Minutes
Simpson County Planning and Zoning Board of Adjustments
Monday, September 29, 2025, 5:30 PM
Simpson County Historic Courthouse - Second Floor Courtroom
100 Courthouse Square, Franklin, KY 42134

Members in Attendance: Jordan Hawkins, Charles McCutchen III, and Clay Jordan.

Members Absent: None.

Others Present: Chris Tomlinson and Mikala McClain.

Chairman Jordan Hawkins called the meeting to order at 5:31 PM. Charles McCutchen III opened with prayer.

NEW BUSINESS

Hon. Chris Tomlinson to Administer the Oath of Office for the New Simpson County Planning and Zoning Board of Adjustments Member, Charles McCutchen III.

Charles McCutchen III was sworn in by Hon. Chris Tomlinson.

Discussion Regarding Current Zoning Regulations Pertaining to Accessory Apartments / Accessory Dwelling Units.

Planning and Zoning Administrator Mikala McClain explained that previously the joint Franklin-Simpson Planning and Zoning Board of Adjustments had issued conditional use permits for accessory apartments/accessory dwelling units in AG zones under the provisions of section 9.4. However, section 9.4 only applies to R-1, R-2, R-3, and R-4 zones. Ms. McClain also explained that section 8.2.2d states that additional dwellings that are necessary for occupancy by full-time employees of the farm are permitted in an AG zone. Therefore, if they are going to continue to require conditional use permits for accessory apartments/accessory dwelling units in AG zones, then they may want to consider including AG zones under section 9.4 and define a farm as stated in section 8.2.2d.

A motion was made by Clay Jordan and seconded by Charles McCutchen III to prepare a text amendment to be presented to the Simpson County Planning and Zoning Commission regarding accessory apartments/accessory dwelling units in AG zones. All members voted in favor of the motion.

A motion was made by Clay Jordan and seconded by Charles McCutchen III to approve the July 28, 2025, meeting minutes. All members voted in favor of the motion.

A motion was made by Clay Jordan and seconded by Charles McCutchen III to adjourn the meeting at 5:44 PM.

Respectfully Submitted:

Mikala McClain, Secretary

Jordan Hawkins, Chairman