

TRIPLE *S* PLANNING COMMISSION AGENDA

February 19, 2008
6:30 p.m.
Stratton Community Center
215 Washington Street, Shelbyville, Kentucky

I. APPLICATIONS:

- A. **Zone Change w/Waiver – Z-368-08 – R-2 to C-3** – William Hysinger, Owner/Applicant – Property located at 7837 Shelbyville Road – 1.99 ± Total Acres in unincorporated Shelby County – Waiver to reduce buffer zone from 25 feet to 0 feet along the west property line **Tab 1**

- B. **Development Plan w/Waivers – S-1178-08 – Centro Latino** – Centro Latino Inc., Owner/Applicant – Property located on Main Street in the City of Shelbyville – Property is zoned I-1 (Light Industrial) – Total Acres = 2.07 ± Acres – Waiver requests: 95 feet side yard setback waiver along the east property line and a 50 feet side yard setback waiver on the west property line – 100 foot side yard setbacks are required **Tab 2**

- C. **Final Plat – S-1177-08 – Equestrian Lakes Phase I, Section II, Tract 39** – Kentucky Plum Creek LP, Owner/Applicant – Property located on Plum Creek Court in unincorporated Shelby County – 1 Tract – Total Acres = 7.53 ± Acres **Tab 3**

- D. **Agricultural Plat – S-1179-08 – Howard White Farm** – Howard White Jr. & Donna White, Owner/Applicants – Property located at 9850 Vigo Road in unincorporated Shelby County – Create Tract 2A-2 (7.05 ± Acres) and Tract 2A-1 (Residual) with 22.93 ± Acres – Total Acres = 29.98 ± Acres **Tab 4**

- E. **Amended Plat – S-1180-08 – Chris Searcy** – Chris Searcy, Owner/Applicant – Property located at 4236 Waddy Road in unincorporated Shelby County – Create Tracts A, B and C – Tract C (1.1080) is not a buildable tract – Total Acres = 14.1472 ± Acres **Tab 5**

- F. **Minor Plat – S-1181-08 – Banta Property Divided** – Michael and Mary Ann Banta, Owner/Applicants – Property located at 3655 Bagdad Road in unincorporated Shelby County – Create Tract 2 (2.02 ± Acres) with a Residual Tract of 62.16 ± Acres – Total Acres = 64.18 ± Acres **Tab 6**

- G. **Agricultural Plat – S-1182-08 – Banta Property Divided** – Michael and Mary Banta, Owner/Applicants – Property located at 3655 Bagdad Road in unincorporated Shelby County – Create Tracts 3, 4, and 5 – Total Acres = 62.16 ± Acres..... **Tab 7**

- H. **Final Plat – S-1183-08 – The Highlands at Summersfield, Section I –**
Dogwood Homes of Kentucky, LLC, Owner/Applicant – Property located at
Benson Pike and Birchwood Circle in the City of Shelbyville – 41 Lots – Total
Acres = 11.15 ± Acres **Tab 8**

II. OTHER BUSINESS:

- A. **Extension of Preliminary Plat – S-1112-07 – Lockhart Aiken Road –**
Jan Lockhart, Owner/Applicant – Property located at 6699 Aiken Road in
unincorporated Shelby County – Extension requested for a Preliminary Plat
approved at the February 20, 2007 Commission Meeting..... **Tab 9**
- B. **Text Amendment – T-0003-07 – Article XV – Landscape and Buffer
Zones – Shelby County Zoning Regulations**
- C. **Bond Releases:**..... **Tab 10**
 - 1. Carrington Place, Phase II – Final Release – Amount of Release =
\$51,500.00 plus interest.
 - 2. Equestrian Lakes, Phase I – Final Release – Amount of Release =
\$196,381.00 plus interest.
 - 3. Equestrian Lakes, Phase I, Amended Plat – Final Release – Amount of
Release = \$101,505.00 plus interest.
- D. **Zoning Maps – Shelby County, Shelbyville, Simpsonville –**
Presentation and introduction of the Zoning Maps created through GIS
software for review prior to scheduling a public hearing

III. GENERAL BUSINESS:

- A. Minutes from the January 15, 2008 Regular Meeting..... **Tab 11**
- B. December 2007 Financial Statement **Tab 12**
- C. Triple S Planning Commission Bylaws Amendment to Article II, Sections 2 & 3 **Tab 13**
- D. Executive Director's Report **Tab 14**

REMINDER:

Next Triple S Planning Commission Meeting will be March 18, 2008 at 6:30 p.m.