

Study Review Committee

Meeting Summary

November 20, 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: None.

Staff: Brian Davis and Amy Alvey

Others: None.

Approval of Minutes:

The Meeting Summary of the October 23, 2014 meeting was reviewed and approved.

Chairman Jeffries reminded the committee about ex parte contact with individuals and elected officials via email and the ramifications that can come from that type of contact.

Land Development Code Revisions:

- a. **Auto Auctions** - Amy Alvey gave an overview of definitions of auto auction and wholesale car dealer. Majority of the regulations for an auto auction is regulated by the Kentucky Department of Motor Vehicles. Louisville Metro regulations allow auction sales as a permitted use in C-2, C-3, C-M and EZ-1 zoning districts. The State of Tennessee allows auto auctions to only sell to dealers and not to the general public and must have a lot large enough to fit a minimum of 100 vehicles. SRC has the option to allow them as a permitted use under C-3, C-4 and IPD which are the only zoning districts that allow vehicle sales or make them a conditional use in those zoning districts where each request would be reviewed by the appropriate Board of Adjustments. Discussion followed.

A motion was made and seconded to direct staff to bring back proposed language for auto auctions that would be listed in Division 260, Conditional Use Standards, which would address minimum lot size and screening. Motion carried with all members voting yes.

- b. **SRC Discussion Points** - Brian Davis reviewed the following issues:

1. Committee had previously recommended that a “cul-de-sac” drawing be placed in the zoning regulations. Cul-de-sacs are addressed in Section 5.7, B of the Subdivision Regulations and a diagram will be inserted into that section once the updating process begins on those regulations. A motion was made and seconded to accept staff’s recommendations. Motion carried with all members voting yes.

2. The item “Swimming Pools, Tennis Courts and Similar Enterprises” is included as a Conditional Use in AG-1, CO-1, R-1, R-1A, R-2, and R-4 but is not included in R2-A or R4-A. Staff recommends to include the language as a Conditional Use in R2-A and R4-A. Discussion followed. A motion was made and seconded to included “Swimming Pools, Tennis Courts and Similar Enterprises” as a Conditional Use in R2-A and R4-A zoning districts. Motion carried with all members voting yes.
3. The T Manufactured Home District setback requirements only address manufactured homes which do not necessarily work well for single family homes. Mr. Davis presented two options that included minimums for lot size, lot width, front yard, side yard, total side yard, street side yard and rear yard. Discussion followed.

A motion was made and seconded to adopt Option 2 as the minimum requirements for single family homes in the T Manufactured Home District as follows:

- Minimum Lot Size: 5,000 sq. ft.
- Minimum Lot Width: 40 feet
- Minimum Front Yard: 20 feet
- Minimum Side Yard: 5 feet
- Minimum Total Side Yard: 10 feet
- Minimum Street Side Yard: 20 feet
- Minimum Rear Yard: 20 feet

Motion carried with all members voting yes.

4. The language “minimum lot width of 150 feet when there are no sanitary sewers” is listed in all zoning classifications except R-4A, O-1, O-2, C-N, C-1, I-1 and I-2. Staff recommends adding the language to those districts for clarification and standardization purposes. Discussion followed. A motion was made and seconded to add “minimum lot width of 150 feet when there are no sanitary sewers” to R-4A, O-1, O-2, C-N, C-1, I-1 and I-2 zoning classifications. Motion carried with all members voting yes.
5. The IPD Industrial Park District does not have a maximum impervious surface percentage. Currently 65% is permitted in commercial districts and 90% is permitted in industrial districts. Discussion followed. The Committee asked staff to research the surrounding area’s regulations for comparison and bring recommendation back to next meeting for further discussion.
6. The SWF-1 Solid Waste Facility District does not have maximum impervious surface percentage and maximum lot coverage for structures percentage. Discussion followed. The Committee asked staff to research the surrounding area’s regulations for comparison and bring recommendation back to next meeting for further discussion.
7. Section 280-100 Residential Uses states that no person shall keep any auto, truck, trailer, or boat, unlicensed for the current year in any residentially-zoned area unless:
 - a. The auto, truck, trailer, or boat is garaged; or

- b. The owner obtains an annual permit from the Oldham County Zoning Administrator for a fee of \$25.00. The administrator shall grant permits using the following guidelines:
 - i. Antique vehicles actively undergoing restoration; and
 - ii. The item is concealed from view from the neighboring properties and from the road.

Discussion followed. Committee tabled issue until Mr. Urban could be in attendance to discuss.

8. In the Definitions section there is currently a definition for “(Common) Open Space” and “Open Space, Common.” Mr. Davis reviewed both definition and discussion followed. A motion was made and seconded to use the definition “Open Space, Common” and delete (Common) Open Space.” Motion carried with all members voting yes.
 9. In the Definitions section there are two definitions for Manufactured Home. Mr. Davis reviewed both and discussion followed. Committee requested that staff bring back a revised definition of Manufactured Home based off research of other local governments and building code.
 10. Currently have entries in the Definitions Section for “Planning Commission Staff” and “Yard Sales” but no definitions. Discussion followed. A motion was made and seconded to delete “Planning Commission Staff” and accept the proposed definition for “Yard Sales” which will read as follows: “The sale or offering for sale to the general public of items of property on any portion of a lot I a residentially used or zoned district, whether within or outside any building.” Motion carried with all members voting yes.
 11. Current minimum lot area and width for I-1 and I-2 districts is 50 feet. It is physically impossible to have a lot that is the minimum width (50 feet) and meet the side yard setbacks of 35 feet on each side. Discussion followed. Motion was made and seconded to recommend changing the minimum lot width in I-1 and I-2 districts to 150 feet. Motion carried with all members voting yes.
- c. **Accessory Dwelling Units**—Brian Davis presented revised draft Accessory Dwelling Unit Regulations updating the previously approved regulations which no longer made sense since the committee decided not to address detached accessory dwelling units. The definition of breezeway was also added to the regulations based of off committee recommendations. Discussion followed.

A motion was made and seconded to accept the revisions made by staff deleting any reference to Detached Accessory Dwelling Unit, incorporating the definition of Breezeway and the definition of Accessory Dwelling Unit as follows:

A living unit located on a residential lot with a primary unit/structure.

Chairman Jeffries stated that this will be the recommendation that will go to the Planning Commission and anyone with concerns can address those at the Planning Commission hearing.

Motion carried with all members voting yes.

The Study Review Committee will plan to meet again on December 18, 2014 at 5:00 p.m.

The meeting was adjourned at 6:30 p.m.