

Taylorsville-Spencer County
Joint Planning and Zoning Commission

The regular meeting of the Taylorsville-Spencer County Joint Planning and Zoning Commission was held February 16, 2023, in the Fiscal Court meeting room located at 28 East Main Street, Taylorsville, Kentucky.

Vice Chairman Faue called the meeting to order.

Present were Valerie Hunt, Jacob Brown, Paula Wheatley, Marsha Mudd, Diana Faue, Anthony Travis and Attorney Dale (arrived late). Gordon Deapen and Teddy Noel were absent. Also present was Administrator Julie Sweazy and Admin. Assistant Angie Helton.

Vice Chairman Faue: In your packets you have a copy of the minutes from the last meeting for February 2, 2023. I will entertain a motion to approve those minutes.

Commissioner Mudd: Made a motion to approve the minutes for the February 2, 2023, meeting.

Commissioner Hunt: Second.

Vice Chairman Faue: Discussion, roll call please.

Administrator Sweazy: Roll called, motion carries.

Vice Chairman Faue: Any committees?

Administrator Sweazy: No.

Vice Chairman Faue: There's no one here to be sworn in for testimony.

Administrator Sweazy: We have two items for new business. We have proposed amendment to Article III, Sec. 308 & 309, Article V, Sect. 501, Article VI, Sect. 606 and Article VII, Sect. 703 of the Spencer County Subdivision Regulations 2022 pertaining to the processing and filing of a Final Subdivision Plat. This is where we talked about not running the final plats through the public hearing. We're notifying people to come to those hearings, they show up than really we're done and they should of come at the zoning level. By KRS this is something that is allowed. In years past I didn't feel comfortable doing this, now we have Engineers that look at everything, as well as myself. We're better looking at them and checking them out than we used to. So, now I feel more comfortable with not bringing them to you. What I did is anything with a strike through is what I took out and underlined is what was added. So Article III, Sect. 308, I put the wording in that says Commission in writing by the chairman, secretary, or other duly authorized officer of the commission. Where before I think it just said Chairman. Same for the paragraph below I added a little more there. I added Administrator/Director, that way it would allow me to do these things. This is what I've done through each one of these sections. So, if you all want to look through and make sure you agree with the verbiage, I put in.

Vice Chairman Faue: Has this been advertised?

Administrator Sweazy: Yes. So, if everyone is good with it and wanted to vote on it. It would be ready to go to the County.

Vice Chairman Faue: Has anyone came into the office or called with questions?

Administrator Sweazy: No.

Vice Chairman Faue: Any discussion on the changes or I'll take a motion to recommend to Fiscal Court.

Commissioner Hunt: I make a motion to recommend the changes as lined out in the document.

Commissioner Wheatley: Second.

Vice Chairman Faue: Any further discussion? Roll call.

Administrator Sweazy: Roll called, motion carries.

Administrator Sweazy: Item number two on the docket is Proposed Amendment to Article V, of the Taylorsville-Spencer County Zoning Regulations establishing Section 500.1, R-1T, Single Family Townhouse District to provide regulations to govern the location and placement of townhouse development. I broke the acreage down to square footage, then calculated as if they did 100 units, how many square feet by doing the 2,000-lot size for each one. Then figured how much open space by using the 20% or the 500, which ever one was greater. After calculating all that, they still had 99,693 square feet left over to use for the roads, parking, etc. On the first page number 4b, you left that highlighted. Angie and I thought we were going to take that out at the last meeting.

Commissioner Brown: Yes, it needs to be taken out.

Administrator Sweazy: My comment is I don't ever want to give them an option of only one parking space at the residence, then the rest off site or common area. I think they have to have two.

Commissioner Hunt: I agree.

Vice Chairman Faue: Probably whoever buys these will be two working adults that will need parking.

Administrator Sweazy: It's not up to me, that's just my opinion. What I was thinking about that is on page 42-3, b, where it says one parking space is provided in the front yard area, the front setback should be, if we could note in there somewhere only allowed if there is a garage or another space. I don't know how to word that where they have to have a garage to go along with that one.

