



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

Monday, November 15, 2021 – 6:00 PM
Shelby County Services Building – Community Room

PUBLIC HEARING

1. **Approval of the Minutes of the October 18, 2021, Planning Commission Meeting**
2. **Z21-004 – Tapestry 280 – Rezoning from A-1 to R-5** (*CONTINUED from October 4, 2021*) – **Request to Withdraw**

This is a request from David G. Ellis, Arlington Properties, Inc., on behalf of Hanna Family Partnership Ltd.; Omar Green Touchstone III; William Andrew Newton; Anna Newton Kirby; and Katheryn Quinn Newton; property owners, for approval of a change in the zone district boundaries from A-1, Agricultural District to R-5, Multiple Dwelling District for approximately 19 acres to allow for the development of a multi-family apartment community of 272 units. The subject property is located at 4651 U.S. Highway 280; Parcel Identification Number 58-02-7-36-0-001-005.000. **The request was Continued on October 4, 2021. The applicant has requested to withdraw the application.**

3. **SN21-031 – Timber Lake Estates Rural Subdivision**

This is a request from David Comer, Oz Enterprises, property owner, for approval of a final plat to subdivide 40.04 acres into four 10-acre lots for residential use to be known as Timber Lake Estates Rural Subdivision. The subject property is unzoned and located to the northwest of the intersection of Richard Porter Drive and Wilderness Trail; Parcel Identification Number 58-33-3-08-0-000-002.001.

4. **E21-011 – Rooming House or Short-Term Rental in a Residential District**

This Enforcement Action concerns the operation of a rooming house or short-term rental in the Meadowbrook single family residential neighborhood, zoned SD, Special District. The *Zoning Regulations of Shelby County, Alabama* define a rooming house as “A building other than a hotel where lodging for three or more persons, not of the immediate family, is provided for definite periods and for compensation and by prearrangement for definite periods.” This land use is a violation of the Zoning Ordinance. The subject property is located at 3605 Cumberland Trace; Parcel Identification Number 58-09-3-06-0-001-001.012.

DISCUSSION ITEMS