

**AGENDA
TRIPLE S PLANNING AND ZONING COMMISSION**

DATE: March 15, 2005

APPROVAL OF MINUTES: February 15, 2005

**FINDINGS OF FACTS AND TRANSCRIPT: Test – January 18, 2005
Test - February 15, 2005
Simpsonville Commerce Center**

FINANCIAL STATEMENT: January

1. Docket Number: #S-PUD-955-05 Courtney Yartz

Applicant: The reserve of Twin Springs

Request: Preliminary Residential PUD

Size: 15.29 acres 31 buildings 62 units

Location: Hooper Station Road

Proposed Use: Residential

Presently Zoned: R-2

Comprehensive Plan:

Shelby County

Restrictions on File

Hydraulic Study – Erosion

Protection and Sediment

Control on File

Road Construction Plans on File

2. Docket Number: #S-PUD-956-05

Joe Grider

Applicant: Osprey Cove Section III

Request: Amended Preliminary Residential PUD

Location: Gray Hawk Drive and White Hawk Drive

Size: 21.339 acres 66 units

Proposed Use: Condos and 4-plex

Presently Zoned: R-4

Comprehensive Plan

Shelbyville

3. Docket Number: #S-957-05

Horace Brown

Applicant: Gene Wilder Farm

Request: Agricultural Division

Size: 62 acres 3 tracts 1-2.001 acres 1-33.009 acres 1-27.043 acres

Location: Bagdad Road

Proposed Use: Agricultural

Presently Zoned: Agricultural

Comprehensive Plan:

Shelby County

4. **Docket Number:** #S-958-05 Jennifer Herrell
Applicant: Copperfield
Request: Preliminary Subdivision **Storm Water Analysis on File**
Location: Benson Pike **Road Plans on File**
Size: 18.54 Acres 51 Lots **Erosion Control on File**
Proposed Use: Residential
Presently Zoned: R-2
Comprehensive Plan:
Shelby County
5. **Docket Number:** #S-959-05 Jennifer Herrell
Applicant: Jewish Hospital Properties **Requested Waivers**
Request: Amended Development Plan **1. 25' bldg line – waiver of 25'**
Location: Willow Wood and Cherry Wood Drive **2. 30' side yard-waiver of 10'**
Size: 2.99 Acres **3. 15' rear yard-waiver of 35'**
Proposed Use: Medical Offices **4. Parking in front yard.**
Presently Zoned: P-2 **5. 120 spaces to 60 parking spaces**
Comprehensive Plan: Amended Lighting Plan on File
Shelbyville Amended Drainage/Erosion Control Plan
6. **Docket Number:** #S-960-05 John Carroll
Applicant: The Reserves of Todd Station
Request: Reconsideration **Requested Waivers**
Location: Lincoln Station **1. 4 lots 12' side yard to 7' on 1 side.**
Size: 17.47 acres 45 building lots **2. 10 lots 12 side yard to 7' on 2 sides.**
Proposed Use: Residential **3. 2 lots 12' side yard to 7' on 1 side.**
Presently Zoned: R-2
Comprehensive Plan:
Simpsonville
7. **Docket Number:** #S-961-05 Eric Brewer
Applicant: Rite Aid **Grading Plan on File**
Request: Development Plan **Lighting Plan on File**
Location: Midland Trail & Peachtree Street **Requested Waivers**
Size: 1.99 acre **1. 126 parking spaces required – 59 provided**
Proposed Use: Pharmacy **2. A waiver to reduce the required parking**
Presently Zoned: C-2 **setback from 50' to 10' along Midland**
Comprehensive Plan: Trail and from 25' to 20' on Peachtree St.
Shelbyville **3. A waiver on the setback from Peachtree St.**
for thePylon sign from 25' to 10'

4. A waiver on the setback for the dumpster enclosure from 25' to 4.5'.
5. A waiver on signage area and number to allow 72 sq. ft. sign on each of the south and west sides of the building and 21 sq. ft. band sign along the front of the building.

8. Docket Number:

BOND RELEASES

Applicant:

Request:

Dogwood Trace Phase V

Partial Release

Location:

North Country Sect. 4 Phase 2

Partial Release

Size:

Proposed Use:

Presently Zoned:

Comprehensive Plan:

9. Docket Number:

Applicant:

Shelby County Conservation District Letter

Request:

Location:

Size:

Proposed Use:

Presently Zoned:

Comprehensive Plan:

Bemiss appointment to Regional Planning Council