

# TRIPLE *S* PLANNING COMMISSION AGENDA

May 20, 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 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 April 15, 2025 Regular Meeting
- B. April 2025 Financial Statement

### II. OLD BUSINESS

#### A. TRANSCRIPT AND FINDINGS OF FACT

- 1. Zone Change – Z-488-25 – GJK Holdings, LLC – Haven Hill Road & Freedom's Way – Shelbyville

#### B. SUBDIVISION PLATS

- 1. **Preliminary Plat with Waiver Request – S-2005-25 – Long Ridge Farm Subdivision – 1295 Locust Grove Road – Shelby County** – The preliminary plat proposes 18 lots on 104.3 acres and the waiver request is from Section 4.205 of the Shelby County Subdivision Regulations to waive the maximum length of a permanent dead-end road from 1,000 feet in length to be 4,718 feet in length. The property is zoned Agricultural (A). Tabled at the March 18, 2025 meeting.

**POSTPONED  
UNTIL JUNE 17, 2025**

### III. NEW BUSINESS

#### A. ZONE CHANGES

- 1. **Zone Change with Variance Request – Z-489-25 – Wells Property Solutions, LLC and Self-Made Investing, LLC – Petry Street – Shelbyville** – The zone change is from Low Density Residential District (R-2A) Single-Family Only to Residential Rehabilitation District (RRD) for property located approximately 200 feet west of 8<sup>th</sup> Street on the north side of Petry Street. The plan is to subdivide the property into five (5) townhome lots. The variance request is from Section 668.4 of the Shelbyville Zoning Regulations to reduce the side yard setback from 5 feet to 4.6 feet for the west side property line for Lot 1 and the east side property line for Lot 5, and to reduce the side yard setback from 5 feet to zero feet for all interior side lot lines between Lots 1 through 5.

2. **Zone Change – Z-490-25 – Estate of Sandra Lee Pope – 1891 Flood Road – Shelby County** – The zone change is from Agricultural (A) to Residential Estates (RE) for property located at 1891 Flood Road. The plan is to subdivide the property into two (2) lots.

## **B. SUBDIVISION PLATS**

1. **Preliminary Plat – S-2016-25 – Freedom’s Way Commons – Freedom’s Way – Shelbyville** – The preliminary plat proposes six (6) new commercial lots on 19.09 acres located approximately 650 feet north of US 60 on the east side of Freedom’s Way (PVA Map No. 040-09-009B, 040-00-010F and 040-00-010) with shared access with CVS and Zaxby’s and a new proposed access from Freedom’s Way directly across from The Pointe Boulevard. The property is zoned General Commercial (C-3) and Commercial (C). The property also lies within the BEQ Overlay District.

## **C. BOND RELEASES**

1. **Davita Dialysis** – Partial Bond Release – Amount of Release = \$5,850.00
2. **E Leet Stone** – Final Bond Release – Amount of Release = \$16,577.00
3. **Heritage Wine & Spirits** – Final Bond Release - Amount of Release = \$720.00
4. **Highlands Concrete and Construction** – Partial Bond Release - Amount of Release = \$6,570.00
5. **John Deere Limestone Implement Dealer** – Final Bond Release - Amount of Release = \$25,440.27
6. **LaCroix Warehouse Development** – Partial Bond Release - Amount of Release = \$30,696.00
7. **Love’s Travel Stops & Country Stores** – Final Bond Release – Amount of Release = \$69,841.00
8. **McDonald's – Simpsonville** – Final Bond Release - Amount of Release = \$39,250.00
9. **Old Veechdale Apartments (aka Cardinal Ridge Apartments)** – Partial Bond Release – Amount of Release = \$57,195.25
10. **Pleating Systems & Equipment** – Final Bond Release - Amount of Release = \$500.00
11. **Rural King** – Partial Bond Release - Amount of Release = \$4,450.00
12. **Shady Rays** - Partial Bond Release - Amount of Release = \$39,450.50
13. **Speedway – Waddy** - Partial Bond Release - Amount of Release = \$47,127.00
14. **Starbucks – Windhurst** – Final Bond Release - Amount of Release = \$36,175.00
15. **Stelised** – Partial Bond Release - Amount of Release = \$15,950.00
16. **Voestapine – Roll Forming** – Partial Bond Release = \$10,000.00

**17. Windhurst Apartments – Landscaping** – Final Bond Release – Amount of Release =  
\$39,849.00

#### **IV. REPORTS**

1. April 2025 Monthly Report

#### **ADJOURN**

**Reminder: Next Regularly Scheduled Meeting of the Triple S Planning Commission  
June 17, 2025 at 6:30 p.m.**