



AGENDA
SHELBY COUNTY PLANNING COMMISSION
REGULAR MEETING

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

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

Monday, August 17, 2020 – 6:00 PM
Pelham Civic Complex

PUBLIC HEARING

- 1. Approval of the Minutes of the July 20, 2020, Planning Commission Meeting**
- 2. SD20-006 Capstone – Hwy 119 Cottages Special District Rezoning**

This is a request 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.

- 3. SN20-016 The Narrows – Revised Master Plan**

This is a request from David Brady, LME properties, for approval to change the Amended Master Plan for the Narrows, Commercial Sector 1 to re-subdivide Lot 4A into three commercial lots. The subject property is unzoned and located at 215 Narrows Parkway; Parcel Identification No. 58-09-4-20-1-004-003.000.

- 4. SD20-007 Southeastern Bible College Special District Amendment – To Allow Indeterminate Tenant or Ownership with Current Approved Uses Only**

This is a request from Chris Ronk, Piedmont International University, property owner, for the approval of a Special District Amendment to modify the exclusive ownership and operation from Southeastern Bible College to an indeterminate tenant or property owner to allow the current permitted uses on the site to continue as an educational and training institution with dormitories utilizing the existing and planned facilities as approved by the Special District Plan. The subject property is located at 2545 Valleydale Road, in the North Shelby – I-65 Zoning Beat, situated in Sections 16, Township 19 South, Range 2 West; Parcel Nos. 58-10-5-16-0-005-046.000, 58-10-5-16-0-005-048.000, 58-10-5-16-0-005-086.000, 58-10-5-16-0-005-085.000, and 58-10-5-16-0-005-083.000.



COVID-19 SPECIAL NOTICE

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

August 17, 2020 – 6:00 PM

The Shelby County Planning Commission will hold a Regular Meeting on Monday, August 17, 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) or drop off at the County Services Building in Pelham no later than 4:30 pm Thursday, August 13.
- 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.
- 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.

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