

TRIPLE *S* PLANNING COMMISSION AGENDA

October 17, 2023

6:30 p.m.

Stratton Center

215 Washington Street, Shelbyville, Kentucky

Each agenda item will be presented to the Commission in the order that they appear on the agenda. At the time the agenda item is presented to the Commission, the Commissioner's may comment and ask questions. After the agenda item has been heard by the Commission, the floor will be open for public comments, concerns and/or questions, 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 agenda item presented. The Commissioner's will then vote on the motion. If the agenda 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. All public comments are limited to three (3) minutes.

CALL TO ORDER

I. GENERAL BUSINESS

- A. Minutes from the September 19, 2023 Regular Meeting
- B. September 2023 Financial Statement

II. NEW BUSINESS

A. ZONING RECOMMENDATIONS FOR PROPERTIES BEING CONSIDERED FOR ANNEXATION

1. **Zoning Recommendation – Z-470-23 – Big Four Star Properties, LLC Property – Brunerstown Road – Shelbyville** – The City of Shelbyville City Council has initiated the annexation of 18.74 acres of undeveloped property located a half-mile west of Taylorsville Road (KY 55) on the east side of Brunerstown Road (PVA Map No. 032-00-033J) into the city limits of Shelbyville and the Planning Commission per KRS 100.209 has been requested to make a recommendation regarding the zoning and land use regulations which shall be effective for the property if annexed into the city. The property is currently zoned Agricultural (A) in unincorporated Shelby County. The property is owned by Big Four Star Properties, LLC, 2409 Ring Road, Suite 100, Elizabethtown, KY 42701.
2. **Zoning Recommendation – Z-471-23 – Langley Land Company, LLC & WCM Land, LLC Series 2 Properties – Brunerstown Road & Taylorsville Road – Shelbyville** – The City of Shelbyville City Council has initiated the annexation of 209.53 acres of undeveloped properties located a half-mile west of Taylorsville Road (KY 55) on the west side of Brunerstown Road (PVA Map No. 032-00-033H) and 2796 Taylorsville Road, Shelbyville, KY (PVA Map No. 032-00-034) into the city limits of Shelbyville and the Planning Commission per KRS 100.209 has been requested to make a recommendation regarding the zoning and land use regulations which shall be effective for the property if annexed into the city. The property is currently zoned Agricultural (A) in unincorporated Shelby County. The properties are owned by Langley Land Company, LLC, 3248 Taylorsville Road, Shelbyville, KY 40065 and WCM Land, LLC Series 2, P.O. Box 309, Brandenburg, KY 42108.

- 3. Zoning Recommendation – Z-472-23 – TDA Properties, Inc. Properties – Taylorsville Road & Logan Station Road – Shelbyville** – The City of Shelbyville City Council has initiated the annexation of 200.06 acres of undeveloped property located at the intersection of Taylorsville Road (KY 55) and Logan Station Road (PVA Map No. 032-00-044, 032-00-044B, 032-00-044C, 032-00-044E, 032-00-044F & 032-00-044G) into the city limits of Shelbyville and the Planning Commission per KRS 100.209 has been requested to make a recommendation regarding the zoning and land use regulations which shall be effective for the property if annexed into the city. The property is currently zoned Agricultural (A) in unincorporated Shelby County. The property is owned by TDA Properties, Inc., 2409 Ring Road, Suite 100, Elizabethtown, KY 42701.

B. ZONE CHANGES

- 1. Zoning Change – Z-469-23 – Raksasok Heng & Mouthna Sin – 213 Peachtree Street – Shelbyville** – The zone change request is from Residential (R) to Neighborhood Business District (C-2). The total area requested to be rezoned is 0.34 acres.
- 2. Zoning Change – Z-473-23 – Presequity, LLC – 267 Pogue Road – Shelby County** – The zone change request is from Agricultural (A) to Residential Estates (RE). The total area requested to be rezoned is 2.00 acres.

C. BOND RELEASES

- 1. Middleton Crossing** – Partial Bond Release – Amount of Release = \$27,250.00
- 2. Saddlebred Pointe, Section 1** – Partial Bond Release – Amount of Release = \$842,958.00

III. REPORTS

1. September 2023 Monthly Report

ADJOURN

Reminder: Next Regularly Scheduled Meeting of the Triple S Planning Commission will be November 21, 2023 at 6:30 p.m.