



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

**PUBLIC HEARING- ACTION TAKEN**

**1. Approval of the Minutes of the July 20, 2020, Planning Commission Meeting**

**APPROVED**

**2. SD20-006 Capstone – Hwy 119 Cottages Special District Rezoning APPROVED**

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 APPROVED**

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 APPROVED**

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.