The Owensboro Metropolitan Board of Adjustment met in regular session at 5:00 p.m. on Thursday, October 4, 2018, at City Hall, Commission Chambers, Owensboro, Kentucky, and the proceedings were as follows:

MEMBERS PRESENT:  Judy Dixon, Chairman
                  Robynn Clark, Vice Chairman
                  Ruth Ann Mason, Secretary
                  Terra Knight, Attorney
                  Melissa Evans
                  Bill Glenn

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CHAIRMAN: We will call the meeting of the Owensboro Metropolitan Board of Adjustment October 4th meeting to order.

The first item on the agenda tonight will be the pledge to the flag and the prayer.

(INVOCATION AND PLEDGE OF ALLEGIANCE.)

CHAIRMAN: Item Number 1 is to consider the minutes of the September 6, 2018 meeting. All members have received a copy and we are ready to dispose of that item.

MS. MASON: Move for approval.

CHAIRMAN: Move for approval by Ms. Mason.

MR. GLENN: Second.

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CHAIRMAN: Second by Mr. Glenn. All in favor of the motion raise your right hand.

(ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

CHAIRMAN: Motion carries.

First item, Ms. Evans.

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CONDITIONAL USE PERMIT

ITEM 2
4255 Carter Road, zoned B-4 General Business
Consider request for a Conditional Use Permit in order to construct and operate an individual self-storage facility within a B-4 General Business zoning classification located in unincorporated Daviess County.

References: Zoning Ordinance, Article 8, Section 8.2L7/48

Applicant: Floyd & Elaine Tapp

MS. KNIGHT: Please state your name for the record.

MR. PEDLEY: Trey Pedley.

(TREY PEDLEY SWORN BY ATTORNEY.)

MR. PEDLEY: The subject property is currently a vacant lot within unincorporated Daviess County that is zoned B-4 General Business.

OMPC records indicate that Development Plan was approved in 2015 that illustrated a commercial strip center to be located on the subject property includes Dollar General that is located on a neighboring property. Also in the general area, the Ohio Valley Reporting

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property to the east and to the south are all zoned R-1C Single-Family Residential and is residential in nature. The property to the west, across Carter Road, is zoned I-1 Light Industrial. However, the applicant is now proposing to amend the aforementioned Development Plan to construct individual storage facilities on the subject property instead of the originally planned strip center.

Individual storage is Conditionally Permitted in a B-4 zone in unincorporated Daviess County with specific site conditions, all of which are addressed in the submitted site plan.

Additionally, the Zoning Ordinance does not provide a minimal parking space requirement for individual storage facilities; however, the site plan that was submitted illustrated five regular parking spaces, one handicap accessible space, as planned to be on the site.

The Zoning Ordinance also requires a 3-foot wide landscape easement with a 3-foot tall continuing element, and one tree every 40-linear feet where the vehicular use area adjoins public right-of-way. Additionally, a 10-foot wide landscape easement with an 8-foot tall solid wall or fence and one tree every 40-linear feet shall be installed and maintained where
the subject property adjoins neighboring residential properties.

If approved, special conditions include:

1. Obtain approval of an Amended Development Plan which shall demonstrate compliance with all of the special conditions for a Conditional Use Permit for an individual storage facility within unincorporated Daviess County.

2. All necessary building, electrical and HVAC permits, inspections and certificates of occupancy and compliance shall be obtained.

We would like to enter the Staff Report into the record as Exhibit A.

CHAIRMAN: Thank you, Mr. Pedley.

Is there someone here representing the applicant?

APPLICANT REP: Yes.

CHAIRMAN: Do you have anything to add to what Mr. Pedley has read into the record?

APPLICANT REP: Not at this time.

CHAIRMAN: Any members of the commission ready to questions or have questions?

(NO RESPONSE)

CHAIRMAN: If not I'll entertain a motion to dispose of this item.

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MR. GLENN: Based on the information that's
been read to us this evening, I would make a motion to
approve this application assuming that the two special
conditions are met.

CHAIRMAN: We have a motion by Mr. Glenn. Is
there a second?

MS. CLARK: Second.

CHAIRMAN: Second by Ms. Clark. Any questions
on the motion?

(NO RESPONSE)

CHAIRMAN: All in favor of the motion raise
your right hand.

(ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

CHAIRMAN: Motion carries.

Anything else, Melissa?

MS. EVANS: I would just like to make an
announcement that the November Owensboro Metropolitan
Board of Adjustment meeting that is typically
scheduled for the first Thursday of November, which
would have been November 1st, has been moved to
November 8th, and will be a double meeting with the
Planning Commission. The Board of Adjustment meeting
will start at 5:00 p.m. on November 8th.

CHAIRMAN: Thank you.

One more motion.

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MR. GLENN: Motion to adjourn.

CHAIRMAN: Move to adjourn by Mr. Glen.

MS. MASON: Second.

CHAIRMAN: Second by Ms. Mason. All in favor of the motion raise your right hand.

(ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

CHAIRMAN: We are adjourned.
STATE OF KENTUCKY)

)SS: REPORTER'S CERTIFICATE

COUNTY OF DAVIESS )

I, LYNNETTE KOLLER FUCHS, Notary Public in and for the State of Kentucky at Large, do hereby certify that the foregoing Owensboro Metropolitan Board of Adjustment meeting was held at the time and place as stated in the caption to the foregoing proceedings; that each person commenting on issues under discussion were duly sworn before testifying; that the Board members present were as stated in the caption; that said proceedings were taken by me in stenotype and electronically recorded and was thereafter, by me, accurately and correctly transcribed into the foregoing 6 typewritten pages; and that no signature was requested to the foregoing transcript.

WITNESS my hand and notary seal on this the 1st day of November, 2018.

LYNNETTE KOLLER FUCHS
NOTARY ID 524564
OHIO VALLEY REPORTING SERVICES
2200 E. PARRISH AVE., SUITE 106-E
OWENSBORO, KENTUCKY 42303

COMMISSION EXPIRES: DECEMBER 16, 2018
COUNTY OF RESIDENCE: DAVIESS COUNTY, KY

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