

ON MONDAY, OCTOBER 5, 2020, THE BOARD OF ADJUSTMENT HELD THEIR REGULAR SCHEDULED MEETING AT THE WOODFORD COUNTY COURTHOUSE IN THE 2ND FLOOR COURT ROOM AT 6:30 P.M.

Pattie Wilson, Planning Director, noted that the Board was awaiting a new appointment by Mayor Grayson Vandegrift of Midway.

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

MINUTES: A motion was made by Mr. Prewitt, as seconded by Mr. Winkfield, to approve the August 3, 2020 minutes, as submitted. The motion carried with four aye votes.

Application #10-011-2020 – Dimensional Variance – Versailles Baptist Church – 200 N. Main St/125 E Green St - R-4 District - Article V, Section 504.1 – Owner is seeking a variance to construct a new sign in the 25 foot site triangle at a 45 degree angle, no closer than 12 feet to the inside intersection of the sidewalks at Main and Green Streets.

Chairman Turney declared the hearing open and called upon Joshua Stevens, Building and Zoning Inspector, for comments. Mr. Stevens noted that the application was a variance request and the owner was seeking a variance to construct a new sign in the 25 foot site triangle at a 45 degree angle, no closer than 12ft to the inside intersection of the sidewalks at North Main and East Green streets. The variance was required because minimum setbacks for free-standing signs visibility at intersections are established in Article V, Section 504.1. The minimum setback for this type of sign is established by creating a site triangle utilizing 25 feet of frontage for both streets from the point of intersection, with no objects between the heights of 2.5 feet to 12 feet being allowed to impede vision. The church building is listed as 2.5 story with 20,868 square foot built in 1952. The church building has had prior approval through the Board of Adjustment for a 12ft variance from the required front yard setback in order to set a building addition closer to the right of way and match existing church setbacks. Mr. Stevens noted that the request appeared to meet the required four criteria and if approved, Mr. Stevens suggested the following conditions and highlighted the last two.

1. This property is subject to all requirements of the Versailles-Midway-Woodford County Zoning Ordinance.
2. The approved variance is granted only for the construction of the free-standing sign.
3. Any future structures or additions shall conform to the standards of the Zoning Ordinance.
4. **The owner shall obtain all necessary permits from the Versailles-Midway-Woodford County Building Inspector for the construction of this structure.**
5. **The sign face can be no closer than 12 feet to the back intersecting corner of the two street sidewalks.**

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

Will Gerrald, Minister of Worship at Versailles Baptist Church, was present. Mr. Gerrald noted that committees and other people at his church have collaborated to come up with a plan for a new sign. Mr. Gerrald noted that since the church has a ministry of multi-generational people, they wanted a sign that

both communicates that they are here to stay and that they are updated in the current age. Their vision was to tie the sign into the downtown area and match the building cross from the church. Mr. Gerrald described the design and material of the sign.

Chairman Turney asked if there were any questions. Mr. Turney asked if the sign would be lit. Mr. Gerrald noted that it would have interior lighting. Chairman Turney asked if anyone from the public wished to speak, hearing none, he closed the hearing and asked for a motion to approve or deny.

A motion was made by Mr. Winkfield, as seconded by Mr. Prewitt, to approve, based on the staff report record and with the five conditions as listed, Application #10-011-2020 – Dimensional Variance – Versailles Baptist Church – 200 N. Main St/125 E Green St - R-4 District - Article V, Section 504.1 – Owner is seeking a variance to construct a new sign in the 25 foot site triangle at a 45 degree angle, no closer than 12 feet to the inside intersection of the sidewalks at Main and Green Streets. The motion carried with four aye votes.

Mr. Prewitt recused himself and exited the room.

Application #10-012-2020 – Conditional Use Permit – Equine Veterinary Associates PSC (owner) and Joshua and Casey Kight (applicants) – 248 Shannon Run Rd – A-1 District – Article VII, Section 701.4 (F) and Definition 205 – Owner/Applicants are seeking a Conditional Use Permit for a Small Animal Veterinary Hospital.

Chairman Turney declared the hearing open and called upon Mr. Stevens for comments. Mr. Stevens noted that the Applicants were requesting a Conditional Use Permit (CUP) to operate a small animal hospital & clinic for veterinary care. The subject property is zoned A-1 (Agriculture) and consists of 5 acres. The property is located on the east side of Shannon Run Road approximately two tenths of a mile south of US 60. The property was purchased by the owner in November 1986, and the applicants have signed a real estate contract to purchase the property pending Board of Adjustment approval for the Conditional Use Permit. There was prior BOA review on this property for the same conditional use that was approved September of 1985. The applicants' property appeared to be of sufficient size to accommodate the proposed use. A map of the site is attached to the application. The CUP appeared to meet all of the necessary requirements listed within the associated Ordinances.

Mr. Stevens provided the appropriate Ordinances for the request. All public notifications were met.

Mr. Stevens provided seven suggested conditions to be included if the Board approves the request and highlighted four of those:

1. This property is subject to all requirements of the Versailles-Midway-Woodford County Zoning Ordinance.
2. The applicant 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 CUP.

3. The applicant shall obtain all necessary permits, if any, from the Versailles-Midway-Woodford County Building Inspector and the Woodford County Health Department prior to operation of the vet clinic.
4. **The Conditional Use Permit shall be personal with *Joshua and Casey Kight* and shall become null and void upon the sale, rent or lease of the property to any other party.**
5. **The applicant shall return to the Board prior to ANY changes to the approved conditions and attached site plan.**
6. **The buildings and pet areas shall be kept clean so there is no odor.**
7. **This conditional use permit shall be reviewed annually for compliance with all conditions, and then when necessary by the Board, to ensure compliance with these conditions.**

Chairman Turney asked if any members had questions regarding the staff report. Mr. Estes asked if it was currently a Pet Hospital. Chairman Turney noted that the place was originally an Equine Center and has not been used much in the past four years. Chairman Turney called upon the applicant for comment.

Joshua and Casey Kight were present for the hearing and Mrs. Kight thanked the Board for considering the request.

Chairman Turney asked if there were any questions or if anyone from the public wished to speak, hearing none, he 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. Estes, to approve, based on the record and with the seven conditions as listed, Application #10-012-2020 – Conditional Use Permit – Equine Veterinary Associates PSC (owner) and Joshua and Casey Kight (applicants) – 248 Shannon Run Rd – A-1 District – Article VII, Section 701.4 (F) and Definition 205 – Owner/Applicants are seeking a Conditional Use Permit for a Small Animal Veterinary Hospital. The motion carried with three aye votes.

Mr. Prewitt returned to the meeting.

A motion was made by Mr. Winkfield, so moved by Chairman Turney, to adjourn at 6:43 p.m. The motion carried with four (4) aye votes.

Tim Turney, Chairman

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