

**AGENDA**  
**TRIPLE S PLANNING AND ZONING COMMISSION**

**DATE:** *May 17, 2005*

**APPROVAL OF MINUTES:** *April 19, 2005 and April 20, 2005*

**FINDINGS OF FACTS AND TRANSCRIPT:** **McBride Property**  
**Hunter Property**  
**Jones Property**  
**Twin Springs Center**  
**Bob Wood Property**  
**Shelby Mini Storage**

**FINANCIAL STATEMENT:** *March*

- 1. Docket Number:** #S-PUD-969-05 Charlie Moody  
**Applicant:** A-Plus 10% Less Self Storage **Hydraulic Analysis on File**  
**Request:** Preliminary Commercial PUD **Erosion, Sediment Control on File**  
**Size:** 1.98 **Lighting Plan on File**  
**Location:** Frankfort Road **Grading Plan on File**  
**Proposed Use:** Self Storage Units **11 Parking Spaces**  
**Presently Zoned:** Commercial  
**Comprehensive Plan:**  
Shelby County
- 2. Docket Number:** #S-970-05 Larry Tingle  
**Applicant:** Aldridge Farm  
**Request:** Minor Division  
**Location:** Mt. Eden Road **Restrictions on File**  
**Size:** 1 Tract 2.14 acres 34.92 Residual  
**Proposed Use:** Agricultural  
**Presently Zoned:** Agricultural  
**Comprehensive Plan:**  
Shelby County
- 3. Docket Number:** #S-971-05 Larry Tingle  
**Applicant:** Aldridge Farm  
**Request:** Agricultural Division **Restrictions on File**  
**Size:** 4 Tracts 1 tract .084 acre to adjoining property  
3 tracts 5 acres and larger  
**Location:** Mt. Eden Road  
**Proposed Use:** Agricultural  
**Presently Zoned:** Agricultural  
**Comprehensive Plan:**  
Shelby County

**4. Docket Number:** #S-972-05 Charlie Moody  
**Applicant:** Hunter Estates  
**Request:** Agricultural Division  
**Location:** Hunters Lane  
**Size:** 28.34 5 Tracts all 5 acres and larger  
**Proposed Use:** Agricultural **Restrictions on File**  
**Presently Zoned:** Agricultural  
**Comprehensive Plan:**  
**Shelby County**

**5. Docket Number:** #S-973-05 Charlie Moody  
**Applicant:** Herrick Farm residual Divided  
**Request:** Agricultural Division  
**Location:** Scott Station Road  
**Size:** 1 Tract 9.64 acres 139.56 Residual  
**Proposed Use:** Agricultural  
**Presently Zoned:** Agricultural  
**Comprehensive Plan:**  
**Shelby County**

**6. Docket Number:** #S-974-05 Don Turner  
**Applicant:** Turner & Kaiser  
**Request:** Agricultural Division  
**Location:** Hempridge Road  
**Size:** 128.080 4 Tracts all 5 acres and larger  
**Proposed Use:** Agricultural **Restrictions on File**  
**Presently Zoned:** Agricultural  
**Comprehensive Plan:**  
**Shelby County**

**7. Docket Number:** #S-DP-975-05 Nick Chapman  
**Applicant:** Stonecrest Business Park Lot 17-A **Waivers Requested**  
**Request:** Development Plan **Parking in front yard**  
**Location:** Stonecrest Road **Parking Spaces Required - 108**  
**Size:** 0.808 acre 1 building **Requesting - 54**  
**Proposed Use:** Office  
**Presently Zoned:** Commercial **Drainage Calculations on plat**  
**Comprehensive Plan:**  
**Shelbyville**

**8. Docket Number:** #S-976-05 Al Andrews  
**Applicant:** Hi-Point Industrial Park Section I  
**Request:** Final **Road plans on File**  
**Location:** Mt. Vernon Drive  
**Size:** 46.72 Acres 10 Lots  
**Proposed Use:**  
**Presently Zoned:** I-1  
**Comprehensive Plan:**  
Shelbyville

**9. Docket Number:** #S-977-05 Horace Brown  
**Applicant:** Summitt Farm  
**Request:** Agricultural Division **Restrictions on File**  
**Location:** Hansborough Road  
**Size:** 1-5 acre tract 19.46 Residual  
**Proposed Use:** Agricultural  
**Presently Zoned:** Agricultural  
**Comprehensive Plan:**  
Shelby County

**10. Docket Number:** #S-978-05 Kevin Young  
**Applicant:** Cardinal Club Estates (The Links) **Restrictions on File**  
**Request:** Final **Road Construction Plans on File**  
**Location:** off Links Drive  
**Size:** 9.94 acres  
**Proposed Use:** Residential **Bond: \$157,774.00**  
**Presently Zoned:** R-4  
**Comprehensive Plan:**  
Simpsonville

**11. Docket Number:** #S-979-05 Kevin Young  
**Applicant:** The Reserves of Todds Station  
**Request:** Final **Road Construction Plans on File**  
**Location:** off Lincoln Station Drive  
**Size:** 14.47 acres 45 Lots **Bond: \$590,167.60**  
**Proposed Use:** Residential  
**Presently Zoned:** R-2  
**Comprehensive Plan:**  
Simpsonville

**12. Docket Number: #S-DP-980-05**

Mark Patterson

**Applicant:** American Founders Bank      **Grading, Drainage & Erosion**

**Request:** Development Plan      **Control Plan on File**

**Location:** Midland Trail      **Hydraulic Analysis on File**

**Size:** 0.519 acre 1 building      **Lighting Plan on File**

**Proposed Use:** Bank      **Waivers Requested**

**Presently Zoned:** C-2      **1. Parking spaces required - 56**  
**Comprehensive Plan**      **Requesting - 24**

Shelbyville

- 2. Allow parking in front building setback**
- 3. Allow sign 6 feet from east property line for waiver of 13 feet by utilizing previous sign pole.**

**13. Docket Number:**

**BOND RELEASES**

**Applicant:**

**Request:**

**Location:**

**Audit Proposal**

**Size:**

**Proposed Use:**

**Presently Zoned:**

**Comprehensive Plan**

**Comprehensive Plan**