

TRIPLE *S* PLANNING COMMISSION AGENDA

December 20, 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 November 15, 2022 Regular Meeting
- B. November 2022 Financial Statement
- C. Resolution Employee Holiday Pay
- D. 2023 Budget Approval
- E. 2023 Commission Filing Deadlines & Meeting Dates

II. OLD BUSINESS

A. TRANSCRIPT AND FINDINGS OF FACT

- 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)

B. ZONE CHANGES

- 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 50 to 90 block for 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.

C. WAIVER REQUESTS

- 1. **Waiver Requests – S-1908-22 – Simpsonville Investment Group, LLC – Starbucks Simpsonville – 795 Frontgate Road – Simpsonville** – A waiver request to waive the proposed parking spaces from 50 parking spaces to 35 parking

spaces per Section 1005.A of the Simpsonville Zoning Regulations and a waiver request to eliminate the required 5 feet landscape island around the drive-thru lane per Section 1013.D.2 of the Simpsonville Zoning Regulations. The property is zoned General Interchange (X-2) with BEQ Overlay.

III. NEW BUSINESS

A. ZONE CHANGES

- 1. Zoning Map Amendment with Preliminary Plat – Z-464-22 – Marshall Planning Mill Inc. (owner) and Hunt Midwest (applicant) – 820 Buck Creek Road – Interchange (IC) and Light Industrial (I-1) – Simpsonville** – The applicant is requesting the property be zoned Interchange (IC) and Light Industrial (I-1). The City of Simpsonville City Commission has initiated the annexation of 315.407 acres into the city limits of Simpsonville and the Planning Commission is required by KRS 100.209 to make a recommendation regarding the zoning and land use regulations which shall be effective for the 315.407 acres when it is annexed into the city. The Preliminary Plat proposes 13 lots (8 Interchange lots and 5 Light Industrial lots) on 344.33 acres.

B. SUBDIVISION PLATS

- 1. Amended Preliminary Plat with Variance Requests and Waiver Requests – S-1910-22 – Simpsonville Commons, LLC – Simpsonville Commons – Buck Creek Road – Simpsonville** – The Amended Preliminary Plat proposes five lots and two open space lots on 71.11 acres. The two variance requests are for a 25' side yard setback variance between Lots 2 & 3 and between Lots 5 & 6 to allow the buildings to be setback 25' instead of the required 50'. The variance request is from Section 687.7 of the City of Simpsonville Zoning Regulations. The waiver request is to allow a dead-end street to be approximately 4,194 feet in length instead of the required 1,000 feet. The waiver request is from Section 4.205 of the Shelby County Subdivision Regulations. The property is zoned Light Industrial (I-1).
- 2. Final Plat with a Variance Request – S-1915-22 – Presequity, LLC – Stallard Springs North, Phase 1 – Sanctity Lane – Shelby County** – The plat proposes to divide the 201.20 acres into 30 lots. The variance request is for a 20' front yard setback variance for Lot 38 road frontage along Boots Court to allow the existing barn setback to be 80' instead of the required 100'. The variance request is from Section 652.4 of the Shelby County Zoning Regulations. The property is zoned Agricultural (A).

C. PLANNED UNIT DEVELOPMENTS

- 1. Preliminary Planned Unit Development (PUD) Plan with Variance Requests – S-1912-22 – PM Land Co, LLC (owner) and Rickhaus Design/LDG Development (applicant) – Freedom's Way – Shelbyville** – The PUD proposes 264 multi-family units on 24.95 acres. The property is zoned Multi-family Residential (R-4). A variance request from Section 1904.C of the Shelbyville Zoning Regulations to increase the secondary building material from 33% to 67% (or a reduction in the primary building material from 67% to 33%) and a variance request from Section 667.4 of the Shelbyville Zoning Regulations to increase the structure heights from 36' to 37.5'.

- 2. Final Planned Unit Development (PUD) Plan – S-1913-22 – Camileo, LLC – Bohn 1195 Finchville Road Apartments – 1195 Old Finchville Road – Shelby County** – The Final PUD proposes 152 multi-family units on 10.5 acres. The property is zoned Residential (R).

D. BOND RELEASES

- 1. Equestrian Farms** – Partial Bond Release – Amount of Release = \$187,500.00
- 2. Old Heritage, Section 1** – Partial Bond Release – Amount of Release = \$524,332.00
- 3. Robin Place 3** – Partial Bond Release – Amount of Release = \$215,727.50

IV. REPORTS

- A.** November 2022 Monthly Report

ADJOURN

**Reminder: Next Regularly Scheduled Meeting of the Triple S Planning Commission
January 18, 2023 at 6:30 p.m.**