



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

Tuesday, January 20, 2026 – 6:00 PM
Shelby County Services Building – Community Room

PUBLIC HEARING

- 1. Approval of the Minutes of the December 15, 2025, Planning Commission Meeting**
- 2. SD25-011 – Madison at Cahaba Beach Rezoning from B-2 to R-4 SD**

This is a request from T. Michael Brown, Bradley Arant Boult Cummings LLP, on behalf of 9XL Properties LLC and Cook Publications, Inc., property owner, for approval of a change in the zone district boundary for 15.95 acres from B-2 General Business District to R-4 SD Multiple Dwelling Special District to develop a cottage and duplex development with 130 residential rental units and associated amenities. The subject property is located on Cahaba Beach Road approximately three-quarters of a mile north of Highway 280. (Parcel IDs 58-03-9-30-0-001-004.003 & 58-03-9-30-0-001-004.002)

- 3. SN25-015 – The Narrows – Amended Master Plan**

This is a request from Joseph A. Miller III, MTTR Engineers, on behalf of David Brady with The Narrows Association Board and Jackson D Stewart II, SCP Narrows LLC, property owner, for approval of an amendment to the Master Plan for The Narrows to allow for the resubdivision of Lot 2-E in Commercial Sector 1 to divide an existing commercial lot into two separate lots to enable the individual sale of each lot. The subject property is unzoned and located at 13408 Old Highway 280. (Parcel ID 58-09-4-20-1-004-004.004)

- 4. SAM25-001 – Amendment to *ARTICLE 1. General Provisions, Section 1.09 Definitions***

The proposed amendment to the *Subdivision Regulations of Shelby County* is intended to address the unintended consequences of the perpetuity of ownership in family subdivisions and provide clarification of the procedure and review of applications for subdividing lots in family subdivisions after the immediate family member requirement no longer applies. The proposed amendment further clarifies the existing definition.

ACTION ITEM

- 1. Annual Review of the *Bylaws of the Planning Commission of Shelby County, Alabama***

DISCUSSION ITEMS