

ON THURSDAY, APRIL 12, 2018, THE VERSAILLES-MIDWAY-WOODFORD COUNTY PLANNING AND ZONING COMMISSION HELD THEIR SCHEDULED MEETING AT 6:30 PM IN THE 2<sup>ND</sup> FLOOR OF THE WOODFORD COUNTY COURTHOUSE.

Chairman Wells called the meeting to order at 6:30 p.m.

**Members Present:** Jim Boggs, Randal Bohannon, Ed McClees, Patty Perry, Chad Wells, Jeri Hartley, Chantel Bingham, Tim Parrott.

**Minutes: Motion was made by Mr. McClees, as seconded by Mr. Bohannon to approve the March 8, 2018 minutes, as submitted. Motion carried with eight (8) aye votes.**

**Minutes: Motion was made by Mrs. Perry, as seconded by Mr. McClees to approve the February 15, 2018 minutes, as submitted. Motion carried with eight (8) aye votes.**

Amended Final Record Plat – Wooldridge Gardens Phase II – Tract 3A – 224 Cheney Rd - Apartment Development – R-4/PUD District

Chairman Wells called upon Patricia Wilson, Planning Director for comments. Mrs. Wilson noted that it had been over a year that the Planning Commission reviewed a zone change behind the eighty single family residential lots for proposed apartment complex in Wooldridge Gardens. Since they are building they needed to get a Final Record Plat approved. Mrs. Wilson noted that there was one contingency on the Plat; they City had not signed their certificate yet because they were waiting to finalize some water and sewer line inspections and it is ongoing. All other deficiencies have been addressed and Mrs. Wilson asked if the Commission approved it, to make it contingent upon the City signature.

Chairman Wells asked if any Commissioner's had any questions. Chairman Wells asked for a motion on the item.

**Motion was made by Mr. McClees, as seconded by Mr. Bohannon to approve the Amended Final Record Plat – Wooldridge Gardens Phase II – Tract 3A – 224 Cheney Rd - Apartment Development contingent upon City of Versailles approval and signature and as submitted. Motion carried with eight (8) aye votes.**

Final Development Plan –Frontier Nursing – 2050 Lexington Road – A-1 District

Chairman Wells called upon Mrs. Wilson for comments. Mrs. Wilson noted that this was the Final Development Plan of what has been known as the Methodist Home. Frontier Nursing University purchased the property and is converting it to their campus. They will be doing some pavement changes including parking lots, taking down parts of building and adding onto buildings. This is their overall Final Development Plan for the project. There was a utility sheet attached to show the work that will be done. All deficiencies were addressed and were in order for approval by the Commission.

Chairman Wells asked if any Commissioner's had any questions for Mrs. Wilson. Hearing none, Chairman Wells asked if any Commissioner's had any questions for the representative that was present for the project.

Chairman Wells asked if any Commissioner was prepared to take action on the item.

**Motion was made by Mrs. Bingham, as seconded by Mr. Parrott to approve Final Development Plan – Frontier Nursing – 2050 Lexington Road, as submitted. Motion carried with eight (8) aye votes.**

At this time, Mrs. Perry recused herself from the next agenda item and left the room.

**PUBLIC HEARING** – Zone Change – Larry W. Donnell – 4395 Troy Pike – 120.777 acres - A-1 to A-2; 23.231 acres – A-2 to RR/Rural Residential; 97.546 acres – A-2 to RR/Residual Farmland

Chairman Wells opened the hearing and called upon Mrs. Wilson for comments. Mrs. Wilson entered the following exhibits into the record:

- A. Zone Change Application
- B. Final Development Plan/Preliminary Plat
- C. Letter to Engineer of TRC Deficiencies
- D. Notice to Woodford Sun
- E. Copies of Notification Letters to Neighbors
- F. Copies of Zone Change Signs (2)
- G. Copy of Deed of In-Family Conveyance
- H. Letter from South Woodford Water District
- I. Approved encroachment Permit from County Engineer
- J. Site Evaluations from Health Department (13)
- K. Required Landscape Plan
- L. Staff Report
- M. Draft of proposed deed restrictions

