

AGENDA
MEETING OF THE CITY COUNCIL
VERSAILLES MUNICIPAL BUILDING
March 4, 2025 AT 5:30 P.M.

1. Prayer
2. Pledge
3. Roll Call
4. Approval of February 18, 2025 Meeting Minutes
5. Public Comment
6. Community Partner Presentation
7. Bid Award- 2025 Rosecrest Cemetery Mowing
8. Water Treatment Plant Generator Change Order #1
9. Memorandum of Agreement for GIS and 911 Services
10. Zoning Map Amendment- Lauren Javernick & Silvestre Morales - 251 Church Street- 0.090 Acres – R-1C (Single-Family Residential) to R-4 (High Density Residential)
11. Mayor Miscellaneous
12. Council Miscellaneous/Committee Reports
13. Department Directors
14. Adjournment

SUBJECT TO REVISION

**FEBRUARY 18, 2025
PAGE ONE
MINUTES OF REGULAR COUNCIL MEETING
VERSAILLES MUNICIPAL BUILDING/5:30 P.M.**

ROLL CALL: MAYOR LAURA DAKE PRESIDED OVER THE MEETING. ALSO PRESENT WERE COUNCIL MEMBERS GARY JONES, LISA JOHNSON, ANN MILLER, AND FRED SIEGELMAN. CITY ATTORNEY BILL MOORE WAS ALSO PRESENT. COUCIL MEMBER CHANTEL BINGHAM ARRIVED AT 5:33 P.M.

DEPT. HEADS: DAN KNIGHT, T.A. RANKIN, ELIZABETH REYNOLDS, AND ROB YOUNG WERE PRESENT REPRESENTING THEIR RESPECTIVE DEPARTMENTS.

MOTION BY JOHNSON, SECONDED BY SIEGELMAN TO APPROVE AND ADOPT THE MINUTES OF THE FEBRUARY 4, 2025 REGULAR COUNCIL MEETING.

The vote was as follows: Johnson, Jones, Miller and Siegelman voting aye.

Public Comment

No public comment was received.

Melynda Jamison, Executive Director of CASA of Lexington which serves a seven county region. She provided an update on CASA (Court Appointed Special Advocates) and the work they do in Woodford County. She stated that CASA volunteers work as advocates for children and volunteers are assigned to children that have cases of dependency, neglect, or abuse in the family court system. She noted that there were 19 CASA volunteers in Woodford County last year and each volunteer was assigned to one child (or possibly a set of siblings). Ms. Jamison stated that the CASA volunteer provides recommendations to the court as to what they believe would be best for the child. She shared information on a local Woodford County case as an example. Ms. Jamison introduced Family Court Judge William J. Fooks who praised the benefits of CASA to family court.

Ms. Jamison stated that CASA of Lexington has two major fundraisers each year – the Superhero Run which is a family event and Bourbon & The Bayou which is an adults only Mardi Gras themed fundraiser. She noted that the annual budget for CASA is approximately \$1.3 million.

Director Jamison honored the following Woodford County citizens for receiving the Bronze Presidential Volunteer Service Award for completing more than 100 volunteer hours: Judith Papania, Paige Slover, Peggy Entrekin, Sally Schneider, and Ruth Walker.

Woodford County Magistrate Kelly Carl and EMS Director Freeman Bailey addressed the council regarding the Net Recovery Device. Magistrate Carl stated that the device is an alternative to medicine when battling opioid addiction. She noted that it was recently FDA approved and has an 85% success rate. They presented a video of recovering addict Teddy Edenstrom providing his testimony to Scott County Fiscal Court. Mr. Edenstrom credits the Net Recovery Device with allowing him to be on a successful path of recovery without having to rely on medication. Mr. Bailey and Magistrate Carl asked the council to consider using a portion of the Opioid Settlement Funds that the City has received to jointly fund a Net Recovery Device Pilot Project. They stated that that pilot project would provide the device for four individuals, likely through the Woodford County Detention Center, noting that Jailer Michele Rankin has expressed her support. Mr. Bailey stated that Net Recovery would administer the program including the administration of the device, monitoring, and counseling at a cost of \$5,500 per person. They asked the council to consider funding 50% of the cost for four individuals and they would also be asking the Woodford County Fiscal Court to fund 50%.

MOTION BY JOHNSON, SECONDED BY SIEGELMAN TO APPROVE SPENDING \$11,000 OF THE OPIOID ABATEMENT FUNDS TOWARD THE NET RECOVERY DEVICE PILOT PROJECT TO PROVIDE TREATMENT FOR FOUR INDIVIDUALS.

The vote was as follows: Bingham, Johnson, Jones, Miller and Siegelman voting aye.

Amanda Wainscott, Communication and Events Coordinator, provided the council with an update after her first month working for the City of Versailles. Ms. Wainscott shared information about her social media marketing plan, her work with Kentucky League of Cities to redesign the website, meetings with numerous partners for the Versailles Market and Entertainment District, and a tentative calendar for upcoming events.

At the request of Council member Siegelman, City Attorney Bill Moore provided second reading of Ordinance 2025-2 An Ordinance Rezoning 0.490 Acres Located at 104 Dale Avenue from the R-2 (Two Family Residential) Zone to the R-2 (Medium Density) Zone Designation, as follows:

**CITY OF VERSAILLES
ORDINANCE NO. 2025-2**

TITLE: AN ORDINANCE REZONING 0.490 ACRES LOCATED AT 104 DALE AVENUE FROM THE R-2 (TWO FAMILY RESIDENTIAL) ZONE TO THE R-3 (MEDIUM DENSITY) ZONE DESIGNATION.

WHEREAS, on January 3, 2025, the Versailles-Midway-Woodford County Planning and Zoning Commission recommended to the Versailles City Council that the 0.490 acres located at 104 Dale Avenue that is presently zoned R-2 (Two Family Residential) be rezoned to the R-3 (Medium Density) zone designation; and

WHEREAS, the City Council has elected to adopt the Findings of Fact and Recommendations of the Planning Commission regarding said zone change,

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF VERSAILLES, KENTUCKY as follows:

Section 1. The property subject to this zone change consists of 0.490 acres designated as 104 Dale Avenue, Versailles, Kentucky (PVA Parcel # 30-8003-005-00) also known as Lots 1 and 2 of the McDavid Subdivision as shown on the plat of record in Plat Cabinet C at Slide 272 in the Woodford County Court Clerk's Office. The property subject to this zone change is shown on the survey of CAM Surveying for Dave & Macey LLC prepared by Gary Roland, LPS, included as Exhibit B in the records of the proceedings before the Planning and Zoning Commission;

Section 2. The zone designation for the property described above is hereby changed from the R-2 (Two Family Residential) be rezoned to the R-3 (Medium Density) zone designation.

Section 3. The Zoning Map of the City of Versailles shall be amended to reflect the zoning changes contained in this ordinance.

Section 4. This Ordinance shall become effective after the date of its passage and publication as required by law.

Introduced and given first reading at a meeting of the City Council of the City of Versailles, Kentucky, held on the 4th day of February, 2025, and fully adopted after the second reading at a meeting of said council held on the 18th day of February, 2025.

CITY OF VERSAILLES

**_____
LAURA DAKE, MAYOR**

ATTEST:

**_____
ELIZABETH REYNOLDS, CITY CLERK**

MOTION BY SIEGELMAN, SECONDED BY JOHNSON TO APPROVE AND ADOPT ORDINANCE 2025-2 AN ORDINANCE REZONING 0.490 ACRES LOCATED AT 104 DALE AVENUE FROM THE R-2 (TWO FAMILY RESIDENTIAL) ZONE TO THE R-3 (MEDIUM DENSITY) ZONE DESIGNATION.

The vote was as follows: Bingham, Johnson, Jones, Miller and Siegelman voting aye.

City Attorney Moore presented Municipal Order 2025-8 which allows the Versailles Police Department to require a Training Reimbursement Contract for a lateral police hire. He stated that this is something they have done for a few years for untrained officers to cover the cost of training.

Mayor Dake stated that the Order references "he/his" and asked that it be changed to "they/them". Mr. Moore agreed, noting that this is not a substantive change that needs to be referenced.

**FEBRUARY 18, 2025
PAGE THREE
MINUTES OF REGULAR COUNCIL MEETING
VERSAILLES MUNICIPAL BUILDING/5:30 P.M.**

MOTION BY MILLER, SECONDED BY BINGHAM TO APPROVE AND ADOPT MUNICIPAL ORDER 2025-8 A MUNICIPAL ORDER AMENDING THE PERSONNEL POLICY TO ADD POLICE OFFICER TRAINING REIMBURSEMENT CONTRACTS FOR LATER POLICE HIRES.

The vote was as follows: Bingham, Johnson, Jones, Miller and Siegelman voting aye.

MOTION BY BINGHAM, SECONDED BY JONES TO APPROVE AND ADOPT RESOLUTION 2025-4 A RESOLUTION AUTHORIZING THE MAYOR TO SIGN THE WILSON AVENUE SIDEWALKS PROJECT GRANT AGREEMENT AND ALL CORRESPONDING DOCUMENTS,

The vote was as follows: Bingham, Johnson, Jones, Miller and Siegelman voting aye.

MOTION BY SIEGELMAN, SECONDED BY JOHNSON TO APPROVE AND ADOPT RESOLUTION 2025-5 A RESOLUTION AWARDDING A NON-EXCLUSIVE FRANCHISE FOR A TERM OF TEN (10) YEARS FOR A TELECOMMUNICATION SYSTEM WITHIN THE CONFINES OF THE CITY OF VERSAILLES, KENTUCKY TO CMN-RUS, LLC.

The vote was as follows: Bingham, Johnson, Jones, Miller and Siegelman voting aye.

Assistant Public Works Director Dan Knight presented the following quotes for downtown flowers and watering:

Bi-Water Farm	\$18,075.00
MacDougals	declined to quote
Daynabrook	no response

Mr. Knight stated that the City has used Bi-Water Farm for the last several years. The total price includes 37 hanging baskets at \$65.00 each, 25 barrel planters at \$65.00 each, and daily watering including fertilization from May – September for \$2,800.00 per month. He noted that they have contacted several other vendors and they are not interested in watering.

MOTION BY JOHNSON, SECONDED BY JONES TO APPROVE AND ACCEPT THE QUOTE AS PRESENTED BY BI-WATER FARM FOR THE DOWNTOWN FLOWERS AND WATERING IN THE TOTAL AMOUNT OF \$18,075.00.

The vote was as follows: Bingham, Johnson, Jones, Miller and Siegelman voting aye.

Fire Chief T.A. Rankin presented a Change Order for the Versailles Fire Department Station 1 Renovations in the credit amount of \$83,596.00 which would reduce the total contract amount for Mefford Contracting to \$1,254,188.88.

MOTION BY SIEGELMAN, SECONDED BY JOHNSON TO APPROVE AND ACCEPT THE CHANGE ORDER AS PRESENTED FOR VERSAILLES FIRE DEPARTMENT STATION #1 RENOVATIONS IN THE CREDIT AMOUNT OF \$83,596.00 TO REDUCE THE TOTAL CONTRACT AMOUNT FOR MEFFORD CONTRACTING TO \$1,254,188.88.

The vote was as follows: Bingham, Johnson, Jones, Miller and Siegelman voting aye.

Mayor Miscellaneous

Mayor Dake expressed her sympathy and prayers for Council member Mary Bradley who recently lost her son and is also dealing with illness.

She thanked the six Versailles Fire Department firefighters for traveling throughout Eastern Kentucky with a swift water rescue team to provide assistance during the recent floods.

**FEBRUARY 18, 2025
PAGE FOUR
MINUTES OF REGULAR COUNCIL MEETING
VERSAILLES MUNICIPAL BUILDING/5:30 P.M.**

Department Directors

City Clerk Elizabeth Reynolds stated that she is scheduling a day for council members and department directors to have headshots taken by photographer Brittany Ehrlich Kite. She also noted that Mrs. Kite will be reaching out to Chief Rankin and Chief Young to discuss providing free portraits of first responders in their dress uniforms.

Chief Rankin stated that this past week the Versailles Fire Department was requested to respond to the flooding emergencies along with Scott County Fire and Winchester Fire departments. He stated that they responded to communities throughout Kentucky, including London, Hazard, Pike County, and Martin County. He noted that they performed three rescues.

Deputy Brian Clark, Emergency Management, reminded everyone to be weather aware. He also thanked the firefighters for their work and stated that he is glad they are home safe.

Mayor Dake adjourned the meeting without objections.

APPROVED:

LAURA DAKE, MAYOR

ATTEST:

ELIZABETH C. REYNOLDS, CITY CLERK

VERSAILLES

est. 1792

PROJECT: 2025 MOWING
ROSECREST CEMETERY

BID OPENING: FRIDAY FEBRUARY 21, 2025
10:00 AM

BIDDER	TOTAL BID AMOUNT
PARKS LANDSCAPE GROUP	\$480.00 PER MOW
VERSAILLES LAWNCARE	\$460.00 PER MOW
D&M MOWING	\$530.00 PER MOW
T&M LAWN CARE	\$800.00 PER MOW
APHIX	\$449.00 PER MOW



Change Order

Date: 2/11/2025
Project: Versailles Generators - Water Treatment Plant and Raw Water Pump Station

Change Order No.: 1
Project No.: 5134

Owner: City of Versailles
City Hall
196 S. Main St.
Versailles, KY 40383

Contractor: Judy Construction Company
103 South Church Street
Synthia, KY 41031

The Contractor is hereby directed to perform the **Work** described in the Contract For Construction as amended by the **Change Order**:

- | | | |
|----|------------------------------------------------------------------------------------------|------------------|
| 1. | Removal of the WTP Generator from Contract (Credit) | (\$1,592,000.00) |
| 2. | Add Cost for Bid Alternate Equipment Manufacturer Deduct from WTP back into the Contract | \$148,080.00 |
| 3. | Additional Costs due to Reduction of Scope | \$90,541.00 |
| 4. | Additional Site Work Prep at WTP for Future Generators | \$323,837.00 |
| 5. | | |
| 6. | | |
| 7. | | |
| 8. | | |
| 9. | | |

See attachments

TOTAL: (\$1,029,542.00)

Original Contract Amount.....	\$4,081,000.00
Net Change by Previous Change Orders.....	\$0.00
Contract Amount Prior to This Change Order.....	\$4,081,000.00
Amount of This Change Order.....	(\$1,029,542.00)
New Contract Amount.....	\$3,051,458.00
The Substantial Completion Date.....	

This **Change Order** is intended to, and the **Contractor** agrees that it does, fairly and adequately compensate the **Contractor** for extra direct costs (labor, materials, etc.) as well as all expenses and damages which may result from any delays, suspensions, stretch-outs, resequencing, inefficiencies, and accelerations in the Work associated with this Change Order, and the Contractor releases the Owner and the Engineer from any claims for such expenses and damages, including but not limited to changes in sequence of work; delays; disruption; rescheduling; extended overhead; acceleration; wage; material; or other expenses and all other impact costs.

This **Change Order** is intended to, and the **Contractor** agrees that it does, provide the **Contractor** a reasonable and adequate period of time in which to complete the Work in accordance with the Contract For Construction, as amended by this Change Order, and the Contractor releases the Owner and the Engineer from any claims for additional time to perform the Work.

OWNER	DATE	CONTRACTOR	DATE
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cc:

Feb 4, 2025 Meeting



engineering | architecture | geospatial

Change Order

Date: 2/27/2025
Project: Versailles Generators - Water Treatment Plant and Raw Water Pump Station

Change Order No.: 1
Project No.: 5134

Owner: City of Versailles
City Hall
196 S. Main St.
Versailles, KY 40383

Contractor: Judy Construction Company
103 South Church Street
Cynthiana, KY 41031

The Contractor is hereby directed to perform the **Work** described in the **Contract For Construction** as amended by the **Change Order**:

- | | | |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| 1.1 | Credit to the Contract for the removal of all work associated with the WTP Generator from the project. See attached Worksheet 1 | (\$1,382,076.00) |
| 1.2 | Additional costs to the Contractor due to the price increases from the loss of the Contractor's bulk purchase agreements resulting from the Owners reduction of the proeject scope (removing the WTP Generator), see attached Contractor backup documentation | \$119,793.00 |

See attachments:

Worksheet 1; Letter Dated 2/27/25; and Email Dated 2/27/25

TOTAL: (\$1,262,283.00)

Original Contract Amount.....	\$4,081,000.00
Net Change by Previous Change Orders.....	\$0.00
Contract Amount Prior to This Change Order.....	\$4,081,000.00
Amount of This Change Order.....	(\$1,262,283.00)
New Contract Amount.....	\$2,818,717.00

The Substantial Completion Date: 7/26/2026

This **Change Order** is intended to, and the **Contractor** agrees that it does, fairly and adequately compensate the **Contractor** for extra direct costs (labor, materials, etc.) as well as all expenses and damages which may result from any delays, suspensions, stretch-outs, scheduling, inefficiencies, and accelerations in the Work associated with this Change Order, and the Contractor releases the Owner and the Engineer from any claims for such expenses and damages, including but not limited to changes in sequence of work; delays; disruption; rescheduling; extended overhead; acceleration; wage; material; or other escalations; and all other impact costs.

This **Change Order** is intended to, and the **Contractor** agrees that it does, provide the **Contractor** a reasonable and adequate period of time in which to complete the Work in accordance with the Contract For Construction, as amended by this Change Order, and the Contractor releases the Owner and the Engineer from any claims for additional time to perform the Work.

OWNER	DATE	CONTRACTOR	DATE
--------------	-------------	-------------------	-------------

CC:

CHANGE ORDER NO. 1 - WORKSHEET 1

The intend of the first change order item is to completely remove the WTP Generator from the scope of the project. The flowing calculation show how Change Order Item 1.1 was calculated.

Original Bid Amount of the WTP Generator (manufactured by Kohler) was \$1,592,000. See below Base Bid Contract Price.

The portion of the \$614,000 Alternative Equipment Manufacturer Credit which changed the generator manufacturer from Kohler to Cummins was \$209,924. See the below clips from the Alternative Equipment Information Clip and the clip from the Contractor's email.

The difference between the two numbers above equals the total cost of the WTP Generator (manufactured by Cummins) which currently remains in the project costs after Contract was awarded, (\$1,592,000 - \$209,924 = \$1,382,076). Which is now the desired amount to be removed by a credit from the Contract in Item 1.1.

Below are clips of the above referenced documents. These include clips from the Contractor's original Bid Form showing the Bid amounts as well as a clip from a Contractor email showing the breakdown to the Alternate Bid Equipment Manufacturer Amount provided post Bid.

BASE BID CONTRACT PRICE:

Item No.	Description	Bid Price
1.	Water Treatment Plant Generator	\$ 1,592,000
2.	Raw Water Pump Station Generator	\$ 3,073,000
3.	Allowance for Electrical Utility Connections Fees for both sites (RWPS and WTP)	\$ 30,000.00
Total Base Bid Price		\$ 4,695,000

ALTERNATIVE EQUIPMENT INFORMATION

Equipment Item	Base Bid Equipment Manufacturer	Alternate Bid Equipment Manufacturer	Lump Sum Deduction
1. Standby Power Generators Section 263213	Kohler	CUMMINS	<614,000>

Below is the breakdown provided by the Contractor for each of the generator locations for the Bid amount shown in the Alternate Equipment Information section of the Bid Form as the Lump Sum Deduction of \$614,000.

Deduct to change Water Treatment Plant Generator to Cummins **\$209,924**

Deduct to change Raw Water Intake Generator to Cummins **\$404,076**

\$614,000

Memorandum of Agreement for GIS and 911 Services

This Agreement made and entered into this the 23rd day of July, 2024, by and between the Woodford County Fiscal Court, the City of Versailles, the City of Midway, and the Versailles/Woodford County 911.

WHEREAS, the Memorandum of Agreement between the City of Versailles, the City of Midway, and Woodford County locates the Geographic Information System (hereinafter "GIS") as a department under the Woodford County Fiscal Court for purposes of operations, budgeting and oversight; and

WHEREAS, the Cities and County desire to continue to fund GIS in the same manner as it has been funded recently with the express goal of a more flexible, efficient and effective GIS; and

WHEREAS, Versailles/Woodford County 911 agrees to the following terms and conditions outlined herein below to provide funding for GIS services related to 911, pursuant to the Memorandum of Agreement between the City of Versailles, the City of Midway, and Woodford County for GIS Services.

NOW, THEREFORE, ALL PARTIES HERETO AGREE TO THE FOLLOWING:

1. Scope of Work

The GIS Director will assist the Versailles / Woodford County 911 department in all aspects of planning, organizing, directing and coordinating the addressing in Versailles, Midway, and Woodford County. This will include:

- a. Addressing Woodford County for operation and maintenance of E911 emergency communication system;
- b. Coordinate with the Woodford Fiscal Court, Versailles City Government and Midway City Government ongoing procedure by which continual updating/verification of moves, adds, and changes to existing address listings;
- c. Coordinate with telephone companies, their officials, and other agencies concerning emergency response procedures (including but not limited to the maintenance of the Master Street Address Guide (MSAG), Emergency Service Numbers (ESN), etc.;
- d. Conduct audit of roads within Woodford County to ensure that the addresses in the address listing are correct and match the information provided by the telephone companies;
- e. Attend meetings and conferences related to Addressing and E911;
- f. Submits reports to the 911 Board on issues relating to E911; and
- g. Other duties as assigned by the 911 Board as they relate to the E911 system.

2. Terms and Conditions

- a. The GIS Director will assist the Versailles / Woodford County 911 to ensure all mandated deadlines and tasks are met as they pertain to mapping, addressing, data collection, certifications, and grant writing for E911. The GIS Director will work with any outside agency the Versailles / Woodford County 911 feels necessary to meet all tasks and ensure accurate data and certifications;
 - b. The GIS Director will maintain all data sets that pertain to E911 for the Versailles / Woodford County 911 and will provide those data sets to any agency authorized by Versailles / Woodford County 911;
 - c. The GIS department will assist in the maintenance of the 911 CAD and mapping, but is not responsible for the day-to-day operations of the E911 dispatch center;
 - d. Versailles / Woodford County 911 agrees to provide workspace necessary for the GIS Director to fulfill all duties described in the above mentioned as needed pay for and provide all opportunities for training and certifications to maintain the above mentioned; and
 - e. Versailles / Woodford County 911 will provide all necessary security clearance and information such as passwords, server access and console access to ensure all duties described can be fulfilled and will allow the GIS Director to speak in an official capacity on behalf of E911; and
 - f. Versailles / Woodford County 911 will provide legal support to the GIS Director in the form of code enforcement as it relates to addressing moves, adds, and changes to existing addressing;
 - g. The Versailles / Woodford County 911 has agreed to pay twenty-five thousand dollars (\$25,000) per year, for the life of this Agreement as consideration herein. This amount will be paid as a lump sum annual payment by July 30th of each contract year. In the instance this amount must change, parties must be notified within ninety (90) days and a new amount agreed upon before any reduction or increase shall take effect. Any agreed upon reduction or increase shall only occur at the beginning of a new fiscal year; and
 - h. The initial term of this contract shall be for two (2) years from the date executed and will automatically renew each year unless either party gives at least ninety (90) days written notice of termination of this agreement prior to the expiration of the contract year. Neither party shall be bound by any terms or conditions not specifically addressed herein.
3. Modification: This Agreement contains the entire agreement and only may be modified or amended by an official, formal action in open session of each individual legislative body of the parties hereto.
 4. Construction: This Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Kentucky. If any provision of this Agreement is deemed non-operative by law, then the remainder of this Agreement shall be in full force and effect as a matter of law.
 5. Legal Action and Mediation: The parties hereto agree to formally mediate any and all disputes or claims arising under this Agreement or related to the performance herein

before filing any legal action. Failure or refusal by either party to mediate before filing legal action shall result in the obligation to pay for the non-offending parties' reasonable attorney's fees and costs associated with filing legal action. Any legal action filed herein shall be filed in Woodford County District or Circuit Court.

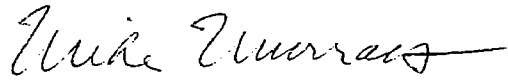
The parties hereto, namely the Versailles/Woodford 911, the City of Versailles, the City of Midway and the Woodford County Fiscal Court expressly agree to be bound by the forgoing by virtue of an official, formal action of each individual legislative body, as evidenced by the Mayors and the Judge/Executive, as attested, hereto below.

Mayor, City of Versailles

Action of the Versailles City Council
Approving the Agreement:

Date: _____

Attested by: _____
Versailles City Clerk



Chairman, 911 Board

Action of the 911 Board
Approving the Agreement:

Date: 9-24-24

Attested by: 
Notary

Judge/Executive of Woodford County

Action of the Fiscal Court approving the
Agreement

Date: _____

Attested by: _____
Fiscal Court Clerk

Mayor, City of Midway

Action of the Midway City Council
Approving the Agreement:

Date: _____

Attested by: _____
Midway City Clerk

before filing any legal action. Failure or refusal by either party to mediate before filing legal action shall result in the obligation to pay for the non-offending parties' reasonable attorney's fees and costs associated with filing legal action. Any legal action filed herein shall be filed in Woodford County District or Circuit Court.

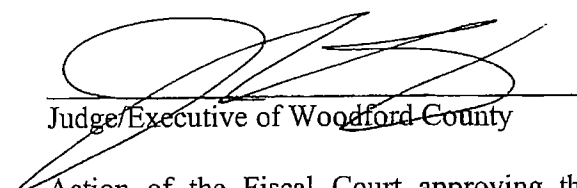
The parties hereto, namely the Versailles/Woodford 911, the City of Versailles, the City of Midway and the Woodford County Fiscal Court expressly agree to be bound by the forgoing by virtue of an official, formal action of each individual legislative body, as evidenced by the Mayors and the Judge/Executive, as attested, hereto below.

Mayor, City of Versailles

Action of the Versailles City Council
Approving the Agreement:

Date: _____

Attested by: _____
Versailles City Clerk



Judge/Executive of Woodford County

Action of the Fiscal Court approving the
Agreement

Date: _____

Attested by: _____
Fiscal Court Clerk

Mayor, City of Midway

Action of the Midway City Council
Approving the Agreement:

Date: _____

Attested by: _____
Midway City Clerk

James Kay, Judge/Executive
Woodford County Fiscal Court



Stephen R. Hunter
Planning Director

VERSAILLES-MIDWAY-WOODFORD COUNTY
PLANNING COMMISSION

Joshua Stevens
Building Official

Kim O'Reel
Office Manager

103 S. Main St., Room 204
Versailles, KY 40383
Telephone: 859-873-8611
<https://www.woodfordplanning.org>

Mary Beth Robson
Engineer

February 24, 2025

RECEIVED

FEB 25 2025

CITY OF VERSAILLES

Honorable Laura Dake, Mayor
and Members of the Versailles City Council
PO Box 625
Versailles, KY 40383

Dear Mayor Dake:

**RE: Zoning Map Amendment – Lauren Javernick
& Silvestre Morales – 251 Church Street – 0.090
Acres – R-1C (Single-Family Residential) to R-4
(High Density Residential)**

On Thursday, February 13, 2025, the Versailles-Midway-Woodford County Planning and Zoning Commission approved the Zoning Map Amendment and made a recommendation regarding the above referenced request. The motion was entered into the record as follows:

Motion was made by Ms. Goodrich, as seconded by Mr. Wells as amended, to approve the Zoning Map Amendment for Lauren Javernick & Silvestre Morales on a tract of land containing 0.090 acres located at 251 Church Street, Versailles KY. The requested zone change is from Single-Family Residential (R-1C) to High Density Residential (R-4) and the application conforms with the Comprehensive Plan for the reasons stated in the submitted applicant findings. No further discussion. Motion carried with seven (7) aye votes.

Attached hereto is a copy of the application, exhibits and all supporting documents. The Commission hereby submits this information to the Versailles City Council with recommendation that this request for a Zoning Map Amendment be approved.

