

Taylorsville-Spencer County
Joint Planning and Zoning Commission

The regular meeting of the Taylorsville-Spencer County Joint Planning and Zoning Commission was held August 18, 2022, in the Fiscal Court meeting room located at 28 East Main Street, Taylorsville, Kentucky.

Chairman Deapen called the meeting to order.

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

Administrator Sweazy: I want to welcome Jacob Brown to the board. Tonight's his first meeting. Would you tell a little bit about yourself?

Commissioner Brown: I've lived in Spencer County for 13 years now. I'm blessed with four young children and a beautiful wife. We have horses, dogs, cats, you name it. I am honored to be here with you guys and look forward to helping the community.

Chairman Deapen: If you've had an opportunity to review the minutes for July 21, 2022. I will entertain a motion to approve those minutes.

Commissioner Hunt: Made a motion to approve the minutes for the July 21, 2022, meeting.

Commissioner Noel: Second.

Chairman Deapen: Roll call please.

Administrator Sweazy: Roll called, motion carries.

Chairman Deapen: Any committees?

Administrator Sweazy: None.

Chairman Deapen: We have bylaws and ask that you keep your testimony to 3 minutes.

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

Chairman Deapen: 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, KY 1795.

Charles Tichenor: Representing WCM Land, LLC, Series 9. My client has authorized me to remove this application. So, we are pulling this application and not going forward with rezoning.

Chairman Deapen: Ok, thank you.

Chairman Deapen: New Business.

Administrator Sweazy: We have the application of **Bellwood, LLC** requesting Final Plat approval of Bellwood Subdivision of 30.21 acres proposing 23 residential lots located at 345 Wilsonville Road, Hwy. 3192. Mr. Brown came in the office today and requested that we continue this. His surveyor Mr. Greenwell out of Nelson County found some discrepancies in the measures on the plat and he wants to get those corrected before we bring it here. So, he has ask if we would continue to the next meeting.

Commissioner Noel: Made a motion to approve to continue at the next meeting.

Commissioner Faue: Second.

Chairman Deapen: Any further discussion?

Commissioner Mudd: We need to add the date.

Commissioner Noel: September 1st meeting 2022.

Chairman Deapen: Read the roll.

Administrator Sweazy: Roll called, motion carries.

Chairman Deapen: Next item of new business.

Administrator Sweazy: We have the application of **David M. and Marie Williams** requesting Ag-1, agricultural to Ag-2, agricultural on 6.85 acres located at 707 Greer Road. The comprehensive plan recommended land use map indicates the area should be low density residential. Mr. & Mrs. Williams are requesting this change to allow them to sell the 6.85 acres with the existing home and convey the balance (19.31 acres) in with their other farm. The majority of the property is in Spencer County however the access (which is listed on there as an existing old road) travels through Nelson County to return again into Spencer County onto Greer Road. I do have an email in the from Jan Johnston - Crowe from the Nelson County Planning and Zoning and she is okay with signing off on the plat as well. She said the property is really in our county and for us to handle it. Mr. Williams is present if you have any questions for him.

David M Williams: 2540 Simpson Creek Road. I own about 235 acres in Spencer County and about 230 in Nelson County. So, I own on three sides of this property. I purchased this property recently and about 20 acres of that property is finishing out a corner of my main farm. The little part that has the house and building on it kind of sticks up above the rest of my property. I was going to rent it out but one of the ladies that works in my office son wanted to buy the property from me and live there. Its only 6 acres and the surveyor said I had to go through this to correct the zoning.

Chairman Deapen: So apparently the neighbors are okay with this.

Mr. Williams: There's only one. I own the rest of it.

Chairman Deapen: Questions from the commission?

Commissioner Hunt: Do you have access here on the old road?

Mr. Williams: I have multiple access to that. You couldn't do anything with this section up here at the top, its all straight up hill. The piece I'm selling, you can't even see, its at the very top and the rest is all up hill from the creek at the bottom.

Commissioner Noel: Where is the access to the part you are selling?

