

ON THURSDAY, OCTOBER 10, 2019, THE VERSAILLES-MIDWAY-WOODFORD COUNTY PLANNING AND ZONING COMMISSION HELD THEIR SCHEDULED MEETING AT 6:30 PM IN THE 2ND FLOOR OF THE WOODFORD COUNTY COURTHOUSE.

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

PLEDGE OF ALLEGIANCE

Members Present: Randal Bohannon, Ed McClees, Patty Perry, Chad Wells, Jeri Hartley, Tim Parrott, Barry Drury.

Minutes: Motion was made by Mr. Drury, as seconded by Mr. McClees to approve the September 12, 2019 minutes, as submitted. Motion carried with seven (7) aye votes.

OLD BUSINESS

RECOMMENDATION - Zoning Map Amendment & Preliminary Development Plan/Preliminary Subdivision Plat – Grandview – 2579 Cummins Ferry Rd – 1.193 Acres - A-1 to A-4 District

Mrs. Perry recused herself from the discussion and vote. Chairman Wells asked if any Commissioner was prepared to take action or asked if there was any discussion on the item. Mr. Parrott noted that he was prepared to make a motion if there wasn't any discussion.

Motion was made by Mr. Parrott, as seconded by Mr. McClees to recommend approval to the Woodford County Fiscal Court the – Zoning Map Amendment – Grandview – 2579 Cummins Ferry Rd – 1.193 Acres - A-1 to A-4 District and approval of the waiver for open space contingent upon rezoning based on the Findings of Fact provided by the applicant.

Chairman Wells asked if there was any discussion. Pattie Wilson, Planning Director, questioned if the motion included approval of the Preliminary Plat and not just the waiver of the open space.

Motion was amended by Mr. Parrott, as seconded by Mr. McClees to recommend approval to the Woodford County Fiscal Court the – Zoning Map Amendment – Grandview – 2579 Cummins Ferry Rd – 1.193 Acres - A-1 to A-4 District; and approval of the Preliminary Development Plan and Preliminary Subdivision Plat including the waiver for open space, contingent upon rezoning based on the Findings of Fact provided by the applicant:

- 1. The applicant seeks to rezone 1.193 acres from the A-1 (Agricultural) zone designation to the A-4 (Small Community) zone designation.**
- 2. The required notice of the public hearing was properly published, the surrounding property owners were properly notified, and the notice of the public hearing was posted on the subject property in the required timely manner, all in compliance with KRS Chapter 100. All other procedural requirements of the Zoning Ordinance have been satisfied.**
- 3. The property lies within the Nonesuch Small Community District.**
- 4. All public services, including electricity, city water and sewer are immediately available to this site; however the proposed use of this site will require no public utilities.**

5. **The property at issue adjoins a 33 acre Small Community development containing 13 residential lots formerly known as Spring Ridge Estates. The adjoining, as yet undeveloped property, was rezoned to A-4 by the Woodford Fiscal Court, and its decision was affirmed by the Woodford Circuit Court and the Kentucky Court of Appeals.**
6. **The property that is the subject of this zone change application is to be used to create a separate lot for storm water retention purposes for the adjoining Small Community Development. The retention area will be maintained by the subdivision homeowners association as required by the subdivision regulations.**
7. **The proposed zone change is consistent with the 2018 Comprehensive Plan because:**
 - A. **The property is located within the Nonesuch Small Community District;**
 - B. **The proposed zone change will promote the Goal of Neighborhood/Subdivision Development which is to encourage the concept of planning and development at the neighborhood level within the approved small communities of Woodford County and to encourage the stability of existing rural settlements;**
 - C. **The proposed zone change will promote the Goal of Residential Housing Development which encourages development within the boundaries of the Urban Services and Small Community areas while providing adequate housing to meet the needs of the County's current and future population; and**
 - D. **The proposed zone change is consistent with the guidelines of the Small Community District in that it will be providing storm water retention for a previously zoned Small Community Development in a natural swale via a separate lot to be maintained by the homeowners association in accordance with the subdivision regulations.**

Motion carried with six (6) aye votes.

Mrs. Perry rejoined the meeting.

Amended Final Development Plan – Brown-Forman Corporation/Woodford Reserve Distillery – 5799 McCracken Pike – Tract II – Bulk Tanks - A-1 District

Chairman Wells called upon Mrs. Wilson for comments. Mrs. Wilson noted that they were trying to do some modifications where the warehouses were built at 5799 McCracken Pike. TRC has reviewed the Plan and all deficiencies were addressed. Mrs. Wilson noted that Morgan Hawker with Lockett-Farley engineering was present to answer questions.

Chairman Wells asked if any Commissioner had questions for the representative. Hearing none, Chairman Wells asked if anyone was prepared to take action.

Motion was made by Mrs. Hartley, as seconded by Mrs. Perry to approve the Amended Final Development Plan – Brown-Forman Corporation/Woodford Reserve Distillery – 5799 McCracken Pike – Tract II – Bulk Tanks - A-1 District, as submitted. Motion carried with seven (7) aye votes.