Sincerely,

Kim O'Reel
Office Manager

EXHIBITS

Lauren Javernick & Silvestre Morales

251 Church Street

0.090 Gross Acres

R-1C to R-4

- A. Zone Change Application – with justification
- B. Preliminary Plat
- C. TRC Agenda
- D. Notice to Woodford Sun (Steve emailed) – December 19, 2024
- E. P&Z Meeting Agenda – December 19, 2024
- F. Copies of Notification Letters to Neighbors – December 5, 2024
- G. Zone Change Sign – Photo – December 19, 2024
- H. Staff Report – December 19, 2024
- I. Concerned Neighbor & Albert Mason letter
- J. P&Z Meeting Minutes – December 19, 2024
- K. Notice to Woodford Sun (Steve emailed) – January 9, 2025 (canceled)
- L. P&Z Meeting Agenda – January 9, 2025 (canceled)
- M. Copies of Notification Letters to Neighbors – December 26, 2024
- N. Zone Change Sign – Photo – January 9, 2025
- O. Staff Report – December 19, 2024 – January 9, 2025
- P. Notice to Woodford Sun (Steve emailed) – February 13, 2025
- Q. Copies of Notification Letters to Neighbors – January 30, 2025
- R. P&Z Meeting Agenda – February 13, 2025
- S. Staff Report – February 13, 2025
- T. Zone Change Sign – Photo – February 13, 2025
- U. Letter – Albert Mason – February 11, 2025
- V. P&Z Meeting Minutes (DRAFT) – February 13, 2025

VERSAILLES-MIDWAY-WOODFORD COUNTY PLANNING COMMISSION
APPLICATION FOR ZONING MAP AMENDMENT



RECEIVED
NOV 21 2024
VERSAILLES-MIDWAY
WOODFORD CO.- P & Z

Application Number: 2024-054
Date Application Filed: November 21, 2024

Pre-Application Meeting Date: _____
Public Hearing Meeting Date: 12/19/24 & 2/13/25

APPLICANT(S) INFORMATION

1) APPLICANT(S) NAME(S): Lauren Javernick

Names of Officers, Directors, Shareholders or Members (If Applicable):

Mailing Address: _____ Phone Number: Please contact through counsel
426 West Sixth Street Cell Number: Please contact through counsel
Lexington, Kentucky 40508 E-Mail Address: Please contact through counsel

2) PROPERTY OWNER(S) NAME(S): Lauren Javernick and Silvestre Morales

Mailing Address: _____ Phone Number: Please contact through counsel
426 West Sixth Street Cell Number: Please contact through counsel
Lexington, Kentucky 40508 E-Mail Address: Please contact through counsel

PLEASE USE ADDITIONAL PAGES IF NEEDED

3) APPLICANT(S) ATTORNEY: Lexy G. Holland

Name of Law Firm: Wyatt, Tarrant & Combs, LLP

Phone Number: 8592887471 Cell Number: 2709940919

E-Mail Address: lholland@wyattfirm.com

PROPERTY INFORMATION

Property Address: 251 Church Street, Versailles, Kentucky 40383

PVA Parcel Number: 30-5010-014-00

Acreage: 4,600 square feet

Current Zoning: R-1C

EXHIBIT

A

ZONING MAP AMENDMENT REQUEST

Please describe, in detail, the proposed use and desired zoning district request of the property being considered:

Please see attached letter.

PROPOSED ZONE CHANGE CONDITIONS

Please provide a list of all proposed conditions for the subject property:

Please see attached letter.

FINDINGS REQUIRED FOR ZONING MAP AMENDMENT

In order for the Planning Commission to make a recommendation for a zoning map amendment, it must make findings of fact in support of its recommendation. Please provide a detailed explanation as to:

- How the proposed zoning map amendment is in agreement with the 2018 Comprehensive Plan, including compliance with the adopted applicable Land Use District Map;
- Why the original zoning classification of the property in question is inappropriate or improper; or
- What major economic, physical or social changes, if any, have occurred in the vicinity of the property in question that were not anticipated by the Comprehensive Plan and which have substantially altered the basic character of the area, which make the proposed amendment to the Official Zoning Map appropriate. This explanation shall contain a list of such specific changes, a description as to how said changes were not anticipated by the comprehensive plan, a description as to how said changes have altered the basic character of the area and a description as to how said changes make the proposed amendment to the official zoning map appropriate.

Please check (✓) one of the above findings of fact and cite specific evidence to address such finding in the space provided below. Please attach additional sheets if more space is needed.

Please see attached letter.

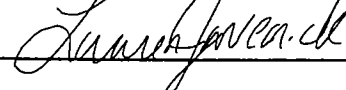
APPLICATION CHECKLIST

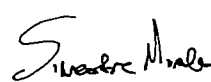
- A completed and signed Application
- An exhibit prepared by a licensed surveyor depicting the various portion(s) of the property to be included in the proposed zoning map amendment (Please include: two (2) - 18" x 24" copies and two (2) - 11" x 17" copies)
- Adjacent Property Owners Form
- Water/Sewer/ Floodplain Verification Letter(s)
- Filing and Recording Fees
- Proposed Zone Change Conditions, signed and notarized
- Concept Plan, or Preliminary Site Plan (Please include: two (2) - 11" x 17" copies)
- Traffic Impact Study, if required
- Geologic Analysis (Phase I), if required

APPLICANT'S CERTIFICATION

I do hereby certify that, to the best of my knowledge and belief, all application materials have been submitted and that the information they contain is true and correct. Please attach additional signature pages if needed.

Signature of Applicant(s) and Property Owner(s):

1)  12/12/2024
 Lauren Javernick Date:
 (please print name and title)

2)  12/12/2024
 Silvestre Morales Date:
 (please print name and title)

The foregoing signatures constitute all of the owners of the affected property necessary to convey fee title, their attorney, or their legally constituted attorney-in-fact. If the signature is of an attorney, then such signature is certification that the attorney represents each and every owner of the affected property. Please use additional signature pages, if needed.

REQUIRED FILING FEES MUST BE PAID BEFORE ANY APPLICATION WILL BE ACCEPTED

Application Fee: 425-
 Land Use Certificate Fee: 50-
 Date Fees Received: 11/21/24 + 350 - CMP

Submit Application to:
 Versailles-Midway-Woodford County Planning Commission
 103 South Main Street, Suite 204
 Versailles, KY 40383
 859.873.8611
 www.woodfordplanning.org

pd

VERSAILLES-MIDWAY-WOOFORD-COUNTY BOARD of ADJUSTMENTS
APPLICATION FOR CONDITIONAL USE PERMIT



RECEIVED
NOV 21 2024
VERSAILLES-MIDWAY
WOOFORD CO. - P & Z

Application Number: _____ Pre-Application Meeting Date: _____
Date Application Filed: November 21, 2024 Public Hearing Meeting Date: _____

APPLICANT(S) INFORMATION

1) APPLICANT(S) NAME(S): Lauren Javernick

Names of Officers, Directors, Shareholders or Members (If Applicable):

Mailing Address: 426 West Sixth Street Phone Number: Please contact through counsel
Lexington, Kentucky 40508 Cell Number: Please contact through counsel
E-Mail Address: Please contact through counsel

2) PROPERTY OWNER(S) NAME(S): Lauren Javernick and Silvestre Morales

Mailing Address: 426 West Sixth Street Phone Number: Please contact through counsel
Lexington, Kentucky 40508 Cell Number: Please contact through counsel
E-Mail Address: Please contact through counsel

PLEASE USE ADDITIONAL PAGES IF NEEDED

3) APPLICANT(S) ATTORNEY: Lexy G. Holland

Name of Law Firm: Wyatt, Tarrant & Combs, LLP
Phone Number: 8592887471 Cell Number: 2709940919
E-Mail Address: lholland@wyattfirm.com

PROPERTY INFORMATION

Property Address: 251 Church Street, Versailles, Kentucky 40383
PVA Parcel Number: 30-5010-014-00
Acreage: 4,600 square feet
Current Zoning: R-1C

CONDITIONAL USE PERMIT REQUEST

Please describe, in detail, the Conditional Use Permit (CUP) being requested:

The Applicant is applying for a zone change contemporaneously with the CUP request. Please see attached the letter she provided to the Planning Commission that details her request and any proposed conditions.

PROPOSED CONDITIONS

Please provide a list of all proposed conditions for the subject property:

The Applicant is applying for a zone change contemporaneously with the CUP request. Please see attached the letter she provided to the Planning Commission that details her request and any proposed conditions.

FINDINGS REQUIRED FOR CONDITIONAL USE PERMIT

In order for the Board of Adjustments to grant a conditional use permit, it must make findings of fact in support of its approval:

- The use is expressly authorized in the zone in which it is proposed;
- The use will not contribute toward an overburdening of city or county services;
- The use will not result in increased traffic congestion, additional parking problems; and
- That the use otherwise meets the requirements of the Zoning Ordinance.

APPLICATION CHECKLIST

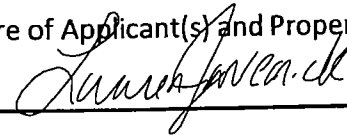
- A completed and signed Application
- A exhibit depicting the various portion(s) of the property to be utilized for the proposed conditional use, including buildings, travelways, parking areas, etc. (Please include: two (2) - 18" x 24" copies and two (2) - 11" x 17" copies)
- Adjacent Property Owners Form
- Filing and Recording Fees

APPLICANT'S CERTIFICATION

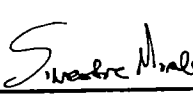
I do hereby certify that, to the best of my knowledge and belief, all application materials have been submitted and that the information they contain is true and correct. Please attach additional signature pages if needed.

Signature of Applicant(s) and Property Owner(s)

Date:

1) 
Lauren Javernick
(please print name and title)

12/12/2024

2) 
Silvestre Morales
(please print name and title)

12/12/2024

The foregoing signatures constitute all of the owners of the affected property necessary to convey fee title, their attorney, or their legally constituted attorney-in-fact. If the signature is of an attorney, then such signature is certification that the attorney represents each and every owner of the affected property. Please use additional signature pages, if needed.

REQUIRED FILING FEES MUST BE PAID BEFORE ANY APPLICATION WILL BE ACCEPTED

Application Fee: 375 - + CUP = 350 -
Land Use Certificate Fee: 150 -
Date Fees Received: 11/21/24
OK x2

Submit Application to:

Versailles-Midway-Woodford County Planning Commission
103 South Main Street, Suite 204
Versailles, KY 40383
859.873.8611
www.woodfordplanning.org

November 21, 2024

Chairperson Patty Perry
Members of the Versailles-Midway-Woodford County Planning Commission
103 South Main Street, Suite 204
Versailles, Kentucky 40383

**Re: Zoning Justification Statement regarding proposed zone change for
251 Church Street in Versailles from R-1C, low density single family
residential, to R-4, high density residential**

Dear Members of the Planning Commission:

This letter is written on behalf of Lauren Javernick and Silvestre Morales (the “Applicants”), who are filing a zone change application and conditional use permit for property located at 251 Church Street (the “Property”) in Versailles. The Property consists of approximately 4,600 square feet and is currently zoned R-1C, (low density single family residential). Applicants are requesting a zone change to the R-4 (high-density residential) zone to allow the Applicants to host at short-term rental at the Property.

The proposed project and requested zone change meet the goals, objectives and policies outlined in the Versailles-Midway-Woodford County 2018 Comprehensive Plan (as amended) (the “Comprehensive Plan”). Primarily, it will support Versailles’ objective of supporting a rapidly growing tourism and agritourism industry through existing development. For the reasons provided in this letter, the Applicants respectfully request that the Planning Commission consider and approve the requested zone change.

I. History and description of the Property.

The Applicants purchased the property in August of 2024. The 4,600 square foot parcel has a 1,255 square foot home with two bedrooms and one full bath. The home was constructed in 2010 and renovated in 2020. The gravel driveway at the Property fits two vehicles. The house on the Property is not the Applicants’ primary residence.

The Property is zoned R-1C, low density single family residential. It is characterized as a home in the Traditional Neighborhood District. (Comp. Pl. at p. 103). The parcels directly to the north of this Property are mostly zoned R-1C. The parcel directly to the south of this Property is zoned R-4 (high density residential). The parcel directly to the west of this Property—the Versailles City Cemetery—is also zoned R-4. Across Church Street to the East, properties are zoned a mix of R-1C, R-3 (medium density residential), and R-4.

The Property is within half a mile of the heart of downtown Versailles, making it very walkable to this historic district. While it is within a residential neighborhood of Versailles, it is not surrounded by dense housing. Because the Versailles city cemetery is behind it, and the lots are more spread out, there is significant space between the home on the Property and the homes at 271 and 225 Church Street.

The neighboring lots at 231 and 261 Church Street are currently vacant. Earlier this month, Applicants also purchased 261 Church Street next to the Property. 261 Church Street is currently zoned R-4. The Applicant has also requested, but has not yet received, information from the Planning Commission regarding other approved short-term rentals in the immediate area.

II. Proposed zone change, use, and conditions.

The Applicants seek the requested zone change of R-4 because they desire, at times, to use the Property as a short-term rental, which use is not permitted under the Property's current zoning designation. R-2 is the lowest density available in the City of Versailles for a single-family home that would allow the Applicants to seek a conditional use permit to operate a short-term rental. (Zoning Ordinance §§ 707-709; 709.4(F)). The Applicants chose R-4 because the small adjacent lot at 261 Church Street that Applicants recently purchased is already zoned R-4. Applicants felt that the proposed R-4 zone appropriately complements the current zoning around the Property.

Concurrent with the requested zone change, Applicants have also applied for a conditional use permit to operate a short-term rental in Versailles (the "CUP"). While usually considered by the Board of Adjustment as a standalone application, when paired alongside a zoning map amendment application, Kentucky law allows for the Planning Commission to consider and approve the CUP concurrently.

Versailles' Zoning Ordinance defines a short-term rental as a "dwelling unit or portion of a dwelling unit that is rented, leased or otherwise assigned for a tenancy of less than 30 consecutive days." There are two kinds of short-term rentals that are allowed in Versailles: hosted home sharing, where the primary occupants of the residence remains in the home with the guests, or dedicated short-term rentals, where the home is only used by guests.

To ensure compliance with the Zoning Ordinance, Applicants propose the following conditions:

1. The short-term rental will comply with all fire, building, and health codes. The Applicants will also ensure it remains in compliance with all local, state and federal regulations.
2. As a dedicated short-term rental, the Property will have a maximum capacity of three adults or one small family (two adults and two children).
3. The home on the Property will be rented for no more than thirty days. The Applicants will require a two-night minimum.

4. The Property will have, and renters will be required to agree to, rules regarding parking, noise, outside hours, and light.
5. The Property will have two parking spots.
6. There will not be any signs for the rental on the Property and no commercial or other events will occur there. The Applicants will enforce a strict prohibition on parties. The Applicants will also enforce a strict quiet time of 10 p.m. for weeknights and midnight for weekends.
7. The Applicants live in Lexington, and will be available to manage the property, address concerns raised by neighbors, and quickly handle any issues that may arise.

As the survey, size of the property, and the proposed conditions demonstrate, the Property and the adjacent lot are self-limiting in their development capacity. The lots are technically too small for the addition of multiple units, and at this time the Applicants intend to keep the lots separate. The Applicants will consider any other conditions the Planning staff and Commission deem appropriate.

III. Proposed zone change is in agreement with the Comprehensive Plan.

Tourism, and agrotourism specifically, are hallmarks of the Woodford County economy. As the Comprehensive Plan notes, the historic and cultural facilities in Woodford and surrounding counties has only grown and is anticipated to continue to grow. Allowing a short-term rental in an established neighborhood helps emphasize and support those tourist attractions, while also encouraging compact, sustainable development. (Comp. Pl. at p. 4). In a centrally located neighborhood consisting of residential and other unique uses, such as its proximity to the Versailles Cemetery and to downtown Versailles, this project provides needed balance and support to the community.

As the Comprehensive Plan also explains, it is imperative that Woodford County's communities have plenty of places for travelers to stay when they visit. (Comp. Pl. at p. 7). Specifically, the proposed zone change and permit meet the Comprehensive Plan's objective to support tourism by encouraging "cooperation among the various local interests that serve as attractions for visitors, i.e. hotels, motels, restaurants, museums, bed and breakfast houses and *short term rentals*." (*Id.* (emphasis added)). While Woodford County has plenty of tourism and agritourism attractions, it lacks places for visitors to stay. (*Id.* at p. 21). The Applicants' proposal would allow for the short term rental of a single-family residence, which will provide tourists traveling to Versailles a unique perspective of Versailles because the tourists can immerse themselves within a local neighborhood where they are able to access various nearby attractions and experiences on foot and without the need to rely on a vehicle, should they prefer.

Further, this proposal meets the objectives of the Comprehensive Plan's Area-Wide Development Policies. (Comp. Pl. at p. 101). Woodford County aims to redevelop and reuse existing parcels and structures, rather than developing vacant parcels. (*Id.*). Notably, those projects should "require minimal review." (*Id.*). The Comprehensive Plan's reuse and infill policy also

reflects the character of the Traditional Neighborhood District the Property is located in. (*Id.* at p. 103). The Traditional Neighborhood District is intended for existing neighborhoods that were constructed before 1968. (*Id.*). Homes are located close to the street and have a higher overall density than some more contemporary neighborhoods. (*Id.*).

Because these neighborhoods are more mature in character, Woodford County would prefer to see infill or redevelopment of parcels in these areas. The Comprehensive Plan envisions development that preserves the character of the surrounding neighborhood. (*Id.*). The Applicants intend to use revenue they receive from short term rental of the property to reinvest in the Property, further preserving the residential structure and maintaining its appearance so that it positively contributes to the surrounding neighborhood.

The Applicants seek to preserve the current nature of the Property and of the neighborhood. While doing so, the Applicants are also adding to Versailles' much-needed temporary housing for tourists and visitors. The Applicants submit that their request fully meets and compliments the nature of the neighborhood and the goals and objectives of the Comprehensive Plan.

IV. Conclusion.

Thank you for considering the Applicants' zone change request. We are happy to answer any questions the Planning Commission may have regarding the contents of this letter.

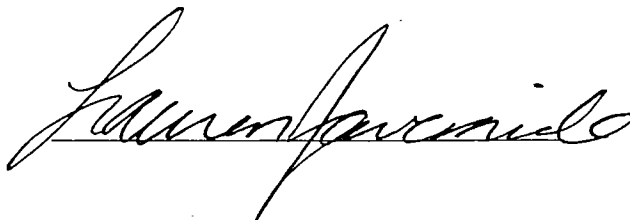
Sincerely,

/s/ Lexy G. Holland

WYATT, TARRANT & COMBS, LLP

Lexy G. Holland

The Applicant hereby certifies that the information contained in this letter is true to the best of her knowledge and information:



Lauren Javernick

STATE OF KENTUCKY)

) :SS

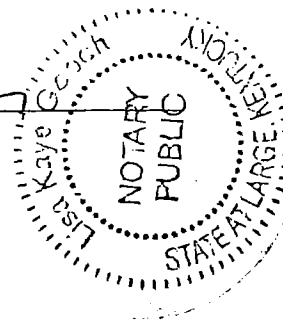
COUNTY OF FAYETTE)

The foregoing affidavit was subscribed and sworn before me this 20 day of November, 2024, by Lauren Javernick.

My commission expires: 1/7/2028

My commission number is Kyn0401

Lisa Kay Geoch
NOTARY PUBLIC



**ADJACENT PROPERTY OWNERS' NAME
&
MAILING ADDRESS FORM**

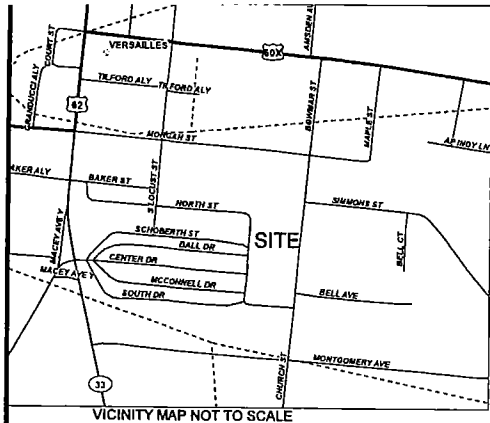
Applicants are required to furnish the Versailles-Midway-Woodford County Planning Commission with the names and mailing address of the owners of all adjacent property (Additionally, within the City Limits of Versailles and Midway, names and mailing address of all owners within 200 feet of the proposed project boundary is also required). Adjacent property is defined as being property across roads, streets, interstates, rivers, streams, etc., as well as abutting the subject property.

The applicant may rely on the records maintained by the Woodford County Property Valuation Administrator to determine the identity and address of the adjacent property owners. Instructions for completing this form:

1. To determine the PVA map code number the applicant should refer to the PVA property location maps.
2. To determine the name of the adjacent property owner, the location and/or address of the adjacent property and the deed book and page number, the applicant should refer to the computer data base maintained by the PVA office.
3. To determine the mailing address of the adjacent property owner, the applicant should refer to the computer data base of mailing addresses maintained by the PVA office.

PVA MAP Code No.	Location of Property	Name of Property Owner(s)	Mailing Address of Property Owner(s) (Street, State & Zip Code)	Deed Book & Page No.
30-5010-010-00	211 Church St	Comella Cottages, LLC	512 Sundrop Path Lexington KY	326-073
30-5010-011--00	225 Church St	Hicklin Rochelle	5 Faversham Court Columbia, SC 29229	335-691
30-5010-012-00, 30-5010-013-00	231 Church St, 241 Church St	Versailles City Government	196 S Main St Versailles, KY 40383	123-016/190-360
30-5010-001-00	251 S Locust	Versailles City Government	196 S Main St Versailles, KY 40383	None
30-5010-016-00	271 Church St	Linda A Weiss	163 Levy Bay Rd	213-070
30-5010-017-00	281 Church St	Chasse III Albert J & Irby Katherine Ann Chase	200 South Hill Rd Versailles KY 40383	334-227
30-5022-014-00	100 Simmons, 108 Simmons	Simpson United Methodist	108 Simmons St Versailles KY 40383	None
30-5022-013-00	240 Church St	ECG Properties Inc	642 Pinckard PK Versailles KY 40383	219-492
30-5022-012-00	250 Church St	Simpson United Methodist	108 Simmons St Versailles KY 40383	141-615
30-5022-011-00	260 Church St	ECG Properties Inc	642 Pinckard PK Versailles KY 40383	211-593

30-5022-011-00	264 Church St	ECG Properties Inc	642 Pinckard PK Versailles, KY 40383	211-593
30-5022-010-00	270 Church St	Curtis Brenda	270 Church St Versailles KY 40383	267-462
30-5022-010-01	272 Church St	Woodford Habitat For Humanity INC	PO Box 73 Versailles, KY 40383	248-693
30-5022-011-00	280 Church St	Kentucky Property Ventures LLC	109-B MacArthur CT Nicholasville, KY 40356	336-238



THE INTENT OF THIS PRELIMINARY DEVELOPMENT PLAN IS TO PROPOSE A ZONE CHANGE FROM R1-C TO R-4 FOR THE SUBJECT PROPERTY SHOWN HEREON

LEGEND

- These standard symbols will be found in the drawing.
- APPROXIMATE ADJOINING PROPERTY LINE
 - ===== SUBJECT PROPERTY LINE
 - CENTERLINE OF ROADWAY

RECEIVED
 NOV 21 2024
 VERSAILLES-MIDWAY
 WOODFORD CO. - P & Z

OWNERS CERTIFICATION
 I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAT/PLAN OF THE DEVELOPMENT WITH MY (OUR) FREE CONSENT.
 _____ DATE

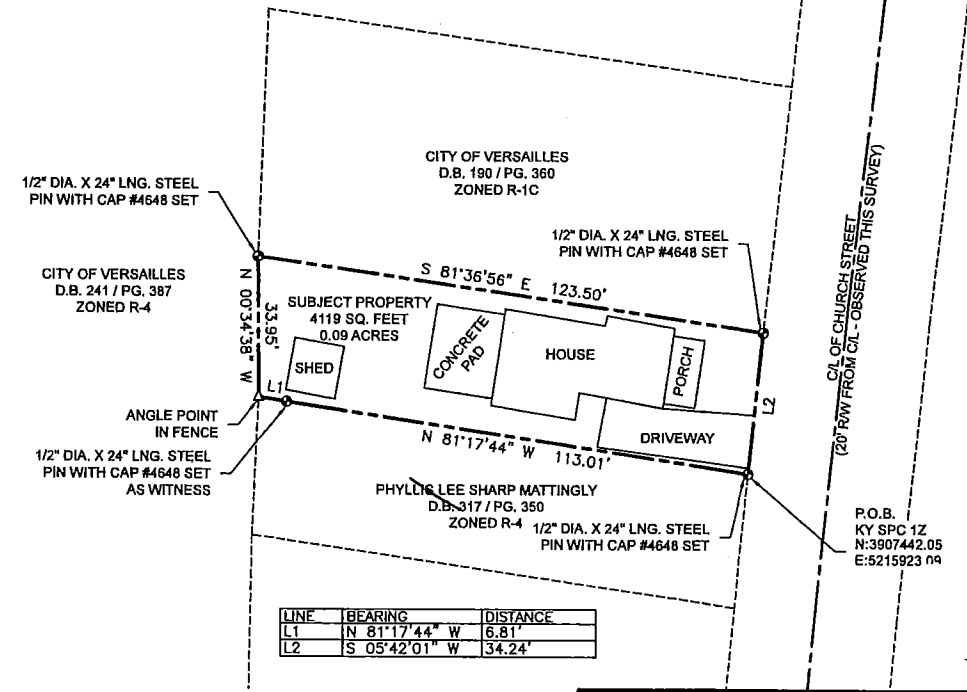
COMMISSION'S CERTIFICATION
 I DO HEREBY CERTIFY THAT THIS PRELIMINARY DEVELOPMENT PLAN HAS MET THE REQUIREMENTS OF THE VERSAILLES-MIDWAY WOODFORD COUNTY PLANNING AND ZONING COMMISSION AND IS NOW ELIGIBLE FOR RECORDING IN THE WOODFORD COUNTY CLERK'S OFFICE.
 _____ DATE

(OWNER OR OWNERS)
 _____ DATE

(COMMISSION CHAIRMAN) _____ DATE

(PLANNING DIRECTOR) _____ DATE

- SURVEY NOTES:**
1. SOURCE OF TITLE: LAUREN JAVERNICK & SILVESTRE MORALES WIFE & HUSBAND ALL OF DEED BOOK 348 PAGE 325
 2. A GRID NORTH READING WAS OBSERVED THE DAY OF THE SURVEY AND ALL DATA SHOWN COINCIDES WITH SAID READING.
 3. THE FIELD DATA WAS COLLECTED 11-9-2024.
 4. THE PROPERTY SHOWN HEREON IS CONSIDERED AN URBAN SURVEY.
 5. THIS SURVEY WAS PERFORMED USING A TOPCON HIPER VR GPS SYSTEM WITH DUAL FREQUENCY RECEIVERS UTILIZING REAL TIME KINEMATICS (RTK). THE HORIZONTAL DATUM USED WAS: NAD83, THE VERTICAL DATUM USED WAS: NAVD88, & THE GEIOD MODEL USED WAS: GEOID18.
 6. THE RELATIVE POSITIONAL ACCURACY FOR THIS SURVEY IS: 0.02' + 0.5 PPM.
 7. THE BEARINGS AND DISTANCES SHOWN HAVE NOT BEEN ADJUSTED.
 8. THIS PROPERTY IS SUBJECT TO ANY PLANNING AND ZONING REGULATIONS, SUBDIVISION REGULATIONS OR APPROVALS.
 9. NO TITLE SEARCH WAS PROVIDED, AND THIS SURVEY IS SUBJECT TO THE FINDINGS OF SUCH.
 10. THERE WERE NO CEMETERIES OBSERVED ON THE PROPERTY DURING THE FIELD WORK PER 201 KAR 18:150 (10)(5)(P).
 11. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL PREVIOUSLY CONVEYED EASEMENTS, RIGHTS OF WAY, COVENANTS, AND RESTRICTIONS OF RECORD AND NOT OF RECORD IF ANY, SPECIFICALLY PREVAILING RIGHTS OF WAY OF ANY PUBLIC ROADS.
 12. THE SUBJECT PROPERTY DOES NOT LIE IN A FLOOD ZONE PER FIRM MAP #21239C0090D DATED 12/21/2017.
 13. THE CURRENT ZONING FOR THIS PROPERTY IS R1-C.
 14. THE PROPOSED ZONING FOR THIS PROPERTY IS R4.
 15. THIS PLAT REPRESENTS A BOUNDARY SURVEY THAT WAS PERFORMED IN ACCORDANCE WITH 201 KAR 18:150.



LINE	BEARING	DISTANCE
L1	N 81°17'44\" W	6.81'
L2	S 05°42'01\" W	34.24'



EXHIBIT
 B

STATE OF KENTUCKY

Zachary W. Heath
 1848
 11-19-2024

LICENSED PROFESSIONAL LAND SURVEYOR

PRELIMINARY DEVELOPMENT PLAN FOR:
 CLIENT / PARCEL OWNER / PARCEL LOCATION:
 LAUREN JAVERNICK & SILVESTRE MORALES WIFE & HUSBAND
 251 CHURCH STREET
 VERSAILLES, KY 40383

TRC

HEATH LAND SURVEYING LLC
 KACHARY W. HEATH, KY LS #1648
 P.O. BOX 985 GORDONSTOWN, KY 40244
 CELL: (606) 341-7860

DATE	11-19-2024
DRAWN BY	JK
PROJECT	JAVERNICK

ON TUESDAY, DECEMBER 5, 2024 THE TECHNICAL REVIEW COMMITTEE WILL HOLD A SPECIAL MEETING AT 10:00 A.M. VIA ZOOM.

