

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

**DATE:** April 18, 2006

**APPROVAL OF MINUTES:** March 21, 2006

**FINDINGS OF FACTS AND TRANSCRIPT:** 103 Old Veechdale Road  
Hatmaker & Reynolds Property  
Hochstrasser Property

**FINANCIAL STATEMENT:** February

1. **Docket Number:** #Z-346-06 Larry Tingle  
**Applicant:** Logan Linen Property  
**Request:** Zone Change Downtown Commercial to I-1  
**Size:** 1.67 acres **Traffic Study not Required**  
**Location:** 310 Martin Luther King, Jr. Street  
**Proposed Use:** Light Industrial  
**Presently Zoned:** Downtown Commercial  
**Comprehensive Plan:** General Commercial

**Shelbyville**

2. **Docket Number:** #Z-347-06 Kerry Magan  
**Applicant:** Middleton Heights Lot 28  
**Request:** Zone Change Residential to C-2  
**Location:** 213 Sunset Way **Traffic Study not Required**  
**Size:** 0.17 acre  
**Proposed Use:** Retail  
**Presently Zoned:** Residential  
**Comprehensive Plan:** Neighborhood Light Commercial

**Shelby County**

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**3. Docket Number:** #S-PUD-1047-06 (A-B-C) Al Andrews

**Applicant:** Hi-Point Industrial Park Lot 5

**Request:** Preliminary Industrial PUD

**Lighting Plan on File**

**Location:** Mt. Vernon Drive & Conder Drive **Erosion & Drainage Notes on Plat**

**#S-PUD-1047-A-06 – Lot 5 - 4.44 Acres 3 Buildings 111 Parking Spaces**

**#S-PUD-1047-B-06 - Lot 6-A 2.39 Acres 3 Buildings 51 Parking Spaces**

**#S-PUD-1047-C-06- Lot 6-B 2.15 Acres 2 Buildings 30 Parking Spaces**

**Proposed Use:** Industrial

**Requested Waivers**

**Presently Zoned:** I-1

**1. To allow building on lot 6-A to encroach into 50 ft. side/rear yard by 18 ft.**

**Comprehensive Plan:**

**2. To allow curbing to be placed inside 8 ft. Landscape strip**

**Shelbyville**

**4. Docket Number:** #S-1038-06

John Applegate

**Held over from March 21, 2006 meeting**

**Applicant:** Wm. Martin Farm Divided

**Restrictions on File**

**Request:** Agricultural Division

**Location:** Henry Smith Road

**Size:** 114.51 Acres – 6 Tracts 5 Tracts all 5 acres and Larger

1 Tract to be joined to adjoining property

**Proposed Use:** Agricultural

**Presently Zoned:** Agricultural

**Comprehensive Plan:**

**Shelby County**

**5. Docket Number:** #S-1042-06

Vector Development

**Held over from March 21, 2006 meeting**

**Applicant:** Goins Property

**Restrictions on File**

**Request:** Minor Division

**Location:** Taylorsville Road

**Size:** 4.002 Acres 2 Tracts each 2 acres

**Proposed Use:** Agricultural

**Requested Waiver**

**Presently Zoned:** Agricultural

**15 acre residual**

**Comprehensive Plan:**

**Shelby County**





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- 12. Docket Number:** #S-1054-06 Al Andrews  
**Applicant:** Hi-Point Industrial Park Tract 6  
**Request:** Final Amended Plat for Tract 6 **Construction Plans on File**  
**Location:** Mt. Vernon & Conder Way  
**Size:** 10.12 Acres Tract 5-6A-6B  
**Proposed Use:** Industrial  
**Presently Zoned:** I-1  
**Comprehensive Plan**  
**Shelbyville**

- 13. Docket Number:** #S-DP-1055-06 Al Andrews  
**Applicant:** Hi-Point Commercial Development  
**Request:** Development Plan **8 Parking Spaces**  
**Location:** Alpine Drive **Grading & Drainage Plan on File**  
**Size:** 1.11 Acre **Landscape Plan on File**  
**Proposed Use:** Commercial **Lighting Plan on File**  
**Presently Zoned:** C-4 **Hydraulic Analysis on File**  
**Comprehensive Plan:**  
**Shelbyville**

- 14. Docket Number:** #S-1056-06 Kerry Magan  
**Applicant:** Middleton Heights Lots 1-7 Block A  
**Request:** Development Plan  
**Location:** Midland Trail & Sunset Way  
**Size:** 2.23 Acres  
**Proposed Use:** Commercial  
**Presently Zoned:** C-2  
**Comprehensive Plan:**  
**Shelby County**

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**Bond Releases**

**Lone Oaks Subdivision Final  
City of Simpsonville calling in this bond for final coat  
of pavement.**

**Reserves of Todd Station  
(Sewer)**

**Partial Release**

**Authorize Chairman to sign agreement with  
Wilbur Smith, Associates**