Mrs. Wilson noted that it had been ten years since the last rural residential zone change so she included some information in the Commissioner's packets to help educate the new members. Mrs. Wilson noted that currently the property is being used for agricultural purposes. Hay has been grown and fencing has been established for grazing cattle. There is an existing stone residence located near Troy Pike and a barn located in the middle of the farm both in the area that will become residual farmland. Mrs. Wilson noted that she included in her report the principle uses of what is allowed currently in the A-1 Zone as well as the lot, yard and height requirements. The applicant proposed Rural Residential, thirteen lots clustered together on the western side of the farm, sharing one access to Carpenter Pike. The Rural Residential District is intended to maintain the rural and scenic qualities of the County, provide for controlled rural residential growth beyond the limits of the urban services districts, maintain the viability of existing agricultural activities, allow land owners a reasonable return on their holdings, provide for farming opportunities for future farmers, protect historic, scenic or environmentally sensitive areas, and ensure that rural residential growth can be adequately served by public roadways, fire and police protection, and public schools. Mrs. Wilson provided information about the A-2 Zone and noted that it is the first step taken. The whole farm would go to A-2 and then immediately and part of the same public hearing, up to twenty percent can be changed to rural residential. Mrs. Wilson noted that she

looked at the A-2 Zone as a tracking device because when it is changed on the zoning maps then she knows there is history of zoning that had occurred on the property; not all rural residential zone changes do all of the twenty percent at the beginning. The subject property is currently surrounded by all agriculturally zoned land. Mrs. Wilson noted that she used the current adopted 2016 Goals & Objectives of the Comprehensive Plan and cited the Goals & Objectives that were pertinent to the request and were included for the record. The General Land Development guidelines for rural districts were addressed and recognize the possibility for rural residential cluster subdivisions. Policies and Guidelines for rural districts were included in Mrs. Wilson's report as well as the Natural Environment characteristics and maps. Mrs. Wilson noted that it did appear that the development supported the noted 2016 Goals & Objectives and the 2011 Comprehensive Plan and the Rural Residential Zoning District, in that the property does not fall within the designated Agricultural/Equine Preserve District; the majority of the prime agricultural farmland will be designated as residual farmland; water is available with adequate pressure and volume according to the South Woodford Water District; and fire protection is provided by the Woodford County Fire Department. Site evaluations have been done and approved by the Health Department. The proposed lots are accessed by a proposed public street that will serve the rural residential cluster. It appeared that Guidelines of the Rural District are being met. It was noted that there was one division from the property since July 16, 1990, an in-family conveyance (DB 306 , PG 118) from the owner to his wife of a five acre tract more than 400 feet off of a public road, as shown on the plan, leaving the remaining farm consisting of 120.777 gross acres. Applying the 80/20 ratio to this number results in a 20% buildable residential area of 24.155 acres. Proposed is 23.231 acres (19%). The remaining farm will all become residual farmland. There is one existing residence on the farm on Troy Pike. This home can remain or be demolished and a new residence built to replace it, if the plat is amended showing a location of the new residence. All allowable rural residential lots are being utilized with this application. Therefore, if approved, there will be no remaining rural residential lots on this property. Since the 5 bonus lots are being utilized there can be no further division of any of the remaining farm on the existing public roads.

Mrs. Wilson provided information regarding Carpenter Pike, the fire district as well as the water district and capacity of the schools for the area (Southside, Middle School and High School) and all are under 100%. There are four rural residential neighborhoods within one mile of this area: Lakewood and Lakeview on Carpenter Pike, Cabin Hill Estates on Troy Pike and Hiddenaway on Pinckard Pike. An assessment of existing Rural Residential lots is attached to Mrs. Wilson's report. At the present time there are 30 vacant Rural Residential recorded that building permits could be issued on but it was noted that may not be available. It appeared that the proposed zone change is in agreement with the 2016 Goals and Objectives as noted herein and the 2011 Plan Update because of the above noted areas of that plan; the property is in the Rural Service Area; the property **does not** fall within the designated Agricultural/Equine Preserve District (Figure 24); the majority of the prime agricultural farmland will be designated as residual farmland; water is available with adequate volume and pressure according to the South Woodford Water District; and fire protection is provided by the Woodford County Fire Department; site evaluations have been done and approved by the Health Department. The proposed lots are accessed by an approved entrance on the Carpenter Pike with a proposed public street; guidelines 1 – 4 of the Rural District appear to be met; and, the plan meets the minimum dimensional