AGENDA

NEW BUSINESS:

1. Major Subdivision Plat – Legends Development Co., LLC – 906 Troy Pike – Unit 4, Section 3 – R-1B District – EA Partners
2. Zoning Map Amendment – Dale and Macey LLC – McDavid Subdivision - 104 Dale Ave – R-2 to R-3 District – CAM Surveying
3. Final Development Plan – Brown Forman Corporation – 1214 Georgetown Road – A-1 District – Lockett and Farley
4. Zoning Map Amendment/Preliminary Plat – Travis and Alex Applebee – 720 Delaney Ferry Rd – R-1B/A-1 to A-4 District – Heath Land Surveying
5. Zoning Map Amendment/Preliminary Development Plan – Lauren Javernick & Silvestre Morales – 251 Church St – R-1C to R-4 District – Heath Land Surveying
6. Minor In-Family Conveyance Plat – Andrew Freseth (husband & father) to Lynda Freseth (wife) and Jeffrey Williamson (son) – 687 & 589 Kidds Mill Rd – A-1 District – Dan Phillips Surveying
7. Minor In-Family Conveyance Plat – Joshua Slugantz (father) to Keith Slugantz (son) and Lucy Slugantz (daughter) – 3450, 3452, 3456 Oregon Rd – A-1 District – Dan Phillips Surveying
8. Minor In-Family Conveyance Plat – Howard Eugene Hodge II (father/husband) to Carla Rena Hodge (wife/mother) and Jason Hurd (son) – 2543 Pinckard Pk – A-1 District – Malcolm Endicott
9. Minor In-Family Conveyance Plat – Whitney Dunlap III (father) to John A. Dunlap (son) and Thomas A. Dunlap (son) – 2485 Paynes Mill Rd – A-1 District – Malcolm Endicott
10. Zoning Map Amendment/Preliminary Development Plan – Transition Reins, LLC (Bard Jones & Janet Cameron) – 3081 & 3151 Cummins Ferry Rd – A-1 to A-4 District – Malcolm Endicott

EXHIBIT



VERSAILLES-MIDWAY-WOODFORD COUNTY PLANNING COMMISSION
SPECIAL MEETING
PUBLIC HEARING NOTICE

Public Hearing Notice for December 19, 2024, at 5:00PM, Woodford County Courthouse, 2nd Floor, 103 S Main St, Versailles KY:

1. Dale and Macey LLC have filed an application to rezone a property on a tract of land containing 0.490ac located at 104 Dale Avenue, Versailles KY. The requested zone change is from R-2 to R-3.
2. Travis & Alex Applebee have filed an application to rezone a property on a tract of land containing 3.800ac located at 720 Delaney Ferry Rd, Versailles KY. The requested zone change is from R-1B & A-1 to Small Community A-4.
3. Transition Reins, LLC have filed an application to rezone a property on a tract of land containing 62.017ac located at 3081 Cummins Ferry Rd, Versailles KY. The requested zone change is from A-1 to A-4.
4. Lauren Javernick & Silvestre Morales have filed an application to rezone a property on a tract of land containing 0.090ac located at 251 Church St, Versailles KY. The requested zone change is from R-1C to R-4.
5. Lauren Javernick & Silvestre Morales have filed a Conditional Use Permit Application on a tract of land containing 0.090ac located at 251 Church St, Versailles KY. The Applicant proposes the operation of a Short Term Rental Facility.
6. The Versailles-Midway-Woodford County Planning Commission has filed a Zoning Ordinance Text Amendment related to Articles II & VII of the Versailles-Midway-Woodford County Zoning Ordinance.

Applications and Plans are available for review at the Planning Commission Office, 103 S Main St, Suite 204, Versailles KY (859) 873-8611 www.planning.woodfordcountyky.org

~~**Please run the above Public Hearing Notice (one time) on December 12, 2024~~

EXHIBIT

D

AGENDA
VERSAILLES-MIDWAY-WOODFORD COUNTY PLANNING COMMISSION
SPECIAL MEETING
WOODFORD COUNTY COURTHOUSE, 2nd FLOOR
DECEMBER 19, 2024
5:00 PM

LIVESTREAM LINK
Planning Commission Facebook Page

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. APPROVAL OF MINUTES - November 14, 2024

D. AUDIT PRESENTATION - Chad Robinson, CPA, Kerbaugh, Rodes & Butler PLLC

E. NON-PUBLIC HEARING ITEMS

1. Howard Eugene Hodge II has applied for an approval of a Subdivision (In-Family Conveyance Plat) on a tract of land containing 42.370 acres, located at 2543 Pinckard Pike, Versailles, KY. The property is zoned Agricultural (A-1).
2. Andrew Freseth has applied for an approval of a Subdivision (In-Family Conveyance Plat) on a tract of land containing 44.717ac, located at 687 Kidds Mill Rd, Versailles, KY. The property is zoned Agricultural (A-1).
3. Whitney Dunlap III has applied for an approval of a Subdivision (In-Family Conveyance Plat) on a tract of land containing 30.343 acres, located at 2485 Pisgah Pike, Versailles, KY. The property is zoned Agricultural (A-1).
4. Joshua Slugantz has applied for an approval of a Subdivision (In-Family Conveyance Plat) on a tract of land containing 30.320ac, located at 3450 Oregon Rd, Versailles, KY. The property is zoned Agricultural (A-1).
5. Dwight Lancaster has applied for an approval of a Subdivision (In-Family Conveyance Plat) on a tract of land containing 39.561ac, located at 1074 Pauls Mill Road, Versailles, KY. The property is zoned Agricultural (A-1).
6. Legends Development CO LLC have applied for an approval of a Subdivision (Major Final Plat) on a tract of land containing 3.680 acres, located at 906 Troy Pike, Versailles, KY. The property is zoned Single-Family Residential (R-1B).
7. Brown Forman Corporation have filed a Final Development Plan on a tract of land containing 148.590 acres located at 1214 Georgetown Road, Midway, KY. The property is zoned Agricultural (A-1) and Conservation (CO-1).

F. PUBLIC HEARING ITEMS

1. Dale and Macey LLC have filed an application to rezone a property on a tract of land containing 0.490 acres located at 104 Dale Avenue, Versailles KY. The requested zone change is from Two-Family Residential (R-2) to Medium Density Residential (R-3).
2. Travis and Alex Applebee have filed an application to rezone a property on a tract of land containing 3.800 acres located at 720 Delaney Ferry Rd, Versailles KY. The requested zone change is from Single-Family Residential (R-1B) and Agricultural (A-1) to Small Community (A-4).

EXHIBIT

E

3. Transition Reins, LLC have filed an application to rezone a property on a tract of land containing 62.017 acres located at 3081 Cummins Ferry Road, Versailles KY. The requested zone change is from Agricultural (A-1) to Small Community (A-4).
4. Lauren Javernick & Silvestre Morales have filed an application to rezone a property on a tract of land containing 0.090 acres located at 251 Church Street, Versailles KY. The requested zone change is from Single-Family Residential (R-1C) to High Density Residential (R-4).
5. Lauren Javernick & Silvestre Morales have filed a Conditional Use Permit Application on a tract of land containing 0.090 acres located at 251 Church Street, Versailles KY. The Applicant proposes the operation of a Short Term Rental Facility.
6. The Versailles-Midway-Woodford County Planning Commission has filed a Zoning Ordinance Text Amendment related to Articles II & VII of the Versailles-Midway-Woodford County Zoning Ordinance.

*Public Hearing Comments are limited To Five (5) Minutes per Speaker. Written Comments may be submitted to Planning Commission prior to or at the Public Hearing.

G. OTHER BUSINESS ITEMS

1. By-Laws Amendment
2. Legal Services Agreement Extension
3. Intern Agreement - Spring 2025
4. Bill Pay List - December 2024
5. Finance/Budget Report - November 2024
6. Permits Issued Report - November 2024
7. Announcements

H. ADJOURN

NEXT SCHEDULED REGULAR MEETING JANUARY 9, 2025



Stephen R. Hunter
Planning Director

**VERSAILLES-MIDWAY-WOODFORD COUNTY
PLANNING COMMISSION**

Joshua Stevens
Building Official

Kim O'Reel
Office Manager

103 S. Main St., Room 204
Versailles, KY 40383
Telephone: 859-873-8611
<https://www.woodfordplanning.org>

Mary Beth Robson
Engineer

December 5, 2024

More Real Estate LLC
2501 Lenlake Court
Lexington, KY 40513

Dear Property Owner:

On Thursday, December 19, 2024 the Versailles-Midway-Woodford County Planning and Zoning Commission will hold a special public hearing in the 2nd Floor Courtroom of the Woodford County Courthouse, Versailles, at 5:00 p.m., or shortly thereafter, to consider a zone change condition request as follows:

Zoning Map Amendment/Preliminary Plat – Lauren Javernick & Silvestre Morales – 251 Church St – R-1C to R-4 District and Conditional Use Permit to operate a Short Term Rental Facility.

Comments will be limited to five (5) minutes per person and written comments can be submitted prior to or at the meeting.

This notice is provided to you pursuant to KRS 100.212 (2). The application and supporting information are available for your review in Room 204 of the Courthouse. Should you have any question concerning this notice, do not hesitate to contact me at 873-8611.

Sincerely,

Kim O'Reel

Kim O'Reel
Office Manager

EXHIBIT

F



Stephen R. Hunter
Planning Director

**VERSAILLES-MIDWAY-WOODFORD COUNTY
PLANNING COMMISSION**

Joshua Stevens
Building Official

Kim O'Reel
Office Manager

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Mary Beth Robson
Engineer

December 5, 2024

Kentucky Property Ventures LLC
109-B MacArthur Ct
Nicholasville, KY 40356

Dear Property Owner:

On Thursday, December 19, 2024 the Versailles-Midway-Woodford County Planning and Zoning Commission will hold a special public hearing in the 2nd Floor Courtroom of the Woodford County Courthouse, Versailles, at 5:00 p.m., or shortly thereafter, to consider a zone change condition request as follows:

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Sincerely,

Kim O'Reel
Office Manager



Stephen R. Hunter
Planning Director

**VERSAILLES-MIDWAY-WOODFORD COUNTY
PLANNING COMMISSION**

Joshua Stevens
Building Official

Kim O'Reel
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103 S. Main St., Room 204
Versailles, KY 40383
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Mary Beth Robson
Engineer

December 5, 2024

Woodford Habitat for Humanity
PO Box 73
Versailles, KY 40383

Dear Property Owner:

On Thursday, December 19, 2024 the Versailles-Midway-Woodford County Planning and Zoning Commission will hold a special public hearing in the 2nd Floor Courtroom of the Woodford County Courthouse, Versailles, at 5:00 p.m., or shortly thereafter, to consider a zone change condition request as follows:

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Sincerely,

A handwritten signature in black ink that reads "Kim O'Reel".

Kim O'Reel
Office Manager



Stephen R. Hunter
Planning Director

**VERSAILLES-MIDWAY-WOODFORD COUNTY
PLANNING COMMISSION**

Joshua Stevens
Building Official

Kim O'Reel
Office Manager

103 S. Main St., Room 204
Versailles, KY 40383
Telephone: 859-873-8611
<https://www.woodfordplanning.org>

Mary Beth Robson
Engineer

December 5, 2024

Michael Hill
PO Box 1432
Versailles, KY 40383

Dear Property Owner:

On Thursday, December 19, 2024 the Versailles-Midway-Woodford County Planning and Zoning Commission will hold a special public hearing in the 2nd Floor Courtroom of the Woodford County Courthouse, Versailles, at 5:00 p.m., or shortly thereafter, to consider a zone change condition request as follows:

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Kim O'Reel
Office Manager



Stephen R. Hunter
Planning Director

**VERSAILLES-MIDWAY-WOODFORD COUNTY
PLANNING COMMISSION**

Joshua Stevens
Building Official

Kim O'Reel
Office Manager

103 S. Main St., Room 204
Versailles, KY 40383
Telephone: 859-873-8611
<https://www.woodfordplanning.org>

Mary Beth Robson
Engineer

December 5, 2024

Brenda Curtis
270 Church St
Versailles, KY 40383

Dear Property Owner:

On Thursday, December 19, 2024 the Versailles-Midway-Woodford County Planning and Zoning Commission will hold a special public hearing in the 2nd Floor Courtroom of the Woodford County Courthouse, Versailles, at 5:00 p.m., or shortly thereafter, to consider a zone change condition request as follows:

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Kim O'Reel
Office Manager



Stephen R. Hunter
Planning Director

**VERSAILLES-MIDWAY-WOODFORD COUNTY
PLANNING COMMISSION**

Joshua Stevens
Building Official

Kim O'Reel
Office Manager

103 S. Main St., Room 204
Versailles, KY 40383
Telephone: 859-873-8611
<https://www.woodfordplanning.org>

Mary Beth Robson
Engineer

December 5, 2024

Albert III & Katherine Chase
200 South Hill Rd
Versailles, KY 40383

Dear Property Owner:

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Sincerely,

Handwritten signature of Kim O'Reel in black ink.

Kim O'Reel
Office Manager



Stephen R. Hunter
Planning Director

**VERSAILLES-MIDWAY-WOODFORD COUNTY
PLANNING COMMISSION**

Joshua Stevens
Building Official

Kim O'Reel
Office Manager

103 S. Main St., Room 204
Versailles, KY 40383
Telephone: 859-873-8611
<https://www.woodfordplanning.org>

Mary Beth Robson
Engineer

December 5, 2024

ECG Properties Inc
642 Pinckard Pk
Versailles, KY 40383

Dear Property Owner:

On Thursday, December 19, 2024 the Versailles-Midway-Woodford County Planning and Zoning Commission will hold a special public hearing in the 2nd Floor Courtroom of the Woodford County Courthouse, Versailles, at 5:00 p.m., or shortly thereafter, to consider a zone change condition request as follows:

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Sincerely,

A handwritten signature in black ink that reads "Kim O'Reel".

Kim O'Reel
Office Manager



Stephen R. Hunter
Planning Director

**VERSAILLES-MIDWAY-WOODFORD COUNTY
PLANNING COMMISSION**

Joshua Stevens
Building Official

Kim O'Reel
Office Manager

103 S. Main St., Room 204
Versailles, KY 40383
Telephone: 859-873-8611
<https://www.woodfordplanning.org>

Mary Beth Robson
Engineer

December 5, 2024

Linda Weiss
163 Levy Bay Rd
Panacea, FL 32346

Dear Property Owner:

On Thursday, December 19, 2024 the Versailles-Midway-Woodford County Planning and Zoning Commission will hold a special public hearing in the 2nd Floor Courtroom of the Woodford County Courthouse, Versailles, at 5:00 p.m., or shortly thereafter, to consider a zone change condition request as follows:

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Sincerely,

Handwritten signature of Kim O'Reel in black ink.

Kim O'Reel
Office Manager



Stephen R. Hunter
Planning Director

**VERSAILLES-MIDWAY-WOODFORD COUNTY
PLANNING COMMISSION**

Joshua Stevens
Building Official

Kim O'Reel
Office Manager

103 S. Main St., Room 204
Versailles, KY 40383
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<https://www.woodfordplanning.org>

Mary Beth Robson
Engineer

December 5, 2024

Jonathan Woolums & Judie Woolums
261 Montgomery Ave
Versailles, KY 40383

Dear Property Owner:

On Thursday, December 19, 2024 the Versailles-Midway-Woodford County Planning and Zoning Commission will hold a special public hearing in the 2nd Floor Courtroom of the Woodford County Courthouse, Versailles, at 5:00 p.m., or shortly thereafter, to consider a zone change condition request as follows:

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Kim O'Reel
Office Manager



Stephen R. Hunter
Planning Director

**VERSAILLES-MIDWAY-WOODFORD COUNTY
PLANNING COMMISSION**

Joshua Stevens
Building Official

Kim O'Reel
Office Manager

103 S. Main St., Room 204
Versailles, KY 40383
Telephone: 859-873-8611
<https://www.woodfordplanning.org>

Mary Beth Robson
Engineer

December 5, 2024

Simpson United Methodist Church
108 Simmons St
Versailles, KY 40383

Dear Property Owner:

On Thursday, December 19, 2024 the Versailles-Midway-Woodford County Planning and Zoning Commission will hold a special public hearing in the 2nd Floor Courtroom of the Woodford County Courthouse, Versailles, at 5:00 p.m., or shortly thereafter, to consider a zone change condition request as follows:

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Handwritten signature of Kim O'Reel in black ink.

Kim O'Reel
Office Manager



Stephen R. Hunter
Planning Director

**VERSAILLES-MIDWAY-WOODFORD COUNTY
PLANNING COMMISSION**

Joshua Stevens
Building Official

Kim O'Reel
Office Manager

103 S. Main St., Room 204
Versailles, KY 40383
Telephone: 859-873-8611
<https://www.woodfordplanning.org>

Mary Beth Robson
Engineer

December 5, 2024

Versailles City Government
196 South Main St
Versailles, KY 40383

Dear Property Owner:

On Thursday, December 19, 2024 the Versailles-Midway-Woodford County Planning and Zoning Commission will hold a special public hearing in the 2nd Floor Courtroom of the Woodford County Courthouse, Versailles, at 5:00 p.m., or shortly thereafter, to consider a zone change condition request as follows:

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Kim O'Reel
Office Manager



Stephen R. Hunter
Planning Director

**VERSAILLES-MIDWAY-WOODFORD COUNTY
PLANNING COMMISSION**

Joshua Stevens
Building Official

Kim O'Reel
Office Manager

103 S. Main St., Room 204
Versailles, KY 40383
Telephone: 859-873-8611
<https://www.woodfordplanning.org>

Mary Beth Robson
Engineer

December 5, 2024

Arthur Keith Taylor
124 Simmons St
Versailles, KY 40383

Dear Property Owner:

On Thursday, December 19, 2024 the Versailles-Midway-Woodford County Planning and Zoning Commission will hold a special public hearing in the 2nd Floor Courtroom of the Woodford County Courthouse, Versailles, at 5:00 p.m., or shortly thereafter, to consider a zone change condition request as follows:

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Handwritten signature of Kim O'Reel in black ink.

Kim O'Reel
Office Manager



Stephen R. Hunter
Planning Director

**VERSAILLES-MIDWAY-WOODFORD COUNTY
PLANNING COMMISSION**

Joshua Stevens
Building Official

Kim O'Reel
Office Manager

103 S. Main St., Room 204
Versailles, KY 40383
Telephone: 859-873-8611
<https://www.woodfordplanning.org>

Mary Beth Robson
Engineer

December 5, 2024

Katherine Ann Caise
124 Simmons St
Versailles, KY 40383

Dear Property Owner:

On Thursday, December 19, 2024 the Versailles-Midway-Woodford County Planning and Zoning Commission will hold a special public hearing in the 2nd Floor Courtroom of the Woodford County Courthouse, Versailles, at 5:00 p.m., or shortly thereafter, to consider a zone change condition request as follows:

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Kim O'Reel
Office Manager



Stephen R. Hunter
Planning Director

**VERSAILLES-MIDWAY-WOODFORD COUNTY
PLANNING COMMISSION**

Joshua Stevens
Building Official

Kim O'Reel
Office Manager

103 S. Main St., Room 204
Versailles, KY 40383
Telephone: 859-873-8611
<https://www.woodfordplanning.org>

Mary Beth Robson
Engineer

December 5, 2024

Rochelle Hicklin
5 Faversham Ct
Columbia, SC 29229

Dear Property Owner:

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Kim O'Reel
Office Manager



Stephen R. Hunter
Planning Director

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Mary Beth Robson
Engineer

December 5, 2024

Commella Cottages LLC
512 Sundrop Path
Lexington, KY 40509

Dear Property Owner:

On Thursday, December 19, 2024 the Versailles-Midway-Woodford County Planning and Zoning Commission will hold a special public hearing in the 2nd Floor Courtroom of the Woodford County Courthouse, Versailles, at 5:00 p.m., or shortly thereafter, to consider a zone change condition request as follows:

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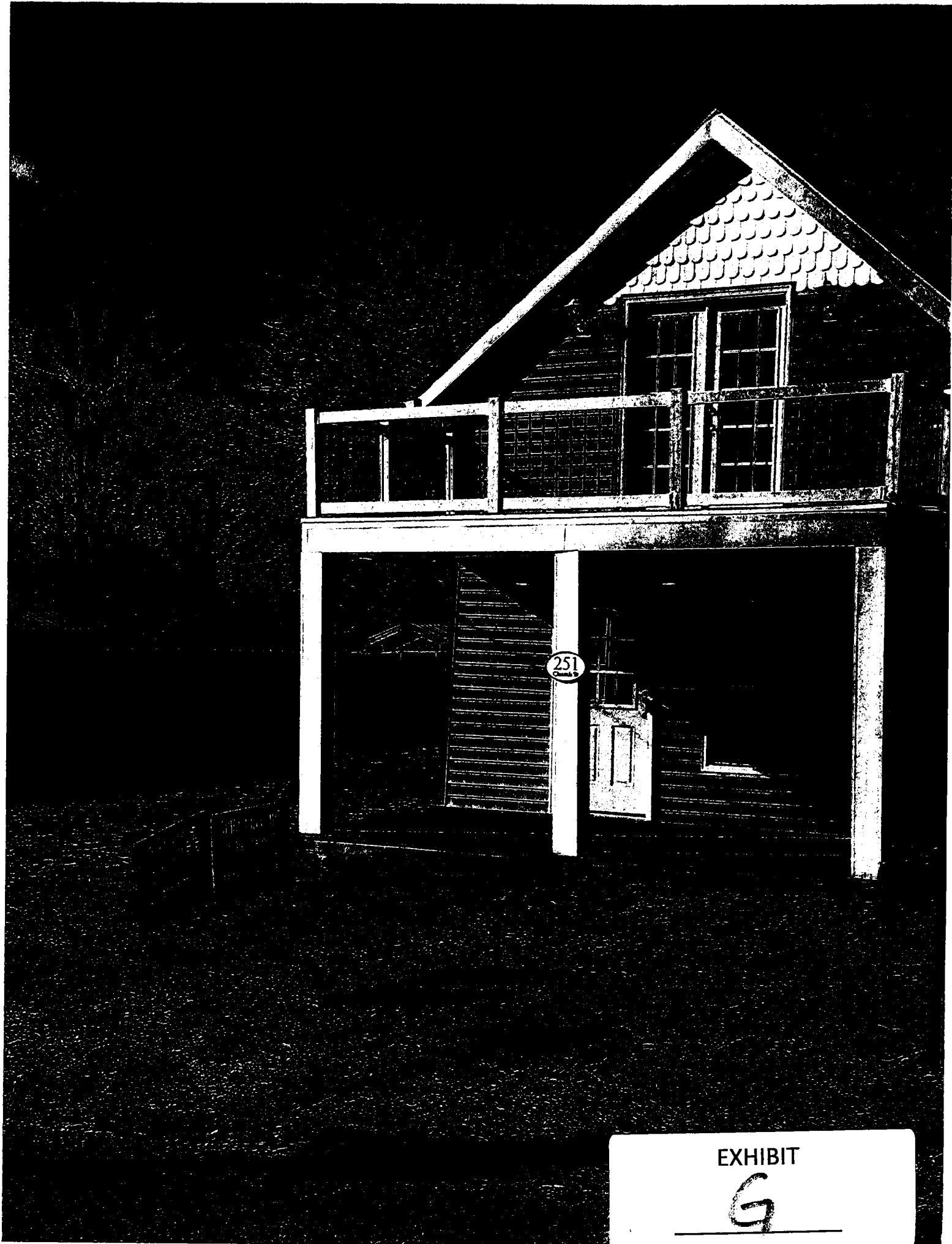
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Sincerely,

Handwritten signature of Kim O'Reel in black ink.

Kim O'Reel
Office Manager



EXHIBIT

G

VERSAILLES-MIDWAY-WOODFORD COUNTY PLANNING COMMISSION

ZONE CHANGE STAFF REPORT

Application Filing Date: November 21, 2024

Public Hearing Date: December 19, 2024

Description of Request: The applicant is proposing to rezone a tract of land containing 0.090 acres, located at 251 Church Street, Versailles KY, from Single-Family Residential (R-1C) to High Density Residential (R-4). The Applicant is concurrently requesting a Conditional Use Permit to operate a Short Term Rental Establishment in an existing structure.

Applicant:

Lauren Javernick & Silvestre Morales
426 West Sixth Street
Lexington, KY 40508

Property Owner:

Lauren Javernick & Silvestre Morales
426 West Sixth Street
Lexington, KY 40508

Location of Property: 251 Church Street

Current Zoning: Single-Family Res (R-1C)

PVA Parcel #: 30-5010-014-00

Proposed Zoning: High Density (R-4)

Property Size: 0.090 Acres

Existing Land Use: Residential

Existing Land Use of the Surrounding Area:

The surrounding area is comprised mostly of single-family uses.

Land Use District Designation: The property is located within **Traditional Neighborhood District**. This Land Use District is intended for existing neighborhoods constructed prior to 1968. In part, these neighborhoods have a unique development pattern characterized by a grid pattern of streets, houses located close to the street and a mix of housing types. Generally, these neighborhoods were developed at a higher overall density than contemporary neighborhoods and some have historic significance to the respective communities in which they are located.

Application Review:

- Comprehensive Plan Compliance
- Existing Zoning Inappropriate
- Major Changes (economic, physical, or social)
- General Development Plan

Additional Documentation Required:

- Traffic Impact Study
- Environmental Assessment
- Landscape Plan
- Other

EXHIBIT

H



COMPREHENSIVE PLAN REVIEW

Selected Goals and Objectives from Chapter One of the Woodford County Comprehensive Plan state the following:

GENERAL PROCESS GOAL: Ensure that the processes and activities of the Versailles-Midway-Woodford County Planning and Zoning Commission occur in a fair and efficient manner and that the Commission will recognize that property owners have the right to enjoy the lawful use of their property in pursuit of their own best interests, both social and economic, yet recognize also that the ownership of property confers responsibilities. Use of private property should not interfere with the health or safety of neighboring property owners or occupants or deny neighboring property owners those same inherent rights. The Versailles-Midway-Woodford County Planning Commission's Statement of Goals and Objectives serves as a guide for the physical development and economic and social well-being of the community. The Commission creates processes that balance the public and private interests through the implementation of processes that are fair and efficient.

OBJECTIVES:

- Encourage citizen input from divergent interests within the community.
- Allow adequate time for concerned citizens to address the Commission within the spectrum of public hearings.

COMMERCIAL DEVELOPMENT GOAL: To encourage and accommodate commercial development to meet the various needs of the cities of the county.

OBJECTIVES:

- To maintain guidelines to effectively buffer commercial areas from nearby residential areas.

RESIDENTIAL - HOUSING DEVELOPMENT GOAL: Provide for residential development through the assurance of safety, property design, proper facilities and protection from hazards.

OBJECTIVES:

- Encourage the development or redevelopment of adequate housing to meet the needs of all of the County's current and future population at all levels of income.

TRANSPORTATION GOAL: To provide the citizens of Woodford County with a well-planned and coordinated system of major thoroughfares, neighborhood streets and non-motorized trails that are safe, cost effective, and adequate for their surroundings.

OBJECTIVES:

- Promote and encourage projects to minimize through traffic on main streets and narrow residential streets including but not limited to alternate routes.

GENERAL LAND DEVELOPMENT GOAL: Provide for the proper organization of land use to ensure: an increasingly safe, healthy and convenient environment for the residents of the County, and; adequate land in appropriate locations for all land uses by utilizing the Land Use Districts (ie: Future Land Use Map) to guide daily decision-making regarding land uses and development proposals in order to minimize the adverse impacts of developments.

OBJECTIVES:

- Encourage future land development to be located in centralized compacted patterns and ensure the highest and best possible usage of land by utilizing the Land Use Districts (ie: Future Land Use Map) to guide land uses and development proposals.
- Strive to provide a balance between recreational, tourist, unique natural areas, cultural attractions, and any development that might harm the surrounding physical environment near such attractions.

NEIGHBORHOOD/SUBDIVISION GOAL: To encourage the concept of planning and development at the neighborhood level within Versailles, Midway, and the approved small communities of Woodford County which are unincorporated.

OBJECTIVES:

- Support strong, functional, and affordable neighborhoods through planning and land use regulations designed to encourage the stability of existing neighborhoods.

TOURISM GOAL: To promote and support the economic growth of tourism in Woodford County by connecting local tourism-related businesses and activities with customers, vendors, and one another.

OBJECTIVES:

- To encourage the development of tourism-related businesses including but not limited to the bourbon industry, wine production, and the railroad.
- To encourage cooperation among the various local interests that serve as attractions for visitors, i.e. hotels, motels, restaurants, museums, bed and breakfast houses and short term rentals.
- To support and encourage the preservation of historic sites, archaeological sites, unique scenic areas, and horse farms that attract the traveling public.

Additionally, the Woodford County Comprehensive Plan states the following in Chapter V:

Chapter Five of the Comprehensive Plan states the following: Area Wide Development Policies. The following development policies apply to all development within the community. They apply equally to development occurring in areas heretofore undeveloped and infill development proposals. These policies are generally applicable across planning areas and are listed separately in this section so that they need not be repeated in the descriptions or criteria and policies applicable specifically to those areas.

