

TRIPLE *S* PLANNING COMMISSION

AGENDA

April 16, 2024
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 March 19, 2024 Regular Meeting
- B. March 2024 Financial Statement

II. OLD BUSINESS

A. ZONE CHANGES

- 1. **Postponed until May 22, 2024** – Zone Change – Z-478-24 – Courtney L. & Meghan E. Roberts – 2347 & 2395 Shelbyville Road – Shelby County – The zone change request is from Residential (R) to Highway Commercial (C-4). The total area to be rezoned is 14.04 acres.
- 2. **Tabled at March 19, 2024 Meeting** – Zone Change – Z-468-23 & Waiver Request – R & K Jordan Properties, LLC – Peytona Beach Road – Shelby County – The zone change request is from Residential Estates (RE) to Neighborhood Business (C-2). The total area requested to be rezoned is 2.02 acres. The waiver request is to waive the requirement for paving and curbing of the parking areas. The waiver request is from Section 1008 of the Shelby County Zoning Regulations.

B. SUBDIVISION PLATS

- 1. **Postponed until April 16, 2024 Meeting** – Preliminary Plat with Variance Request – S-1969-24 – Old Seven, LLC – Old Seven Mile Pike – Shelby County – The plat proposes 119 lots on 27.2 acres. The variance request is to reduce the open space from 5.3 acres to 2.55 acres. The variance is from Section 4.900 of the Shelby County Subdivision Regulations. The property is zoned Multi-Family Residential (R-4).

C. WAIVER REQUESTS

- 1. **Tabled at March 19, 2024 Meeting** – Waiver Request – S-1971-24 – IMI-Shelbyville – Taylorsville Road & Harry Long Road – Shelby County – The development plan proposes a concrete plant on 13.54 acres and the waiver request is to waive the requirement for paving and curbing the parking and vehicle

use areas. The waiver request is from Section 1008 of the Shelby County Zoning Regulations. The property is zoned Heavy Industrial (I-2).

III. NEW BUSINESS

A. PLANNED UNIT DEVELOPMENTS

- 1. Preliminary PUD & Variance Requests – S-1963-24 – QuikTrip – 1277 Taylorsville Road – Shelby County** – The Preliminary PUD proposes an 8,296 sq. ft. convenience store with a 7,286 sq. ft. double stack auto fuel canopy (16 pumps) and a 3,663 sq. ft. diesel fuel canopy (5 pumps) on 6.838 acres. Variance #1 – A 38 feet and 10.2 feet front yard setback variances for the auto fuel canopy and convenience store to setback 62 feet and 89.8 feet from the front property line along Taylorsville Road, and Variance #2 – A 35 feet front yard setback variance for the auto fuel canopy to setback 40 feet from the front property line along Old Brunerstown Road from Section 43.4/684 of the Shelby County Zoning Regulations. Variance #3 – A 14.7 sq. ft. freestanding monument sign variance to allow the sign to be 86.7 sq. ft. instead of the required 72 sq. ft., and Variance #4 – A variance to allow six fascia signs on the building instead of the allowed two fascia signs from Sections 1121 A & B of the Shelby County Zoning Regulations. The property is zoned Interchange (IC).

B. SUBDIVISION PLATS

- 1. Amended Plat & 2 Variance Requests – S-1976-24 – Earl K. Godbey Plat, Tract 1 – Town Center Partners, LLC – 175 Buck Creek Road – Simpsonville** – The purpose of the Amended plat is to divide Tract 1 into two tracts. Variance #1 – A 50 feet lot frontage variance from Section 684.4 of the Simpsonville of the Zoning Regulations to allow Lot 1A to have 100 feet of lot frontage instead of the required 150 feet. Variance #2 – A 8 feet landscape width variance from Section 1505 of the Simpsonville Zoning Regulations to allow the landscape width to be zero feet instead of the required 8 feet. The property is zoned Interchange (IC).

C. BOND RELEASES

- 1. Fairfield Inn & Suites** – Partial Bond Release – Amount of Release = \$138,141.00

IV. REPORTS

1. March 2024 Monthly Report

ADJOURN

Reminder: Next Regularly Scheduled Meeting of the Triple S Planning Commission
WEDNESDAY, May 22, 2024 at 6:30 p.m.