

TAYLORSVILLE-SPENCER COUNTY
BOARD OF ADJUSTMENT
Meeting Minutes

The Taylorsville-Spencer County Board of Adjustment held a meeting on Thursday, February 23, 2023, at 4:00 pm in the Fiscal Court meeting room at 28 East Main St., Taylorsville, Kentucky.

Chairman Greg Murphy called the meeting to order. Present were Annelle Hoene, Charlie Ethington, Jan Kehne, Greg Murphy and Duane Hume. Also, present Administrator Julie Sweazy and Admin. Assistant Angie Helton.

Chairman Murphy: We have election of officers for 2023 for Chairman, Vice Chairman, and Secretary. Do I hear any nominations?

Mrs. Hoene: I would like to nominate Greg for Chairman.

Mrs. Kehne: I would like to make a nomination that we keep everyone current in their place.

Mr. Hume: Second.

Chairman Murphy: Motion made, second. Questions on the motion? All in favor, opposed, motion carries.

Approval of the Docket: Motion to approve by Mrs. Kehne, second Mrs. Hoene, all in favor, opposed, motion carries.

Approval of the minutes for 12/29/22: Motion to approve by Mrs. Hoene, second Mr. Hume, all in favor, opposed, motion carries.

Chairman Murphy: Any Committee Reports.

Administrator Sweazy: None.

Administrator Sweazy: Swearing in of everyone wishing to speak.

Administrator Sweazy: We have the application of **Tim Adams** requesting a variance to construct a Pole Barn forward of the primary residence (per Taylorsville-Spencer County Regulations, Article II, Section 204 pertaining to yard requirements) located at 499 Mitchell Lane. The building is for the storage of a boat, car, and truck. The lot is very hilly and that made him put the septic in the back yard, so he was limited to one spot to build the building. He really needs the storage, so his property doesn't look trashy from the road. He is setback 50' from the road. As far as Zoning Regulations, this can be found in Article II, Section 204(14). He and his builder are present. When doing my calculations on this and seeing that by the plat provided when they built the home, the distance was to the property line and his measurement when he brought them in were to edge of payment. So, with that it makes a difference. So, technically we would not only need the variance for it to be forward of the house but also a front yard setback because it does not meet the 50 feet due to the variable right-of-way on Mitchell Lane.

Mrs. Kehne: Was this advertised, to do both setbacks?

Administrator Sweazy: It was not advertised to do both setbacks. Because I found out after the fact. We just did it as to set forward of the main structure. It would still be forward of the main structure but with Mitchell Lane having a variable right-of-way, we don't have an accurate distance. The way I've been told, I can't get an actual distance.

Mrs. Kehne: How far back is his house actually?

Administrator Sweazy: From the edge of payment his house is 114 feet. Whereas in the plat drawing, that was giving to us where he built the house at said 86 feet. So, we really don't know what the width of the right-of-way is and that's our problem.

Mrs. Kehne: Wouldn't normal be 30 feet?

Administrator Sweazy: It could be 30, it could be 50, it could be 40. Even with the Road Forman, he says Mitchell Lane is variable. I can't get an infinitive answer.

Mrs. Hoene: If it's 114 feet, it's within...

Administrator Sweazy: Yes, the house. Now we're doing the garage. To the edge of pavement, the pole barn garage is 52 feet. But if we go by the drawing provided when he built the house, that means, if we're using that as a definitive right-of-way, even though I've been told it's not, he would only be 23.3 feet away from the right-of-way.

Mr. Hume: So, the garage is going to be 30 feet in front of the house?

Kevin Carter, Builder & Tim Adams, Owner addressed the Board.

Mr. Carter: It's on the side of the house. The reason we have to set the barn where we want to set it is the lateral field was limited, he lives on a cliff, we hauled dirt in for the pad, proper drainage, proper erosion and this was the best scenario. Where we set the pad was way more than what some of the other grandfathered barns on that street. I understand their grandfathered in form over the years, but we're just asking for this variance.

