

# REPORT TO THE SHELBY COUNTY PLANNING COMMISSION

## Department of Development Services

March 16, 2026

### E25-003 – 15990 Highway 61 – Zoning Violation

This Enforcement Action concerns the operation of a septic tank service and construction business in an A-1 Agricultural District. The A-1 district does not allow a commercial business that accommodates light industrial warehouse storage, storage of heavy equipment or associated materials stored on site.

In accordance with the *Zoning Regulations of Shelby County, Alabama*, Article VII – A-1 Agricultural District, Section 2, a sanitation service and construction business is not a permitted use. All uses associated with Crimson Septic & Construction, LLC, should cease operating at this site. Any continued use is noncompliant with the Zoning Regulations. The subject property is located at 15990 Highway 61, Wilsonville. (Parcel ID: 58-16-8-33-0-000-001.002)

## DISCUSSION

Properties in the surrounding area of the subject property are zoned A-1 Agricultural District in unincorporated Shelby County and comprise open pastures, woodlands, and single-family residential homes on a minimum lot size of one acre. The subject property includes a single-family residence and a large, enclosed pole barn with an equipment and storage yard. Development Services permit records show service for an RV connection; however, no other permits for accessory structures exist. Crimson Septic & Construction, LLC, is currently operating on the property. The A-1 district allows residential uses, limited agricultural uses, and home occupations, although this business does not meet the home occupation requirements.

Below is an excerpt from the *Zoning Regulations of Shelby County, Alabama*, Article VII – A-1 Agricultural District, Section 2. Use regulations.

- (a) Permitted *uses*. Within “A-1 Agricultural” districts, only the following uses and structures designed for such uses shall be permitted: (MB 8/199)
- (1) Single-family dwelling including mobile homes on lots of one-acre minimum size.
  - (2) Nurseries or home gardens.
  - (3) Greenhouses.
  - (4) Church or other place of worship provided, that any building shall be located not less than twenty-five feet from any side lot line.
  - (5) Public school, elementary or high, or a parochial or private school having a curriculum including the same courses as ordinarily given in a public school, but not providing residential accommodations for students; provided, that any such building shall be located not less than twenty-five feet from any side lot line.
  - (6) Home occupations.

- (7) Accessory structures and uses.
  - (8) Truck crops.
  - (9) Grazing.
  - (10) The growing of crops in the open.
  - (11) Horticulture
  - (12) The raising of animals but not including commercial feedlots.
  - (13) Dairying.
  - (14) Accessory structures and uses provided that no structure for the keeping of farm animals or poultry shall be located closer than 100 feet from any property line.
  - (15) Animal clinics.
  - (16) Kennels provided that open pens or runs are located not less than 75 feet from any lot line.
  - (17) Accessory dwellings for persons employed on the premises.
  - (18) Fur bearing animals provided that no structure for keeping fur bearing animals shall be located closer than 75 feet to any lot line.
- (b) Conditional uses. Within “A-1 Agricultural” districts, the following uses may be allowed as conditional uses: (MB 8/199)
- (1) Outdoor recreation. (MB 8/199)
  - (2) Transportation, communication and utility. (MB 8/199)
  - (3) Child care institution. (MB 9/039)
  - (4) Libraries. (MB 0/000)

The Department of Development Services was contacted in December 2024 regarding a potential zoning violation at the above-mentioned address. The following information will serve as a summarized case history since receipt of the initial notification.

### **January 2, 2025**

#### **I25-0026 – Inquiry Commercial Business (15990 Highway 61) A-1 District**

Development Services staff visited the site and determined a commercial business was operating at 15990 Highway 61, Wilsonville.

### **February 20, 2025**

Development Services staff reached out to Mr. Seale, the property owner and owner of Crimson Septic & Construction, LLC, to explain the zoning regulations and that his business was not a permitted use in the A-1 Agricultural District. Staff provided Mr. Seale with information on potential options that included relocating or submitting an application for a rezoning request.

### **March 17, 2025**

In mid-March 2025, Development Services staff followed up with Mr. Seale regarding the commercial land use. During this conversation, Mr. Seale conveyed that he had contacted an attorney.