Policy #	Area Wide Policy Description
1.	New development and redevelopment within the 100-year floodplain is discouraged. Any necessary development within the 100-year floodplain should incorporate mitigation measures that minimize its impact on the floodplain and protect the development from flood damage.
2.	Areas proposed for development should be assessed for the presence of sinkholes. Where sinkholes are found, development, although not discouraged, should incorporate appropriate measures so as to minimize the impact on ground water and to avoid structural instability.
3.	Development should occur in areas where there is existing infrastructure and public services or where they are easily provided in order to minimize public costs associated with those services.
4.	Reuse and redevelopment of existing parcels and structures, versus development of vacant parcels, is encouraged. Such projects, when involving appropriate uses and densities, should require minimal review.

5.	Except as otherwise provided, the size and scale of all development and redevelopment should reflect and be complimentary to the character and style of surrounding developed areas.
6.	Developers should incorporate where possible and practicable the protection of all natural resources into their development proposals to create unique additions to the community while protecting the natural environment. These natural resources include but are not limited to questionable soil types, wetlands, floodplains and steep slopes.
7.	All areas designated for development are understood to be appropriate for recommended use types and densities at any time assuming infrastructure and required services are available or will be made available. However, development proposals for areas adjacent to previously developed areas are considered to be particularly suitable and as such are encouraged. Such projects, when involving appropriate uses and densities, should require minimal review.
8.	Except in the Small Community areas and approved Rural Residential areas, new development should occur only in areas where sanitary sewers are available from public agencies and can meet the additional demand as determined by those agencies.
9.	New development should occur only where there is adequate public water supply and pressure for fire protection services, the finding of adequacy based on data from and the opinion of the water provider.
10.	Extensions of utility service will be the responsibility of developers with public agency participation possible where utility service extensions are needed and desired to serve larger areas and are appropriate future expansions of the utility.
11.	Access points along major arterials from new developments should be minimized to the extent possible. New developments should be interconnected with existing developed areas and allow for interconnection with adjacent undeveloped areas in order to provide alternative means of ingress and egress as well as to allow efficient means of providing public services.

Comprehensive Plan Land Use Districts

Land Use Districts

The Traditional Neighborhood District - This Land Use District is intended for existing neighborhoods constructed prior to 1968. In part, these neighborhoods have a unique development pattern characterized by a grid pattern of streets, houses located close to the street and a mix of housing types. Generally, these neighborhoods were developed at a higher overall density than contemporary neighborhoods and some have historic significance to the respective communities in which they are located. These are mature neighborhoods and future development will likely take

the form of small infill projects on vacant lots and redevelopment of parcels. Site, landscape and architectural design will become much more important in the future when reviewing development proposals within these neighborhoods.

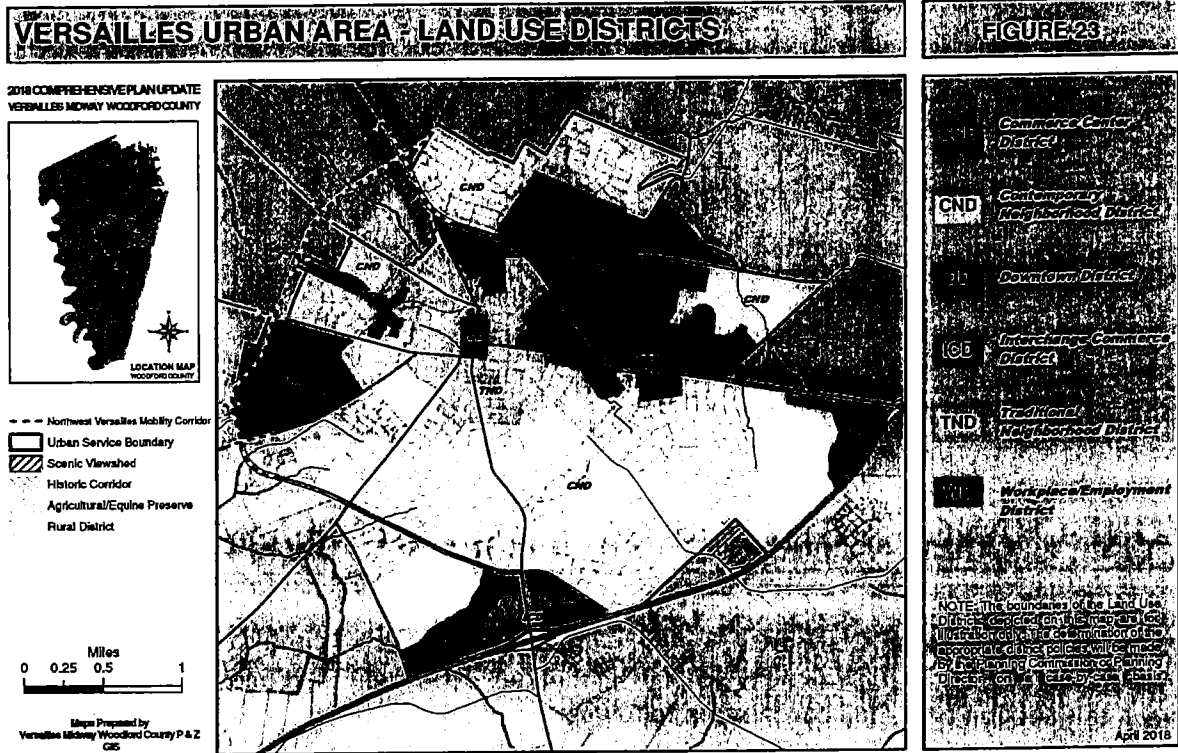
The Traditional Neighborhood District - General Development Policies/Guidelines Checklist

Policy #	General Development Policy/Guideline Description
1.	Infill development should be encouraged that preserves the character of the surrounding neighborhood. Such development should be similar to existing or planned uses in terms of density and/or intensity, architectural and landscape elements and other aspects of site design.
2.	The abandonment of streets and street rights-of-way within traditional neighborhoods should be discouraged unless it can be clearly demonstrated that the closure will not have an adverse impact on traffic circulation or the character of the neighborhood. Provide interconnectivity of neighborhood streets.
3.	The width and depth of lots and placement of structures on lots should be similar to other lots and structures within the same block face and/or opposing block face. It is appropriate to consider averaging building setbacks along a block face in order to determine where new structures are located on a lot.
4.	Minimum lot size should not be used as the only standard to govern the density of development. The number of units allowed per gross acre provides a better method to manage density, providing the opportunity to develop multiple housing types.

The Traditional Neighborhood District - Infrastructure Policies Checklist

Policy #	Infrastructure Policies Description
1.	All development shall be served by a public water provider and should maintain adequate water pressure as specified by applicable water district.
2.	All development shall incorporate infill sidewalks.
3.	The Planning Commission should utilize then current level of service (LOS) information for affected thoroughfares to help determine the extent of desired street connectivity between adjoining land uses. Where the LOS is determined to be "D", "E", or "F", the Planning Commission should place a greater emphasis on the need for multiple connections, particularly to alternate thoroughfares. If the proposal creates and or retains a LOS "E" or "F" the Planning Commission and legislative bodies should not approve the proposal.

4.	Storm water runoff should be managed using techniques reflecting the state of the art at the time of development with due consideration given to safety in a residential environment.
5.	Where sanitary sewers are not available, development should occur with onsite sewage disposal systems approved by the appropriate public agency.





ZONE CHANGE & GENERAL DEVELOPMENT PLAN REVIEW

Article IV of the Zoning Ordinance, Section 409.3 - Application Requirements. Application for amendment of the Official Zoning Map shall be filed with the Planning Commission in accordance with this section and shall contain the following:

- A. **Demonstration of Appropriateness.** Any application for amendment to the Official Zoning Map shall be submitted with a written detailed explanation as to the following:
1. How the proposed map amendment would conform to the Comprehensive Plan;
 2. Why the original zoning classification of the property in question was inappropriate or improper;
 3. What major economic, physical or social changes, if any, have occurred in the vicinity of the property in question that were not anticipated by the Comprehensive Plan and which have substantially altered the basic character of the area, which make the proposed amendment to the Official Zoning Map appropriate.

- B. **Development Plan.** As a condition to the granting of any amendment to the Official Zoning Map, the Planning Commission is authorized to require the submission of a Development Plan. The Development Plan shall be filed in accordance with the provisions and requirements of Sec. 410, Development Plans. Where agreed upon, this Development Plan shall be followed and shall be binding on all parties. A Development Plan may be either a General Development Plan or a Site Development Plan or both as specified by Section 410.
- C. **Traffic Impact Study.** Any development requiring the submission of a Traffic Impact Study shall illustrate the effect of the proposed project on the surrounding roadways and intersections. Such effect shall be measured against the existing level of service standard and circulation patterns for the roadways affected by the proposed development's impact. Any project which proposes:
1. Greater than 50,000 square feet of non-residential space; or,
 2. Greater than 50 residential units; or,
 3. Any other use generating 500 or more average daily trips, shall be required to submit a Traffic Impact Study.
- Exceptions to this requirement may be approved after consultation between the applicant, the Planning Commission and affected agencies (City or County and/or KYTC). The applicant must provide documentation, in writing, from all affected agencies, exempting their particular development from the TIS requirement.
- D. **Other Concurrent Applications.** Applications for Variances, and/ or Conditional Use Permits may be filed concurrently with the application for Official Zoning Map Amendment on the same property to be considered by the Planning Commission for a map amendment.

Article IV of the Zoning Ordinance, Section 410.1 - Purpose and Intent of Development Plan Review:

- A. The Development Plan is a review procedure whereby the Planning Commission may determine the character and objectives of the proposed development in order to ascertain the following:
1. Impact the development will have on capacity of community facilities and services.
 2. Impact the development will have on the character of the neighborhood.
 3. Impact the development will have on the neighborhood and community.
- B. The General Development Plan is intended to demonstrate to the Planning Commission the character and objectives of the proposed development in adequate detail for the

Planning Commission to evaluate the proposed development and to determine what shall be binding on the use and development of the property in question.

- C. A Site Development Plan is intended to contain specific plans for developing the property in question including implementation of the conditions of an approved General Development Plan.
- D. A Development Plan is intended as a review of the proposed project site as a whole, especially where multiple zoning districts are proposed.
- E. All references herein to the filing and approval of an initial Development Plan shall include all amendments thereto.

Article IV of the Zoning Ordinance, Section 410.2 - General Development Plan Required

- A. A General Development Plan shall be filed with the application for an amendment to the Official Zoning Map in a form recordable in the Woodford County Courthouse.
- B. Where large parcels of land are proposed for various zoning districts or for differing standards, each parcel may have separate General Development Plan for separate tract.

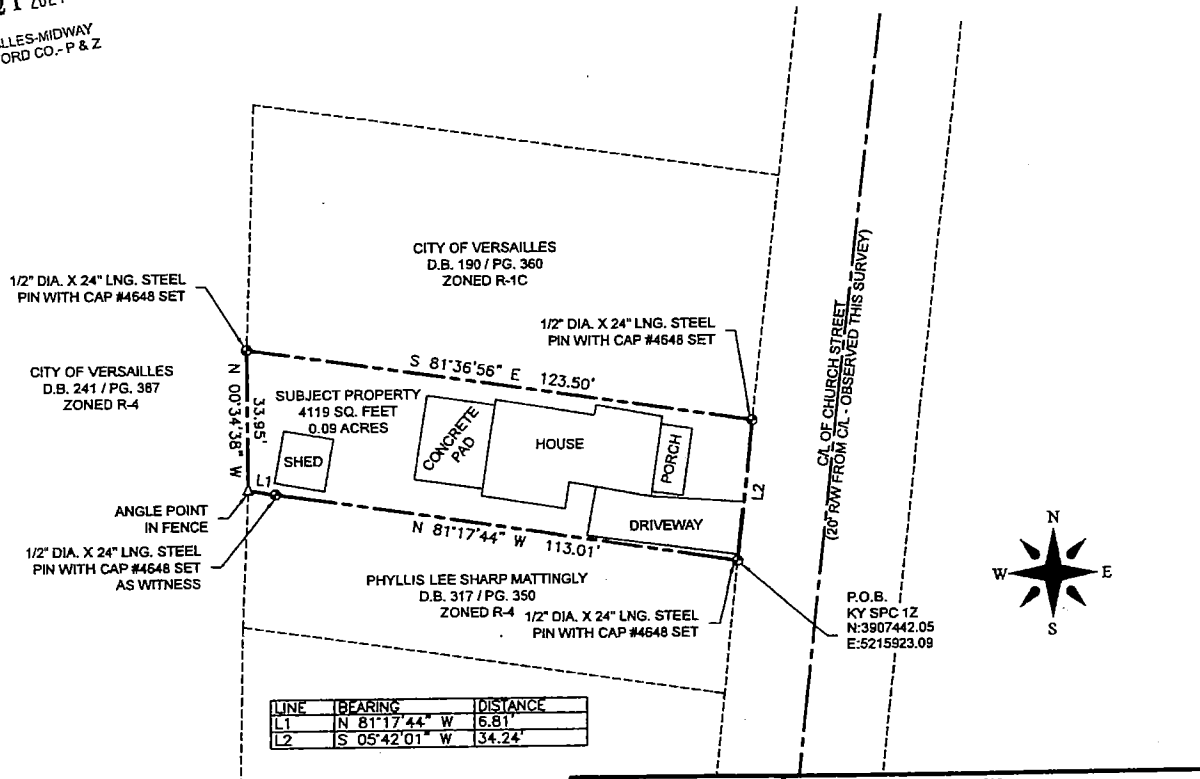
Article IV of the Zoning Ordinance, Section 410.3 - Elements of a General Development Plan.
"Development Plan" means written and/ or graphic material for the provision of a development, including any or all of the following:

- A. Location and bulk of buildings and other structures,
- B. Intensity of use,
- C. Density of development,
- D. Streets, ways, access points, and parking facilities,
- E. Signs,
- F. Drainage of surface water,
- G. A plan for screening or buffering,
- H. Utilities,
- I. Existing manmade and natural conditions, and
- J. All other conditions agreed to by the applicant.

The applicants have submitted the following **General Development Plan & Narrative** to satisfy the Application Requirements listed above:

RECEIVED
NOV 21 2024
VERSAILLES-MIDWAY
WOODFORD CO.- P & Z

----- APPROXIMATE ADJOINING PROPERTY LINE
 - - - - - SUBJECT PROPERTY LINE
 _____ CENTERLINE OF ROADWAY



STATE OF KENTUCKY

Zachary W. Heath
4648
11-13-2024
LICENSED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY DEVELOPMENT PLAN FOR:
CLIENT / PARCEL OWNER / PARCEL LOCATION:
LAUREN JAVERNICK & SILVESTRE MORALES WIFE & HUSBAND
251 CHURCH STREET
VERSAILLES, KY 40383

HEATH LAND SURVEYING LLC
ZACHARY W. HEATH, KY LS 4648
P.O. BOX 808 CROCKETT, KY 40304
CELL (606) 225-1280

DATE: 11-13-2024
DRAWING #:
PROJECT: JAVERNICK

November 21, 2024

Chairperson Patty Perry
Members of the Versailles-Midway-Woodford County Planning Commission
103 South Main Street, Suite 204
Versailles, Kentucky 40383

**Re: Zoning Justification Statement regarding proposed zone change for
251 Church Street in Versailles from R-1C, low density single family
residential, to R-4, high density residential**

Dear Members of the Planning Commission:

This letter is written on behalf of Lauren Javernick and Silvestre Morales (the "Applicants"), who are filing a zone change application and conditional use permit for property located at 251 Church Street (the "Property") in Versailles. The Property consists of approximately 4,600 square feet and is currently zoned R-1C, (low density single family residential). Applicants are requesting a zone change to the R-4 (high-density residential) zone to allow the Applicants to host at short-term rental at the Property.

The proposed project and requested zone change meet the goals, objectives and policies outlined in the Versailles-Midway-Woodford County 2018 Comprehensive Plan (as amended) (the "Comprehensive Plan"). Primarily, it will support Versailles' objective of supporting a rapidly growing tourism and agritourism industry through existing development. For the reasons provided in this letter, the Applicants respectfully request that the Planning Commission consider and approve the requested zone change.

I. History and description of the Property.

The Applicants purchased the property in August of 2024. The 4,600 square foot parcel has a 1,255 square foot home with two bedrooms and one full bath. The home was constructed in 2010 and renovated in 2020. The gravel driveway at the Property fits two vehicles. The house on the Property is not the Applicants' primary residence.

The Property is zoned R-1C, low density single family residential. It is characterized as a home in the Traditional Neighborhood District. (Comp. Pl. at p. 103). The parcels directly to the north of this Property are mostly zoned R-1C. The parcel directly to the south of this Property is zoned R-4 (high density residential). The parcel directly to the west of this Property—the Versailles City Cemetery—is also zoned R-4. Across Church Street to the East, properties are zoned a mix of R-1C, R-3 (medium density residential), and R-4.

The Property is within half a mile of the heart of downtown Versailles, making it very walkable to this historic district. While it is within a residential neighborhood of Versailles, it is not surrounded by dense housing. Because the Versailles city cemetery is behind it, and the lots are more spread out, there is significant space between the home on the Property and the homes at 271 and 225 Church Street.

The neighboring lots at 231 and 261 Church Street are currently vacant. Earlier this month, Applicants also purchased 261 Church Street next to the Property. 261 Church Street is currently zoned R-4. The Applicant has also requested, but has not yet received, information from the Planning Commission regarding other approved short-term rentals in the immediate area.

II. Proposed zone change, use, and conditions.

The Applicants seek the requested zone change of R-4 because they desire, at times, to use the Property as a short-term rental, which use is not permitted under the Property's current zoning designation. R-2 is the lowest density available in the City of Versailles for a single-family home that would allow the Applicants to seek a conditional use permit to operate a short-term rental. (Zoning Ordinance §§ 707-709; 709.4(F)). The Applicants chose R-4 because the small adjacent lot at 261 Church Street that Applicants recently purchased is already zoned R-4. Applicants felt that the proposed R-4 zone appropriately complements the current zoning around the Property.

Concurrent with the requested zone change, Applicants have also applied for a conditional use permit to operate a short-term rental in Versailles (the "CUP"). While usually considered by the Board of Adjustment as a standalone application, when paired alongside a zoning map amendment application, Kentucky law allows for the Planning Commission to consider and approve the CUP concurrently.

Versailles' Zoning Ordinance defines a short-term rental as a "dwelling unit or portion of a dwelling unit that is rented, leased or otherwise assigned for a tenancy of less than 30 consecutive days." There are two kinds of short-term rentals that are allowed in Versailles: hosted home sharing, where the primary occupants of the residence remains in the home with the guests, or dedicated short-term rentals, where the home is only used by guests.

To ensure compliance with the Zoning Ordinance, Applicants propose the following conditions:

1. The short-term rental will comply with all fire, building, and health codes. The Applicants will also ensure it remains in compliance with all local, state and federal regulations.
2. As a dedicated short-term rental, the Property will have a maximum capacity of three adults or one small family (two adults and two children).
3. The home on the Property will be rented for no more than thirty days. The Applicants will require a two-night minimum.

4. The Property will have, and renters will be required to agree to, rules regarding parking, noise, outside hours, and light.
5. The Property will have two parking spots.
6. There will not be any signs for the rental on the Property and no commercial or other events will occur there. The Applicants will enforce a strict prohibition on parties. The Applicants will also enforce a strict quiet time of 10 p.m. for weeknights and midnight for weekends.
7. The Applicants live in Lexington, and will be available to manage the property, address concerns raised by neighbors, and quickly handle any issues that may arise.

As the survey, size of the property, and the proposed conditions demonstrate, the Property and the adjacent lot are self-limiting in their development capacity. The lots are technically too small for the addition of multiple units, and at this time the Applicants intend to keep the lots separate. The Applicants will consider any other conditions the Planning staff and Commission deem appropriate.

III. Proposed zone change is in agreement with the Comprehensive Plan.

Tourism, and agrotourism specifically, are hallmarks of the Woodford County economy. As the Comprehensive Plan notes, the historic and cultural facilities in Woodford and surrounding counties has only grown and is anticipated to continue to grow. Allowing a short-term rental in an established neighborhood helps emphasize and support those tourist attractions, while also encouraging compact, sustainable development. (Comp. Pl. at p. 4). In a centrally located neighborhood consisting of residential and other unique uses, such as its proximity to the Versailles Cemetery and to downtown Versailles, this project provides needed balance and support to the community.

As the Comprehensive Plan also explains, it is imperative that Woodford County's communities have plenty of places for travelers to stay when they visit. (Comp. Pl. at p. 7). Specifically, the proposed zone change and permit meet the Comprehensive Plan's objective to support tourism by encouraging "cooperation among the various local interests that serve as attractions for visitors, i.e. hotels, motels, restaurants, museums, bed and breakfast houses and *short term rentals*." (*Id.* (emphasis added)). While Woodford County has plenty of tourism and agritourism attractions, it lacks places for visitors to stay. (*Id.* at p. 21). The Applicants' proposal would allow for the short term rental of a single-family residence, which will provide tourists traveling to Versailles a unique perspective of Versailles because the tourists can immerse themselves within a local neighborhood where they are able to access various nearby attractions and experiences on foot and without the need to rely on a vehicle, should they prefer.

Further, this proposal meets the objectives of the Comprehensive Plan's Area-Wide Development Policies. (Comp. Pl. at p. 101). Woodford County aims to redevelop and reuse existing parcels and structures, rather than developing vacant parcels. (*Id.*). Notably, those projects should "require minimal review." (*Id.*). The Comprehensive Plan's reuse and infill policy also

reflects the character of the Traditional Neighborhood District the Property is located in. (*Id.* at p. 103). The Traditional Neighborhood District is intended for existing neighborhoods that were constructed before 1968. (*Id.*). Homes are located close to the street and have a higher overall density than some more contemporary neighborhoods. (*Id.*).

Because these neighborhoods are more mature in character, Woodford County would prefer to see infill or redevelopment of parcels in these areas. The Comprehensive Plan envisions development that preserves the character of the surrounding neighborhood. (*Id.*). The Applicants intend to use revenue they receive from short term rental of the property to reinvest in the Property, further preserving the residential structure and maintaining its appearance so that it positively contributes to the surrounding neighborhood.

The Applicants seek to preserve the current nature of the Property and of the neighborhood. While doing so, the Applicants are also adding to Versailles' much-needed temporary housing for tourists and visitors. The Applicants submit that their request fully meets and compliments the nature of the neighborhood and the goals and objectives of the Comprehensive Plan.

IV. Conclusion.

Thank you for considering the Applicants' zone change request. We are happy to answer any questions the Planning Commission may have regarding the contents of this letter.

Sincerely,

/s/ Lexy G. Holland

WYATT, TARRANT & COMBS, LLP

Lexy G. Holland

ZONING ORDINANCE REFERENCES

The provision of the Zoning Ordinance which this proposed Zoning Map Amendment is being requested is referenced in Article VII, Section 710, High Density Residential (R-4) and Article V, Section 507, Overnight Accommodations.

710.1 Intent - This zone is primarily for multi-family dwellings but at a higher density than the R-3 zone. The R-4 zone should be in locations in areas of the community where necessary services and facilities will be adequate to serve the anticipated population.

710.2 Principal Uses

- Single Family Dwellings, Townhouses
- Dormitories adjoining schools for academic instruction, Child Care Centers
- Multiple Family Dwellings, Duplex, Twinhome

710.3 Accessory Uses

- Accessory uses and structures customarily incidental to any permitted principal uses located on the same lot therewith.
- Private garages and parking areas.
- Private swimming pools not to exceed eight and one half (8) feet in height and located no closer than eight (8) feet from the side and/or rear lot lines, when they meet yard requirements for principal buildings and when adequately fenced to prevent the free access of small children.

710.4 Conditional Uses

- The permitted conditional uses in the R-2 zone
- Offices of civic committees or charitable organizations
- Fraternity and sorority houses
- Assisted Living Facilities
- Bed and Breakfast Home and Bed and Breakfast Inn
- Short Term Rental Establishments: Hosted Home-Sharing and Dedicated

710.8 Other Requirements

- Parking - See Article VI
- Signs - See Article V, Section 508

507 Overnight Accommodations

507.1 Characteristics: Dwelling units arranged for short-term stays of less than 30 days for rent or lease.

507.3 Examples: Examples include Hotels, Motels, Inns, Extended Stay Facilities, Bed and Breakfast Establishments, Short Term Rental Establishments, Recreational Vehicle Parks and Camps/Campgrounds.

507.4.B Specific Use Standards - Short Term Rentals

- Short Term Rental establishments shall be required to meet Fire and Building codes. Short Term Rental establishments shall be in compliance with all other applicable state and local laws, including the Woodford County District Health Department Rules and Regulations;
- Hosted Home-Sharing Short Term Rental establishments: Each room or suite to be rented shall be designed and intended to accommodate no more than two adults and accompanying children;
- Dedicated Short Term Rental establishments: Each room or suite within the dwelling unit to be rented shall be designed and intended to accommodate no more than two adults and accompanying children;
- Each room, suite or home shall be rented for no longer than 30 days;
- The use shall not adversely affect the uses permitted in the area and in the immediate neighborhood by excessive traffic generation, noise and light;
- One parking space shall be required for each guest room or suite available for rent. All off-street guest parking areas shall be screened with landscaping when adjacent to single family uses;
- Signs are prohibited for Short Term Rental establishments located in the A1, A-2, A-4, CO-1, R-2, R-3, R-4 and P-1 zoning districts;
- Short Term Rental establishments owner, owner's agent, or lessee shall be present at any Agritourism or Commercial events occurring in or at the establishment;
- In the Incorporated limits of the City of Versailles Short Term Rental Establishments shall be prohibited in R-1 and R-2 zones. A Conditional Use Permit is required in the A-1, R-3, R-4 and P-1 zoning districts prior to commencement of the business. Short Term Rental Establishments shall be limited to the following number of guest rooms or suites: Hosted Home-Sharing, Maximum four (4) guest rooms/suites and Dedicated Short Term Rental establishments, maximum six (6) guest rooms/ suites;

- The Board of Adjustments (*Planning Commission when reviewing a CUP concurrently with a Zone Change Request*), in considering approval of required Conditional Use Permit, shall make a finding that the number of rooms granted shall not have adverse effect on surrounding properties. In addition, the Board of Adjustment shall take into consideration the number of Short Term Rental Establishments, if any, within the general neighborhood of the property being considered for such use; and
- Short Term Rental Establishments shall be required when obtaining a Conditional Use Permit to list as part of the application any planned additional Commercial activities such as meetings, seminars, tea/ garden parties, weddings, receptions, festivals, concerts or Agritourism uses. Any Short Term Rental Establishment seeking a Conditional Use Permit in an unincorporated area of Woodford County that include any planned additional commercial activities must submit an application to the Agricultural Advisory Review Committee for review and comment on the planned commercial activities prior to the Board of Adjustment review.

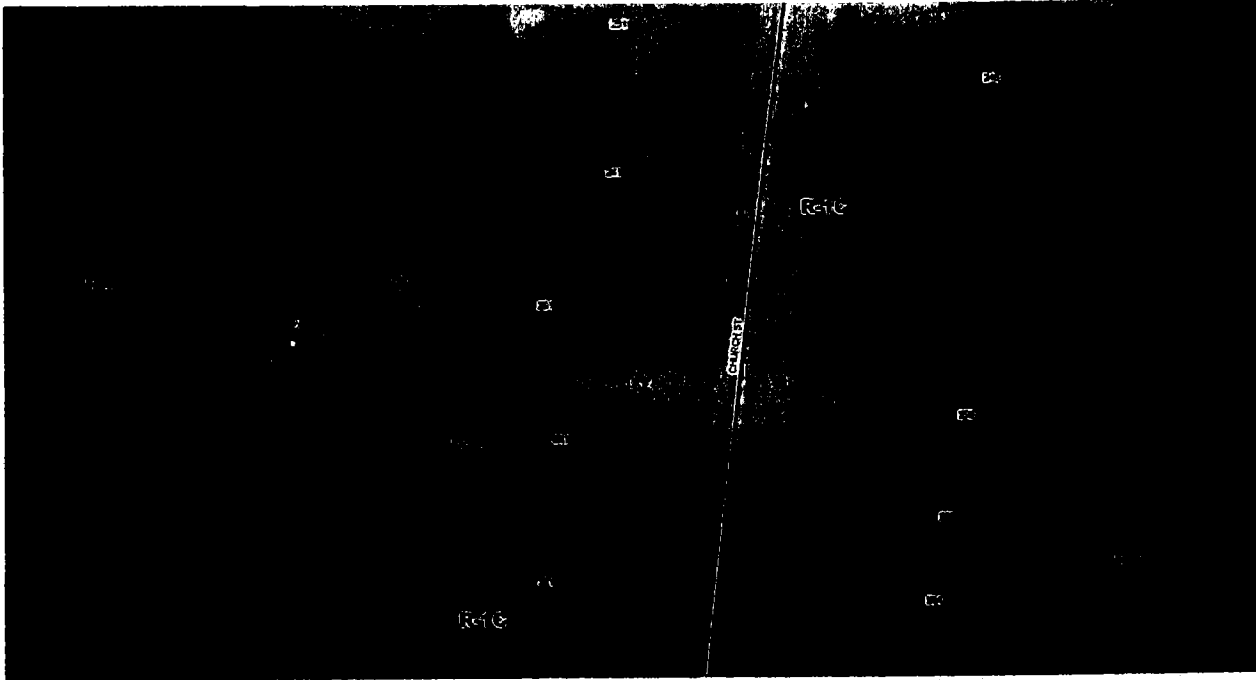
ARTICLE II - Defined Terms

Conditional Uses - A use which is essential or would promote the public health, safety, or welfare in one or more zones, but which would impair the integrity and character of the zone in which it is located, or in adjoining zones, unless restrictions on location, size, extent, and character of performance area imposed in addition to those imposed in the zoning regulation.