Chairman Murphy: Really when you built the house, you didn't get a variance for it either? You build the house, then come back and going to do this. So, you want a variance just for the barn?

Mr. Carter: Just for the barn.

Chairman Murphy: But the other is probably illegal.

Administrator Sweazy: The house is okay.

Mr. Kehne: There's no way to set this on the other side of the house?

Mr. Carter: No, its straight down.

Mr. Hume: Is there any photos of it?

Administrator Sweazy: Passed around a drawing.

Mrs. Hoene: How big is the building?

Mr. Adams: 40x50.

Chairman Murphy: How many acres do you have?

Mr. Adams: 28 acres.

Chairman Murphy: So, no neighbors close?

Mr. Adams: No.

Mrs. Kehne: Have you already built your pad?

Mr. Carter: Yes.

Mrs. Hoene: So, you didn't have any other choice because of the lateral lines?

Mr. Carter: We didn't want to get close to the lines.

Chairman Murphy: Is electric underground or on top?

Mr. Adams: Underground.

Mrs. Hoene: Will there be electricity and water in this building?

Mr. Adams: No water, just electricity.

Chairman Murphy: Just for storage?

Mr. Adams: Yes.

Mrs. Hoene: So, the building is going to be 51.5 from the edge of the road?

Administrator Sweazy: It's actually 52.

Mrs. Hoene: Has all adjoining property owners been notified?

Administrator Sweazy: Yes, and I've not heard anything from anyone.

Chairman Murphy: Is there anyone present to speak on this?

(no response)

Mrs. Hoene: Are you using the same driveway to the house for entrance?

Mr. Carter: Yes but would like to add an entrance from the street later, but will have to get approval from the road department.

Mrs. Hoene: I make a motion to approve this variance. It will not adversely affect the public health, safety or welfare; it will not alter the essential character of the general vicinity; it will not cause a hazard or a nuisance to the public; it will not allow an unreasonable circumvention of the requirements of the Zoning Regulations.

Mrs. Kehne: Second.

Chairman Murphy: Motion made, second, questions, all in favor, opposed, motion carries.

Administrator Sweazy: We have the application of **Joseph Scott Humphrey** requesting a variance to locate a garage forward of the primary residence (per Taylorsville-Spencer County Regulations, Article II, Section 204 pertaining to yard requirements) located on Lot 12 of the Dollie Nation Estate on Ten Mile Road. Mr. Humphrey is requesting to build the garage forward of the residence. It will project forward of the home toward the road 12 feet. This variance is being requested due to the lay of the land that falls off and the location of the septic and lateral field. All other setbacks will be followed. When looking at the plat we found that the right-of-way and the building setback lines were greater than we would have imagined on this little road.

Mrs. Kehne: How far is he off the property line?

Administrator Sweazy: 15 feet off the sides, roughly 200 feet off the back, but when you get to the front line the house itself is 57 feet and his pole barn garage is going to be 45 feet. Which puts him 5 feet into the building setback line.

Mr. Hume: So, the property rolls off in the back?

Scott Humphrey: Yes.

Chairman Murphy: Are your lateral lines in the back?

Mr. Humphrey: Yes.

Chairman Murphy: Is the electric underground?

Mr. Humphrey: I don't have electric yet, I'm just now starting my house.

Mr. Hume: Looks like there's a lot of room between the house and the barn. Is there not a way to turn the barn?

Mr. Humphrey: No, it's a 30x40 and if I do it will be almost to my driveway. The lot itself is only 150 foot wide.

Chairman Murphy: How many lots do you have?

Mr. Humphrey: Just one and it is 1.34 acres.

Mrs. Kehne: What's the purpose of this building?

Mr. Humphrey: Storage. A metal building on a slab with electric but no water.

Chairman Murphy: Is there anyone here to speak on this?

(no response)

Mr. Humphrey: One neighbor, to the left of me, Mr. Lawson walked up the other day and I talked to him, and he said he didn't care.

