

## 9. IMPLEMENTATION

### A. Adoption/Approval Process

In order for this plan to become effective, it must be adopted as an addendum to the *Shelby County 2005 Comprehensive Plan*. In accordance with KRS 100, a public hearing is required prior to adoption of any element of the comprehensive plan. At least 14 days prior to the public hearing, all adjacent planning commissions or chief executive officers of each adjacent city or county must be notified of the public hearing date and time. The regional planning council must also be notified of the public hearing and given a copy of the plan.

As no changes to the goals and objectives are proposed, only the Triple S Planning Commission is required to approve the plan after the public hearing. Within 30 days of the adoption of this plan, a copy of the plan must be sent to the public officials in the adjacent cities, counties and planning units.

### B. Regulation Changes

After approval of this land use management plan by the planning commission, it will be necessary to update the *Shelby County Zoning Ordinance* and the *Shelby County Subdivision Regulations* in order to implement the recommendations in this plan. Changes to the zoning ordinance require a public hearing, approval by the Planning Commission, and the approval of the legislative bodies of the city and county.

It is recommended that the **Shelbyville Bypass Corridor Special Planning Area** be adopted as an overlay zone which includes regulations for development specific to this corridor.

Examples of overlay zone regulations from other communities are included in **Appendix B**. While these should not be considered specific recommendations for Shelbyville and Shelby County, they do demonstrate how other communities have addressed overlay zones with similar concerns.

Specific underlying map amendments to change the underlying zoning of any property should be addressed on a site by site basis at the request of the property owner. Some modifications to the *Subdivision Regulations* will also be needed. The *Subdivision Regulations* can be modified by the Planning Commission.

### C. Timeline for Land Use Recommendations

While market forces typically generate the demand for new development, a general timeline for the land use recommendations is shown in **Table 9-1** at the end of this chapter. The timing of the approval for development of any specific tract of land will depend on many factors that must be considered on a site-by-site basis, such as road improvements, the availability of sewers and other infrastructure, the status of adjacent properties, and so on.

**Table 9-1: Land Use Recommendations Timeline**

Approval of Bypass Corridor Land Use Management Plan by Planning Commission	Jan- Feb. 2007
Update of Zoning and Subdivision Regulations	2007
Development of Land South of Bypass (Recommended Land Use Plan)	2007- 2010
Construction of Bypass	2006 - 2009
Update of Comprehensive Plan	2009 - 2010
Development of Land North of Bypass as approved as part of Comprehensive Plan Update	2010-2015