

ON THURSDAY, FEBRUARY 10, 2022, THE VERSAILLES-MIDWAY-WOODFORD COUNTY PLANNING AND ZONING COMMISSION HELD THEIR REGULAR SCHEDULED MEETING AT 6:30 PM IN THE 2ND FLOOR COURTROOM OF THE COURTHOUSE.

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

PLEDGE OF ALLEGIANCE

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

Madam Chair expressed the Commission's condolences to Mr. Parrott on the passing of his father.

Election of Officers: Madam Chair asked if any member was prepared to make a motion for election of new officers for 2022.

Madam Chair noted that the following are the current officers: Patty Perry as Chair, Chad Wells as Vice-Chair and Rich Schein as Secretary. Madam Chair asked for a motion. Mr. Bohannon made a motion, as seconded by Mrs. Bingham to approve the slate of officers as held in 2021, as noted by Madam Chair. Motion carried with eight (8) aye votes.

Madam Chair reviewed the 2021 committee assignments and called for the slate of committee assignments for 2022.

Committee Assignments:

Mr. Drury made a motion, as seconded by Mr. Bohannon, to submit to a vote the 2022 Planning and Zoning Committee assignments as follows: Comprehensive Plan and Zoning Map Review Committee: Barry Drury – Chair, Floyd Greene, Chantel Bingham, Jeri Hartley. Personnel and Budget Committee: Rich Schein – Chair, Randal Bohannon, Tim Parrott, Chad Wells. Planning Director/Zoning Administrator and Legal Committee: Chad Wells – Chair, Floyd Greene, Randal Bohannon, Rich Schein. Sub Regs, Plat Review, Zoning Ordinance, Zone Change Request Committee: Jeri Hartley – Chair, Barry Drury, Tim Parrott, Chantel Bingham. Motion carried with eight (8) aye votes.

Minutes: Motion was made by Mrs. Bingham, as seconded by Mr. Greene to approve the December 9, 2021 minutes, as submitted. Motion carried with eight (8) aye votes.

Minutes: Motion was made by Mrs. Bingham, as seconded by Mr. Greene to approve the December 16, 2021 minutes, as submitted. Motion carried with eight (8) aye votes.

NEW BUSINESS

PUBLIC HEARING - Zoning Map Amendment/Preliminary Development Plan/Final Record Plat – Henry Fannin – 3224 and 3206 Cummins Ferry Rd – A-1 to A-4 District

Madam Chair opened the public hearing and called upon Pattie Wilson, Planning Director, for comments. Mrs. Wilson noted that the owner of the property was Henry Fannin and the applicant was Lisa Varner, daughter, who has Power of Attorney. They were requesting the 6.5 acre tract be changed from A-1 to A-4 (Small Community). It is very close to the center of the small community of Nonesuch. The property is currently used as residential and there is one dwelling with a detached garage, shed and barn. It is referred to as a legal non-conforming tract; the size of the tract pre-dates zoning and today the minimum lot size in the A-1 zone is 30 acres. The structures are close to the road and are non-conforming in location. The purpose of this request is to change the zone of the property to A-4 (Small Community) so that the owner can subdivide a 1 acre lot (Tract 1-A) in order for family to retain a home, with the remaining property, Tract 1-B consisting of 5.512 acres being vacant. Each Tract will have over 150 feet of existing public road frontage. Tract 1-B does have enough road frontage that it could be divided one more time. Mrs. Wilson noted that the lot was not big enough to do an in-family conveyance, it would need to be a minimum of 15 acres. Mrs. Wilson provided the adjoining zones, as well as the Goals and Objectives and Policies and Guidelines that pertain to the request, in the staff report. Mrs. Wilson provided information on transportation, natural environment and availability on community facilities and services, as well as, school capacity. The property is located within the Small Community of Nonesuch which is recognized by the Comprehensive Plan, and supports the goals and objectives allowing limited low-density residential expansion within an established rural settlement. The property is located on Cummins Ferry Road and has two existing driveways with designated firegates. The remaining tract has an approved Encroachment Permit from the County Road Department for a future driveway. Public water is available and there is adequate water pressure as verified by the South Woodford Water District (Attachment #5). The Woodford County Health Environmentalist has signed off on the plat with regard to septic systems. Fire protection is provided by the Woodford County Fire Department from the Nonesuch Fire Station #3. Police protection is provided by the Versailles Police Department, Sheriff Department, and the Kentucky State Police. With this zone change to Small Community and the associated Final Record Plat one Lot is being created. The remaining lot, Tract 1-B, could be subdivided one more time. It appeared that the proposed zone change was in agreement with the 2018 Plan Update because of the previously noted areas of the 2018 Plan. The property is in the Rural Service Area; the property lies within the 1 mile planning radius for the Small Community of Nonesuch; the site is not in the Agricultural/Equine Preservation Area of the county; the South Woodford Water District has approved the availability of water and adequate pressure; the Health Department has evaluated the septic system (existing and proposed) on the property; and access is existing or has been approved. This change will enable the existing owner to subdivide their property to convey Tract 1-A to an immediate family member. (Attachments #5 & #6) These lots are similar to those in the vicinity. Mrs. Wilson provided requirements of KRS 100.213, Findings Necessary for a Map Amendment.

