

Taylorsville-Spencer County
Joint Planning and Zoning Commission

The regular meeting of the Taylorsville-Spencer County Joint Planning and Zoning Commission was held May 19, 2022, in the Fiscal Court meeting room located at 28 East Main Street, Taylorsville, Kentucky.

Chairman Deapen called the meeting to order.

Present were Dwight Clayton, Marsha Mudd, Diana Faue, Anthony Travis, Gordon Deapen, Valerie Hunt, and Paula Wheatley. Teddy Noel and Attorney Dale were absent. Also present were Administrator Sweazy and Admin. Assistant Angie Helton.

Chairman Deapen: If you've had an opportunity to review the minutes for May 5, 2022. I will entertain a motion to approve those minutes.

Commissioner Mudd made a motion to approve the minutes for the May 5, 2022, meeting. Second by Commissioner Faue.

Chairman Deapen: Any further discussion? Read the roll.

Administrator Sweazy: Roll called, motion carries.

Chairman Deapen: We have no committee reports, no need for swearing in of testimony and no old business. New business.

Administrator Sweazy: We have the application of **Taylorsville Community Church, Inc. for Prestige Deals WLWD, LLC** requesting R-2, residential to B-2, general commercial district on approximately 0.69 acres. This is lots 9 & 10 and portions of lots 5, 6, 7 & 8 of the Tom Cook Division located on the corner of Garrard Street and Main Cross within the City of Taylorsville. The comprehensive plan recommended land use map indicates the area should be mixed use. Before I go any further, I want to make the commission aware as far as the acreage on this, that is correct. Where I put lots 9 & 10 and portions of 5, 6, 7, & 8, that is incorrect. So, what we have done is gone on and advertise for the next meeting to incorporate all the lots that are part of it. It also takes in lots 11, 12, 13 & 14 as well. I feel like we are okay if you all want to discuss it a little bit tonight, but I don't think we can vote legally, being I don't have it advertised correctly.

Chairman Deapen: Let me clarify this in my mind. Does it include pieces of lots 9, 10, 5, 6, 7, 8, 11, 12, 13 & 14 or is 5, 6, 7 & 8 not included?

Administrator Sweazy: 5, 6, 7 & 8 are a portion of it.

Attorney Tichenor: If you look at the plat of the Tom Cook Division.

Administrator Sweazy: Angie is making some copies of it. But what it really is, its truly all of 9 & 10 and a portion of 5, 6, 7 & 8, but what I left off is 11, 12, 13 & 14. While she's gone to make copies, I will go on and read you the rest of the proposal. The property was used for a church long before zoning went into effect in our community. Since a church can be placed in any zoning classification, I assume the area was established as residential since the majority of

properties at that time were residences. Since that time there have been multiple zoning changes along Garrard Street to accommodate commercial businesses. The church congregation has relocated and now are wishing to sell the property. The proposed buyers request the change to commercial to allow them to operate their online retail sales of consumer media and toys. They also currently operate the Any Time Mattress Store at the corner of Main Street and Main Cross. Angie has those copies and is handing them out.

Chairman Deapen: Those are really tiny lots.

Administrator Sweazy: When I looked at that and realized the lots are only 25 foot wide, I thought I missed something here. The property runs all the way from Main Cross to the Love My Neighbor building.

Charles Tichenor: On behalf of the church and Prestige Deals. I have Brian Heckman her tonight with Prestige Deals. Starting with the Tom Cook Division, that was done before the floodwall. All that platting was done, but we still refer to those plats when dealing with that area of town. The church originally owned 5, 6, 7, 8, 9 & 10 but 5 & 6 and portions of 7 were all taken when the floodwall was built and there's deeds of record from back in the 40's with meets and bounds. The church never officially had this property resurveyed. The church bought lots 11, 12, & 13 sometime in the late 80's and built the metal building. As Julie said churches can go in any zone so this wasn't a big deal but now that the church is vacated, we have two commercial buildings that don't meet a residential zone, unless converted to apartments. But the best and highest use for those buildings is commercial. If you look at the area everything from Hwy 55 to the church parking on that side of Garrard Street has been rezoned to some sort of business. You have a store, insurance company, dog grooming, Love My Neighbor then the church. On the North side of the street, you have S&K Auto, storage buildings, AT&T substation, one residential house and the corner lot which is commercial. So, there's one residential house in that whole block. So, it meets that zoning to get it rezoned. Prestige is aware that they have to deal with the floodwall in back, they can not do anything within the floodwall without have a conversation with the Flood Commission. The drawing shows an easement through there for the floodwall for a drainage line. The new building does not sit on that drainage line, but the back of the church does sit on it and we don't know how it ever got built, but its been built like that forever, that pipe has been in there since the 40's. There's not much that can be done about that now and the commission is aware of that and its makes since to get this rezoned to business. Mr. Heckman now employees about 5 or 6 people. He is currently already located in town. He actually leases space from the church at their new building. The church is wanting to expand, and his lease is coming to an end, and he wants to stay in Taylorsville. He employees 5-8 people at this point, its not going to be a retail center where people drive up and shop, its strictly online warehouse type things. So, the building suits the purposes of that.

Chairman Deapen: Questions from the commission?

Commissioner Hunt: You all are requesting B-2, right?

Attorney Tichenor: Correct.

Commissioner Hunt: Could you tell me what the purpose is of going B-2 verses B-1.

Attorney Tichenor: Building size. The existing structure will not fit in a B-1 zoning.

Commissioner Hunt: How big are they?

Attorney Tichenor: One building is 10,000 square feet and the old church building is about 6,500 square feet.

Commissioner Hunt: So, you plan on leaving those buildings as they are?

Attorney Tichenor: Yes.

Commissioner Clayton: Can you show the zoning again? So, the star is where this is, I see R-2 which is what this currently is, I see B-2 right underneath that, so that is currently B-2 down there.

Administrator Sweazy: Right. The two that you see colored in under the two are B-2 also.

Commissioner Clayton: And across the street I see B-2.

Administrator Sweazy: The red is B-2.

Commissioner Clayton: Except for the one's I see B-1.

Administrator Sweazy: The City Maps, when the zoning went in, you have to follow the dash line and stay within those dash lines to find what your zoning classes are.

Chairman Deapen: Anything else from the commission? Are we all in agreement that we should readvertise and finalize this at the next meeting?

All were in agreement.

Attorney Tichenor: Any more questions?

Commissioner Clayton: How deep is the lot now?

Attorney Tichenor: Its 148 feet from the right of way back to the floodwall.

Commissioner Clayton: The existing buildings there, they are accurate?

Attorney Tichenor: The existing church is accurate, the proposed building got moved because of that storm drain but the size of the building is correct.

Chairman Deapen: Anything under general discussion or questions? I will note I will not be at the next meeting; I will be out of town.

Commissioner Faue: I will be out of town also.

Administrator Sweazy: I will let you know this is the only thing on June 2nd.

Chairman Deapen: So, everyone else will need to be here.

Administrator Sweazy: Our next meeting is June 2nd.

Commissioner Travis: Motion to adjourn.

Commissioner Faue: Second.

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

Attest:

Secretary

Chairman