

Minutes
Louisville Municipal Planning Commission
September 17, 2024
6:00 PM

Members Present

John Loope, Chairman
Rick Fuller
Kent Vaught
Rob Daughtery-Absent

Steven Kelley, Vice Chairman
Gwynne Macon
Jordan Rockwell, Planner
Scott Basett-Absent

Others Present

Jill Pugh, Mayor
Barry Ottinger, Building Official
Liz Turner

Bill Mattison
Tina Reed
+ 1 Citizen

Chairman John Loope called the meeting to order at 6:00 p.m.

Approval of Minutes from August 20, 2024. Motion was made by Steven Kelley to approve the minutes from August 20, 2024 as written, 2nd by Gwynne Macon, motion carried by unanimous consent.

Business Items:

Jordan Rockwell presented to the board a proposed change to Sections 11-408 of the Town of Louisville Zoning Ordinance.

Section 11-408 of the Town of Louisville Zoning Ordinance covers Planned Unit Development (PUD) Regulations. Jordan's suggested changes relate to rewriting section, were discussed in detail by the members of the board. Items that were confirmed or changed from what was initially presented included; requirement of an architect and/or landscape architect to ensure quality of product being brought before the Planning Commission for consideration. Mixed use (residential/commercial together) must be confined to commercial parcels only. #2. D. ii. of the information presented was changed from {It may also require the dedication of land not exceeding ten (10) percent of the total area for public recreation areas or schools} to {It may also require the dedication of usable land for public recreation areas or schools}. The board was unanimous in its determination that the density restriction currently used would not be loosened. Jordan Rockwell will make the requested revisions and bring back to the Planning Commission next month.

Discussion was held concerning Section 11-414 of the Zoning Ordinance, Customary Home Occupations.

A copy of the section 11-414 was provided to the members of the board and after brief discussion, Chairman John Loope proposed tabling this item, asking members of the board to review the section until the next Planning Commission Meeting.

Proposed changes to Zoning Ordinance 11-507 Accessory Building and Use Regulations.

A lengthy discussion was held concerning changes to the Town of Louisville Zoning Ordinance section 11-507 Accessory Building and Use Regulation. Town of Louisville citizen Tina Reed presented to the board research on the issue from local municipalities.

Members agreed to have Jordan Rockwell compile the agreed to proposed changes into Ordinance change format and forward to the Board of Mayor and Alderman.

changes to section 11-507 that include.

1. The height of Accessory Buildings will be limited to a maximum of 25' (feet). In addition, a maximum height limited of 15' (feet) if the Accessory Building is placed 5' (feet) from side or rear property boundary. For each 1' (foot) over the 15' (foot) height of the building measured from the floor level, the building must be moved away from 5' (foot) setback 1' (foot). Building heights will be measured from the floor level closest to grade at building location. Ramps or fill will not be allowed in the calculation of height.
2. The building square footage or footprint cannot exceed 80% or the square footage footprint of the existing home if the lot/parcel square footage is less than 60,001 square feet. Furthermore, an accessory building cannot be placed on a parcel of 60,001 square feet if two residents have been placed or approved on that parcel.
3. The maximum area allowed for Accessory Buildings will be limited to 20% of the rear yard area. This is calculated by placement of a line along the back wall of residence extending from property line to property line with the area calculated by the Building Official.
4. No Accessory Building will be allowed in the front yard of a residence, rear and side yards are acceptable.
5. Accessory Buildings must have a minimum of 10' (feet) from all other Accessory Buildings, residence or other structures.
6. The following definitions be included in the Zoning Ordinance Section 11-1003 Terms; Subordinate in Size: An Accessory structure is considered to be subordinate to the size of the primary residence or commercial facility that it serves, if the size, within the limitations of this Ordinance, meets the needs of it's intended use. Subordinate in function: An Accessory structure is considered to be subordinate to the function of the primary residence or commercial facility, if it's intended purpose is to provide such use to the family, friends and guest of the homeowner or used in conjunction with the commercial facility it serves or is associated with.

Discussion was held concerning the adoption of a zoning ordinance regulating Short-term Rentals.

Jordan Rockwell had provided the board with an example of a municipal Short-Term Rental ordinance for review. After discussion a motion was made by Kent Vaught to forward the information provide by Jordan Rockwell, written in a Zoning Ordinance change draft, to the BMA for consideration. No significant changes were made to Exhibit A, just the format change. 2nd by Steven Kelley, motion carried by unanimous consent.

Steven Kelley made the motion to adjourn the meeting and was 2nd by Kent Vaught. Meeting was adjourned at 7:35pm by Chairman Loope.


Secretary, Planning Commission


Chairman, Planning Commission

AGENDA
LOUISVILLE MUNICIPAL PLANNING COMMISSION
Louisville Town Hall
Tuesday September 17, 2024

John Loope, Chairman
Rick Fuller
Kent Vaught
Gwynne Macon

Steven Kelley, Secretary
Scott Bassett
Rob Daugherty

1. Call to Order
2. Establish a quorum.
3. Approval of Minutes from August 20, 2024
4. Mayor/BMA Report

BUSINESS ITEMS:

5. Planned Unit Development (PUD) discussion on changes to Zoning Ordinance and or Subdivision regulations.
6. Permitted Home Occupations, 11-414 Customary Home Occupations
7. Proposed changes to Zoning Ordinance 11-507 Accessory Building and Use Regulations.
8. Continuing Education, Jordan Rockwell, Town Planner
9. Other action items that may properly come before the commission.
10. Citizen Comments
11. Adjournment