

# TRIPLE *S* PLANNING COMMISSION

## AGENDA

March 20, 2007  
6:30 p.m.  
Stratton Community Center  
215 Washington Street, Shelbyville, Kentucky

### I. GENERAL BUSINESS:

- A. Approval of the February 20, 2007 Minutes
- B. Approval of the Findings of Fact and Transcript for:
  - 1. Z-358-06 – Meyer Property at the end of Dale Road and immediately behind Wal-Mart
  - 2. Z-361-07 – Aldridge & Gividen Property at 204 & 208 Sunset Way
- C. Approval of the January 2007 Financial Statement
- D. Request for Partial Refund of Application Fee – James O'Keefe
- E. Fee Schedule Amendment
- F. Brett Mills Request to be on Agenda in Regards to Zoning Permit S-17618

### II. APPLICATIONS:

- A. **Zone Change – Z-360-06 – Interstate Equipment Sales & Rental (Property located on the north side of KY 1399 approximately 810 feet west of the intersection of KY 1399 and KY 1848) – AG (Agricultural) to X-2 (General Interchange) – James K. Walters, Robert E. Settle, Kitty W. Caudill & Interstate Sales & Rentals (under contract to own), Owners/Applicants – Property located approximately 810 feet west of the intersection of KY 1399 and KY 1848 in unincorporated Shelby County – 6.88 ± Total Acres**
- B. **Zone Change – Z-362-07 – Ardmore & Doss Lane Property (Property located at the intersection of Ardmore Lane & Doss Lane) – AG (Agricultural) to R-1 PUD (Very Low Density Residential Planned Unit Development) LKE Properties Inc. & Susan R. Cox, Owners/Applicants – Property located at the intersection of Ardmore Lane & Doss Lane in unincorporated Shelby County – 20.87 ± Total Acres – Four waivers requested: (1) Minimum lot width 75' required, 65' requested, a waiver of 10'; (2) Minimum lot area 12,500 sq. ft. required, 7,500 sq. ft. requested, a waiver of 5,000 sq. ft.; (3) Front yard setback 30' required, 20' requested, a waiver of 10'; (4) Side yard setback 15' required, 5' requested, a waiver of 10'**

- C. **Extension of Preliminary Plat – S-958-05 – Copperfield Subdivision –**  
Donald Hamilton, Owner/Applicant – Property located in the 1400 block of Benson Pike in unincorporated Shelby County – Original Preliminary Plat approved March 15, 2005 – First extension granted January 17, 2006 for 1 year from original approval
- D. **Extension of Preliminary Plat – S-1048-06 – Brashears Bend –** Lee Wilburn, Owner/Applicant – Property located on Duvall Lane in unincorporated Shelby County – Original Preliminary Plat approved April 18, 2006
- E. **Amended Plat – S-1117-07 – Shelby Business Park, Tract 12 – Isaac Shelby Drive –** Alvina Hoffman, Owner/Applicant – Property located on the north side of Issac Shelby Drive approximately 500 ft. west of KY 55 in unincorporated Shelby County – 0.00 ± Total Acres – Waivers Requested: Tract 12-A (1) Side yard setback along the east property line 50' required, 0' requested, a waiver of 50'; (2) Side yard setback along the west property line 50' required, 20' requested, a waiver of 30' – Tract 12-B (1) Side yard and Rear yard setback 50' required, 20' requested, a waiver of 30'
- F. **Final Plat – S-1118-07 – Meadowbrook, Section III, Phase II – Oakview Drive –** Woodfield Inc., Owner/Applicant – Property located on Oakview Drive in unincorporated Shelby County – 37 Lots – 10.53 ± Total Acres
- G. **Amended PUD – S-1119-07 – L & J Investments, Inc. –** General Land Development, Inc. Owner/Applicant – Property located at 260 Buck Creek Road in the City of Simpsonville – 2.293 ± Total Acres – Waiver request: (1) Front yard setback 75' required, 60' requested, a waiver of 15'
- H. **Minor Plat – S-1120-07- Norris Property - Waddy Road –** William & Robin Norris, Owner/Applicant – Property located at 8700 Waddy Road in unincorporated Shelby County – 1 Tract (2.08 Acres) & 1 Residual – 118.97 ± Total Acres
- I. **Agricultural Division – S-1121-07 – Norris Property - Waddy Road –** William & Robin Norris, Owner/Applicant – Property located at 8700 Waddy Road in unincorporated Shelby County and unincorporated Anderson County – 13 tracts – 116.94 ± Total Acres
- J. **Final Plat – S-1122-07 - Kingbrook Commerce Park, Section 3 – US 60 & KY Hwy18 –** Kingbrook Commerce Park , LLC, Owner/Applicant – Property located at the southeast quadrant of US 60 and KY Hwy. 1848 in the City of Simpsonville – 5 Tracts, 10 ± Acres per Tract – 97.053 ± Total Acres
- K. **Final Plat – S-1123-07 – Hi Point Industrial Park, Section 2 – Hudson Boulevard –** City of Shelbyville & Shelby County Industrial & Development Foundation, Owner/Applicant – Property located on Hudson Boulevard in the City of Shelbyville – 1 Tract (Tract 12) – 14.78 ± Total Acres

- L. **Text Amendment – T-0001-07 – Article II Terms & Definitions, Definition 111. Subdivision, B. Minor Subdivisions** – Proposed text amendment to the Shelby County Zoning Regulations – Initiated by Shelby County Fiscal Court for land in unincorporated Shelby County

**III. BOND RELEASES:**

- A.

**IV. OTHER BUSINESS:**

- A. Shelbyville Bypass Corridor Land Use Management Plan – Discussion and Action
- B. Executive Director's Report