requirements established by Section 703 of the Zoning Ordinance for Rural Residential. The applicant's justification is attached to the report.

Mr. Boggs asked where did the development fit into the property and is there a buffer? Mrs. Wilson noted that the lots were located 150 feet from the property line and within the lots there is a required landscape buffer that will go around the perimeter.

Tim Thompson, representative for the applicant was present and confirmed what Mrs. Wilson had noted regarding the distance on the lots at the back property line. Mr. Thompson noted that Larry Donnell purchased the property in 2017 and it had been in this configuration since about 1970 in the Lippert family; he purchased it from one of the heirs. Mr. Thompson noted that he had surveyed the property in 2017 and that the owner had decided to put a development on the west side of the property. Mr. Thompson noted that the road going in leads to a teardrop and that teardrop encompasses what looks to be a sink impression and they will further study/investigate that to see if they need to mitigate any problems it might have. The front entrance will be landscaped because that is one of the conditions in rural residential. Mr. Thompson re-emphasized what Mrs. Wilson had reported in her staff report that in the Goals and Objectives. Most significantly that the property is not in the Agricultural Reserve Area, it is in the Rural District of Woodford County. Mr. Thompson noted that they are preserving 80% of the farm and developing about 20%. They have received letters from South Woodford Water District stating that there will be adequate water and pressure, site evaluations have been done on all of the lots. They will be creating a public road off of Carpenter Pike that will access all lots. A landscaping plan has been submitted and shows trees to be planted in the 50' landscape buffer around the entire property. All dimensional lot requirements have been met with 150' road frontage at the building line and one acre minimum. A Final Development Plan was presented to the Planning Commission through the Technical Review Committee and all deficiencies have been satisfied. Mr. Thompson noted that he had prepared Findings of Fact if the Commission was ready to take action.

Mr. Boggs asked if anyone had done a traffic check on Troy Pike. Mr. Thompson stated that no one will be coming out on Troy Pike and they didn't think a study was warranted because it is only thirteen lots and would not create that much traffic. Mr. Boggs also voiced concern regarding water capacity. Mr. Thompson noted that they are proposing a four inch line into the subdivision.

Chairman Wells asked if any other Commissioner's had questions for Mr. Thompson, hearing none Chairman Wells noted that the public hearing started when Mrs. Wilson gave her report. Chairman Wells noted that everyone was welcome to speak and there was a five minute time limit for comments.

Hank Graddy, legal representative for Maryann McCauley and Margaret McCauley Hutcherson and others in the area to speak on their behalf in opposition to the zone change request. Mr. Graddy asked to be relieved of the five minute limitation because he was a retained attorney and had the right to speak to the Planning Commission without the burdensome time limit and asked the chair to waive it as it relates to his presentation to the Commission. Mr. Graddy asked for the right to go through his entire presentation and that is what he believed due process requires. Chairman Wells noted that he was not inclined to issue that but had no aversion to hearing what Mr. Graddy had to say but then he would have to do it for everybody so he must limit comments to five minutes. Mr. Graddy noted that his experience in most jurisdictions is that a retained attorney on both sides is not subject to five minute

limitations that are imposed on the public in general and he objected to being placed under that restraint. He believed that he and his clients were being denied fair process. Mr. Graddy asked for the Chairman to reconsider and Chairman Wells stated that he could not unless Mr. Graddy had some authority that he and Mr. Butler could look at that says five minutes is absolutely wrong.

