

# TRIPLE *S* PLANNING COMMISSION AGENDA

May 17, 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 April 18, 2023 Regular Meeting
- B.** April 2023 Financial Statement

### **II. OLD BUSINESS**

#### **A. TRANSCRIPT AND FINDINGS OF FACT**

- 1. Zoning Map Amendment – Z-465-23 – Protegrity Properties of Kentucky, Inc – 2251 & 2279 Shelbyville Road – Shelbyville** – The zone change is from Residential (R) to General Commercial (C-3). Total area to be rezoned is 10.36 acres.

### **III. NEW BUSINESS**

#### **A. ZONE CHANGE**

- 1. Zoning Map Amendment – Z-466-23 – Cropper Road and Benson Pike – County Agricultural (A) to City Light Industrial (I-1) & Residential district – Shelbyville** – A zone change initiated by the City of Shelbyville City Council due to annexation for property located on Cropper Road and Benson Pike.

#### **B. SUBDIVISION PLATS**

- 1. Agricultural Plat with Variance Requests – S-1936-23 – Shaver-Bland Farm Division – 6730 Aiken Road – Shelby County** – The purpose of the Agricultural Plat is to divide 10.699 acres into Tract #1 (5.00 acres) and leave a residual tract of (5.699 acres). The variance requests are to allow the road frontage for the residual tract to be 234.61 feet instead of the required 250 feet, a 10.5 feet side yard setback variance for the Residual Tract to allow the existing structure to be 14.5 feet from the side yard instead of the required 25 feet, and 11.6 feet side yard setback variance for Tract #1 to allow the existing structure to be 13.4 feet from the side yard instead of the required 25 feet. The variance requests are from Section 652.4 of the Shelby County Zoning Regulations. The property is zoned Agricultural (A).
- 2. Preliminary Planned Unit Development (PUD) with Variance & Waiver Requests – S-1942-23 – Edwards Self-Storage – 200 Everett Hall Road – Shelby County** – The PUD proposes a self-storage facility on 29.50 acres with

access from Isaac Shelby Drive. There are three setback variance requests from Section 687.6 of the Shelby County Zoning Regulations: two side yard setback variances of 41 feet to allow the structures to be 9 feet from the side yards and rear yard setback variance of 40 feet to allow the structures to be 10 feet from the rear yard. The first waiver request is from Section 1005 of the Shelby County Zoning Regulations to waive the parking spaces to 9 instead of the required 17 spaces and the second waiver request is from Section 4.206 of the Shelby County Subdivision Regulations to waive the sidewalk along Isaac Shelby Drive. The property is zoned Light Industrial (I-1).

#### **C. BOND RELEASES**

- 1. Breas Crossing, Phase 2** – Final Bond Release – Amount of Release = \$10,000
- 2. Old Heritage Subdivision Section 1** – Partial Bond Release – Amount of Release = \$113,814.17
- 3. Old Heritage Subdivision Section 2** – Partial Bond Release – Amount of Release = \$414,815.20
- 4. Old Heritage Subdivision Section 3** – Partial Bond Release – Amount of Release = \$880,692.96
- 5. SHP** – Partial Bond Release – Amount of Release = \$62,330.00

#### **IV. REPORTS**

1. April 2023 Monthly Report

#### **ADJOURN**

**Reminder: Next Regularly Scheduled Meeting of the Triple S Planning Commission will be June 20, 2023 at 6:30 p.m.**