

**STATE OF ALABAMA  
SHELBY COUNTY  
SHELBY COUNTY PLANNING COMMISSION MINUTES**

**January 20, 2026 – 6:00 PM**

**Shelby County Services Building, Second Floor Community Room  
1123 County Services Drive, Pelham, AL 35124**

**Members Present:** Lannette Thomas, Chairman; Jim Davis, Vice Chairman; Samuetta Nesbitt; Michael O’Kelley; Ken Wilder

**Members Absent:** Floyd Collins; Brett Winford

**Staff Present:** Christie Hester, Director of Development Services; Josh Osborne, Manager of Planning & Community Development; Kristine Goddard, Senior Planner; Chanelle Beville, Principal Planner; Cooper Johnson, Principal Planner; Brenda Hungerford, Office Administrator; John Slaughter, Chief Civil Engineer; Kate Jessip, In-house Attorney

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**Lannette Thomas, Chairman**, called the regular meeting of the Planning Commission to order at 6:00 p.m. Following a written roll call, **Commissioner Thomas** stated there was a quorum with five Commissioners present. **Commissioner Thomas** introduced the Commissioners and staff, and then she reviewed the meeting procedures. There were approximately 12 audience members present.

## **PUBLIC HEARING**

### **1. Approval of the Minutes of the December 15, 2025, Planning Commission Regular Meeting**

**Commissioner O’Kelley** made a motion to approve the meeting minutes as presented; **Commissioner Davis** seconded the motion. On a vote of five to zero (5-0), the Planning Commission unanimously approved the minutes of December 15, 2025.

**Note:** The signed minutes retained by the Shelby County Development Services Department will include a complete meeting information packet with staff reports and any written public comments.

### **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)

Chanelle Beville gave a presentation on the request for agenda item #2 based on the written staff report provided in the meeting information packet and answered questions from the Planning Commission. She distributed two written public comments received prior to the meeting; one comment supported this request and the other opposed this request.

In response to questions from **Commissioner O’Kelley**, Chanelle Beville confirmed that Shelby County has received multiple inquiries from developers about using this specific site for multi-family projects; this use is consistent with the *Shelby County Comprehensive Plan*.

Referencing page 11 of the staff report, **Commissioner Nesbitt** asked if we obtained an opinion about the minimal impact on utilities. Christie Hester clarified page 11 includes the applicant's justification statement; Chanelle Beville stated the application/plans are reviewed by both Fire and Water, and the County has not seen the confirmation of utility availability from Central Alabama Water for water service and Alabama Water Utilities for wastewater that the applicant mentioned in their justification statement.

In response to questions from the Planning Commission, John Slaughter confirmed the County maintains Cahaba Beach Road; there currently are no plans to widen the road; the road has been upgraded to a minimum standard since Mr. Cook purchased the property; he does not believe a turn lane would be required, but that determination will be part of the preliminary plat review process; the County does not routinely require a traffic study. Chanelle Beville added that Skipper Consulting prepared a trip generation report for the applicant, which was submitted to the County.

With no further questions from the Planning Commission, **Commissioner Thomas** invited the applicant to speak.

T. Michael Brown, Bradley Arant Boult Cummings LLP, applicant, stated the current property owners have lined up a sale of this property if the rezoning is approved; several individuals are here to talk about specific areas related to the proposed development by Madison Capital.

Matt Wilcox with Madison Capital in Charlotte, North Carolina, described the company as a fully integrated real estate firm currently operating in six states, having 24 rental properties and 10 more in development, with approximately 470 employees and \$4 billion in real estate under active management. Mr. Wilcox stated Madison Capital is immersed in the local communities where they hold properties long term and directly manage their properties. He stressed that Madison Capital looks to build something in character with the community, owning and operating more low-density, multi-family properties, rather than the traditional apartment building complexes.