Conditional Use Permit - Legal authorization to undertake a conditional use, issued by the administrative official pursuant to authorization by the Board of Adjustment, consisting of two (2) parts:

- A statement of the factual determination by the Board of Adjustment which justifies the issuance of the permit, and
- A statement of the specific conditions which must be met in order for the use to be permitted.

Short Term Rental: A dwelling unit or portion of a dwelling unit that is rented, leased or otherwise assigned for a tenancy of less than 30 consecutive days. This term does not include hotel or motel rooms, extended stay lodging facilities, or bed and breakfast establishments. This may include renting a portion of a dwelling or accessory structure while the resident is present. Short term rentals include the following arrangements: Hosted Home Sharing, where the primary occupant(s) of the residence remains in the dwelling with the guests; and Dedicated Short Term Rentals, where there is not a primary occupant of the dwelling and it is only used by guests. The term Short Term Rental may include home sharing arrangements described as Boarding, Rooming, Vacation or Tourist House/Home.



CONDITIONS OF APPROVAL

Article IV, Section 407.5 - When considering a Conditional Use Permit, the Board of Adjustments may attach certain conditions to its approval which it feels are necessary requirements in order to preserve and protect the character of the district in which the proposed use would be located.

The Applicant has submitted the following Property Conditions, as a part of their application:

1. The short-term rental will comply with all fire, building, and health codes. The Applicants will also ensure it remains in compliance with all local, state and federal regulations.
2. As a dedicated short-term rental, the Property will have a maximum capacity of three adults or one small family (two adults and two children).
3. The home on the Property will be rented for no more than thirty days. The Applicants will require a two-night minimum.
4. The Property will have, and renters will be required to agree to, rules regarding parking, noise, outside hours, and light.
5. The Property will have two parking spots.
6. There will not be any signs for the rental on the Property and no commercial or other events will occur there. The Applicants will enforce a strict prohibition on parties. The Applicants will also enforce a strict quiet time of 10 p.m. for weeknights and midnight for weekends.
7. The Applicants live in Lexington, and will be available to manage the property, address concerns raised by neighbors, and quickly handle any issues that may arise.

OTHER REVIEW ITEMS

- Requested re-zonings (zone changes) should reviewed for consistency with the Land Use District Map, as well as other relevant provisions the Woodford County Comprehensive Plan.
- The applicant has acknowledged that public water currently serves the existing multi-family residential structure. The property utilizes sanitary sewer connection.
- Fire protection is provided by the Versailles Fire Department.



ZONING ORDINANCE - REVIEW & FINDINGS

Article IV of the Zoning Ordinance, Section 409.5 - Planning Commission Action. The procedure for obtaining a Zoning Map Amendment shall be the same as defined in KRS Chapter 100 and in addition, as follows:

- A. The Planning Commission requires, as a condition to the granting of a Zoning Map Amendment, the submission of a General Development Plan. Where agreed upon by the applicant, the General Development Plan shall be followed and binding upon the applicant, his heirs, successors, and assigns.

- B. If the Planning Commission considers a General Development Plan concurrently with an application for Zoning Map Amendment pursuant to KRS 100.203(2), the Commission shall vote upon the application for Zoning Map Amendment at the same time as it considers the applicant's request that the General Development Plan be a condition to the granting of the Zoning Map Amendment. The recommendation of the Planning Commission to approve a Zoning Map Amendment shall be conditioned upon compliance with the submitted General Development Plan and enforced accordingly.
- C. The Planning Commission and applicant may agree to amend the General Development Plan during the public hearing. In such case, the revised General Development Plan shall be prepared by the applicant within 14 calendar days of the approval of the Planning Commission. If the revised General Development Plan, has not been submitted to the Planning Commission within 14 days, the Commission may hold a public hearing to rescind the approval on the next available agenda.
- D. No Development Plan approved by the Planning Commission shall permit the development or use of land in a manner prohibited by this Ordinance. To the extent a condition of a Development Plan may purport to grant such permission, it shall be deemed in conflict with the zoning district regulations and be void and of no effect.

Article IV of the Zoning Ordinance, Section 409.6 - Review Criteria, Findings Required. In their review of a map amendment, the Planning Commission shall consider and make findings on the following matters:

- A. The map amendment is in agreement with the adopted Comprehensive Plan, or, in the absence of such a finding,
- B. That one or more of the following apply and such finding shall be recorded in the minutes and records of the Planning Commission of the legislative body or Fiscal Court:
 - 1. The original zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate;
 - 2. There have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted Comprehensive Plan and which have substantially altered the basic character of such area.

Article IV of the Zoning Ordinance, Section 409.8 - Condition of Enactment of Map Amendment. The following condition shall apply to the enactment of any Zoning Map Amendment; Building permits for improvement of the subject property shall be issued only in conformance with the elements of the General Development Plan and, where required, a Site Development Plan.

Article IV of the Zoning Ordinance, Section 409.9 - Action on Concurrent Applications

- A. In the event the applicant files for a Variance or Conditional Use Permit concurrently, the Planning Commission shall hold the public hearing concurrently with the map amendment.
- B. For the purpose of carrying out this subsection, each requested Variance or Conditional Use Permit shall be considered as separate applications and shall otherwise be administered, advertised and handled in accordance with the requirements of this Ordinance and KRS 100 except that notice by mail for the Zoning Map Amendment shall include notice for the Variance or Conditional Use Permit and shall state that these items will be concurrently heard by the Planning Commission.
- C. The Planning Commission shall assume all the powers and duties otherwise executed by the Board of Adjustments in considering a Variance or Conditional Use Permit but shall only have this authority when the subject Variance or Conditional Use Permit is being considered concurrently with property being considered for a map amendment.

Article IV of the Zoning Ordinance, Section 409.10 - Parties Bound by Development Plan. The Development Plan, General or Site, enacted under the provisions of Section 410, including any amendment thereto, shall be binding upon the property and the owner at the time of approval by the Planning Commission, his heirs, successors in title, personal representatives, assigns, the Planning Commission and legislative bodies.

KRS 100.213 - FINDINGS

100.213 Findings Necessary for Proposed Map Amendment

Before any map amendment is granted, the planning commission or the legislative body or fiscal court must find that the map amendment is in agreement with the adopted comprehensive plan, or, in the absence of such a finding, that one (1) or more of the following apply and such finding shall be recorded in the minutes and records of the planning commission or the legislative body or fiscal court:

- (a) That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate;
- (b) That there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area.

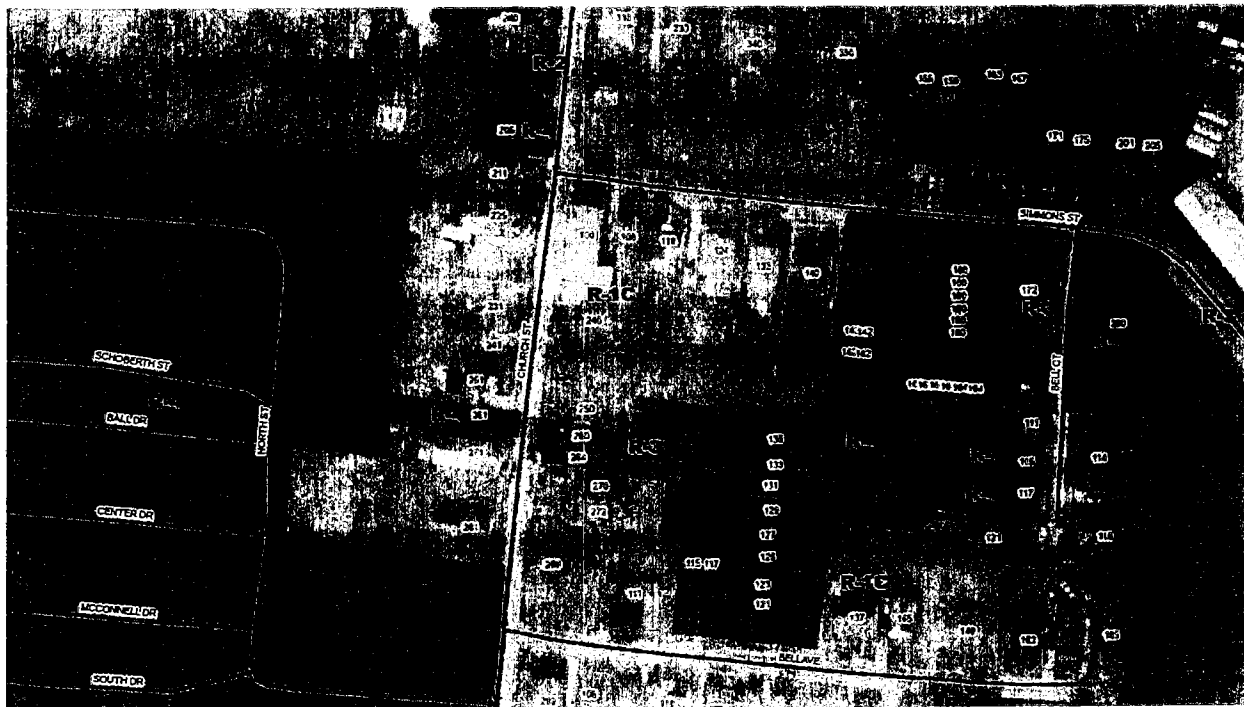
CONIDITIONAL USE PERMIT REVIEW & FINDINGS

Article IV, Section 407.4 Review Criteria - The Board of Adjustments (*Planning Commission when reviewing a CUP concurrently with a Zone Change Request*) shall approve an application for a Conditional Use Permit if, and only if, the applicant has demonstrated that the proposed use and any associated development:

- A. Granting the Conditional Use Permit does not substantially conflict with the purposes of this Ordinance;
- B. Will be consistent with the "Intent" statement for the district in which it is located;
- C. Will be compatible with existing uses adjacent to and near the property;
- D. Will not be hazardous, detrimental or disturbing to present surrounding land uses due to noise, glare, smoke, dust, odor, fumes or other general nuisance;
- E. Will not otherwise adversely affect the development of the general neighborhood or of the district in which the use is proposed;
- F. Will be consistent with existing and planned pedestrian and vehicular circulation adjacent to and near the property;
- G. Will have adequate water and sewer supply, stormwater facilities, transportation facilities, waste disposal and other public services;
- H. Will be developed in a way that will preserve and incorporate any important natural features of the site; and
- I. Will conform to any specific criteria or conditions specified for that use elsewhere in this Article.

Article IV, Section 407.5 Findings Required - The Board of Adjustments (*Planning Commission when reviewing a CUP concurrently with a Zone Change Request*) shall make the following findings prior to approval of any Conditional Use Permit.

- A. The use is not detrimental to the public health, safety or welfare in the zone in which it is proposed.
- B. The use will not contribute toward an overburdening of utility services.
- C. The use will not result in increased traffic congestion, additional parking problems, substantial increase in population density, environmental problems or constitute a nuisance.
- D. That the use otherwise meets the requirements of this Ordinance.



SUGGESTED MOTIONS

I make the motion to **APPROVE** the proposed Zoning Map Amendment, together with and conditioned upon the General Development Plan submitted by the applicant.

Based upon the testimony and documents presented in this public hearing, the proposed Zoning Map Amendment is consistent with the adopted Comprehensive Plan as demonstrated by its compliance with the following items:

Choose all that apply:

- a. Is consistent with the adopted Goals and Objectives;
- b. Is consistent with the Land Use District Map;
- c. Is consistent with the Area Wide and Land Use District Policies.

Therefore, the proposed Zoning Map Amendment is in agreement with the adopted Comprehensive Plan. Further, I request that this motion include the summary of evidence and testimony presented by the witnesses at this public hearing.

I make a motion to **DENY** the proposed Zoning Map Amendment.

Based upon the testimony and documents presented in this public hearing, the proposed Zoning Map Amendment is not consistent with the adopted Comprehensive Plan as demonstrated by its noncompliance with the following items:

Choose all that apply:

- a. Is **not** consistent with the adopted Goals and Objectives;
- b. Is **not** consistent with the Land Use District Map;
- c. Is **not** consistent with the Area Wide and Land Use District Policies.

Therefore, the proposed Zoning Map Amendment is **not** in agreement with the adopted Comprehensive Plan. Further, I request that this motion include the summary of evidence and testimony presented by the witnesses at this public hearing.

SUGGESTED MOTIONS

MOTION TO APPROVE THE CONDITIONAL USE PERMIT REQUEST:

I make the motion to **APPROVE** the Conditional Use Permit for a Short Term Rental establishment in an existing structure located at 251 Church Street, along with the Applicant's and Commission's agreed-upon Property Conditions.

The testimony presented in this public hearing has shown that the use **does** meet the requirements of the Zoning Ordinance.

OR

MOTION TO DENY THE CONDITIONAL USE PERMIT:

I make the motion to **DENY** the Conditional Use Permit for a Short Term Rental establishment in an existing structure located at 251 Church Street, based on the following finding:

The testimony presented in this public hearing has shown that the use **does not** meet the requirements of the Zoning Ordinance.

From concerned neighbors:
Response to Zone change request and Conditional Use Permit by Lauren Javernick & Silvestre Morales for property at 251 Church Street, Versailles KY from Single-Family Residential (R-1C) to High Density Residential (R-4).

The Zoning Commission should DENY the proposed Zoning Map Amendment.

The Zoning Commission should DENY THE CONDITIONAL USE PERMIT.

I make the motion to DENY the proposed Zoning Map Amendment and to DENY the Conditional Use Permit for a Short Term Rental establishment in an existing structure located at 251 Church Street, based on the following finding:
The testimony presented in their application has shown that the use does not meet the requirements of the Zoning Ordinance or the objectives of the Comprehensive Plan.

If The Commission creates processes that balance the **public** and private interests through the implementation of processes that are fair and efficient then it is not the interest of the City or Versailles and the County of Woodford to have more people who do not live in Versailles or Woodford County taking working class and lower income class properties out of circulation to become STRs.

The land is properly zoned as Single-Family Residential, R-1C.
To reclassify it to R4 High Density (R-4) does not meet the criteria set out in the zoning ordinance.
The house is small, only 1,255 sq feet. The house is two bedroom and 1 bath.
Is should not be reclassified as a High Density.

The lot is only 0.090 Acres or 3920.4 sq ft and per the ZONING ORDINANCE 710.6:
Lot, Yard, and Height Requirements For R4 Minimum Lot Size should be 6,000 sq. ft.

The people who bought this property must have been aware of the zoning when they purchased it. They should not be allowed to reclassify it to a designation that does not make sense per the Zoning Codes and Comprehensive Plan only to get a Conditional Use Permit to make the established family home into a STR and take it out of the community.

If The Commission creates processes that balance the public and private interests through the implementation of processes that are fair and efficient then the Planning and Zoning Committee will reject these requests.

EXHIBIT



The property is in a TND - Traditional Neighborhood District.
A wonderful socio economic mixed neighborhood.
Taking a home off the market and making it a STR is not in line with a Traditional Neighborhood District.

Allowing outside developers to buy up properties in this area that are already zoned for single family dwellings only to flip them into STR's is taking these family houses away from permanent families to buy and/or rent.
This does not foster the positive growth that the Comprehensive Plan is striving for.

Below are stated goals of the **Versailles-Midway-Woodford County 2024 Comprehensive Plan** and our responses to how the request(s) do not align with the stated goals.

:
COMMERCIAL DEVELOPMENT GOAL: To encourage and accommodate commercial development to meet the various needs of the cities of the county.
- this should include keeping existing working class and lower income houses available for the folks who live and work in Versailles and Woodford County. Not create a slim profit margin business for people not living in our city or county to take houses off the market for an already oversaturated STR market in Versailles and Woodford County.

Another stated *OBJECTIVE:*
Encourage the development or redevelopment of adequate housing to meet the needs of all of the County's current and future population at all levels of income.
- taking this property out of circulation does not help this goal. Where are current and future populations going to live?
- there are at least four or five nearby properties that will certainly do the same thing and become STR's?

-
Policy # Area Wide Policy Description
4. Reuse and redevelopment of existing parcels and structures, versus development of vacant parcels, is encouraged. Such projects, when involving appropriate uses and densities, should require minimal review.
- the property is currently zoned for appropriate uses and densities
- this house has been a rental or owned property for families for at least the last four years and probably longer.

7. All areas designated for development are understood to be appropriate for recommended use
All areas designated for development are understood to be appropriate for recommended use types and densities at any time assuming infrastructure and required services are available or will be made available. However, development proposals for areas adjacent to previously developed areas are considered to be particularly suitable and as such are encouraged. Such projects, when involving appropriate uses and densities, should require minimal review.
- this will set the precedent for several more properties on and near Church Street to become STR's

The Traditional Neighborhood District - General Development Policies/Guidelines Checklist

1. Infill development should be encouraged that preserves the character of the surrounding neighborhood. Such development should be similar to existing or planned uses in terms of density and/or intensity, architectural and landscape elements and other aspects of site design.

- turning existing family owned and rental properties into STRs in this neighbor will not preserve the wonderful character of our diverse neighborhood
- people staying for a couple of days or no longer than a month will not add to the family atmosphere of the neighborhood
- The continuous turnover does not foster a community, or a community atmosphere.

The Traditional Neighborhood District - Infrastructure Policies Checklist

Policy # Infrastructure Policies Description

2. All development shall incorporate infill sidewalks.
- there is not sidewalk at this property.

A. Demonstration of Appropriateness. Any application for amendment to the Official Zoning

Map shall be submitted with a written detailed explanation as to the following:

2. Why the original zoning classification of the property in question was inappropriate or improper

- **It is correctly zoned!**

The lots near this property are zoned R 1C

The only lots on the street that are currently zoned R4 is the small vacant lot next to them and a house near Morgan Street. Both of those properties should not be R4 based on the definitions laid out. To mention that the Versailles Cemetery is zoned R4 only reinforces that these properties are zoned incorrectly as R4.

The lawyer for the applicants says the property is not surrounded by dense housing.
- then why should it be rezoned to be R4?

It appears they are planning on building another STR on the lot beside 251 Church Street.

Are they getting that approved at the same time?

If so I would like time to oppose that Conditional Use Permit as well.

We have seen the curse of absentee landlords with plenty of properties in Versailles and Woodford County. Properties that are not being kept up. It is more prevalent in middle class and working class dwellings. You can see this on Church Street where a landlord from Fayette County bought two properties and rented out the houses before they were finished being fixed up. There are no plans to finish the job. Since people are desperate for a place to live they move in and make no mention of the shoddy unfinished work on the houses.

As the houses on Church Street get rezoned and made in STR's where will the current inhabitants move to live? There is already a dearth of affordable housing in Versailles. All the current building and building in the foreseeable future will be more expensive homes, not affordable homes or rental units.

The Zoning Commission should DENY THE CONDITIONAL USE PERMIT:

We have plenty of places for visitors to stay already and do not need to remove another house from the market to create another STR property.

This precedent will lead to several other properties on Church Street to follow suit.

There are already a huge number of STR's in Woodford County.

The Current estimate from the Chamber of Commerce of STR's in Woodford County is 116. This does not take into account the illegal STR's operating in Woodford County (one used to be next door to the Church Street property and might still be operating that way still). Steve Hunter mentioned this number of STR's is equal to the amount in Bowling Green, which has a much larger population than Versailles.

This number does not count the Holiday Inn Express, The Woodford Inn (which is expanding with six or eight more STR units beside Big Spring Park), the soon to open Aldenberg Hotel with 26 rooms, several Bed and Breakfast establishments and Farm Stays.

If new STR's are going to open in Versailles they should be in properties that are already zoned for them.

Per the applicant's application:

B. *That one or more of the following apply and such finding shall be recorded in the minutes and records of the Planning Commission of the legislative body or Fiscal Court:*

1. *The original zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate;*

- **this is not true. The property is correctly zoned as R 1C:**

2. *There have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted Comprehensive Plan and which have substantially altered the basic character of such area.*

- **this is false.**

- **what changes would this be? Beside the opportunity of absentee landlords to come into our community and displace people who have been here for generations and take the profits out of Versailles and Woodford County**

CONIDITIONAL USE PERMIT REVIEW & FINDINGS

Article IV, Section 407.4 Review Criteria - The Board of Adjustments (Planning Commission when reviewing a CUP concurrently with a Zone Change Request) shall approve an application for a Conditional Use Permit if, and only if, the applicant has demonstrated that the proposed use and any associated development:

A. *Granting the Conditional Use Permit does not substantially conflict with the purposes of this Ordinance;*

- **this is not true. It is a neighborhood for residents to live in. Visitors to Versailles can stay in the downtown district or any of the many existing STR's, Hotels, Inns, Bed & Breakfast's and Farm Stays**

B. *Will be consistent with the "Intent" statement for the district in which it is located;*

- **STR's are not part of a neighborhood's intent**

C. *Will be compatible with existing uses adjacent to and near the property;*

- **the use is housing, rental or owned**

E. *Will not otherwise adversely affect the development of the general neighborhood or of the district in which the use is proposed;*

- **taking homes out of circulation and making them STR's will adversely affect this**

RESIDENTIAL – HOUSING DEVELOPMENT GOAL: *Provide for residential development through the assurance of safety, property design, proper facilities and protection from hazards.*

OBJECTIVES:

1. *Encourage the development or redevelopment of adequate housing to meet the needs of all of the County's current and future population at all levels of income.*

- removing a house from being used by working class and lower socio-economic residents and turning it into a STR is an antithesis to this.

We all are aware that the new housing being created in Versailles and Woodford County is not affordable to working class and lower socio-economic folks.

2 *Encourage future residential growth to be located within the Urban Service Boundary and small communities while discouraging residential subdivision growth that is scattered outside the Urban Service Boundary.*

- if existing working class and lower class properties are turned into STR's where will these folks live? They are not building this type of housing in Versailles.

4 *Coordinate and plan housing for the rising senior population of Woodford County.* - -

- STR's in a HND's take the possible housing for seniors out of the equation -

- where the seniors move to and live?

GENERAL LAND DEVELOPMENT GOAL: *Provide for the proper organization of land use to ensure: an increasingly safe, healthy and convenient environment for the residents of the County, and; adequate land in appropriate locations for all land uses by utilizing the Land Use Districts (ie: Future Land Use Map) to guide daily decision-making regarding land uses and development proposals in order to minimize the adverse impacts of developments*

- allowing absentee landlords who do not live in Versailles or Woodford County to take existing housing properties and turn them into STRs does not benefit the residents of the County

6 *Encourage compact, sustainable, high-quality development which protects community character, provides balanced land uses.*

- turning existing housing into STR's in a HND does not protect the community character.

DOWNTOWN AREAS GOAL: *To encourage the restoration, preservation, and strengthening of the Central Business District of Versailles and Midway as the activity centers of Woodford County.*

OBJECTIVES:

- 1 *Promote the revitalization of downtown Versailles and Midway to enable critical mass of people in downtown.*
 - **taking away existing housing does not promote this**

NEIGHBORHOOD/SUBDIVISION DEVELOPMENT GOAL: *To encourage the concept of planning and development at the neighborhood level within Versailles, Midway, and the approved small communities of Woodford County which are unincorporated.*

OBJECTIVES:

- 1 *Support strong, functional, and affordable neighborhoods through planning and land use regulations designed to encourage the stability of existing neighborhoods.*
 - **turning existing homes into STR's does not provide stability to existing neighborhoods. They do the opposite as more houses will be taken off the market to become STR's**

- 2 *Plan the development of new residential areas around the neighborhood concept by developing new areas as a neighborhood within itself, or by integrating it into an established neighborhood.*

- **turning existing homes into STR's does not provide stability to existing neighborhoods**

TOURISM

- 3 *To encourage cooperation among the various local interests that serve as attractions for visitors, i.e. hotels, motels, restaurants, museums, bed and breakfast houses and short term rentals.*

- **there are already plenty of STR's and other places. Many more are being built**

or converted all across the Versailles and Woodford County in places that are currently zoned for it

Chapter 5

The 2016 objectives related to the USB in this Comprehensive Plan Update include the following:

Encourage future residential growth to be located within the Urban Service Boundary and small communities while discouraging residential subdivision growth that is scattered outside the Urban Service Boundary.

- how do we encourage residential growth if we are making existing housing that is not zoned for it into STRs?

There are no current legal STR's on Church Street

Concerning the request to Rezone and get a Conditional Use Permit by
4. Lauren Javernick & Silvestre Morales have filed an application to rezone a property on a tract of land containing 0.090 acres located at 251 Church Street, Versailles KY. The requested zone change is from **Single-Family Residential (R-1C) to High Density Residential (R-4).**

5. Lauren Javernick & Silvestre Morales have filed a Conditional Use Permit Application on a tract of land

The Zoning Commission should DENY the proposed Zoning Map Amendment.

The Zoning Commission should DENY THE CONDITIONAL USE PERMIT

Thank you for reading the neighbors' and the neighborhood's concerns.



Albert and Alexandra Mason
250 Morgan Street
Versailles, KY 40383

Motion was made by Ms. Stepp, as seconded by Mr. Bohannon to approve the Legends Development Co LLC, Subdivision (Major Final Plat) on a tract of land containing 3.680 acres, located at 906 Troy Pike, Versailles, KY. The property is zoned Single-Family Residential (R-1B), as submitted. No further discussion. Motion carried with six (6) aye votes.

Brown Forman Corporation have filed a Final Development Plan on a tract of land containing 148.590 acres located at 1214 Georgetown Road, Midway, KY. The property is zoned Agricultural (A-1) and Conservation (CO-1).

Madam Chair noted that this item had been removed from the agenda. Mr. Hunter noted that this will be reviewed at the January meeting due to concerns related to fire protection.

PUBLIC HEARING ITEMS

Madam Chair asked to move agenda items #4 and #5 to the top of the Public Hearing items because some of the public were present to hear about these items.

Lauren Javernick & Silvestre Morales have filed an application to rezone a property on a tract of land containing 0.090 acres located at 251 Church Street, Versailles KY. The requested zone change is from Single-Family Residential (R-1C) to High Density Residential (R-4).

Lauren Javernick & Silvestre Morales have filed a Conditional Use Permit Application on a tract of land containing 0.090 acres located at 251 Church Street, Versailles KY. The Applicant proposes the operation of a Short Term Rental Facility.

Madam Chair opened the public hearing and called upon the applicants' attorney for comments. Lexi Holland noted that she represented Lauren Javernick & Silvestre Morales. The applicants were out of town and Ms. Holland requested a postponement of the hearing because the applicants wanted to make sure they were present to answer additional questions that she could not answer. They had received some neighbors' concerns and take them very seriously and want to hear concerns and they did not want to rush anything. Ms. Holland asked for the hearing be postponed until the next Planning Commission meeting.

Madam Chair noted that they would need a motion for the request. Someone from the audience asked to speak because he had made plans to attend this meeting. Madam Chair referred to Mr. Smith. Mr. Smith noted that the application had not been presented yet and he would be rebutting something that had not been heard. Mr. Smith noted that if he was going to be out of town in January then he can submit something in writing. He had already submitted something in writing for this meeting. After deliberation with Mr. Smith, Madam Chair noted that she would allow the gentleman to speak for three minutes. Mr. Schein was not in agreement with the decision and questioned why it should be allowed. Mr. Smith noted that since counsel was present then they could address the concerns at the next meeting. Mr. Schein noted that could be addressed with a conversation between the two in the hallway and he was sympathetic to the gentleman for attending tonight and it happens all the time. Mr. Schein noted that he had read the gentleman's submitted comments.

EXHIBIT

J

Motion was made by Mr. Wells, as seconded by Mr. Bohannon to approve the postponement of Lauren Javernick & Silvestre Morales application to rezone a property on a tract of land containing 0.090 acres located at 251 Church Street, Versailles KY. The requested zone change is from Single-Family Residential (R-1C) to High Density Residential (R-4) and Lauren Javernick & Silvestre Morales Conditional Use Permit Application on a tract of land containing 0.090 acres located at 251 Church Street, Versailles KY. The Applicant proposes the operation of a Short Term Rental Facility, until the January meeting. No further discussion. Motion carried with six (6) aye votes.

Dale and Macey LLC have filed an application to rezone a property on a tract of land containing 0.490 acres located at 104 Dale Avenue, Versailles KY. The requested zone change is from Two-Family Residential (R-2) to Medium Density Residential (R-3).

