

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

September 19, 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 August 15, 2005 Regular Meeting

2. Case No. P-01-05, Burch Development – Site Plan Review

CONTINUED FROM AUGUST 15, 2005 MEETING

Purpose: A request from Rick Burch for a favorable review of a site development plan for the construction of a 14 building office complex on 8.12 acres in an "O & I - (2)", Office and Institutional District (2).

Location: The subject property is located on the northwest side of the 2500 block of Valleydale Road, across from Southeastern Bible College, and situated in the SE ¼ of Section 16, Township 19 South, Range 2 West, Parcel Identification number(s): 10-5-16-0-001-013.000, 10-5-16-0-001-014.000, 10-5-16-0-001-015.000, 10-5-16-0-001-016.000, 10-5-16-0-001-016.001, and 10-5-16-0-001-018.000.

3. Case No. S-46-05, The Parc at Ridgeview

CONTINUED FROM THE JUNE 20, 2005 MEETING

Purpose: A request from Scott Johnson, Ridgeview, LLC, for the approval of a preliminary plat to be known as The Parc at Ridgeview. The purpose of this subdivision is to develop approximately 28.8 acres into 37 residential lots.

Location: The subject property is located off Highway 26 on Camp Branch Road, situated in the Northwest Corner of the SE ¼ of the NE ¼ of Section 17, Township 21 South Range 2 West, Parcel Identification number(s): 58-22-4-17-0-000-001.001 and 58-22-4-17-0-000-022.000.

4. Case No. Z-07-05, Pro-Construction – Rezoning H-Z to M-1 & B-2

Purpose: A request from Ron Farris, Pro Construction, LLC, for the rezoning of a 1.95 acre tract of land from "H-Z, Holding Zone District" to "M-1, Light Industrial District" and "B-2, General Business District" to permit the development of an office building and an equipment storage facility.

Location: The subject property is located on the north side of County Road 41, approximately 1 mile northeast of Highway 280, and situated in the SE ¼ of the NW ¼ of Section 16, Township 19 South, Range 1 West, Parcel Identification number 58-09-5-16-0-001-019.000.

5. Case No. S-56-05, Lake Providence

Purpose: A request from Judith Feltman for the approval of a preliminary plat to be known as Resurvey of Lots 2, 10 & Common Area, Lake Providence. The purpose of this subdivision is to resurvey Lots 2, 10 and the Common Area to produce 2 additional lots.

Location: The subject property is located on the north side of Dunnavant Valley Road, (County Road 41), north of Lake Wehapa, approximately 10 miles east of Highway 280, and situated in the NE ¼ of Section 7 and the NW ¼ of Section 8, Township South, Range, Parcel Identification numbers: 04-3-07-0-000-001.004, 04-3-08-0-000-004.002, 04-3-08-0-000-004.004, 04-3-08-0-000-004.006.

6. Case No. S-61-05, Bay Springs Subdivision – Preliminary Plat

Purpose: A request from Scott Johnson, REI, Properties, for the approval of a preliminary plat to be known as the Bay Springs Subdivision. The purpose of this subdivision is to develop approximately 50.57 acres into 12 residential lots.

Location: The subject property is located off of Highway 71 near Lay Lake, situated in Sections 2, Township 24 North, Range 1 East, Parcel Identification number(s): 58-33-1-02-0-001-003.000.

7. Case No. S-66-05, Resurvey of Lot 219, Shoal Creek

Purpose: A request from George Thompson for approval of a final plat to be known as “A Resurvey of Lot 219 of Shoal Creek Subdivision”.

Location: The subject property is located on Carnoustie North, situated in the NW ¼ of Section 26, Township 18 South, Range 1 West, parcel identification number(s): 58-03-7-25-0-000-016.000.

8. Case No. MP-04-05, Amended Master Plan of Shoal Creek

Purpose: A request from George Thompson for approval of an amended master plan of Shoal Creek, reflecting additional properties to be included as a part of this residential development.

Location: The subject properties are located on the east side of Dunnavant Valley Road, (County Road 41), situated in Sections 25, 26, 34 and 35, Township 18 South, Range 1 West.

Discussion Items

- Request to initiate the rezoning of property, (Game Rezoning Case), within less than the 1 year required:
Purpose: A request from H. Walker & Associates for approval of the rezoning of 3.95 acres of land from “E-2 Single Family Estate District” to “O-I Office and Institutional District (2)”.
Location: The subject property is located at 222 Rutherford Loop Road off Valleydale Road, and situated Section 16, Township 19 South, Range 2 West, Parcel Identification number 58-10-5-16-0-004-053.003 & 58-10-5-16-0-004-054.000.