Responding to questions from the Planning Commission, Mr. Wilcox said that Madison Capital's renters for their cottage-like properties with one to four bedrooms are a variety of empty-nesters, starter families, younger couples, and singles; they typically offer a 14-month starter lease with renewals being 12 months; there are no short-term leases; many families stay for three to four rental cycles with a 30 percent turnover on cottage-like leases, which is far less than the turnover for a typical apartment complex. While rental prices would be set closer to the opening of a development, he estimated the average initial rent is most likely \$2400/month, depending on initial velocity, with \$2,000 for a one-bedroom and more than \$3,000 for a four-bedroom.

**Commissioner Thomas** asked him about the pocket park that is shown near the trash compactor, noting it did not seem ideal for a family situation. Mr. Wilcox acknowledged the shape of the site is a bit of a challenge; the trash is enclosed by a nice façade, but they can discuss the possibility of relocating it farther away from the pocket park with their engineering team.

Phil Cook with Cook Publications gave a brief history of the area and the land that he purchased in 1971 when he wanted to relocate his business from Jefferson County into Shelby County; Cook Publications had 200 employees, a presence in eight states, and heavy 18-wheeler traffic from this location in its prime. Mr. Cook talked about his desire to do the right thing well before building codes or zoning were in place; turning down numerous projects for this property that included a concrete plant, 900-home development, and flipping the property into the City of Birmingham. With his sons not interested in the business and with his age, he talked about wanting to sell his property if he could find a developer to protect it. Mr. Cook stressed that Madison Capital does not buy to build and then sell quickly—they build a quality product, rent it out, become long-term good citizens in the community. He hoped each member of the Planning Commission would vote in favor of this project; it will set a high standard for property in Shelby County and tenants will support the neighborhood and attend the schools. He opined that Shelby County is the best run county in the State of Alabama.

Darryl Skipper, Skipper Consulting, Inc., the traffic engineer for this project, talked about a traffic impact study and also a trip generation report completed for this property. Mr. Skipper explained they looked at various uses and compared them to peak-hour traffic for this residential development compared to general office use and medical/dental offices, which were picked because they are a bit less intensive traffic congestion than other allowable uses under the current zoning.

Mr. Skipper discussed in detail various components of the traffic study, including trip generation counts during peak hours in the morning and afternoon. He explained the northern stretch of Cahaba Beach Road has mostly residential traffic and he did not anticipate turning lanes would be required, noting the proposed access points meet site distance requirements. Mr. Skipper also talked about their belief this development can fit in without any need for off-site improvements along Cahaba Beach Road.

John Slaughter, Chief Civil Engineer, stated he did not personally review the traffic study, although the County Engineer had done so.

In conclusion, Mike Brown talked about far more intensive uses permitted with the current zoning of B-2 General Business District that would generate much more traffic; the proposed use being consistent with the three neighborhoods that share a common boundary with this site; and their commitment to the proposed concept plan shared with this application. Mr. Brown mentioned they have already worked with staff and made some changes based on those conversations, and they will work to figure out how to move the trash farther from the pocket park. Mr. Brown stressed this proposed use is consistent with the area, Madison Capital has an excellent reputation, and asked for approval to move forward.

**Commissioner Thomas** opened the floor for public comment and asked if anyone wanted to speak in favor of the request; with no one to speak in support, she asked if anyone wanted to speak in opposition.

Antionette Richardson, residing at 101 Beach Circle, talked about her concern regarding traffic; the impact on utilities and infrastructure; inability to widen the road because of existing houses; and noted strong opposition. Later in the meeting, she spoke a second time about the lift station at Cahaba Valley Cove; water service; and concern with residents of multiple-story units seeing into their townhomes that are two and three stories high.

Kristine Hunter, residing at 118 Beach Circle, stated that traffic is also her biggest concern, noting that both entrances for the proposed development feed onto the same street. She then shared different developments also in close proximity to her driveway and hoped perhaps the greenspace might come behind her home rather than multi-story units being very close.