Administrator Sweazy: Mr. Lawson did come into the office and ask about the meeting tonight. So, they did check that out.

Mrs. Hoene: I make a motion to approve this variance. It will not adversely affect the public health, safety or welfare; it will not alter the essential character of the general vicinity; it will not cause a hazard or a nuisance to the public; it will not allow an unreasonable circumvention of the requirements of the Zoning Regulations.

Mr. Ethington: Second.

Chairman Murphy: Motion made, second, questions, all in favor, opposed, motion carries.

Administrator Sweazy: We have the application of **Patrick & Deanna Ahearn** requesting a variance on the building setback line to match the established lots in Highview Estates at 30 feet for Lots A1 and A2 located on Sycamore Drive. On February 2, 2004, the Final Plat for Highview Estates was put to record. Since that time the Zoning Regulations have changed and with that change the front yard setback went from 30 feet to 50 feet. The applicants are asking for a variance to allow the building setback to be 30 feet to be consistent with the neighboring lots. They took a piece that was set aside for future development and now they are creating two tracts off of that. They will flow with Sycamore. So, they're just asking that the setback of the houses to be the same as all the other houses on Sycamore in Highview.

Mrs. Hoene: When was the setback changed?

Administrator Sweazy: In 2014.

Mrs. Hoene: So, they bought this property, divided it and one is going to be their home?

Administrator Sweazy: No, these two lots are being created for building lots. Their home is already there on another lot. They're just asking for the houses to be 30 feet off the right-of-way opposed to going to 50 feet.

Daniel Greenwell, CDF Builders and DeAnna Ahearn, Owner addressed the Board.

Mr. Greenwell: We are purchasing the land from them, the sewer already there, city water is there and all the infrastructure is there. We're just hoping to keep it in line with what's already there.

Mrs. Kehne: These are very small lots.

Chairman Murphy: What size houses are you building?

Mr. Greenwell: One of them has a drain easement on one side so we'll probably do 1,286 square foot house with no garage and a 1,200 and some square foot with a 2-car garage.

Chairman Murphy: Do you want to say something? Can you state your name?

DeAnna Ahearn: Nothing to say.

Chairman Murphy: Since you're going to be uniform with the rest of the houses, that's the main thing. You're not on the water or sewer lines and there's not much room. Anyone here want to speak on this?

(no response)

Mr. Hume: I'll make a motion to approve the variance. It will not adversely affect the public health, safety or welfare; it will not alter the essential character of the general vicinity; it will not cause a hazard or a nuisance to the public; it will not allow an unreasonable circumvention of the requirements of the Zoning Regulation.

Mr. Ethington: Second.

Chairman Murphy: Motion, Second, questions, all in favor, opposed, motion carries.

Administrator Sweazy: We have the application of **David Blandford** requesting a Conditional Use Permit to operate a short-term rental/Airbnb located at 355 Nature Trail, aka. Lot 32, Audubon Park II. A Conditional Use Permit is being sought to allow for rental of the subject property on a short-term basis of less than 30 days. The proposed rental would be limited to a maximum of 7 people and would be subject to strict rules set by the applicant. No events, parties or loud noise would be allowed. The applicant would personally manage the rental to ensure compliance with all applicable rules, laws, and ordinances. There is adequate parking in the driveway of the property. No modifications are being sought to the property itself. In your packets you also have the Zoning Regulations which is Article II, Section 210(3) of Conditional Uses. The neighborhood does have restrictions and number 9 of the restrictions does say no business shall be conducted on the premises except such business that is approved by the developers and the Taylorsville-Spencer County Joint Planning and Zoning Commission. Mr. Goodlett is no longer a part of the neighborhood; all lots have been sold. So, it does allow for the Board to approve or disapprove. The covenants run with the property for 30 years then they automatically extend successively for 10-year periods at a time unless 51% of the owners of the lots in that neighborhood agree to change the restrictions.

