

TAYLORSVILLE-SPENCER COUNTY
BOARD OF ADJUSTMENT
Meeting Minutes

The Taylorsville-Spencer County Board of Adjustment held a meeting on Thursday, July 28, 2022, 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, Greg Murphy, Duane Hume, and Jan Kehne. Also, present Administrator Julie Sweazy and Admin. Assistant Angie Helton.

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

Approval of the minutes for 5/26/22: Motion to approve by Mrs. Hoene, second Mr. Ethington, all in favor, opposed, motion carries.

Chairman Murphy: Any Committee Reports.

Administrator Sweazy: None. But urged as many as could to go to the upcoming training in October.

Administrator Sweazy: Swearing in of applicants wishing to speak.

Chairman Murphy: Unfinished business.

Administrator Sweazy: None.

Chairman Murphy: New Business.

Administrator Sweazy: We have the application of **Constance Ann & Zach Driscoll**. Requesting to expand the original Conditional Use at Driscoll Estates to accommodate guests on the property for overnight stay. At 3301 Taylorsville Road. In 6/2013 – Mike Driscoll/Driscoll Estates received Conditional Use Permit to operate a rental facility for the primary purpose of wedding ceremonies and receptions. Additional Facts the new proposal is to add overnight lodging as part of the wedding packages. To remodel the existing home on the property to have 9 bedrooms and bathrooms, kitchen/dining area, living room and entertainment room. Also, a pool and terrace. I will turn it over to them I do have a few photographs for reference you do have in your packet a floor plan of the model of what they are doing.

Mr. Driscoll: I have the floor plan over here if anyone wants to see them that was the description pretty much on what we want to do.

Administrator Sweazy: Do you want to read into the record Zach the written proposal that you all gave me?

Mr. Driscoll: Sure, Zach read proposal presented to staff see attached (Exhibit A) I don't have much more to add to that it's just going to be an option for our wedding guest to add with almost all our weddings there has just been a sore lack of accommodations which has been something many of them have requested. I would say hundred percent end up in Jeffersontown on Blankenbaker for accommodations just something that is going to be a lot easier for our guests and probably a lot safer. The house itself we have found when the wedding party includes grandparents, parents, and kids you usually have a party of ten to twenty people, so we are going to

have enough room to accommodate eighteen people. That will be Friday afternoon check in to Sunday afternoon check out. Then mom will be using it whenever she wants.

Mrs. Kehne: I have a couple questions do you have hours of operations for the wedding venue for when it shuts down.

Mr. Driscoll: Yes, we do.

Mrs. Kehne: Will those hours carry on over to people being outside?

Mr. Driscoll: No, the current use we have states that the event must end by twelve AM midnight and that will be the same. That means all of the guest will be leaving. The overnight accommodations will only be for the wedding party.

Mrs. Kehne: Ok, do you have an overhead ariel of where the house's back up to that? And where about is the swimming pool going to be?

Mr. Driscoll: It's going to be right next to the current project if you're driving up the driveway it is going to be to the right of it.

Mrs. Hoene: You're adding nine bedrooms and nine baths what about the septic system?

Mr. Driscoll: We just got the plans for that approved with Justin Jump obviously we are going to have to get a bigger septic system.

Administrator Sweazy: The septic permit that has already been approved.

Mr. Driscoll: I will try to point it out this is the house; the big building and the pool is going to be on the far-right side of it.

Mrs. Kehne: What is going to go on the other side of that?

Mr. Driscoll: That's where the lake is and if you go beyond that that is where Stan and Joy Thompson are building their new house and then there is another neighbor maybe to the northeast of there.

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

Administrator Sweazy: Yes.

Chairman Murphy: What about security? With the noise and everything late at night.

Mr. Driscoll: Right and that has been an issue that we have had to take care of recently we had one neighbor complain to us about the noise and we added a bunch of insulation to the barn, and he texted me and said whatever you did it worked so there has been no more issues.

Mrs. Hoene: When you say barn are you talking about the venue?

Mr. Driscoll: Yes, it's the reception hall "The Wedding Barn".

Chairman Murphy: The pool is going to be a private pool. Are you going to have a lifeguard or anything like that?

Mr. Driscoll: No and again that is just going to be for the wedding party only.

Mrs. Hoene: It will be fenced? So, children cannot get in it.

Mr. Driscoll: Yes.

Chairman Murphy: So, you're just going to add more septic tanks and make it bigger is it going to have a laundry room?

Mr. Driscoll: Yes.

Mr. Hume: There won't be renting out to the public during the week?

Mr. Driscoll: No, we are not going to rent it out as individual units it will just be all the part of the wedding package.

Mr. Hume: Just the wedding party only?

Mr. Driscoll: Yes, or special event but it will almost be hundred percent weddings.

Mr. Hume: So, it will always merge with the special event there and nothing else.

Mr. Driscoll: It will all be part of the same package.

Chairman Murphy: It's not going to be a bed and breakfast it's not going to just be a weekend thing it's only going to be used for weddings.

Mrs. Hoene: They can only stay there if they are having an event at your barn.

Mr. Driscoll: Yes, exactly that have to be having an event at the event space in order to add this to the package.

