

Taylorsville-Spencer County  
Joint Planning and Zoning Commission

The regular meeting of the Taylorsville-Spencer County Joint Planning and Zoning Commission was held October 19, 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, Marsha Mudd, Anthony Travis, Teddy Noel, Jacob Brown, and Attorney Dale. Paula Wheatley and Valerie Hunt 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 October 5, 2023. I will entertain a motion to approve those minutes.

Commissioner Brown: Made a motion to approve the minutes for the October 5, 2023, meeting.

Commissioner Noel: Second.

Chairman Deapen: Any discussion? Call roll please.

Administrator Sweazy: Roll called, motion carries.

Chairman Deapen: Any committees?

Administrator Sweazy: None.

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 none.

Chairman Deapen: New business.

Administrator Sweazy: We have the application of **Ronald L. & Norena Jo Booth** requesting AG-1, agricultural to R-3, residential on 4.017 acres located at 931 Old Louisville Road. The comprehensive plan recommended land use map indicates the area should be low density residential. On 9/21/23, Mr. & Mrs. Booth agreed to amend their application to residential. The property was operated under a Non-Conforming Use for years as a junk yard/scrapp yard. The property changed hands within the family and that particular use ceased around 2019. Therefore, losing the Non-Conforming Status. Mr. & Mrs. Booth purchased the property 8/2022. They are bringing it into compliance due to acreage.

Ronald Booth: 931 Old Louisville Road. No plans for now. I had it sold until we found out we couldn't do commercial, and it had to be zoned residential. So, for now just here to bring it into compliance.

Administrator Sweazy: R-3 allows for manufactured homes, single family site-built homes and also allows for multifamily residential. I know in years past there was a house and a mobile home on there. So, not sure if he has in mind to do one home or two homes.

Mr. Booth: I really don't have anything in mind right now. There's a 30x30 concrete building on it now. I might just buy some old cars and use it to work on them. Might put a home on it. Other than that, no plans right now.

Attorney Dale: What is low density?

Administrator Sweazy: By our definition of the comprehensive plan, low density wouldn't be multiple houses per acre or nothing like that.

Attorney Dale: Would a mobile home park be low density residential?

Administrator Sweazy: No. That's why I encouraged the commission to ask the intentions, so we know where we're going with this.

Attorney Dale: So, if its R-3, whether multifamily residential would be considered low density is questionable.

Administrator Sweazy: Not if we leave it wide open, but if we put binding elements on it saying there can only be one to two homes on it. I think that could justify low density.

Commissioner Travis: Are you willing to put binding elements on there that you will only do one or two residences?

Mr. Booth: Two is fine.

Chairman Deapen: Other questions from the commission. Is there anyone signed up to speak?

Chase Harrod: 1215 Old Louisville Road. I'm here because last meeting a comment was made they may put in a trailer park. That property is not big enough for that. It basically could only support two homes in my opinion. I worry about the septic system; it is solid rock around there. I'm excited to hear the commission might put that clause in there allowing only two homes. I think we would be okay with that.

Commissioner Travis: As far as the septic systems, the state makes that decision.

Mr. Booth: There is already two septic tanks on there.

Chairman Deapen: Any reason not to take this up tonight? I'll entertain a motion.

Commissioner Brown: Made a motion to recommend to rezone the application of Ronald L. & Norena Jo Booth requesting a zone change from AG-1, agricultural to R-3, residential on a 4.017 acre tract of land located at 931 Old Louisville Road. There will be a binding element of no more

than two single family dwellings on this 4.017 tract of land. The recommended land use map in the comprehensive plan recommends low density residential and the change would be in compliance with the comprehensive plan. There was one person here to speak that was concerned with a mobile home park being allowed there.

Commissioner Faue: Second.

Chairman Deapen: Any further discussion? Call roll.

Administrator Sweazy: Roll called, Commissioner Travis was a not vote, all others in favor, motion carries.

