

TRIPLE *S* PLANNING COMMISSION AGENDA

March 21, 2023

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 February 21, 2023 Regular Meeting
- B. February 2023 Financial Statement

II. OLD BUSINESS

A. PLANNED UNIT DEVELOPMENTS

- 1. **Preliminary Planned Unit Development (PUD) with a Variance Request – S-1926-23 – Pheasant Glen, LLC – Pheasant Glen, Phase II – LaGrange Road (KY 53) & Brassfield Blvd – Shelbyville** – The plan proposes 34 single-family lots on 8.58 acres. The variance request is from Section 4.902 of the Shelbyville Zoning Regulations to reduce the open space required from 1.72 acres to 1.27 acres or a variance of 0.45 acres. The property is zoned Multi-Family Residential (R-4).

III. NEW BUSINESS

A. ZONE CHANGE

- 1. **Zoning Map Amendment – S-7-46-23 – Pottery Properties of Kentucky, Inc – 2251 & 2779 Shelbyville Road – Shelbyville** – The zone change is from Residential (R) to General Commercial (C-3). Total area to be rezoned is 10.36 acres.

**POSTPONED
UNTIL APRIL 18, 2023**

B. WAIVER REQUESTS

- 1. **Waiver Request – S-1931-23 – Traditional Bank Inc – The Pointe Blvd & Freedom's Way – Shelbyville** – The waiver request is to waive the required parking spaces from 58 to 50 for the financial institution. The waiver request is from Section 1005 of the Shelbyville Zoning Regulations. The property is zoned Highway Commercial (C-4) with BEQ Overlay.

C. PLANNED UNIT DEVELOPMENTS

- 1. **Final Planned Unit Development (PUD) Plan – S-1932-23 – Logistics Drive Industrial Park – Logistics Drive – Shelby County** – A final planned unit development plan for three (3) warehouses with 579 parking spaces on 113+/- acres. The property is zoned Light Industrial (I-1).

- 2. Final Planned Unit Development (PUD) Plan – S-1933-23 – Edwards Land Co. LLC – Burks Branch Road – Shelby County** – A final planned unit development for 244 apartment units, 2,400 square feet clubhouse, and 11.87 acres of open space. The property is zoned Medium Density Residential (R-3).

IV. REPORTS

- 1. February 2023 Monthly Report**

ADJOURN

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