

# TRIPLE *S* PLANNING COMMISSION AGENDA

JANUARY 19, 2016  
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. Election of Officers for the 2016 Year
- B. Minutes from the December 15, 2015 Regular Meeting
- C. December 2015 Financial Statement

### **II. OLD BUSINESS**

#### **A. TRANSCRIPT AND FINDINGS OF FACT**

- 1. Rut 'N' Strut Distillery, LLC & TDA Properties, Inc. – Z-400-15 – Gordon Lane – A to I-1 – Shelby County
- 2. 7631 Lewiston, Inc. & TDA Properties, Inc. – Z-401-15 – Gordon Lane – A to I-1 – Shelby County

### **III. NEW BUSINESS**

#### **A. TEXT AMENDMENTS – ZONING REGULATIONS**

- 1. **T-0004-15 – Simpsonville Zoning Regulations – Article VI Establishment of Zones – Section 679 Village Center Form District (VCFD) – G. Building Envelope Standards, 2. Height Specifications** – A text amendment initiated by the City of Simpsonville City Commission to reduce the building height requirement for those properties within the VCFD on the north side of Shelbyville Road (US 60) from a minimum of two stories and a maximum of three stories to a maximum of two stories.

#### **B. SUBDIVISION PLATS**

- 1. **Agricultural Plat – S-1503-16 – Persimmon Ridge – Shagbark Lane – Shelby County** – The purpose of the plat is to divide the property into

Tract 1 (13.00 acres) and a Residual Tract (61.60 acres) – The property is zoned Agricultural (A) with PUD

2. **Final Plat – S-1504-16 – Persimmon Ridge Subdivision, Phase 16 – Gavin Court – Shelby County** – The purpose of the plat is to divide the property into 31 lots – The property is zoned Agricultural (A) with PUD
3. **Final Plat and Amended Plat – S-1505-16 – Estates of Notting Hill, Phase II and Phase I, Lot 10 – Landsdowne Crescent – Shelby County** – The purpose of the plat is to plat Phase II into 8 lots and amend Lot 10 of Phase I – The property is zoned Agricultural (A)

#### **C. DEVELOPMENT PLAN**

1. **Development Plan with Variance Request – S-1502-16 – Prodigy Retail Center – 1263 Mt. Eden Road – Shelby County** – The development plan proposes a 11,900 sq. ft. retail center – The variance request is for a 20 feet front yard setback variance from Section 43.4 of the Old Zoning Regulations – The property is zoned Interchange with BEQ Overlay District
2. **Development Plan with Waiver Request – S-1506-16 – Brighton Business Center, Tract 11 – Brighton Boulevard & Brighton Circle – Shelbyville** – The development plan proposes a 5,400 sq. ft. auction center – The waiver request is to allow a 174 ft. by 65 ft. gravel equipment staging area instead of a paved area from Section 1008(A) of the Zoning Regulations – The property is zoned X-2

#### **D. BOND RELEASES**

1. **Cloverbrook Farms, Section 3** – Partial Release – Amount of Release = \$82,497.78
2. **Cloverbrook Farms, Section 8, Phase 1** – Partial Release – Amount of Release = \$176,950.00
3. **Cloverbrook Farms, Section 9, Phase 1** – Partial Release – Amount of Release = \$54,350.00
4. **Katayama 2014 Expansion** – Final Release – Amount of Release = \$65,930.00
5. **R.E.P. Rents** - Final Release – Amount of Release = \$3,500.00
6. **Space Center Storage, Building 14** – Final Release – Amount of Release = \$16,000.00

#### **IV. REPORT'S**

1. December 2015 Monthly Report and 2015 Year End Report

#### **ADJOURN**

**Reminder: Next Regularly Scheduled Meeting of the Triple S Planning Commission will be February 16, 2016 at 6:30 p.m.**