Administrator Sweazy: We have the application of **Denise L. Stillwell** requesting AG-1, agricultural to AG-2, agricultural on 6.34 acres located at 538 Dryden Road. The comprehensive plan recommended land use map indicates the area should be low density residential. The applicant is requesting zone change to bring the zoning into compliance with neighboring property owner and allows the transfer of .50 of an acre from the adjoining property (Lott). His application is next, so we are doing these two back to back.

Denise Stillwell: 12495 Hardyville Road, Canmer, KY. Our property here is 538 Dryden Road. We want to purchase this small piece of property to make easier access to our property.

Chairman Deapen: Questions from the commission? It's pretty straight forward. Do we have anyone signed up to speak?

Administrator Sweazy: We do not.

Chairman Deapen: Any reason to not take this up tonight? I'll entertain a motion.

Commissioner Mudd: Made a motion to recommend to rezone the application of Denise L. Stillwell requesting a zone change from AG-1, agricultural to AG-2, agricultural on a 6.34 acre tract of land located at 538 Dryden Road. The recommended land use map in the comprehensive plan recommends low density residential; the change would be in compliance with the comprehensive plan and there was no one here to speak against it.

Commissioner Brown: Second.

Chairman Deapen: Discussion. Call roll.

Administrator Sweazy: Roll called, motion carries.

Administrator Sweazy: We have the application of **Richard L. Lott** requesting AG-1, agricultural to AG-2, agricultural on 9.77 acres located at 416 Dryden Road. The applicant is requesting zone change to bring the zoning into compliance and allows for the transfer of .50 of an acre to the adjoining property (Stillwell). This transaction will give Stillwell a safer access approach to their property. He can't find his survey plat, so I had the Property Tax Office do it on their plotter for me. He will continue to look for his plot drawing for me.

Chairman Deapen: If you wish to speak you can but we know what you're doing.

Administrator Sweazy: Well, why don't you just state your name and address for the record that you were here.

Richard Lott: 416 Dryden Road, Bloomfield, KY. I'm selling it to them to have easier access to their property.

Chairman Deapen: Any reason to not take this up tonight? I'll entertain a motion.

Commissioner Faue: Made a motion to recommend to rezone the application of Richard L. Lott requesting a zone change from AG-1, agricultural to AG-2, agricultural on a 9.77 acre tract of land located at 416 Dryden Road. The recommended land use map in the comprehensive plan recommends low density residential; the change would be in compliance with the comprehensive plan and there is no one here to speak against it.

Attorney Dale: Added on the condition of Mr. Lott finding the plat.

Administrator Sweazy: Can I ask why?

Attorney Dale: It should be recorded at the Court House.

Administrator Sweazy: His deed is. He has his deed with the clause in it. That's up to you but I was just asking for my own information.

Attorney Dale: I didn't know about the deed. Normally we have the plat and that makes it simpler when someone is doing title work.

Mr. Lott: I have a copy somewhere.

Attorney Dale: You might find that.

Chairman Deapen: Is there a second?

Commissioner Mudd: Second.

Chairman Deapen: Discussion. Call roll.

Administrator Sweazy: Roll called, motion carries.

Chairman Deapen: General questions or discussion.

Administrator Sweazy: I just want to make you all aware that myself and Lisanna Byrd, who is the Tourism and Economic Development Administrator, have had some interest from individuals wanting to do Craft Distilleries and Micro Distilleries here in our county to make us part of the bourbon trail. We're working on regulations to bring before you all.

Attorney Dale: Are you working with the ABC Director as well?

Administrator Sweazy: Yes. There are state laws they will have to follow anyway but it just puts us in line to be able to... To my understanding if someone wanted to walk in today and do a distillery, it's not that I can't tell them that they can't, it's we don't have guidelines of what we want it to be like. So, we need to get the guidelines in there.

Administrator Sweazy: Next meeting will be November 2, 2023.

Commissioner Travis: Motion to adjourn.

Commissioner Noel: Second.

Chairman Deapen: All in favor, meeting adjourned.

Attest:

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Secretary

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Chairman