

TRIPLE *S* PLANNING COMMISSION AGENDA

May 18, 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 April 19, 2022 Regular Meeting
- B. April 2022 Financial Statement

II. OLD BUSINESS

A. TRANSCRIPT AND FINDINGS OF FACT

- 1. Zoning Map Amendment – Z-449-22 – 1691 & 1693 Zaring Mill Road – County Agricultural (A) to City Agricultural (A) – Shelbyville

III. NEW BUSINESS

A. ZONE CHANGES

- 1. **Zoning Map Amendment with Variance Request – Z-450-22 – Presequity, LLC – Stallard Springs South, Tract 3 – South Stallard Drive – Unincorporated (U) & Agricultural (A) to Residential Estate (RE) – Shelby County** – A zone change request by Presequity, LLC for Stallard Springs South, Tract 3 (2.731 acres) from Unincorporated (U) and Agricultural (A) to Residential Estate (RE). The variance request is for a 50 feet front yard setback variance to allow the front yard setback to be 50 feet from the centerline of South Stallard Drive. The variance request is from Section 662.4 of the Shelby County Zoning Regulations.
- 2. **Zoning Map Amendment – Z-451-22 – Key Homes, LLC – 161 Gloria Drive/Rock Lane/Benson Pike – Agricultural (A) to Residential (R) to Multi-family Residential (R-4) – Shelby County** – A zone change request by Key Homes, LLC, for property located at 161 Gloria Drive (43.4 acres) from Agricultural (A) and Residential (R) to Multi-family Residential (R-4).

B. PLANNED UNIT DEVELOPMENTS

- 1. **Preliminary Planned Unit Development (PUD) & Waiver Request – S-1845-22 – Lussy Industrial Development – Old Brunerstown Road – Shelby County** – The preliminary planned unit development proposes two lots, Lot 6A with 11.80 acres & Lot 6B with 24.20 acres. Lot 6A proposes a 196,050 square feet

**POSTPONED
UNTIL JUNE 21, 2022**

warehouse building. There is no proposed development for Lot 6B. A waiver request is requested to waive the requirement to install sidewalks along Old Brunerstown Road. The request is from Section 4.203 of the Shelby County Subdivision Regulations. The properties zoned Interchange Commercial (IC).

C. SUBDIVISION PLATS

- 1. Agricultural Plat with a Variance Requests – S-1853-22 – Eugene Humes Farm Divided – 983 Haley Road – Shelby County** – The purpose of the Agricultural Plat is to divide 54.464 acres into three (3) tracts: Tract 1 (7.210 acres), Tract 2 (6.622 acres) and Tract 3 (6.242 acres). A residual tract with 34.39 +/- acres will remain. A 4:1 lot depth to width ratio variance is requested to allow the lots to be greater than a 4:1 ratio. The variance request is from Section 652.4 of the Shelby County Zoning Regulations. The property is zoned Agricultural (A).
- 2. Agricultural Plat with a Variance Requests – S-1862-22 – Jenö & Elizabeth M. Balassa Farm Tract 3 – Dover Road – Shelby County** – The purpose of the Agricultural Plat is to divide 10 acres into two (2) tracts, Tract 3A (5 acres) and Tract 3B (5 acres). The variance requests are to allow the road frontages to be 247.85 feet and 244.96 feet instead of the required 250 feet. The variance requests are from Section 652.4 of the Shelby County Zoning Regulations. The property is zoned Agricultural (A).
- 3. Final Plat with a Variance Requests – S-1863-22 – The Views at Southville – Southville Pike – Shelby County** – The purpose of the Final Plat is to divide 287.1 acres into 34 tracts. A 35 feet front yard setback variance for the RE zoned tracts instead of the required 75 feet setback, a 60 feet front yard setback variance for the Agricultural zoned tracts instead of the required 100 feet setback, and a 138 feet road frontage variance request for Tract 30 instead of the required 250 feet road frontage. The variance requests are from Section 652.4 and 662.4 of the Shelby County Zoning Regulations. The property is zoned Residential Estates (RE) and Agricultural (A).

D. BOND RELEASES

- 1. Farrier Products** – Partial Bond Release – Amount of Release = \$11,240.10

IV. REPORTS

1. April 2022 Monthly Report

ADJOURN

Reminder: Next Regularly Scheduled Meeting of the Triple S Planning Commission will be June 21, 2022 at 6:30 p.m.