Louise Glenn, residing at 3687 Cahaba Beach Road, stated she opposes this request because of the traffic that is already bad and will only get worse when an additional 250 cars are traveling on what is basically a dead-end street.

With no other audience members wishing to speak in opposition, **Commissioner Thomas** closed the public hearing and she asked if the applicant wanted to respond to the public comment.

Mr. Brown stated they anticipated the concerns regarding traffic, which is why they took a proactive approach with Skipper Consulting who is the best in the business and also works for the State of Alabama. He stressed that the current B-2 zoning allows development without a public hearing that might include a hotel, bank, gas station, retail store, shopping center and asserted any of them would produce more daily traffic than the proposed development. Mr. Brown opined a most likely development, if not residential, would probably be a medical use associated with the growth of Grandview and other nearby medical facilities. He asserted this proposal is compatible with the local area and is the lesser of evils for traffic long-term since this property will eventually be developed rather than remain vacant.

**Commissioner Davis** asked about the greenspace buffers on the south side of the development due to concerns expressed by the neighboring residents. **Commissioner Thomas** asked if they could leave some of the natural vegetation and then increase the buffer with landscaping. Mr. Brown assured the Planning Commission they were amenable to consider how this needs to be done, and he asked the project engineer to speak. Mr. Brown also confirmed each cottage unit has a fenced backyard.

In response to questions from the Planning Commission, Douglas Skiles, Skiles Engineering, LLC, spoke about their landscape plan; the minimum required landscape buffer; the building being 30 feet from the property line; the six-foot fence being solid; and a 10-foot evergreen thick vegetation as part of the buffer. Mr. Skiles described this area as being flat so, while some grading is required, there would be no need for additional material.

Josh Osborne mentioned that Development Services received a phone call regarding a previous sewer backup with the Cahaba Beach Townhomes; this involved a private lift station and was not part of Southwest Service, but it was worked out.

The Planning Commission discussed public comment concerns related to multiple-story buildings backing up to the established neighborhood on the south side of the development; landscape plans; location of dumpsters close to playground or common areas; the ability to adjust the specific units in the site plan process; allowing only one-level units on the south side; increasing the buffer requirement to 30 feet; and the benefit of a good evergreen screen on the south side that borders the residential neighborhood.

**Commissioner O’Kelley** expressed appreciation for the traffic comparison of this proposed development to high-intensity uses. He opined that Skipper Consulting is the best based on his experience working with them and, knowing what could be built on this location with the current zoning, this proposal seems like a much better use,

Following discussion, **Commissioner Davis** made a motion in **Case SD25-011 – Madison at Cahaba Beach Rezoning from B-2 to R-4 SD** that the evidence presented in the written staff report and presentation warrants approval with the conditions outlined by staff plus the additional conditions of only allowing one-level homes on the southside of the development and requiring a landscaped 30-foot buffer that includes the 10-foot evergreen vegetation on the south side; **Commissioner O’Kelley** seconded the motion. On a unanimous vote of five to zero (5-0), the Planning Commission approved the following resolution:

**WHEREAS**, T. Michael Brown, Bradley Arant Boult Cummings LLP, on behalf of 9XL Properties LLC and Cook Publications, INC., property owner, has petitioned the Shelby County Planning Commission for approval of a change in the zone district boundary of 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; and

**WHEREAS**, 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); and

**WHEREAS**, Special Districts are authorized for the purpose of providing optional methods of land development that encourage imaginative solutions to environmental design problems; and

**WHEREAS**, the Special District overlay binds this rezoning to a specific development proposal and site development plan, including the building architecture and types of allowable uses; and,

**WHEREAS**, the Shelby County Comprehensive Plan describes this property along Cahaba Beach Road as Institutional Campus; and

**WHEREAS**, the Development Services Department has received numerous inquiries regarding multi-family development along Cahaba Beach Road; and,

**WHEREAS**, the proposed development includes 130 residential rental units (86 buildings) with a mix of individual cottages (42) and duplexes (44) for a net density of 8.15 units per acre; and

