

**AGENDA
TRIPLE S PLANNING AND ZONING COMMISSION**

DATE: *February 15, 2005*

APPROVAL OF MINUTES: **January 18, 2004**

FINDINGS OF FACTS AND TRANSCRIPT:

FINANCIAL STATEMENT: **December**

1. Docket Number: #Z-324-05

Kerry Magan

Held over from January 18, 2005 meeting.

Applicant: Test Property

Request: Zone Change Agri to C-2

Size: 1.99 Acre

Location: Taylorsville Road and Finchville Road

Proposed Use: Convenience Store

Presently Zoned: Agricultural

Comprehensive Plan: Residential & Agricultural

Shelby County

2. Docket Number: #Z-326-05

Land Design

Applicant: Simpsonville Commerce Center

Request: Zone Change IC & I-1 to X-2

Location: Buck Creek Road

Size: 29.1 acres

Proposed Use: Relocate and Expand Truck Stop

To develop Tracts 2-10 – Commercial – Office/Warehouse

Presently Zoned: IC & I-1

Comprehensive Plan: Limited Interchange & General Commercial

Simpsonville

3. Docket Number: #S-PUD-946-05

Vector Development

Applicant: Christopher Crossing

Request: Final Amended Residential PUD

Size: 4.097 acres

Location: Benson Pike

Proposed Use: Condominiums

Presently Zoned: R-2

Comprehensive Plan:

Shelby County

Amendment

Label buildings as phases

Change phases to sections

Add Garages

4. Docket Number: #S-949-05 Larry Tingle
Applicant: Hail Farm
Request: Agricultural Division
Location: LaGrange Road and Burks Branch Road
Size: 66.91 acres 9 Tracts All 5 acres and larger
Proposed Use: Agricultural **Restrictions on File**
Presently Zoned: Agricultural
Comprehensive Plan:
Shelby County

5. Docket Number: #S-952-05 Horace Brown
Applicant: Lay Farm Divided
Request: Final
Location: Flood Road
Size: 2 Tracts each tract 1.1165 acres
Proposed Use: Residential **Restrictions on File**
Presently Zoned: RE
Comprehensive Plan:
Shelby County

6. Docket Number: #S-947-05 Mike Taulbee
Applicant: Mike Taulbee Property
Request: Minor Division
Location: Kings Highway **Restrictions on File**
Size: 1 – 2 acre tract 16.77 Residual
Proposed Use: Agricultural
Presently Zoned: Agricultural
Comprehensive Plan:
Shelby County

7. Docket Number: #S-948-05 Vector Development
Applicant: Midland Estates Section 8 **Restrictions on file**
Request: Final **Hydraulic Analysis on File**
Location: Bell Avenue **Construction Plans on File**
Size: 3.77 Acres 21 Lots **Requested Waivers**
Proposed Use: Residential **1. Reduce minimum lot size from 50' to 40'**
Comprehensive Plan: **at building line.**
Shelbyville **2. Reduce side yard from 7' to 3'**
3. Reduce building line from 25' to 20'
Bond \$147,554.65 on File

8. Docket Number: #S-DP-950-05 Kerry Magan
Applicant: Jewish Hospital Properties **106 Parking Spaces**
Request: Development Plan **Lighting Plan on File**
Location: Willow Wood and Cherrywood Drive **Storm water Analysis on File**
Size: 2.99 acres **Waivers Requested**
Proposed Use: Medical Office Building **1. 25' Building Line – Waiver of 25'**
Presently Zoned: P-2 **2. 30' Side Yard – Waiver of 10'**
Comprehensive Plan: **3. 15' Rear Yard – Waiver of 35'**
Shelbyville **4. Parking in front yard**

9. Docket Number: #S-951-05 Vector Development
Applicant: Farming Meadows
Request: Final **Restrictions on File**
Location: Cherry Lane **Hydraulic Analysis on File**
Size: 7/730 Acres 25 Lots 13 Duplex 12 Single Family
Proposed Use: Residential **Constructions Plans on File**
Presently Zoned: R-2 **Bond \$309,903.35 on File**
Comprehensive Plan:

10. Docket Number: \$S-953-05 Larry Tingle
Applicant: Burwell Todds Point Farm
Request: Amended Agricultural Division
Location: Todds Point Road
Size: 25.89 Acres 2 Tracts of 5.01 Acres each
Proposed Use: Agricultural
Presently Zoned: Agricultural
Comprehensive Plan:
Shelby County

11. Docket Number: #S-954-05 Al Andrews
Applicant: Hi-Point Industrial Park
Request: Preliminary
Location: Boone Station Road & Mt. Vernon Drive
Size: 133.36 Acres 13 Tracts – 3 plus acres and larger
Proposed Use: Light Industry **Restrictions on File**
Presently Zoned: I-1
Comprehensive Plan:
Shelbyville

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12. Docket Number:
Applicant:
Request:
Location:
Size:
Proposed Use:
Presently Zoned:
Comprehensive Plan:

BOND RELEASES

13. Docket Number
Applicant:
Request:
Location:
Size:
Proposed Use:
Presently Zoned:
Comprehensive Plan

14. Docket Number:
Applicant:
Request:
Location:
Size:
Proposed Use:
Presently Zoned:
Comprehensive Plan