

TAYLORSVILLE-SPENCER COUNTY
JOINT PLANNING AND ZONING COMMISSION
MEETING

The regular meeting of the Taylorsville-Spencer County Joint Planning and Zoning Commission was held July 15, 2021, in the Fiscal Court meeting room at 28 East Main St., Taylorsville, Kentucky.

Chairman Deapen: Called the meeting to order.

Admin. Assistant Helton: Called roll.

Present were Gordon Deapen, Valerie Hunt, Dwight Clayton, Marsha Mudd, Diana Faue, Teddy Noel, Anthony Travis and Attorney Dale. Paula Wheatley and Administrator Sweazy were absent. Also, present were Admin. Assistant Angie Helton and Code Enforcer Ashlee Ingram.

Commissioner Mudd made a motion to approve the minutes as amended, second by Commissioner Noel.

Chairman Deapen: Any discussion?

Commissioner Travis: Sustain.

Admin. Assistant Helton: Roll called, motion carries.

Chairman Deapen: Committees.

Admin. Assistant: No committees.

Attorney Dale: Administered the oath of testimony to all wishing to speak.

Chairman Deapen: Old Business.

Admin. Assistant Helton: None.

Chairman Deapen: New Business.

Admin. Assistant Helton: Docket #1 – We have the application of MMS Land, LLC requesting Ag-1, agricultural to R-1, residential on 6.588 acres located on Lilly Pike, Hwy 623. The Comprehensive Plan Recommended Land Use Map indicates the area should be Medium Density Residential. In May 1994, 135.33 acres were zoned R-1. In March 1994, Tindale Farm Division Section I, Plat approval on 12.990 acres. In August 1994, Tindale Farm Division Section II Plat approval on 50.3 acres however the plat of record shows 117.849 acres (minutes of the meeting does not indicate acreage or number of lots). The acreage that the zone change is being requested for was a portion of a ten-acre tract created in April 1994 that took in original Lot 8 and a portion of Lot 7 from Section I, but zoning was never changed to be compatible.

Admin. Assistant Helton: The picture on the screen shows the 6.588-acre portion that was not zoned in 1994.

Chairman Deapen: I take it we have no idea what caused the discrepancy?

Admin. Assistant Helton: No, I do not. Julie prepared everything before she went on vacation. You have the plat in front of you. On the screen is the Property Tax Office aerial view, the zoning map.

Michael Morgan: 17860 Deer Trace Lane, Fisherville, KY 40023. I believe Dale Wallace had bought a section of that of the original subdivision. Section I mostly fronted on Lilly Pike. Not sure when he bought the house, but he bought the 10 acres that continued on with the subdivision. Some of those lots are very small. We are trying to put it back to 1 acre lots. We are giving those lots back to the subdivision, then leaving the 5 acres in the middle and putting that house by itself.

Chairman Deapen: So, which property are we actually looking at? Ask Mr. Morgan to show on screen map and explain.

Mr. Morgan: Addressed the on-screen map with the commission. So, the house is located here.

Chairman Deapen: Which lot is that on?

Mr. Morgan: The house is not on a lot.

Commissioner Travis: I went over and looked at that plat. I have never seen a mess like that. There's no way from what we have here that we can make heads or tails out of what that other plat I saw, it had all the deed's with it.

Chairman Deapen: So basically, what your telling me is the most sensible thing is to focus on the area that is highlighted an say that's what we're going to consider tonight regardless of how it got there?

Mr. Morgan: We are looking at that 6.588 acres to rezone so we can fix the lots.

Chairman Deapen: Questions from the commission?

Commissioner Clayton: Is the rest of the property around there R-1?

Mr. Morgan: All of Tindale Ridge Subdivision is R-1.

Chairman Deapen: I need to remind the commission that due to legal reasons we need to make this the first hearing. If there is no further questions, we will go to docket 2.

Admin. Assistant Helton: Docket #2 – We have the application of MMS Land, LLC requesting Plat Approval of Tindale Place Amended of 14.602 acres proposing 10 tracts located on Lilly Pike, Hwy 623 & Tindale Drive. The applicants have purchased the 14.602 acres and are presenting an amended plat that will bring previously approved lots up to the one-acre requirement.

Chairman Deapen: So, we are looking at your proposed amended plat, lots 1-10.

Mr. Morgan: Lot 9 is a 5-acre tract.

Commissioner Clayton: About access to lot 9. Does it have access from Hwy 623.

Chairman Deapen: Between Lot 7 & 8 it has a driveway.

Mr. Morgan: It has road frontage, but it would have to be checked for site distance. It kind of dips down in the valley. That's where they were going in originally which seem to work really well.

Commissioner Clayton: Where it show that access between lot 8 & 7. I thought that had to have a 50-foot minimum road frontage.

Mr. Morgan: All lots have to have a 50-foot minimum road frontage. But we have that on Hwy 623 on the other one but were accessing it through the other road.

Commissioner Clayton: Yes, I notice it starts off at 42' and for what ever reason it tapers down to less than 42'.

Mr. Morgan: That's just the way it sets to make it correct with the fence and everything.

Commissioner Clayton: I am thinking that needs to be 50-foot wide the whole way.

Chairman Deapen: Is that a driveway?

Commissioner Hunt: An existing driveway.

Mr. Morgan: The way I understood it as long as we had 50-foot road frontage, so if we did have road frontage on Lilly Pike that would be required to be 50 feet wide.

Commissioner Clayton: You might be right; I'm trying to find it.

Mr. Morgan: On Ag-1 and Ag-2 it says it has to have 50-foot road frontage, but on R-1 doesn't give you a road frontage restriction but a 1 to 3 ratio. It can't be extremely long and narrow.

Chairman Deapen: We have to come back on this so check to see if Lot 9 qualifies and let Mr. Morgan know if there's a problem.

Commissioner Clayton: I just want to confirm that.

Chairman Deapen: Any other questions from the commission?

Commissioner Hunt: On the plat it says 6-10, section 2. So, is it 6-10 or actually 1-10 in Section 2?

Commissioner Clayton: Is Tindale Drive a finished road.

Mr. Morgan: Yes, it's a county road.

Chairman Deapen: Back to Commissioner Hunt's question. Down on the bottom right on the plat is reads Preliminary Plat Replat of Tindale Place Section 2, Lot 6-10. Yet the proposal we have is for 1-10.

Mr. Morgan: It's a replat of 6-10. 6-10 is the original Plat. We bought it as 6-10.

Chairman Deapen: So, we're looking at the original 6-10 and now will be 1-10.

Mr. Morgan: It's going to be 1-10.

Chairman Deapen: Any other questions from the commission?

Chairman Deapen: I think if there was just a note on there that said originally lots 6-10 replated as lots 1-10 would be good. Any other questions?

Commissioner Clayton: On that road that is 42.33 feet and narrows down to what looks like about 30 feet. Could you please get that measurement for us?

Mr. Morgan: I will see if he can plat that for me.

Chairman Deapen: Anything under general questions or discussion?

Admin. Assistant Helton: No.

Admin. Assistant Helton: Next Meeting August 5, 2021.

Commissioner Travis: Made motion to adjourn, second by Commissioner Faue.

Chairman Deapen: We have a motion to adjourn, all in favor please say aye, meeting adjourned.

Chairman

Attest:

Secretary