



**AGENDA**  
**SHELBY COUNTY PLANNING COMMISSION**  
**REGULAR MEETING**

**Pelham Civic Complex**  
**Banquet Hall**  
**500 Amphitheater Road**  
**Pelham, AL 35124**

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

**Monday, July 20, 2020 – 6:00 PM**  
**Pelham Civic Complex**

**PUBLIC HEARING**

- 1. Approval of the Minutes of the June 1, 2020, Planning Commission Regular Meeting**
- 2. Approval of the Minutes of the June 4, 2020, Planning Commission Special Meeting**

**Cases Continued from June 1, 2020, Regular Meeting**

- 3. V20-002 – Mason Front Yard Variance - Shoal Creek Lot 137-A**

This is a request from Robert and Gail Mason, property owners, for approval of a front yard variance of 47 feet to reduce the required front yard setback from 100 feet to 53 feet for the construction of a single family home. The subject property is zoned, E1-SD, Single Family Estate-Special District and located at 4 Bellerive Knoll in the Shoal Creek Subdivision; Parcel Identification No. 58-03-7-26-0-000-023.000.

- 4. SD20-002 - Mt Laurel Master Plan Amendment**

This is a request from Nick Dawson, EBSCO Development Company, for approval to amend the Master Plan of Mt Laurel to identify the road and lot configurations for approximately 174 single-family lots northeast of Mt Laurel Elementary School to be known as Hillsong at Mt Laurel. The subject property is zoned SD, Special District and located south of the intersection of Olmsted Street and Hawthorne Street in the Mt Laurel development. Parcel Identification Nos. 58-09-2-03-4-001-010.000; 58-09-2-03-4-001-011.000; 58-09-2-03-1-005-064.000; 58-09-1-02-0-000-001.001; 58-09-1-02-0-000-001.002 and 58-09-1-02-2-001-001.001.

**Cases Continued from June 4, 2020, Special Meeting**

- 5. SD20-004 - The Village at Highland Lakes Town Center Amended Master Plan**

This is a request from Doug Eddleman, owner, Village at Highland Lakes, Inc., for the approval of an Amended Master Plan for The Village at Highland Lakes to establish the street network; residential, commercial, and mixed uses layout; and designation of the Town Center, TND, previously identified as future development. The subject properties are located on the north and south side of County Road 41 (Dunnivant Valley Road) approximately 3.5 miles northeast of U.S. Highway 280, in the Chelsea North – Dunnivant Valley South – Westover North Zoning Beat and situated in Section 3, and the E ½ of Section 4, Township 19 South, Range 1 West; Parcel Nos. 58-09-2-03-0-001-013.012 and 58-09-2-03-0-001-013.002.

**6. SN20-005 - The Village at Highland Lakes Phase 3, 2nd Sector**

This is a request from Doug Eddleman, Eddleman Residential, LLC, for approval of a preliminary plat to subdivide 16.76 acres into 32 residential lots and a common area to be known as The Village at Highland Lakes Phase 3, 2nd Sector. The subject property is zoned SD, Special District and located adjacent to Regent Park on Highland Village Trail in the Highland Lakes Development; Parcel Identification Nos. 58-09-2-03-0-001-013.004, 58-09-2-03-0-001-013.010, 58-09-2-04-0-002-001.000, and 58-09-2-04-0-002-001.004.

**7. SP20-002 – Lay Lake Campground**

This is a request from Tracey Etheridge, property owner, for the approval of a recreational campground for 82 camper/recreational vehicle lots with a boat ramp and three dock/boat slips on 144 acres. The property is unzoned and located off County Highway 71, approximately 0.75 miles east of the intersection of Highway 400; Parcel Identification Nos. 58-33-1-12-3-000-008.000, 58-33-1-11-0-001-044.000, 58-33-6-14-0-000-001.000, 58-33-6-14-0-000-012.001, 58-33-6-13-0-002-029.000.

**New Action Items****8. SN20-008 – South Oak Phase I Preliminary Plat**

This is a request from Peter Wolnski, Dominion South Oak, LLC, property owner, for the approval of a preliminary plat to subdivide 143 acres into 28 residential lots and common area to be known as South Oak, Phase 1. The subject property is zoned A-R, Agricultural Residential and located at One (1) South Oak Drive off Dunnivant Valley Road; Parcel Identification Nos. 58-03-6-23-0-000-001.002 (Part), 58-03-7-26-0-000-006.000, 58-03-7-26-0-000-006.003, 58-03-7-26-0-000-006.004, 58-03-7-26-0-000-006.005, and 58-03-7-26-0-000-006.006.

**9. Z20-002 – Arlington Hwy 280 Rezoning from B-2 to R-5**

This is a request 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).

**10. Z20-003 – RCC Rezoning A-1 to M-1**

This is a request from Ryan Gehrke, Rogers Cartage Co., on behalf of the property owner, for the approval of a change in the zone district boundaries from A-1, Agricultural District to M-1, Light Industrial District for approximately 2.91 acres to allow for truck and tractor parking in conjunction with the transportation hauling services located on the adjacent parcel to the west. The subject property is located at 8428 Highway 25 South, Calera; Parcel Identification No. 58-35-2-04-0-001-019.000.



## COVID-19 SPECIAL NOTICE

Public Hearing Notice  
Shelby County Planning Commission  
**Pelham Civic Complex - Banquet Hall**  
**500 Amphitheater Road, Pelham, AL 35124**

July 20, 2020 – 6:00 PM

The Shelby County Planning Commission will hold a Regular Meeting on Monday, July 20, 2020. Please note the venue has changed to the **Pelham Civic Complex, Banquet Hall** to accommodate social distancing guidelines. (See address above.)

**The meeting will be streamed at [HTTPS://LIVE.SHELBYAL.COM](https://live.shelbyal.com).**

**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.
- We encourage groups to send a representative. Consider petitions to show support or opposition.
- 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, July 16.
- Written comments will be summarized and read into the record during the meeting.
- Strict social distancing guidelines will be required. Masks and other Personal Protection Equipment are recommended. 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.
- There are multiple cases on the agenda. Please remain in your vehicle until the case you want to attend is announced.
- A digital message board will be used to announce cases in the parking lot. Please look for your case to be announced.
- Those wishing to speak during the meeting will be seated along travel corridors for access to the podium.
- Speakers will be allowed no more than 3 minutes.
- For special accommodations or questions, please contact Brenda Hungerford at 205-620-6615.

**The meeting will be streamed at [HTTPS://LIVE.SHELBYAL.COM](https://live.shelbyal.com).**