

Taylorsville-Spencer County
Joint Planning and Zoning Commission

The regular meeting of the Taylorsville-Spencer County Joint Planning and Zoning Commission was held September 15, 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 Wheatley, Teddy Noel, Marsha Mudd, Gordon Deapen and Anthony Travis. Valerie Hunt was absent. Also present were Attorney Dale, Administrator Sweazy and Admin. Assistant Angie Helton.

Chairman Deapen: In your packets you have a copy of the minutes from the last meeting for September 1, 2022. I see a few minor changes. (Went through changes) I will entertain a motion to approve those minutes.

Commissioner Noel: Made a motion to approve the minutes for the September 1, 2022, meeting as amended.

Commissioner Wheatley: Second.

Chairman Deapen: Discussion, roll call please.

Administrator Sweazy: Roll called, motion carries.

Chairman Deapen: Any committees?

Administrator Sweazy: None.

Chairman Deapen: For our bylaws, people who intend to speak, need to be sworn in.

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

Chairman Deapen: Old Business.

Administrator Sweazy: We have the application of **Bellwood LLC**, requesting final plat approval. Instead of going through the slides and everything they still do not have this one completely ready. So, I'm asking the commission, it's your pleasure, if you want to continue it again or if you want him to reapply once they get this taken care of?

Chairman Deapen: Has there been any communication with them about when they think they might.

Administrator Sweazy: I have been communicating with the developer and he's been communicating with his surveyor. There's some discrepancy in some measurements. He said they are backtracking deeds from way back trying to figure out what the deal is. I'll leave it up to you all if we continue it again or if you all want to start all over and renotify everybody or not. Is there a time frame, how many times can we extend?

Attorney Dale: I don't think there is, if no action has been taken yet. But once action is taken there's time limits to do things.

Chairman Deapen: Can we extend for two meetings, rather than one?

Administrator Sweazy: As long as you go date specific, that's all that matters.

Commissioner Mudd: The question I have is, if we do extend it for two more meetings, the people that would be notified, is it the luck of the draw they know because they don't get another notification?

Administrator Sweazy: The way it works, the reason you do it date specific is if they were concerned, they would be here tonight to hear what meeting it would be at next.

Chairman Deapen: I'll entertain a motion.

Commissioner Mudd: I make a motion we extend this two weeks out to the October 20, 2022, meeting.

Commissioner Faue: Second.

Chairman Deapen: Any further discussion? Read roll.

Administrator Sweazy: Roll called, motion carries.

Chairman Deapen: Continued old business.

Administrator Sweazy: We have the application of **Roof Ranger, LLC** requesting AG-1, agricultural to R-3, residential on 4.58 acres located at 599 Bentley Lane. The comprehensive plan recommended land use map indicates the area should be low density residential. Instead of going through the whole thing again, I believe you all are aware after the last meeting. Mr. La Favers is present.

Chairman Deapen: Do you want to come up and bring us back up to speed?

Mr. LaFavers: The main concern at the last meeting was that I might start a trailer park there. I would be willing to put a contingency on this approval that no more trailers will be added.

Chairman Deapen: So, that would be a binding element you would be willing to agree to?

Mr. LaFavers: Yes.

Chairman Deapen: Questions from the commission?

Commissioner Faue: Last meeting when you first spoke you said one stick built home and you would remove the existing trailer.

Mr. LaFavers: Yes.

Commissioner Faue: Then later you said something about maybe two or three homes.

Mr. LaFavers: Well, that's what the property will support. I didn't want to sign anything saying I couldn't do anything with it. Let me backup. The economy has changed in the last 6 months. As a builder I'm not building specs, normally I would be building 4, 5, 6 at a time. Now I pulled back. My plan, if I do anything in the near future, would be to build one home on it and I should have said possibly a second home at a later date if that one sells, and I make some money. I don't want to tie my hands to not be able to build a second home if I want to, the property will support it. But I am willing to sign something saying I won't put any trailers there.

Attorney Dale: It probably should state manufactured home, trailer is an old term used going back to 1976.

Mr. LaFavers: What about modular homes, is that included in that as well?

Attorney Dale: Modular homes are the one's brought in on a truck.

Mr. LaFavers: Yes and put together on a foundation.

Attorney Dale: I don't know about that.