Commissioner Hunt: You could mention the garage parking space prior to the rest of this coming in, right?

Commissioner Brown: On 6-e if you have either a single car or two car garage you're going to have a parking space because you have to be able to drive into your garage. With a 15' setback I

believe that would allow space for one vehicle. What is the depth of the space to allow a vehicle to park?

Administrator Sweazy: 19 foot was what was used on this example.

Commissioner Brown: That's why you have to go with a 25' front setback. I need to define what an allowable parking space is.

Commissioner Hunt: With big vehicles we need to make sure not hanging over the sidewalk area.

Commissioner Wheatley: What's the purpose of sidewalks if vehicles are going to be over hanging in them. That defeats the purpose of a sidewalk. But are we going to require that?

Administrator Sweazy: I was just thinking only stipulating that if they only do one space, they have to have a garage. They don't have the option of doing only one space and no garage.

Commissioner Brown: That's the last bit of clarity I need to put into this because it looked like something was lacking. I think I can close all the loose ends by defining what is required for an outdoor parking spot. I did define what the sidewalk are. All sidewalks must be located in the designated street right-of-way, and must be at least 4 feet in width. All lots shall have a sidewalk available for access from the front and/or rear door of the residences.

Commissioner Travis: I don't know if I would put the rear door. If you do that then you have to put a sidewalk across the back. I think I would just leave it to the front.

Administrator Sweazy: I don't think you could specify that anything has to be required across the back side.

Commissioner Travis: Most people look at the back as their privacy area.

Vice Chairman Faue: So, just strike out and/or rear?

Commissioner Brown: Yes.

Vice Chairman Faue: Anything else?

Commissioner Brown: So, we're good with the three off street parking spaces for each lot.

Administrator Sweazy: The only other thing I noted is a lot of the regulations, like at the end, you might add in signage. Signs permitted as indicated in Article X and maybe electronic signs are prohibited.

Commissioner Hunt: In number 6a it says a minimum of three off-street parking spaces shall be provided for each lot, paved with asphalt or reinforced concrete, with crushed stone base. Such parking spaces may be provided within the lot and/or in a common parking area. Don't we specifically have to say two of those spaces are going to be provided within the lot?

Administrator Sweazy: I think it could say with a minimum of two spaces provided on the lot itself.

Commissioner Hunt: And then one maybe located off site in the common parking area or something.

(Attorney Dale arrived, he had attended the City Meeting and was running late.)

Commissioner Hunt: Jacob, do you want to read that section again that you were just going through?

Commissioner Brown: A minimum of three off-street parking spaces shall be provided for each lot, paved with asphalt or reinforced concrete, with crushed stone base. A minimum of two spaces must be provided within the lot and the third space may be located in the common parking area located and maintained within the development. Then everything else is the same.

Vice Chairman Faue: What does those changes to (a) do to (b)?

Administrator Sweazy: It still holds true. Unless he looks again at the parking determining the depth of a parking space, that might make a difference.

Commissioner Brown: I'll go back through and make sure good, makes sense, fix illustrations, do additions discussed, etc.

Administrator Sweazy: You all can make a motion to continue to the next meeting date specific.

Commissioner Travis: Motion to continue to the next meeting on March 2, 2023.

Commissioner Mudd: Second.

Vice Chairman Faue: Any discussion? Call roll.

Administrator Sweazy: Roll called, motion carries.

Vice Chairman Faue: General question or discussion.

Administrator Sweazy: I had been asked by Mr. Trageser to put him on the docket but since no one is in the audience, I assume he changed his mind.

Vice Chairman Faue: Our next meeting date is March 2, 2023.

Commissioner Travis: Motion to adjourn.

Commissioner Wheatley: Second.

Vice Chairman Faue: All in favor say aye, any opposed, meeting adjourned.

Attest:

Secretary

Chairman