

TRIPLE *S* PLANNING COMMISSION

AGENDA

May 22, 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. All public comments are limited to three (3) minutes.

CALL TO ORDER

I. GENERAL BUSINESS

- A. Minutes from the April 16, 2024 Regular Meeting
- B. April 2024 Financial Statement

II. OLD BUSINESS

A. TRANSCRIPT AND FINDINGS OF FACT

- 1. **Zone Change & Waiver Request – Z-468-23 – R & K Jordan Properties, LLC – Peytona Beach Road – Shelby County**

B. ZONE CHANGES

- 1. **Tabled at the February 20, 2024 Meeting – 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.

C. SUBDIVISION PLATS

- 1. **Tabled at the 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).

III. NEW BUSINESS

A. PLANNED UNIT DEVELOPMENTS

- 1. **Preliminary Planned Unit Development (PUD) – S-1977-24 – LaCroix Developments – Warehouse 2 – 6937 Midland Industrial Drive – Shelbyville** – The Preliminary PUD proposes a 160,808 sq. ft. warehouse and a 327,600 sq. ft. warehouse in addition to the already constructed 160,808 sq. ft. warehouse. The property consists of 36.49 acres and is zoned Light Industrial (I-1).

B. BOND RELEASES

1. **Discovery Point, Phase 200** – Partial Bond Release – Amount of Release = \$77,703.00
2. **Farrier Product Distribution** – Final Bond Release – Amount of Release = \$24,328.54
3. **I-64 Logistics Center** – Final Bond Release – Amount of Release = \$132,589.90
4. **Shelby Oaks Apartments** – Final Bond Release – Amount of Release = \$19,498.00
5. **Todd's Place Express Car Wash** – Final Bond Release – Amount of Release = \$47,362.50

IV. REPORTS

1. April 2024 Monthly Report

ADJOURN

**Reminder: Next Regularly Scheduled Meeting of the Triple S Planning Commission
Tuesday, June 18, 2024 at 6:30 p.m.**