

**AGENDA  
TRIPLE S PLANNING AND ZONING COMMISSION**

**DATE:** *January 18, 2005*

**APPROVAL OF MINUTES:** **December 14, 2004**

**FINDINGS OF FACTS AND TRANSCRIPT:** **Simpsonville Fire Department  
Moody Property**

**FINANCIAL STATEMENT:** **November**

- 1. Docket Number:** #Z-324-05 Kerry Magan  
**Applicant:** Test Property  
**Request:** Zone Change Agri to C-2  
**Size:** 1.99 Acre  
**Location:** Taylorsville Road and Finchville Road  
**Proposed Use:** Convenience Store  
**Presently Zoned:** Agricultural  
**Comprehensive Plan:** Residential & Agricultural  
Shelby County
- 2. Docket Number:** #S-934-05 Al Andrews  
**Held over from November & December**  
**Applicant:** Knob Meadows Estates  
**Request:** Preliminary  
**Location:** Frankfort Road  
**Size:** 161.724 Acres 55 Lots **Restrictions on File**  
**Presently Zoned:** Residential & Agricultural **Hydraulic Analysis on File**  
**Comprehensive Plan:**  
Shelby County
- 3. Docket Number:** #S-939-05 Larry Tingle  
**Applicant:** Armstrong Acres Lot 4 & 8-A  
**Request:** Amended Plat  
**Size:** 35.51 Acres 3-Tracts – 5.19 acres – 15.10 acres – 15.22 acres  
**Location:** Elmburg Road & Benson Pike  
**Proposed Use:** Agricultural  
**Presently Zoned:** Agricultural  
**Comprehensive Plan:**  
Shelby County

4. **Docket Number:** #S-940-05 Jennifer Herrell  
**Applicant:** Estates of Osprey Cove Sect. V  
**Request:** Final **Bond on File**  
**Location:** Between Osprey Cover Road & Barlows Brook Road  
**Size:** 10.91 Acres 36 Lots **Restrictions on File**  
**Proposed Use:** Residential **Hydraulic Analysis on File**  
**Presently Zoned:** R-4 **Erosion Control Plan on File**  
**Comprehensive Plan:** **Construction Plans on File**  
Shelbyville
5. **Docket Number:** #S-DP-941-05 Jennifer Herrell  
**Applicant:** Finchville Animal Hospital  
**Request:** Development Plan  
**Location:** 5023 Taylorsville Road  
**Size:** 1.18 acres **Hydraulic Analysis on file**  
**Proposed Use:** Animal Hospital **Waivers Requested**  
**Presently Zoned:** Unincorporated **To reduce parking spaces from 20 to 13.**  
**Comprehensive Plan:** **Proposed monument sign 5 ft. from**  
Shelby County **property line – Waiver of 20 ft.**
6. **Docket Number:** #S-942-05 Ann Richard & Kevin Young  
**Applicant:** The Reserves of Todds Station  
**Request:** Preliminary  
**Location:** Lincoln Station **Restrictions on File**  
**Size:** 17.47 acres 45 Lots **Requested Waivers**  
**Proposed Use:** Residential **Reduce 12 ft. side yard to 7 ft. set back**  
**Comprehensive Plan:** **Reduce 30 ft. front yard to 25 ft.**  
Simpsonville
7. **Docket Number:** #S-943-05 Vector Development  
**Applicant:** American Founders Bank  
**Request:** Development Plan  
**Location:** Midland Trail and Old Finchville Road **Hydraulic Analysis**  
**Size:** 1.102 Acres **Waivers Requested**  
**Proposed Use:** Bank **Allow parking in front building setback.**  
**Presently Zoned:** C-2 **Grading, Drainage & Erosion Control Plan on File**  
**Comprehensive Plan:** **Lighting Plan on File**  
Shelbyville

8. **Docket Number:** #S-PUD-944-05 Joe Marshall  
**Applicant:** Fairway Crossing Section 3  
**Request:** Final Residential PUD **Bond on File**  
**Location:** Abingdon Lane & Ashbourne Drive **Restrictions on File**  
**Size:** 12.362 acres 35 lots **Requested Waivers**  
**Proposed Use:** Residential **Departure from literal conformance with**  
**Presently Zoned:** R-1 **individual lot areas and setbacks such that**  
**Comprehensive Plan:** **minimum lot area shall be 8,400 sq. ft. and**  
Shelbyville **minimum side yard shall be 7 feet each side.**  
**Overall density to comply with R-1.**

9. **Docket Number:** #S-945-05 Larry Williams  
**Applicant:** Larry Williams Property  
**Request:** Record Plat  
**Location:** Old Veechdale Road  
**Size:** 2.12 acres Lot 1 – 13,104 sq. ft. Lot 2 – 1.82 acre  
**Proposed Use:** Residential **Requested Waiver**  
**Presently Zoned:** R-1 **Road frontage waiver on Lot 2, allow**  
**Comprehensive Plan:** **frontage of 67.06 ft. instead of required**  
Simpsonville **75 feet.**

9. **Docket Number:** **BOND RELEASES**  
**Applicant:**  
**Request:**  
**Location:**  
**Size:**  
**Proposed Use:**  
**Presently Zoned:**  
**Comprehensive Plan:**

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

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

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