**WHEREAS**, there are 10 different building elevations proposed for the 42 single-family cottage units; 18 one-bedroom cottage units are available with two design options, seven two-bedroom cottage units with three design options, three three-bedroom cottage unit types with two design options, and 14 four-bedroom buildings with three design options; and

**WHEREAS**, four different building elevations are proposed for the 44 duplex units; 28 two-bedroom duplex units are available, with two design options and 16 three-bedroom duplex units, are available with two design options; and

**WHEREAS**, recreational amenities proposed for the cottage rental complex are available and include a community pool, clubhouse and fitness facilities for residents, and plus two pocket parks; and

**WHEREAS**, the Planning Commission noted one pocket park was adjacent to the trash compactor and requested a new location be considered; and

**WHEREAS**, approximately 5.25 acres, or 33 percent of the total 15.95 acres, will be developed with impervious surface such as buildings, roads, driveways, and parking areas; and

**WHEREAS**, minimum buffers were identified on the master concept plan between the proposed development, Edenton Condominiums, Edenton Office Condominiums and Cahaba Cove; and

**WHEREAS**, there are two access locations off Cahaba Beach Road with the southernmost entrance serving as the primary entrance and the northern most entrance identified as a secondary entrance; and

**WHEREAS**, the roads within the proposed development follow a U-shape between access locations, and a cul-de-sac located between the clubhouse and primary entrance with on-street parking is provided at the street for residential structures located throughout the site; and

**WHEREAS**, the proposed development is consistent with the characteristics of nearby developments such as Edenton Condominiums and Lofts, Cahaba Cove townhomes, and The Abbey at Inverness; and

**WHEREAS**, staff provided two letters from the public to the Planning Commission with one in support and one in opposition to the proposed development; and

**WHEREAS**, during the public comment portion of the meeting, traffic was identified as a major concern to the adjacent property owners; and

**WHEREAS**, the applicant's traffic consultant, Darrell Skipper, P.E explained his findings that the proposed zoning would generate an estimated 61 trips during morning peak period and 66 trips during the afternoon peak period which would generate less trips than the two most likely land uses (office building or medical/dental office) that could be developed by right under its current zoning classification; and

**WHEREAS**, the Planning Commission requires installation of a landscape buffer with a minimum of 30 feet installed along the entire southern property line; and

**WHEREAS**, the Planning Commission requires that the building unit types along the southern property line not exceed single-story construction;

**NOW, THEREFORE, BE IT RESOLVED** by the Shelby County Planning Commission that the 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 of 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 for the property 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), be and the same is hereby **APPROVED, subject to the following conditions:**

- Modification of the concept plan to:
  - Identify the 30-foot landscape buffer as required by the Planning Commission along the south property line;
  - Identification of only single-level designs along the southern property line;
  - Consideration of relocating the pocket park away from the trash compactor; and
- Submittal of a final plat to resurvey parcels into a single parcel that meets all requirements of the Shelby County Subdivision Regulations; and
- Submittal of a fully engineered site development plan that meets all requirements of the Zoning Regulations of Shelby County; and
- Compliance with the regulations, policies, and guidelines of Shelby County, Alabama.

All audience members left the meeting.

### **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)

Kristine Goddard gave a brief summary on the request for agenda item #3 based on the written staff report provided in the meeting information packet and answered questions from the Planning Commission.

With the applicant not in attendance, **Commissioner Thomas** opened the floor for public comment; there being no audience members, she closed the public hearing.

