

# Study Review Committee

## Meeting Summary

May 27, 2014

**The meeting was called to order in the Fiscal Court Conference Room at 9:00 a.m.**

**Attendance:**

Voting Members: Kevin Jeffries, Greg King, Mary Ann Smith, Jan Horton and Bob Klingenfus

Non-Voting Members: None.

Staff: Jim Urban, Brian Davis and Amy Alvey

Others: Doreen Carlson and Magistrate JD Sparks

**Approval of Minutes:**

The Meeting Summary of the March 27, 2014 meeting was reviewed and approved.

**Land Development Code Revisions:**

- a. **Accessory Dwelling Units (April 21 Draft)** - Brian Davis presented draft regulations regarding Accessory Dwelling Units (ADU) which included definitions, general provisions and specific provisions for each type of ADU with a red-line copy showing the changes approved from the prior month's meeting.

Discussion followed regarding the requirement home owner occupancy in the main structure or ADU and if the ADU could be rental property and income generating.

A motion was made and seconded to bring the ADU draft regulations to the table for editing and revisions. Motion carried with all members voting yes.

Discussion followed regarding the requirement the property owner signing an affidavit that the ADU could not be rented and when it would be required (attached vs. detached).

A motion was made and seconded to table the ADU draft regulations to allow staff to research and draft language regarding rental and affidavit form.

- b. **Signs**—Amy Alvey presented the definition for special event signs and private sale signs and reviewed the current regulation. Discussion followed.

Motion was made and seconded to approve the recommended regulation for private sale or special event signs and the last sentence shall include the word “only” and read as follows: These signs shall advertise events occurring in Oldham County only and shall not be illuminated or contain any electrical component. Motion carried with all members voting yes.

**Snipe Signs**---Snipe sign regulations were reviewed and discussed. Motion was made and seconded to make no changes to the current regulations regarding snipe signs. Motion carried with all members voting yes.

**Sign lighting**---Recommendation was made by staff to add the following language under Section 290-110 Off-premises Signage:

4. See Sign lighting requirements under Section 290-080

Motion was made and seconded add recommended language. Motion carried with all members voting yes.

**Roof Sign Graphics**--- Staff recommended adding graphic examples of roof signs under the definition section.

Motion was made and seconded add recommended graphics. Motion carried with all members voting yes.

- c. **Accessory Structures**—Amy Alvey presented the definition and reviewed the current regulations regarding accessory structures. Most complaints from property owners is the regulation allowing only 1 detached accessory structure over 120 square feet regardless of property size. Discussion followed.

Other issue is a clear explanation of the subordinate is scale requirement. Most communities around the state do not allow the accessory structure to be larger than the building footprint of the principal structure.

SRC members recommended that staff bring back draft regulations regarding number of units allowed based off property size and draft language for subordinate in scale regulations.

d.&e **Permitted Use Comparison**—Commercial & Industrial Zoning Districts—Brian Davis reviewed the comparison of permitted uses by zoning category and how some uses are not allowed in a higher zoning class but are allowed in a lower zoning class. Jim Urban stated that previously zoning was tier based meaning that anything permitted in C-2 was allowed in higher zoning class of C-3 and what was allowed in C-3 was allowed in C-4, etc.

SRC members recommended that staff review the permitted uses for each commercial and industrial zoning category and bring recommendations back to the next meeting.

f. **CO-1 Conservation/Residential Zoning District Discussion**—Brian Davis gave an overview of the differences between AG-1 and CO-1 districts allowable Conditional Uses. All permitted uses are the same. The CO-1 district was intended to protect areas around floodplains, streams and steep slopes but that research shows that the CO-1 zoning layer is not correct in parts of the County. The following options were discussed:

- Amend the CO-1 district to accurately reflect floodplains, streams and slopes, overhaul proposed uses and add increased measures to protect the natural features it was meant to protect.
- Eliminate CO-1 district, allow staff to reassign zoning values to the current CO-1 areas based off adjacent district and write new measures to protect natural features such as floodplain, streams, sloped areas regardless of zoning district.
- Take no action and leave as it is now.

Discussion followed.

Committee recommended that staff review the official zoning map and estimate the number of properties that would be affected by amending the map to accurately reflect the CO-1 district and bring information to the next meeting for discussion.

g. Reserved Section Review—Brian Davis reviewed 15 sections of the Zoning Ordinance that were listed as reserved. The committee had the following regulations:

Division 240 LaGrange Historic District—incorporate LaGrange Historic District regulations by reference.

Section 250-090 Fences & Walls—reference language from Section 250-170, Item 2 and Section 330-020, Item 9

Section 250-120 Lighting, Noise and Dust

- Lighting—staff will work on draft regulations.
- Noise—no action taken.
- Dust—no action taken.

Section 250-200 Scenic Corridors (Design Guidelines portion)—incorporate Pewee Valley language.

Section 260-090 Commercial Composting— staff will discuss with Solid Waste Coordinator Linda Fountain.

Section 260-110 Community Residence—staff will research state regulation and draft regulations for review.

Section 260-130 Contractor’s Equipment Storage—staff will research for a definition.

Section 260-200 Freight Terminals/Similar Enterprises—take out of C-4 and put in I-1 or I-2.

Section 260-220 Grain/Feed Storage/Sales—do additional research on definition, is it an agriculture related use, etc.

Section 260-300 Nursing Homes-- staff will research state regulation and draft regulations for review.  
Section 260-310 Office Warehouses—staff will research definition and create regulation.

Section 260-320 Private/Utility Buildings/Facilities—Remove.

Section 260-370 Riding Academies/Stables—protected by KRS and staff will incorporate state regulations into definition and use category.

Section 260-420 Solid Waste Incinerators-- staff will discuss with Solid Waste Coordinator Linda Fountain.

Division 410 Environmental Performance Standards—hold off on developing anything for this topic.

The Study Review Committee will plan to meet again on June 26, 2014 at 5:00 p.m.

**The meeting was adjourned at 11:45 a.m.**