Madam Chair opened the public hearing and called upon Mr. Hunter for comments. Mr. Hunter shared several aeriels and zone change map on the monitors and noted the property was currently used as multi-family residential and the Land Use in the area is mostly single family homes and commercial to the north. The four plex has been in existence for many years. Mr. Hunter noted that this was a non-conforming use in the current zone and by filing this zone change was to get it into the legal zone. Mr. Hunter noted if the four plex were to be destroyed it could not be built back in the current zone. Mr. Schein asked for clarification of its legal status. Mr. Hunter noted that it was legal non-conforming.

The applicants were present but did not have anything further to add.

Mr. Smith questioned the rationale of why the current zoning was inappropriate. Mr. Hunter noted that he thought the map had been revisited several times over the years and the structure had been there for many years and the zoning map had never been corrected to accommodate the fact that a four plex had been on the property possibly since the early 1970's.

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. Wells, as seconded by Mr. Bohannon to approve/forward the Zone Change to the City of Versailles - Dale and Macey LLC on a tract of land containing 0.490 acres located at 104 Dale Avenue, Versailles KY. The requested zone change is from Two-Family Residential (R-2) to Medium Density Residential (R-3). Further, the request is justified [not by inappropriate current zoning, but...] by conformity with the Comprehensive Plan, specifically those goals and objectives identified in the staff report.

Discussion - Mr. Schein noted that this was a big hammer to fix someone's insurance problem, because if it burns down then they don't get to build back. Mr. Schein noted that it was a poor reason to do spot zoning. Mr. Wells noted that when someone purchases property with expectations such as this, they should be able to build the four plex back. Mr. Smith made a suggestion for amendment to motion.

Motion amended by suggestion of counsel. Motion carried with six (6) aye votes.

Cancelled

VERSAILLES-MIDWAY-WOODFORD COUNTY PLANNING COMMISSION
PUBLIC HEARING NOTICE

Public Hearing Notice for January 9, 2025, at 6:30PM, Woodford County Courthouse, 2nd Floor, 103 S Main St, Versailles KY:

1. Lauren Javernick & Silvestre Morales have filed an application to rezone a property on a tract of land containing 0.090ac located at 251 Church St, Versailles KY. The requested zone change is from R-1C to R-4.
2. Lauren Javernick & Silvestre Morales have filed a Conditional Use Permit Application on a tract of land containing 0.090ac located at 251 Church St, Versailles KY. The Applicant proposes the operation of a Short Term Rental Facility.
3. Burnworth Properties LLC have filed an application to rezone a property on a tract of land containing 0.920ac located at 5695 McCracken Pk, Frankfort KY. The requested zone change is from R-2, CO-1 & B-1 to B-1.

Applications and Plans are available for review at the Planning Commission Office, 103 S Main St, Suite 204, Versailles KY (859) 873-8611 www.planning.woodfordcountyky.org

****Please run the above Public Hearing Notice (one time) on January 2, 2025**

EXHIBIT

K

AGENDA
VERSAILLES-MIDWAY-WOODFORD COUNTY PLANNING COMMISSION
REGULAR MEETING
WOODFORD COUNTY COURTHOUSE, 2nd FLOOR
JANUARY 9, 2025
6:30 PM

LIVESTREAM LINK
Planning Commission Facebook Page

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. APPROVAL OF MINUTES - December 19, 2024

D. NON-PUBLIC HEARING ITEMS

1. **POSTPONED ITEM** - Brown Forman Corporation have filed a Final Development Plan on a tract of land containing 148.590 acres located at 1214 Georgetown Road, Midway, KY. The property is zoned Agricultural (A-1) and Conservation (CO-1).
2. Alter Development LLC have applied for an approval of a Subdivision (Major Final Plat- Paynes Crossing Sections 2A through 2E) on a tract of land containing 57.712 acres, located at 0 Lexington Road, Versailles, KY. The property is zoned Single-Family Residential (R-1A & R-1B).
3. Jose Laudo DeCamargo has applied for an approval of a Subdivision (Minor Plat) on a tract of land containing 21.300 acres, located at 5630 McCowans Ferry Road, Versailles, KY. The property is zoned Small Community (A-4).
4. Jacqueline Manzo has applied for an approval of a Subdivision (In-Family Conveyance Plat) on a tract of land containing 57.752 acres, located at 900 Carpenter Pike, Versailles, KY. The property is zoned Agricultural (A-1).
5. Joshua & Lucy Slugantz have applied for an approval of a Subdivision (Minor Plat) on a tract of land containing 59.250 acres, located at 1081 Hifner Road, Versailles, KY. The property is zoned Agricultural (A-1) and Rural Residential/Residual farmland.

E. PUBLIC HEARING ITEMS

1. **POSTPONED ITEM** - Lauren Javernick & Silvestre Morales have filed an application to rezone a property on a tract of land containing 0.090 acres located at 251 Church Street, Versailles KY. The requested zone change is from Single-Family Residential (R-1C) to High Density Residential (R-4).
2. **POSTPONED ITEM** - Lauren Javernick & Silvestre Morales have filed a Conditional Use Permit Application on a tract of land containing 0.090 acres located at 251 Church Street, Versailles KY. The Applicant proposes the operation of a Short Term Rental Facility.
3. Burnworth Properties LLC have filed an application to rezone a property on a tract of land containing 0.920 acres located at 5695 McCracken Pike, Frankfort KY. The requested zone change is from Two-Family Residential (R-2), Conservation (CO-1) and Neighborhood Business (B-1) to Neighborhood Business (B-1).

*Public Hearing Comments are limited To Five (5) Minutes per Speaker. Written Comments may be submitted to Planning Commission prior to or at the Public Hearing.

EXHIBIT

1

F. OTHER BUSINESS ITEMS

1. Election of 2025 Officers/Committee Assignments
2. Fee Schedule Amendment
3. Bill Pay List - January 2025
4. Finance/Budget Report - December 2024
5. Permits Issued Report - December 2024
6. Announcements

G. ADOURN

NEXT SCHEDULED REGULAR MEETING FEBRUARY 13, 2025



Stephen R. Hunter
Planning Director

**VERSAILLES-MIDWAY-WOODFORD COUNTY
PLANNING COMMISSION**

Joshua Stevens
Building Official

Kim O'Reel
Office Manager

103 S. Main St., Room 204
Versailles, KY 40383
Telephone: 859-873-8611
<https://www.woodfordplanning.org>

Mary Beth Robson
Engineer

December 26, 2024

More Real Estate LLC
2501 Lenlake Court
Lexington, KY 40513

Dear Property Owner:

On Thursday, January 9, 2025 the Versailles-Midway-Woodford County Planning and Zoning Commission will hold a special public hearing in the 2nd Floor Courtroom of the Woodford County Courthouse, Versailles, at 6:30 p.m., or shortly thereafter, to consider a zone change condition request as follows:

Zoning Map Amendment/Preliminary Plat – Lauren Javernick & Silvestre Morales – 251 Church St – R-1C to R-4 District and Conditional Use Permit to operate a Short Term Rental Facility.

Comments will be limited to five (5) minutes per person and written comments can be submitted prior to or at the meeting.

This notice is provided to you pursuant to KRS 100.212 (2). The application and supporting information are available for your review in Room 204 of the Courthouse. Should you have any question concerning this notice, do not hesitate to contact me at 873-8611.

Sincerely,

Kim O'Reel
Office Manager

EXHIBIT



Stephen R. Hunter
Planning Director

**VERSAILLES-MIDWAY-WOODFORD COUNTY
PLANNING COMMISSION**

Joshua Stevens
Building Official

Kim O'Reel
Office Manager

103 S. Main St., Room 204
Versailles, KY 40383
Telephone: 859-873-8611
<https://www.woodfordplanning.org>

Mary Beth Robson
Engineer

December 26, 2024

Kentucky Property Ventures LLC
109-B MacArthur Ct
Nicholasville, KY 40356

Dear Property Owner:

On Thursday, January 9, 2025 the Versailles-Midway-Woodford County Planning and Zoning Commission will hold a special public hearing in the 2nd Floor Courtroom of the Woodford County Courthouse, Versailles, at 6:30 p.m., or shortly thereafter, to consider a zone change condition request as follows:

Zoning Map Amendment/Preliminary Plat – Lauren Javernick & Silvestre Morales – 251 Church St – R-1C to R-4 District and Conditional Use Permit to operate a Short Term Rental Facility.

Comments will be limited to five (5) minutes per person and written comments can be submitted prior to or at the meeting.

This notice is provided to you pursuant to KRS 100.212 (2). The application and supporting information are available for your review in Room 204 of the Courthouse. Should you have any question concerning this notice, do not hesitate to contact me at 873-8611.

Sincerely,

A handwritten signature in black ink that reads "Kim O'Reel".

Kim O'Reel
Office Manager



Stephen R. Hunter
Planning Director

**VERSAILLES-MIDWAY-WOODFORD COUNTY
PLANNING COMMISSION**

Joshua Stevens
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Engineer

December 26, 2024

Woodford Habitat for Humanity
PO Box 73
Versailles, KY 40383

Dear Property Owner:

On Thursday, January 9, 2025 the Versailles-Midway-Woodford County Planning and Zoning Commission will hold a special public hearing in the 2nd Floor Courtroom of the Woodford County Courthouse, Versailles, at 6:30 p.m., or shortly thereafter, to consider a zone change condition request as follows:

Zoning Map Amendment/Preliminary Plat – Lauren Javernick & Silvestre Morales – 251 Church St – R-1C to R-4 District and Conditional Use Permit to operate a Short Term Rental Facility.

Comments will be limited to five (5) minutes per person and written comments can be submitted prior to or at the meeting.

This notice is provided to you pursuant to KRS 100.212 (2). The application and supporting information are available for your review in Room 204 of the Courthouse. Should you have any question concerning this notice, do not hesitate to contact me at 873-8611.

Sincerely,

Handwritten signature of Kim O'Reel in black ink.

Kim O'Reel
Office Manager



Stephen R. Hunter
Planning Director

**VERSAILLES-MIDWAY-WOODFORD COUNTY
PLANNING COMMISSION**

Joshua Stevens
Building Official

Kim O'Reel
Office Manager

103 S. Main St., Room 204
Versailles, KY 40383
Telephone: 859-873-8611
<https://www.woodfordplanning.org>

Mary Beth Robson
Engineer

December 26, 2024

Michael Hill
PO Box 1432
Versailles, KY 40383

Dear Property Owner:

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Kim O'Reel
Office Manager



Stephen R. Hunter
Planning Director

**VERSAILLES-MIDWAY-WOODFORD COUNTY
PLANNING COMMISSION**

Joshua Stevens
Building Official

Kim O'Reel
Office Manager

103 S. Main St., Room 204
Versailles, KY 40383
Telephone: 859-873-8611
<https://www.woodfordplanning.org>

Mary Beth Robson
Engineer

December 26, 2024

Brenda Curtis
270 Church St
Versailles, KY 40383

Dear Property Owner:

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Kim O'Reel
Office Manager



Stephen R. Hunter
Planning Director

**VERSAILLES-MIDWAY-WOODFORD COUNTY
PLANNING COMMISSION**

Joshua Stevens
Building Official

Kim O'Reel
Office Manager

103 S. Main St., Room 204
Versailles, KY 40383
Telephone: 859-873-8611
<https://www.woodfordplanning.org>

Mary Beth Robson
Engineer

December 26, 2024

Albert III & Katherine Chase
200 South Hill Rd
Versailles, KY 40383

Dear Property Owner:

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Kim O'Reel
Office Manager



Stephen R. Hunter
Planning Director

**VERSAILLES-MIDWAY-WOODFORD COUNTY
PLANNING COMMISSION**

Joshua Stevens
Building Official

Kim O'Reel
Office Manager

103 S. Main St., Room 204
Versailles, KY 40383
Telephone: 859-873-8611
<https://www.woodfordplanning.org>

Mary Beth Robson
Engineer

December 26, 2024

ECG Properties Inc
642 Pinckard Pk
Versailles, KY 40383

Dear Property Owner:

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Kim O'Reel
Office Manager



Stephen R. Hunter
Planning Director

**VERSAILLES-MIDWAY-WOODFORD COUNTY
PLANNING COMMISSION**

Joshua Stevens
Building Official

Kim O'Reel
Office Manager

103 S. Main St., Room 204
Versailles, KY 40383
Telephone: 859-873-8611
<https://www.woodfordplanning.org>

Mary Beth Robson
Engineer

December 26, 2024

Linda Weiss
163 Levy Bay Rd
Panacea, FL 32346

Dear Property Owner:

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Kim O'Reel
Office Manager



Stephen R. Hunter
Planning Director

**VERSAILLES-MIDWAY-WOODFORD COUNTY
PLANNING COMMISSION**

Joshua Stevens
Building Official

Kim O'Reel
Office Manager

103 S. Main St., Room 204
Versailles, KY 40383
Telephone: 859-873-8611
<https://www.woodfordplanning.org>

Mary Beth Robson
Engineer

December 26, 2024

Simpson United Methodist Church
108 Simmons St
Versailles, KY 40383

Dear Property Owner:

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Kim O'Reel
Office Manager



Stephen R. Hunter
Planning Director

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PLANNING COMMISSION**

Joshua Stevens
Building Official

Kim O'Reel
Office Manager

103 S. Main St., Room 204
Versailles, KY 40383
Telephone: 859-873-8611
<https://www.woodfordplanning.org>

Mary Beth Robson
Engineer

December 26, 2024

Versailles City Government
196 South Main St
Versailles, KY 40383

Dear Property Owner:

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Kim O'Reel
Office Manager



Stephen R. Hunter
Planning Director

**VERSAILLES-MIDWAY-WOODFORD COUNTY
PLANNING COMMISSION**

Joshua Stevens
Building Official

Kim O'Reel
Office Manager

103 S. Main St., Room 204
Versailles, KY 40383
Telephone: 859-873-8611
<https://www.woodfordplanning.org>

Mary Beth Robson
Engineer

December 26, 2024

Arthur Keith Taylor
124 Simmons St
Versailles, KY 40383

Dear Property Owner:

On Thursday, January 9, 2025 the Versailles-Midway-Woodford County Planning and Zoning Commission will hold a special public hearing in the 2nd Floor Courtroom of the Woodford County Courthouse, Versailles, at 6:30 p.m., or shortly thereafter, to consider a zone change condition request as follows:

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Kim O'Reel
Office Manager



Stephen R. Hunter
Planning Director

**VERSAILLES-MIDWAY-WOODFORD COUNTY
PLANNING COMMISSION**

Joshua Stevens
Building Official

Kim O'Reel
Office Manager

103 S. Main St., Room 204
Versailles, KY 40383
Telephone: 859-873-8611
<https://www.woodfordplanning.org>

Mary Beth Robson
Engineer

December 26, 2024

Katherine Ann Caise
124 Simmons St
Versailles, KY 40383

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Kim O'Reel
Office Manager



Stephen R. Hunter
Planning Director

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PLANNING COMMISSION**

Joshua Stevens
Building Official

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Office Manager

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Versailles, KY 40383
Telephone: 859-873-8611
<https://www.woodfordplanning.org>

Mary Beth Robson
Engineer

December 26, 2024

Rochelle Hicklin
5 Faversham Ct
Columbia, SC 29229

Dear Property Owner:

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Kim O'Reel
Office Manager



Stephen R. Hunter
Planning Director

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PLANNING COMMISSION**

Joshua Stevens
Building Official

Kim O'Reel
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Versailles, KY 40383
Telephone: 859-873-8611
<https://www.woodfordplanning.org>

Mary Beth Robson
Engineer

December 26, 2024

Commella Cottages LLC
512 Sundrop Path
Lexington, KY 40509

Dear Property Owner:

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Sincerely,

Kim O'Reel
Office Manager

RECEIVED

DEC 26 2024

VERSAULT & WIDMAN
WOODBRIDGE, P. Q.

OUTDOOR USE
FLOOR BOARD
LUMBER - 4x8 IN
WOOD BRIDGE, P. Q.

ZONING
CHANGE
WOOD BRIDGE, P. Q.

EXHIBIT

N

VERSAILLES-MIDWAY-WOODFORD COUNTY PLANNING COMMISSION

ZONE CHANGE & CONDITIONAL USE PERMIT STAFF REPORT

Application Filing Date: November 21, 2024

Public Hearing Date: December 19, 2024 & January 9, 2025

Description of Request: The applicant is proposing to rezone a tract of land containing 0.090 acres, located at 251 Church Street, Versailles KY, from Single-Family Residential (R-1C) to High Density Residential (R-4). The Applicant is concurrently requesting a Conditional Use Permit to operate a Short Term Rental Establishment in an existing structure.

Applicant:

Lauren Javernick & Silvestre Morales
426 West Sixth Street
Lexington, KY 40508

Property Owner:

Lauren Javernick & Silvestre Morales
426 West Sixth Street
Lexington, KY 40508

Location of Property: 251 Church Street

Current Zoning: Single-Family Res (R-1C)

PVA Parcel #: 30-5010-014-00

Proposed Zoning: High Density (R-4)

Property Size: 0.090 Acres

Existing Land Use: Residential

Existing Land Use of the Surrounding Area:

The surrounding area is comprised mostly of single-family uses.

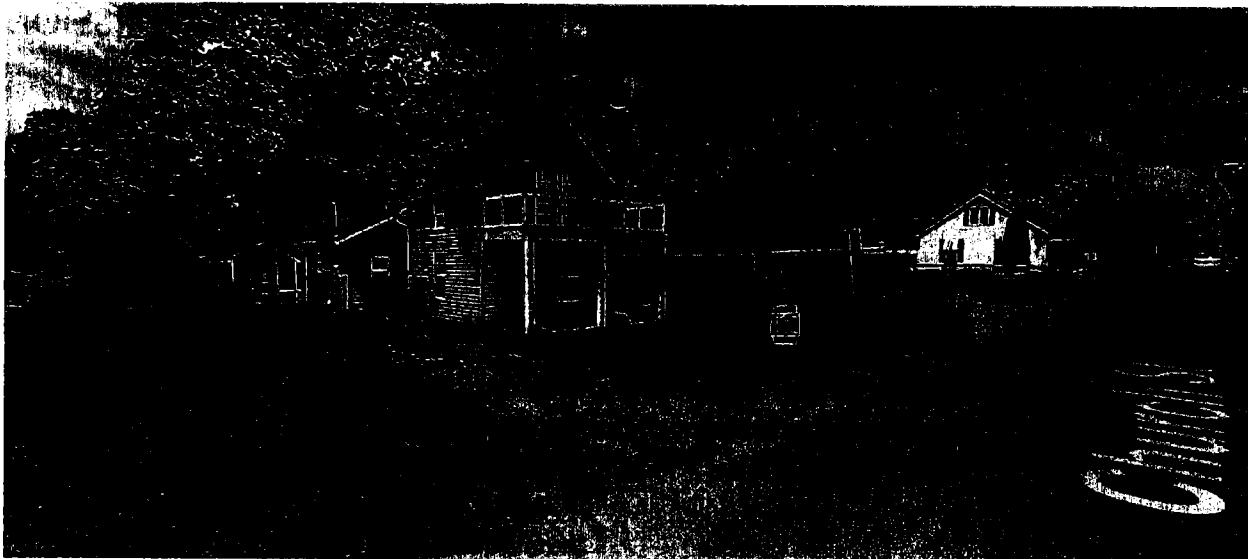
Land Use District Designation: The property is located within **Traditional Neighborhood District**. This Land Use District is intended for existing neighborhoods constructed prior to 1968. In part, these neighborhoods have a unique development pattern characterized by a grid pattern of streets, houses located close to the street and a mix of housing types. Generally, these neighborhoods were developed at a higher overall density than contemporary neighborhoods and some have historic significance to the respective communities in which they are located.

Application Review:

- Comprehensive Plan Compliance
- Existing Zoning Inappropriate
- Major Changes (economic, physical, or social)
- General Development Plan

Additional Documentation Required:

- Traffic Impact Study
- Environmental Assessment
- Landscape Plan
- Conditional Use Permit



COMPREHENSIVE PLAN REVIEW

Selected Goals and Objectives from Chapter One of the Woodford County Comprehensive Plan state the following:

GENERAL PROCESS GOAL: Ensure that the processes and activities of the Versailles-Midway-Woodford County Planning and Zoning Commission occur in a fair and efficient manner and that the Commission will recognize that property owners have the right to enjoy the lawful use of their property in pursuit of their own best interests, both social and economic, yet recognize also that the ownership of property confers responsibilities. Use of private property should not interfere with the health or safety of neighboring property owners or occupants or deny neighboring property owners those same inherent rights. The Versailles-Midway-Woodford County Planning Commission's Statement of Goals and Objectives serves as a guide for the physical development and economic and social well-being of the community. The Commission creates processes that balance the public and private interests through the implementation of processes that are fair and efficient.

OBJECTIVES:

- Encourage citizen input from divergent interests within the community.
- Allow adequate time for concerned citizens to address the Commission within the spectrum of public hearings.

COMMERCIAL DEVELOPMENT GOAL: To encourage and accommodate commercial development to meet the various needs of the cities of the county.

OBJECTIVES:

- To maintain guidelines to effectively buffer commercial areas from nearby residential areas.

RESIDENTIAL - HOUSING DEVELOPMENT GOAL: Provide for residential development through the assurance of safety, property design, proper facilities and protection from hazards.

OBJECTIVES:

- Encourage the development or redevelopment of adequate housing to meet the needs of all of the County's current and future population at all levels of income.

TRANSPORTATION GOAL: To provide the citizens of Woodford County with a well-planned and coordinated system of major thoroughfares, neighborhood streets and non-motorized trails that are safe, cost effective, and adequate for their surroundings.

OBJECTIVES:

- Promote and encourage projects to minimize through traffic on main streets and narrow residential streets including but not limited to alternate routes.

GENERAL LAND DEVELOPMENT GOAL: Provide for the proper organization of land use to ensure: an increasingly safe, healthy and convenient environment for the residents of the County, and; adequate land in appropriate locations for all land uses by utilizing the Land Use Districts (ie: Future Land Use Map) to guide daily decision-making regarding land uses and development proposals in order to minimize the adverse impacts of developments.

OBJECTIVES:

- Encourage future land development to be located in centralized compacted patterns and ensure the highest and best possible usage of land by utilizing the Land Use Districts (ie: Future Land Use Map) to guide land uses and development proposals.
- Strive to provide a balance between recreational, tourist, unique natural areas, cultural attractions, and any development that might harm the surrounding physical environment near such attractions.

NEIGHBORHOOD/SUBDIVISION GOAL: To encourage the concept of planning and development at the neighborhood level within Versailles, Midway, and the approved small communities of Woodford County which are unincorporated.

OBJECTIVES:

- Support strong, functional, and affordable neighborhoods through planning and land use regulations designed to encourage the stability of existing neighborhoods.

TOURISM GOAL: To promote and support the economic growth of tourism in Woodford County by connecting local tourism-related businesses and activities with customers, vendors, and one another.

OBJECTIVES:

- To encourage the development of tourism-related businesses including but not limited to the bourbon industry, wine production, and the railroad.
- To encourage cooperation among the various local interests that serve as attractions for visitors, i.e. hotels, motels, restaurants, museums, bed and breakfast houses and short term rentals.
- To support and encourage the preservation of historic sites, archaeological sites, unique scenic areas, and horse farms that attract the traveling public.

Additionally, the Woodford County Comprehensive Plan states the following in Chapter V:

Chapter Five of the Comprehensive Plan states the following: Area Wide Development Policies. The following development policies apply to all development within the community. They apply equally to development occurring in areas heretofore undeveloped and infill development proposals. These policies are generally applicable across planning areas and are listed separately in this section so that they need not be repeated in the descriptions or criteria and policies applicable specifically to those areas.

Policy #	Area Wide Policy Description
1.	New development and redevelopment within the 100-year floodplain is discouraged. Any necessary development within the 100-year floodplain should incorporate mitigation measures that minimize its impact on the floodplain and protect the development from flood damage.
2.	Areas proposed for development should be assessed for the presence of sinkholes. Where sinkholes are found, development, although not discouraged, should incorporate appropriate measures so as to minimize the impact on ground water and to avoid structural instability.
3.	Development should occur in areas where there is existing infrastructure and public services or where they are easily provided in order to minimize public costs associated with those services.
4.	Reuse and redevelopment of existing parcels and structures, versus development of vacant parcels, is encouraged. Such projects, when involving appropriate uses and densities, should require minimal review.

5.	Except as otherwise provided, the size and scale of all development and redevelopment should reflect and be complimentary to the character and style of surrounding developed areas.
6.	Developers should incorporate where possible and practicable the protection of all natural resources into their development proposals to create unique additions to the community while protecting the natural environment. These natural resources include but are not limited to questionable soil types, wetlands, floodplains and steep slopes.
7.	All areas designated for development are understood to be appropriate for recommended use types and densities at any time assuming infrastructure and required services are available or will be made available. However, development proposals for areas adjacent to previously developed areas are considered to be particularly suitable and as such are encouraged. Such projects, when involving appropriate uses and densities, should require minimal review.
8.	Except in the Small Community areas and approved Rural Residential areas, new development should occur only in areas where sanitary sewers are available from public agencies and can meet the additional demand as determined by those agencies.
9.	New development should occur only where there is adequate public water supply and pressure for fire protection services, the finding of adequacy based on data from and the opinion of the water provider.
10.	Extensions of utility service will be the responsibility of developers with public agency participation possible where utility service extensions are needed and desired to serve larger areas and are appropriate future expansions of the utility.
11.	Access points along major arterials from new developments should be minimized to the extent possible. New developments should be interconnected with existing developed areas and allow for interconnection with adjacent undeveloped areas in order to provide alternative means of ingress and egress as well as to allow efficient means of providing public services.

Comprehensive Plan Land Use Districts

Land Use Districts

The Traditional Neighborhood District - This Land Use District is intended for existing neighborhoods constructed prior to 1968. In part, these neighborhoods have a unique development pattern characterized by a grid pattern of streets, houses located close to the street and a mix of housing types. Generally, these neighborhoods were developed at a higher overall density than contemporary neighborhoods and some have historic significance to the respective communities in which they are located. These are mature neighborhoods and future development will likely take

the form of small infill projects on vacant lots and redevelopment of parcels. Site, landscape and architectural design will become much more important in the future when reviewing development proposals within these neighborhoods.

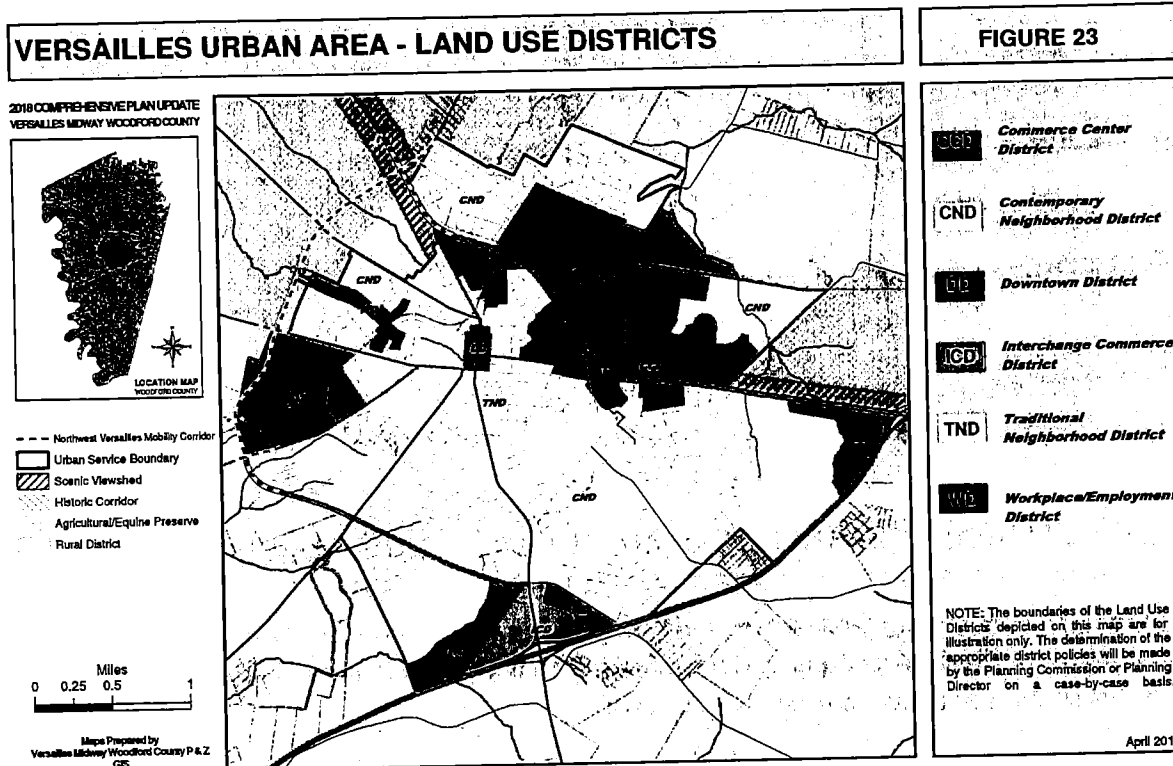
The Traditional Neighborhood District - General Development Policies/Guidelines Checklist

Policy #	General Development Policy/Guideline Description
1.	Infill development should be encouraged that preserves the character of the surrounding neighborhood. Such development should be similar to existing or planned uses in terms of density and/or intensity, architectural and landscape elements and other aspects of site design.
2.	The abandonment of streets and street rights-of-way within traditional neighborhoods should be discouraged unless it can be clearly demonstrated that the closure will not have an adverse impact on traffic circulation or the character of the neighborhood. Provide interconnectivity of neighborhood streets.
3.	The width and depth of lots and placement of structures on lots should be similar to other lots and structures within the same block face and/or opposing block face. It is appropriate to consider averaging building setbacks along a block face in order to determine where new structures are located on a lot.
4.	Minimum lot size should not be used as the only standard to govern the density of development. The number of units allowed per gross acre provides a better method to manage density, providing the opportunity to develop multiple housing types.