Mr. Graddy noted that he had given the Commissioners a series of reasons as to why they should deny the application. The applicant failed to offer any evidence that there was a need for the rezoning at this time. Mr. Graddy reviewed the following 2011 Comprehensive Plan, Goals and Objectives:

1. Requires housing decisions be based on the demonstration of need within the community;
2. Future residential growth to be located within the Urban Service Boundary and small communities while discouraging residential subdivision growth that is scattered outside the Urban Service Boundary.

2017 Comprehensive Plan, Goals and Objectives were referenced as follows: Same as above and including numbers 3-6 relating to special housing needs. Mr. Graddy noted that the first inquiry that the Planning Commission must ask with every proposal to create more residential lots, is – does this application meet a community need? There is no evidence of lots of an acre and a half on Carpenter Pike meet the needs of affordable housing or needs of millennials or senior citizens; matters that are spelled out in the Comprehensive Plan as the housing needs of this community and this plan doesn't come close to it. More compelling was exhibit "C" in the staff report. As Mrs. Wilson had indicated, she identified twenty-one rural residential subdivisions in the county. Mr. Graddy noted that all of these are over ten years old and there had not been an application for ten years, which was an indicator that this was not a needed or desirable land use. Of the twenty-one subdivisions identified, there are 88 lots that are vacant and 30 that are platted and empty; that doesn't include people that have bought lots in the subdivisions and are anxious to get out of them and live somewhere that is more efficient and closer to town, to schools and closer to urban uses. That surplus is already in the county and the developer is making the surplus worse and not meeting the need of the county. Mr. Graddy asked the Commission to deny the application because it had failed to meet a need of the county and threatens the critical county resource of agricultural economy and does not help farmers, so it is contrary to the Comprehensive Plan. Mr. Graddy asked the Commission to recall the adoption of rural residential to give an alternative to carving out 5 acre tracts in 1990 and noted that a part of Mrs. Wilson and Mr. Thompson's analysis was outdated and asked the Commission to reject it. Mr. Graddy noted that they both mentioned the northern part of the county as the protected part of the county and that was the case historically, but people farming in the southern part of the county felt that wasn't fair to them and the Planning Commission in the 2011 Comprehensive Plan update rejected the distinction that farmland in the north was important and farmland in the south was waiting to be developed. Mr. Graddy referred to his letter for further information.

Kate Robie of Carpenter Pike noted that she and her husband were reluctantly unopposed to the application. They did not see the basis under the Comprehensive Plan to oppose the project. They understood that rural residential was allowed in the county and the project meets the requirements. They did not believe that they had a legitimate reason to object. They would prefer that the

development did not occur on Carpenter Pike. Mrs. Robie noted that Carpenter Pike was not a long road there were already three rural residential developments on Carpenter Pike; two more that are similar to rural residential. After adding the proposed development that would be six developments along a short rural road and Carpenter Pike is fast moving away from a clear and historic rural character and she didn't think it was good for the county. Mrs. Robie noted that when land use is mixed up, meaning when commercial is next to residential which may be next to rural which may be next to manufacturing, people get unhappy according to her observations.

Dan Davidson, owner of Sycamore Bark Thoroughbreds noted that he was reluctantly unopposed but needed more answers. Mr. Davidson asked what would prevent someone from doing the same thing on the property directly across from him on the corner of Troy Pike and Carpenter Pike. Mrs. Wilson noted that the zone change would restrict that from happening and would have to remain residual farmland. Mr. Boggs asked if the Comprehensive Plan changed then would that change the use and eventually allow for more development. Mrs. Wilson noted that if the Fiscal Court changed the Zoning Ordinance then it could allow for development. Mr. Butler noted that it could also be made stricter. Mr. Davidson stated that he moved to Woodford County from north of Charlotte, North Carolina because it was suburban sprawl and he wanted to be a part of the thoroughbred industry. Mrs. Wilson noted that under the current regulations, Comprehensive Plan and Zoning Ordinance, there is not a tool in place to change it other than what was presented with the application. It would take an ordinance change, text amendment to the Zoning Ordinance to make it either more restrictive or less restrictive. Mr. Davidson asked if these would be individual houses or townhouses on one lot. Mr. Thompson noted that it would be one house on one lot.

