



PLANNING AND ZONING COMMISSION
April 14, 2025
STAFF REPORT

CASE NUMBER	ZONING/REGULATIONS ANALYSIS																
PZ-2025-0044 & AX-2025-0047	This property is a piece surrounded to the East, South and West by the City of Alabaster. The current zoning of the property that surrounds this property and is within the city limits is B-3 (Community Business District).																
PROJECT NAME	<table border="1"> <thead> <tr> <th data-bbox="740 688 894 722"><i>DIRECTION</i></th> <th data-bbox="894 688 1219 722"><i>ADJACENT LAND USE</i></th> <th data-bbox="1219 688 1414 722"><i>ZONING</i></th> </tr> </thead> <tbody> <tr> <td data-bbox="740 730 894 764"><i>N</i></td> <td data-bbox="894 730 1219 764"></td> <td data-bbox="1219 730 1414 764"><i>County</i></td> </tr> <tr> <td data-bbox="740 764 894 798"><i>E</i></td> <td data-bbox="894 764 1219 798"></td> <td data-bbox="1219 764 1414 798"><i>B-3</i></td> </tr> <tr> <td data-bbox="740 798 894 831"><i>S</i></td> <td data-bbox="894 798 1219 831"></td> <td data-bbox="1219 798 1414 831"><i>B-3</i></td> </tr> <tr> <td data-bbox="740 831 894 842"><i>W</i></td> <td data-bbox="894 831 1219 842"></td> <td data-bbox="1219 831 1414 842"><i>B-3</i></td> </tr> </tbody> </table>		<i>DIRECTION</i>	<i>ADJACENT LAND USE</i>	<i>ZONING</i>	<i>N</i>		<i>County</i>	<i>E</i>		<i>B-3</i>	<i>S</i>		<i>B-3</i>	<i>W</i>		<i>B-3</i>
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PROJECT NAME	NEXT STEPS IF RECOMMENDED																
3 Parcels Highway 31 (Fulton Crossing)	<p>If the Planning & Zoning Commission give a favorable recommendation:</p> <p>April 28th City Council to set a Public Hearing May 11th Ordinance published in Shelby County Reporter May 18th Synopsis published in Shelby County Reporter June 9th City Council Public hearing.</p>																
SITE DATA																	
3.42 acres																	
REQUEST																	
Annexation																	
ZONING/DISTRICT																	
County																	
COMP PLAN FLUM																	
Parcel ID																	
23 1 12 0 000 036.000																	
LOCATION																	
460 Hwy 31																	
ENGINEER																	
OWNER/DEVELOPER																	
Western REI																	
DESCRIPTION OF USE																	
Annex the 3 parcels into the city of limits of Alabaster and Pre-Zone to B-3 (Community Business District)																	