

TRIPLE *S* PLANNING COMMISSION AGENDA

November 18, 2025
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 discussions are 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

1. GENERAL BUSINESS

- A. Minutes from October 28, 2025 Regular Meeting
- B. October 2025 Financial Statement

2. OLD BUSINESS

A. TRANSCRIPT AND FINDINGS OF FACT

- 1. Zone Change, Preliminary Plat & Waiver Request – Z-492-25 & S-2038-25 – WOW!
FOODMART, LLC – 2368 Frankfort Road – Shelby County

3. NEW BUSINESS

A. ZONE CHANGES

- 1. **Zone Change, Conditional Use Permit & Waiver Request – Z-493-25 – EG Ventures, LLC – 54 Just A Mere Lane – Simpsonville** – The zone change request is from Residential Urban Neighborhood (RU-5) to Commercial Neighborhood (CN). A conditional use permit for Outside Storage of live plants and outdoor products (Table 6.17, Simpsonville Zoning Ordinance). A waiver requested to waive the asphalt/concrete and curb requirement for the additional parking above the minimum requirement, outdoor storage, and delivery/pickup (Section 7.2(G1 and 2(G2), Simpsonville Zoning Ordinance).
- 2. **Zone Change & Variance Request & Waiver Request – Z-494-25 – Oldacre McDonald – 304 and 308 Frankfort Road – Shelby County** – The zone change request is from Residential (R) to General Commercial (C-3). A variance request from Section 676.6 of the Shelby County Zoning Regulations for a 28.5 feet front yard setback variance from Mt. Eden Road to allow the fueling canopy and convenience store to be located 68 feet and 93 feet from Mt. Eden Road instead of the required 96.5 feet. A waiver request from Section 1904(D5) to allow the proposed fueling canopy to not be connected to the proposed convenience store building as required by the BEQ Overlay District.

B. WAIVER REQUESTS

1. **Waiver Request – S-2040-25 – Discovery Point Subdivision – Revelation Way – Shelbyville** – The waiver request is from Section 1012; subsection B of the Shelbyville Zoning Regulations to allow for the parking spaces to back directly onto a public road from two open space lots.

C. BOND RELEASES

1. **Partridge Run, Section 4** – Partial Bond Release – Amount of Release = \$176,400.00
2. **Frankfort Road Convenience Store** – Partial Bond Release – Amount of Release = \$6,760.00

D. REPORTS

1. October 2025 Monthly Report

ADJOURN

**Reminder: Next Regularly Scheduled Meeting of the Triple S Planning Commission
December 16, 2025, at 6:30 p.m.**