

**AGENDA
TRIPLE S PLANNING AND ZONING COMMISSION**

DATE: June 20, 2005

**APPROVAL OF MINUTES: May 17, 2006
May 24, 2006**

**FINDINGS OF FACTS AND TRANSCRIPT: Shoppes at Shelby Pointe Tract 1
Shoppes at Shelby Pointe Tract 2-13 & 1001
Threlkeld Property
The Village of Northridge
Northside Apartments**

FINANCIAL STATEMENT: April

1. Docket Number: #Z-353-06 Vector Development
Applicant: Coulter Property
Request: Zone Change R-1 to C-3 **Traffic Study not needed**
Size: .48 acre
Location: 7308 Shelbyville Road
Proposed Use: Office/Retail
Presently Zoned: R-1
Comprehensive Plan: High Density Residential
Simpsonville

2. Docket Number: #Z-354-06 Kerry Magan
Applicant: Waze Property **Requested Waivers**
Request: Zone Change I-1 to R-1 **1. Minimum lot width 65 ft. (waiver of 10 ft)**
Location: end of Ardmore Lane **2. Minimum lot area 7500 sq. ft. (waiver of 5000 ft)**
Size: 89.0 acres **3. Minimum front yard 20 ft. –Minimum to
garage 30 ft. (waiver of 10 ft)**
Proposed Use: Residential **4. Minimum Side Yard 5ft. (waiver of 10 ft)**
Presently Zoned: I-1
Comprehensive Plan: Light Industrial
Shelby County

3. Docket Number: #Z-355-06

Kerry Magan

Applicant: Waze Property

Requested Waivers

Request: Zone Change Agri & R to R-1

1. Minimum lot width 65 ft.

Size: 94.5 acres

(waiver of 10 ft)

Location: 2427 Shelbyville Road

2. Minimum lot area 7500 sq.ft.

Proposed Use: Residential

(waiver of 5,000 sq.ft.)

Presently Zoned: Agri & R

3. Minimum front yard 20 ft., Minimum to

Comprehensive Plan: 1. General Commercial

garage 30 ft. (waiver of 10 ft.)

Shelby County

2. Residential Low Density

4. Minimum side yard 5 ft.

3. Very Low Density

(waiver of 10 ft.)

4. Conservation

4. Docket Number: #S-PUD-1070-06

Kerry Magan

Applicant: Stonecrest Business Park Lot 17A

Request: Final Commercial PUD

Hydraulic Analysis on File

Location: Stonecrest Road

Construction Plans on File

Size: .81 acre

46 Parking Spaces

Proposed Use: Offices

Presently Zoned: Commercial

Comprehensive Plan:

Shelbyville

5. Docket Number: #S-1062-06

Mike Roberts

Denied at May 24 meeting coming for reconsideration

Applicant: Adams Property

Request: Reconsideration of Residual Tract

Requested Waiver

Location: Cedarmore Road

Frontage from 250 ft. to 177.43 ft.

Size: 1 tract 1.322 acre

Proposed Use: Agricultural

Wants no restrictions.

Presently Zoned: Agricultural

Comprehensive Plan:

Shelby County

10. **Docket Number:** #S-1074-06 Charlie Moody
Applicant: Forest Hills Estates
Location: 589 Buzzard Roost Road **Restrictions on File**
Size: 118.32 acres 9 Tracts all 5 acres and larger
Proposed Use: Agricultural
Presently Zoned: Agricultural
Comprehensive Plan:
Shelby County
11. **Docket Number:** #S-1075-06 Charlie Moody
Applicant: Hunter's Trace
Request: Agricultural Division **Restrictions on File**
Location: 3740 Aiken Road & Cooper Lane
Size: 56.18 acres 9 Tracts all 5 acres and larger
Proposed Use: Agricultural
Presently Zoned: Agricultural
Comprehensive Plan:
Shelby County
12. **Docket Number:** **BOND RELEASES**
Applicant:
Request: Bridlewood Partial Release
Location: Magnolia Place Partial Release
Size:
Proposed Use: Rolling Ridge Phase 3B Final Release
Presently Zoned:
Comprehensive Plan
13. **Docket Number:** **DEVELOPMENT PLAN DISCUSSION**
Applicant:
Request:
Location: **Report on Equipment Purchase**
Size:
Proposed Use:
Presently Zoned: **Letter regarding Letter of Credit**
Comprehensive Plan