

**AGENDA**  
**SHELBY COUNTY PLANNING COMMISSION**  
**REGULAR MEETING**  
**SHELBY COUNTY SERVICES BUILDING**

**December 19, 2005**

**PUBLIC HEARING**

- 1. Approval of Minutes of November 21, 2005 Regular Meeting**
- 2. Case No. MP-05-05 Sanders Bridge Master Plan**

*Purpose:* This is a request from Jackie Davis, Surveying Solutions, Inc., for approval of a *master plan* for a 350-acre development that will have up to 50 single-family residential lots. The subject property is not in a zoned area.

*Location:* The property is located on Twin Pines Road, County Highway 45, and is situated in the SW  $\frac{1}{4}$  of Section 16, Township 19 South, Range 2 West; parcel identification numbers 58-04-6-23-0-000-003.000, 58-04-6-23-0-000-003.011, 58-04-6-23-0-000-003.013, 58-04-6-23-0-000-006.000, 58-04-7-26-0-000-002.000, 58-04-8-27-0-000-001.002.

- 3. Case No. V-06-05, Yeager Front-and-Rear Variance Request**

*Purpose:* This is a request from Doug Palmer, on behalf of property owner Eric Yeager, for the approval of a variance to permit the construction of a single family residence having a 35 foot front or rear yard setback instead of the minimum 40 feet required in the "E-1, Estate District", a variance of Article VIII, Section 3 pursuant to Article XXIII, Section 3.2.

*Location:* The subject property is located on Double Oak Lane, Lot 24, Mountain Crest Estates, Map Book 32, Page 76, and situated in the NE  $\frac{1}{4}$  of Section 27, Township 19 South, Range 2 West; parcel identification number 58-10-8-27-0-002-024.000.

**Discussion Items**