

ON THURSDAY, APRIL 9, 2020, THE VERSAILLES-MIDWAY-WOODFORD COUNTY PLANNING AND ZONING COMMISSION HELD THEIR SCHEDULED MEETING AT 6:30 PM VIA ZOOM VIDEO MEETING DUE TO EXECUTIVE ORDER/CORONAVIRUS.

Madam Chair Perry called the meeting to order at 6:45 p.m.

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

Minutes: Motion was made by Mr. Drury, as seconded by Mrs. Bingham to approve the March 12, 2020 minutes, as submitted. Motion carried with nine (9) aye votes.

OLD BUSINESS

RECOMMENDATION - Zoning Map Amendment and Preliminary Development Plan – Polo Run Subdivision – 3473 Troy Pike – A-1 to A-2 to RR/Residual Farmland Districts – 11 Lots

Madam Chair noted the Public Hearing for this item was held at the March 12, 2020 meeting and the Commission agreed to postpone action until this meeting. Madam Chair asked if there were any comments or questions. Mr. Schein asked Pattie Wilson, Planning Director, if the proposal was only for the Zone Change from A-1 to A-2. Mrs. Wilson stated that it was all encompassing, A-1 to A-2 and then up to 20% would be Rural Residential and the remaining would be Residual Farmland. Mrs. Wilson noted that you cannot do Rural Residential in any zone except A-2, so that is why you have to do the rezoning simultaneously with the same motion. Mrs. Wilson noted that it is used as a tracking device that the Zoning Office uses because not everyone uses the whole 20% initially, they may do one lot on 5%, but it still lets other people know that are researching property know that there was Rural Residential started. Mr. Schein asked if the 50' buffering on the rear of the lots was the responsibility of the new homeowner. Mrs. Wilson noted that was correct, or the developer can put the landscaping in and it is shown on the Record Plat and must be planted before each Occupancy Permit is issued. Mr. Schein asked if there was any other way to enforce that. Mrs. Wilson noted that if Planning and Zoning receives a complaint that it was being cut down then it would be enforced.

Madam Chair asked if there were any other questions or discussion. Hearing none, Madam Chair asked if anyone was prepared to take action.

Motion was made by Mr. Bohannon, as seconded by Mr. Drury, to recommend approval to the Woodford County Fiscal Court for the Zoning Map Amendment and Preliminary Development Plan – Polo Run Subdivision – 3473 Troy Pike – A-1 to A-2 to RR/Residual Farmland Districts – 11 Lots, based on the staff report and Findings of Fact as submitted:

FINDINGS OF FACT

1. The Zone Change request is in compliance with the 2018 Comprehensive Plan and the noted Goals and Objectives and Policies as noted in the Staff Report.

A) The proposed residential development will help provide safe, and adequate housing choices for current and future Woodford County residents.

B) The proposed land development is for eleven lots on 45 acres (includes 5 acres roadway) plus one lot on residual farmland while preserving 233+ acres for residual farmland which provides for proper organization of land use and provides a safe, healthy, and convenient environment for County residents to live and work in.

C) The Agricultural Use Goal to protect and promote the Woodford County agricultural economy and character is satisfied by keeping 84% of the farm for agriculture while allowing only 16% for rural residential development on some of the least productive areas/acreage of the farm.

D) The proposed development is not located within the Agricultural Preserved area of Woodford County.

E) The proposed development is not located within a designated 100 year flood plain area.

F) There exists evidence of one sinkhole on the west portion of the farm, but none within the proposed rural residential area.

G) The proposed development follows the General Development Guidelines for The Rural District:

- 1. Entrances from public roads should be minimized. This plan will provide a single entrance to a proposed county road that will serve 11 residential lots. The road will be constructed to county road standards. The divided entrance boulevard will be used for landscaping, identification, traffic separation, to create an appealing view shed, and to increase line of site traffic distances for ease of entering and exiting the property. No turn lanes are required by the Kentucky DOT.**
 - 2. Development of agricultural lands should be limited for residential purposes to maximize the agricultural uses. This plan of 84% Agricultural and 16% Residential satisfies this guideline.**
 - 3. The road is designed to follow the high areas of the proposed lots. This will allow desirable lots with walk out basements and lot drainage away from the residences. The natural drainage patterns will be maintained as much as possible with minimal cut and fill for road construction.**
- 2. Public water is available via the South Woodford Water District and plans have been approved by the Kentucky Division of Water. South Woodford Water has verified its ability to provide sufficient water service and water pressure to ensure an adequate supply for private use.**
 - 3. The Woodford County Health Department has performed site evaluations on each proposed lot and has preliminarily approved adequate on-site sewage disposal systems.**
 - 4. Review of the Subdivision Drainage Analysis by Mary Beth Robson, PE (GRW Inc.) was in agreement that no detention is required.**