### **March 31, 2025**

#### **E25-003 – Notice of Zoning Violation Operating Business in A-1 Agricultural District**

On March 31, 2025, the Notice of Violation (NOV) letter was mailed to the property owner, asking the recipient to contact the Department of Development Services within 15 days (04/14/25) to discuss the violation.

### **April 9, 2025**

Mr. Seale contacted Development Services staff and indicated he was in the process of finding property that is zoning compliant with his current commercial use. Mr. Seale conveyed that he would stay in contact as he continued his search for property to purchase.

### **August 6, 2025**

Development Services staff sent an email as a follow-up regarding the progression of locating and purchasing property. Mr. Seale responded via email dated August 7, 2025, stating that he was in the process of getting property rezoned and purchased.

### **October 15, 2025**

Development Services staff left a voicemail for Mr. Seale to check on the status and followed up with an email requesting he provide an update on the relocation of the commercial business currently at 15990 Highway 61 in Wilsonville. Mr. Seale followed up with a verbal conversation with Development Services to let staff know he was getting close to acquiring property.

### **January 2026**

Development Services staff spoke with Mr. Seale to request he submit a specific action plan and timeline for compliance to relocate his commercial business. Mr. Seale informed staff that he had purchased property in October 2025. After several conversations in January, Mr. Seale provided an email update on the progress to relocate his commercial business; however, a timeline was not included.

