



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

Monday, June 21, 2021 – 6:00 PM
Shelby County Services Building – Community Room

PUBLIC HEARING

- 1. Approval of the Minutes of the June 7, 2021, Planning Commission Meeting**
- 2. SN21-014 – A Resubdivision of Lot 1 of Beulah Estates**

This is a request from Betty Brasher, property owner, for approval of a final plat to resubdivide Lot 1 of Beulah Estates, containing three acres, into three lots for residential use to be known as A Resubdivision of Lot 1 of Beulah Estates. The subject property is unzoned and located at 585 Highway 469; Parcel Identification No. 58-05-9-30-0-001-005.001.

- 3. SD21-005 – Newcastle Dunnivant Valley Special District Rezoning from A-1 and H-Z to SD**

This is a request from Shawn Arterburn, Newcastle Development, LLC, on behalf of EBSCO Industries, Inc., property owner, for approval of a change in the zone district boundaries from A-1, Agricultural District and H-Z, Holding Zone District to SD, Special District for approximately 89 acres to allow development of a 132-lot single family residential subdivision.

The subject property is located on Highway 41 near Dunnivant Place, in the Chelsea North-Dunnivant Valley South-Westover North Zoning Beat; portions of Parcel Identification Nos. 58-09-2-09-0-001-006.000; 58-09-2-10-0-000-001.000; 58-09-5-15-0-000-007.001; 58-09-5-16-0-000-001.000; 58-09-5-16-0-000-002.000; and 58-09-5-16-0-000-003.000.

- 4. SD21-006 – Newcastle Bear Creek Special District Rezoning from H-Z to SD**

This is a request from Shawn Arterburn, Newcastle Development, LLC, on behalf of EBSCO Industries, Inc., property owner, for approval of a change in the zone district boundaries from H-Z, Holding Zone District to SD, Special District for approximately 43 acres to allow development of a 94-lot single family residential subdivision.

The subject property is located on Highway 43 near Shadywood Circle and Brasher's Chapel Church, in the Chelsea North-Dunnivant Valley South-Westover North Zoning Beat; portions of Parcel Identification Nos. 58-09-1-11-0-000-001.002 and 58-09-6-14-0-000-001.001.