

Taylorsville-Spencer County
Joint Planning and Zoning Commission

The regular meeting of the Taylorsville-Spencer County Joint Planning and Zoning Commission was held October 5, 2023, 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, Gordon Deapen, Valerie Hunt, Anthony Travis, Teddy Noel, Jacob Brown, and Attorney Dale. Paula Wheatley and Marsha Mudd were absent. Also present were Administrator Julie Sweazy and Admin. Assistant Angie Helton.

Chairman Deapen: In your packets you have a copy of the minutes from the last meeting for September 21, 2023. I will entertain a motion to approve those minutes.

Commissioner Hunt: Made a motion to approve the minutes with changes for the September 21, 2023, meeting.

Commissioner Noel: Second.

Chairman Deapen: Roll call please.

Administrator Sweazy: Roll called, motion carries.

Chairman Deapen: Any committees?

Administrator Sweazy: None. But reminder training is next Wednesday for the one's signed up.

Chairman Deapen: Anyone wanting to testify tonight must be signed in on the sheet and must be sworn in. You will be limited to a three minute testimony.

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

Chairman Deapen: Old business.

Administrator Sweazy: We have the application of **MR Smith, Inc., Michael Morgan, Robert Smith and Shelby Jean Smith** requesting AG-1, agricultural to R-1, residential on 47.94 acres located in the 1900 block of Whitfield Lane. The comprehensive plan recommended land use map indicates the area should be medium to low density residential. On 2/6/23, two tracts were zoned to R-1, residential. On 9/7/23, testimony was heard and was continued until 9/21/23, the applicant requested to be continued to 10/5/23.

Administrator Sweazy: Do you want to do the applications together?

Chairman Deapen: Yes.

Administrator Sweazy: We have the application of **MR Smith, Inc., Michael Morgan, Robert Smith and Shelby Jean Smith** requesting Preliminary Plat approval on 268.72 acres located in the 1900 block of Whitfield Lane. The applicants are requesting to create a split

agricultural/residential development proposing 16 Agricultural tracts ranging from 10.02 acres to 37.82 acres with 46 Residential tracts ranging from 1.01 acres to 2.50 acres. The developers are proposing two 50' right-of-ways to provide additional access points as required in Article IV, Section 401.2. Staff has made applicants aware that a small ingress/egress easement will need to be put in place for access to the family cemetery on the property. I have all the maps from the first meeting on the screen for reference. I do have a couple of items, at the previous meeting the test for septic systems had not been done but has been done now. (Read the Environmental Services letter. See Exhibit A) Over the last couple of weeks I have talked to our County Engineer and something he was concerned with was in a way he wrote his letter previously, he was concerned because he notated that the county road portion, where it narrows down, and wanted to go back and clarify not only the county road narrows but part of the state road also narrows. So, he feels like the widening request that he would make would be necessary to the part of the road that is less than 20 foot wide. Also, if any future development he would definitely hope you all consider a secondary access point. These are just thoughts for you all to consider.

Chairman Deapen: Didn't Commissioner Brown ask for some information?

Commissioner Brown: It was the perk test and emergency response times.

Administrator Sweazy: There was something about a traffic study, but he doesn't have that.

Michael Morgan: I will address some of the concerns. Traffic and roads will have to be approved by the County Engineer on the engineering plat. We will be following all the Spencer County Subdivision Regulations. This is no longer a farm and does not produce income. The bottoms can still be used as agricultural but at the top of the ridge is better suitable for residential. Emergency services should be covered with taxes. People were concerned with the effects of the value of their homes. Values usually see increase with new developments coming to their area. We build nice homes, mostly brick. I don't like to be bound by restrictions on what I have to build. Some homes do require vinyl on them. At this time, I plan on building everyone of these houses, at least on the one-acre tracts. The Environmental Services did the perk testing, and it went fine. The gentleman with the concerns with the watershed doesn't even go into that watershed. As far as schools I contacted Sandy Clevenger, she is on the School Board, I was astonished as to how deep they do go into planning. They have projections for four years out. We would be 100% responsible for any road improvements or waterline improvements to the property, it is not taxpayers' money it is us the developer. Concern of who owns the ROW. It is a part of that farm. No concerns with the Plum Creek watershed. There's a 25mph sign posted out there and I can't control how fast someone drives. The Manley's ask for access to it for their farm and we don't have a problem with that the homes will be 1200 sf or bigger and would like to keep the exterior option open.

