

BOARD OF ADJUSTMENT
HARRISON COUNTY

SPECIAL MEETING

MEETING MINUTES
MARCH 1, 2021

Courthouse Community Room

6:00 P.M.

Call to Order

Chairperson Re'Jeana Craft called the meeting to order.

Present: Re'Jeana Craft-Chairman, James Switzer-Vice Chairman, Carl Nunnelley-Secretary and Tracy Lair
Bonnie Skinner-Director
Brian Canupp-Legal Counsel
Charlene Fuller-Office Manager

Absent: David Lawler

Minutes-November 16, 2020:

James Switzer made a motion to approve the minutes of November 16, 2020 as presented. Tracy Lair seconded. Nunnelley, Craft, Switzer and Lair voted yes. None voted no. Motion Passed 4-0.

Items for postponement or withdraw:

1. None.

1. Old Business

A. None.

2. New Business

A. #2021-HB-01-Bradley Moore- Request for Variance to reduce front yard setback for a room addition at 7556 U.S. 62 E. Zoning: Agricultural One (A-1). (Art. 10 Sec. 10.D.3)

Carl Nunnelley made a motion to approve a dimensional variance from the front yard property line of 18 ft. for a room addition under Article 10 Section 10.D.3 of the Zoning Ordinances for property at 7556 U.S. 62 E., 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. James Switzer seconded. Nunnelley, Craft, Switzer and Lair voted yes. None voted no. Motion Passed 4-0.

B. #2021-HB-02-Ron Vaughn dba Thorobred Custom Sportswear-Request for Conditional Use for custom sportswear business at 607 Wornall Lane. Zoning:

Agricultural One (A-1). (Art. 10 Sec. 10.0.C.22)

Bonnie Skinner read three letters of opposition: 1.) Greg Fischer-concerning increased traffic, devalue property value and this was an agricultural zone and not a business zone. 2.) William Renaker-concerning this was a rural community and the business should stay in town, no business on this road because of traffic, Wornall Lane was a paved single lane road that's only been paved by the county once in the 30 years that he has lived there. 3.) Wally & Karen Barnes-concerning devalue of property values and Wornall Lane was a shortcut for traffic from U.S. 27 S. to U.S. 62 W.

Carl Nunnelley made a motion to approve a conditional use for a custom sportswear business (Thorobred Custom Sportswear) for property at 607 Wornall Lane. Zoning: Agricultural One (A-1) based on the findings: The use will not have significant impact on adjoining properties and shall meet the following conditions:

- 1.) Business Hours shall be Monday to Friday, 10:00am to 5:00pm.
- 2.) If a sign is placed on the property a permit shall be obtained.
- 3.) Any changes to the conditions or Facts and Findings shall require the Applicant to return to the Board.
- 4.) There will be only two (2) employees.
- 5.) There shall be no outside lights.
- 6.) There will be no additional driveway. They are using an existing driveway.

Tracy Lair seconded. Nunnelley, Craft, Switzer and Lair voted yes. None voted no. Motion Passed 4-0.

- C. #2021-HB-03-Christopher & Jennifer Gann-Request for Conditional Use for car dealership and monument sales at 5225 Ky. Hwy. 1054 South. Zoning: Agricultural One (A-1). (Art. 10. Sec. 10.0.C.22)

Applicants not present for the meeting.

Re' Jeana Craft made a motion to dismiss application #2021-HB-03 since the applicants were not present. Carl Nunnelley seconded. Nunnelley, Craft, Switzer and Lair voted yes. None voted no. Motion Passed 4-0.

- D. #2021-HB-04-Scott and DeAnna Murdock-Request for Variance to reduce side yard setback for a Garage at 143 Lakeview Drive. Zoning: Agricultural One (A-1). (Art. 10. Sec. 10.0.D.5)

Chairman Craft read a letter by James Armstrong did not object to the variance request of 10 ft. from the property line.

Carl Nunnelley made a motion to approve a dimensional variance from the side yard property line of 10 ft. for a garage under Article 10 Section 10.0.D.5 of the Zoning Ordinances for property at 143 Lakeview Drive, 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 with the following condition: 1.) The Applicant shall obtain a building permit for all proposed structures. James Switzer Seconded. Nunnelley, Craft, Switzer and Lair voted yes. None voted no. Motion Passed 4-0.

- E. #2021-HB-05-Richard and Shasta May-Request for Conditional Use for May's Hydraulic Hoses and Supply, LLC at 958 Shadynook Pike. Zoning: Agricultural One (A-1). (Art. 10. Sec. 10.0.C.22)

Carl Nunnelley made a motion to approve a conditional use for May's Hydraulic Hoses And Supply, LLC for property at 958 Shadynook Pike. Zoning: Agricultural One (A-1) based on the findings: The conditional use will not have significant impact on adjoining properties and shall meet the following conditions:

- 1.) The business can have only two (2) employees.
- 2.) The business can operate on an appointment basis only with no walk-in customers.
- 3.) Obtain a sign permit.
- 4.) All merchandise items to be stored inside.

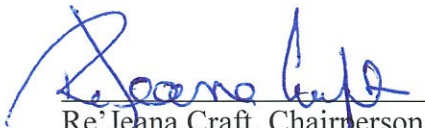
Tracy Lair seconded. Nunnelley, Craft, Switzer and Lair voted yes. None voted no. Motion Passed 4-0.

Other Business

1. Old Business
None
2. New Business
None.

Adjourn

Tracy Lair made a motion to adjourn being no other discussion at 6:45 pm. Carl Nunnelley seconded. Nunnelley, Craft, Switzer and Lair voted yes. None voted no. Motion Passed 4-0.


Re' Jeana Craft, Chairperson


Carl Nunnelley, Secretary