

**Minutes**  
**Franklin-Simpson Planning & Zoning**  
**Board of Adjustments**  
**Monday, May 20, 2024, 5:30 pm.**  
**City Hall Meeting Room, 117 West Cedar Street, Franklin, KY.**

Members Present: Madam Chair Sallie Starks, Mike Simpson, and Kenneth Utley.

Members Absent: Jordan Hawkins and Chris Kummer.

Others present included: Bob Link, Carter Munday, Mikala McClain, April Pearson, and Patrick McCarty.

Madam Chair Sallie Starks called the meeting to order at 5:30 p.m.

A motion was made by Kenneth Utley and seconded by Mike Simpson to approve the April 22, 2024, meeting minutes. All members voted in favor of the motion.

**PUBLIC HEARING**

**NOTE: SEE ATTACHED TRANSCRIPT FOR DETAILED DISCUSSION, QUESTIONS & COMMENTS.**

**Patrick and Tina McCarty** presented a **Variance** to build an accessory structure in front of their main residence located at **1598 Sportsman Lake Road**.

Patrick McCarty stated that he wishes to build a shop/accessory building on his property for “handy work.” Mr. McCarty further expressed that at the time they purchased the property they had 1 acre but have since bought approximately 4 more acres that adjoin with it. Mr. McCarty went on to say that this will be a 30’ x 52’ structure that will be located in front of his residence but will still meet the minimum front setback for an accessory structure in this zone. Mr. McCarty stated that the side yard is a more favorable location since it is not sloped like the rear yard, and that there is a tree line at the rear of his property that would make it difficult for the building to be placed there.

Carter Munday, Planning and Zoning Administrator, informed the board that the reason for this variance is due to the fact that the regulations state that an accessory structure is not to be placed in the front yard.

Madam Chair Sallie Starks inquired about if Mr. McCarty owned the entire field located to the left of his property. Mr. McCarty answered that he does, and that their parcel is approximately 5 acres. Madam Chair Sallie Starks then clarified that he would not be close to any neighbors.

A motion was made by Mike Simpson and seconded by Kenneth Utley to approve the variance presented by Patrick and Tina McCarty to allow them to place an accessory structure in front of their main residence at 1598 Sportsman Lake Road. All members voted in favor of the motion.

Madam Chair Sallie Starks exited the public hearing.

Carter Munday presented the board with the May 2024 CUP survey results (results listed on the last page). Mr. Munday requested that the following conditional use permits be voided due to lack of evidence.

May CUPs

Robert Brown – Mobile Home – Gold City Road – 5/28/1998

Tom Taylor – Mobile Home – Scottsville Road – 5/22/2001

Andrew Macornack - Mobile Home - Scottsville Road – 5/22/2001

Scott Williams – Used Auto Sales – 913 South Main Street – 5/22/2012

A motion was made by Mike Simpson and seconded by Kenneth Utley to void the May 2024 Conditional Use Permits as presented. All members voted in favor of the motion.

Madam Chair Sallie Starks adjourned the meeting at 6:15 p.m.

Respectfully Submitted:

  
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Mikala McClain, P&Z Administrative Assistant

  
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Sallie Starks, Madam Chair

**May CUP 2024 survey results**

Lisa Nichols- mobile home- 1989 Salem road- 6/24/99- Verified

Kenneth and Lisa Graves- mobile home- rapids road- 6/24/99- Verified

Loving chapel Church- religious services- 675 loving chapel road- 7/22/99- Verified

James Brown-mobile Home- Johns Loop rd.- 9/23/99- Verified

Harvesters Warehouse Pentecostal- religious services- 409 north College St. 10/28/99 - Verified

Shane Harris-mobile Home- Moody Rd.- 11/19/99 – Verified

Geneva Payton -Mobile Home – 1.010 ac. Peden Mill Rd. -5/27/2003- (Verified with new ownership in 2023 survey)

Liberty General Baptist Church-Addition- 439 west cedar St. -5/22/2001-Verified

Lyle Carlson- Duplex in AG zone – 365 R. Williams Rd. – 5/23/22- Verified

Loving Chapel Stables- Off Premise Sign – 155 Loving Chapel Road- 5/24/21 – Verified

Ray Renick/ Oakwood Properties- Mobile home – Hardison road- 5/23/96- Verified

Franklin Church Christ- addition – 700 South Main St.- 5/23/2000 – verified

Robert Brown- Mobile Home- Gold city Rd. - 5/28/98- unverified - VOID

Tom Taylor – Mobile Home- Scottsville Rd. – 5/22/2001 – unverified- VOID

Andrew Macornack – Mobile Home – Scottsville Rd. – 5/22/2001 – unverified- VOID

Scott Williams – used auto sales – 913 south main st. – 5/22/2012 – OOB- VOID

