

TRIPLE S PLANNING COMMISSION AGENDA

July 18, 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 June 20, 2023 Regular Meeting
- B. June 2023 Financial Statement

II. OLD BUSINESS

A. TRANSCRIPT AND FINDINGS OF FACT

- 1. Zoning Map Amendment – Z-467-23 – RCW Properties, LLC – 250 Boone Station Road – Shelbyville – Neighborhood Commercial (C-2) to Highway Commercial (C-4)

B. ZONE CHANGES

- 1. Zoning Map Amendment – Z-468-23 – R & K Jordan Properties, LLC – Peyton Branch Road – Shelby County – The zone change is from Residential Estates (RE) to Neighborhood Commercial (C-2). The total area requested to be rezoned is 2.02 acres.

POSTPONED

until August 15, 2023

III. NEW BUSINESS

A. WAIVER REQUESTS

- 1. Waiver Request – S-1951-23 – Commonwealth Credit Union – 73 Jeannie Drive – Shelby County – The waiver request is to waive the drive-thru requirements for the ATM. The waiver request is from Section 1013 of the Shelby Zoning Regulations. The property is zoned Commercial (C).

B. SUBDIVISION PLATS

- 1. Preliminary Plat – S-1950-23 – Protegrity Place – Freedom's Way and Shelbyville Road – Shelbyville – The preliminary plat proposes 6 lots on 13.72 acres. The property is zoned General Commercial (C-3).
- 2. Preliminary Plat with Variance and Waiver Request – S-1952-23 – Rolling Hills Estates, Phase 1 & 2 – 9600 Taylorsville Lake Road (KY 155) – Shelby/Spencer County – The preliminary plat proposes 34 lots on 202.711 acres. The variance request is for the minimum road frontage to be less than 250' for Lot 8

(129.94'), Lot 9 (63.21'), Lot 10 (72.29'), Lot 23 (121.51'), Lot 30 (94.34'). The variance request is from Section 652.4 of the Shelby County Zoning Regulations. The waiver request is to allow a dead-end street to be less than the required 1,000 feet. The waiver request is from Section 4.205 of the Shelby County Subdivision Regulations. The property is zoned Agricultural (A).

C. BOND RELEASES

- 1. Purnell Kentucky Street** – Final Bond Release – Amount of Release = \$6,900.00
- 2. Thurman Auto Repair** – Partial Bond Release – Amount of Release = \$7,380.00

IV. REPORTS

- A.** June 2023 Monthly Report

ADJOURN

**Reminder: Next Regularly Scheduled Meeting of the Triple S Planning Commission
August 15, 2023 at 6:30 p.m.**

**Special Meeting for the Simpsonville Comprehensive Plan will be July 26, 2023 at 6:30
p.m. in Simpsonville City Hall, 108 Old Veechdale Road, Simpsonville, KY**