

AGENDA
TRIPLE S PLANNING AND ZONING COMMISSION

DATE: September 19, 2006

APPROVAL OF MINUTES: August 15, 2006

FINDINGS OF FACTS AND TRANSCRIPT:

FINANCIAL STATEMENT: July

1. **Docket Number:** #S-PUD-1088-06
Applicant: The Villas of Cardinal Club
Request: Preliminary Residential PUD
Size: 17.55 acres - 63 Units - 2 Phases
Location: off Champions Way
Proposed Use: Residential
Presently Zoned: R-4
Comprehensive Plan:

Simpsonville

John Carroll & Kevin Young

Restrictions on File
Hydraulic Analysis on File

2. **Docket Number:** #S-1089-06
Applicant: Threlkeld Property
Request: Preliminary Subdivision
Location: Third Street & Grand Central Drive
Size: 4.441 acres 12 Lots
Proposed Use: Residential
Presently Zoned: R-2 Single Family Only
Comprehensive Plan:

Simpsonville

Mark Patterson

Restrictions on File
Erosion Control Plan on File
Hydraulic Analysis on File

**Agenda
September 19, 2006**

Page 2

- 3. Docket Number:** #S-PUD-1090-06 Dave Sipes
Applicant: Kingbrook Commerce Park Lot 6
Request: Final PUD **120 Parking Spaces**
Location: Kingbrook Parkway **Grading & Storm Drainage Plan on File**
Size: 5.23 Acres 3 Buildings 2 Phases **Lighting Plan on File**
Proposed Use: Office & Warehouse **Landscape Plan on File**
Presently Zoned: I-1
Comprehensive Plan:

Simpsonville

- 4. Docket Number:** #S-PUD-1091-06 Kevin Young
Applicant: The Reserves of Twin Springs **Restrictions on File**
Request: Final Residential PUD **Hydraulic Analysis on File**
Location: Hooper Station Road **Construction Plans on File**
Size: 15.29 Acres 62 Units **Landscape Plan on File**
Proposed Use: Residential **Bond on File \$745,191.75**
Presently Zoned: R-2
Comprehensive Plan:

Shelby County

- 5. Docket Number:** #S-DP-1092-06 Horace Brown
Applicant: Hi-Point Industrial Park Lot 1-A **Stormwater Analysis on File**
Request: Development Plan **Lighting Plan on File**
Location: Mt. Vernon Drive **Drainage & Erosion Control Plan on File**
Size: 1.33 Acres 1 Building **Grading Plan on File**
Proposed Use: Office/Warehouse **Landscape Plan on File**
Presently Zoned: I-1 **8 Parking Spaces**
Comprehensive Plan:

Shelbyville

**Agenda
September 19, 2006**

Page 3

6. **Docket Number:** #S-DP-1093-06 Al Andrews
 Applicant: Hi-Point Industrial Park Lot 3
 Request: Development Plan **Grading & EPSC Plan on File**
 Location: Mt. Vernon Drive **Landscape Plan on File**
 Size: 3.29 Acres 1 Building **Lighting Plan on File**
 Proposed Use: Office/Warehouse **19 Parking Spaces**
 Presently Zoned: I-1
 Comprehensive Plan:
Shelbyville
7. **Docket Number:** #S-DP-1094-06 Kerry Magan
 Applicant: Webb & Howard Development Tract 5
 Request: Development Plan **Stormwater Analysis on File**
 Location: Taylorsville Road & Howard Drive **Drainage & Erosion Control**
 Size: 2.51 Acres 1 Building **Grading Plan on File**
 Proposed Use: Retail Center **Landscape Plan on File**
 Presently Zoned: Commercial
 Comprehensive Plan:
Shelby County
8. **Docket Number:** #S-PUD-1095-06 Al Andrews
 Applicant: Baker Drive Townhouses **Grading & EPSC Plan on File**
 Request: Final Residential PUD **Lighting Plan on File**
 Location: Baker Drive **40 Parking Spaces**
 Size: 1.32 Acres 4 Buildings 20 Units
 Proposed Use: Residential
 Presently Zoned: R-4 **Bond \$52,072.00**
 Comprehensive Plan:
Shelbyville

**Agenda
September 19, 2006**

Page 4

- 9. Docket Number:** #S-DP-1096-06 **Vector Development**
Applicant: Saddle Ridge Station **Lighting Plan on File**
Request: Development Plan **96 Parking Spaces**
Location: Shelbyville Road & Old Veechdale Road
Size: 1.866 Acres 1 Building **Hydraulic Analysis on File**
Proposed Use: Commercial **Requested Waivers**
Presently Zoned: C-4 **1. Reduce landscape buffer from 25 feet to 10 feet**
Comprehensive Plan: **2. Place monument sign within 35 foot building line**
Simpsonville

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

- 11. Docket Number:** **Update on Shelbyville Bypass Corridor Land Use**
Applicant: **Management Plan**
Request:
Location: **Carl Dixon, Wilbur Smith & Associates**
Size: **Kriss Lowry, Kriss Lowry & Associates**
Proposed Use:
Presently Zoned:
Comprehensive Plan:

**Agenda
September 19, 2006, 2006**

Page 5

- 12. Docket Number: PUBLIC HEARING
Applicant: Proposed Zoning Regulations Article XVIII
Request: Telecommunication Towers
Location:
Size:
Proposed Use:
Presently Zoned:
Comprehensive Plan**
- 13. Docket Number: Planner Position Update
Applicant:
Request:
Location:
Size:
Proposed Use:
Presently Zoned:
Comprehensive Plan:**
- 14. Docket Number:
Applicant:
Request:
Location:
Size:
Proposed Use:
Presently Zoned
Comprehensive Plan:**