

**AGENDA
TRIPLE S PLANNING AND ZONING COMMISSION**

DATE: November 15, 2005

APPROVAL OF MINUTES: October 18, 2005

FINDINGS OF FACTS AND TRANSCRIPT:

Financial Statement: September

1. Docket Number: #S-1005-05 Vector Development

Held Over from October 18, 2005

Applicant: Knob View Estates

Request: Preliminary

Restrictions on File

Location: Knob Street

Construction Plans on File

Size: 10 Acres 21 Lots

Erosion Control Plan on File

Proposed Use: Residential **Hydraulic Analysis on File**

Presently Zoned: R-1

Comprehensive Plan:

Shelby County

2. Docket Number: #Z-337-05 Vector Development

HELD OVER FROM OCTOBER 18, 2005

Applicant: Bland Property

Request: Zone Change Agri & R to R-3 Single Family Only and F/C

Size: 43.60 Acres 138 Lots

Location: Old Seven Mile Road

Proposed Use: Residential

Presently Zoned: Agricultural and Residential

Comprehensive Plan: Residential Low Density & Conservation

Shelbyville & Shelby County

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- 3. Docket Number:** #S-PUD-1010-05 Kevin Young
Applicant: Simpsonville Commerce Center
Request: Preliminary
Location: 819 Buck Creek Road
Size: 29 Acres
Proposed Use: Pilot Truck Stop and Retail Center
Presently Zoned: X-2
Comprehensive Plan:
Simpsonville

- 4. Docket Number:** #S-PUD-1011-05 Larry Tingle
Applicant: Equistrian Lakes Requested Waivers
Request: Preliminary Agricultural Division **1. Dimensional waiver on**
Location: Fisherville Road **length of cul-de-sac.**
Size: 468.51 Acres 39 Tracts
Proposed Use: Agricultural
Presently Zoned: Agricultural **Erosion Control Plan on File**
Comprehensive Plan: **Road Construction Plans on File**
Shelby County **Hydraulic Analysis on File**
Restrictions on File

- 5. Docket Number:**
Applicant: Albert Moffett
Request: Pre-Preliminary
Location: Simpsonville Property - 3 Lots
Size:
Proposed Use:
Presently Zoned:
Comprehensive Plan:

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6. **Docket Number:** #S-DP-1012-05 Kerry Magan
Applicant: Fairway Crossing Lot 9
Request: Development Plan **Hydraulic Analysis on File**
Location: Clubhouse Drive & Fairway Crossing **Lighting Plan on File**
Size: 1.71 Acre **Drainage & Erosion Control Plan on File**
Proposed Use: Retail **Parking Spaces 76 – Required 46**
Presently Zoned: X-1
Comprehensive Plan:

Shelbyville

7. **Docket Number:** S-DP-1013-05 Kerry Magan
Applicant: Fairway Crossing Lot 10
Request: Development Plan **Hydraulic Analysis on File**
Location: Clubhouse Drive **Lighting Plan on File**
Size: 1.67 Acres **Drainage & Erosion Plan on File**
Proposed Use: Retail Building **Parking Spaces 55 – Required 42**
Presently Zoned: X-1
Comprehensive Plan:

Shelbyville

8. **Docket Number:** #S-DP-1014-05 Kerry Magan
Applicant: Andriot Property **Requested Waivers**
Request: Development Plan **1. 6 ft. Building limit – waiver of 4 ft.**
Location: Main Street **2. 1 ft. Side Yard – waiver of 7 ft.**
Size: 17,692 Sq. Ft. **Hydraulic Analysis on File**
Proposed Use: Retail **Lighting Plan on File**
Presently Zoned: Mixed Use Historic & C-1 **Drainage & Erosion Control**
Comprehensive Plan: **Plan on File**

Shelbyville

Parking Spaces 21 – Required 32
11 on street

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9. **Docket Number:** #S-DP-1015-05 Kerry Magan
Applicant: Walker & Coleman Waivers Requeste
Request: Development Plan 1. 3' Building Limit – Waiver of 37'
Location: Tenth & Clay Streets 2. 1' Side yard – Waiver of 49'
Size: 0.24 Acre 3. 1' Rear yard – Waiver of 49'
Proposed Use: Automotive Paint Shop
Presently Zoned: I-1 Hydraulic Analysis on File
Comprehensive Plan: Drainage & Erosion Control Plan on File
Shelbyville
10. **Docket Number:** #S-1016-05 Mike Keal
Applicant: Persimmon Ridge Phase XV
Size: 16.40 Acres 26 Lots
Request: Final Road Construction Plans on File
Location: Persimmon Ridge Drive
Proposed Use: Residential
Presently Zoned: Agricultural
Comprehensive Plan:
Shelby County
11. **Docket Number** BOND RELEASES
Applicant: Todds Station –Sub-Section 2 Partial Release
Request: Meadow Glen – Section 1 Partial Release
Location: Fairway Crossing Lots 5,6,7,8 Partial Release
Size: Cardinal Club Estates Partial Release
Proposed Use: Creekside Village – Phase II Partial Release
Presently Zoned: Creekside Village – Phase I Final Release
Comprehensive Plan: Rolling Ridge – Phase 5 – Section 1 & 2 Final Release
12. **Docket Number**
Applicant:
Request: New Fee Schedule Approval

Location:
Size:
Proposed Use:
Presently Zoned:
Comprehensive Plan

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