

TRIPLE *S* PLANNING COMMISSION

AGENDA

September 19, 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 August 15, 2023 Regular Meeting
- B. August 2023 Financial Statement
- C. Discussion to set public hearing date for re adoption of the 2015 - 2040 Shelby County Comprehensive Plan adopted September 18, 2018. KRS 100.197(2) requires the elements of the comprehensive plan to be reviewed by the planning commission at least once every five (5) years and amended if necessary.

II. OLD BUSINESS

A. SUBDIVISION PLATS

- 1. **Preliminary Plat with a 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 waiver request is to allow a dead-end street, proposed Deer Crossing Drive, to be 1,406.53 feet in length which is longer 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

A. WAIVER REQUESTS

- 1. **Waiver Request – S-1955-23 – Nyassa, LLC – Calport Distillery – 1468 Waddy Road – Shelby County** – The request is to waive the curb requirement along the extended driveway. The waiver request is from Section 1008, B of the Shelby County Zoning Regulations. The property is zoned Agricultural (A).

B. SUBDIVISION PLATS

- 1. Preliminary Plat with Waiver Requests – S-1956-23 – Scott and Amy Hoagland – Hoagland Subdivision Plat – 2001 Flat Rock Road – Shelby County** – The preliminary plat proposes to divide the property into Tract 1 (17.906 acres) and extend Stallion Way approximately 50 feet into a cul-de-sac. A waiver request is from Section 5.204 of the Shelby County Subdivision Regulations to waive installation of sidewalks around the cul-de-sac. A waiver request from Section 4.205 of the Shelby County Subdivision Regulations to reduce the pavement radius of the cul-de-sac from 50' to 35'. The property is zoned Agricultural (A).
- 2. Amended Preliminary Plat Request – S-1957-23 – Stallard Springs North – Presequity, LLC – Benson Pike – Shelby County** – The amended preliminary plat proposes 86 lots on 526.99 acres. The original preliminary plat approved on November 15, 2022 had 80 lots on 498.56. The property is zoned Agricultural (A).

C. BOND RELEASES

- 1. The Views at Southville** – Partial Bond Release – Amount of Release = \$11,000

IV. REPORTS

- A. August 2023 Monthly Report

ADJOURN

**Reminder: Next Regularly Scheduled Meeting of the Triple S Planning Commission
October 17, 2023 at 6:30 p.m.**