Chairman Deapen: Section 502, Number 1A says under R-3 Multifamily Residential District. One single family dwelling of site-built construction per tract, including manufactured housing. So, it doesn't make any difference what the tract will hold, your restricted to one residential building on there unless you're going to go for conditional use, then you could put a trailer park back there and that would be a conditional use and then you're willing to stipulate you're not going to do that.

Mr. LaFavers: Yes, I do not want to put a trailer park there.

Chairman Deapen: So, realistically it doesn't make any difference whether you can put three homes on there, you're restricted to one. The reason we're going R-3 is because you have a trailer on there, if you build a home you will have to take the trailer off.

Mr. LaFavers: I did a little talking to Julie on this before I came back in, and I thought the main condition was to not have the trailers. I don't want to sign anything that would stop me from building more than one home.

Chairman Deapen: It's not a matter of you signing anything, you're not permitted to. Under R-3 you're not permitted to build more than one home.

Commissioner Travis: It should be residential.

Commissioner Noel: Instead of R-3.

Administrator Sweazy: But I think here's where we're getting confused with this. When he came in the office to talk to me, what he doesn't want to do is if he builds that one home on there it's almost five acres. He wants to not bind himself to where if he wanted to cut an acre or two off of the first home that he could build a second home on the balance of the land. I think he realizes he can only put one home as it sits but he doesn't want to box himself in as where he can never divide that land.

Mr. LaFavers: I want the most I can make on the property. This is about me making profit. Maybe I cut the trailer off that's there now and then build a home on the balance of it and sell that trailer lot. I don't know, but I'm willing to say I will never put any trailers on there.

Chairman Deapen: That's a step forward. I don't want to mislead you either. I don't want you to think if you get a positive vote to put a home on there that you can put three homes on there.

Mr. LaFavers: I understand. I would have to tract that off and sell the one and build the one on what's left of it.

Chairman Deapen: Yes, you would.

Attorney Dale: So, you're stipulating to stick build homes only.

Mr. LaFavers: Yes.

Attorney Dale: How long is that trailer going to be there?

Mr. LaFavers: I don't know.

Attorney Dale: If you done it R-3, you could keep it there indefinitely. So, there should be stipulation on....

Mr. LaFavers: Maybe I leave the trailer. Maybe I sell the trailer. The gentleman I have renting, maybe I sell him the trailer and build a house on the rest of it.

Commissioner Brown: Sounds like he needs to go back to the drawing board. The plat says mobile home to be removed. That's pretty straightforward.

Mr. LaFavers: I talked about that with Julie, if I needed to have that removed by the surveyor and she said no don't worry about it, it wouldn't be an issue.

Commissioner Brown: If you're going to remove it then sure. We would need the plat revised then maybe see about splitting the property up and then go for R-1. That would be the proper thing to do I believe in this case.

Commissioner Travis: You can't have the trailer on R-1.

Commissioner Brown: No but he can split it.

Commissioner Noel: With the trailer being R-3, then the rest R-1.

Attorney Dale: If the trailer is removed then only stick built house can be built.

Commissioner Mudd: If you only split off where the trailer is and the rest you go with R-1, that's still a single-family dwelling and that's still just one house.

Mr. LaFavers: Seems like if I just remove the trailer, it would be a lot easier.

Commissioner Noel: If you remove the trailer you won't have to have R-3.

Mr. LaFavers: It needs to be there for a year or two.

Chairman Deapen: I think what we're struggling with, and I don't mean to be disrespectful, but what we're hearing is a shotgun of different plans and it's very difficult to determine whether or not I might do this or I might do this or I might do this, and they all have a different structure around them. Its very difficult for us to say that looks appropriate or doesn't. I think maybe that's what troubling the neighbors too. They don't understand what we're doing here.

Mr. LaFavers: I think they were worried about a trailer park.

Chairman Deapen: That was one of the concerns but there were others.

Mr. LaFavers: I will agree to remove the trailer. I don't think I want it there. If I'm going to build a stick-built home, then I don't want it there. I don't think its good business to have a trailer right next to a \$300,000 to \$350,000 home I'm trying to sell. So, I would agree to that.

Chairman Deapen: But you're not able to agree on what time frame. Because that could make a difference on whether we should be looking at R-3.

Mr. LaFavers: Well, let's put a time frame on it.

Commissioner Wheatley: Do you have a lease on the trailer?

Mr. LaFavers: I do. He has until the end of December with option to renew one time.

Administrator Sweazy: There's not R-3 zoning but there's other mobile homes that are agricultural.

