

ON THURSDAY, DECEMBER 13, 2018, THE VERSAILLES-MIDWAY-WOODFORD COUNTY PLANNING AND ZONING COMMISSION HELD THEIR SCHEDULED MEETING AT 6:30 PM ON THE 2ND FLOOR OF THE WOODFORD COUNTY COURTHOUSE.

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

Members Present: Randal Bohannon, Rich Schein, Ed McClees, Patty Perry, Chad Wells, Jeri Hartley, Chantel Bingham, Barry Drury.

Chairman Wells introduced Jacob Walbourn as the new attorney for Versailles-Midway-Woodford County Planning and Zoning. Mr. Walbourn made a few remarks.

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

OLD BUSINESS

Zoning Map Amendment/Preliminary Development Plan – Woodford Place (formerly Backer II) – 2101, LLC. – 2101 Lexington Road – 68.467 Gross Acres – 7.711 Gross acres A-1 (Agricultural District) to B-4 (Highway Business District) and 60.467 Gross Acres A-1 (Agricultural District) to R-4 (High Density Residential).

Chairman Wells noted that the request was first heard in October and then at the November meeting there was a motion made to postpone action, which passed, so action for a recommendation would need to be taken at this meeting. Chairman Wells asked if any members were prepared to make a motion.

Mr. Bohannon made a motion that the Commission accept the Findings of Fact as presented by the Applicant's representative. Mr. Bohannon read the conclusion into the record:

The Versailles-Midway-Woodford County Planning and Zoning Commission finds that the zone change request for the property of 2101 Lexington Road, LLC for 60.756 gross acres located at 2101 Lexington Road in Versailles, Woodford County, Kentucky from A-1 to R-4 and 7.711 gross acres located at 2101 Lexington Road in Versailles, Woodford County, Kentucky from A-1 to B-4 is in compliance with the 2018 Woodford County Comprehensive Plan and that the proposed residential zoning classifications are appropriate. The total number of residential units is proposed to be 600 apartments, 67 townhomes, and 24 patio homes.

The Versailles-Midway-Woodford County Planning and Zoning Commission recommends that the property of 2101 Lexington Road, LLC as described in the legal description included with the application be changed from a Zoning District of A-1 to a Zoning District of R-4 for 60.756 gross acres located at 2101 Lexington Road in Versailles, Woodford County, Kentucky and from a Zoning District of A-1 to a Zoning District of B-4 for 7.711 gross acres located at 2101 Lexington Road in Versailles, Woodford County, Kentucky. The total maximum residential units shall be 691 residential lots. Further, the Preliminary Development Plan is APPROVED subject to zoning map amendment approval.

Chairman Wells asked if any Commissioners had any questions or comments, hearing none, Chairman Wells called for the vote.

Motion was made by Mr. Bohannon, as seconded by Mrs. Bingham to approve recommendation to the City of Versailles, the Findings of Fact of the Zoning Map Amendment/Preliminary Development Plan – Woodford Place (formerly Backer II) – 2101, LLC. – 2101 Lexington Road – 68.467 Gross Acres – 7.711 Gross acres A-1 (Agricultural District) to B-4 (Highway Business District) and 60.467 Gross Acres A-1 (Agricultural District) to R-4 (High Density Residential), as stated in the staff report. The motion is attached hereto. Motion carried with eight (8) aye votes.

NEW BUSINESS

Consolidation and Final Record Plat – TATM IV, LLC - The Crossings Subdivision – 1290 Crossfield Dr – B-4 District

Chairman Wells called upon Pattie Wilson, Planning Director for comments. Mrs. Wilson noted that with this Plat they were consolidating a piece of the old railroad right-of-way along the bypass to 1290 Crossfield Drive and then creating a new line to divide off the old “Hunter Lumber now Woodford Pharmacy” lot. Mrs. Wilson noted that when the Crossfield Drive extension was built it left the rear portion of this site without water so in order to create a buildable lot you have to have public facilities. They are in the process of installing the water line and because that is not in yet, the City’s certificate had not been signed but will be once it is in and acceptable to the City. Mrs. Wilson noted that if action was taken she recommended that it be approved contingent upon the City’s certification being signed.

Chad Voelkert, owner of 1290 Crossfield Drive, was present for discussion and noted that he had spoken with Mitzi Delius from the City Public Works Department and she felt that the water would be in on Friday or Monday.

Chairman Wells asked if there were any questions for Mr. Voelkert or Mrs. Wilson. Chairman Wells asked for a motion to approve or deny the plat.

Motion was made by Mrs. Perry, as seconded by Mr. McClees to approve Consolidation and Final Record Plat – TATM IV, LLC - The Crossings Subdivision – 1290 Crossfield Dr – B-4 District, as presented in the staff report and contingent upon the City certification signature. The motion carried with eight (8) aye votes.

Final Development Plan – TATM IV, LLC – The Crossings Subdivision, 1290 Crossfield Dr – B-4 District

Chairman Wells noted that this plan was related to the previous item and called upon Mrs. Wilson for comments. Mrs. Wilson noted that this was Lot A1 that fronted on Crossfield Drive and the Bypass and showed the layout of the building and had been to T.R.C. and Mrs. Wilson asked that it be approved contingent on the Plat being recorded.

Mr. Schein asked for clarification as to the building located to the south of the proposed building. Mr. Voelkert noted that it was an old concrete slab and that it would be removed.

Motion was made by Mrs. Perry, as seconded by Mr. Bohannon to approve the Final Development Plan – TATM IV, LLC – The Crossings Subdivision, 1290 Crossfield Dr – B-4 District, as presented in the staff report and contingent upon the recording of the Record Plat. The motion carried with eight (8) aye votes.

