



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



January 8, 2007, 7 P.M.

WORK SESSION

A work session will be held in the conference room, (adjacent to the community room), prior to the regular meeting at 6:00 p.m. All interested parties are invited to attend. Note: This is not a public hearing.

PUBLIC HEARING

1. Approval of the Minutes of the December 18, 2006, Regular Meeting.
2. Z-13-06, American Family Care Rezoning Request

Purpose: A request from William Talley, American Family Care, for the rezoning of a 3.126-acre tract from "O&I", Office and Institutional to "B-2", General Business District to permit the development of a medical clinic, bank and office building.

Location: The subject property is located on Highway 280 between Cahaba Valley Road and Hugh Daniel Drive in the North Shelby – I 65 Corridor Zoning Beat and situated in the SW quarter of Section 32, Township 18 South, Range 1 West, Parcel Identification Number 58-03-9-32-0-001-008.005.

3. Z-05-06, American Family Care Variance

Purpose: A request from William Talley, American Family Care, for a variance to permit the development of a professional office building, including a retail use, having 77 parking spaces, instead of the minimum required 99 parking spaces; a variance of Section 1, Article XX pursuant to Section 3, Article XXIII of the Zoning Regulations of Shelby County.

Location: The subject property is located on Highway 280 between Cahaba Valley Road and Hugh Daniel Drive in the North Shelby – I 65 Corridor Zoning Beat and situated in the SW quarter of Section 32, Township 18 South, Range 1 West, Parcel Identification Number 58-03-9-32-0-001-008.005.

Discussion Items