

TRIPLE *S* PLANNING COMMISSION AGENDA

October 28, 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 September 16, 2025 Regular Meeting
- B. September 2025 Financial Statement

2. NEW BUSINESS

A. ZONE CHANGES

- 1. **Zone Change, Preliminary Plat & Waiver Request – Z-492-25 & S-2038-25 – WOW! Foodmart LLC – 2368 Frankfort Road – Shelby County** – The zone change request is from Agricultural (A) and Residential (R) to Medium Density Residential District (R-3). The preliminary plat proposes 126 single-family residential lots on 54.38 acres. The waiver request is from Section 4.205 of the Shelby County Subdivision Regulations to allow the dead-end streets to exceed the 1,000 feet maximum dead-end street length.

B. SUBDIVISION PLATS

- 1. **Amended Preliminary Subdivision Plat with Variance Request – S-2036-25 – Saddlebred Pointe Subdivision – Quire Ventures, LLC & 55 Bypass LLC – Freedom's Way & The Pointe Boulevard – Shelbyville** – The amended preliminary subdivision plat proposes adding 8.37 acres owned by Quire Ventures, LLC with Lots 1 & 2 (11.17 acres) for a total of 19.54 acres and dividing the property into five lots. The variance request is from Section 678.5 of the Shelbyville Zoning Regulations to reduce the size of Lot 1B from 1.00 acre to 0.82 acres. The property is zoned Highway Commercial District (C-4) with BEQ Overlay.
- 2. **Preliminary Subdivision Plat with a Variance & Waiver Request – S-2039-25 – Skyline BP, LLC – 3835 Benson Pike – Shelby County** – The preliminary subdivision plat proposes 30 lots on 232 acres. The variance request is from Section 652.4 of the Shelby County Zoning Regulations for lot depth to width (4:1) ratio. The waiver request is from Section 4.205 of the Shelby County Subdivision Regulations to allow the proposed dead-end street to exceed the 1,000 feet maximum dead-end street length.

C. WAIVER REQUESTS

1. **Waiver Request – S-2031-25 – A-1 Built Sheds of Shelbyville – 920 Frankfort Road – Shelby County** – The first waiver request is from Section 1008, subsection A & B of the Shelby County Zoning Regulations is to waive the requirement for the curb and asphalt/concrete from all parking areas. The second waiver request is from Section 825 of the Shelby County Zoning Regulations to waive the requirement of installing a sidewalk along Frankfort Road. The property is zoned Commercial (C) and Agricultural (A) with BEQ Overlay.
2. **Waiver Request – S-2032-25 – Stephen Behavioral Consulting – Freedom’s Way & Haven Hill Road – Shelbyville** – The waiver request is from Section 825 of the Shelbyville Zoning Regulations to waive the requirement of installing a sidewalk along Haven Hill Road. The property is zoned Highway Commercial (C-4) with BEQ Overlay.
3. **Waiver Request – S-2034-25 – Nedcon – 1400 Isaac Shelby Drive – Shelby County** – The waiver request is from Section 687(5b) of the Shelby County Zoning Regulations to allow the loading dock to face the public street. The property is zoned Light Industrial (I-1).

D. BOND RELEASES

1. **Abbey Ridge Subdivision** – Partial Bond Release – Amount of Release = \$682,500.00
2. **The Villas at Cardinal Club** – Partial Bond Release – Amount of Release = \$38,000.00
3. **Mike Shelbyville, LLC** – Partial Release – Amount of Release = \$48,199.26
4. **Windhurst, Sec. 2, Lots 7B-7H** – Partial Release – Amount of Release = \$31,228.52

E. REPORTS

1. September 2025 Monthly Report

ADJOURN

**Reminder: Next Regularly Scheduled Meeting of the Triple S Planning Commission
November 18, 2025 at 6:30 p.m.**