

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

May 16, 2005 7:00 P.M.

WORK SESSION

A work session will be held prior to the regular meeting at 6:00 p.m. All interested parties are invited to attend. Note: This is not a public hearing.

PUBLIC HEARING

1. Approval of Minutes of May 2, 2005 Regular Meeting

2. Case No. Z-06-05, American Family Care @ Bowling Drive – Rezoning H-Z to B-2

Purpose: A request from Randy Johnson, representing property owners James Carnes and Gordon Wayne Miller, to rezone 3.69 acres, more or less, from “H-Z Holding Zone District” to “B-2 General Business District”. The purpose of the proposed rezoning is to allow a medical clinic and future B-2 uses.

Location: The subject property is located at the intersection U.S. Highway 280 and Bowling Drive, and in Section 5, Township 19 South, Range 1 West, parcel identification number 58-09-3-05-0-001-025.000.

3. Case No. V-04-05, Stillmeadow Sector 2, Lot 11 – Side Yard Variance

Purpose: A request from Sandra P. Fontaine, for the approval of a variance to permit the construction of a single family residential home having a 35 foot side setback, instead of the minimum 50 feet required in an "A-R Agricultural Residential District; variance of Article IX, Section 3, pursuant to Article XXIII, Section 3.

Location: The subject property is located in Stillmeadow Sector 2, on Stillmeadow Circle, and in Section 6, Township 20 South, Range 1 East, parcel identification number 58-16-3-06-0-000-006.019.

4. Case No. MP-03-04, The Village at Highland Lakes – Amended Master Plan

Purpose: A request from Kenneth B. Weygand, the Village at Highland Lakes, LTD, for the approval of a master plan to be known as The Village at Highland Lakes. This is a master plan of the development of 398.75, into 764 residential lots.

Location: The subject property is located on Highway 41 across from the Mt. Laurel Development, and in Sections 3 & 4, Township 19 South, Range 1 West, parcel identification numbers 58-09-2-03-0-000-013.000, 58-09-2-04-0-002-001.000

5. Case No. S-34-05, The Village at Highland Lakes Sector 2 – Preliminary Plat

Purpose: A request from Bryson Weygand, The Village at Highland Lakes, LTD, for the approval of a preliminary plat to be known as the Village at Highland Lakes Sector 2. The purpose of this subdivision is to develop approximately 19.17 acres into 37 residential Lots.

Location: The subject property is located on Highway 41 across from the Mt. Laurel Development, situated in the NW ¼ of Section 3, Township 19 South, Range 1 West, parcel identification number 58-09-2-03-0-000-013.000.

6. Case No. S-37-05, Ledbetter's Resurvey of Lot 2, Indian Crest Estates – Final Plat

Purpose: A request from Bobbie D. Ledbetter, for approval of a final plat to be known as Ledbetter's Resurvey of Lot 2, Indian Crest Estates. The purpose of the subdivision is to develop approximately 5.45 acres into 2 residential lots.

Location: The subject property is located on Indian Crest Drive and Dogwood Circle, situated in the NE ¼ of the NE ¼ of Section 21, Township 19 South, Range 2 West, parcel identification number 58-10-5-21-0-001-003.000.

7. Case No. S-38-05, The Village at Highland Lakes Garden Home Sector – Preliminary Plat

Purpose: A request from Kenneth B. Weygand, Eddleman Properties, for the approval of a preliminary plat to be known as The Village at Highland Lakes Garden Home Sector. The purpose of this subdivision is to develop approximately 44 acres into 132 residential lots.

Location: The subject property is located on Highway 41 across the Mt. Laurel development, situated in the NE ¼ and the NW ¼ of Section 3, Township 19 South, Range 1 West, parcel identification numbers 58-09-2-03-0-000-013.000, 58-09-2-03-1-001-004.000.

Discussion Items

- Zoning Ordinance Amendment - Kennels