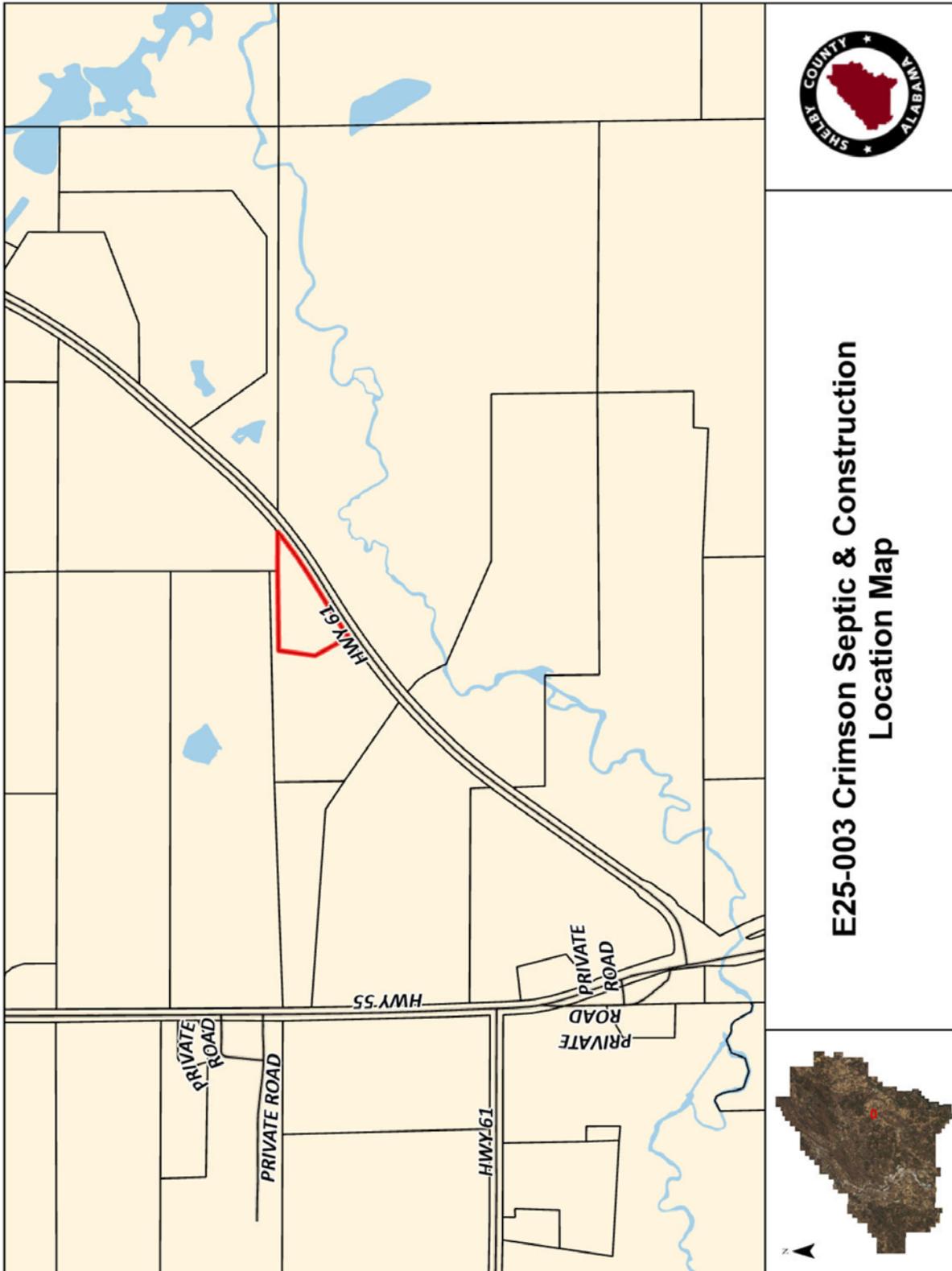
### **February 25, 2026**

Development Services staff reached out to Mr. Seale and conveyed that the Shelby County Planning Commission's meeting agenda for March 16, 2026, would include an enforcement action related to the zoning violation for his commercial business.

## **SUMMARY**

On multiple occasions, Development Services staff notified Mr. Seale via various communications (i.e., email, U.S. mail, and telephone) that the operation of a septic tank service and construction business located at 15990 Highway 61, zoned A-1 Agricultural District, is a violation of the Zoning Ordinance. Mr. Seale has been in communication with Development Services from the beginning of the original notification on January 2, 2025. Mr. Seale has actively pursued the purchase of property to relocate his commercial business from its current site and provided information to Development Services; however, the action plan provided on January 27, 2026, did not include a timeline for compliance.

A substantive plan and timeline with achievable goals that can be verified is needed to ensure compliance since the current uses associated with Crimson Septic & Construction, LLC, are not permitted. This commercial use should cease operating at this site.











**From:** [SHANE SEALE](#)  
**To:** [JOSH OSBORNE](#)  
**Subject:** Relocation Progress  
**Date:** Tuesday, January 27, 2026 7:59:06 AM

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**Warning: Unusual sender** <crimsonconstruction@icloud.com>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Good morning,

I am writing to provide an update on the progress we have made toward relocating our business operations from the residential property and to outline the steps currently underway and planned for completion.

#### Property Search and Acquisition

Last summer, we began actively searching for commercial property suitable for our business. Our initial efforts focused on the Wilsonville area; however, none of the available properties met our operational or zoning needs.

We then expanded our search to the Columbiana area, where we identified a fiveacre property located off Highway 25. At the time, the property was not zoned for commercial or industrial use. We worked with the property owner, who agreed to pursue rezoning. The owner appeared before the appropriate board, and the property was successfully rezoned to M-1.

Due to the rezoning process and related requirements, several revisions were required to the purchase contract. After completing those steps, we closed on the property on October 3, 2025, and received the official recorded deed in November 2025.

#### Site Preparation and Current Work

During the winter months, we began work on preparing the site for development. To date:

- Property lines have been cleared and cleaned
- Clearing of the remaining areas of the property is ongoing

Upcoming site work includes:

- Removal of remaining timber
- Excavation and grading necessary for construction

#### Building and Infrastructure Planning

We are currently researching options for the type and size of building needed to properly house the

- Developing building plans
- Pricing the structure with multiple companies
- Consulting with two different builders to evaluate the best and most cost-effective option

Once plans are finalized, we will proceed with:

- Applying for building permits through the City of Columbiana and the county
- Coordinating required concrete work
- Arranging for utilities, including power, water, and sewer/septic
- Installing fencing, gates, and security cameras as part of the completed facility

#### Timeline and Ongoing Commitment

While we are unable to provide a precise completion date at this time due to the number of variables involved in site work, permitting, and construction, we want to be clear that we are actively progressing and remain fully committed to resolving this matter as quickly and responsibly as possible.

We appreciate your consideration of the substantial steps already taken and the continued effort being made to complete the relocation.

Thank you for your time and cooperation.

Shane Seale

Crimson Septic & Construction

205-965-3465 [crimsonseptic.com](http://crimsonseptic.com)