5. A Preliminary Development Plan was filed with the Planning Commission with the Zone Change Application. The plan was reviewed by the Technical Review Committee and all deficiencies were satisfied. All application, notifications, and procedures have been performed in a timely manner.

6. The entrance has been approved by the Kentucky Department of Transportation with Tim Thompson providing the design and drawings required. The encroachment permit bond monies have been deposited with the Kentucky DOT.

7. The location is 1.4 miles from the Bluegrass Parkway with easy access to services, shopping, schools, Falling Springs and Downtown Versailles.

8. The Rural Residential Ordinance was enacted in 1990 to provide for controlled rural residential growth beyond the limits of the urban service districts of Woodford County, while maintaining the viability of existing Woodford County agricultural activities, providing for farming opportunities for future farmers, allowing current farmers to realize the monetary value of their land, protecting historic, scenic or environmentally sensitive areas, and ensuring that rural residential growth can be adequately served by public roadways, fire and police protection, and public schools. Polo Run fulfills these objectives and will be adequately served by Woodford County Fire and Police protection, South Woodford Water, Kentucky Utilities, Windstream, and Woodford County Schools.

9. Soil maps and crop production records (2017, 2018, 2019) are included that demonstrate that the residential cluster is located on the least productive farmland. (provided by Henton, Inc.)

10. Based on the Staff Report, there are 49 Vacant Platted Rural residential lots. It is unknown how many of these are actually available for sale and/or desirable to purchase.

A) A report (prepared by Rector-Hayden) is presented that lists Vacant lots (1-30 acres) that are ACTIVE, PENDING, and SOLD in the past year (March 2019-February 2020). The report lists:

18 Vacant platted lots were SOLD

3 Vacant platted lots are PENDING

23 Vacant platted lots are ACTIVE

B) A county map prepared by Kenneth Johns (August 2019) shows the location/owner of Vacant platted lots.

C) There has been one Rural Residential Subdivision created in the last ten years, Larland Estates on Carpenter Pike, (May, 2018) with 13 platted lots. Four of these lots have been sold and two of those lots are under construction.

This data clearly demonstrates the need for rural residential lots in the Woodford real estate market.

Motion carried with eight (8) aye votes (Perry, Parrott, Wells, Hartley, Bingham, Drury, Bohannon, Greene) and one (1) nay vote (Schein).

Madam Chair noted that this Plan was for the parking area that they have been working on and called upon Mrs. Wilson for comments. Mrs. Wilson noted that the property sold at the end of last year and the new buyer was not aware that a new Development Plan was needed to pave the parking lot and install required landscaping. When that was brought to his attention, he hired Mr. Thompson to file the Development Plan. The plan was reviewed at TRC and all deficiencies have been addressed.

Madam Chair asked if there were any questions for Mrs. Wilson. Mrs. Wilson noted that they would be constructing a small detention area in the grassy area between the first row of parking and the sidewalk. Madam Chair asked if anyone was prepared to take action.

Motion was made by Mr. Wells, as seconded by Mrs. Hartley, to approve the 1st Amended Final Development Plan – Woodford Depot, LLC – 110, 114-118 Frankfort St – B-4 District, as submitted. Motion carried with nine (9) aye voted.

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:

Mrs. Wilson noted that staff was operating 100% every day and the office are large enough that they can social distance and are following CDC Guidelines. They were trying to keep the contractors and building industry flowing and are still issuing building and electrical permits. Building Inspection is still proceeding and Mr. Stevens is on-call with the National Guard, and we would use the same Inspector as we did in 2019, if he gets activated.

Motion was made by Mr. Greene, as seconded by Mr. Schein to adjourn the meeting at 6:56 p.m. The motion carried with nine (9) aye votes.

Patty Perry, Chair

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