



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

PUBLIC HEARING ACTION TAKEN

- 1. Approval of the Minutes of the August 17, 2020, Planning Commission Meeting**
APPROVED
- 2. Z20-002 – Arlington Hwy 280 Rezoning from B-2 to R-5 (TABLED on July 20, 2020)**
– Request to Remove from the Table NOT REMOVED FROM 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 APPROVED**

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 APPROVED**

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 APPROVED

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, 6th Sector Preliminary Plat APPROVED

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, 6th 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