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**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**

**February 5, 2018 – 6:00 P.M.**

**PUBLIC HEARING**

Approval of the Minutes of the December 18, 2017 Planning Commission Meeting.

Approval of the Minutes of the January 16, 2018 Planning Commission Meeting.

- 1. Case No. SN17-023 A Resubdivision of Kirkwood Family Subdivision # 1 (Continued from December 4, 2017) POSTPONED FROM JANUARY 16, 2018 DUE TO INCLEMENT WEATHER**

This is a request from William Kirkwood, property owner, for the approval of a final plat to resubdivide Lot 2 of Kirkwood Family Subdivision #1 into four (4) residential lots to be known as a Resubdivision of Lot 2 of Kirkwood Family Subdivision #1. The resubdivision of Lot 2 will result in a total of five (5) lots and complete the family subdivision.

The subject property is zoned A-1 and located off Highway 119. Parcel Identification Nos. 58-10-6-13-0-001-001.000; 58-09-3-07-0-001-020.000.

- 2. Case No. SD17-008 Griffin Park Commercial – Amended Special District POSTPONED FROM JANUARY 16, 2018 DUE TO INCLEMENT WEATHER**

This is a request from Tony DeJohn, Highpointe Investments, LLC, for the approval of a Special District Amendment to the approved Master Plan. The amendment proposes to subdivide the existing community area lot into three lots for the clubhouse, pool and two existing office buildings.

The subject property is zoned R-2 SD and is located at the 4500 Eagle Point Drive (former Eagle Point Golf Course and Driving Range), in the North Shelby – I-65 Zoning Beat, situated in Section 8, Township 19 South, Range 1 West; Parcel Nos. 58-09-3-08-0-002-001.000.

- 3. Case No. Z17-003 Brook Highland Community Church – Rezoning A-1 to B-2 (Continued from December 4, 2017)**

This is a request from Randy Goggans, Goggans Properties, for approval of a change in the zone district boundaries from A-1, Agricultural District to B-2, General Business District for approximately 7.2 acres to allow the re-development of the site of the former Brook Highland Community Church into three new professional office/retail buildings and the renovation of the existing church building. The proposed redevelopment plan includes 35,000 square feet of new professional office and/or retail space.

The subject property is zoned A-1 Agricultural District and is located at 7160 Cahaba Valley Road. Parcel Identification No. 58-03-9-32-0-001-004.000.

- 4. Case No. Z17-007 Terry’s Towing, Inc. – Rezoning A-1 to M-1**

This is a request from Terry McGiboney, Terry’s Towing, property owner, for approval of a change in the zone district boundaries from A-1 Agricultural District to M-1 Light Industrial District for

approximately 1.4 acres to allow for the construction of a garage storage building to house towing equipment to prevent exposure to the elements.

The subject property is zoned A-1 and located at 2543 Highway 16. Parcel Identification No. 58-28-4-20-0-000-004.004.

**5. Case No. V17-003 Mt Laurel Phase 3B Lot 21-21 & 21-22**

This is a request from Town Builders, Inc. for approval of a front yard variance of 19 feet to increase the setbacks from 12 feet to 31 feet to accommodate a drainage area.

The subject property is zoned SD and is located on the Southside of Burnham Street within the Mt. Laurel Subdivision within the Chelsea North – Dunnavant Valley South – Westover North Zoning Beat and situated in Section 2, Township 19 South, Range 1 West; Parcel Nos. 58-09-1-02-2-002-054.000 and 58-09-1-02-2-002-053.000.

**6. Case No. SD17-009 The Village at Highland Lakes Amended Master Plan**

This is a request from Doug Eddleman, owner, The Village at Highland Lakes, Inc., for the approval of an Amended Master Plan for The Village at Highland Lakes to relocate the pool and cabana on the north side of the property.

The subject property is located on the north side of County Road 41 (Old Dunnavant Valley Road) approximately 3.5 miles northeast of U.S. 280, in the Chelsea North – Dunnavant Valley South – Westover North Zoning Beat and situated in Section 3, and the E ½ of Section 4, Township 19 South, Range 1 West; Parcel No. 58-09-2-03-0-007-999.999.