Mrs. Kehne: Is there an active Homeowners Association?

Administrator Sweazy: There is not.

David Blandford: This is my application and my home. I think that's accurately stated. I'm an attorney, so I like to follow the rules. I reviewed the ordinances and it was a little unclear. Explain to me what the rules for short term rentals are. Are there any specifics?

Mrs. Hoene: If we approve this, we can make the rules as a stipulation on the approval of a Conditional Use Permit.

Mr. Blandford: Where do I find any ordinances about this. I wanted to comply with the rules and I did call and I came in and was told I had to file this application for a Conditional Use Permit.

Chairman Murphy: We have certain things that we ask, such as insurance, rules, help, garbage, security, parking, and all that comes into consideration based on what you want to do.

Mrs. Kehne: You're offering this as a business since you live there. When you operate a business, you get a Conditional Use Permit.

Chairman Murphy: We have had people come in and going to rent the house and live there too. Are you going to do that?

Mr. Blandford: I'll still be living their part time. I operate a short-term rental in Louisville as well. I've been operating that short-term rental since September of last year. I take my duties very seriously. So far that rental has gone on without any major problems. So far, I have all five-star reviews. I take care of my guests, secure location, parking, and communication is very important. I'm always available and it's easy to message through some of the rental agencies.

Chairman Murphy: Are you going to run this yourself or are you going to have this other company, do it?

Mr. Blandford: Myself. Currently I'm staying part-time in Louisville and part-time here. The one here is a log cabin up by the lake. I think one of the concerns is when people hear Airbnb they think parties, loud noise and I don't want a party any more than any neighbor wants a party to happen and that's the last thing I want in my home. I have strict rules regarding no parties, no events, no loud noises in my current home. I don't have an exterior camera but that is a possibility.

Mrs. Hoene: Are you talking about renting this for 30 days? What about the traffic on this road?

Mr. Blandford: The only traffic would be, depending on if I'm staying there at the time. The application states 7, more than likely no more than 6.

Mrs. Hoene: How many bedrooms do you have?

Mr. Blandford: 3 bedrooms, 2 baths. So, I would anticipate most guests would be no more than 6. At my rental house in Louisville, I have anywhere from 2-5 people staying. I've not had any issues. I told my neighbor if there were any issues to call or text me. He did on one occasion when there were more people than usual coming in and out of the house. He called me, I messaged my renter, she told me at that time she only had 3 people over, my neighbor said more than that before. So, I reminded her no parties, no events, no large groups of people and I didn't hear anything else. So, I have some experience doing this, copies of my reviews (submitted for the record).

Chairman Murphy: Are you married?

Mr. Blandford: I'm divorced and have two children that stay with me part-time. Their mom lives in Spencer County as well. The main rules I think would apply limitation of number of guests.

Mrs. Hoene: Would the guest bring their own food and use your kitchen?

Mr. Blandford: Yes.

Mrs. Hoene: Do you have any rules for alcohol?

Mr. Blandford: I do not. I think most people would rent because of the lake or the Bourbon Trails. Spencer County is right in the middle of all that.

Chairman Murphy: Are you aware we can also pull the permit at any time if issues if it passes.

Mr. Blandford: I don't want parties or large groups in my home. I can create a rule that only the guests who are listed on the rental are allowed.

Mrs. Kehne: If you're not there you won't know and that's the biggest problem. You won't be able to police that.

Mr. Blandford: If I put cameras on the outside, I would be able to see. I do monitor in my current home. I have a smart lock that's shows me when it locks and unlocks. I don't have knowledge of who or how many, but I do see if there's a lot of activity come in.

Mrs. Hoene: Say 4 people rented this, 2 couples, they show up with 5 kids each. That's breaking the rules. But you wouldn't know.

Mr. Blandford: I wouldn't know unless someone informed me, or I had cameras to see who was coming and going into the house. Typically, I don't check in guest. They check in with a code for the smart lock which gives them access to the home.

