

# TRIPLE S BOARD OF ADJUSTMENTS & APPEALS

## AGENDA

March 26, 2026

6:00 p.m.

Stratton Community Center  
215 Washington Street, Shelbyville, Kentucky

### CALL TO ORDER

### GENERAL BUSINESS

1. Approval of February 26, 2026 Meeting Minutes

### OLD BUSINESS

1. **Variance Request – Docket #1115-01-26 – Huel & Susan Watkins and Shawn & Brandie Watkins – 930 Ollie Brown Road – Shelby County** – The request is for a 36.2-foot front yard setback variance to allow an existing garage to be 13.8 feet from the front property line instead of the 50-foot requirement. The request is from Section 652.4 of the Shelby County Zoning Regulations. The property is zoned Agricultural (A).
2. **Variance Request – Docket #1116-01-26 – John & Melissa Jurcy – 3178 Squire Circle – Shelby County** – The request is for a 4-foot side yard setback variance to allow an existing deck to be 3 feet from the side property line instead of the 7-foot requirement. The request is from Section 666.4 of the Shelby County Zoning Regulations. The property is zoned Medium Density Residential (R-3).

### NEW BUSINESS

1. **Conditional Use Permit – Docket #1119-03-26 – Andrew & Bridget Preston – 280 Taylor Bright Road – Shelby County** – The Conditional Use Permit is for a Private Landing Strip for the Landowners Use Only. The request is from Section 652 of the Shelby County Zoning Regulations. The property is zoned Agricultural (A).
3. **Variance Request – Docket #1120-3-26 – Bluegrass SJ Properties, LLC – 295 Pearce Industrial Road, Shelby County** – The request is for a 25-foot side yard setback variance to construct a warehouse addition 25 feet from the side property line instead of the 50-foot requirement. The request is from Section 689 of the Shelby County Zoning Regulations. The property is zoned Heavy Industrial (I-2).
4. **Variance Request – Docket #1121-03-26 – Bluegrass Designs & Distribution LLC – Intersection of Pearce Industrial Road & Harry Long Road – Shelby County** – The requests are for a 25-foot side yard setback variance and a 25-foot rear yard setback variance to construct an office/warehouse to be 25 feet from the side and rear property lines instead of the 50 feet requirement. The request is from Section 689 of the Shelby County Zoning Regulations. The property is zoned Heavy Industrial (I-2).
5. **Variance Request – Docket #1122-03-26 – Juett D. Stucker, Jr. – 491 Schultz Lane – Shelby County** – The request is for a 196.48 feet and 250 feet road frontage variance to allow proposed Tract A1 to have zero road frontage and Tract A2 to have 53.52 feet of road frontage instead of the 250 feet requirement for each tract. The request is from Section 652 of the Shelby County Zoning Regulations. The property is zoned Agricultural (A).

6. **Amended Conditional Use Permit – Docket #1123-03-26 – James & Melissa McClurg – Cedarmore Road – Shelby County** – The Amended Conditional Use Permit is for a Recreational Facility (Bluegrass Musical Festival). The request is from Section 652 of the Shelby County Zoning Regulations. The property is zoned Agricultural (A).
7. **Conditional Use Permit – Docket #1124-03-26 – Harbison House, LLC – 2199 Zaring Mill Road – Shelby County** – The Conditional Use Permit is for a Recreational Facility (Wedding/Events Venue). The request is from Section 652 of the Shelby County Zoning Regulations. The property is zoned Agricultural (A).
8. **Conditional Use Permit – Docket #1125-03-26 – Lyndell Shepherd – 986 Old Finchville Road – Shelby County** – The Conditional Use Permit is for a Church. The request is from Section 435 of the Shelby County Zoning Regulations. The property is zoned Light Industrial (I-1).
9. **Variance Requests – Docket #1126-03-26 – Edward & Melissa Dana – 1130 Hannah Road – Shelby County** – The requests are for a 5.34 feet front yard setback variance and a 14.45 feet side yard setback variance. On an existing structure to be 9.66 feet from the front property line instead of the requirement of 11.0 feet and 4.4 feet from the side property line instead of the requirement of 25 feet. The request is from Section 652 of the Shelby County Zoning Regulations. The property is zoned Agricultural (A).

**ADJOURN**

**Reminder: Next Regularly Scheduled Meeting of the Triple S Board of Adjustments and Appeals will be April 30, 2026 at 6:00 p.m. in the Stratton Center**