

ON THURSDAY JUNE 9, 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 (via Zoom due to Covid), Chantel Bingham, Jeri Hartley, Floyd Greene, Barry Drury arrived late.

Minutes: Motion was made by Mrs. Hartley, as seconded by Mr. Wells to approve the May 12, 2022 minutes, as submitted. Motion carried with eight (8) aye votes.

NEW BUSINESS

1st Amended Final Development Plan – Brown-Forman Corporation – Woodford Reserve Distillery, Tract III Barrel Warehouses – 1214 Georgetown Rd – A-1 District

Madam Chair called upon Pattie Wilson, Planning Director, for comments. Mrs. Wilson noted that Brown Forman proposed to reduce the overall number of warehouse buildings from twelve to nine. They have also added a fire pump building to the plan and will reduce the impervious area on the site. Mrs. Wilson noted that all deficiencies had been addressed and the Plan was in order for Commission's action. Curtis Petty with Lockett & Farley was present to answer any questions.

Madam Chair asked the Commission if they had any questions for Mrs. Wilson or Mr. Petty. Hearing none, Madam Chair asked if anyone was prepared to take action.

Motion was made by Mr. Schein, as seconded by Mrs. Bingham to approve the 1st Amended Final Development Plan – Brown-Forman Corporation – Woodford Reserve Distillery, Tract III Barrel Warehouses – 1214 Georgetown Rd – A-1 District. Motion carried with eight (8) aye votes.

4th Amended Final Development Plan – Daisy Hill Assisted Living Facility – 1001 Crossfield Dr – R-3 District

Madam Chair called upon Mrs. Wilson for comments. Mrs. Wilson noted that purpose on the staff report was from a previous amendment and this proposed amendment is to build a 20x30 pavilion on the left side of the property. Because they were increasing building area, that is why the Commission needs to take action. Mrs. Wilson noted that all deficiencies had been addressed and the Plan was in order for Commission's action.

Mr. Drury joined the meeting.

Madam Chair asked the Commission if they had any questions for Mrs. Wilson. Mr. Wells questioned the entrance into Daisy Hill from Crossfield Drive. Mrs. Wilson noted that the plan did not change anything but adds the pavilion.

Madam Chair asked if anyone was prepared to take action.

Motion was made by Mr. Wells, as seconded by Mrs. Hartley to approve the 4th Amended Final Development Plan – Daisy Hill Assisted Living Facility – 1001 Crossfield Dr – R-3 District. Motion carried with nine (9) aye votes.

PUBLIC HEARING - Preliminary Subdivision Plat – Roselawn Estates – 3079 Rosewood Dr – R-1B District

Madam Chair called upon Mrs. Wilson for comments. Mrs. Wilson noted that this was a piece of property that the Commission entertained a Zone Change on and recommended to the City Council to change the zone to R-1B for 28 residential lots. The only change from the Preliminary Development Plan that the Commission approved was that cul-de-sac the lies to the west was a little longer and a gap between Lots 10 & 11. The engineer wanted to shorten the cul-de-sac so the sewers wouldn't be as deep so it pushed the lots into the Special Flood Hazard Area. After discussion with Mary Beth Robson, Staff Engineer, it was agreed to that they would show the four lots as Phase II of the Preliminary Plat while waiting to get their Stream Construction Permit and their potential Letter of Map Revision from FEMA, that we could review the Preliminary Plat. The adjoining property owner to the south also has an application with FEMA regarding floodplain that goes over to Harkness and Prairie Rose; that has been in review for about a year. Mrs. Wilson noted that a waiver had been requested for the cul-de-sac due to the natural shape of the property, due to the sink hole, and that needed to be included in the motion. Mrs. Wilson noted that all deficiencies had been addressed and the Plan was in order for Commission's action.

Jihad Hallany with Vision Engineering was present. Mr. Hallany noted that they decided to move forward with Phase II which was Lots 9, 10, 11 and 12 and the remainder outside the sinkhole area would allow them to proceed with Phase I while they are working with adjacent property owner who had applied for CLOMR (Conditional Letter of Map Revision). The sinkhole was approximately ten to eleven acres. Mr. Schein questioned if the application was not approved by FEMA would the homes be built. Mrs. Wilson noted that they would, but would have to carry flood insurance.

Madam Chair asked the Commission if they had any other questions or comments. Hearing none, Madam Chair asked if anyone from the public wished to speak. Hearing none, 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. Hartley to approve the Preliminary Subdivision Plat – Roselawn Estates – 3079 Rosewood Dr – R-1B District and with the waiver to allow the cul-de-sac. Motion carried with nine (9) aye votes.

PUBLIC HEARING - Zoning Map Amendment and Final Development Plan - Super Seven Frankfort St., LLC – 155 Frankfort St – R-3 to B-4 District

Madam Chair opened the public hearing and called upon Mrs. Wilson for comments. Mrs. Wilson entered the following exhibits into the record:

- A. Zone Change Application
- B. TRC Agenda
- C. Letter of TRC Deficiencies
- D. TRC Minutes
- E. Notice to Woodford Sun
- F. Copies of Notification Letters to Neighbors (Adjoining)
- G. Photograph of Zone Change Sign (1)
- H. Staff Report
- I. P&Z Meeting Agenda

