

ON THURSDAY, APRIL 8, 2021, THE VERSAILLES-MIDWAY-WOODFORD COUNTY PLANNING AND ZONING COMMISSION HELD THEIR REGULAR SCHEDULED MEETING AT 6:30 PM IN THE 2<sup>ND</sup> FLOOR COURTROOM OF THE COURTHOUSE.

Madam Chair Perry called the meeting to order at 6:30 p.m.

Madam Chair offered condolences to Mr. Greene for the recent loss of his wife.

Rob Maclin, attorney, was present at the meeting in Preston Worley's absence.

### **PLEDGE OF ALLEGIANCE**

**Members Present:** Patty Perry, Jeri Hartley, Rich Schein, Tim Parrott, Chad Wells, Barry Drury, Randal Bohannon, Floyd Greene. **Absent:** Chantel Bingham.

**Minutes:** Motion was made by Mrs. Hartley, as seconded by Mr. Wells to approve the March 11, 2021 minutes, as submitted. Motion carried with eight (8) aye votes.

### **NEW BUSINESS**

#### **PUBLIC HEARING - Preliminary Plat – Homer Michael Freeny, Jr. – Tract 4, Parcel 3 - 1132 & 1150 Georgetown Rd – I-1 District**

Madam Chair opened the public hearing and called upon Pattie Wilson, Planning Director for comments. Mrs. Wilson noted that this was a Preliminary Subdivision Plat for a portion of the Michael Freeny property on the north side of the Lakeshore Learning property in Midway Station. Mrs. Wilson noted that over a year ago the Planning Commission and Midway City Council rezoned a larger tract of Mr. Freeny's property and has a buyer for a smaller portion and since they did not need city sewer, Midway recently de-annexed the parcel of land. The use will be for bourbon warehouses and will have septic system. Mrs. Wilson noted that it was reviewed at TRC and all deficiencies were addressed.

John Hunt with MLH Civil was present to answer questions. Mr. Parrott asked if the property would be connected to public water. Mrs. Wilson noted that it would be either Midway or Georgetown water.

Madam Chair asked if any Commissioner had questions or if anyone from the public wished to speak. Hearing none. Madam Chair closed the hearing and asked for a motion.

**Motion was made by Mr. Schein, as seconded by Mrs. Hartley to approve the Preliminary Plat – Homer Michael Freeny, Jr. – Tract 4, Parcel 3 - 1132 & 1150 Georgetown Rd – I-1 District, as submitted. Motion carried with eight (8) aye votes.**

**Final Record Plat – Homer Michael Freeny, Jr. – Tract 4, Parcel 3 – 1132/1150 Georgetown Rd – I-1 District**

Madam Chair called upon Mrs. Wilson for comments. Mrs. Wilson noted that there was no required infrastructure on this parcel and that is why the plat was able to be reviewed simultaneously with the Preliminary Plat. Mrs. Wilson noted that it was reviewed at TRC and all deficiencies were addressed. Mr. Schein asked for clarification regarding the detention basin and was it for the building. Mrs. Wilson noted that it was for this lot only and bourbon spillage.

John Hunt with MLH Civil was present to answer questions.

Madam Chair asked if any Commissioner had questions. Hearing none, Madam Chair asked for a motion.

**Motion was made by Mr. Schein, as seconded by Mr. Bohannon to approve the Final Record Plat – Homer Michael Freeny, Jr. – Tract 4, Parcel 3 – 1132/1150 Georgetown Rd – I-1 District, as submitted. Motion carried with eight (8) aye votes.**

Final Development Plan – Mike Freeny (Owner) and James Pepper Distilling Co. – 1150 Georgetown Road – I-1 District

Madam Chair called upon Mrs. Wilson for comments. Mrs. Wilson noted that this plan shows where the two proposed warehouses will be constructed on the property with five required parking spaces and detention basin. The property is at the edge of the Urban Service Boundary so there is a 50' landscape buffer along Georgetown Road and they are meeting the landscape requirements. Mrs. Wilson noted that it was reviewed at TRC and all deficiencies were addressed.

Chris Howard with Carman Architecture and Amir Peay, owner of Pepper Distilling were present to answer questions. Mr. Peay noted that they will try to save as many older trees as possible, at the request of Mr. Schein.

Madam Chair asked if any Commissioner had questions. Hearing none, Madam Chair asked for a motion.

**Motion was made by Mr. Schein, as seconded by Mr. Wells to approve the Final Development Plan – Mike Freeny (Owner) and James Pepper Distilling Co. – 1150 Georgetown Road – I-1 District, as submitted. Motion carried with eight (8) aye votes.**

Final Development Plan – Community Trust Bank – 470 Lexington Road – B-4 District

Madam Chair called upon Mrs. Wilson for comments. Mrs. Wilson noted that branch bank that is located in the parking lot at 470 Lexington Road will be replaced with a new building and they will keep the old building operating until the new one is complete and then will demo the old one. Mrs. Wilson noted that it was reviewed at TRC and all deficiencies were addressed.

Steve Maggard with Summit Engineering was present to answer questions.

Madam Chair asked if any Commissioner had questions. Hearing none, Madam Chair asked for a motion.

**Motion was made by Mr. Drury, as seconded by Mr. Parrott to approve the Final Development Plan – Community Trust Bank – 470 Lexington Road – B-4 District, as submitted. Motion carried with eight (8) aye votes.**

1<sup>st</sup> Amended Final Development Plan – Biggby Coffee (Transylvania Land Co., Inc) – Equestrian Park - 120 A.P. Indy Ln – B-1/B-4 Districts

Madam Chair called upon Mrs. Wilson for comments. Mrs. Wilson noted that Biggby Coffee will have their business in the front part of the building and another business would be located in the rear portion of the building. Mrs. Wilson noted that it was reviewed at TRC and all deficiencies were addressed and it was also reviewed by the Board of Adjustment to enable them to have a drive-thru in a B-1 District.

William Horton with Thoroughbred Engineers was present to answer questions.

Madam Chair asked if any Commissioner had questions. Mr. Parrott questioned how the drive-thru worked since the plan was show two. Mr. Horton noted that there would be entrances from A.P. Indy Lane and Lexington Road and described which drive-thru went to each business.

Madam Chair asked for a motion.

**Motion was made by Mr. Wells, as seconded by Mr. Greene to approve the 1<sup>st</sup> Amended Final Development Plan – Biggby Coffee (Transylvania Land Co., Inc) – Equestrian Park - 120 A.P. Indy Ln – B-1/B-4 Districts, as submitted. 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:**

1. BGADD Agreement – Staff public meeting

Madam Chair noted that an item that will be coming before the Commission that Mrs. Wilson will not be able to handle because of family relation to the applicant. The Bluegrass ADD will staff the meeting and prepare and present the report. Mrs. Wilson noted that Preston Worley, Commission Attorney, reviewed the agreement and suggested adding the property location.

**Motion was made by Mrs. Hartley, as seconded by Mr. Wells to approve the agreement with BGADD to staff meeting. Motion was amended by Mrs. Hartley, as seconded by Mr. Wells to include allowing Madam Chair to sign agreement and approving the recusal of Mrs. Wilson from said meeting. Motion carried with eight (8) aye votes.**

**Motion was made by Mr. Schein, as seconded by Mr. Greene to adjourn the meeting at 6:55 p.m. The motion carried with eight (8) aye votes.**

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**Patty Perry, Chair**

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