



**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**

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

**Monday, December 21, 2020 – 6:00 PM**  
**Shelby County Services Building – Community Room**

**PUBLIC HEARING**

- 1. Approval of the Minutes of the December 7, 2020, Planning Commission Meeting**
- 2. Z20-002 – Arlington Hwy 280 Rezoning from B-2 to R-5 (TABLED on July 20, 2020) – Request to Remove from the Table**

This is a request to remove from the Table an application from David G. Ellis, Arlington Properties, Inc., on behalf of Wal-Mart Realty, property owner, for the approval of a change in the zone district boundaries from B-2, General Business District to R-5, Multiple Dwelling District for approximately 13.62 acres for development of a 198-unit apartment complex. The property is located at 5352 Highway 280 in the North Shelby – I-65 Zoning Beat; Parcel Nos. 58-03-9-31-0-002-008.002 and 58-03-9-31-0-002-010.000 (part).

- 3. SN20-024 Palmer Cove Condominiums – Preliminary Plat**

This is a request from J. Brooks Harris, Clayton Properties Group, Inc., property owner, for the approval of a preliminary plat to create 64 condominium units and establish road rights of way and common area to be known as Palmer Cove Condominiums. The subject property is zoned R-4 SD, Multiple Dwelling Special District and located at 7455 Cahaba Valley Road; Parcel Identification No. 58-03-9-29-0-001-004.000.

- 4. SP20-006 Palmer Cove Condominiums – Site Plan**

This is a request from J. Brooks Harris, Clayton Properties Group, Inc., property owner, for the approval of a site plan for the development of 64 detached residential condominium units to be known as Palmer Cove Condominiums. The subject property is zoned R-4 SD, Multiple Dwelling Special District and located at 7455 Cahaba Valley Road; Parcel Identification No. 58-03-9-29-0-001-004.000.



## 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 21, 2020 – 6:00 PM

The Shelby County Planning Commission will hold a Regular Meeting on Monday, December 21, 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 17.
- 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.**