Madam Chair asked the Commission if they had any questions for Mrs. Wilson. Mr. Schein asked if this gets divided again, would we be having the same conversation. Mrs. Wilson noted that they are rezoning the whole tract and next time they would just go through TRC to make sure the lot conforms to the minimum lot size and access would be looked at. Mr. Parrott noted that there was a culvert and

questioned the area to place an entrance. Mrs. Wilson noted that would be looked at when or if they applied for another lot.

Madam Chair called upon the applicant for comments.

Lisa Varner was present and did not have any comments.

Madam Chair closed the public hearing and asked if anyone was prepared to take action.

Motion was made by Mr. Parrott, as seconded by Mrs. Bingham to recommend approval based on the record to the Woodford County Fiscal Court the Zoning Map Amendment and approve Preliminary Development Plan/Final Record Plat, contingent upon the approval of the Zone Change – Henry Fannin – 3224 and 3206 Cummins Ferry Rd – A-1 to A-4 District. Motion carried with eight (8) aye votes.

FINANCIAL REPORT AND BILLS – December and January

The reports were accepted

MONTHLY BUDGET REPORT - December and January

The reports were accepted

REPORT TO COMMISSION - December and January

The reports were accepted.

COMMUNICATIONS:

2022-23 Budget – Mr. Schein noted that he forwarded a summary of the budget changes to the Commission members. Mr. Schein noted that Mrs. Wilson would be retiring and most of the changes in the proposed budget were personnel changes. The overall proposed budget was about the same as 2021-22 budget and would have been less if a new vehicle was not budgeted. Mrs. Wilson will be working for one month in the new budget year to train a new person; it compensates Kim O'Reel for a job description change and will be hiring a part-time clerk and will basically be going with a cost of living increase for those not affected (Josh and Kenneth). Mrs. Wilson noted that the request to the Legislative bodies would be about the same amount as 2021-22 and her retirement date is August 1, 2022.

Madam Chair asked if anyone had questions for Mr. Schein or Mrs. Wilson. Hearing none, Madam Chair asked for a motion.

Motion was made by Mr. Schein, as seconded by Mr. Bohannon to approve the 2022-23 Budget as presented to the Planning Commission. Motion carried with eight (8) aye votes.

2020-2021 Audit – Mrs. Wilson noted that the audit was just completed and it will be on the March agenda.

Motion was made by Mr. Schein, as seconded by Mr. Wells to adjourn the meeting at 6:53 p.m. The motion carried with eight (8) aye votes.

Patty Perry, Chair

PP:ko