Chairman Murphy: What about insurance?

Mr. Blandford: I do have insurance for occupants other than myself.

Mrs. Kehne: What is your driveway?

Mr. Blandford: It is gravel.

Mrs. Kehne: Is there a garage under this house?

Mr. Blandford: There is a garage in the basement. My thinking is I would most likely not rent the garage. It would be simply upstairs.

Mrs. Kehne: Is there a sidewalk from the road to the house?

Mr. Blandford: There's a walkway, it's not concrete, it's gravel and pavers.

Mrs. Kehne: There will be no on-street parking.

Mr. Blandford: I think there's the potential if someone had a trailer or boat. It's on a court and I could see someone could park in front of my house only if they had a trailer. I would ask all guests to park in the driveway. I don't anticipate where there would be a situation of more than three cars.

Administrator Sweazy: I will remind the Board this is a county road and you're not allowed to park on a county road. So, they would not be able to park in the cul-de-sac or on that roadway.

Mr. Blandford: I can create a rule where there's no parking on the streets.

Mr. Hume: What's behind the house?

Mr. Blandford: It's wooded, steep, a creek at the bottom of the hill and beyond my property is the State Park property.

Mrs. Hoene: How big is your lot?

Mr. Blandford: The entire lot is about 1.79 acres.

Mrs. Kehne: If they park down by the garage and down the driveway. What is their entrance to this house? Is there a sidewalk?

Mr. Blandford: That's actually my next project. I would put in something similar to the walkway from the road to the home, such as gravel and paver from the driveway to the front porch.

Chairman Murphy: How close are your closest neighbors?

Mr. Blandford: There's homes on each side.

Chairman Murphy: You can have a seat. Who wants to speak now?

Eric Lesshafft: 352 Nature Trail. We've lived here for 23 years. I've seen the neighborhood grow, young families that have invested in homes and raising their kids there. The house in question is next to my house. It's approximately 90 feet from my bedroom. The house in question is set 75 feet from the road with very little walkway to the house, not handicap accessible. The road is all a down slope to Corp property. It's very steep. The gravel driveway in question is a very loose gravel driveway that if you have a trailer, large automobile, you're most likely going to get stuck. Previous owners had a yard sale and several cars got stuck. It backs up to Corp property and is heavily wooded. If there's any potential fire during dry season, if he puts a firepit in and they have a problem because their renters, it's all wood homes, the whole back part of the subdivision. My property value will be negatively affected with an Airbnb next to it. We've all heard horror stories with short-term rental Airbnb's involving crime, noise, cleanliness, and parking with strangers coming and going. The neighbors in the neighborhood are all united in opposition to having a short-term rental/Airbnb, be it part of the year or year round. We've all signed a petition stating our opposition to this, but we were not told ahead of time they are supposed to be notarized. But I would still like to submit these to you. In terms of

cameras to be installed there is no internet access. AT&T will not except any more customers in the area for the land lines. Where we are, and he knows, cell phones are problematic. Anybody coming into the neighborhood when you start down that hill you lose cell tower service. (Submitted the petition with signatures to the Board) Thank you for your time.

Mrs. Hoene: If there were a fire back there, is the fire department able to access all that? Are there fire hydrants on that road?

Mr. Lesshafft: Our nearest fire hydrant is about ½ mile to ¾ mile from the front of my house. It's at the top of the hill. All we have at the very end is a blowoff valve.

Bethany Ross: 338 Nature Trail. I sat to the right of this home and across the street. We have lived in this community since 2015. We moved out of the city to provide a safe place to raise a family. My neighborhood is peaceful, quiet, and most importantly safe. The proposed use does not blend with our neighborhood and would become a detriment to what we have built. It's a proven fact that short-term rentals bring nothing but problems to quiet neighborhoods such as ours. If this goes through and we are forced to move because of it. Out of fairness and honesty to a potential buyer we will have to disclose that there's a short-term rental across the street. This could very well hinder the sale of our home and force us to lower the asking price. I plea as an invested member of this neighborhood that you deny this Conditional Use Permit for a short-term rental.

