

AGENDA
TRIPLE S PLANNING AND ZONING COMMISSION

DATE: APRIL 19, 2005

APPROVAL OF MINUTES: MARCH 15, 2005

FINDINGS OF FACTS AND TRANSCRIPT:

FINANCIAL STATEMENT: FEBRUARY

1. **Docket Number:** #Z-323-04 Vector Development
HELD OVER FROM DECEMBER 2004 MEETING
Applicant: McBride Property – Minnowbrook Farm
Request: Zone Change Agri & R-5 to R-3 Single Family Only
Size: 69.08 acres 263 Lots
Location: Mack Walters Road **Traffic Study on File**
Proposed Use: Residential
Presently Zoned: Agri & R-5
Comprehensive Plan: MHP

Shelbyville

2. **Docket Number:** #Z-327-05 Kerry Magan
Applicant: Hunter Property
Request: Zone Change R-2 to C-3
Location: 102 First Street – Simpsonville **REQUESTED WAIVERS**
Size: 0.19 acre **1. 65' lot frontage – waiver of 35'**
Proposed Use: Office or Retail Commercial Space
Presently Zoned: R-2 **Traffic Impact Study not required**
Comprehensive Plan: Low Density Residential

Simpsonville

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3. **Docket Number:** #Z-328-05 Kerry Magan
Applicant: Jones Property
Request: Zone Change R-2 to C-3
Location: 7301 Shelbyville Road - Simpsonville
Size: 0.37 acre **Traffic Impact Study not required**
Proposed Use: Office or Retail Commercial Space
Presently Zoned: R-2
Comprehensive Plan: Low Density Residential
Simpsonville

4. **Docket Number:** #Z-329-05 Kevin Young & Gregg Neal
Applicant: Twin Springs Center
Request: Zone Change IC to X-1
Location: 66 Hedden-Imel Road
Size: 24 acres
Proposed Use: Commercial
Presently Zoned: IC
Comprehensive Plan: Commercial Highway
Shelby County

5. **Docket Number:** #Z-331-05 Vector Development
Applicant: Bob Wood Property
Request: Zone Change R to R-2
Location: 208 Benson Pike **10 Parking Spaces provided**
Size: 1.055 acre **Traffic Impact Study not required**
Proposed Use: Single Family & Duplex
Presently Zoned: Residential
Comprehensive Plan: Low Density Residential
Shelby County

- 6. Docket Number:** #Z-331-05 Vector Development
Applicant: Shelby Mini Storage
Request: Zone Change Comm & Agri to C-4
Location: Mack Walters Road
Size: 7.28 acres **Traffic Impact Study not required**
Proposed Use: Storage Buildings
Presently Zoned: Comm & Agricultural
Comprehensive Plan: Medium Density Residential

Shelbyville

- 7. Docket Number:** #S-PUD-962-05 Jim Urban
Applicant: Washington Place
Request: Preliminary Residential PUD
Location: Washington Street **13 Parking Spaces**
Size: 0.34 acre 1 Building 8 Units
Proposed Use: Multi-family Residential
Presently Zoned: R-4
Comprehensive Plan:

Shelbyville

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

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

Shelbyville

- 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