

# Study Review Committee

## Meeting Summary

October 23, 2014

**The meeting was called to order in the Fiscal Court Conference Room at 6:00 p.m.**

**Attendance:**

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

Non-Voting Members: Mayor Dennis Deibel

Staff: Jim Urban, Brian Davis and Amy Alvey

Others: Bob Jones

**Approval of Minutes:**

The Meeting Summary of the September 4, 2014 meeting was reviewed and approved.

**Land Development Code Revisions:**

- a. **Discussion on Allowing Vehicle Sales in C-4 and IPD Districts-** Brian Davis gave an overview the current permitted uses in C-4 and IPD Districts. Current IPD regulations specifically restrict Vehicle Wholesaling, Vehicular Sales and Display and Vehicular Service and Repair. Discussion followed.

Mr. Urban stated that when the IPD District was created the major intent of the district was to have businesses that increase the County's economic base. No local taxes are generated from vehicle sales. Discussion followed.

Bob Jones, a local developer, gave the history of the property located at Highway 393 and Commerce Parkway. When the property was rezoned to IPD District when the district was created he was told that all permitted uses from all the "C" zoning classifications would be permitted uses in the IPD District. Found out later on that vehicular uses were excluded and had to request the property be down-zoned to C-3 to allow new Ford dealership to be built. Feels that areas zoned IPD and C-4 are the ideal locations to have car dealerships. Discussion followed.

Amy Alvey provided the definition for "wholesale car dealer" and her knowledge of auto auctions and how they operate. Discussion followed.

A motion was made and seconded to strike items 12(Vehicle Wholesaling), 13(Vehicular Sales and Display) and 14 (Vehicular Service & Repair...) from Section 210-020 Permitted Uses for Industrial Park District. Motion carried with all members voting yes.

Chairman Jeffries requested that staff research auto auction lots and bring information back to the next meeting for discussion.

Mr. Davis explained that Vehicular Sales and Display is only allowed in C-3 zoning and is proposed to be allowed in IPD. Staff has had many inquiries about vehicular sales being allowed in C-4 Highway Service District. Discussion followed.

A motion was made and seconded to add “Vehicle Sales & Display” as permitted use under section 180-020, C-4 Highway Service District Permitted Uses. Motion carried with all members voting yes.

- b. **Section 330-020. Item 10-Unenclosed Porch Projections in Required Rear Yards**—Brian Davis reviewed the current language regarding the encroachment of front porches into the required front yard setbacks. Current regulations allow an open, unenclosed porch or paved terrace to encroach the required front yard setback by 10 feet. A recent Board of Adjustment case raised some questions regarding the regulations and the issue if the porch was roofed could it still encroach into the setback. Mr. Davis provided graphics of a roofed entry porch and a full covered front porch for illustration purposes. Discussion followed.

A motion was made and seconded to approve the following language under Section 330-020, Item 10 and to also include graphics as presented:

10. An open, unenclosed, unroofed porch or paved terrace may project into a required front yard or required rear yard a distance of not more than ten (10) feet. Roofed entry porches not exceeding fifty (50) square feet in coverage area and not projecting more than five (5) feet from the structure shall be allowed.

Motion carried with all members voting yes.

- c. **Setback Graphic**---Mr. Davis presented proposed graphics for each zoning classification showing setback requirements. Discussion followed.

A motion was made and seconded to approve the proposed setback graphics as presented. Motion carried with all members voting yes.

Committee members recommended staff bring back the same type graphic examples of building area for lots that abut cul-de-sac.

- d. **Other Items**---None.

The Study Review Committee will plan to meet again on November 20, 2014 at 5:00 p.m. This will be a special meeting because the normally scheduled meeting date falls on Thanksgiving.

**The meeting was adjourned at 6:57 p.m.**