Rodney Feagans: 60 Cardinal Court. We've lived here for 19 ½ years. We moved here because its peaceful, neighbors not on top of each other, and the Corp of Engineers behind us. There're 32 children under the age of 12 that live here, that play in the streets because it's safe, there are dead ends. My main concern is the children. They are not going to have a place to play, not going to feel safe with the people coming and going. We don't know who is renting, he says he can have rules but once a party has started it's too late, he's not going to be there all the time. We have little to no crime back there. I feel that could cause problems with different people coming in all the time. We are considerate of each other, and nobody wants this in our neighborhood. He said he's been staying there, then he's been flying in on a helicopter.

Vicky Taube: 331 Nature Trail. I've lived here 14 years. My property adjoins to this property. When I met Mr. Blandford, he purchased it last August, he told me he purchased the property for retirement. This was going to be his forever home. I haven't seen this man here in a month. His current Airbnb is in the Highlands, not Spencer County. I'm fighting for number 8 of our deed restrictions. We have no off-street parking, and the property is located in the cul-de-sac, the driveway to this sets on a slope and it's a loose gravel driveway making it difficult for small vehicles and trailers. Taylorsville Lake is mainly for boating and horse riding. There is no way you can get a horse trailer or a boat out of there. That house is not set up for any kind of short-term rental. I got caught in that Gatlinburg fire and know how quick a cabin can go up. We're all a cul-de-sac of cabins. I believe this will bring nuisance and annoyance.

Timothy Johnson: 300 Nature Trail. My wife and I have lived at our current residence for almost 20 years. After our neighbor passed, we had hope for neighbors that moved here for the same reason as us. We were looking for a dead-end street with no traffic so we wouldn't have to worry about our grandchildren and safety. A quiet place to live without all that goes on in the city. Neighbors who care about neighbors and look out for each other. People who are looking for a place to stay in this area have many options. You have Edgewater Resort, Eagles Motel, the State Park for camping and have hotels

close by like Shelbyville. We are asking that any zone change and request for Conditional Use Permit for an Airbnb be denied due to the concern of our neighbors and ourselves. My observation of traffic in the area. The summer is full of boaters going to the lake and in fall its hunters. My view of this is going to be people going to the lake, boaters, and hunters. You get 6 hunters together; they're not planning on having a party but could turn into a party. He says he has rules, well that's like having cameras to take care of crime. But this doesn't stop the crime. He is not going to be able to stop any issues that come up with people breaking the rules until after the rule is broken. We have good neighbors, and we all know each other, we take care of each other and look out for each other. When you move into a place like this you get invested. You invest in this area, build your family, and watch out for each other. People coming in rarely are not invested, they're not going to care about the neighbors. We are aware how easily a fire can start out there. People coming in from the city not being aware of this, that could be a very dangerous situation. It's going to be too much chaos.

Chris Wright: (sworn in by Administrator Sweazy) 359 Nature Trail. Since we moved here it has been great, we love it. The neighbors have been great. We have 2 kids aged 8 and 3. Our yard is not the best and they do play on the street a lot. The fact that the Airbnb could be a problem with traffic is my concern. There's no way for him to control traffic and speeding on that road. Everybody back there knows who's back there and watches out for everyone.

Chairman Murphy: Mr. Blandford, would you like to reply?

Mr. Blandford: Regarding the driveway, I have an SUV and have no problems getting up and down the driveway. That's not really been an issue other than when it snows. I can anticipate a trailer being a problem. If they have a trailer they will have to find some place else to park it. As far as traffic, there should be no more traffic with someone staying at my home than normal traffic of regular residence in the neighborhood. I do have internet. I have Hughes Net through Satellite. I am able to use the internet, browse the internet, use Netflix and have no problems at all. The only other thing is unless someone notified the neighbors (which I did) no one would know it was an Airbnb. I anticipate 2-3 rentals a month and it could be maybe 2-3 nights or a week. Most people who use Airbnb are people just like me and maybe people just like my neighbors. One other neighbor said they used Airbnb and I've used Airbnb since 2016. I've never had problems as a guest or a host.

