

TRIPLE *S* PLANNING COMMISSION

AGENDA

June 16, 2026
6:30 PM ET/5:30 PM CT
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 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 May 20, 2026 Regular Meeting
- B. May 2026 Financial Statement

II. OLD BUSINESS

A. TRANSCRIPT AND FINDINGS OF FACTS

- 1. Zone Change – Z-498-26 – Bluegrass Realty Investment Group, LLC – 601 Taylorsville Road – Shelby County
- 2. Zone Change – Z-499-26 – Vector Purdy & Lou Inez Wolff – 372 Morris Clark Road – Shelby County

III. NEW BUSINESS

A. PRELIMINARY PLATS

- 1. **Preliminary Plat – S-2064-26 – Prosperous Pointe & Saddlebred Pointe, Lot 6 – 2347 & 2395 Shelbyville Road – Shelby County** – The preliminary plat proposes 6 lots on 14 +/- acres to be known as Prosperous Pointe and to divide Lot 6 of Saddlebred Pointe into 2 lots. The property is zoned Highway Commercial (C-4) with BEQ Overlay
- 2. **Preliminary Plat – S-2066-26 – Steel 64 Industrial Park – Old Finchville Road & Old Brunerstown Road – Shelby County** – The preliminary plat proposes to divide the 304.22 acres into 3 lots. The property is zoned Light Industrial (I-1).

B. PLANNED UNIT DEVELOPMENTS

- 1. **Preliminary Planned Unit Development – S-2065-26 – Saddlebred Pointe Retail Shops – Freedom's Way & The Pointe Boulevard – Shelbyville** – The Preliminary Planned Unit Development proposes a 50,325 square feet Publix grocery store and 3,200 square feet liquor store, a 6,500 square feet retail building, a 15,000 square feet retail building, and a 2,400 square feet retail building on 13.7 acres. The property is zoned Highway Commercial (C-4) with BEQ Overlay.

- 2. Preliminary Planned Unit Development – S-2067-26 – Dollar General Retail Store – Waddy Road & Bardstown Trail – Shelby County** – The Preliminary Planned Unit Development proposes a 9,100 square foot building on 1.521 acres. The property zone is Interchange (IC).

C. BOND RELEASES

- 1. Clark Freedom’s Way** – Final Bond Release = \$45,391.00
- 2. Edwards Storage** – Partial Bond Release – Amount of Release = \$15,400.00
- 3. Simpsonville 64 Logistics Park, Building 2** – Final Bond Release = \$170,434.22

IV. REPORTS

- 1. May 2026 Monthly Report**

ADJOURN

Reminder: Next Regularly Scheduled Meeting of the Triple S Planning Commission will be July 21, 2026 at 6:30 PM ET/5:30 PM CT