Following discussion, **Commissioner O’Kelley** made a motion in **Case SN25-015 – The Narrows – Amended Master Plan** that the evidence presented in the written staff report and presentation warrants approval with the conditions outlined by staff; **Commissioner Nesbitt** seconded the motion. On a unanimous vote of five to zero (5-0), the Planning Commission approved the following resolution:

**WHEREAS**, 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, has petitioned the Shelby County Planning Commission for the approval of an amendment to The Narrows Master Plan 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; and

**WHEREAS**, the subject property is unzoned and located at 13408 Old Highway 280 (Parcel ID 58-09-4-20-1-004-004.004; and

**WHEREAS**, The Narrows neighborhood was approved in 1998 as a 414.3-acre mixed-use master planned development; and

**WHEREAS**, the 2020 Amended Master Plan, approved by the Planning Commission, shows 613 residential lots, 14 commercial lots, and 24 acres of designated commercial property; and

**WHEREAS**, Lot 2-E contains two commercial buildings on a single lot; and

**WHEREAS**, the proposed amendment would increase the number of commercial lots in the Narrows Master Plan by one, but will not increase the amount of designated commercial property; and

**WHEREAS**, the proposed amendment will allow for an application to subdivide Lot 2-E into two lots and the individual sale of each subsequent lot; and

**NOW, THEREFORE, BE IT RESOLVED** by the Shelby County Planning Commission that the petition of 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 to amend The Narrows Master Plan to subdivide Lot 2-E into two commercial lots located at 13408 Old Highway 280 (Parcel ID 58-09-4-20-1-004-004.004 be, and the same is hereby **Approved, subject to:**

- Applicant submitting an application for final plat approval for the resubdivision of Lot 2-E; and
- The proposed lots shall maintain internal access through the existing access locations to County Road 280 and United States Highway 280 with no additional access locations to be approved with appropriate notations required on subsequent subdivision submittals; and
- Compliance with the regulations, policies and guidelines of Shelby County.

#### **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.

Christie Hester gave a brief overview of the proposed amendment as a follow-up to the discussion held at the previous meeting and reviewed a couple recent Family Subdivisions, discussing how this amendment might apply in similar cases.

The Planning Commission and staff reviewed the proposed amendment and discussed the allowance for a Family Subdivision to subdivide off a nonpaved road; the limit of five lots; the proposed change to allow the sale of a lot to a

non-family member after ten years; and a family maintaining the ability to subdivide although a non-family lot cannot be further subdivided.

Kate Jessip explained the ten-year time limit seems prudent from a legal perspective, noting there are instances of long-term Family Subdivisions where land valuation can be negatively impacted because there are no immediate family members left for transfer of ownership. Ms. Jessip noted the Alabama House has passed legislation to the Alabama Senate that would cap the Family Subdivision requirement at 24 months; if Shelby County has the ten-year limit in place, that would supersede the 24 months.

**Commissioner Thomas** opened the floor for public comment; there being no audience members, she closed the public hearing.

Following discussion, **Commissioner O’Kelley** made a motion in **Case SAM25-001 – Amendment to ARTICLE 1. General Provisions, Section 1.09 Definitions** to approve the amended definition of Family Subdivision and recommend the Shelby County Commission adopt the amendment as presented; **Commissioner Davis** seconded the motion. On a unanimous vote of five to zero (5-0), the Planning Commission approved the following resolution:

**WHEREAS**, the Shelby County Planning Commission considered a proposed amendment to the *Subdivision Regulations of Shelby County* 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; and

**WHEREAS**, the proposed amendment further clarifies the existing definition; and

**WHEREAS**, the County Attorney’s office has completed a review of the proposed amendment, and

**WHEREAS**, Article 1, Section 1.09 Definitions, currently defines Family Subdivision as “A subdivision of land into no more than five parcels, including remnant parcels, for the purpose of dividing land among the following designated legally related family members: spouse, siblings, children, grandchildren, parents, grandparents, or step-related individuals of the same status. Application for a Family Subdivision must include an affidavit acknowledging that subdivided lots may only be transferred, sold or leased to the above referenced family members. This case type requires the administrative review of a final plat (Amended Res. No 21-08-23-04).”; and

**WHEREAS**, the proposed amendment to the *Subdivision Regulations of Shelby County* and notice of the public hearing was published in the Shelby County Reporter, a newspaper of general circulation, on January 4, 11, and 18, 2026; and

