

TRIPLE *S* PLANNING COMMISSION

AGENDA

August 18, 2026
6:30 PM ET/5:30 PM CT
Stratton Center
215 Washington Street, Shelbyville, Kentucky

Agenda items presented to the Commission as a zone change request or a zoning regulation text amendment, 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 July 21, 2026 Regular Meeting
- B. July 2026 Financial Statement

II. NEW BUSINESS

A. PLANNED UNIT DEVELOPMENTS

- 1. **Preliminary Planned Unit Development (PUD) – S-2069-26 – Saddlebred Pointe Apartments – The Pointe Boulevard – Shelby County** – The Preliminary Planned Unit Development proposes 284 multi-family apartment units on the 16.93 acres with 541 parking spaces. The property is zoned Multi-Family Residential (R-4) with BEQ Overlay.

B. WAIVER REQUESTS

- 1. **Waiver Requests – S-2077-26 – Eades General Contracting, LLC – Windhurst Way – Shelby County** – The first waiver request is from Section 1008 of the Shelby County Zoning Regulations to waive the requirement for the curb and asphalt/concrete parking and loading areas. The second waiver request is from Section 825 of the Shelby County Zoning Regulations to waive the requirement of installing a sidewalk along Windhurst Way. The property is zoned Industrial Light (I-1).

C. SUBDIVISION PLATS

- 1. **Agricultural Plat – S-2068-26 – Gaines Farm Divided, Tract 3A – 150 Jennings Lane & 5887 Finchville Road – Shelby County** – The plat proposes to divide the property into two (2) tracts. The property is zoned Agricultural (A).
- 2. **Agricultural Plat – S-2071-26 – Sanford Farm Divided – Logan Station Road – Shelby County** – The plat proposes to divide the property into three (3) tracts. The property is zoned Agricultural (A).
- 3. **Agricultural Plat – S-2072-26 – Clark Property, Tract 3 – Ellis Road – Shelby County** – The plat proposes to divide the property into two (2) tracts. The property is zoned Agricultural (A).
- 4. **Amended Agricultural Plat – S-2073-26 – Bingham Family Farm, Parcels 2,3,4 & 5 – 1156 Cedarmore Road – Shelby County** – The plat proposes to redivide the property into five (5) tracts. The property is zoned Agricultural (A).

- 5. Agricultural Plat – S-2074-26 – Mulberry Pike 2026 LLC Farm Division – Mulberry Pike – Shelby County** – The plat proposes to divide the property into eleven (11) tracts. The property is zoned Agricultural (A).
- 6. Amended Agricultural Plat – S-2075-26 – Mark E. Wilson Farm Divided, Tract #2 – 1148 Moody Pike – Shelby County** – The plat proposes to redivide the property into three (3) tracts. The property is zoned Agricultural (A).
- 7. Agricultural Plat – S-2076-26 – Wishihada Farm Divided – 1673 Todds Point Road – Shelby County** – The plat proposes to divide the property into three (3) tracts. The property is zoned Agricultural (A).

D. BOND RELEASES

- 1. Dollar General - Bagdad** – Final Bond Release = \$64,212.00
- 2. Kentucky Comfort Center, Inc.** – Final Bond Release = \$177,394.97
- 3. Pheasant Glen, Phase II** – Partial Bond Release = \$60,000.00
- 4. Traditional Bank** – Partial Bond Release = \$36,517.50
- 5. Valvoline Instant Oil Change** – Partial Bond Release = \$75,900.00

III. REPORT'S

1. July 2026 Monthly Report

ADJOURN

Reminder: Next Regularly Scheduled Meeting of the Triple S Planning Commission will be September 15, 2026 at 6:30 p.m.