

Minutes
Simpson County Planning and Zoning Board of Adjustments
Monday, March 30, 2026, 5:30 PM
Simpson County Historic Courthouse - Second Floor Courtroom
100 Courthouse Square, Franklin, KY 42134

Members in Attendance: Jordan Hawkins, Clay Jordan, Jerry Summers, and Jamie Summers.

Members Absent: Charles McCutchen III.

Others Present: Chris Tomlinson, Mikala McClain, Joan Holder, Gary Holder, and Jessica Smith.

Chairman Jordan Hawkins called the meeting to order at 5:30 PM. Clay Jordan opened with prayer.

A motion was made by Jerry Summers and seconded by Clay Jordan to approve the February 23, 2026, meeting minutes. All members present voted in favor of the motion.

PUBLIC HEARING

Joan Holder and Gary Holder requested a conditional use permit for an accessory dwelling unit at 409 Cropper Road.

Joan Holder, applicant, stated that there is an existing dwelling at 409 Cropper Road that is occupied by her son and daughter-in-law; however, she and her husband would like to add an additional dwelling for them to live in.

Chairman Jordan Hawkins asked Mrs. and Mr. Holder if they owned the property. Mrs. Holder answered yes. Chairman Hawkins also asked about the lot size and access to the property. Mrs. Holder answered that the lot is 10 acres, and that they will have two separate entrances.

Clay Jordan asked if there are any issues regarding the septic system. Mrs. Holder responded that they have spoken with the appropriate parties, and there should not be any issues. Mr. Jordan also asked if they would be sharing utilities with the existing home. Mrs. Holder answered that they will have separate utilities.

Jerry Summers inquired about the easement as mentioned in the deed. Mrs. Holder stated that the easement is from their aunt who owns the property located in front of theirs.

Clay Jordan asked if they are planning on this structure being permanent. Mrs. Holder answered yes.

Mikala McClain reminded the board members that if they would like to add any restrictions or conditions then that would need to be discussed and stated in the motion.

Chairman Jordan Hawkins asked Hon. Chris Tomlinson his opinion on if conditional use permits are transferrable to new landowners. Attorney Tomlinson answered that it is his understanding that they are nontransferable, and the new owner would have to reapply.

A motion was made by Clay Jordan and seconded by Jerry Summers to approve the conditional use permit presented by Joan Holder and Gary Holder for an accessory dwelling unit at 409 Cropper Road with the condition that it is nontransferable. All members present voted in favor of the motion. The motion passed.

REMARKS


Mikala McClain informed the board that a letter was mailed to the rock quarry located along Ditmore Ford Road after receiving complaints that they were operating before their approved hours. Ms. McClain also stated that she has spoken with legal counsel for the rock quarry, and that they have stated that they will be complying with the approved operation hours moving forward. However, Ms. McClain did seek the board's opinion regarding the business opening their gates prior to 7:00 AM to prevent dump trucks from lining up in the road. Hon. Chris Tomlinson stated that he does not feel as if them doing so would be in violation of their hours of operation.

No official action was taken on this matter.

A motion was made by Clay Jordan and seconded by Jerry Summers to adjourn the meeting at 5:52 PM.

Respectfully Submitted:


Mikala McClain, Secretary


Jordan Hawkins, Chairman