

TRIPLE *S* PLANNING COMMISSION

AGENDA

November 17, 2009
6:30 p.m.
Stratton Community 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 for a recommendation to the governing body. All other votes by the Commission result in final action.

I. GENERAL BUSINESS

- A. Minutes from the September 15, 2009 Regular Meeting **Tab A**
- B. Minutes from the October 20, 2009 Special Meeting..... **Tab B**
- C. September 2009 and October 2009 Financial Statements **Tab C**
- D. 2009 Budget Amendment #2..... **Tab D**
- E. 2010 Budget – Review and Approval..... **Tab E**
- F. 2010 Commission Meeting Dates **Tab F**

II. OLD BUSINESS

A. Subdivision Plats

- 1. **Final Plat – S-1192-08 – Estates of Notting Hill** – New Estate Farm, LLC, Owner/Applicant – Property located on Shelbyville Road at the Jefferson County line in unincorporated Shelby County – 17 Tracts – Total Acres = 92.32 ± Acres – Zoned Agricultural..... **Tab G**
- 2. **Amended Agricultural Division – S-1243-09 – Clemons Sell Off Tract 2 – Dover Road** – Patty Clemmons Owner/Applicant – Property located on Dover Road in unincorporated Shelby County – 1 Tract and a Residual Tract 2B – Tract 2 (15.03 ± acres), Residual Tract 2B (19.46 ± acres) – Total Acres = 24.47 ± Acres – Zoned Agricultural..... **Tab H**

III. NEW BUSINESS

A. Text Amendment

1. **Text Amendment – T-0001-09 – City of Simpsonville** – Proposed text amendments initiated by the Simpsonville City Commission to the Shelby County Zoning Regulations, Article VI – Establishment of Zones amending Section 640 to include the Village Center Form District (VCFD) as a zoning classification for the City of Simpsonville and to add the Village Center Form District (VCFD) Zone as Section 679 to the Zoning Regulations.....**Tab I**

B. Zone Changes

1. **Village Center Form District (VCFD) – Z-375-09 – City of Simpsonville** – Area-wide zoning map amendment (Area-wide Zone Change) initiated by the Simpsonville City Commission for 31 properties located on both sides of Shelbyville Road between Maplewood Drive and just east of Old Veechdale Road, containing approximately 26 ± acres in the city of Simpsonville. The zoning map amendment initiated by the Simpsonville City Commission is to change the zoning classifications from R-1, R-2, C, C-2, C-3 & C-4 to Village Center Form District (VCFD).**Tab J**
2. **Wesley Apartments, LLC Property – Z-376-09 – 2169 Midland Trail** – Zoning map amendment (Zone Change) for the Wesley Apartments, LLC property located at 2169 Midland Trail, Shelbyville, KY in unincorporated Shelby County. The Zone Change request is from Residential (R) to Highway Commercial (C-4) for 7.60 ± acres.**Tab K**
3. **Norfolk Southern Railway Property – Z-377-09** - Zoning map amendment (Zone Change) for the Norfolk Southern Railway Company/Southern Region Industrial Realty, Inc. property located on Joyes Station Road and Isaac Shelby Drive, Shelbyville, KY in unincorporated Shelby County. The Zone Change request is from Agricultural to Light Industrial (I-1) for 68 ± acres.**Tab L**

C. Subdivision Plats

1. **Amendment Plat – S-1258-09 – Burks Farm Divided – Joyes Station Road and Shelbyville Road** – Mary Anderson Burks Revocable Living Trust and Mark Burks, Owners/Applicants – The property owner is requesting the property lines be amended – Zoned R and Agricultural.....**Tab M**
2. **Agricultural Plat – S-1259-09 – Anna Lou Williams Estate – 4887 Mt. Eden Road** – Anna Lou Williams Estate, Owner/Applicant – Property located on Mt. Eden Road in unincorporated Shelby County – 6 Tracts – Total Acres = 51.484 ± Acres – Zoned Agricultural.....**Tab N**
3. **Agricultural Plat – S-1260-09 – English & Catlett Farm, Tract 1B-1 – 14845 Mt. Eden Road** – Jack English, Owners/Applicants – Property is located on Mt. Eden Road in unincorporated Shelby County – 3 Tracts – Total Acres = 60.39 ± Acres – Zoned Agricultural.....**Tab O**

4. **Agricultural Plat – S-1261-09 – Anderson Property Divided – Taylorsville Road** – Matthew Anderson, Owner/Applicant – Property located on Taylorsville Road in unincorporated Shelby County – 1 Tract – Total Acres = 216 ± Acres – Zoned Agricultural **Tab P**
5. **Boundary Adjustment Plat – S-1264-09 – Hycliffe Manor Divided/Majestic Oaks Farm, Inc – Conner Station Rd** – Majestic Oaks Farms, Inc, Owner/Applicant – Property located on Conner Station Road in unincorporated Shelby County – Total Acres = 2.02 ± Acres – Zoned Agricultural **Tab Q**
6. **Agricultural Plat – S-1266-09 – Bruner Divided – Scott Pike and Waddy Road** – Lloyd Allen & Donna Ray Bruner, Owners/Applicants – Property located on Scott Station and Waddy Road in unincorporated Shelby County – 1 Tract – Total Acres = 179 ± Acres – Zoned Agricultural **Tab R**

D. Development Plans

1. **Development Plan – S-1262-09 – Warner/Ayers Subdivision, Lot 4 – Mt. Eden Road** – Stivers Land Company, Owner/Applicant – The Development Plan is for the construction of a 8,400 square feet retail space – Zoned IC **Tab S**
2. **Development Plan – S-1263-09 – Hi-Point Industrial Park, Lot 14 – Hudson Boulevard** – Shelby County Humane Society, Owner/Applicant – The Development plan is for the construction of a 2,077 square feet clinic – Zoned I-1 **Tab T**
3. **Development Plan w/Waiver – S-1265-09 – Early Environmental Contracting Food Grade Oil – Old Finchville Road** – Early Real Estate Acquisitions, LLC, Owner/Applicant –The Development plan is for the construction of two 8,000 square feet storage tanks - A waiver is requested to allow for crushed stone in lieu of asphalt – Zoned I-1 **Tab U**

E. BOND RELEASES Tab V

1. **Fairway Crossing, Section 2** – Final Release – Amount of Release = \$60,766.00
2. **Fairway Crossing, Section 3** – Final Release – Amount of Release = \$37,715.00
3. **Fairway Crossing, Section 4** – Partial Release – Amount of Release = \$184,193.00
4. **Midland Estates, Section 9** – Partial Release – Amount of Release = \$1,096.05
5. **Cloverbrook Farms, Section 3**– Partial Release – Amount of Release = \$90,065.55.00

6. **Ronnie Layne Estates** – Partial Release – Amount of Release =
\$13,153.13

F. EXECUTIVE DIRECTOR'S REPORT

1. September 2009 & October 2009 Monthly Report **Tab W**

REMINDER:

Next Regularly Scheduled Meeting of the Triple S Planning Commission will be January 19, 2010 at 6:30 p.m. in the Stratton Center