

Taylorsville-Spencer County
Joint Planning and Zoning Commission

The regular meeting of the Taylorsville-Spencer County Joint Planning and Zoning Commission was held November 3, 2022, in the Fiscal Court meeting room located at 28 East Main Street, Taylorsville, Kentucky.

Chairman Deapen called the meeting to order.

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

Chairman Deapen: In your packets you have a copy of the minutes from the last meeting for October 6, 2022. I will entertain a motion to approve those minutes.

Commissioner Noel: Made a motion to approve the minutes for the October 6, 2022, meeting.

Commissioner Hunt: 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.

Administrator Sweazy administered the oath of testimony to all wishing to speak.

Chairman Deapen: Old Business.

Administrator Sweazy: None.

Chairman Deapen: New business.

Administrator Sweazy: We have the application of **Stephen L. & Jennifer A. Goodlett** requesting AG-1, agricultural to AG-2, agricultural on 6.536 acres located in the 1600 block of Briar Ridge Road, Hwy. 248. The comprehensive plan recommended land use map indicates the area should be low to medium density residential. No previous action. The applicants will be selling this property once zoning is complete.

Steve Goodlett: 255 Hickory Ridge Road. Requesting a zone change from AG-1 to AG-2.

Chairman Deapen: Questions from the commission?

Administrator Sweazy: Didn't you say the person planning on buying it wants to build a barndominium on it?

Mr. Goodlett: I believe so. I own everything on the right side and me and my brother own everything on the left side.

Commissioner Hunt: The 30x50 joint use entrance, it says created this plat. Are you going to have anything specific written up when you do sell it, as far as an agreement between you two.

Mr. Goodlett: Yes, I made that clear to the guy I'm selling it to, that I still own 25 acres beside it and it's going to be a joint entrance. He's well aware of it.

Chairman Deapen: Other questions from the commission? Any objects to proceeding tonight? If not, I'll entertain a motion.

Commissioner Travis: I move we approve the zoning application of Stephen L. & Jennifer A. Goodlett requesting a zone change from AG-1, agricultural to AG-2, agricultural on a 6.536-acre tract of land located in the 1600 block of Briar Ridge Road, Hwy. 248. The recommended land use map in the comprehensive plan recommends low to medium density residential and the change would be in compliance with the comprehensive plan. There is no one here to speak against it.

Commissioner Brown: Second.

Chairman Deapen: Any discussion? Call roll.

Administrator Sweazy: Roll called, motion carries.

Chairman Deapen: General questions or discussion.

Administrator Sweazy: Under that I put that we discuss a zoning district and guidelines for townhouses. I sent out four different counties around us of regulations so maybe we could review those and consider what we think would be appropriate for our county. As far as in our multifamily district right now ours are broken down where you start out with a lump sum of land and then you have to add so much land for each unit after that. That's where the question came up on a proposal I received for review. The group that brought a proposal in to us, the concern was if the first unit requires 6,000 square feet of land and then each unit after that is only 1,500. How do you work that out? What's the first person going to do with their 6,000 square feet, would they allow anyone else to encroach, do anything on their property. They talked about common areas, parking concerns, we require 3 per unit, they were only proposing 2, one in the garage and one in the driveway and then adding extra parking in common areas. I don't think we've ever had anything where people would own land around their home but have a common area that they could all use. So, this is just a new adventure.

Chairman Deapen: I'm probably the least qualified on this commission on the issue of designs. Commissioner Travis has some experience, Commissioner Brown is an Engineer and Commissioner Wheatley makes a living doing this stuff. I tried to read all the ones you gave us. There were some things I didn't understand. I thought the one from Shelby County didn't give a lot of guidance. Nelson County went to extreme. I was impressed with the one from Oldham County because I could understand it. They broke it into the kind of units I've seen and lived in.

It made since to me, but everything there would not be applicable to us. So, maybe this is a good place to start from.

Commissioner Wheatley: I'm leaning towards Oldham County as well.

Commissioner Travis: What I'm told is there all to be sold, there not renters. They are Townhouses. On the pictures I saw the homes are together, there's no space between them.

Chairman Deapen: Gave examples of townhouses he has lived in before.