Mrs. Hoene: What about the cell phone issues?

Mr. Blandford: Cell phones service in that home is spotty, but it works, seems to be a little delay. Do you have any questions for me?

Chairman Murphy: No, you can have a seat.

Bethany Ross: With the number of kids in our neighborhood, how are we to know whether or not that person staying in that home is a pedophile or not or a sex offender? They're not required to be registered in the state of Kentucky based upon the laws, unless they're a residence for a certain amount of days. We have no idea who we're staying across from and that's very frightening.

Chairman Murphy: We've rented Airbnb's before, but they weren't run by an individual, they go through a corporation and they screen the people before they come. He said he's going to run it himself.

Vicki Buckman: (sworn in by Administrator Sweazy) 297 Nature Trail. When we moved out there, we would have never known we would find a neighborhood like this. We know each other, help each other, and watch out for each other.

Mrs. Taube: I have rented an Airbnb before and the neighbors come question me with, who are you, do you have a dog, do you have children, etc. David said he would scan these people and find out who they are. When I rented a Airbnb the only thing they wanted to know was who I was, how many people and my credit card. Let's just say Uncle Joe is a pedophile and I have Uncle Joe as one of my guest. Guess what, I'm only there 3 days and he has to state he's there on like day 4 or 5, we're gone, Uncle Joe's there, we're gone. He talks like people are not going to party. People are going to party; I don't care what you say. I just don't believe David has a real grip on our community. This is nothing compared to the people who are in an uproar over this because of children. Who's going to be there, in and out, in and out. I'm opposed to this, no one wants this, we have a lot of young children there.

Mr. Blandford: Through Airbnb there is ID verification, I can set my rental to only renters who submit their ID to Airbnb to be verified.

Mr. Hume: Does all persons have to be verified or just the person renting?

Mr. Blandford: Just the person renting it.

Mr. Hume: So, they could have six others who are pedophiles, and you wouldn't know?

Mr. Blandford: Like anyone that visits the neighborhood, I can't control who visits but as far as the one who rents it, there would be ID verification.

Chairman Murphy: Questions? Like I said we've had several Airbnb's before and they run through a company that checks people out. You're not going to do that. Of course you say now you are but people come in you're not going to have any control over them. With the bad internet, road and parking issues, no security, bad phone service, so can't call anybody and you're not going to be there all the time.

Mrs. Hoene: The traffic and children are an issue with me.

Chairman Murphy: You said 30 days, 3-bedroom house, 2 bathrooms, you're going to use the same bathroom they use and everything. Septic system, you have 6 people, have you had it checked out by the Health Department to see if the septic is set up for that many people?

Mr. Blandford: The home was permitted, the septic was permitted, and I had a home inspection.

Chairman Murphy: Questions? I'll entertain a motion.

Mr. Hume: I make a motion to not allow the Airbnb. It will adversely affect the public health, safety or welfare; it will alter the essential character of the general vicinity; it will cause a hazard or a nuisance to the public; it will allow an unreasonable circumvention of the requirements of the Zoning Regulations.

Mr. Ethington: Second.

Chairman Murphy: Motion, Second, questions, all in favor, opposed, motion carries, sorry you can't do it.

Administrator Sweazy: As far as old business, we have none. But under general questions and discussion I wanted to see about setting up another meeting if you all would be available on March 30, 2023.

Board all in agreement.

Administrator Sweazy: Next meeting March 30, 2023, at 4:00pm.

Mrs. Hoene: Motion to adjourn.

Mr. Ethington: Second.

Chairman Murphy: Motion made, second, Adjourn.

Secretary

Chairman