Caroline Murray, 210 Roberts Road and a student at Woodford County High School, stated that she was opposed to the zone change. Ms. Murray noted that in Woodford County, one in five jobs are in the agricultural industry and one in three is supported by agriculture. The Ag cluster is responsible for 565 million dollars in revenue and they contribute 1.1 million in payroll taxes. Fourteen percent of property's in Woodford County is farms, which accounts for 5.2 million in property taxes; in total is 25% of the tax base. Along with the 565 million mentioned earlier, the Ag cluster generated \$340 million in additional income profits and dividends in 2016. If the production in agriculture decline by 10% or 26.8 million, the overall additional decrease would be more than 8.4 million in output; 2.4 million of the decrease would be sales from business spending the loss suffered by industry as the result of reduction of household spending would be \$6 million. Taking away from the farmlands in Woodford County would hurt a lot of taxes and revenue and she did not feel that should be done.

Bob Fehrenbach, 753 Carpenter Pike, noted that he purchased the property next to the proposed project over three years ago and made a conscious effort to seek out land that he and his wife wanted to retire to. Mr. Fehrenbach noted that he has 2200 feet of shared thirteen new neighbors if this project gets approved and he did not appreciate that; that's the reason they moved to Woodford County to be around the horses and give younger people some jobs. He felt there should be more questions asked about the property line and buffer zone. Mr. Fehrenbach noted that he did review the Comprehensive Plan and that guideline 5 and 8 regarding visual; he would not get to see the sun rise anymore he would

see seven houses. He was concerned about the maintenance of the buffer zone because that has become a problem in other subdivisions. Mr. Fehrenbach asked the Commission to strongly consider not approving the application because it's not good for the county or the health of the economy.

Nicole Laporte-Murray, 210 Roberts Road noted that she moved to Woodford County twelve years ago from Rhode Island and part of the reason they moved here was because of the beautiful scenery out in the country. She was very concerned about the water due to her past experience in Rhode Island and needs to be seriously looked at. She mentioned that she was aware that several other subdivisions in Versailles have issues like South Hill does not have enough water pressure. Ms. Murray was concerned about the traffic on Hwy. 33 and Carpenter Pike due to speed and it is congested and should be considered before a vote is taken.

Sioux Finney, 220 Roberts Road, reiterated Ms. Laporte-Murray's statements about the traffic and traffic study because it will dump out onto Troy Pike and was concerned about the amount of cars there because it is a dangerous intersection. She encouraged a traffic study to see what impact it would have.

Martin Traugott, 2770 Carpenter Pike, was concerned about the traffic turning onto Troy Pike and was opposed to any lots under twenty-five acres. Mr. Traugott asked to yield his remaining time to Mr. Graddy. Chairman Wells noted that in years past the Commission had not granted that.

Reva Grantham, 4330 Troy Pike, noted she was opposed to the project because of the traffic and it was very dangerous and fast at that intersection. She was concerned about water pressure too.

Deb Pekny recited a quote. Mrs. Pekny noted that Uniquely Woodford should not be just a catchy slogan for this county; instead it should be the basis for every decision that impacts out way of life be it for residential, commercial, industrial or retail endeavors. She noted that we should not aspire to be an extension of our neighboring cities nor should we resemble any place else. Preserving and protecting all aspects of our county's uniqueness especially its rural beauty should always be a priority. Mrs. Pekny felt that what made Woodford County unique includes the rural beauty that exists; winding country roads, beautiful scenic views of farms, barns, horses, and peace and quiet way to escape from all the noise and business of the world that surrounds us. She lives in the rural part of the county, an agricultural area and what concerned her when you go outside of the Urban Service Boundary and start making these kinds of changes. They moved to the country because they wanted that space and the lots are large and it's not congested and did not want to be on top of someone else's house. Mrs. Pekny believes that this type of endeavor creates a dangerous precedent and sees chances of the county becoming randomly used and zoned place to live, work and play. Something has to be sacred and can't be violated when making zoning. Mixed use zoning sets everyone up for hard feelings and discontent. She did not think this project was a good idea.