Commissioner Wheatley: Do we have any drawings or anything?

Administrator Sweazy: I have a plan, but I don't want to release it yet.

Commissioner Wheatley: Here's the thing. Are we going vertically, are we doing...

Administrator Sweazy: You're going two story with a garage underneath.

Commissioner Brown: There were some similar things within the counties. Most all the counties maximum structure height is 35 feet.

Commissioner Wheatley: Is there a limitation as to how wide they can go?

Commissioner Brown: There were differences all the way from 8 to 12 and then some were 20 all the way down to 8. I would think we would use Oldham County then pull a little bit from the others.

Commissioner Noel: So, just start with Oldham County then customize it out?

Commissioner Brown: Its pretty close to what we would want to use here in Spencer County.

Chairman Deapen: Let's talk about where we are to get to something to put on the table. I'm retired and could work on this, but I don't think I have the expertise to do it. The people who do have the expertise are all hard-working people. I don't want to take their time in meetings, hashing this stuff out if we can avoid it. Is it possible you all could exchange some ideas on email over a period of 2-3 weeks and come in with a proposal.

Administrator Sweazy: I think too we need to look at R-3 that we have in place for multifamily. I realize they are more for apartments. Maybe even look at that to see what we allow ratio of land to unit. Maybe not say the first unit requires 6,000 square feet, maybe change that a little bit or balance that out some.

Commissioner Brown: That wouldn't be acceptable to townhomes anyway and I'm not quite sure it is for apartments either.

Administrator Sweazy: We just set that up to make sure there was enough space for water saturation, and we didn't want everything to be pavement.

Commissioner Brown: But if you end up having enough open space percentage of the development you could take care of that a different way.

Commissioner Wheatley: I think I saw something about 85% coverage in Oldham County.

Administrator Sweazy: So, you're saying 85% lot coverage.

Commissioner Wheatley: That's what theirs is.

Administrator Sweazy: We do a maximum lot coverage of 30%.

Commissioner Brown: That's because you have to contribute 500 square feet per dwelling unit to a common open space. You have to look at the development as a whole.

Chairman Deapen: Given the nature of our county wouldn't we have to take into consideration whether or not these are being built in the city?

Commissioner Brown: Yes, it would be different. It would have to be on sanitary sewer.

Administrator Sweazy: Do they have to be? We have apartments here that are not on sewers.

Commissioner Wheatley: City or County?

Administrator Sweazy: County. So, we will have to set up one for each.

Chairman Deapen: It obviously would take a lot more land to do this in the county.

Commissioner Brown: I think you could push to get sewers all over the county. You don't get that push unless you just strictly make it towards sewage. I know that's not what you want to here but that's the only way you're going to get sewage pushed out into the county.

Chairman Deapen: If we created it with that requirement, Fiscal Court could always come back and say we want you to develop something like that for us or they could say we're going to develop more sewers. Neither one of these is necessarily a loser.

Commissioner Brown: I think with a couple of these it requires to be on sanitary sewers.

Administrator Sweazy: And we could do that. We can put that in there that they would only be allowed.

Chairman Deapen: That might be a good starting point to say this is what we're going to propose, this is what we're going to give hearings on, and we're not going to provide for septic. Then if we get push back from the government or the people saying we want you to reconsider that, that opens the door for some discussion about, we want you to consider this.

Commissioner Brown: You couldn't do a traditional system with that high density; you would have to have a lagoon.

Administrator Sweazy: I think by following and leaning on our comprehensive plan that's where you want the higher density developments on your sewer.

Chairman Deapen: Maybe we put that in, that we want to build around the city system. Is there a way we could put together some kind of work team without imposing on anybody that wants to get involved.

Commissioner Travis: One thing Julie can tell you. What's been proposed out there, they'll probably do that and whatever regulations we're passing now won't affect it. Will it?

Administrator Sweazy: What has been asked of us and I told them we don't have regulations to cover what they're wanting to do. So, they know they are on hold. Right at the moment we don't have regulations so you can't do it until we come up with something that will work, and they will adhere to what ever we come up with. I said I wouldn't bring their plan that they drew up in here until they make their application. So, everything with that is pure speculation.

