

TAYLORSVILLE-SPENCER COUNTY
BOARD OF ADJUSTMENT
Meeting Minutes

The Taylorsville-Spencer County Board of Adjustment held a meeting on Thursday, September 14, 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, Greg Murphy and Duane Hume. Also, present Administrator Julie Sweazy and Admin. Assistant Angie Helton. Jan Kehne was absent.

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

Approval of the minutes for August 24, 2023: Motion to approve by Mr. Ethington, 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.

Chairman Murphy: Unfinished business.

Administrator Sweazy: We have none.

Chairman Murphy: New business.

Administrator Sweazy: We have the application of Darrell Herndon for Herndon Farm LLC requesting a Conditional Use Permit to use the original barn on the farm for basket classes and sales of basket supplies located at 3069 Plum Ridge Road. The applicants are requesting to hold classes and teach individuals how to make baskets. She will have the needed supplies on hand for customers to purchase. They are requesting to expand the renovation of the barn. The hours proposed are 9am – 5pm, Monday through Friday with occasional Saturdays. There is currently one employee with the hopes to expand to 1-3 more as renovation is complete. Most of the supply business is expected to be mail order/online. Customer parking is available in a gravel lot in front of the barn. This application is for the re-purposing of the barn across the road from 3034 Plum Ridge Road to be used for a small business. The 1/3 of the barn that includes a finished space will be used as a place for basket classes and a storefront for basket supplies. Per acceptance of this conditional use permit, the interior of the other side of the barn will be renovated to provide additional space for the storefront, inventory, and supplies. No additional footprint will be added to the barn, and the existing gravel lot will serve as room for parking.

Chairman Murphy: So, this is for basket weaving classes. With the renovation you said was doing something for storage.

Danielle Anderson: Yes, there is a basket supply business that we're hoping to acquire. This company has been in business for 41 years and is here in Kentucky and they're looking to retire. We would like to buy it, but we can't do that without the business expanding.

Chairman Murphy: What about the septic system? Are you going to have any bathrooms?

Mrs. Anderson: There's already one bathroom and we won't have anymore than that. It's been there for about 6-7 years.

Administrator Sweazy: We can have Justin Jump look to see what size system was put in to make sure adequate for what you're doing.

Mrs. Anderson: We won't be adding any water or anything on the other side, it's just storage. Like four walls, shop lights, leaving concrete floor, shelves, just storage space for what it takes for our class.

Mrs. Hoene: So, Herndon Farm LLC owns the property. Do they have a conditional use permit for events?

Administrator Sweazy: There's never been anything there as far as through you all for the barn. When they originally did the renovations on the barn it was just for family gatherings. This is the first time we brought anything for use of the barn outside of family.

Mr. Hume: So, what would be the difference of a conditional use permit if she's going to do a full blown business? Could you change the zoning?

Administrator Sweazy: I gave you all a copy of conditional uses allowed, what can be done as a conditional use. If you feel it doesn't fall under these guidelines and want to look at commercial. But anything that's not listed in our regulations as a specific use, I can bring it to you all and you all can determine where it goes. So, if you think a conditional use is improper...

Mr. Hume: That's why I'm asking. I don't want to do something wrong here and then have to come back later and make her do something later.

Administrator Sweazy: Here's the difficult part. In our regulations on agriculture ground you're allowed all types of conditional uses, and this would fit in there just like that, no question. But here's where our situation is a little different is years back, they had the whole farm changed to residential and because the entire farm is residential and not really a farm now we have to go under just strictly what conditional uses are and what they mean and where they fit in.

Mr. Hume: If it was just the basket part, I wouldn't see an issue. But are you going to do some online sales?

Mr. Anderson: My business sells supplies. So, someone can go on my website and buy supplies and I ship to them.

Administrator Sweazy: So, you wouldn't have any big trucks or anything coming in other than maybe UPS?

Mrs. Anderson: That would be it.

Administrator Sweazy: With a conditional use, what that does is you all can choose to approve it and put conditions on it.

Mrs. Hoene: What kind of sign are you going to have?

Mrs. Anderson: If any it would be on the side of the barn.

Administrator Sweazy: With a conditional use permit you can only do a 2' by 2' sign.

Mr. Hume: Anything at night?

Mrs. Anderson: Occasionally a Saturday night class.

Mrs. Hoene: I make a motion to approve this conditional use permit for the basket making classes and offer basket supplies for sale, with up to three employees' and operating hours 9-5.

Mr. Hume: Second.

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

Administrator Sweazy: Right now, I don't have any applications to set another date.

Mr. Hume: Motion to adjourn.

Mr. Ethington: Second.

Chairman Murphy: Motion made, second, all in favor. Adjourn.

Secretary

Chairman