Commissioner Brown: Feels a lot of misleading intentions.

Steve Conte: 405 Pin Oak Drive. Love country life, concern with water pressure, shortage of city workers, okay with growing as long as grow correctly.

Tim Brewer: 463 Whitfield Lane. Concerns for school kids, one way in, one way out, need more planning before zoning.

Barbara Shelton: 2015 Whitfield Lane. Concerns with traffic and roads.

Tina Dowell: 1826 Whitfield Lane. Concerns with ROW, buffer, could be flipped with bigger lots next to what's already there.

Jerry Johnson: 1681 Whitfield Lane. Road on 13' wide, need better way to get in.

Debra Benson: 1826 Whitfield Lane. Road studies need to be done.

George Manley: 3759 Plum Creek Road. High density concerns.

Ray Manley: 3759 Plum Creek Road. Major concern, fear of further development.

Kyle Martin: 109 Waterford Loop. Representing the Plum Creek Water shed. No issues with the water shed.

Scott Raymen: 396 Cedar Springs Drive. Not present.

Michael Smith: 2733 Plum Ridge Road. Not present.

Dwayne Martin: 311 Day Road. Concerning traffic, roads are narrow.

Rolando Souza: 1950 Whitfield Lane. Concern with the roads because they can't support and are roads built first.

Rachel Souza: 1950 Whitfield Lane. Concern with the number of houses, farm access, out of character.

Mike Stump: 1820 Plum Creek Road. Need studies done, because if we don't know the county could end up footing the bill.

Chairman Deapen: Need traffic study, more entrances, water pipes 4" or 6".

Commissioner Hunt: In the Comprehensive Plan under Environmental it reads (see Exhibit B, objectives 1-2 and 2-1).

Administrator Sweazy: Question Attorney Dale about statute time frame for applications to be voted on.

Attorney Dale: Read KRS100.211, 2c(exhibit c) which says 60 days.

Mr. Morgan: Willing to waive the 60 days, would rather do it right.

Commissioner Brown: Need traffic study done on proposal. How far to improve Whitfield Lane? What is the developer willing to do? What about fire hydrants and water mains? AG-1 lots remain AG-1 until sewers become available.

It was agreed to continue until 11/2/23.

Chairman Deapen: New business.

Administrator Sweazy: We have the application of **Paul & Cheryl Whitehead for Robert & Kelly Zeller** requesting Ag-1, agricultural to R-1, residential on 0.779 acres shown as Lot 92B(to be consolidated with Lot 91A therefore, creating Lot 92C totaling 2.223 acres). The comprehensive plan recommended land use map indicates the area should be medium density residential. In 2001, 165.41 acres was zoned R-1(Top Flight Landing subdivision). On 5/1/23, Mr. Whitehead changed 29.66 acres to AG-1. The Zeller's are requesting to purchase 0.779 acres from the Whiteheads to increase their property acreage.

Paul Whitehead: The Zeller's are wanting just a little more land so we're just selling this small lot to our neighbors to increase their property acreage. But it needs this zone change to bring into compliance before we can do so.

Commissioner Hunt: Made a motion to recommend to rezone the application of Paul & Cheryl Whitehead for Robert & Kelly Zeller, requesting a zone change from AG-1, agricultural to R-1, residential on 0.779 acres shown as Lot 92B to be consolidated with Lot 92A therefore creating Lot 92C totaling 2.223 acres located at 129 Parkers Cove. The recommended land use map in the comprehensive plan recommends medium density residential, the change would be in compliance with comprehensive plan and there was no one here to speak against it.

Commissioner Faue: Second.

Chairman Deapen: Any discussion, call roll.

Administrator Sweazy: Roll called, motion carries.

Administrator Sweazy: Next meeting will be October 19, 2023.

Commissioner Travis: Motion to adjourn.

Commissioner Faue: Second.

Chairman Deapen: All in favor, meeting adjourned.

Attest:

Secretary

Chairman