

TRIPLE *S* PLANNING COMMISSION AGENDA

December 17, 2024
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 for 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 November 19, 2024 Regular Meeting
- B. November 2024 Financial Statement
- C. 2025 Budget Approval
- D. 2024 Resolution Employee Holiday Pay
- E. Commission Filing Deadlines & Meeting Dates

II. OLD BUSINESS

A. TRANSCRIPT AND FINDINGS OF FACT

- 1. **Zone Change & Amended Preliminary Plat – Z-484-24 – Stallard Springs North, Phase 2 – Presequity, LLC – Benson Pike – Shelby County – Agricultural (A) to Residential Estates (RE)**

III. NEW BUSINESS

A. ZONE CHANGES

- 1. **Zone Change and Variance Request – Z-485-24 – Calvin and Sandra Walker – 1008 Henry Clay Street & 612 Tenth Street – Shelbyville** – The zone change request is from Warehouse (WH) to Light Industrial (I-1). The variance request is for a 6 feet side yard setback variance to allow a proposed body shop addition to be 9 feet from the side property line instead of the required 15 feet. The variance request is from Section 688.5 of the Shelbyville Zoning Regulations.
- 2. **Zoning Recommendation – Z-486-24 – Simpsonville Commons, LLC – 1306, 1310, 1340 & 1372 Buck Creek Road – Simpsonville** – The City of Simpsonville City Commission has initiated the annexation of properties located at 1306, 1310, 1340 & 1372 Buck Creek Road into the city limits of Simpsonville and the Planning Commission per KRS 100.209 has been requested to make a recommendation regarding the zoning and land use regulations which shall be effective for the

properties when the property is annexed into the city. The property is currently zoned Interchange (IC) in unincorporated Shelby County. The property is owned by Simpsonville Commons, LLC., 12451 Plantside Drive, Louisville, KY 40299.

B. PLANNED UNIT DEVELOPMENTS

1. **Preliminary Planned Unit Development (PUD) – S-1999-24 – Travel America Travel Center & Home 2 Suites – Mortown Way & Old Brunerstown Road – Shelby County** – The Preliminary PUD proposes a 11,300 sq. ft. Travel America Travel Center, a 3,000 sq. ft., 2,153 sq. ft. and 1,553 sq. ft. Quick Serve Restaurants, a 119 room Home 2 Suites Hotel, and an 18,878 sq. ft. Retail Strip Center on three lots consisting of 23 acres. The property is zoned Interchange (IC).

IV. REPORTS

1. November 2024 Monthly Report

ADJOURN

**Reminder: Next Regularly Scheduled Meeting of the Triple S Planning Commission
January 21, 2025 at 6:30 p.m.**