The Traditional Neighborhood District - Infrastructure Policies Checklist

Policy #	Infrastructure Policies Description
1.	All development shall be served by a public water provider and should maintain adequate water pressure as specified by applicable water district.
2.	All development shall incorporate infill sidewalks.
3.	The Planning Commission should utilize then current level of service (LOS) information for affected thoroughfares to help determine the extent of desired street connectivity between adjoining land uses. Where the LOS is determined to be "D", "E", or "F", the Planning Commission should place a greater emphasis on the need for multiple connections, particularly to alternate thoroughfares. If the proposal creates and or retains a LOS "E" or "F" the Planning Commission and legislative bodies should not approve the proposal.

4.	Storm water runoff should be managed using techniques reflecting the state of the art at the time of development with due consideration given to safety in a residential environment.
5.	Where sanitary sewers are not available, development should occur with onsite sewage disposal systems approved by the appropriate public agency.





ZONE CHANGE & GENERAL DEVELOPMENT PLAN REVIEW

Article IV of the Zoning Ordinance, Section 409.3 - Application Requirements. Application for amendment of the Official Zoning Map shall be filed with the Planning Commission in accordance with this section and shall contain the following:

- A. **Demonstration of Appropriateness.** Any application for amendment to the Official Zoning Map shall be submitted with a written detailed explanation as to the following:
1. How the proposed map amendment would conform to the Comprehensive Plan;
 2. Why the original zoning classification of the property in question was inappropriate or improper;
 3. What major economic, physical or social changes, if any, have occurred in the vicinity of the property in question that were not anticipated by the Comprehensive Plan and which have substantially altered the basic character of the area, which make the proposed amendment to the Official Zoning Map appropriate.

B. **Development Plan.** As a condition to the granting of any amendment to the Official Zoning Map, the Planning Commission is authorized to require the submission of a Development Plan. The Development Plan shall be filed in accordance with the provisions and requirements of Sec. 410, Development Plans. Where agreed upon, this Development Plan shall be followed and shall be binding on all parties. A Development Plan may be either a General Development Plan or a Site Development Plan or both as specified by Section 410.

C. **Traffic Impact Study.** Any development requiring the submission of a Traffic Impact Study shall illustrate the effect of the proposed project on the surrounding roadways and intersections. Such effect shall be measured against the existing level of service standard and circulation patterns for the roadways affected by the proposed development's impact. Any project which proposes:

1. Greater than 50,000 square feet of non-residential space; or,
2. Greater than 50 residential units; or,
3. Any other use generating 500 or more average daily trips, shall be required to submit a Traffic Impact Study.

Exceptions to this requirement may be approved after consultation between the applicant, the Planning Commission and affected agencies (City or County and/or KYTC). The applicant must provide documentation, in writing, from all affected agencies, exempting their particular development from the TIS requirement.

D. **Other Concurrent Applications.** Applications for Variances, and/ or Conditional Use Permits may be filed concurrently with the application for Official Zoning Map Amendment on the same property to be considered by the Planning Commission for a map amendment.

Article IV of the Zoning Ordinance, Section 410.1 - Purpose and Intent of Development Plan Review:

A. The Development Plan is a review procedure whereby the Planning Commission may determine the character and objectives of the proposed development in order to ascertain the following:

1. Impact the development will have on capacity of community facilities and services.
2. Impact the development will have on the character of the neighborhood.
3. Impact the development will have on the neighborhood and community.

B. The General Development Plan is intended to demonstrate to the Planning Commission the character and objectives of the proposed development in adequate detail for the

Planning Commission to evaluate the proposed development and to determine what shall be binding on the use and development of the property in question.

- C. A Site Development Plan is intended to contain specific plans for developing the property in question including implementation of the conditions of an approved General Development Plan.
- D. A Development Plan is intended as a review of the proposed project site as a whole, especially where multiple zoning districts are proposed.
- E. All references herein to the filing and approval of an initial Development Plan shall include all amendments thereto.

Article IV of the Zoning Ordinance, Section 410.2 - General Development Plan Required

- A. A General Development Plan shall be filed with the application for an amendment to the Official Zoning Map in a form recordable in the Woodford County Courthouse.
- B. Where large parcels of land are proposed for various zoning districts or for differing standards, each parcel may have separate General Development Plan for separate tract.

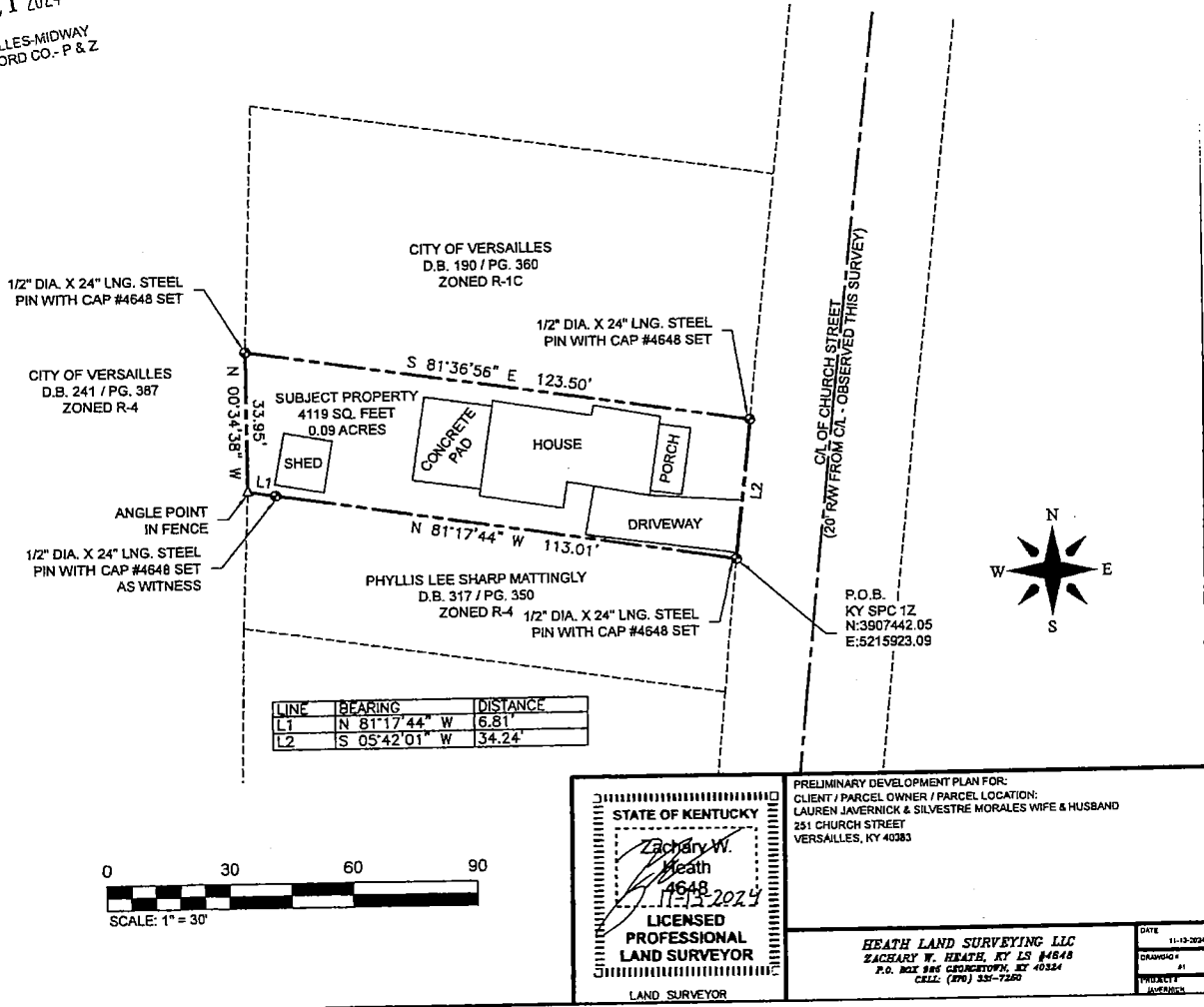
Article IV of the Zoning Ordinance, Section 410.3 - Elements of a General Development Plan. "Development Plan" means written and/ or graphic material for the provision of a development, including any or all of the following:

- A. Location and bulk of buildings and other structures,
 - B. Intensity of use,
 - C. Density of development,
 - D. Streets, ways, access points, and parking facilities,
 - E. Signs,
 - F. Drainage of surface water,
 - G. A plan for screening or buffering,
 - H. Utilities,
 - I. Existing manmade and natural conditions, and
 - J. All other conditions agreed to by the applicant.
-

The applicants have submitted the following **General Development Plan & Narrative** to satisfy the Application Requirements listed above:

- APPROXIMATE ADJOINING PROPERTY LINE
- SUBJECT PROPERTY LINE
- CENTERLINE OF ROADWAY

RECEIVED
 NOV 21 2024
 VERSAILLES-MIDWAY
 WOODFORD CO. - P & Z



November 21, 2024

Chairperson Patty Perry
Members of the Versailles-Midway-Woodford County Planning Commission
103 South Main Street, Suite 204
Versailles, Kentucky 40383

**Re: Zoning Justification Statement regarding proposed zone change for
251 Church Street in Versailles from R-1C, low density single family
residential, to R-4, high density residential**

Dear Members of the Planning Commission:

This letter is written on behalf of Lauren Javernick and Silvestre Morales (the "Applicants"), who are filing a zone change application and conditional use permit for property located at 251 Church Street (the "Property") in Versailles. The Property consists of approximately 4,600 square feet and is currently zoned R-1C, (low density single family residential). Applicants are requesting a zone change to the R-4 (high-density residential) zone to allow the Applicants to host at short-term rental at the Property.

The proposed project and requested zone change meet the goals, objectives and policies outlined in the Versailles-Midway-Woodford County 2018 Comprehensive Plan (as amended) (the "Comprehensive Plan"). Primarily, it will support Versailles' objective of supporting a rapidly growing tourism and agritourism industry through existing development. For the reasons provided in this letter, the Applicants respectfully request that the Planning Commission consider and approve the requested zone change.

I. History and description of the Property.

The Applicants purchased the property in August of 2024. The 4,600 square foot parcel has a 1,255 square foot home with two bedrooms and one full bath. The home was constructed in 2010 and renovated in 2020. The gravel driveway at the Property fits two vehicles. The house on the Property is not the Applicants' primary residence.

The Property is zoned R-1C, low density single family residential. It is characterized as a home in the Traditional Neighborhood District. (Comp. Pl. at p. 103). The parcels directly to the north of this Property are mostly zoned R-1C. The parcel directly to the south of this Property is zoned R-4 (high density residential). The parcel directly to the west of this Property—the Versailles City Cemetery—is also zoned R-4. Across Church Street to the East, properties are zoned a mix of R-1C, R-3 (medium density residential), and R-4.

The Property is within half a mile of the heart of downtown Versailles, making it very walkable to this historic district. While it is within a residential neighborhood of Versailles, it is not surrounded by dense housing. Because the Versailles city cemetery is behind it, and the lots are more spread out, there is significant space between the home on the Property and the homes at 271 and 225 Church Street.

The neighboring lots at 231 and 261 Church Street are currently vacant. Earlier this month, Applicants also purchased 261 Church Street next to the Property. 261 Church Street is currently zoned R-4. The Applicant has also requested, but has not yet received, information from the Planning Commission regarding other approved short-term rentals in the immediate area.

II. Proposed zone change, use, and conditions.

The Applicants seek the requested zone change of R-4 because they desire, at times, to use the Property as a short-term rental, which use is not permitted under the Property's current zoning designation. R-2 is the lowest density available in the City of Versailles for a single-family home that would allow the Applicants to seek a conditional use permit to operate a short-term rental. (Zoning Ordinance §§ 707-709; 709.4(F)). The Applicants chose R-4 because the small adjacent lot at 261 Church Street that Applicants recently purchased is already zoned R-4. Applicants felt that the proposed R-4 zone appropriately complements the current zoning around the Property.

Concurrent with the requested zone change, Applicants have also applied for a conditional use permit to operate a short-term rental in Versailles (the "CUP"). While usually considered by the Board of Adjustment as a standalone application, when paired alongside a zoning map amendment application, Kentucky law allows for the Planning Commission to consider and approve the CUP concurrently.

Versailles' Zoning Ordinance defines a short-term rental as a "dwelling unit or portion of a dwelling unit that is rented, leased or otherwise assigned for a tenancy of less than 30 consecutive days." There are two kinds of short-term rentals that are allowed in Versailles: hosted home sharing, where the primary occupants of the residence remains in the home with the guests, or dedicated short-term rentals, where the home is only used by guests.

To ensure compliance with the Zoning Ordinance, Applicants propose the following conditions:

1. The short-term rental will comply with all fire, building, and health codes. The Applicants will also ensure it remains in compliance with all local, state and federal regulations.
2. As a dedicated short-term rental, the Property will have a maximum capacity of three adults or one small family (two adults and two children).
3. The home on the Property will be rented for no more than thirty days. The Applicants will require a two-night minimum.

4. The Property will have, and renters will be required to agree to, rules regarding parking, noise, outside hours, and light.
5. The Property will have two parking spots.
6. There will not be any signs for the rental on the Property and no commercial or other events will occur there. The Applicants will enforce a strict prohibition on parties. The Applicants will also enforce a strict quiet time of 10 p.m. for weeknights and midnight for weekends.
7. The Applicants live in Lexington, and will be available to manage the property, address concerns raised by neighbors, and quickly handle any issues that may arise.

As the survey, size of the property, and the proposed conditions demonstrate, the Property and the adjacent lot are self-limiting in their development capacity. The lots are technically too small for the addition of multiple units, and at this time the Applicants intend to keep the lots separate. The Applicants will consider any other conditions the Planning staff and Commission deem appropriate.

III. Proposed zone change is in agreement with the Comprehensive Plan.

Tourism, and agritourism specifically, are hallmarks of the Woodford County economy. As the Comprehensive Plan notes, the historic and cultural facilities in Woodford and surrounding counties has only grown and is anticipated to continue to grow. Allowing a short-term rental in an established neighborhood helps emphasize and support those tourist attractions, while also encouraging compact, sustainable development. (Comp. Pl. at p. 4). In a centrally located neighborhood consisting of residential and other unique uses, such as its proximity to the Versailles Cemetery and to downtown Versailles, this project provides needed balance and support to the community.

As the Comprehensive Plan also explains, it is imperative that Woodford County's communities have plenty of places for travelers to stay when they visit. (Comp. Pl. at p. 7). Specifically, the proposed zone change and permit meet the Comprehensive Plan's objective to support tourism by encouraging "cooperation among the various local interests that serve as attractions for visitors, i.e. hotels, motels, restaurants, museums, bed and breakfast houses and *short term rentals*." (*Id.* (emphasis added)). While Woodford County has plenty of tourism and agritourism attractions, it lacks places for visitors to stay. (*Id.* at p. 21). The Applicants' proposal would allow for the short term rental of a single-family residence, which will provide tourists traveling to Versailles a unique perspective of Versailles because the tourists can immerse themselves within a local neighborhood where they are able to access various nearby attractions and experiences on foot and without the need to rely on a vehicle, should they prefer.

Further, this proposal meets the objectives of the Comprehensive Plan's Area-Wide Development Policies. (Comp. Pl. at p. 101). Woodford County aims to redevelop and reuse existing parcels and structures, rather than developing vacant parcels. (*Id.*). Notably, those projects should "require minimal review." (*Id.*). The Comprehensive Plan's reuse and infill policy also

reflects the character of the Traditional Neighborhood District the Property is located in. (*Id.* at p. 103). The Traditional Neighborhood District is intended for existing neighborhoods that were constructed before 1968. (*Id.*). Homes are located close to the street and have a higher overall density than some more contemporary neighborhoods. (*Id.*).

Because these neighborhoods are more mature in character, Woodford County would prefer to see infill or redevelopment of parcels in these areas. The Comprehensive Plan envisions development that preserves the character of the surrounding neighborhood. (*Id.*). The Applicants intend to use revenue they receive from short term rental of the property to reinvest in the Property, further preserving the residential structure and maintaining its appearance so that it positively contributes to the surrounding neighborhood.

The Applicants seek to preserve the current nature of the Property and of the neighborhood. While doing so, the Applicants are also adding to Versailles' much-needed temporary housing for tourists and visitors. The Applicants submit that their request fully meets and compliments the nature of the neighborhood and the goals and objectives of the Comprehensive Plan.

IV. Conclusion.

Thank you for considering the Applicants' zone change request. We are happy to answer any questions the Planning Commission may have regarding the contents of this letter.

Sincerely,

/s/ Lexy G. Holland

WYATT, TARRANT & COMBS, LLP

Lexy G. Holland

ZONING ORDINANCE REFERENCES

The provision of the Zoning Ordinance which this proposed Zoning Map Amendment is being requested is referenced in Article VII, Section 710, High Density Residential (R-4) and Article V, Section 507, Overnight Accommodations.

710.1 Intent - This zone is primarily for multi-family dwellings but at a higher density than the R-3 zone. The R-4 zone should be in locations in areas of the community where necessary services and facilities will be adequate to serve the anticipated population.

710.2 Principal Uses

- Single Family Dwellings, Townhouses
- Dormitories adjoining schools for academic instruction, Child Care Centers
- Multiple Family Dwellings, Duplex, Twinhome

710.3 Accessory Uses

- Accessory uses and structures customarily incidental to any permitted principal uses located on the same lot therewith.
- Private garages and parking areas.
- Private swimming pools not to exceed eight and one half (8) feet in height and located no closer than eight (8) feet from the side and/or rear lot lines, when they meet yard requirements for principal buildings and when adequately fenced to prevent the free access of small children.

710.4 Conditional Uses

- The permitted conditional uses in the R-2 zone
- Offices of civic committees or charitable organizations
- Fraternity and sorority houses
- Assisted Living Facilities
- Bed and Breakfast Home and Bed and Breakfast Inn
- Short Term Rental Establishments: Hosted Home-Sharing and Dedicated

710.8 Other Requirements

- Parking - See Article VI
- Signs - See Article V, Section 508

507 Overnight Accommodations

507.1 Characteristics: Dwelling units arranged for short-term stays of less than 30 days for rent or lease.

507.3 Examples: Examples include Hotels, Motels, Inns, Extended Stay Facilities, Bed and Breakfast Establishments, Short Term Rental Establishments, Recreational Vehicle Parks and Camps/Campgrounds.

507.4.B Specific Use Standards - Short Term Rentals

- Short Term Rental establishments shall be required to meet Fire and Building codes. Short Term Rental establishments shall be in compliance with all other applicable state and local laws, including the Woodford County District Health Department Rules and Regulations;
- Hosted Home-Sharing Short Term Rental establishments: Each room or suite to be rented shall be designed and intended to accommodate no more than two adults and accompanying children;
- Dedicated Short Term Rental establishments: Each room or suite within the dwelling unit to be rented shall be designed and intended to accommodate no more than two adults and accompanying children;
- Each room, suite or home shall be rented for no longer than 30 days;
- The use shall not adversely affect the uses permitted in the area and in the immediate neighborhood by excessive traffic generation, noise and light;
- One parking space shall be required for each guest room or suite available for rent. All off-street guest parking areas shall be screened with landscaping when adjacent to single family uses;
- Signs are prohibited for Short Term Rental establishments located in the A1, A-2, A-4, CO-1, R-2, R-3, R-4 and P-1 zoning districts;
- Short Term Rental establishments owner, owner's agent, or lessee shall be present at any Agritourism or Commercial events occurring in or at the establishment;
- In the Incorporated limits of the City of Versailles Short Term Rental Establishments shall be prohibited in R-1 and R-2 zones. A Conditional Use Permit is required in the A-1, R-3, R-4 and P-1 zoning districts prior to commencement of the business. Short Term Rental Establishments shall be limited to the following number of guest rooms or suites: Hosted Home-Sharing, Maximum four (4) guest rooms/suites and Dedicated Short Term Rental establishments, maximum six (6) guest rooms/ suites;

- The Board of Adjustments (*Planning Commission when reviewing a CUP concurrently with a Zone Change Request*), in considering approval of required Conditional Use Permit, shall make a finding that the number of rooms granted shall not have adverse effect on surrounding properties. In addition, the Board of Adjustment shall take into consideration the number of Short Term Rental Establishments, if any, within the general neighborhood of the property being considered for such use; and
- Short Term Rental Establishments shall be required when obtaining a Conditional Use Permit to list as part of the application any planned additional Commercial activities such as meetings, seminars, tea/ garden parties, weddings, receptions, festivals, concerts or Agritourism uses. Any Short Term Rental Establishment seeking a Conditional Use Permit in an unincorporated area of Woodford County that include any planned additional commercial activities must submit an application to the Agricultural Advisory Review Committee for review and comment on the planned commercial activities prior to the Board of Adjustment review.

ARTICLE II - Defined Terms

Conditional Uses - A use which is essential or would promote the public health, safety, or welfare in one or more zones, but which would impair the integrity and character of the zone in which it is located, or in adjoining zones, unless restrictions on location, size, extent, and character of performance area imposed in addition to those imposed in the zoning regulation.

Conditional Use Permit - Legal authorization to undertake a conditional use, issued by the administrative official pursuant to authorization by the Board of Adjustment, consisting of two (2) parts:

- A statement of the factual determination by the Board of Adjustment which justifies the issuance of the permit, and
- A statement of the specific conditions which must be met in order for the use to be permitted.

Short Term Rental: A dwelling unit or portion of a dwelling unit that is rented, leased or otherwise assigned for a tenancy of less than 30 consecutive days. This term does not include hotel or motel rooms, extended stay lodging facilities, or bed and breakfast establishments. This may include renting a portion of a dwelling or accessory structure while the resident is present. Short term rentals include the following arrangements: Hosted Home Sharing, where the primary occupant(s) of the residence remains in the dwelling with the guests; and Dedicated Short Term Rentals, where there is not a primary occupant of the dwelling and it is only used by guests. The term Short Term Rental may include home sharing arrangements described as Boarding, Rooming, Vacation or Tourist House/Home.



CONDITIONS OF APPROVAL

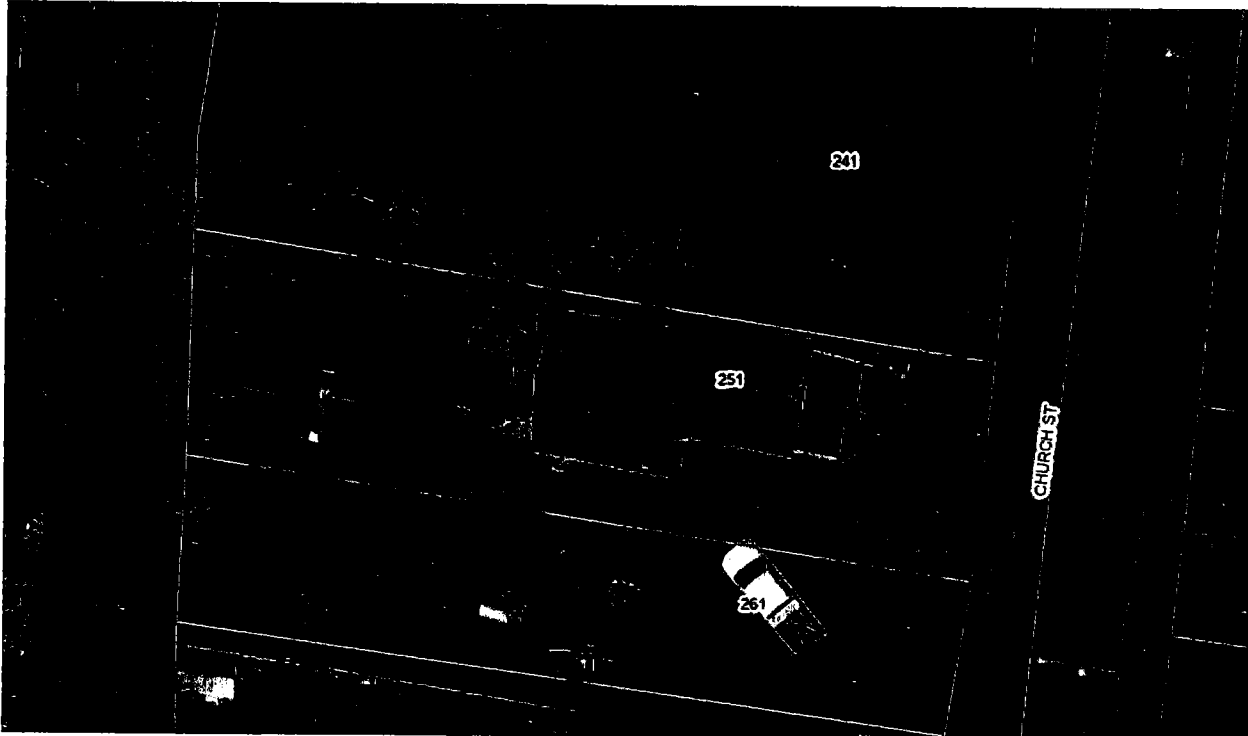
Article IV, Section 407.5 - When considering a Conditional Use Permit, the Board of Adjustments may attach certain conditions to its approval which it feels are necessary requirements in order to preserve and protect the character of the district in which the proposed use would be located.

The Applicant has submitted the following Property Conditions, as a part of their application:

1. The short-term rental will comply with all fire, building, and health codes. The Applicants will also ensure it remains in compliance with all local, state and federal regulations.
2. As a dedicated short-term rental, the Property will have a maximum capacity of three adults or one small family (two adults and two children).
3. The home on the Property will be rented for no more than thirty days. The Applicants will require a two-night minimum.
4. The Property will have, and renters will be required to agree to, rules regarding parking, noise, outside hours, and light.
5. The Property will have two parking spots.
6. There will not be any signs for the rental on the Property and no commercial or other events will occur there. The Applicants will enforce a strict prohibition on parties. The Applicants will also enforce a strict quiet time of 10 p.m. for weeknights and midnight for weekends.
7. The Applicants live in Lexington, and will be available to manage the property, address concerns raised by neighbors, and quickly handle any issues that may arise.

OTHER REVIEW ITEMS

- Requested re-zonings (zone changes) should reviewed for consistency with the Land Use District Map, as well as other relevant provisions the Woodford County Comprehensive Plan.
- The applicant has acknowledged that public water currently serves the existing multi-family residential structure. The property utilizes sanitary sewer connection.
- Fire protection is provided by the Versailles Fire Department.



ZONING ORDINANCE - REVIEW & FINDINGS

Article IV of the Zoning Ordinance, Section 409.5 - Planning Commission Action. The procedure for obtaining a Zoning Map Amendment shall be the same as defined in KRS Chapter 100 and in addition, as follows:

- A. The Planning Commission requires, as a condition to the granting of a Zoning Map Amendment, the submission of a General Development Plan. Where agreed upon by the applicant, the General Development Plan shall be followed and binding upon the applicant, his heirs, successors, and assigns.

- B. If the Planning Commission considers a General Development Plan concurrently with an application for Zoning Map Amendment pursuant to KRS 100.203(2), the Commission shall vote upon the application for Zoning Map Amendment at the same time as it considers the applicant's request that the General Development Plan be a condition to the granting of the Zoning Map Amendment. The recommendation of the Planning Commission to approve a Zoning Map Amendment shall be conditioned upon compliance with the submitted General Development Plan and enforced accordingly.
- C. The Planning Commission and applicant may agree to amend the General Development Plan during the public hearing. In such case, the revised General Development Plan shall be prepared by the applicant within 14 calendar days of the approval of the Planning Commission. If the revised General Development Plan, has not been submitted to the Planning Commission within 14 days, the Commission may hold a public hearing to rescind the approval on the next available agenda.
- D. No Development Plan approved by the Planning Commission shall permit the development or use of land in a manner prohibited by this Ordinance. To the extent a condition of a Development Plan may purport to grant such permission, it shall be deemed in conflict with the zoning district regulations and be void and of no effect.

Article IV of the Zoning Ordinance, Section 409.6 - Review Criteria, Findings Required. In their review of a map amendment, the Planning Commission shall consider and make findings on the following matters:

- A. The map amendment is in agreement with the adopted Comprehensive Plan, or, in the absence of such a finding,
- B. That one or more of the following apply and such finding shall be recorded in the minutes and records of the Planning Commission of the legislative body or Fiscal Court:
 - 1. The original zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate;
 - 2. There have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted Comprehensive Plan and which have substantially altered the basic character of such area.