Attorney Dale: I was concerned about spot zoning.

Mr. LaFavers: I think there's four other single wide on there.

Attorney Dale: It may be there but it's not zoned R-3. So, if its R-1 in agricultural and you put in R-3 then that becomes spot zoning.

Administrator Sweazy: But if we put an R-1 in there, its spot zoning also. We're just trying to bring it into compliance because its less acreage then agricultural. He came in, he had the property surveyed and said I need this signed so I can get it recorded. I said I can't sign it because its less then 10 acres and its zoned Ag1. I said we have to do a zone change to bring it into compliance. We had a discussion about the mobile home there. I said with the mobile home you would have to ask for R-3 zoning because that's the only zoning classification it fell into.

Attorney Dale: Wouldn't that be a continuation of a nonconforming use. If you rezoned it R-1 you could have a continuation of nonconforming use with a time frame to remove it.

Administrator Sweazy: It is a nonconforming use but I'm not signing a plat to go to record that's nonconforming. That's when we force them to bring it into compliance. It's a matter of if he's going to leave the mobile home on there. That's why I suggested the R-3 zoning. You can zone up without changing the application and zone it R-1 and note on there that the mobile home has to be removed by a certain date or anything else. I realize a lot of people are worried about R-3 because of the possibly of multiple mobile homes or multifamily or what ever it may be.

Attorney Dale: That was my thinking, R-1 with a condition that trailer be removed.

Chairman Deapen: Is that a stipulation you're okay with, if the commission said we will rezone it to R-1, you have to remove the mobile home by January 2024 and then you would be able to do a stick-built home at that point if you wanted.

Mr. LaFavers: Since we don't know the economy and what's going on. Could we do 2025 so I'm not forcing him to get out.

Chairman Deapen: I'm not going to tell the commission what to do.

Attorney Dale: I think you would need to come back and request that.

Mr. LaFavers: Like in 2024?

Attorney Dale: Yes, if you have financial problems, you can come back and request longer.

Administrator Sweazy: I have a question. If he leaves the mobile home and you all give him a specific time, he can't build anything until that mobile home is gone? I just want to make sure it's clear.

Mr. LaFavers: Well, that ties my property up. I'd be better to go back to the surveyor, cut the trailer off to another deed, then come back and rezone.

Commissioner Brown: But that would still be noncompliance with the trailer still on it.

Administrator Sweazy: He would have to ask for the zoning we're asking for now on the trailer and the rest R-1.

Chairman Deapen: That's the most compliance with our regulations.

Commissioner Travis: How much acres will there be on the R-3 when you come back?

Mr. LaFavers: I would probably cut off an acre for that.

Commissioner Noel: So that would leave 3.5 acres.

Commissioner Travis: You going to leave the binding element that he has to remove that mobile home?

Commissioner Wheatley: He doesn't have to with R-3 zoning.

Chairman Deapen: If you think that is what you might want to do, I don't think we have anything to vote on.

Mr. LaFavers: I just need to withdraw it, get the plat redrawn and then come back.

Commissioner Faue: At that point you might want to consider that the balance of the 3.5 acres are you going to build one home or two, how your going to plat it. You need to bring all that in with a complete plan.

Commissioner Wheatley: If you are going to build 2 or 3 other homes.

Commissioner Faue: He can't you have to have an acre for septic.

Commissioner Wheatley: If he leaves 1 acre for the mobile home, that leaves him with 3.5 acres. So, if you plan on building 3 homes you need to go ahead and divide that out.

Commissioner Faue: It couldn't be 3 because of the acreage.

Commissioner Travis: If he did 3 you would have a subdivision.

Chairman Deapen: He could only do two.

Administrator Sweazy: When he gets to the third one, he would have to upgrade the county road.

Administrator Sweazy: We do have some people signed up to speak.

Chairman Deapen: Are we together now? We're going to take another look at this.

Mr. LaFavers: Yes, I will redraw the plat and reapply.

Administrator Sweazy: Do you want to hear the neighbors or are we done?

Chairman Deapen: I just soon hear what they have to say.

Attorney Dale: Administered the oath of testimony to Mr. Kissel.

Mr. Kissel: I am the neighbor right next to this. My biggest concern is the density of it. I was concerned about a trailer park. The other thing I'm concerned about is basically how many houses can go in that tract. If he keeps that trailer on one acre, does that mean the trailer stays forever? If he has the remaining 3 acres, how many houses can go there eventually?

