

TRIPLE *S* PLANNING COMMISSION AGENDA

September 17, 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 August 20, 2024 Regular Meeting
- B.** August 2024 Financial Statement

II. OLD BUSINESS

A. TRANSCRIPT AND FINDINGS OF FACT

- 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
- 2.** Zone Change – Z-483-24 – 55 Ventures, LLC/Presequity, LLC – 701 Main Street – Shelbyville

B. SUBDIVISION PLATS

- 1. Amended Preliminary Plat – S-1985-24 – Estates of Notting Hill Phase 3 – John R. And Mary Smith Family Limited Partnership – Lansdowne Crecent – Shelby County** – The amended preliminary plat proposes to add 7 lots on 119.98 acres. The property is zoned Agricultural (A).

III. NEW BUSINESS

A. SUBDIVISION PLATS

- 1. Preliminary Plat and A Variance Request – S-1992-24 – Villas at Persimmon Ridge, Phase XII, Lot 258 – 101 thru 159 Whispering Pines Circle – Shelby County** – The preliminary plat proposes to divide the property into two lots and dedicate a 50 feet right-of-way for Whispering Pines Circle. The variance request is from Section 652.4 of the Shelby County Zoning Regulations for a 24 feet front yard setback variance to allow the front setback to be 6 feet instead of the required 30 feet. The property is zoned Agricultural (A) with a Planned Unit Development.

2. **Agricultural Plat and a Variance Request – S-1993-24 – Mathis Farm Divided, Tract A – 390 Mathis Lane – Shelby County** – The agricultural plat proposes to divide the property into Tract A (14.387 acres) and leave a residual tract with 102.2 acres. The variance request is from Section 652.4 of the Shelby County Zoning Regulations to reduce the front yard setback for proposed Tract A from 100 feet to 50 feet. The property is zoned Agricultural (A).

B. BOND RELEASES

1. **Bluegrass Roller Service** – Final Bond Release – Amount of Release = \$5,000.00
2. **Reliable Asphalt** – Final Bond Release – Amount of Release = \$15,312.00
3. **Caliber Collision** – Partial Bond Release – Amount of Release = \$22,801.45
4. **Discovery Point, Sec. 200** – Partial Bond Release – Amount of Release = \$142,449.00
5. **Discovery Point, Sec. 210** – Partial Bond Release – Amount of Release = \$128,796.00
6. **Discovery Point, Sec. 220** – Partial Bond Release – Amount of Release = \$167,256.00
7. **Discovery Point, Sec. 310** – Partial Bond Release – Amount of Release = \$256,376.00
8. **Discovery Point, Sec. 320** – Partial Bond Release – Amount of Release = \$174,167.00
9. **I-64 Logistics Center, Lot 1** – Partial Bond Release – Amount of Release = \$133,046.40
10. **I-64 Logistics Center, Lot 2** – Partial Bond Release – Amount of Release = \$21,274.20

IV. REPORTS

1. August 2024 Monthly Report

ADJOURN

Reminder: Next Regularly Scheduled Meeting of the Triple S Planning Commission
October 29, 2024 at 6:30 p.m.