Amended Final Record Plat – Woodford County EDA – 670 McKinney Ave – Midway Station, Unit 1, Section 4, Lot 28 - I-1 District

Chairman Wells called upon Mrs. Wilson for comments. Mrs. Wilson noted that she had referenced the Plat at the November 2018 meeting and the Commission had reviewed the Development Plan for a Stair Company and this Plat would release some easements and sought a waiver of the sidewalks that would be on the perimeter of those streets. It was reviewed by the Technical Review Committee and all deficiencies had been addressed. Mrs. Wilson noted that Mr. Strom was present and could answer questions. Mr. Schein asked Mrs. Wilson for clarification on the zoning for the property. Mrs. Wilson noted that she was in receipt of the paperwork from City Hall for I-1 zoning and that the Zoning Map would need to be updated on the web site.

Chairman Wells asked if there were any questions. Chairman Wells asked for a motion to approve or deny the plat.

Motion was made by Mr. Schein, as seconded by Mrs. Bingham to approve the Amended Final Record Plat – Woodford County EDA – 670 McKinney Ave – Midway Station, Unit 1, Section 4, Lot 28 - I-1 District, as presented in the staff report and with the release of the easements and the sidewalk waiver as presented. The motion carried with eight (8) aye votes.

PUBLIC HEARING - Zoning Map Amendment and 1st Amended Preliminary Development Plan – Anderson Acquisitions – 174 Abbey Rd - Wooldridge Gardens - Phase II – Tract 3B - R-1C/PUD District to R-4/PUD District

Chairman Wells noted that the Commission would not be addressing the Preliminary Development Plan at this meeting. Chairman Wells called upon Mrs. Wilson for comments. Mrs. Wilson entered the following items into the record:

- A. Zone Change Application
- B. Preliminary Development Plan
- C. TRC Agenda – September 18, 2018
- D. Letter to Engineer of TRC Deficiencies
- E. Notice to Woodford Sun – September 28, 2018
- F. Copies of Notification Letters to Neighbors
- G. Copies of Zone Change Signs (2)
- H. Letter from City of Versailles – Water and Sewer
- I. Staff Report
- J. Commission Agenda – December 13, 2018

Mrs. Wilson noted that the tract of land was a little more than three acres that was part of the original Wooldridge neighborhood. They are seeking the zone change to allow 34 townhouses to be developed instead of 32 that was originally permitted. A similar zone change was approved a couple of years ago to change the adjoining property to allow for apartments. Currently, the subject property was approved for townhouses and there is a Preliminary Plat that would enable 32 units to be constructed as designed by the original developer. Mrs. Wilson summarized her staff report and provided the Commissioners with the Zoning Ordinance that relates to the existing use as well as what was requested as well as the Ordinance for the Planned Unit Development. Mrs. Wilson also provided the adjacent zoning and use and addressed the associated Goals and Objectives that the application was in agreement with. Mrs. Wilson noted that the site was accessible by Falling Springs Boulevard as well as Abbey Road, which is an interior public street. Mrs. Wilson noted that the clubhouse/pool would also be accommodating these townhouses. Mrs. Wilson noted that the property did lie within the Contemporary Neighborhood District according to the 2018 Comprehensive Plan. Mrs. Wilson noted that when a Planned Unit Development is being done you cannot exceed the density of the underlying zone which the 34 units are well within. Mrs. Wilson noted that she had questions on the proposed layout with the compliance with the townhouse ordinance and that is why Chairman Wells mentioned that the Commission would not act on the Development Plan. Mrs. Wilson noted that the Zone Change was in agreement with the Comprehensive Plan.

Chairman Wells asked if any Commissioners had questions for Mrs. Wilson. Hearing none, Chairman Wells called upon the representative for Anderson Acquisitions.

Jon Strom, representative for the applicant was present. Mr. Strom noted that they were seeking a zone change from R-1C/PUD to R-4/PUD for a 3.16 acre parcel of land adjacent to Anderson Communities' existing Wooldridge Gardens Community. They were seeking a zone change so that we can add a townhouse element to the neighborhood that already features single family homes and apartments. The inclusion of townhomes that speak the same architectural language and share the common amenities that will be available to residents of Wooldridge Gardens will further expand housing options for Woodford County residents in this area. They are continuing to work with the planning staff on their development plan, so they only sought approval of the zone change.

Chairman Wells asked for public comments and noted they would be limited to five minutes each.

Hampton "Hoppy" Henton of Woodford County stated that he was a farmer and noted that an attorney for another zone change request made a comment as published in the Woodford Sun that a piece of property was no longer suitable for agriculture; Mr. Henton noted that the Zoning Board should take note that it was highly inappropriate coming from an attorney. Mr. Henton did not have an opinion on that zoning or this proposed zoning.

Chairman Wells asked if there were any other comments. Hearing none, Chairman Wells closed the public hearing.

Chairman Wells asked if anyone wanted to take action on the request. Mr. Strom distributed Findings of Fact and noted that they had been reviewed by Mr. Walbourn and Mrs. Wilson. Chairman Wells asked

the Commissioners again if anyone was prepared to take action. Hearing no comments, Chairman Wells noted that the Zoning change request will carry over to the next meeting.

FINANCIAL REPORT AND BILLS - November

The report was accepted

MONTHLY BUDGET REPORT - November

The report was accepted

REPORT TO COMMISSION - November

The report was accepted.

COMMUNICATIONS:

Mrs. Wilson noted that a donation will be made to the Food Pantry in memoriam of Judge Executive John Coyle on behalf of the Commission, Board of Adjustment members and planning staff out of the bereavement fund that members have contributed to.

Motion was made by Mrs. Hartley, as seconded by Mr. Bohannon to adjourn the meeting at 7:05 p.m. The motion carried with eight (8) aye votes.

Chad Wells, Chair
CW:ko