

TRIPLE *S* PLANNING COMMISSION AGENDA

APRIL 16, 2013

6:30 p.m.

Stratton Center

215 Washington Street, Shelbyville, Kentucky

Each item will be presented to the Commission in the order that they appear on the agenda. At the time the item is presented to the Commission, the Commissioners may comment and ask questions. After the item has been heard by the Commission, the floor will be open for the audience to address the Commission with concerns and/or comments, 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 item presented. The Commissioners will then vote on the motion. If the 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.

CALL TO ORDER

I. GENERAL BUSINESS

- A. Minutes from the March 19, 2013 Regular Meeting **Tab 1**
- B. March 2013 Financial Statement..... **Tab 2**

II. OLD BUSINESS

- 1. **Amended Preliminary Plat with Waivers – S-1367-13 – Hidden Creek Woods – Todds Point Road** – The purpose of the amended preliminary plat is to revise the lot sizes for Lots 15-22 and add Lot 34 – The property is zoned Agricultural..... **Tab 3**
- 2. **Development Plan with Waivers – S-1371-13 – R.E.P. Rents – Haven Hill Road** – A development plan for a 14,300 square feet equipment rental facility. The applicant has requested a waiver from Section 1008 of the Zoning Regulations to allow the outdoor storage surface along the side and rear of the building to be gravel instead of asphalt or concrete; a waiver from Section 1508 of the Zoning Regulations to waive the landscape screening requirements around the outdoor storage area; and a waiver of 37% from Section 1904 of the Zoning Regulations to reduce the primary building exterior surface materials on the building to 30% - The property is zoned I-1 **Tab 4**
- 3. **Subdivision Regulation Text Amendment – SR-2013-01 – Article 6 – Variances, Enforcement, and Penalties for Violation** – The purpose of the amendment is to correct language pertaining to waivers and variances, and to provide the Planning Commission the formal authority to hear and decide applications for variances when a proposed development requires a subdivision and one (1) or more variances pursuant to KRS 100.281. **Tab 5**

III. NEW BUSINESS

A. ZONING REGULATION TEXT AMENDMENT

1. **Zoning Regulation Text Amendment – ZR-2013-01 – Article VI, Section 679 Village Center Form District (VCFD), Subsection Q. Signage Standards** – The City of Simpsonville has initiated a text amendment to remove the prohibition of LED signs in the VCFD and allow them with specific standards **Tab 6**

B. SUBDIVISION PLATS

1. **Amended Plat with Waiver – S-1377-13 – Ridgemore Estates Lot 1 & Partial Boundary Survey of the Aldridge Property – 2235 Cedarmore Road** – The purpose of the amended plat is to divide 4.2 acres (Tract A) from the Aldridge Property and combine it with Lot 1 of Ridgemore Estates to create Lot 1A with 10.59 acres – A waiver is requested to allow part of the width of Lot 1A to be less than the minimum of 250 feet from Section 652.4 of the Zoning Regulations – The property is zoned Agricultural **Tab 7**
2. **Agricultural Plat – S-1378-13 – Noblin Property – 837 Donohue Road** – The purpose of the plat is to divide the property into one (1) ten acre tract with a 39.6 acre residual – The property is zoned Agricultural..... **Tab 8**
3. **Amended Agricultural Plat – S-1379-13 – Sugar Hill Farm – 5376 Mt. Eden Road** – The purpose of the plat is to divide the property into two (2) tracts – The property is zoned Agricultural **Tab 9**
4. **Agricultural Plat – S-1383-13 – Head Property – 3226 LaGrange Road** – The purpose of the plat is to divide the property into a 23.22 acre tract with a 114.80 acre residual – The property is zoned Agricultural..... **Tab 10**

C. DEVELOPMENT PLANS

1. **Development Plan with Waivers – S-1380-13 – McDonald’s – 200 Frankfort Road** – A development plan for a 5,195 square feet fast food restaurant with drive-through. The applicant has requested the following waiver requests from the Shelby County Zoning Regulations: 1) waiver to reduce the minimum parking requirements (Section 1005) from 69 spaces to 61 spaces; 2) waiver of the number of signs and total square footage of signage (Section 1130.2) on the building (112 sq. ft. and 6 separate signs on 4 sides of the building); and 3) to eliminate the 5’ landscape island between the drive-through lane and the bypass lane (Section 1013, D.2.) – The property is zoned C-2 with BEQ Overlay District..... **Tab 11**

2. **Development Plan with Waivers – S-1381-13 – Kingbrook Commerce Park, Lot 5 – 35 Kingbrook Parkway** – A development plan for a 259,000 square feet office/warehouse distribution center. The applicant has requested a waiver from the Shelby County Zoning Regulations, Section 1008(B) to eliminate the curb along the loop road to allow the drainage to sheet flow – The property is zoned I-1..... **Tab 12**

3. **Amended Development Plan – S-1382-13 – Fairway Crossing, Lot 2 – 20 Fairway Crossing** – An amended development plan for a 1,040 square feet addition to the 3,640 square feet existing convenience store. The addition is for a restaurant – The property is zoned X-1 with BEQ Overlay District..... **Tab 13**

D. BOND RELEASES

1. **Equestrian Lakes North** – Final Release – Amount of Release = \$93,684.00 **Tab 14**

IV. REPORT'S

1. March 2013 Monthly Report..... **Tab 15**

ADJOURN

Reminder: Next Regularly Scheduled Meeting of the Triple S Planning Commission will be May 21, 2013 at 6:30 p.m.