

BOARD OF ADJUSTMENT
HARRISON COUNTY

SPECIAL MEETING

MEETING MINUTES
JUNE 1, 2020

Courthouse Community Room

6:00 P.M.

Call to Order

Vice Chairperson James Switzer called the meeting to order.

Present: Acting Chairman James Switzer, Carl Nunnelley-Acting Sec. and Tracy Lair
Bonnie Skinner-Director
Rochelle Boland-Legal Counsel
Charlene Fuller-Office Manager

Minutes-February 24, 2020:

Carl Nunnelley made a motion to approve the minutes of February 24,2020 as presented. Tracy Lair seconded. Switzer, Nunnelley and Lair voted yes. None voted no. Motion Passed 3-0.

Items for postponement or withdraw:

None

Old Business

1. None.

2. New Business

- A. #2020-HB-06, Richard Kendall-Request for Variance to the frontyard setback of the property line for a storage building at 8528 Ky. Hwy. 356. Zoning: Agricultural One (A-1). (Art. 10.D.3)

Carl Nunnelley made a motion to approve for a dimensional variance on the front yard setback for 22 ft. for placement of a storage building under Article 10 Section 10.D.3 of the Zoning Ordinances for property at 8528 Ky. Hwy. 356, Agricultural One District (A-1). The variance will not create a hazard, the site will be in general character of the surrounding area, and is subject to compliance with all other development standards applicable to the A-1 zoning district. Tracy Lair seconded. Switzer, Nunnelley and Lair voted yes. None voted no. Motion Passed 3-0.

- B. #2020-HB-07, Michael Beckett-Request for Variance to the road frontage requirements for subdividing a lot off at 4767 Pughs Ferry Road. Zoning: Agricultural One (A-1). (Art. 10.D.3)

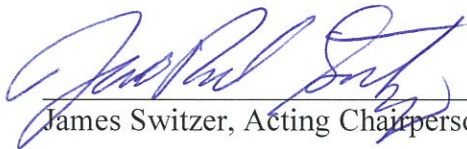
Carl Nunnelley made a motion to approve for a under Article 10 Section 10.D.3 of the Zoning Ordinances for property at 4767 Pughs Ferry Road, Agricultural One District (A-1). 1. The property owned by the applicant and the adjacent property owned by Mr. Pugh used to have access and frontage on a county road. At some time in the past, the county ceased to maintain that road, rendering the applicant's property nonconforming through no actions of the applicant, and eliminating Mr. Pugh's ability to sell any property that used to front on that county road. 2. The applicant seeks to purchase an additional 5 acres from the adjoining property owner, Mr. Pugh, and create a new buildable lot because the adjoining property owned by Pugh is higher ground that is less likely to suffer flooding. The proposed lot would have had frontage on the old county road. 3. Pugh's remaining property will still consist of 76 acres and Beckett's 36 acres will not be impacted. The creation of this new lot to allow one additional residence which will have access through the same easement that allows Beckett to access his current residence, which easement will be formalized, will not have any adverse impact to the subject or surrounding properties. 4. Denying this variance would deny Mr. Pugh and Mr. Beckett of reasonable use of this property, which formerly had road frontage. CONDITIONS: 1. A signed authorization from Mr. Pugh supporting this application and agreeing to create a formal deeded easement to access both Mr. Beckett's current residence and the proposed new lot will be provided. Tracy Lair seconded. Switzer, Nunnelley and Lair voted yes. None voted no. Motion Passed 3-0.

Other Business

1. Old Business
None
2. New Business
None

Adjourn

Tracy Lair made a motion to adjourn being no other discussion at 6:50 pm. Carl Nunnelley seconded. Switzer, Nunnelley and Lair voted yes. None voted no. Motion Passed 3-0.


James Switzer, Acting Chairperson


Carl Nunnelley, Acting Secretary