Margaret Hutcherson, resides in southern part of Woodford County, distributed her bulleted comments. Mrs. Hutcherson was opposed because it is surrounded by A-1 zoning, ground water contamination and

runoff due to soil type, traffic on the road would be approximately 2160 trips, utilities and services, too many rural residential properties remain unbuilt, the view from the road and it will be visible, and the owner is not from this area and will not be impacted by the rural residential lots.

Van Sudduth, 9126 Troy Pike, noted that the Commission has the responsibility to protect this area of south Woodford County and found out that he is a minor area of Woodford County even though he pays maximum taxes. The speed on Troy Pike is excessive and it is a dangerous intersection at Carpenter Pike. Mr. Sudduth expressed concern that it would be creating another half-baked development where there are some streets and a couple of houses and the rest is left there unattended, who will guarantee that the area would be complete.

Chairman Wells asked if anyone else for the public wished to comment. Hearing none, Mr. Thompson asked to respond to comments.

Mr. Thompson noted that all the comments were good and that he has lived in Woodford County for forty-five years. No house will be closer than 450 feet to Carpenter Pike and probably 1500-1600 feet to Mr. Davidson's house. Mr. Thompson noted that they are doing what they are allowed to do and that no changes had been made since 1990. Mr. Thompson also noted that he didn't believe thirteen lots would generate enough trips per day to warrant a Level of Service any different than what it currently is at that intersection.

Chairman Wells closed the public hearing.

Mr. Graddy asked to postpone decision to allow him to prepare findings of fact.

Chairman Wells asked the Commissioners if they had any additional questions of Mrs. Wilson.

Chairman Wells noted that the Commission doesn't have to wait to take action. Mrs. Wilson noted they have ninety days to vote. Mr. Boggs noted that this was a legitimate deal and the Commission has to take into account how the surrounding neighbors feel; Commissioner's job is planning first then zoning. Mr. Boggs noted that he didn't like it and it's not a good road to have it on, but it was legit.

**Motion was made by Mr. Boggs, as seconded by Mrs. Hartley to table the Zone Change – Larry W. Donnell – 4395 Troy Pike – 120.777 acres - A-1 to A-2; 23.231 acres – A-2 to RR/Rural Residential; 97.546 acres – A-2 to RR/Residual Farmland until the May 10, 2018 meeting. Motion carried with seven (7) aye votes.**

Mrs. Perry rejoined the meeting.

#### 2018 Comprehensive Plan

Chairman Wells acknowledged receipt of a letter from Hank Graddy dated April 9, 2018 and noted that there had been a public hearing it is closed so the letter cannot supplement the record. The letter questioned the process and the time limit that was put on citizens and he had some suggestions.

Mrs. Perry noted that a committee meeting was held on March 29, 2018 following the public hearing on February 15, 2018 and the committee was provided minutes from the public hearing and all the main topics from the minutes were thoroughly discussed at the committee meeting and also all previously submitted written comments were part of that discussion. The minutes from the public hearing are currently and have been available to the public. The committee voted unanimously to forward the Comprehensive Plan to the full Commission with one revision and that was the proposed Northwest Mobility Corridor, has been changed from a solid line to a dotted line. The committee did not feel that a second public hearing was necessary as no new information had been brought forth and they feel they have given due process to the Comprehensive Plan update. Mrs. Perry presented a motion to approve the 2018 Comprehensive Plan as presented at the February 15, 2018 public hearing with the revisions to Figure 23, as attached, to represent the future Northwest Mobility Corridor as a dashed line in its entirety. As a basis for the motion, Mrs. Perry cited the following facts and findings:

1. The Planning Commission believes that the 2018 Comprehensive Plan as presented with the one revision best implements the goals and objectives as adopted in 2016.
2. The process to update the 2011 Comprehensive Plan has been thorough and in keeping with the requirements of KRS 100. The steps in the update process have included the following:
  - A. In August of 2015 the Versailles-Midway-Woodford County Planning Commission, through the Comprehensive Plan Review Committee, began reviewing the 2011 Comprehensive Plan, as required by law, (well within the required five year time frame). The Committee agreed that the 2011 Plan was a major update and that this would be a review with statistical updates and other minor adjustments.
  - B. The Goals and Objectives were reviewed, and revised based on public input through surveys, four public work sessions, and a public hearing held on February 18, 2016. Two additional work sessions were held to review all written and verbal public comments. A second Public Hearing was held on July 14, 2016 with one additional work session. The amended Goals and Objectives were approved by the Commission on September 8, 2016 and forwarded to all three legislative bodies, Woodford County Fiscal Court, Versailles City Council, and Midway City Council, and with some agreed upon adjustments, all three legislative bodies adopted the amended Goals and Objectives in October, November, and December of 2016, respectively.
  - C. Since January of 2017 the Committee and staff have reviewed Chapters II, III, and IV of the 2011 Plan that comprise the required elements of a comprehensive plan. Statistical information was updated. Organizational revisions were made to ensure better flow of the document. This updated information was reviewed along with Chapter V - Land Use and Chapter VI - Plan Implementation, all in conjunction with the amended Goals and Objectives. It was agreed that no major future land use changes would be necessary with this update.
  - D. A public work session was held on January 25, 2018 for the Committee to present the draft of Chapters II – VI with Appendices to the full Commission.
  - E. Committee consulted with Tim Butler, Legal Counsel, to review entire revised plan for compliance with KRS 100.
  - F. A Public Hearing was held at a special called Commission meeting on February 15, 2018 with comments received in writing and verbally.

- G. A final public work session was held on March 29, 2018 for the Committee to review all written and verbal comments. The only noted revision was to Figure 23 to represent the future Northwest Mobility Corridor as a dashed line in its entirety.

3. The update process and the comprehensive plan as presented, with the changes as noted, have and do comply with the requirements of state law specifically KRS 100.187, KRS 100.191 and KRS 100.193. Per KRS 100.193 goals and objectives were drafted and adopted by the appropriate legislative bodies after a required public hearing at which testimony from the public was received. Per KRS 100.187, the comprehensive plan as drafted includes the required statement of goals and objectives, land use plan element; community facilities plan element and transportation element. As required by KRS 100.191, these elements were based on required research and analysis that was undertaken and incorporated into the plan.

4. As part of the process of updating the comprehensive plan and specifically in this motion, the Planning Commission has considered the comments both written and verbal submitted as part of the required public hearing held on February 15, 2018.

5. After review of the above referenced public comments it appears to the Planning Commission that there were no other needed revisions. The issues raised are part of those that have been extensively discussed at comprehensive plan update committee meetings and the final decisions made concerning such issues are based on that discussion, background research as required and consideration of all factors and sections of the plan and the process to draft the plan. Ultimately the planning commission has made the decision that it believes establishes the best overall planning policy for the community seen as a whole.

6. The committee drafting the comprehensive plan and the Planning Commission as a whole believe that the removal of the Edgewood Farm on US 60 from the Urban Service Boundary are inappropriate in part due to the following:

- A. Property has been annexed
- B. Property has been rezoned
- C. As part of the rezoning process extensive testimony was provided concerning the appropriateness of the property for urban development.
- D. As part of the review for this comprehensive plan it has been determined that this property is a logical place for urban growth being contiguous to other urban development and is in keeping with the 2016 Goals and Objectives and was in keeping with the 2011 Goals and Objectives including but not limited to the following:
  - General Process Goal and Objective 4;
  - Commercial Development Goal and Objective 4;
  - Industrial Development and Objectives 1, 3, & 4;
  - Residential Housing Development Goal and Objectives 1 & 2;
  - General Land Development Goal and Objectives 1, 4 & 6;
  - Neighborhood/Subdivision Development Goal and Objective 4; and,
  - Employment Goal and Objectives 1 & 3.

