

**AGENDA
TRIPLE S PLANNING AND ZONING COMMISSION**

DATE: May 24, 2006

APPROVAL OF MINUTES:

FINDINGS OF FACTS AND TRANSCRIPT:

FINANCIAL STATEMENT:

1. Docket Number: #S-1058-06 Mike Roberts

Applicant: Rucker Farm Tract 1

Request: Minor Division

Restrictions on File

Size: 1 Tract 2.859 Acres 39.156 Residual

Location: Christianburg Road

Proposed Use: Agricultural

Presently Zoned: Agricultural

Comprehensive Plan:

Shelby County

2. Docket Number: #S-1059-06 Mike Roberts

Applicant: Rucker Farm Divided

Request: Agricultural Division

Location: Christianburg Road

Size: 3 Tracts - all 5 acres plus 15.865 Residual

Proposed Use: Agricultural

Presently Zoned: Agricultural

Comprehensive Plan:

Shelby County

3. Docket Number: #S-DP-1060-06 Kevin Young

Applicant: Simpsonville Commerce Center Tract 3 **Lighting Plan on File**

Request: Development Plan

Landscape Plan on File

Size: 1.23 Acres

52 Parking Spaces

Location: Buck Creek Road

Requested Waivers

Proposed Use: Drive Thru Restaurant **1. Waiver from Section 1013.D.2 to**

Presently Zoned: X-2 PUD

provide a portion of the 5 ft.

Comprehensive Plan:

landscape island required

Simpsonville

between the drive-thru lane

and the by-pass lane.

2. Waiver from Section 1130.1 to allow two signs mounted on the north building face to have a total area of 62 square feet.

- 4. Docket Number:** #S-DP-1061-06 Kevin Young
Applicant: Simpsonville Commerce Center Tract 6 **Lighting Plan on File**
Request: Development Plan **Landscape Plan on File**
Location: Aristocrat Court off Buck Creek Road
Size: 1.19 acre **46 Parking Spaces**
Proposed Use: Retail/Warehouse **Requested Waiver**
Presently Zoned: X-2 PUD **1. Waiver to allow proposed building to encroach into 50 ft. rear yard.**
Comprehensive Plan:

Simpsonville

- 5. Docket Number:** #S-1062-06 Mike Roberts
Applicant: Adams Property
Request: Residual Tract **Requested Waiver**
Location: Cedarmore Road **Frontage from 250 ft. to 177.43 ft.**
Size: 1 Tract 1.322 Acres
Proposed Use: Agricultural **Wants no restrictions – existing house**
Presently Zoned: Agricultural
Comprehensive Plan:

Shelby County

- 6. Docket Number:** #S-1063-06 Don Lorenz
Applicant: Indian Springs Section 6
Request: Final **Restrictions on File**
Location: Indian Springs Trace off Hempridge Road
Size: 134.81 Acres 23 Lots all 5 acres plus
Proposed Use: Agricultural **Hydraulic Analysis on File**
Presently Zoned: Agricultural **Bond for \$361,601.75 on File**
Comprehensive Plan:

Shelby County

7. **Docket Number:** #S-1064-06 Charlie Moody
Applicant: Kingsolver Division
Request: Minor Division **Restrictions on File**
Location: Rockbridge Road
Size: 9.47 Acres 2 Tracts 3.95 and 5.00 Acres
Proposed Use: Agricultural **Requested Waiver**
Presently Zoned: Agricultural **Residual requirement of 15 acres to**
Comprehensive Plan: **0 acres.**
- Shelby County

8. **Docket Number:** #S-PUD-1065-06 Al Andrews
Applicant: Hi-Point Industrial Park Lot 5
Request: Final PUD **110 Parking Spaces**
Location: Mt. Vernon Drive **Lighting Plan on File**
Size: 4.44 Acres 3 Buildings **Construction Plans on File**
Proposed Use: Industrial **Grading & Drainage Plan on File**
Presently Zoned: I-1 **Landscape Plan on File**
Comprehensive Plan: **Bond of \$52,500.00 on File**
- Shelbyville

9. **Docket Number:** #S-PUD-1066-06 Al Andrews
Applicant: Hi-Point Industrial Park Lot 6A – 6B
Request: Final PUD **Lighting Plan on File**
Location: Conder Drive
Size: Lot 6A – 2.39 Acres **51 Parking Spaces**
24 Parking Spaces
Proposed Use: Industrial **Construction Plans on File**
Presently Zoned: I-1 **Grading & Drainage Plan on File**
Comprehensive Plan: **Landscape Plan on File**
- Shelbyville

- 10. Docket Number:** #S-1067-06 Charlie Moody
Applicant: Wheeler Farm Divided
Request: Minor Division **Restrictions on File**
Location: Moody Pike
Size: 1 Tract 2.00 Acres 126.27 Residual
Proposed Use: Agricultural
Presently Zoned: Agricultural
Comprehensive Plan:

Shelby County

- 11. Docket Number:** #S-1068-06 Charlie Moody
Applicant: Wheeler Farm Divided
Request: Agricultural Division **Restrictions on file**
Location: Moody Pike
Size: 20.88 Acres 4 Tracts – 5 acres plus 104.61 Residual
Proposed Use: Agricultural
Presently Zoned: Agricultural
Comprehensive Plan:

Shelby County

- 12. Docket Number:** #s-1069-06 Vector Development
Applicant: Farming Meadows II **Restrictions on File**
Request: Final **Hydraulic Analysis on File**
Location: Fletcher Way off Cherry Lane
Size: 8.108 Acres 25 Lots **Grading, Drainage & Erosion Control Plan**
Proposed Use: Residential **on File**
Presently Zoned: R-2 Single Family **Road Construction Plan on File**
Comprehensive Plan: **Bond of \$299,096.90 on File**

Shelby County