

**AGENDA  
TRIPLE S PLANNING AND ZONING COMMISSION**

**DATE: January 18, 2005**

**APPROVAL OF MINUTES: December 20, 2005**

**FINDINGS OF FACTS AND TRANSCRIPT: Hulette Farm Tracts 7A & 9A  
Watch Hill Property**

**Financial Statement: November**

1. **Docket Number:** #Z-340-06 Kerry Magan  
**Applicant:** Ernest Property  
**Request:** Zone Change Agri to R-2 Single Family Only  
**Size:** 14.92 Acres      46 Lots **Traffic Impact Study on File**  
**Location:** Mt. Eden Road  
**Proposed Use:** Residential  
**Presently Zoned:** Agricultural  
**Comprehensive Plan:** Residential Low Density

**Shelby County**

2. **Docket Number:** #Z-341-06 Kerry Magan  
**Applicant:** Middleton Heights Lots 1-7  
**Request:** Zone Change Res to C-2  
**Location:** Midland Trail & Sunset Way **Lighting Plan on File**  
**Size:** 2.28 Acres **95 Parking Spaces**  
**Proposed Use:** Commercial  
**Presently Zoned:** Residential  
**Comprehensive Plan:** Neighborhood Commercial

**Shelby County**

3. **Docket Number:** Larry Tingle  
**Applicant:** Copperfield  
**Request:** Extension for Preliminary that was given March 2005.  
**Location:** Benson Pike  
**Size:**  
**Proposed Use:**  
**Presently Zoned:**

**Comprehensive Plan**

4. **Docket Number:** S-PUD-DP-1021-06 Kevin Young  
**Applicant:** Simpsonville Commerce Center **Requested Waiver**  
**Request:** Final Commercial PUD To allow Plan scale to exceed 1" =  
**Location:** Buck Creek Road 100" Maximum  
**Size:** 24.74 Acres 10 Lots **Hydraulic Analysis on File**  
**Proposed Use:** **Landscape Plan on File**  
**Presently Zoned:** X-2 **Construction Plans on File**  
**Comprehensive Plan:** **Erosion Control Plan on File**  
**Simpsonville** **Bond on File**
5. **Docket Number:** #S-DP-1022-06 Kevin Young  
**Applicant:** Simpsonville Commerce Center Tract 1  
Pilot Travel Center  
**Request:** Development Plan **Construction Plan on File**  
**Location:** Buck Creek Road **Hydraulic Analysis on file**  
**Size:** 6.04 Acres **Drainage Plan on file**  
**Proposed Use:** Travel Center **Erosion Control Plan on File**  
**Presently Zoned:** X-2  
**Comprehensive Plan**  
**Simpsonville**
6. **Docket Number:** #S-1023-06 Kerry Magan  
**Applicant:** Clear Creek Properties  
**Request:** Division Plat  
**Location:** Squire Circle **Waiver of 5' approved 12/20/05 from 25'**  
**Size:** 7.44 Acres **to 20' frontage**  
**Proposed Use:** Residential  
**Presently Zoned:** R-4  
**Comprehensive Plan:**  
**Shelbyville**
7. **Docket Number:** #S-PUD-1024-06 Kerry Magan  
**Applicant:** Dogwood Villa Patio Homes **Hydraulic Analysis on File**  
**Request:** Final Residential PUD **Landscape Plan on File**  
**Location:** Squire Circle **Lighting Plan on file**  
**Size:** 7.44 Acres 9 Buildings 34 Units **Drainage & Erosion Control on**  
**Proposed Use:** Residential **File**  
**Presently Zoned:** R-4 **Road Construction Plans on File**  
**Comprehensive Plan:** **Bond on File**  
**Shelbyville**

8. **Docket Number:** #S-1025-06 Vector Development  
**Applicant:** Bobby Wood Division  
**Request:** Final **Hydraulic Analysis on file**  
**Location:** 208 Benson Pike  
**Size:** 1.027 Acres 5 Units – 2 Duplex & 1 existing house  
**Proposed Use:** Residential  
**Presently Zoned:** R-2  
**Comprehensive Plan:**  
Shelby County
9. **Docket Number:** Vector Development  
**Applicant:** Hidden Creek Woods  
**Size:**  
**Request:** Discussion  
**Location:** **Requesting a waiver or modification of Article 2.206 of**  
**Proposed Use:** **the Subdivision Regulations**  
**Presently Zoned:** **(Resubmitting a Preliminary within 1 year)**  
**Comprehensive Plan:**
10. **Docket Number:** #S-1026-06 Vector Development  
**Applicant:** Cloverbrook Farms Section 3  
**Request:** Final **Hydraulic Analysis on File**  
**Location:** off Mt. Eden Road  
**Size:** 17.943 Acres 68 Lots **Bond on File \$1,767,772.83**  
**Proposed Use:** Residential  
**Presently Zoned:** R-4  
**Comprehensive Plan:**  
Shelbyville
11. **Docket Number:** #S-1027-06 Mike Keal  
**Applicant:** Jackson Farm  
**Request:** Agricultural  
**Location:** Ash Avenue  
**Size:** 1 – 10 Acre Tract  
**Proposed Use:** Agricultural  
**Presently Zoned:** Agricultural  
**Comprehensive Plan:**  
Shelby County

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

**BOND RELEASE**

**ELECTION OF OFFICERS**