7. The committee drafting the comprehensive plan and the Planning Commission as a whole believe that the extension of the Falling Springs Boulevard project (Northwest Mobility Corridor) should be depicted in the comprehensive plan due to the following:

- A. The project has been studied by the Kentucky Transportation Cabinet and a design for the corridor has been proposed with a summary of recommendations.
- B. If the comprehensive plan ignores the project and it is completed it might be cited as a “major change unanticipated by the comprehensive plan” under KRS 100.213 and used as justification for unwise and unwanted land use development.
- C. The project is consistent with the Transportation Goal and Objectives 2 and 9.

8. The committee drafting the comprehensive plan and the Planning Commission as a whole believe that the Land Use Districts of Contemporary Neighborhood District (CND) and Workplace/Employment District (WD) south of us 60 and west of the Bluegrass Parkway (Backer II & Cox) should remain the same but with the extension of the WD to the west as depicted on Figure 23, not changed to Interchange Commerce District (ICD):

- A. Changing this area to ICD would add 165 acres of commercial land use to this area. There are 125 acres of planned Commerce Center District (CCD) on the north side of US 60 contiguous to the existing commercial area where the current Kroger is located. On the south side is Lexington Road Plaza, another commercial area that is primarily vacant and being revitalized.
- B. The Workplace District is anticipated being located at “gateways”. This corner of US 60 and the Bluegrass Parkway is considered a gateway.
- C. Changing this would eliminate 70 acres of Workplace District and 85 acres of Contemporary Neighborhood District, and create a commercial area isolated further east, not contiguous to current commercial areas.
- D. There are currently two ICD’s in Woodford County, one at the Bluegrass Parkway and KY Hwy 33 (Troy Pike) and in Midway at the I-64 interchange meeting the needs of both cities.

9. The committee drafting the comprehensive plan and the Planning Commission as a whole believe that there are is sufficient language in the plan about housing for our rising senior population, millennial population, and all current and future population at all levels of income.

- A. This is consistent the Objectives 1, 4, 5 & 6 under Residential-Housing Development.
- B. There is adequate land identified as Contemporary Neighborhood District (CND) where this housing can occur.
- C. Addressing this is better suited by amending the Versailles-Midway-Woodford County Zoning Ordinance.

Based on the foregoing I move that we adopt the 2018 Comprehensive Plan Update as drafted with the one revision to Figure 23 as noted.

Chairman Wells asked if there was a second, which there was by Mrs. Hartley and then asked if there was any discussion. Mrs. Wilson noted that she was in receipt of a letter from Commissioner Schein. Mr. Schein was on the Comprehensive Plan Committee and the Midway representative and was out of

town at a conference for this meeting but wanted his comments read at the meeting. Mr. Schein stated the following:

He was sorry that he could not attend tonight's meeting. He wanted to register his gratitude to Patty Perry for shepherding the committee through the process. He appreciated her thoughtful and deliberate manner in making sure that voices were heard and addressed without being rushed and that they were able to reach compromise on some difficult issues, that is no small feat these days. He expressed to the Planning Commission, Mrs. Wilson, Kim and Kenneth his thanks for all their hard work that is often taken for granted. If he were able to attend, he would have voted in favor of the plan update and wanted the Commission to know his position.

**Motion was made by Mrs. Perry, as seconded by Mrs. Hartley to approve the 2018 Comprehensive Plan as presented at the February 15, 2018 public hearing with the revision to Figure 23 to represent the future Northwest Mobility Corridor as a dashed line in its entirety. The motion carried with eight (8) aye votes.**

**FINANCIAL REPORT AND BILLS - March**

The report was accepted

**MONTHLY BUDGET REPORT - March**

The report was accepted

**REPORT TO COMMISSION - March**

The report was accepted.

**COMMUNICATIONS:**

**Motion was made by Mrs. Hartley, as seconded by Mr. McClees to adjourn the meeting at 7:58 p.m. The motion carried with eight (8) aye votes.**

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**Chad Wells, Chairman**

**CW:ko**