Commissioner Wheatley: Two.

Mr. Kissel: There's no way around it?

Commissioner Noel: No.

Mr. Kissel: Okay, that's what concerned me. When you read the regulations for R-3 it says you can do multifamily.

Chairman Deapen: As of right now we don't have a plan. We can answer your second question which is there can be no more than two stick built homes on the rest of that property.

Mr. Kissel: No matter what zoning is.

Chairman Deapen: Correct.

Administrator Sweazy: Really there can't be no more than one. He can do one tract for the mobile home and one tract for a house. Because if he goes to the third tract he has to upgrade and widen the road. Nothing to say he can't, he might be willing to do that.

Mr. Strong: To my understanding I thought at the last meeting you all told him no. I just wanted to know why we are here.

Chairman Deapen: That's not correct. We took no action last time.

Mr. Strong: High density multi roll housing without a sewer treatment plant is terrible. It stinks due to the topography and the type of soil. Its not designed for high density housing and if they want to do something different, they need to put in a sewer treatment plant. I don't like what's going on.

Chairman Deapen: It's over, he withdrew it.

Administrator Sweazy: We have the application of **Plum Creek Agriculture, LLC** requesting AG-1, agricultural to R-3, residential on 5.000 acres located on Whitfield Land, aka Tract 10, Whitfield Farm Division. The comprehensive plan recommended land use map indicates the area should be medium density residential. This tract is part of an original farm division that was done prior to the regulations creating a smaller tract agricultural zone. Therefore, it remains as AG-1. The applicants feel that the area is better suited as a residential class since the property or properties around it are no longer being used for agricultural purposes. The tract previously had a mobile home that has been removed. So, there is an existing septic system and encroachment onto the property. On the screen the yellow is Whitfield Meadows Subdivision, a lot of the R-3 is the Ridgeview Mobile Home Park, and the white is agriculture.

Michael Morgan: 17860 Deer Trace Lane, Fisherville, KY. I represent Plum Creek Agriculture and we purchased that piece of land, and we intend to build a stick built home on it. When we talked to Julie, we found out it was not properly zoned. That's why we are here today. A lot of the adjoining owners are modular homes and there are other R-3 there.

Commissioner Faue: So, all the other lots on here except 10. What kind of homes are on those? Are they stick built, modular or manufactured homes?

Mr. Morgan: Most of them are modular homes. There was a modular home on this lot, we like to build stick-built homes to increase the value of that community.

Chairman Deapen: Why are we going R-3 and not R-1?

Mr. Morgan: We thought that was in conformity. We haven't built anything yet. We don't have a construction plan for it. If something turns south tomorrow, we would be binding ourselves if someone wanted to buy it and put a modular home on it.

Commissioner Faue: But your intent is to put a stick-built home on it.

Mr. Morgan: Yes, we have to get funding and stuff lined up for it.

Commissioner Mudd: Also, R-3 is mostly what surrounds it?

Mr. Morgan: No, I believe its all Ag-1, but there all noncompliance also. We're trying to build it up to standard.

Chairman Deapen: R-1 is generally considered a more desirable zone than an R-3. If you're going to meet all the requirements of R-1, why would you not want to do that?

Mr. Morgan: That kind of binds our hands a little bit. With all the tracts around it, we really didn't want an agriculture tract, we don't feel like it's an agricultural district.

Chairman Deapen: How does it tie your hands?

Mr. Morgan: We only intend on building a stick built home when we get funding set up, but anything can go south, if one of us died in a car crash tomorrow then we eliminate that off the table for a sale.

Chairman Deapen: So, in other words we don't have a very firm plan.

Mr. Morgan: We don't have the cash lined up; we can't do anything on something we can do. We bought a piece of land not understanding we couldn't build on it at that time. With R-3 it will allow us to do either or.

Commissioner Faue: What I'm struggling with is if we go with R-1 for a stick built home and then next year when funding becomes available and you say I don't want to do stick built I want to do a modular home, you can always come back and get an R-3.

Mr. Morgan: I know there's a lot of backlash trying to go from R-1 to R-3 zoning. That would be kicking ourselves backwards. This is the only way we see to bring it into conformity without tying our hands.

Chairman Deapen: Questions from the commission?

Administrator Sweazy: What happens with nonconforming is they can have the manufactured or mobile home that was there but if it's been gone for over a year you have to bring it into compliance before you put something on it. If it's been less than a year they can only replace it with footprint, size and everything as what it was. It can not expand. That's our goals to bring everything into compliance with our regulations.

