

# TRIPLE S PLANNING COMMISSION AGENDA

November 15, 2022  
6:30 p.m.  
Stratton Center  
215 Washington Street, Shelbyville, Kentucky

Each item will be presented to the Commission in the order that they appear on the agenda. At the time the item is presented to the Commission, the Commissioners may comment and ask questions. After the item has been heard by the Commission, the floor will be open for the audience to address the Commission with concerns and/or comments, which will be considered by the Commissioners and made a part of the public record. When all discussion is complete, a motion will be called for regarding the item presented. The Commissioners will then vote on the motion. If the item presented is a zone change request or a zoning regulation change, the Commissioner's vote will be a recommendation to the governing body. All other votes by the Commission result in final action.

## CALL TO ORDER

### I. GENERAL BUSINESS

- A. Minutes from the October 18, 2022 Regular Meeting
- B. October 2022 Financial Statement

### II. OLD BUSINESS

#### A. ZONE CHANGE

- 1. **Zoning Map Amendment – Z-461-22 – 7631 Lewiston, Inc. (owner) and Gray Development (applicant) – Gordon Lane – Agricultural (A) to Light Industrial (I-1) – Shelby County** – A zone change request by Gray Development for property located at the terminus of Gordon Lane approximately 6,000 feet east of the intersection of Taylorsville Road (KY 55) from Agricultural (A) to Light Industrial (I-1)

### III. NEW BUSINESS

#### A. ZONE CHANGE

- 1. **Zoning Map Amendment with Preliminary Planned Unit Development – Z-463-22 – Edwards Land Co. LLC – Burks Branch Road – Medium Density Residential (R-3) to Multi-family Residential (R-4) – Shelby County** – A zone change request by Edwards Land Co., LLC for property located on the west side of Burks Branch Road in the 500 to 900 block from Medium Density Residential (R-3) to Multi-family Residential (R-4). The preliminary planned unit development plan proposes 372 multi-family units distributed in 15 buildings, a 2,400 sq. ft. clubhouse, a pool, and 9.24 acres of open space.

#### B. WAIVER REQUESTS

- 1. **Waiver Request – S-1908-22 – Simpsonville Investment Group, LLC – Starbucks Simpsonville – 795 Frontgate Road – Simpsonville** – A waiver request to waive the proposed parking spaces from 5 parking spaces to 35 parking spaces. The waiver request is from Section 10.5.A of the Simpsonville Zoning Regulations. The property is zoned General Interchange (X-2) with B-2Q Overlay.

**UNTIL DECEMBER 20, 2022**

**C. PLANNED UNIT DEVELOPMENTS**

- 1. Amended Preliminary Plat – S-1905-22 – Presequity, LLC – Stallard Springs North – Benson Pike – Shelby County** – An amended preliminary plat to subdivide the 498.56 acres into 80 single-family lots. The property is zoned Agricultural (A).
- 2. Preliminary Planned Unit Development – S-1907-22 – Gray Development – Gordon Lane – Shelby County** – A preliminary planned unit development plan for three (3) warehouses with 579 parking spaces on 106.71 acres. The property is zoned Light Industrial (I-1).

**D. BONDS RELEASES**

- 1. Equestrian Farms** – Partial Bond Release – Amount of Release = \$379,548.00

**IV. REPORTS**

1. October 2022 Monthly Report

**ADJOURN**

**Reminder: Next Regularly Scheduled Meeting of the Triple S Planning Commission will be December 20, 2022 at 6:30 p.m.**