2nd Amended Final Development Plan – Brown-Forman Corporation/Woodford Reserve Distillery – 5799 McCracken Pike – Tract II – Marshalling Lot - A-1 District

Chairman Wells called upon Mrs. Wilson for comments. Mrs. Wilson noted that the site was further south than the Bulk Tank project at the same address. TRC has reviewed the Plan and all deficiencies were addressed.

Chairman Wells asked if any Commissioner had questions for the representative. Hearing none, Chairman Wells asked if anyone was prepared to take action.

Motion was made by Mr. McClees, as seconded by Mrs. Perry to approve the 2nd Amended Final Development Plan – Brown-Forman Corporation/Woodford Reserve Distillery – 5799 McCracken Pike – Tract II – Marshalling Lot - A-1 District, as submitted. Motion carried with seven (7) aye votes.

Amended Final Development Plan – Lakeshore Learning (Freeny) – 547 McKinney Ave/1050 Georgetown Road – I-1 District

Chairman Wells called upon Mrs. Wilson for comments. Mrs. Wilson noted that this was part of the property that the Commission took action on at the September meeting and made a recommendation to the Midway City Council to rezone and they have had two readings and have rezoned the property. The Development Plan showed an additional 500,000 sf warehouse to the rear of the existing warehouse; this one would be fronting Georgetown Road. Mrs. Wilson noted that all deficiencies were addressed and the Development Plan was in order for Commission action. Mrs. Wilson noted that Patrick Warnement, a representative from The Kleingers Group, was present to answer any questions.

Chairman Wells asked if any Commissioner had questions for the representative. Hearing none, Chairman Wells asked if anyone was prepared to take action.

Motion was made by Mr. Drury, as seconded by Mr. Bohannon to approve the Amended Final Development Plan – Lakeshore Learning (Freeny) – 547 McKinney Ave/1050 Georgetown Road – I-1 District, as submitted. Motion carried with seven (7) aye votes.

RECOGNITION OF ED MCCLEES

Chairman Wells noted that this was Mr. McClees' last meeting and stated that he had been on the Commission for twelve years and thanked him for his service.

PUBLIC HEARING - Final Development Plan/2nd Amended Preliminary Subdivision Plat – Wooldridge Gardens – Phase II, Section 3 – 174 Abbey Road – 9.53 gross acres – R-1C/PUD District to R-4/PUD District

Chairman Wells opened the public hearing and called upon Mrs. Wilson for comments. Mrs. Wilson noted that the Development Plan had been before the Commission several times, most recently the north part of the property was rezoned to R-4/PUD so they could do a denser townhouse project. Since that approval, Anderson Communities has acquired adjacent property to incorporate into this plan. Mrs. Wilson noted that that they have adjusted the detention basin to accommodate the Plan. The Plan went through TRC and there were numerous deficiencies but all of them have been addressed and the Plan was in order for action. Mrs. Wilson noted that the attorney for Anderson Communities and a representative from their Engineering Company was present to answer questions.

Chairman Wells called upon the representative for the property owner.

Jon Strom, attorney, representing Anderson Communities provided the Commission with a color rendering of the proposed townhouse development. Mr. Strom noted that they had the opportunity to expand and had addressed the detention as well. Mrs. Wilson noted that the reason they were able to do this without rezoning the rest of it to R-4, because you base it on gross acreage and since they could incorporate using the right-of-way in the undeveloped units from where the school board can't develop theirs for residential use, they were able to not have to rezone it. Mr. Drury asked if the townhouses were one or two story. Mr. Carter with Vision Engineering stated they were two story with a detached two car garage. Mrs. Wilson noted there was courtyard that separates the townhouse and garage. Mr. Parrott expressed concern regarding traffic on Schoolhouse Road when students are being dropped off or picked up and asked if they were anticipating any traffic issues with the population in the area and the school traffic. Mrs. Hartley noted that there was another entrance onto Falling Springs Boulevard and High Street.

Chairman Wells asked if anyone from the public wished to speak. Hearing none, Chairman Wells closed the public hearing and asked if there was any discussion. Mr. Parrott asked if all the units were rental. Mr. Strom stated yes they were.

Chairman Wells asked if anyone was prepared to take action.

Motion was made by Mrs. Perry, as seconded by Mr. Bohannon to approve the Final Development Plan/2nd Amended Preliminary Subdivision Plat – Wooldridge Gardens – Phase II, Section 3 – 174 Abbey Road – 9.53 gross acres – R-1C/PUD District to R-4/PUD District, as submitted. Motion carried with seven (7) aye votes.

FINANCIAL REPORT AND BILLS - September

The report was accepted

MONTHLY BUDGET REPORT - September

The report was accepted

REPORT TO COMMISSION - September

The report was accepted.

COMMUNICATIONS: Mr. McClees asked the Commission to hold a moment of silence for Planning Commissioner Chantel Bingham's father, Charlie Brown, who recently passed away.

Motion was made by Mrs. Hartley, as seconded by Mr. Bohannon to adjourn the meeting at 6:56 p.m. The motion carried with seven (7) aye votes.

Chad Wells, Chairman
CW:ko