

TRIPLE *S* PLANNING COMMISSION AGENDA

August 15, 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 July 18, 2023 Regular Meeting
- B. Minutes from July 26, 2023 Special Meeting – City of Simpsonville Comprehensive Plan
- C. July 2023 Financial Statement

II. OLD BUSINESS

- 1. **Zone Change – Z-468-23 – R & K Jordan Properties, LLC – Peytona Beach 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.
- 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 202.531 acres. The variance request is for the minimum road frontage to be less than 250' for 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 greater 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).

III. NEW BUSINESS

- 1. **Text Amendment – T-0001-23 – Shelbyville Zoning Regulations, Article II, Terms & Definitions; Article VI Establishment of Zones, Section 691, 692, 693, 694 & 697; and Article XI - Signs**
- 2. **Waiver Request – S-1954-23 – Valvoline Instant Oil Change – 200 Boone Station Road – Shelbyville** – The waiver request is to waive the 5' sidewalk requirement along both Boone Station Road and Doyle Court. The waiver request is from Article 4, Section 4.206 of the Shelbyville Zoning Regulations. The property is zoned Highway Commercial (C-4) with BEQ Overlay.

IV. REPORTS

1. July 2023 Monthly Report

ADJOURN

**Reminder: Next Regularly Scheduled Meeting of the Triple S Planning Commission
September 19, 2023 at 6:30 p.m.**