

Taylorsville-Spencer County  
Joint Planning and Zoning Commission

The regular meeting of the Taylorsville-Spencer County Joint Planning and Zoning Commission was held June 16, 2022, in the Fiscal Court meeting room located at 28 East Main Street, Taylorsville, Kentucky.

Secretary Faue called the meeting to order.

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

Secretary Faue: If you've had an opportunity to review the minutes for June 2, 2022. I will entertain a motion to approve those minutes.

Commissioner Mudd made a motion to approve the minutes for the June 2, 2022, meeting.

Commissioner Noel: Second.

Secretary Faue: Roll call please.

Administrator Sweazy: Roll called, motion carries.

Secretary Faue: Any committees?

Administrator Sweazy: No.

Attorney Dale administered the oath of testimony to all wishing to speak.

Secretary Faue: Old Business.

Administrator Sweazy: We have the application of **WCM Land, LLC, Series 9** requesting AG-1, agricultural to R-1, single family residential on 125.76 acres located in the 300 block of Mill Road which is KY 1795. This is a continuous from the March 17, meeting.

Attorney Charles Tichenor: On behalf of WCM Land, LLC. We are requesting the commission postpone this again until August 18, 2022. We are still in the process of finalizing some engineering plans and make sure we have a preliminary plat that we can bring in front of you at the same time as the zoning so we will know how many lots we're looking at and that type of thing to alleviate some of the neighbors' concerns so we ask that no testimony be taken at this time and it be passed to the August 18<sup>th</sup> meeting.

Commissioner Travis: I make a motion to continue this to August 18, 2022, at 7:00pm.

Commissioner Noel: Second.

Secretary Faue: Roll call.

Administrator Sweazy: Roll called, motion carries.

Ken Adcock: I'm a little confused folks. The attorney asks that no testimonies be provided and neighbors couldn't speak.

Secretary Faue: That's just tonight.

Attorney Dale: This is continued to the August meeting.

Mr. Adcock: I got that.

Attorney Dale: At the August meeting you will be able to speak.

Secretary Faue: That's correct, in August you will be able to speak.

Mr. Adcock: I'm surprised I wouldn't be able to speak this evening.

Secretary Faue: Well, it's been postponed until August 18<sup>th</sup> and at that time we will take testimony.

Mr. Adcock: Ok, thank you.

Administrator Sweazy: The item we have for new business tonight is the application of **Steve Bradley** requesting amendment to a record plat of Camp Branch Subdivision located on the corners of Camp Branch Trail and Bloomfield Road. Camp Branch Subdivision was approved in 2006 and what Mr. Bradley is requesting to do is to divide the original Lot 1 into four separate lots. What you will see is where he's taking Lot 1 of Camp Branch Trail, which like I said it fronts on Bloomfield Road and Camp Branch Trail is the road itself. One of the things I do see with it, if you all are in agreement with this plat, is the first lot, Lot 1a, I would recommend doing the 3 to 1 ratio variance on that as well. I do have a copy with all the signatures needed in my possession.

Steve Bradley: 141 Appaloosa Drive, Taylorsville. I want to take that one track, Lot 1 and turn it into four tracks an acre and half a piece on the front two and an acre on the back two. That's the same as most of the lots in the subdivision. They did that originally because the guy across the road complained about it so they figured if they left that one big lot, he would be okay. I talked to him about what we're doing, and he was fine with it. He lives straight across from the subdivision. I thought it would look better if it went with the rest of the subdivision.

Secretary Faue: Questions from the commission?

Mr. Bradley: We also plan on keeping everything the same as the subdivision restrictions.

Commissioner Hunt: What are the main parts of the restrictions?

Mr. Bradley: The size of the homes, 5:12 pitch on the roofs, no chain link fence...

Commissioner Hunt: Is this being changed to R-1?

Administrator Sweazy: It's R-1 now. We're not changing the zoning, just the lots.

Commissioner Travis: So, this is just a plat approval?

Administrator Sweazy: Yes.

Commissioner Hunt: It has 30' for utility easements on each one and that's all the way around?

Mr. Bradley: Yes.

Commissioner Hunt: But as far as the regular building setbacks, is it going to be...

Administrator Sweazy: What the building setbacks will follow is the original record plat. So, that won't make a difference on the depth or how far the homes set back. Because their going to have to follow what was recorded as Lot 1 anyway.

Commissioner Hunt: Do you know what that was?

Administrator Sweazy: Worse case it would be 30' from the ROW instead of 50'. But these have a 30' general utility easements, I feel confident that there already 50'. I don't think its any different.

Commissioner Hunt: You think its already 30' not 50'?"

Administrator Sweazy: I mean the only thing they do have is they have a general utility drain easement and building line. So, they may be strictly building line at 30' so, it would have to be behind that 30' and the utilities are within the first 30'. The surveyor followed the guidelines of the way the subdivision is as a whole. The way this is reading is it only has a 30' building limit. So, you have to setback behind that 30' line. If we followed todays standards, you would have to be 50' instead of 30'. Which could kill Lot 1a with the building line all the way back to 50'.

Commissioner Travis: Of course, the street is 60' instead of 50' also.

Administrator Sweazy: Yes, but you have a wider ROW in front of it.

Commissioner Hunt: So, the property line we are saying is to the center of the road?

Administrator Sweazy: No, your property line is 30' off the center of the road and then 30' further back is where they can build at. Within that 30' between the ROW and the building line is the utility easement.

Commissioner Hunt: It just seem to me that if this whole lot is being redone and we're trying to make them all R-1 into four tracks, I don't understand why we have to still revert back to what it was many years ago.

Administrator Sweazy: I wouldn't say you have to, but that's the way he drew it to match the way the subdivision was approved at. But if we change it and we put the 50' from the ROW limit on him, I think we're going to kill Lot 1a.

Mr. Bradley: I measured it and there's plenty of room. It's 50 feet.

Administrator Sweazy: Fifty foot from where?

Mr. Bradley: From the edge of the road.

Administrator Sweazy: But edge of the pavement is not the edge of the ROW. So, if you go to the center of your road and measure over 30', that's got you to the edge of the ROW. Then you have to go another 50' and remember you have to stay 25' off the back and you only have 133'. So, you just ate up 75' of that in setbacks. You would be better to leave the 30' building line to match the rest of the subdivision.

Commissioner Hunt: So, we would have to do a variance.

Administrator Sweazy: I guess you could do a variance but right now it's already recorded at 30'. We're not changing the building setback; we're just adding lines to make four lots.

Commissioner Hunt: Will it change any of the building lines in between 1a, 1b, 1c and 1d?

Administrator Sweazy: No. Before it didn't have an easement at all, but he gave it a utility and drain easement in between the lots.

Secretary Faue: Any further questions from the commission? Does anyone have any objections of making a motion tonight?

Commissioner Travis: I move we approve this plat as presented tonight and also, we want a 3 to 1 ratio on Lot 1a.

Commissioner Mudd: Second.

Secretary Faue: Any further discussion? Call roll.

Administrator Sweazy: Roll called, motion carries.

Secretary Faue: General questions or discussion?

Administrator Sweazy: No but I've been looking at my training log to see who and who doesn't need training.

Secretary Faue: Our next meeting is July 7<sup>th</sup> and I assume we have items on the docket.

Administrator Sweazy: Not at this moment but we have until next Tuesday to receive applications.

Commissioner Travis: Motion to adjourn.

Commissioner Mudd: Second.

Secretary Faue: All in favor say aye, meeting adjourned.

Attest:

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Secretary

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Chairman