Commissioner Brown: There could be a situation where they'll want to do some commercial or do something else that's used in that development.

Chairman Deapen: Absolutely.

Commissioner Brown: We'll need to find out that direction as well.

Chairman Deapen: The most common you get into in this kind of environment are storage units. In this part of the development people are downsizing.

Commissioner Brown: That would also be an accessory to the resident. We could address that within the regulations.

Commissioner Travis: What I saw were about 1,700 square feet a piece.

Administrator Sweazy: I don't know. I never saw a whole plan.

Commissioner Travis: What got my attention is the cost of those will have to be substantial. Plus with a garage on the floor level. So, in two stories you're going to do 1,700 square feet and an inside garage with a door. Now this is what I've been told.

Administrator Sweazy: Because of the fall away of the land they think they can do a basement level garage.

Commissioner Hunt: I think we need to stick to more than 2 cars.

Administrator Sweazy: That or we need to start widening the streets.

Commissioner Travis: But it's in the regulations that their not to park on the streets.

Administrator Sweazy: Exactly, but I can't get in enforced.

Commissioner Hunt: So, this is a chance to control that, we have the ability to say 3 cars per unit.

Administrator Sweazy: With this, these will not be city streets. They will be streets that will be taken care of and owned by their association. It's going to be like a gated community.

Commissioner Travis: When you draw up the regulations and you're putting them where someone like myself, Trevor Brown, or someone like that. They come in here doing the development, the county and the city makes it so tough an individual is not going to come in and tackle that. Then you have outside companies, statewide, come in here and look over the

regulations and say we don't have to put a soffit in, we don't have to do this, we don't have to do that, there's nothing about the windows. They come in, put up the development, build the homes, they finance it, then they shift that financing over to someone else. About like the mobile homes and double wides, they're long gone, and the county is setting here then the next thing you know is what you got is a bunch of structures that you're not going to be happy with. Keep that in mind when you put these regulations together.

Chairman Deapen: And that's not what we want. In my opinion this is a very intelligent group of thoughtful individuals. We don't have to fall into those tracks.

Commissioner Travis: But we have.

Chairman Deapen: I don't know if this commission has but the commission has.

Commissioner Travis: The overall happenings have.

Chairman Deapen: I won't disagree with you. I'm not setting here trying to sell this whole thing to anybody. To me it's an opportunity for us, if we're going to do it, let's do it right. I'm trying to think of the pathways for us to accomplish that.

Commissioner Wheatley: To cover things so we don't have that big blanket of nonsense, the loopholes they do leave.

Chairman Deapen: Suggestions on how to proceed.

Commissioner Wheatley: If you would like to put a group chat together, I'm willing to participate.

Commissioner Brown: Just give us one section in Microsoft Word. So that way it's in the same format and we can start fixing it up and making changes.

Chairman Deapen: I would love that.

Commissioner Wheatley: We don't want to reinvent the wheel we just want the wheel fit to us.

Chairman Deapen: Is that something we can do? Can we get that formatted into a Word format accessible?

Administrator Sweazy: I think so. I will see if I can move it over, I will get it done.

Chairman Deapen: Our next meeting is November 17th.

Administrator Sweazy: Real quick we talked at training. I ask the question about final plats; did we have to do public comment on final plats, and we don't. We don't even have to send notices to properties owners. I do have two final plats coming in, but I did go ahead and do the notices because I feel like if that's the new process or procedure we want to do, the way our book is written it doesn't necessarily say that we have to notify property owners, it just says commission approval. It doesn't even say we have to have a vote. In most communities a final plat is looked at in the office and given staff approval and its done. Because at that point they have the streets built, water lines in, everything is in place. They just need that final plat to go to record and start

selling lots. I don't know if that's something we need to make a motion on and get it in our minutes. If we want to make that change or continue to send notices and allow the public to come in and speak, even though at that point there's nothing we can do to change anything.

Chairman Deapen: So, do you want to have some discussion about that?

Administrator Sweazy: That's my question to you all. Do you think we need to vote on this as a group? Does it need to be put on the docket?

Chairman Deapen: Let's do that.

Commissioner Travis: Motion to adjourn.

Commissioner Wheatley: Second.

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

Attest:

Secretary

Chairman