



**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, September 21, 2020 – 6:00 PM**  
**Pelham Civic Complex**

**PUBLIC HEARING**

- 1. Approval of the Minutes of the August 17, 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 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. Z20-006 – Keeton Rezoning from E-1 to E-2**

This is a request from Adam and Jessica Keeton, property owners, for the approval of a change in the zone district boundaries from E-1, Single Family Estate to E-2, Single Family Estate for approximately 0.64 acres for an addition on the east side of the existing residence and a garage to the west side. The property is located at 5521 Ford Crest Drive; Parcel No. 58-09-3-06-0-001-005.008.

- 4. Z20-007 – Royal Investment Group Rezoning from O-I (2) to B-1**

This is a request from Royal Investment Group on behalf of Westwinds Holdings, LLC, property owner, for approval of a change in the zone district boundaries from O-I (2), Office and Institutional District (2) to B-1, Neighborhood Business District for approximately 17 acres for development of a gas station/convenience store retail on a portion of the property, reserving the remainder for future development. The property is located south of the intersection of Highway 93 and Highway 52; Parcel No. 58-12-6-13-0-000-021.002.

**5. SN20-017 – Silver Oaks Rural Subdivision**

This is a request from Randy Goggans, AR Properties, LLC, property owner, for the approval of a final plat to subdivide 20.14 acres from 82.04 acres into two rural lots for single-family homes. The subject property is unzoned and located on Highway 26 near the intersection of Highway 26 and Highway 70 in the Columbiana Zoning Beat; Parcel No. 58-21-5-21-0-000-006.001.

**6. SN20-018 – The Village at Highland Lakes Phase 4, 6<sup>th</sup> Sector Preliminary Plat**

This is a request from Brooks Harris, Harris Doyle Homes, property owner, for the approval of a preliminary plat to subdivide 9.45 acres into 28 residential lots to be known as The Village at Highland Lakes Phase 4, 6<sup>th</sup> Sector. The subject property is zoned SD, Special District and located at the end of English Village Lane in the Village at Highland Lakes development; Parcel Identification No. 58-09-2-04-0-002-001.003



## COVID-19 SPECIAL NOTICE

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

September 21, 2020 – 6:00 PM

The Shelby County Planning Commission will hold a Regular Meeting on Monday, September 21, 2020 at the Pelham Civic Complex – Banquet Hall (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, and there are multiple cases on the agenda. 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, September 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.**

**If the room reaches that capacity, individuals attending for a case later on the agenda will be asked to wait outside. In that event, staff will be available to assist with the announcement of the case you want to attend.**