Mr. Williams: There's an old road that comes into the corner of this property and goes out and hits Grays Run Road. It's a gravel private road.

Chairman Deapen: Any further questions from the commission? Do we have a reason to carry this over or should we proceed? I'll entertain a motion.

Commissioner Travis: I move we approve the application of David M & Ann Marie Williams from Ag-1 to Ag-2 on 6.85 acres located at 707 Greer Road. It does meet the guidelines and regulations set out by the Planning & Zoning Commission and there is no one here to speak against it.

Commissioner Wheatley: Second.

Chairman Deapen: Any further discussion? Read the roll.

Administrator Sweazy: Roll called, motion carries.

Administrator Sweazy: What we have up next is a proposed change to our **Subdivision Regulations** for Spencer County. This is coming to you as a recommendation or request from Fiscal Court. They looked at the verbiage of the new subdivision regulations and found in Section 403 and I've underlined what they are wanting to add. Its just an addition to the wording that will say when widening of an existing county road is warranted, the road must be widened prior to construction of the development itself being started. The widened road must pass inspection of the County Road Forman and the County Engineers. It already says that the work must be bonded. They just thought we needed to add that in that way the roads are widened before they start taking construction equipment into the subdivision.

Commissioner Travis: What warrants widen?

Administrator Sweazy: That's in here too. It talks about if someone is going to put a subdivision on a county road. If the county road doesn't meet the subdivision width and all the specifications, then that road has to be widened and brought up to those specifications.

Commissioner Travis: What about the state roads?

Administrator Sweazy: We can't do anything on state road.

Commissioner Travis: Of course, if you pass this, you're talking about a minimum of 20 feet paved.

Administrator Sweazy: Well, that's already in there. We're not changing that. That's what they already say. The only thing we're adding is what's underlined that we want them to do it before they start the subdivision itself.

Commissioner Travis: When we're talking about 20-foot minimum pavement, Highway 44 wouldn't pass that.

Chairman Deapen: I think the point is that's already in there and that's not what we're being asked to vote on. We are voting on when they have to do it.

Commissioner Travis: Only in the front of what they own.

Administrator Sweazy: Yes.

Attorney Dale: This is coming from the county, so it's going to go back to the county and they're going to pass it.

Chairman Deapen: They sent this to us saying we'd like to change the order and we'd like for you to give us a recommendation.

Administrator Sweazy: The main thing is they wanted something done before they do anything with the property they are dividing out.

Chairman Deapen: Any further discussion? I'll entertain a motion.

Commissioner Wheatley: I make a motion to approve the recommendation for Section 403 of Spencer County Subdivision Regulations of 2022 pertaining to widening the existing county road prior to development when warranted.

Commissioner Mudd: Second.

Chairman Deapen: Any further discussion? Read the roll.

Administrator Sweazy: Called roll, Commissioner Travis was opposed, all other Commissioners were in favor, motion carries.

Chairman Deapen: Do we want to get into the Comprehensive Plan or wait.

Administrator Sweazy: My main thing on the Comprehensive Plan is we have to do that ever so many years and we are supposed to have it done this year. My discussion I wanted to have is do you all want to try go on and make any changes within the Comprehensive Plan or are we good to advertise and bring it up to readopt as it is, then try and go in next year and do some updating on the Census information and things of that nature that needed to be done.

Chairman Deapen: Let me just add to that. The last training, we did it covered that issue and it recommended you do it section by section. So, can we advertise, go ahead and readopt the plan we have, then at the beginning of year go in and plug in the new Census data? Also, the Comprehensive Plan defines certain districts, and no one seems to know where those districts boundaries are. A suggestion would be at the same time we do the Census, why not tie the districts in with our Magistrates districts because those are clearly defined. Go ahead put it on the docket, have a public hearing, if we don't get objections we readopt and then we can work on it at the beginning of the year.

Chairman Deapen: Anything else under general questions or discussion?

Administrator Sweazy: We have that training coming up in October, please let me know if you can attend.

Commissioner Travis: Motion to adjourn.

Commissioner Noel: Second.

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

Attest:

Secretary

Chairman