**WHEREAS**, on January 20, 2026, the Planning Commission held a public hearing at which time all individuals, in opposition to or in support thereof, had the opportunity to speak regarding the proposed amendment to the *Subdivision Regulations of Shelby County*; and

**WHEREAS**, the Planning Commission found the evidence and testimony presented warrants the approval of the proposed amendment to the *Subdivision Regulations of Shelby County*; and

**NOW, THEREFORE, BE IT RESOLVED** by the Shelby County Planning Commission that Article 1, Section 1.09 Definitions, Family Subdivisions of the *Subdivision Regulations of Shelby County*, be, and the same is hereby approved to be amended and read as follows:

***Family Subdivision***

A subdivision of land into no more than five parcels, including remnant parcels, for the purpose of dividing land among the following designated legally related family members: spouse, siblings, children, grandchildren, parents, grandparents, or step-related individuals of the same status. Application for a Family Subdivision must include an affidavit acknowledging that subdivided lots may only be transferred, sold or leased to the above referenced family members. This case type requires the administrative review of a final plat (Amended Res. No 21-08-23-04).

Lots created under a Family Subdivision shall only be sold or transferred to an “immediate family member” as defined in the *Subdivision Regulations of Shelby County* for a period of ten (10) years from the recording date of the plat. After 10 years, the “immediate family member” requirement shall no longer apply. A

Family Subdivision may be converted to a minor, major, or rural subdivision at any time as long as lots within the Family Subdivision meet the subdivision regulations and all lot owners approve the change.

Family-owned lots retain the ability to further subdivide under the provisions of a Family Subdivision, indefinitely, up to a maximum of five lots. Further subdivision of family-owned lots within a Family Subdivision shall require the approval of each lot owner meeting the definition of “immediate family member.” Lots owned by non-family members may not be re-subdivided under a Family Subdivision.

**BE IT FURTHER RESOLVED** that the amended Article 1, Section 1.09 Definitions, Family Subdivisions of the *Subdivision Regulations of Shelby County* is recommended for adoption by the Shelby County Commission.

## **ACTION ITEM**

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

Josh Osborne explained the Planning Commission amended the *Bylaws of the Planning Commission of Shelby County, Alabama* (Bylaws) in January 2025; the Bylaws require the Planning Commission to confirm no amendments are necessary during the first meeting of each year as outlined in Section 7-Effectiveness, c-Annual Review. He noted that if the Planning Commission deemed an amendment of some sort is needed, staff would prepare an amendment for consideration by the Planning Commission at an upcoming meeting.

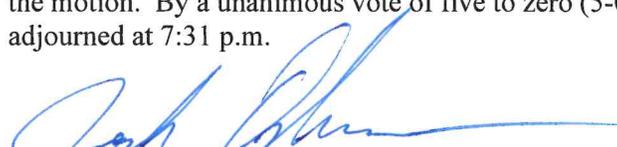
Following a brief discussion, **Commissioner O’Kelley** made a motion to re-adopt the current Bylaws without modification; **Commissioner Davis** seconded the motion. By a unanimous vote of five to zero (5-0), the Planning Commission re-adopted the current version of the *Bylaws of the Planning Commission of Shelby County, Alabama*.

## **DISCUSSION ITEMS**

Josh Osborne announced the cancellation of the February 2<sup>nd</sup> Planning Commission meeting due to there being no cases ready for a public hearing; the next meeting is scheduled for Monday, February 16, 2026, and the agenda will include the election of a new Vice Chairman.

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There being no further business, **Commissioner Davis** made a motion to adjourn and **Commissioner Wilder** seconded the motion. By a unanimous vote of five to zero (5-0) in favor, the Planning Commission meeting of January 20, 2026, adjourned at 7:31 p.m.

  
 Josh Osborne, Manager of  
 Planning & Community Development

  
 Lannette Thomas, Chairman  
 Shelby County Planning Commission