



**AGENDA**  
**SHELBY COUNTY PLANNING COMMISSION**  
**REGULAR MEETING**  
**Shelby County Services Building**  
**2<sup>nd</sup> Floor Community Room**  
**1123 County Services Drive**  
**Pelham, AL 35124**



**November 2, 2009**

**WORK SESSION**

A work session will be held at 6:30 p.m. in the Community Room prior to the regular meeting. All interested parties are invited to attend. Note: *This is not a public hearing.*

**PUBLIC HEARING**

**1. Approval of the Minutes of the October 5, 2009 Meeting.**

**2. Z09-00012; Cahaba Maintenance & Construction Inc. A-1 to M-1**

*Purpose:* Application of Kevin Festavan, Cahaba Maintenance & Construction, Inc., representing the property owners KCK, LLC, for the approval of a change in the zone district boundaries from the A-1, Agricultural District to the M-1, Light Industrial District for a 1.0-acre tract of land composed of two parcels, to permit a manufacturing facility.

*Location:* The subject property is located at 94 Crane Lane, off of State Route 25 across from the intersection of CR 75 in the North Shelby – I65 Corridor Zoning Beat and situated in the N ½ of Section 4, Township 24 North, Range 13 East; Parcel Identification Nos. 58-35-2-04-0-001-009.000 and 58-35-2-04-0-001-009.001.

**3. S09-00050; Arceo Family Subdivision – Waiver**

*Purpose:* A request from Beatriz Arceo for the approval of a Waiver from the terms of the Subdivision Regulations of Shelby County to permit the division of an 18-acre tract of land, more or less, into a 10 lot family subdivision.

*Location:* The subject property is located south of State Route 25 on CR 89 approximately one-half mile southeast of CR 99 in the A-1, Agricultural District of the North Shelby – I65 Corridor Zoning Beat and situated in the N ½ of Section 7, Township 24 North, Range 13 East; Parcel Identification No. 58-35-3-07-0-001-012.008.

**4. S-53-06, Narrows Reach Sector, Phase III**

*Purpose:* A request from Jackie Davis, Surveying Solutions, Inc., for an extension of the requirement that final plats be approved within two years of preliminary plat approval by the Commission. The Narrows Reach Sector, Phase III (an additional 13.5-acre, 42-unit townhome sector of the Narrows) is located in an unzoned area. The preliminary plat for the Narrows Reach sector was approved by the Commission on August 21, 2006.

*Location:* The subject property is located west of the intersection of U.S. Highway 280, Old Highway 280, and County Road 41 in the Chelsea South Zoning Beat and situated in the SW ¼ of Section 17 and the NW ¼ of Section 20, Township 19 South, Range 1 West, Parcel Identification Number 58-09-4-17-3-003-021.001.

**Discussion Items**