

**AGENDA
TRIPLE S PLANNING AND ZONING COMMISSION**

DATE: June 21, 2005

APPROVAL OF MINUTES: May 17, 2005

FINDINGS OF FACTS AND TRANSCRIPT:

FINANCIAL STATEMENT: April

- 1. Docket Number: #Z-332-05** Larry Tingle
Applicant: Walker/Coleman Property Tenth Street
Request: Zone Change Comm to I-1
Size: Tract 2 – 5,333 sq. ft. Tract 3 – 5,120 sq. ft.
Location: Tenth & Henry Clay Streets
Proposed Use: Body Shop
Presently Zoned: Commercial
Comprehensive Plan: General Commercial & Warehouse
Shelbyville
- 2. Docket Number: #S-PUD-981-05** Joe Grider
Applicant: Osprey Cove Section III
Request: Amended Preliminary Residential PUD Hydraulic analysis ????
Location: White Hawk Drive & Sparrow Hawk Drive Erosion Plan ?????
Size: 19.904 acres 20 Buildings 63 Patio Homes Drainage Plan ??????
Proposed Use: Patio Homes – Condos Requested Waivers
Presently Zoned: R-4 **1. 20' front building line for units 30 - 34**
Comprehensive Plan **& 40 – 63.**
2. 15' front building line on units 35 - 39
Shelbyville
- 3. Docket Number: #S-PUD-982-05** Vector Development
Applicant: Shelby Mini Storage Hydraulic Analysis on File
Request: Preliminary Commercial PUD Grading, Drainage & Erosion Control on File
Size: 7.28 acres - 19 Buildings Lighting Plan on File
Location: Mack Walters Road Parking Spaces - 3
Proposed Use: Mini Warehouse
Presently Zoned: C-4
Comprehensive Plan:
Shelbyville

4. Docket Number:

Applicant: Green Meadows
Request: Request for extension
Location: LaGrange Road
Size: 7/16/03 – Given 2 year extension on preliminary to
Proposed Use: work on traffic problems.
Presently Zoned:
Comprehensive Plan:
Shelbyville

5. Docket Number: #S-976-05

Al Andrews

HELD OVER FROM MAY MEETING

Applicant: Hi-Point Industrial Park Sect I
Request: Preliminary **Road plans on File**
Location: Mt. Vernon Drive **Protective Covenants on File**
Size: 46.72 acres 10 lots **Hydraulic Analysis on File**
Proposed Use: Industrial
Presently Zoned: I-1
Comprehensive Plan:

Shelbyville

6. Docket Number: #S-978-05

Kevin Young

HELD OVER FROM MAY MEETING

Applicant: Cardinal Club Estates (The Links)
Request: Final
Location: off Links Drive **Road Plan on File**
Size: 9.94 acres 31 Lots **Bond \$157,774.00 on File**
Proposed Use: Residential
Presently Zoned: R-4
Comprehensive Plan:

Simpsonville

7. Docket Number: # S-DP-980-05

Vector Development

HELD OVER FROM MAY MEETING

Applicant: Icon Property Tract 1-B **Grading, Drainage & Erosion on File**
Request: Development Plan **Hydraulic Analysis on File**
Location: Bayne Avenue & Midland Trail **Lighting Plan on File**
Size: 0.519 acre 1 building **Waivers Requested**
Proposed Use: Office **1. Parking spaces required - 56**
Presently Zoned: C-2 **requesting - 24**
Comprehensive Plan: **2. To allow parking in front building line.**
3. Allow sign 6' from east property line
waiver of 13'

Shelbyville

8. **Docket Number:** #S-PUD-983-05 Al Andrews
Applicant: A+ 10 Percent Less Self Storage
Request: Final **Erosion and Sediment Control Plan on File**
Location: Frankfort Road **Lighting plan on File**
Size: 1.98 acres 4 buildings **Parking Spaces - 11**
Proposed Use: Self storage units
Presently Zoned: Commercial
Comprehensive Plan:

Shelby County

9. **Docket Number:** #S-984-05 Vector Development
Applicant: Dale Place **Restrictions on File**
Request: Final **Hydraulic Analysis on File**
Location: Hill-N-Dale Road **Road Construction plans on File**
Size: 5.994 acres 15 lots **Drainage & Erosion Plan**
Proposed Use: Residential **\$178,881.25 Bond on File**
Presently Zoned: R-2 Single Family only
Comprehensive Plan:

Simpsonville

10. **Docket Number:** #S-985-05 Larry Tingle
Applicant: Brighton Business Center Tract 28B-27C
Request: Amended Plat/Development Plan **Requested Waivers**
Location: Brighton Circle **1. Lot frontage from 150; to 50'**
Size: 1.74 acre **(waiver of 100')**
Proposed Use: Hotel **2. Width of parking spaces from 10'**
Presently Zoned: X-2 **wide to 9' wide**
Comprehensive Plan: **Lighting Plan on File**

Shelbyville **Drainage & erosion control plan on file**

11. **Docket Number:** #S-986-05 Vector Development
Applicant: Bridlewood Estates **Restrictions on File**
Request: Preliminary **Hydraulic Analysis on File**
Location: Mack Walters Road **Erosion Control Plan on File**
Size: 69.08 acres 260 lots **Road construction plans on File**
Proposed Use: Residential
Presently Zoned: R-3 Single Family only
Comprehensive Plan:

Shelbyville

12. **Docket Number:** #S-987-05 Steve Franklin
Applicant: Kingbrook Commerce Center
Request: Development Plan **Parking Spaces - 107**
Location: Buck Creek Road **Hydraulic Analysis on File**
Size: 9.687 acres 3 buildings **Erosion Control on File**
Proposed Use: Small Animal Hospital & Pet Lodge
Presently Zoned: I-1
Comprehensive Plan

Simpsonville

13. **Docket Number:** **Bond Releases**
Applicant:
Request:
Location:
Size:
Proposed Use:
Presently Zoned:
Comprehensive Plan **Public Hearing**
Amendment to Subdivision Regulations