Chairman Deapen: Any other questions? Is there anyone signed up?

Administrator Sweazy: Yes.

Rachel Souza: 1950 Whitfield Lane. I have spoken to Mr. Morgan, and I do appreciate that. We do have a concern about the R-3 because we want to make sure its just one single family home. That property is covered in trees, and it supports a lot of natural wildlife that lives in the area. We don't want to see any of that disturbed. We live in a very peaceful and quiet neighborhood back there. It's a cul-de-sac at the end of the street. We are concerned with the R-3 zoning because of the multifamily that can be added to the property.

Chairman Deapen: Well, let's address that. Our Section 502, R-3 Multi-Family Residential District. The very first thing it says is uses permitted one single family dwelling of site-built construction per tract, including manufactured housing. On down in Section 3 it has conditional uses allowed. They have not asked for a conditional use.

Mrs. Souza: I will take that back and take that as a clarification. I was going to ask for the R-1 but if there's going to be only one home, then I'm okay with R-3.

Administrator Sweazy: Terry Allen.

Mr. Allen: I can pass. If it can't be broken up, I don't need to speak.

Tina Dowell: 1826 Whitfield Lane. Our main concern was a trailer park would be put in there or multifamily. In our community, that's just not what we are. We have horses back there, we're quiet, peaceful, nobody running up and down the streets. I just purchased my land back in April and the last thing I want to do is be next door to multifamily, mobile homes or whatever could be put in there. I don't want to see my property value go down because we have mobile homes in there. We have a mobile park down the road and that's dangerous enough.

Chairman Deapen: Again, as I said they did not ask for a conditional use permit. A conditional use would be under certain requirements, and I seriously doubt this property would meet. So, it could be unlikely we would approve it.

Mrs. Dowell: So conditional use as defined in this point in time couldn't be ask for or approved.

Chairman Deapen: It would have to be asked for and it has not been.

Administrator Sweazy: What set of regulations are you looking at? The most recent set of R-3 Regulations under Uses Permitted in R-3 on page 44.

Chairman Deapen: That's where I am.

Administrator Sweazy: It says one single family dwelling of site-built construction per tract, including manufactured housing. Item B says, duplex or multi-unit housing structures developed and constructed per the density guidelines and requirements contained in Section 502(4).

Mrs. Dowell: So that could happen without asking for special conditions?

Chairman Deapen: That's not a trailer park.

Administrator Sweazy: No, but could they do a duplex?

Chairman Deapen: Probably.

Mrs. Dowell: That's definitely a concern to us.

Mr. Morgan: That would be a binding element that we would be willing to give up. We're not interested in multifamily.

Mrs. Dowell: I wouldn't have a problem with it for just a single-family home.

Mrs. Souza: Would the binding element apply to a new buyer?

Chairman Deapen: Yes.

Mr. Morgan: We are looking to work with you guys and increase property value. If you all have concerns, please reach out to me. If the main concern is the multifamily, I understand that I wouldn't want 10 houses going right next to my house or trailers. We would be okay with a binding element of no multifamily restriction.

Chairman Deapen: Actually, its duplex and multifamily. You're willing to stipulate that.

Mr. Morgan: Yes.

Commissioner Brown: Can we stipulate that only Part A one single family dwelling including manufactured housing, to make it a little bit easier?

Chairman Deapen: Is that okay with you that in the motion we state it as your limited to Section A which reads one single family dwelling of site-built construction per tract including manufactured housing? It would say what you are allowed. Is that acceptable as a binding element?

Mr. Morgan: Just no multifamily as a binding element.

Chairman Deapen: Questions from the commission? We will carry this over to the next meeting and take a vote at that meeting.

Chairman Deapen: New Business.

Administrator Sweazy: We have the application of **Jonathan and Kim O'Dell** requesting Ag-1, agricultural to R-1, single family residential on 1.291 acres located in the 1800 block of Shelbyville Road, Hwy. 55. The comprehensive plan recommended land use map indicates the area should be medium density residential. This tract is being taken off a large tract that was originally part of the Spring Meadows Farm Division. In November 2020, Mr. & Mrs. O'Dell rezoned two tracts R-1 for their children to have lots to build upon. The O'Dell's are requesting to rezone this tract to allow their daughter and son-in-law to build a home for their family.

Commissioner Travis: Recused himself.