Chairman Murphy: You have enough parking for this?

Mr. Driscoll: Yes, that's not going to be an issue.

Mrs. Hoene: What about housing and food do they bring their own food?

Mr. Driscoll: They must have a licensed caterer but are you talking about the new project?

Mrs. Hoene: Yes.

Mr. Driscoll: Yes, they will bring their own food for the stay.

Mrs. Hoene: Alcohol is allowed?

Mr. Driscoll: Yes, and it obviously has to be a licensed bartender for the wedding or event.

Administrator Sweazy: Can I ask one question just so we have clarification so between the house and that row of trees that horseshoe around it that is where you're saying the pool is going to be?

Mr. Driscoll: Yes, it's going to be in between the house and the horseshoe of trees.

Administrator Sweazy: The trees are going to stay?

Mr. Driscoll: Yes, they are staying we are actually planting more trees all around the outside of them. We plant every year some of them just don't make it. The idea is to have a lot more trees on that side.

Chairman Murphy: That would be a noise buffer too.

Mr. Driscoll: Yes, exactly.

Chairman Murphy: Are you going to add any more lights? I guess you will have too around the pool.

Mr. Driscoll: Yes, we are going to have outdoor lights on the house, and they will be around the pool also.

Mrs. Hoene: This is going to be a big renovation and remodel to the existing house.

Mr. Driscoll: Yes, it's going to be the exact same square footage. Everything has been gutted on the inside of it and all the remodel is going to go in the same square footage. There's not going to be any additions as far as square footage goes.

Mrs. Kehne: Annie did they move you to a tent?

Mrs. Driscoll: That would be alright as long as it was comfortable heating and air.

Mrs. Hoene: Are all of you all going to live in the house?

Mr. Driscoll: Yes, this will be a second home for mom. But if everyone wants to come and live to there is enough room.

Chairman Murphy: Any questions?

Mrs. Kehne: I know you know this, but we always say you have applied for a conditional use if at any time people come in and complain your conditional use can possibly be voided. We want to make sure that you understand that we just want to make that perfectly clear.

Mrs. Hoene: You would have to come back and answer to it.

Mr. Driscoll: Alright.

Chairman Murphy: Same with noise complaints if anyone comes in you will have to come back.

Mrs. Driscoll: You just have to address it right?

Board: Yes.

Mrs. Hoene: I don't see a problem I see that we make a motion to grant this conditional use permit.

Administrator Sweazy: I just want to ask can I read off the things that were thrown back and forth that everyone is agreeing to just to get that in the motion? This is what I have noted if there is anything different you all let me know.

- The guest's will be coming in around noon on Friday and out on Sunday.
- Will be a private pool for the wedding guest only fenced with no lifeguard.
- You did say there was a laundry room I'm not sure if that makes a big difference.
- No bed and breakfast must be having an event to stay there.
- No outside rental.
- Bring their own food.
- Alcohol will be allowed but must have licensed bartender for the event.
- Trees will remain around the pool.
- Additional lights will be put around the house and pool area.

Do you all feel like there was more? I tried to make notes.

Mrs. Kehne: I feel we said the same.

Mr. Hume: How deep will the pool be?

Mrs. Drivcoll: Four-foot straight across.

Mr. Hume: Four-foot pool straight across inground pool?

Mr. Driscoll: Yes.

Chairman Murphy: I forgot to ask this about security do you have any type of security when you have the wedding parties?

Mr. Driscoll: We don't it has been something that has been considered cause it's something that is normal for some wedding venues across the industry.

Chairman Murphy: It's just for you for your insurance if someone gets hurt or anything like that.

Mr. Driscoll: Right, we have insurance on things like that but added security has been something we have considered. We have had really good luck with disrespectful guests it hasn't been something that often has been an issue, but it is definitely something that we are considering. We do have a coordinator for every event that is there from the beginning to the end.

Mrs. Hoene: How many employees do you have?

Mr. Driscoll: There is two employees Cheyenne who's the boss and then the event coordinator who is there for every event she is our watch dog.

Chairman Murphy: If someone gets out of hand, she knows who to call?

Mr. Driscoll: Yes, she knows how to handle anyone that is going to get out of line.

Mrs. Hoene: Are you Constance?

Mr. Driscoll: Kansas is my wife that's her sister Cheyenne and that's Cody Cheyenne's husband.

Mr. Hume: He looks like he would be a good guy for security for some reason.

Mr. Driscoll: Yeah, that's something that I have heard people talk about is off duty police officers run security.

Mrs. Hoene: I make a motion that we accept this conditional use permit with the stipulations that Julie read off. 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 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: Questions Julie.

Administrator Sweazy: None.

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

Mr. Driscoll: Thank you all so much we appreciate your time.

Chairman Murphy: Anything else Julie?

Administrator Sweazy: We do need to schedule another meeting it needs to be later in August for advertisement purposes so maybe the 25th of August?

Board: In agreement.

Administrator Sweazy: Next meeting will be August 25 at 4pm.

Chairman Murphy: Motion made by Mrs. Kehne to adjourn, second by Mr. Hume, all in favor, motion carries to adjourn.

Secretary

Chairman