



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

**MEETING WILL BE STREAMED AT [HTTPS://LIVE.SHELBYAL.COM](https://live.shelbyal.com)**

**Monday, December 7, 2020 – 6:00 PM**  
**Shelby County Services Building – Community Room**

**PUBLIC HEARING**

- 1. Approval of the Minutes of the October 19, 2020, Planning Commission Meeting**
- 2. Approval of the Minutes of the November 16, 2020, Planning Commission Meeting**
- 3. SD20-006 Capstone – Hwy 119 Cottages Special District Rezoning (TABLED on August 17, 2020) – Request to Remove from the Table**

This is a request to remove from the Table an application from Capstone Collegiate Communities on behalf of the property owner for the approval of a change in zone district boundaries for 29.90 acres from H-Z, Holding Zone District and B-2, General Business District to R-5 SD, Multiple Dwelling Special District to develop a cottage rental home development with 187 residential units and associated amenities. The subject property is located on Cahaba Valley Road about one mile northeast of Highway 280; Parcel Identification Nos. 58-03-9-29-0-001-007.002 and 58-03-9-32-0-002-003.000.

- 4. SD20-009 Dunnivant Square Commercial – Phase I – Amended Master Plan**

This is a request from William L. Thornton, Thornton, Inc., for approval to amend the master plan for Dunnivant Square Commercial – Phase I, specifically the layout and permitted use of the outparcel to allow an employee parking area. The subject property is zoned SD, Special District and located at 1324 Dunnivant Valley Road; Parcel Identification Nos. 58-09-2-03-3-301-121.001, 58-09-2-03-3-301-121.002, and 58-09-2-03-3-301-121.003.

- 5. V20-005 Thomas Variance for Location of Accessory Building**

This is a request from Thomas W. Thomas III, property owner, for approval of a variance to allow an accessory building to remain in the front yard. The subject property is zoned E-1, Single Family Estate District and located at 4200 South Shades Crest Road, Birmingham; Parcel Identification No. 58-13-3-07-0-000-018.000.

**ACTION ITEM****1. Special Election of Vice Chairman**

In accordance with the *Bylaws of the Planning Commission of Shelby County, Alabama*, Section 3.b, In the event that the Vice Chairman is unable to complete his or her term or is unable to become chairman, a special election will be called by the Chairman to select a new Vice Chairman.

Vice Chairman Jay Gunther resigned from the Planning Commission effective November 17, 2020, due to his relocation outside of Shelby County. A new Vice Chairman will be elected to serve through February 28, 2021, and then assume Chairman responsibilities from March 2021 through February 2022.



## COVID-19 SPECIAL NOTICE

Public Hearing Notice  
Shelby County Planning Commission

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

December 7, 2020 – 6:00 PM

The Shelby County Planning Commission will hold a Regular Meeting on Monday, December 7, 2020 at the Shelby County Services Building – 2<sup>nd</sup> 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](mailto:sbrooks@shelbyal.com)) or drop off at the County Services Building in Pelham no later than 4:30 pm Thursday, December 3.
- Written comments will be summarized and read into the record during the meeting.
- Facial coverings are required by the State Health Officer's *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.**