

Minutes
Franklin-Simpson Planning & Zoning
Board of Adjustments
Monday, September 23, 2024, 5:30 pm.
Franklin Police Department Conference Room
501 West Madison Street, Franklin, Kentucky 42134

Members Present: Madam Chair Sallie Starks, Kenneth Utley, Jordan Hawkins, Chris Kummer, and Mike Simpson.

Members Absent: None.

Others present included: Bob Link, Carter Munday, Mikala McClain, April Pearson, Sarah Tuck, Lauren Tuck, and Elizabeth Annie Williams.

Madam Chair Sallie Starks called the meeting to order at 5:29 p.m.

A motion was made by Kenneth Utley and seconded by Chris Kummer to approve the August 26, 2024, meeting minutes. All members voted in favor of the motion.

Madam Chair Sallie Starks entered the public hearing.

PUBLIC HEARING

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

Sarah Tuck presented a Conditional Use Permit for an Additional Dwelling Unit at 715 Briggs Avenue.

Sarah Tuck, owner of the property, was sworn in and proceeded with her testimony. Ms. Tuck stated that there used to be a house on this lot, but it was demolished; however, she is wanting to rebuild to provide a residence for her daughter and allow her to operate a hair braiding business. Ms. Tuck also stated that one is not required to have a license to braid hair, but her daughter has attended school for this occupation.

Carter Munday, Planning and Zoning Administrator, stated that Ms. Tuck owned two separate lots, but the only access to the rear lot was by a private drive; therefore, they decided to record a Minor Subdivision Plat to remove the lot line, and make it one lot. Mr. Munday went on to say that this additional dwelling unit would serve as a residence, as well as a home occupation if the board saw fit. Mr. Munday added that all of the utilities are available and mentioned that the business would be by appointment only.

A motion was made by Chirs Kummer and seconded by Jordan Hawkins to approve the Conditional Use Permit presented by Sarah Tuck for an Additional Dwelling Unit to provide a residence at 715 Briggs Avenue. All members voted in favor of the motion.

A motion was made by Jordan Hawkins and seconded by Mike Simpson to approve the Conditional Use Permit presented by Sarah Tuck for an Additional Dwelling Unit to operate a hair braiding business at 715 Briggs Avenue. All members voted in favor of the motion.

Madam Chair Sallie Starks exited the public hearing.

Carter Munday invited Elizabeth Annie Williams to address the board regarding concerns pertaining to Conditional Use Permits in an Agricultural Zone for In-Home Childcare Services.

Elizabeth Williams informed the board that she wishes to open an In-Home Childcare Center at her residence which is located in an AG zone; however, this is not a conditional use for this zone. Ms. Williams stated that a private school is listed as a conditional use; however, it does not specifically talk about childcare.

Madam Chair Sallie Starks inquired if a Conditional Use Permit would be required by the state for the number of children she plans to watch. Ms. Williams stated that it is not required for a non-regulated childcare center, but she would like to be regulated for funding reasons.

Hon. Bob Link confirmed that this occupation would not fall under a private school.

Madam Chair Sallie Starks asked Ms. Williams her address, and how many kids she could have if she obtained a Conditional Use Permit. Ms. Williams answered that she lives at 645 Flat Rock Road, and with a Conditional Use Permit she would be allowed up to 10 children (4 related and 6 unrelated); however, she feels the most comfortable with 3.

After this discussion, the Board decided that they would like to add In-Home Childcare Services as a Conditional Use in an AG zone; therefore, they asked that Ms. Williams send a formal request to the Planning and Zoning Commission for a text amendment.

Carter Munday presented the board with the September 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.

September CUPs

James and Judy West – Gift Shop – 2188 Springfield Road – 9/23/2008

BG Concrete – Concrete Plant – 211 Commerce Street -9/2007

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

A motion was made by Mike Simpson and seconded by Chris Kummer to adjourn the meeting at 5:52 p.m. All members voted in favor of the motion.

Respectfully Submitted:



Mikala McClain, P&Z Administrative Assistant



Sallie Starks, Madam Chair

SEPT. CUP 2024 survey results

John Knight- used auto sales - 622 n. main St. - 4/26/2016- verified

Pam Gooch- daycare - 511 bell street- 7/25/2016 - verified

Lynn & Carla Rottstedt - day care - 820 Blackjack rd.- 3/27/2017-verified

Brad Gregory II - Mobile Home -3895 Sportsmans Lake road -5/22/2017- verified

William Michael- gaming machines- 5950 Nashville road - 8/2/2017- verified

Mark and Danielle Stephens - Mobile Home - 34 Oliver rd. - 6/26/2017- verified

Symrna ready- mix- concrete plant- 211 Commerce St. - 9/13/21- verified

James & Denise Clark- ADU- 437 Chaney Rd. - 9/26/22- verified

Daryl Young - Mobile Home- 3800 gold city rd.-9/5/17- verified

James & Judy West – Gift shop- 2188 Springfield Rd.- 9/23/08- void

Jonathon Starks- Mobile Home- Sportmans lake rd. 9/07- verified

BG Concrete- concrete plant- 211 commerce st- 9/07- void

