

TRIPLE *S* PLANNING COMMISSION

AGENDA

July 16, 2024

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 June 18, 2024 Regular Meeting
- B. June 2024 Financial Statement

II. NEW BUSINESS

A. ZONING RECOMMENDATIONS FOR PROPERTIES BEING CONSIDERED FOR ANNEXATION

1. **Zoning Recommendation – Z-479-24 – Golden Creek Farms, Inc. – Interstate 64 – Simpsonville** – The City of Simpsonville City Commission has initiated the annexation of 243.09 acres of undeveloped property located on the north side of Interstate 64 and south of Norfolk Southern Railroad (PVA Map No. 022-00-002 partial) approximately 1.16 miles east of Buck Creek Road into the city limits of Simpsonville 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 when the property is annexed into the city. The property is currently zoned Agricultural (A) in unincorporated Shelby County. The property is owned by Golden Creek Farms, Inc., P.O. Box 100, Simpsonville, KY 40067.
2. **Zoning Recommendation – Z-480-24 – Santana Lass, LLC – 6313 Shelbyville Road – Simpsonville** – The City of Simpsonville City Commission has initiated the annexation of 225.455 acres of undeveloped property located on the north side of CSX Railroad (160.135 acres) and south side of CSX Railroad (63.325 acres) at 6313 Shelbyville Road (PVA Map No. 015-00-022) into the city limits of Simpsonville 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 when the property is annexed into the city. The property is currently zoned Agricultural (A) in unincorporated Shelby County. The property is owned by Santana Lass, LLC, 5800 Shelbyville Road, Simpsonville, KY 40067.

B. ZONE CHANGES

- 1. Postponed until August 20, 2024 – Zone Change & Preliminary Planned Unit Development – Z-481-24 & S-1986-24 – Saddlebred Pointe Apartments – 55 Bypass, LLC (owner) & Saddlebred Pointe Multifamily Investments, LLC (applicant) – The Pointe Boulevard – Shelbyville** – The zone change request is for 16.94 acres located at the end of The Pointe Boulevard approximately 500 feet north of Watson Way from Highway Commercial (C-4) to Multi-family Residential (R-4). The Preliminary Planned Unit Development proposes 284 multi-family unit apartment complex.
- 2. Zone Change, Preliminary Planned Unit Development & Variance Request – Z-482-24 & S-1987-24 – Shelby 55 Retail – Shelby 55, LLC – 705 Taylorsville Road – Shelby County** – The zone change request is for 2.93 acres located at 705 Taylorsville Road from Heavy Industrial (I-2) to Highway Commercial (C-4). The Preliminary Planned Unit Development proposes two 5,000 sq. ft. buildings for retail commercial. A 25 feet front yard setback variance request to allow the front yard setback to be 75 feet instead of the required 100 feet.

C. SUBDIVISION PLATS

- 1. Amended Preliminary Plat – S-1984-24 – Partridge Run, Section 4 – Partridge Run Properties, LLC – Eagle Pass – Shelby County** – The preliminary plat proposes to extend Eagle Pass and subdivide the 3.70 acres into 13 lots. The property is zoned Residential (R).

D. BOND RELEASES

- 1. Discovery Point, Section 100** – Partial Bond Release – Amount of Release = \$660,448.45
- 2. Discovery Point, Section 220** – Partial Bond Release – Amount of Release = \$81,909.00
- 3. Discovery Point, Section 310** – Partial Bond Release – Amount of Release = \$136,009.00
- 4. Discovery Point, Section 320** – Partial Bond Release – Amount of Release = \$42,444.00

III. REPORTS

1. June 2024 Monthly Report

ADJOURN

Reminder: Next Regularly Scheduled Meeting of the Triple S Planning Commission will be August 20, 2024 at 6:30 p.m.