Mrs. Wilson summarized the Zone Change Staff Report. The owners are requesting that the zone of the property located at 155 Frankfort Street, described in DB 333, PG 280, be rezoned from R-3 (Medium Density Residential) to B-4 (Highway Business District). (Attachment #1). Mrs. Wilson noted that the applicant recently purchased the property from a family who had owned it for 45 years. It has been unoccupied for the past two years. There is a 1 story structure consisting of approximately 1,424 square feet on the subject property. A detached accessory building was recently demolished due to its poor condition. Mrs. Wilson noted that the property to the north at the corner of Frankfort Street & Walnut Street, known as 159 Frankfort Street, was rezoned from R-3 to B-4. The justification was the change in the character of the area slowly converting to a commercial corridor. Then in 2005, the property to the south known as 149 Frankfort Street was rezoned from R-3 to B-1, Neighborhood Business District for a professional office to be constructed for an eye clinic. B-1 was selected at that time due to this property not being contiguous to existing B-4 zoning. At this time a B-4 zone in this location would have been spot zoning so B-1 was more appropriate and accommodated the professional office use. Mrs. Wilson provided what was allowed in the existing R-3 zone and in the Highway Business District. The existing residential structure will be remodeled to accommodate the change in use. A small parking lot will be constructed in the rear with an ADA compliance space in the front. The new configuration will prohibit from backing out onto the highway which will be an added safety improvement to exiting the property. A storm water management basin will be constructed to mitigate any additional runoff from the new parking lot. The B-4 Zone does refer to uses that are allowed in B-1 and Mrs. Wilson noted that retail businesses and professional offices are allowed and would accommodate their end users. Mrs. Wilson noted that upon review of the Comprehensive Plan, the change would be in compliance with the Commercial Goal and the General Land Development Goal and associated objectives under those goals. The site falls within the Traditional Neighborhood District, the older area of downtown Versailles where houses were constructed close to each other and scattered commercial sites were intermingled. Mrs. Wilson noted that it was a mature neighborhoods with future developments being small infill projects. Mrs. Wilson reviewed and provided the Policies and Guidelines associated with the Comprehensive Plan and did not find any concerning points. Mrs. Wilson noted that the property was located in the City limits and the USB. The proposed rezoning for the property is contiguous to existing B-4 zoning; therefore, it is a natural inclusion into an existing commercially zoned area. The request appears to be in agreement with the Goals and Objectives noted in the staff report. Policies and Guidelines have been adequately addressed. This site is

accessed by Frankfort Street/ US 62, an existing highway with an existing driveway. The change in use of the property will not negatively impact traffic patterns in the vicinity. By creating the rear parking all vehicles will be pulling out on to the street instead of backing into it, improving the safety. It does have police and fire protection. A Final Development Plan was attached with the zone change application that shows the existing dwelling and the proposed on-site parking. The existing lot meets all of the minimum lot, yard, and height requirements. It appeared that the property was suitable for commercial purposes. The proposed zoning of B-4 is in agreement with the noted Goals and Objectives of the 2018 Comprehensive Plan. In addition, the applicant believes that the current zoning is inappropriate because there is existing commercial zoning on either side of the subject property and across Frankfort Street and therefore the proposed zoning is appropriate. Furthermore, the majority of the properties in this corridor of Frankfort Street are zoned B-4. Mrs. Wilson provided KRS 100.213, Findings Necessary for a Map Amendments.

Chair Perry asked if any members had questions for Mrs. Wilson. Hearing none, Mrs. Wilson called upon the applicant.

Randi Mjos, owner, was present and noted that they purchased the property a month ago and were seeking to revitalize the property and felt that it would be better suited as a business as opposed to residential, given the surrounding properties. Mr. Wells asked if they had specific plans for the business. Mrs. Mjos noted that they do not have a user at this time and that it was purchased as an investment.

Chair Perry asked if anyone from the public wished to speak, hearing none, Chair Perry closed the public hearing.

Chair Perry asked if anyone was prepared to take action.

Motion was made by Mrs. Hartley, as seconded by Mr. Wells to recommend approval to the City of Versailles the Zoning Map Amendment and Final Development Plan - Super Seven Frankfort St., LLC – 155 Frankfort St – R-3 to B-4 District based on the record and the staff report as presented. Motion carried with nine (9) aye votes.

FINANCIAL REPORT AND BILLS – May

The reports were accepted

MONTHLY BUDGET REPORT - May

The report was accepted

REPORT TO COMMISSION - May

The report was accepted.

COMMUNICATIONS:

Personnel – Planning Director Search – Rich Schein

Mr. Schein made a motion that the Commission adjourn to Executive Session to discuss the interviewing process of Planning Director, so moved by Chair Perry.

Mr. Schein moved that the Commission adjourn to their regular meeting, so moved by Chair Perry.

Mr. Schein, as chairperson of the Planning Commission Personnel Committee, made the following motion to the Commission: a conditional offer was made to Stephen Hunter to succeed Mrs. Wilson beginning full-time on August 1, 2022, seconded by Mrs. Hartley. Motion carried with nine (9) aye votes.

2022-23 Budget Update

Mrs. Wilson noted that the amended budget was prompted by the request of Judge Kay when he was preparing their budget, he proposed giving the county employees a 7% COL increase. Upon reviewing our budget, he asked that we change ours to be in line with theirs. The mayors agreed to the request as well.

Motion by Mr. Schein, as seconded by Mr. Bohannon, to accept and recommend amended budget to the three legislative bodies. Motion carried with nine (9) aye votes.

OTHER

Mrs. Wilson noted that she would poll the Subdivision Regulations committee to schedule a meeting to discuss the recommended change to Article II relating to Tourist Destination, Tourist Destination Expanded and Agri-tourism. The Ag Advisory Review Committee wants to get this done before Mrs. Wilson retires.

Motion was made by Mrs. Hartley, as seconded by Mr. Wells to adjourn the meeting at 7:13 p.m. The motion carried with nine (9) aye votes.

Patty Perry, Chair

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