

# **TRIPLE *S* PLANNING COMMISSION**

## **AGENDA**

August 20, 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 July 16, 2024 Regular Meeting**
- B. July 2024 Financial Statement**
- C. Meeting Date Change: Change October 15, 2024 meeting date to October 29, 2024**

#### **II. OLD BUSINESS**

##### **A. TRANSCRIPT AND FINDINGS OF FACT**

- 1. Zoning Recommendation – Z-479-24 – Golden Creek Farms, Inc. – Interstate 64 – Simpsonville**
- 2. Zoning Recommendation – Z-480-24 – Santana Lass, LLC – 6313 Shelbyville Road – Simpsonville**
- 3. Zone Change and Variance Request – Z-482-24 – Shelby 55, LLC – 705 Taylorville Road – Shelby County**

#### **III. NEW BUSINESS**

##### **A. TEXT AMENDMENTS**

- 1. Simpsonville Zoning Ordinance and Official Zoning Map**
- 2. Text Amendment – T-0001-24 – Shelbyville Zoning Regulations, Article II, Terms and Definitions & Article VI – Establishment of Zones, Section 652, 660, 661, 662, 663, 664, 665, 666, 667, 668, and 699 – Shelbyville**

## **B. ZONE CHANGES**

- 1. 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 a 284 multi-family unit apartment complex.
- 2. Zone Change – Z-483-24 – 55 Ventures, LLC/PresEquity, LLC – 701 Main Street – Shelbyville** – The zone change request is for 701 Main Street, Shelbyville, KY from Limited Historic District (L\_H) to Central Business District (CBD).

## **C. SUBDIVISION PLATS**

- 1. Amended Preliminary Plat – S-1985-24 – Estates of Notting Hill Phase 3 – John R. And Mary Smith Family Limited Partnership – Lansdowne Crescent – Shelby County** – The amended preliminary plat proposes to add 11 lots on 199.98 acres. The property is zoned Agricultural (A).
- 2. Preliminary Subdivision Plat – S-1990-24 – Abby Ridge Subdivision – James & Mary Jo Eberle – Old Seven Mile Pike – Shelby County** – The preliminary subdivision plat proposes 58 lots on 21.5 acres. The property is zoned Low Density Residential (R-2).

## **D. WAIVER REQUESTS**

- 1. Waiver Request – S-1989-24 – Farrier Product Distribution – Hudson Boulevard – Shelbyville** – The waiver request is from Section 688.4a of the Shelbyville Zoning Regulations to allow the proposed loading docks to front the public street. The property is zoned Light Industrial (I-1).

## **IV. REPORTS**

- 1. July 2024 Monthly Report**

## **ADJOURN**

**Reminder: Next Regularly Scheduled Meeting of the Triple S Planning Commission  
September 17, 2024 at 6:30 p.m.**