

ON MONDAY, AUGUST 2, 2021, THE BOARD OF ADJUSTMENT HELD THEIR MEETING IN THE 2ND FLOOR COURTROOM OF THE WOODFORD COUNTY COURTHOUSE AT 6:30 P.M.

PLEDGE OF ALLEGIANCE

Chairman Turney called the meeting to order.

MEMBERS PRESENT: Tim Turney, Ken Winkfield, Lonnie Estes, David Prewitt, Bart Shockley.

MINUTES: A motion was made by Mr. Winkfield, as seconded by Mr. Estes, to approve the July 12, 2021 minutes, as submitted. The motion carried with five (5) aye votes.

Application #08-015-2021 – Dimensional Variance Amendment – JPG Rental and Storage, LLC (Owner/Applicant) – 1051 Tyrone Pike – I-2 District – Article VII, Section 719.7 & 718.7(A) - Owner is seeking to amend a condition of a 50’ setback variance (#04-006-2021) granted by the BOA on April 5, 2021. The proposed Site Plan is being amended to construct a 67,500 square foot warehouse located on the West side of the site plan; two 16,000 square foot mini warehouses and one 12,000 square foot mini warehouse located in the center of the site plan; and, two 14,200 mini warehouses with one 10,650 warehouse located on the East side of the site plan, all no closer than 50 feet from the south property line. This is utilizing the approved 50 foot variance from the required 100 foot minimum setback when structures in an industrial zone adjoin a residential zone.

Chairman Turney declared the hearing open and called upon Mr. Stevens for comments. Mr. Stevens noted that the Applicant was seeking a 50 foot variance from the required setback of 100 feet from residential zones. The Applicant submitted an amended site plan to meet requirements of condition 3 noted on previous staff report. The new site plan illustrated a 67,500 square foot warehouse located on the West side of the site plan, two 16,000 square foot mini warehouses and one 12,000 square foot mini warehouse located in the center of the site plan, and two 14,200 mini warehouses with one 10,650 warehouse located on the East side of the site plan.

Mr. Stevens noted that the request did meet all four criteria. Mr. Stevens provided the appropriate Ordinances for the request. All public notifications were met.

Mr. Stevens provided nine (9) suggested conditions to be included if the Board approves the request and highlighted seven (7) of those:

1. This property is subject to all requirements of the Versailles-Midway-Woodford County Zoning Ordinance.
2. The owner shall comply with all other federal, state and local regulatory entities and shall provide copies to the Planning Commission office of any and all permits issued on behalf of the owner as a result of the approval of the Variance.
3. **The approved variance is granted only for the proposed set back shown on the “Site Plan” attached to the application. Any future structures or additions shall conform to the standards of the Zoning Ordinance.**
4. **The applicant shall apply for a building permit with the Versailles-Midway-Woodford County Planning & Zoning office prior to any construction.**

5. **The rear of the property in view from the residential zone shall be kept free off all trash and debris with no parking allowed.**
6. **All exterior lighting shall be kept pointed downward and shielded.**
7. **No garage doors facing Abbey Alley.**
8. **No outdoor parking behind the rear of building along Abbey Alley.**
9. **Shall construct a 6' privacy fence along rear of the property.**

Chairman Turney asked if any members had questions regarding the staff report. Hearing none, Chairman Turney called upon the applicant for comment.

Jon Gay, representing the applicant, was present and noted that they agreed with all conditions and asked for the Board to approve the amended variance.

Chairman Turney asked if there were any questions. Hearing none, Chairman Turney closed the hearing and asked for a motion to approve or deny the request.

A motion was made by Mr. Winkfield, as seconded by Mr. Prewitt, to approve, based on the record and staff report the Application #08-015-2021 – Dimensional Variance Amendment – JPG Rental and Storage, LLC (Owner/Applicant) – 1051 Tyrone Pike – I-2 District – Article VII, Section 719.7 & 718.7(A) - Owner is seeking to amend a condition of a 50' setback variance (#04-006-2021) granted by the BOA on April 5, 2021. The proposed Site Plan is being amended to construct a 67,500 square foot warehouse located on the West side of the site plan; two 16,000 square foot mini warehouses and one 12,000 square foot mini warehouse located in the center of the site plan; and, two 14,200 mini warehouses with one 10,650 warehouse located on the East side of the site plan, all no closer than 50 feet from the south property line. This is utilizing the approved 50 foot variance from the required 100 foot minimum setback when structures in an industrial zone adjoin a residential zone. The motion carried with five (5) aye votes.

A motion was made by Mr. Winkfield, so moved by Chairman Turney, to adjourn at 6:35 p.m. The motion carried with five (5) aye votes.

Tim Turney, Chairman

TT/pw