

Staff Report

Bourbon County Joint Planning Commission
December 17, 2020

Case Number: MS 20-22
Applicant: Methodist Church South of Millersburg
Owner of Property? Yes
Location: 104 E 6th St, Millersburg
Request: Minor subdivision request
Zoning: R-1 Residential
Application Date: November 13, 2020
Legal Advertisement: December 10, 2020



Proposal:

The applicant proposes a minor subdivision of 104 E. 6th St in Millersburg.

Background:

Existing Structures: Yes, 1 church and 1 residence
Floodplain (Y/N): NO

Required in the R-1 District:

Maximum Height: 35 ft.
Front setback: 125 ft.
Rear setback: 12 ft.
Side setback: 10 ft.

Proposed:

Parcel 1:

- ✓ 4,500 sf
- ✓ 0 ft northwest side setback
- ✓ 5 ft southeast side setback

Parcel 2:

- ✓ 15,246 sf
- ✓ 5.5 ft northwest side setback
- ✓ Front (Vimont) approx. 40 ft setback.
- ✓ Front (6th St) approx. 25 ft.



Recommendation:

Staff recommends approval of MS 20-222 with the following conditions:

A finding by Millersburg BOA that the division will not alter the density requirements for the (R-1) zone because the existing lot of record is more than twice the minimum lot size.

Millersburg BOA approval of all necessary variance setbacks for the two (2) existing structures.

A revision to the standard language of the Commission's Certification to read as follows:

I hereby certify that the division into Parcel 1 and Parcel 2 depicted on this record plat meets the subdivision requirements of the BCJPC and is now approved for recording.

Note indicating Planning and Zoning will prohibit further subdivision of Parcel 1 and Parcel 2.