Kim O'Dell: 1690 Shelbyville Road, Taylorsville, KY. We would like to take out 1.29 acres. I'm going to bring my daughter up. We are going to give Whitney and Nathan 1.29 acres and their going to build a home on it. It is a stick-built home.

Whitney Greenwell: I went around to everyone in Spring Meadows and got signatures for the Waiver of Restrictions which you all need a copy of.

Administrator Sweazy: I'll take them and make a copy; you will have to have the originals to record.

Chairman Deapen: Questions from the commission?

Commissioner Faue: Question for Julie. Is the whole piece in Ag1?

Administrator Sweazy: Yes.

Commissioner Faue: Then the three lots 1A2, 1B and 2A1...

Administrator Sweazy: The lots on the front are already R-1. The only one that isn't is the one we are asking for now.

Mrs. O'Dell: They were originally going to build on the one that is already zoned R-1 but it didn't work out with the way they wanted to do a walkout but the land on the other side worked better for that.

Chairman Deapen: Further questions from the commission? Any objection to moving forward? I'll entertain a motion.

Commissioner Wheatley: I make a motion to recommend to rezone the application of Jonathan O'Dell requesting a zone change from AG-1, agricultural to R-1, single family residential on a 1.291 acre tract of land located in the 1800 block of Shelbyville Road, Hwy. 55. The recommended land use map in the comprehensive plan recommends medium density residential. The change would be in compliance with the comprehensive plan and there is no one here to speak against it.

Commissioner Noel: Second.

Chairman Deapen: Any further discussion? Read the roll.

Administrator Sweazy: Roll called, motion carries.

Chairman Deapen: Any further business?

Administrator Sweazy: We do have a few other things to discuss in general. In our general questions and discussion. Something that has come to our attention in the office is there's not really any guidelines in our regulations for townhomes. An application is coming for townhouses. Our regulations don't really have anything. We're handing out Nelson County, Shelby County, and Fayette County regulations. Looking at our regulations and seeing how we could fit townhouses in is very difficult because in our multifamily zone it states on a lot you have to have 6,000 sq. ft. for the first unit and then you add 1,500 sq. ft. more for each unit after that. With townhouses the problem with that is if you got 50 units, the first one has to have 6,000 sq. ft. and then everybody after that 1,500 sq. ft. of land. With townhouses in general they only own their building and their little lot. Everything else is common area.

Commissioner Travis: What is the description of a townhouse?

Administrator Sweazy: With a townhouse you own that house inside your walls. You might have common walls with another dwelling unit. Its sort of like an apartment complex. But you own the lot.

Attorney Dale: You actually own the lot that the house is on. As for a condominium you own the unit. So, this is like owning the lot itself.

Chairman Deapen: The regulations we need can vary because there's a lot of variations in townhouses and they can look very different. It can be complex.

Administrator Sweazy: The difficulty we're seeing with our regulations and this proposal that's coming along is our regulations require three parking spaces per unit. Their looking at doing garages and then maybe doing additional parking lots in their common area. It won't be on the

lot they own. There are just little things about it that make it hard for us to approve it with what we already have in place.

Commissioner Brown: Would it be in the county or the city?

Administrator Sweazy: It would be within the city. So, it would be on sewer. One of the things I noticed in looking at the one's I gave you all, this isn't what we have to use, but it was something to use for a guideline, they have established a limit as to how many of these units can be put together in a cluster. I think the proposal I got has 10-12 units attached together. I don't know what their driving force was to say maximum number of units attached. That maybe a question that I can take to our building inspector and ask him what makes a difference. Maybe even our fire department might have some weigh in on that as well. I know this is on its way to us and we need to have some good solid guidelines to go by. I don't know if that's something you want to read through, make some notes and put your ideas on paper and we can discuss at our next meeting to come up with something.

Commissioner Travis: What's the difference between Patio Homes and Townhouses?

Chairman Deapen: Patio homes are built more like a duplex.

Administrator Sweazy: I think its more of the land. Patio homes, you own the home but not really yard space around it. It's all common ground. You just own the building itself, your portion of the building. With a townhome you actually own some land, your lot around your unit.

Chairman Deapen: Does everybody want to study this for a couple of weeks until our next meeting?

Administrator Sweazy: Regarding the training on October 5th make sure I got your name on the list.

Commissioner Travis: Motion to adjourn.

Commissioner Mudd: Second.

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

Attest:

Secretary

Chairman