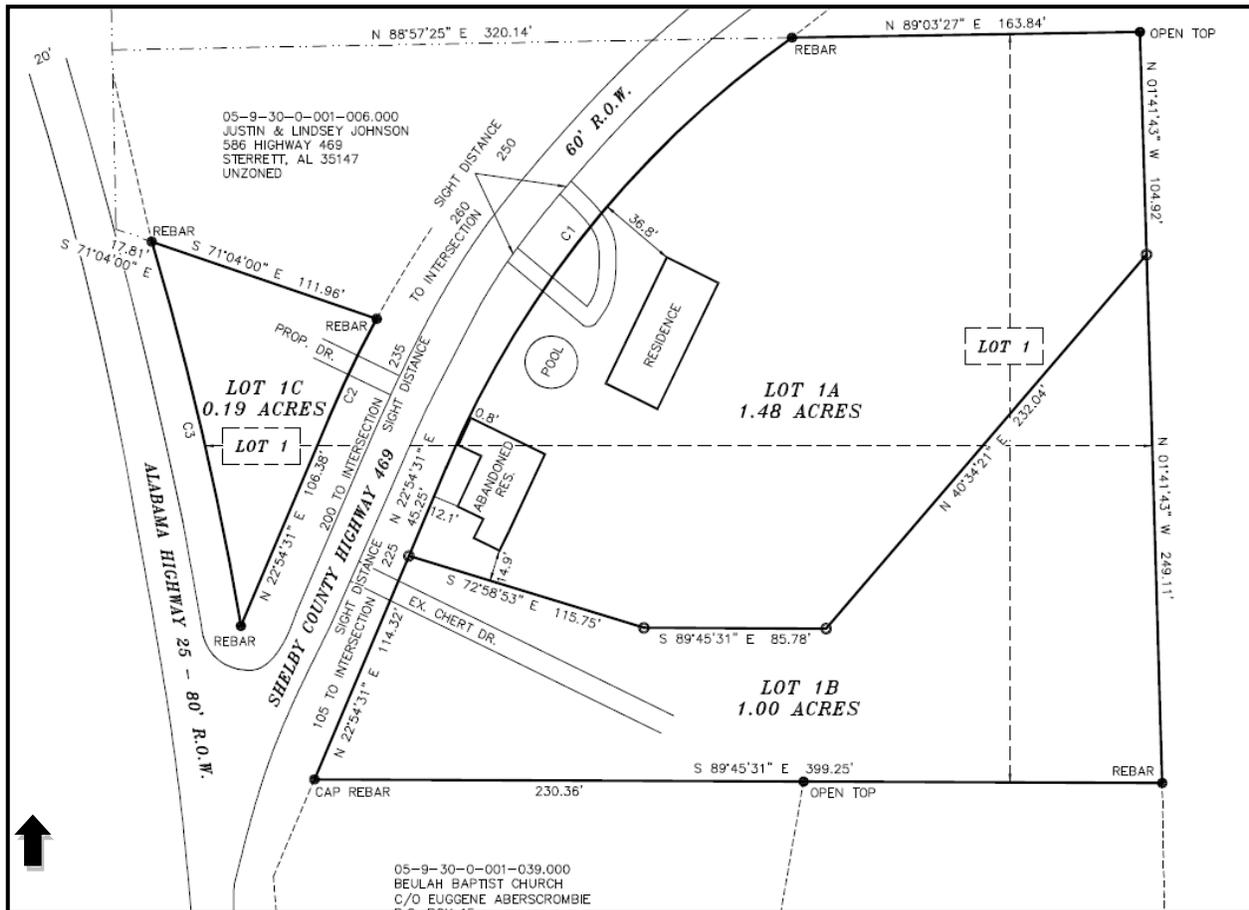
##### Site Description

The subject property is located at 585 Highway 469, north and east of the intersection with State Route 25. Surrounding properties are located in unincorporated, unzoned Shelby County. Beulah Baptist Church and Beulah Cemetery are located to the south of the subject property. Sterrett Park is located to the north. To the west of the subject property is Legion Heights (platted in 1949). Land uses in the surrounding area are primarily single-family residential with the exception of Weldon Welding located on the northwest corner of the intersection of State Route 25 and 3<sup>rd</sup> Avenue.



Beulah Estates was reviewed and approved administratively by the Department of Development Services as a two-lot subdivision (Case No. S10-22) and was recorded in Map Book 41, Page 148 on August 12, 2010.

The applicant proposes to subdivide Lot 1 of Beulah Estates to allow for additional residences. The subject property includes a total of 2.67 acres. Existing structures on the property include an abandoned residence, a second residence and a pool. Lot 1A will contain 1.48 acres with both residential structures and the pool. Lot 1B containing 1.00 acre and Lot 1C containing 0.19 acres (approximately 8,276 square feet) have no existing structures. The proposed subdivision is shown below.



### Community Facilities and Infrastructure

Children living at this location will attend schools in the *Vincent High School Attendance Zone*. Water service is not available from Shelby County and each lot is served by an individual on-site septic system.

### Conclusion

The proposed subdivision meets the requirements of the *Shelby County Zoning Regulations* and *Subdivision Regulations of Shelby County*. **Approval** of the subdivision should be subject to:

- Applicant submitting a final plat for recording; and
- Compliance with the regulations, policies and guidelines of Shelby County.