



**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**

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**Monday, December 5, 2022 – 6:00 PM**  
**Shelby County Services Building – Community Room**

**PUBLIC HEARING**

- 1. Approval of the Minutes of the November 21, 2022, Planning Commission Meeting**
- 2. C22-003 AT&T Park Forest**

This is a request from Kasey Howard, AT&T, on behalf of Alabaster Water Board, property owner, for approval of a conditional use to allow the installation of antennas on the existing water tower and cabling and ground equipment within the existing fenced ground compound. The subject property is zoned A-1, Agricultural District, and located at 460 Grove Hill Drive, Alabaster; Parcel Identification Number 58-23-8-27-0-000-002.113.

- 3. SD22-008 Highland Lakes Special District – Amended Master Plan**

This is a request from Daniel Burnham, Burnham Corporation, on behalf of Highland Lakes Development LLP, property owner, for approval of an amendment to the Highland Lakes Master Plan to (1) add 1.5 acres of property from outside the Special District to Lot 1-696 and (2) include the additional 1.5 acres in the Master Plan and Special District. The subject property is zoned SD, Special District, and located in the Highland Lakes Subdivision on Southledge Trace; Parcel Identification Numbers 58-09-4-17-0-001-009.000, 58-09-4-17-0-001-009.001 and 58-09-4-17-0-004-028.000.

- 4. SN22—010 A Resubdivision of Lot 6 of The Ranches at Shelby Lakes**

This is a request from John Fandetti, property owner, seeking approval of a final plat to subdivide Lot 6 of The Ranches at Shelby Lakes, containing 20.62 acres, into two residential lots to be known as A Resubdivision of Lot 6 of The Ranches at Shelby Lakes. The subject property is unzoned and located on County Road 42 approximately one and a half miles east of County Road 37; Parcel Identification Number 58-29-6-13-0-001-005.015.

**PRESENTATION**

Shelby County Comprehensive Plan – Introduction of the Draft Plan and the Adoption Schedule by the Regional Planning Commission of Greater Birmingham

**DISCUSSION ITEMS**