Article IV of the Zoning Ordinance, Section 409.8 - Condition of Enactment of Map Amendment. The following condition shall apply to the enactment of any Zoning Map Amendment; Building permits for improvement of the subject property shall be issued only in conformance with the elements of the General Development Plan and, where required, a Site Development Plan.

Article IV of the Zoning Ordinance, Section 409.9 - Action on Concurrent Applications

- A. In the event the applicant files for a Variance or Conditional Use Permit concurrently, the Planning Commission shall hold the public hearing concurrently with the map amendment.
- B. For the purpose of carrying out this subsection, each requested Variance or Conditional Use Permit shall be considered as separate applications and shall otherwise be administered, advertised and handled in accordance with the requirements of this Ordinance and KRS 100 except that notice by mail for the Zoning Map Amendment shall include notice for the Variance or Conditional Use Permit and shall state that these items will be concurrently heard by the Planning Commission.
- C. The Planning Commission shall assume all the powers and duties otherwise executed by the Board of Adjustments in considering a Variance or Conditional Use Permit but shall only have this authority when the subject Variance or Conditional Use Permit is being considered concurrently with property being considered for a map amendment.

Article IV of the Zoning Ordinance, Section 409.10 - Parties Bound by Development Plan. The Development Plan, General or Site, enacted under the provisions of Section 410, including any amendment thereto, shall be binding upon the property and the owner at the time of approval by the Planning Commission, his heirs, successors in title, personal representatives, assigns, the Planning Commission and legislative bodies.

KRS 100.213 - FINDINGS

100.213 Findings Necessary for Proposed Map Amendment

Before any map amendment is granted, the planning commission or the legislative body or fiscal court must find that the map amendment is in agreement with the adopted comprehensive plan, or, in the absence of such a finding, that one (1) or more of the following apply and such finding shall be recorded in the minutes and records of the planning commission or the legislative body or fiscal court:

- (a) That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate;
- (b) That there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area.

CONDITIONAL USE PERMIT REVIEW & FINDINGS

Article IV, Section 407.4 Review Criteria - The Board of Adjustments (*Planning Commission when reviewing a CUP concurrently with a Zone Change Request*) shall approve an application for a Conditional Use Permit if, and only if, the applicant has demonstrated that the proposed use and any associated development:

- A. Granting the Conditional Use Permit does not substantially conflict with the purposes of this Ordinance;
- B. Will be consistent with the "Intent" statement for the district in which it is located;
- C. Will be compatible with existing uses adjacent to and near the property;
- D. Will not be hazardous, detrimental or disturbing to present surrounding land uses due to noise, glare, smoke, dust, odor, fumes or other general nuisance;
- E. Will not otherwise adversely affect the development of the general neighborhood or of the district in which the use is proposed;
- F. Will be consistent with existing and planned pedestrian and vehicular circulation adjacent to and near the property;
- G. Will have adequate water and sewer supply, stormwater facilities, transportation facilities, waste disposal and other public services;
- H. Will be developed in a way that will preserve and incorporate any important natural features of the site; and
- I. Will conform to any specific criteria or conditions specified for that use elsewhere in this Article.

Article IV, Section 407.5 Findings Required - The Board of Adjustments (*Planning Commission when reviewing a CUP concurrently with a Zone Change Request*) shall make the following findings prior to approval of any Conditional Use Permit.

- A. The use is not detrimental to the public health, safety or welfare in the zone in which it is proposed.
- B. The use will not contribute toward an overburdening of utility services.
- C. The use will not result in increased traffic congestion, additional parking problems, substantial increase in population density, environmental problems or constitute a nuisance.
- D. That the use otherwise meets the requirements of this Ordinance.



SUGGESTED MOTIONS

I make the motion to **APPROVE** the proposed Zoning Map Amendment, together with and conditioned upon the General Development Plan submitted by the applicant.

Based upon the testimony and documents presented in this public hearing, the proposed Zoning Map Amendment is consistent with the adopted Comprehensive Plan as demonstrated by its compliance with the following items:

Choose all that apply:

- a. Is consistent with the adopted Goals and Objectives;
- b. Is consistent with the Land Use District Map;
- c. Is consistent with the Area Wide and Land Use District Policies.

Therefore, the proposed Zoning Map Amendment is in agreement with the adopted Comprehensive Plan. Further, I request that this motion include the summary of evidence and testimony presented by the witnesses at this public hearing.

I make a motion to **DENY** the proposed Zoning Map Amendment.

Based upon the testimony and documents presented in this public hearing, the proposed Zoning Map Amendment is not consistent with the adopted Comprehensive Plan as demonstrated by its noncompliance with the following items:

Choose all that apply:

- a. Is **not** consistent with the adopted Goals and Objectives;
- b. Is **not** consistent with the Land Use District Map;
- c. Is **not** consistent with the Area Wide and Land Use District Policies.

Therefore, the proposed Zoning Map Amendment is **not** in agreement with the adopted Comprehensive Plan. Further, I request that this motion include the summary of evidence and testimony presented by the witnesses at this public hearing.

SUGGESTED MOTIONS

MOTION TO APPROVE THE CONDITIONAL USE PERMIT REQUEST:

I make the motion to **APPROVE** the Conditional Use Permit for a Short Term Rental establishment in an existing structure located at 251 Church Street, along with the Applicant's and Commission's agreed-upon Property Conditions.

The testimony presented in this public hearing has shown that the use **does** meet the requirements of the Zoning Ordinance.

OR

MOTION TO DENY THE CONDITIONAL USE PERMIT:

I make the motion to **DENY** the Conditional Use Permit for a Short Term Rental establishment in an existing structure located at 251 Church Street, based on the following finding:

The testimony presented in this public hearing has shown that the use **does not** meet the requirements of the Zoning Ordinance.

VERSAILLES-MIDWAY-WOODFORD COUNTY PLANNING COMMISSION
PUBLIC HEARING NOTICE

Public Hearing Notice for February 13, 2025, at 6:30PM, Woodford County Courthouse, 2nd Floor, 103 S Main St, Versailles KY:

1. Lauren Javernick & Silvestre Morales have filed an application to rezone a property on a tract of land containing 0.090ac located at 251 Church St, Versailles KY. The requested zone change is from R-1C to R-4.
2. Lauren Javernick & Silvestre Morales have filed a Conditional Use Permit Application on a tract of land containing 0.090ac located at 251 Church St, Versailles KY. The Applicant proposes the operation of a Short Term Rental Facility.
3. Burnworth Properties LLC have filed an application to rezone a property on a tract of land containing 0.920ac located at 5695 McCracken Pk, Frankfort KY. The requested zone change is from R-2, CO-1 & B-1 to B-1.
4. The Versailles-Midway-Woodford County Planning Commission has filed an amendment to Chapter V (Land Use Plan) & Appendix A, Figure 23 & 24 (Versailles & Midway Urban Area Land Use District) of the Versailles-Midway-Woodford County Comprehensive Plan.
5. The Versailles-Midway-Woodford County Planning Commission has filed an application to amend Article VI of the Woodford County Subdivision Regulations.

Applications and Plans are available for review at the Planning Commission Office, 103 S Main St, Suite 204, Versailles KY (859) 873-8611 www.planning.woodfordcountyky.org

~~**Please run the above Public Hearing Notice (one time) on February 6, 2025~~

EXHIBIT





Stephen R. Hunter
Planning Director

**VERSAILLES-MIDWAY-WOODFORD COUNTY
PLANNING COMMISSION**

Joshua Stevens
Building Official

Kim O'Reel
Office Manager

103 S. Main St., Room 204
Versailles, KY 40383
Telephone: 859-873-8611
<https://www.woodfordplanning.org>

Mary Beth Robson
Engineer

January 30, 2025

More Real Estate LLC
2501 Lenlake Court
Lexington, KY 40513

Dear Property Owner:

On Thursday, February 13, 2025 the Versailles-Midway-Woodford County Planning and Zoning Commission will hold a public hearing in the 2nd Floor Courtroom of the Woodford County Courthouse, Versailles, at 6:30 p.m., or shortly thereafter, to consider a zone change condition request as follows:

Zoning Map Amendment/Preliminary Plat – Lauren Javernick & Silvestre Morales – 251 Church St – R-1C to R-4 District and Conditional Use Permit to operate a Short Term Rental Facility.

Comments will be limited to five (5) minutes per person and written comments can be submitted prior to or at the meeting.

This notice is provided to you pursuant to KRS 100.212 (2). The application and supporting information are available for your review in Room 204 of the Courthouse. Should you have any question concerning this notice, do not hesitate to contact me at 873-8611.

Sincerely,

Kim O'Reel
Office Manager

EXHIBIT





Stephen R. Hunter
Planning Director

**VERSAILLES-MIDWAY-WOODFORD COUNTY
PLANNING COMMISSION**

Joshua Stevens
Building Official

Kim O'Reel
Office Manager

103 S. Main St., Room 204
Versailles, KY 40383
Telephone: 859-873-8611
<https://www.woodfordplanning.org>

Mary Beth Robson
Engineer

January 30, 2025

Kentucky Property Ventures LLC
109-B MacArthur Ct
Nicholasville, KY 40356

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Sincerely,

Kim O'Reel
Office Manager



Stephen R. Hunter
Planning Director

**VERSAILLES-MIDWAY-WOODFORD COUNTY
PLANNING COMMISSION**

Joshua Stevens
Building Official

Kim O'Reel
Office Manager

103 S. Main St., Room 204
Versailles, KY 40383
Telephone: 859-873-8611
<https://www.woodfordplanning.org>

Mary Beth Robson
Engineer

January 30, 2025

Woodford Habitat for Humanity
PO Box 73
Versailles, KY 40383

Dear Property Owner:

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Zoning Map Amendment/Preliminary Plat – Lauren Javernick & Silvestre Morales – 251 Church St – R-1C to R-4 District and Conditional Use Permit to operate a Short Term Rental Facility.

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This notice is provided to you pursuant to KRS 100.212 (2). The application and supporting information are available for your review in Room 204 of the Courthouse. Should you have any question concerning this notice, do not hesitate to contact me at 873-8611.

Sincerely,

A handwritten signature in black ink that reads "Kim O'Reel".

Kim O'Reel
Office Manager



Stephen R. Hunter
Planning Director

**VERSAILLES-MIDWAY-WOODFORD COUNTY
PLANNING COMMISSION**

Joshua Stevens
Building Official

Kim O'Reel
Office Manager

103 S. Main St., Room 204
Versailles, KY 40383
Telephone: 859-873-8611
<https://www.woodfordplanning.org>

Mary Beth Robson
Engineer

January 30, 2025

Michael Hill
PO Box 1432
Versailles, KY 40383

Dear Property Owner:

On Thursday, February 13, 2025 the Versailles-Midway-Woodford County Planning and Zoning Commission will hold a public hearing in the 2nd Floor Courtroom of the Woodford County Courthouse, Versailles, at 6:30 p.m., or shortly thereafter, to consider a zone change condition request as follows:

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Kim O'Reel
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Stephen R. Hunter
Planning Director

**VERSAILLES-MIDWAY-WOODFORD COUNTY
PLANNING COMMISSION**

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Mary Beth Robson
Engineer

January 30, 2025

Brenda Curtis
270 Church St
Versailles, KY 40383

Dear Property Owner:

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Office Manager



Stephen R. Hunter
Planning Director

**VERSAILLES-MIDWAY-WOODFORD COUNTY
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Joshua Stevens
Building Official

Kim O'Reel
Office Manager

103 S. Main St., Room 204
Versailles, KY 40383
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<https://www.woodfordplanning.org>

Mary Beth Robson
Engineer

January 30, 2025

Albert III & Katherine Chase
200 South Hill Rd
Versailles, KY 40383

Dear Property Owner:

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Kim O'Reel
Office Manager



Stephen R. Hunter
Planning Director

**VERSAILLES-MIDWAY-WOODFORD COUNTY
PLANNING COMMISSION**

Joshua Stevens
Building Official

Kim O'Reel
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103 S. Main St., Room 204
Versailles, KY 40383
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<https://www.woodfordplanning.org>

Mary Beth Robson
Engineer

January 30, 2025

ECG Properties Inc
642 Pinckard Pk
Versailles, KY 40383

Dear Property Owner:

On Thursday, February 13, 2025 the Versailles-Midway-Woodford County Planning and Zoning Commission will hold a public hearing in the 2nd Floor Courtroom of the Woodford County Courthouse, Versailles, at 6:30 p.m., or shortly thereafter, to consider a zone change condition request as follows:

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Office Manager



Stephen R. Hunter
Planning Director

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Building Official

Kim O'Reel
Office Manager

103 S. Main St., Room 204
Versailles, KY 40383
Telephone: 859-873-8611
<https://www.woodfordplanning.org>

Mary Beth Robson
Engineer

January 30, 2025

Linda Weiss
163 Levy Bay Rd
Panacea, FL 32346

Dear Property Owner:

On Thursday, February 13, 2025 the Versailles-Midway-Woodford County Planning and Zoning Commission will hold a public hearing in the 2nd Floor Courtroom of the Woodford County Courthouse, Versailles, at 6:30 p.m., or shortly thereafter, to consider a zone change condition request as follows:

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Kim O'Reel
Office Manager



Stephen R. Hunter
Planning Director

**VERSAILLES-MIDWAY-WOODFORD COUNTY
PLANNING COMMISSION**

Joshua Stevens
Building Official

Kim O'Reel
Office Manager

103 S. Main St., Room 204
Versailles, KY 40383
Telephone: 859-873-8611
<https://www.woodfordplanning.org>

Mary Beth Robson
Engineer

January 30, 2025

Simpson United Methodist Church
108 Simmons St
Versailles, KY 40383

Dear Property Owner:

On Thursday, February 13, 2025 the Versailles-Midway-Woodford County Planning and Zoning Commission will hold a public hearing in the 2nd Floor Courtroom of the Woodford County Courthouse, Versailles, at 6:30 p.m., or shortly thereafter, to consider a zone change condition request as follows:

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Kim O'Reel
Office Manager



Stephen R. Hunter
Planning Director

**VERSAILLES-MIDWAY-WOODFORD COUNTY
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Joshua Stevens
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Versailles, KY 40383
Telephone: 859-873-8611
<https://www.woodfordplanning.org>

Mary Beth Robson
Engineer

January 30, 2025

Versailles City Government
196 South Main St
Versailles, KY 40383

Dear Property Owner:

On Thursday, February 13, 2025 the Versailles-Midway-Woodford County Planning and Zoning Commission will hold a public hearing in the 2nd Floor Courtroom of the Woodford County Courthouse, Versailles, at 6:30 p.m., or shortly thereafter, to consider a zone change condition request as follows:

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Kim O'Reel
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Stephen R. Hunter
Planning Director

**VERSAILLES-MIDWAY-WOODFORD COUNTY
PLANNING COMMISSION**

Joshua Stevens
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Kim O'Reel
Office Manager

103 S. Main St., Room 204
Versailles, KY 40383
Telephone: 859-873-8611
<https://www.woodfordplanning.org>

Mary Beth Robson
Engineer

January 30, 2025

Arthur Keith Taylor
124 Simmons St
Versailles, KY 40383

Dear Property Owner:

On Thursday, February 13, 2025 the Versailles-Midway-Woodford County Planning and Zoning Commission will hold a public hearing in the 2nd Floor Courtroom of the Woodford County Courthouse, Versailles, at 6:30 p.m., or shortly thereafter, to consider a zone change condition request as follows:

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Kim O'Reel
Office Manager



Stephen R. Hunter
Planning Director

**VERSAILLES-MIDWAY-WOODFORD COUNTY
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Joshua Stevens
Building Official

Kim O'Reel
Office Manager

103 S. Main St., Room 204
Versailles, KY 40383
Telephone: 859-873-8611
<https://www.woodfordplanning.org>

Mary Beth Robson
Engineer

January 30, 2025

Katherine Ann Caise
124 Simmons St
Versailles, KY 40383

Dear Property Owner:

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Kim O'Reel
Office Manager



Stephen R. Hunter
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Joshua Stevens
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Kim O'Reel
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Versailles, KY 40383
Telephone: 859-873-8611
<https://www.woodfordplanning.org>

Mary Beth Robson
Engineer

January 30, 2025

Rochelle Hicklin
5 Faversham Ct
Columbia, SC 29229

Dear Property Owner:

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Stephen R. Hunter
Planning Director

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103 S. Main St., Room 204
Versailles, KY 40383
Telephone: 859-873-8611
<https://www.woodfordplanning.org>

Mary Beth Robson
Engineer

January 30, 2025

Commella Cottages LLC
512 Sundrop Path
Lexington, KY 40509

Dear Property Owner:

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Kim O'Reel
Office Manager

AGENDA
VERSAILLES-MIDWAY-WOODFORD COUNTY PLANNING COMMISSION
REGULAR MEETING
WOODFORD COUNTY COURTHOUSE, 2nd FLOOR
FEBRUARY 13, 2025
6:30 PM

LIVESTREAM LINK
[Planning Commission Facebook Page](#)

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. APPROVAL OF MINUTES - December 19, 2024

D. CONSTRUCTION SURETIES

1. Ball Homes LLC - Accept initial Letter of Credit Surety in amount of \$560,851.00 (20% Bond Option for Grading, Utility and Street Related Items including 10% project contingency) from Paynes Crossing Unit 1, Phase 2 Construction Bond Estimate and authorize PC Chair to sign Developer Construction Contract.

E. NON-PUBLIC HEARING ITEMS

1. **POSTPONED ITEM** - Brown Forman Corporation have filed a Final Development Plan on a tract of land containing 148.590 acres located at 1214 Georgetown Road, Midway, KY. The property is zoned Agricultural (A-1) and Conservation (CO-1).
2. **POSTPONED ITEM** - Alter Development LLC have applied for an approval of a Subdivision (Major Final Plat- Paynes Crossing Sections 2A through 2E) on a tract of land containing 57.712 acres, located at 0 Lexington Road, Versailles, KY. The property is zoned Single-Family Residential (R-1A & R-1B).
3. **POSTPONED ITEM** - Jose Laudo DeCamargo has applied for an approval of a Subdivision (Minor Plat) on a tract of land containing 21.300 acres, located at 5630 McCowans Ferry Road, Versailles, KY. The property is zoned Small Community (A-4).
4. **POSTPONED ITEM** - Jacqueline Manzo has applied for an approval of a Subdivision (In-Family Conveyance Plat) on a tract of land containing 57.752 acres, located at 900 Carpenter Pike, Versailles, KY. The property is zoned Agricultural (A-1).
5. **POSTPONED ITEM** - Joshua & Lucy Slugantz have applied for an approval of a Subdivision (Minor Plat) on a tract of land containing 59.250 acres, located at 1081 Hifner Road, Versailles, KY. The property is zoned Agricultural (A-1) and Rural Residential/Residual farmland.
6. Ball Homes, LLC have applied for an approval of a Subdivision (Major Final Plat- Rose Ridge, Unit 5) on a tract of land containing 6.600 acres, 216 Old Dry Ridge Road, Versailles, KY. The property is zoned Single-Family Residential (R-1B).
7. Ball Homes, LLC have applied for an approval of a Subdivision (Minor Plat) on a tract of land containing 0.430 acres, located at 3055 & 3079 Rosewood Drive, Versailles, KY. The property is zoned Single-Family Residential (R-1B).
8. Midway Investments, LLC have filed a Site Development Plan on a tract of land containing 1.450 acres located at 501 N Winter Street, Midway, KY. The property is zoned Highway Interchange Service (B-5).

EXHIBIT

R

VERSAILLES-MIDWAY-WOODFORD COUNTY PLANNING COMMISSION

ZONE CHANGE & CONDITIONAL USE PERMIT STAFF REPORT

Application Filing Date: November 21, 2024

Public Hearing Date: December 19, 2024 & February 13, 2025

Description of Request: The applicant is proposing to rezone a tract of land containing 0.090 acres, located at 251 Church Street, Versailles KY, from Single-Family Residential (R-1C) to High Density Residential (R-4). The Applicant is concurrently requesting a Conditional Use Permit to operate a Short Term Rental Establishment in an existing structure.

Applicant:

Lauren Javernick & Silvestre Morales
426 West Sixth Street
Lexington, KY 40508

Property Owner:

Lauren Javernick & Silvestre Morales
426 West Sixth Street
Lexington, KY 40508

Location of Property: 251 Church Street

Current Zoning: Single-Family Res (R-1C)

PVA Parcel #: 30-5010-014-00

Proposed Zoning: High Density (R-4)

Property Size: 0.090 Acres

Existing Land Use: Residential

Existing Land Use of the Surrounding Area:

The surrounding area is comprised mostly of single-family uses.

Land Use District Designation: The property is located within **Traditional Neighborhood District**. This Land Use District is intended for existing neighborhoods constructed prior to 1968. In part, these neighborhoods have a unique development pattern characterized by a grid pattern of streets, houses located close to the street and a mix of housing types. Generally, these neighborhoods were developed at a higher overall density than contemporary neighborhoods and some have historic significance to the respective communities in which they are located.

Application Review:

- Comprehensive Plan Compliance
- Existing Zoning Inappropriate
- Major Changes (economic, physical, or social)
- General Development Plan

Additional Documentation Required:

- Traffic Impact Study
- Environmental Assessment
- Landscape Plan
- Conditional Use Permit

OBJECTIVES:

- To maintain guidelines to effectively buffer commercial areas from nearby residential areas.

RESIDENTIAL - HOUSING DEVELOPMENT GOAL: Provide for residential development through the assurance of safety, property design, proper facilities and protection from hazards.

OBJECTIVES:

- Encourage the development or redevelopment of adequate housing to meet the needs of all of the County's current and future population at all levels of income.

TRANSPORTATION GOAL: To provide the citizens of Woodford County with a well-planned and coordinated system of major thoroughfares, neighborhood streets and non-motorized trails that are safe, cost effective, and adequate for their surroundings.

OBJECTIVES:

- Promote and encourage projects to minimize through traffic on main streets and narrow residential streets including but not limited to alternate routes.

GENERAL LAND DEVELOPMENT GOAL: Provide for the proper organization of land use to ensure: an increasingly safe, healthy and convenient environment for the residents of the County, and; adequate land in appropriate locations for all land uses by utilizing the Land Use Districts (ie: Future Land Use Map) to guide daily decision-making regarding land uses and development proposals in order to minimize the adverse impacts of developments.

OBJECTIVES:

- Encourage future land development to be located in centralized compacted patterns and ensure the highest and best possible usage of land by utilizing the Land Use Districts (ie: Future Land Use Map) to guide land uses and development proposals.
- Strive to provide a balance between recreational, tourist, unique natural areas, cultural attractions, and any development that might harm the surrounding physical environment near such attractions.

NEIGHBORHOOD/SUBDIVISION GOAL: To encourage the concept of planning and development at the neighborhood level within Versailles, Midway, and the approved small communities of Woodford County which are unincorporated.

OBJECTIVES:

- Support strong, functional, and affordable neighborhoods through planning and land use regulations designed to encourage the stability of existing neighborhoods.

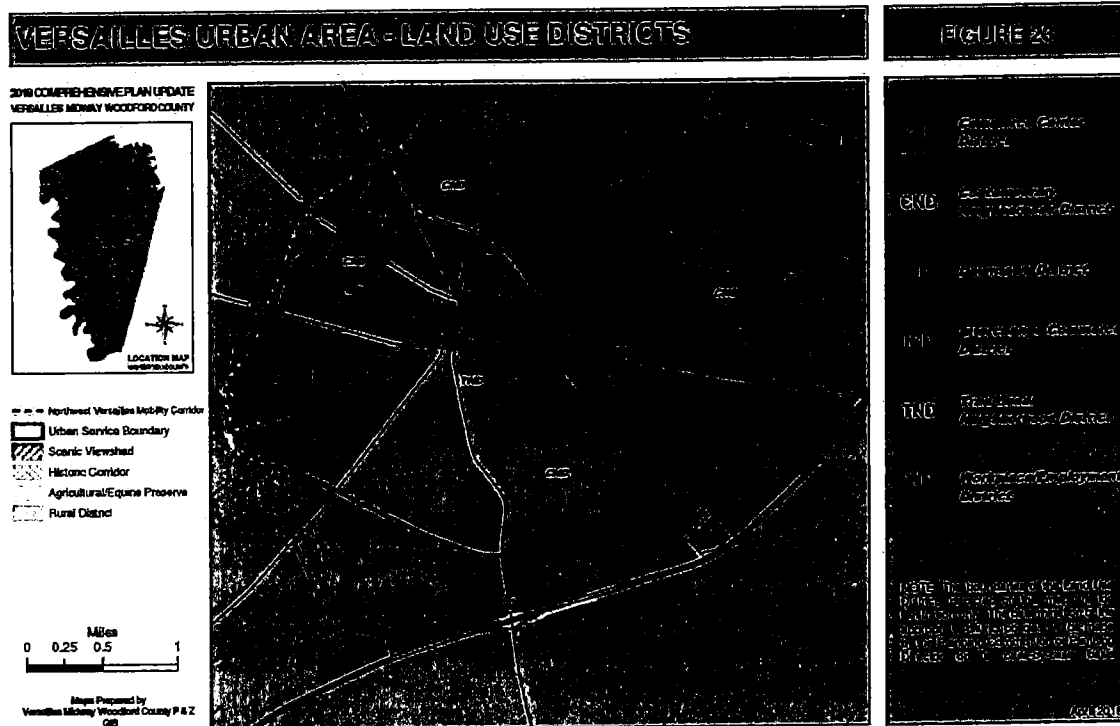
5.	Except as otherwise provided, the size and scale of all development and redevelopment should reflect and be complimentary to the character and style of surrounding developed areas.
6.	Developers should incorporate where possible and practicable the protection of all natural resources into their development proposals to create unique additions to the community while protecting the natural environment. These natural resources include but are not limited to questionable soil types, wetlands, floodplains and steep slopes.
7.	All areas designated for development are understood to be appropriate for recommended use types and densities at any time assuming infrastructure and required services are available or will be made available. However, development proposals for areas adjacent to previously developed areas are considered to be particularly suitable and as such are encouraged. Such projects, when involving appropriate uses and densities, should require minimal review.
8.	Except in the Small Community areas and approved Rural Residential areas, new development should occur only in areas where sanitary sewers are available from public agencies and can meet the additional demand as determined by those agencies.
9.	New development should occur only where there is adequate public water supply and pressure for fire protection services, the finding of adequacy based on data from and the opinion of the water provider.
10.	Extensions of utility service will be the responsibility of developers with public agency participation possible where utility service extensions are needed and desired to serve larger areas and are appropriate future expansions of the utility.
11.	Access points along major arterials from new developments should be minimized to the extent possible. New developments should be interconnected with existing developed areas and allow for interconnection with adjacent undeveloped areas in order to provide alternative means of ingress and egress as well as to allow efficient means of providing public services.

Comprehensive Plan Land Use Districts

Land Use Districts

The Traditional Neighborhood District - This Land Use District is intended for existing neighborhoods constructed prior to 1968. In part, these neighborhoods have a unique development pattern characterized by a grid pattern of streets, houses located close to the street and a mix of housing types. Generally, these neighborhoods were developed at a higher overall density than contemporary neighborhoods and some have historic significance to the respective communities in which they are located. These are mature neighborhoods and future development will likely take

4.	Storm water runoff should be managed using techniques reflecting the state of the art at the time of development with due consideration given to safety in a residential environment.
5.	Where sanitary sewers are not available, development should occur with onsite sewage disposal systems approved by the appropriate public agency.



B. **Development Plan.** As a condition to the granting of any amendment to the Official Zoning Map, the Planning Commission is authorized to require the submission of a Development Plan. The Development Plan shall be filed in accordance with the provisions and requirements of Sec. 410, Development Plans. Where agreed upon, this Development Plan shall be followed and shall be binding on all parties. A Development Plan may be either a General Development Plan or a Site Development Plan or both as specified by Section 410.

C. **Traffic Impact Study.** Any development requiring the submission of a Traffic Impact Study shall illustrate the effect of the proposed project on the surrounding roadways and intersections. Such effect shall be measured against the existing level of service standard and circulation patterns for the roadways affected by the proposed development's impact. Any project which proposes:

1. Greater than 50,000 square feet of non-residential space; or,
2. Greater than 50 residential units; or,
3. Any other use generating 500 or more average daily trips, shall be required to submit a Traffic Impact Study.

Exceptions to this requirement may be approved after consultation between the applicant, the Planning Commission and affected agencies (City or County and/or KYTC). The applicant must provide documentation, in writing, from all affected agencies, exempting their particular development from the TIS requirement.

D. **Other Concurrent Applications.** Applications for Variances, and/ or Conditional Use Permits may be filed concurrently with the application for Official Zoning Map Amendment on the same property to be considered by the Planning Commission for a map amendment.

Article IV of the Zoning Ordinance, Section 410.1 - Purpose and Intent of Development Plan Review:

A. The Development Plan is a review procedure whereby the Planning Commission may determine the character and objectives of the proposed development in order to ascertain the following:

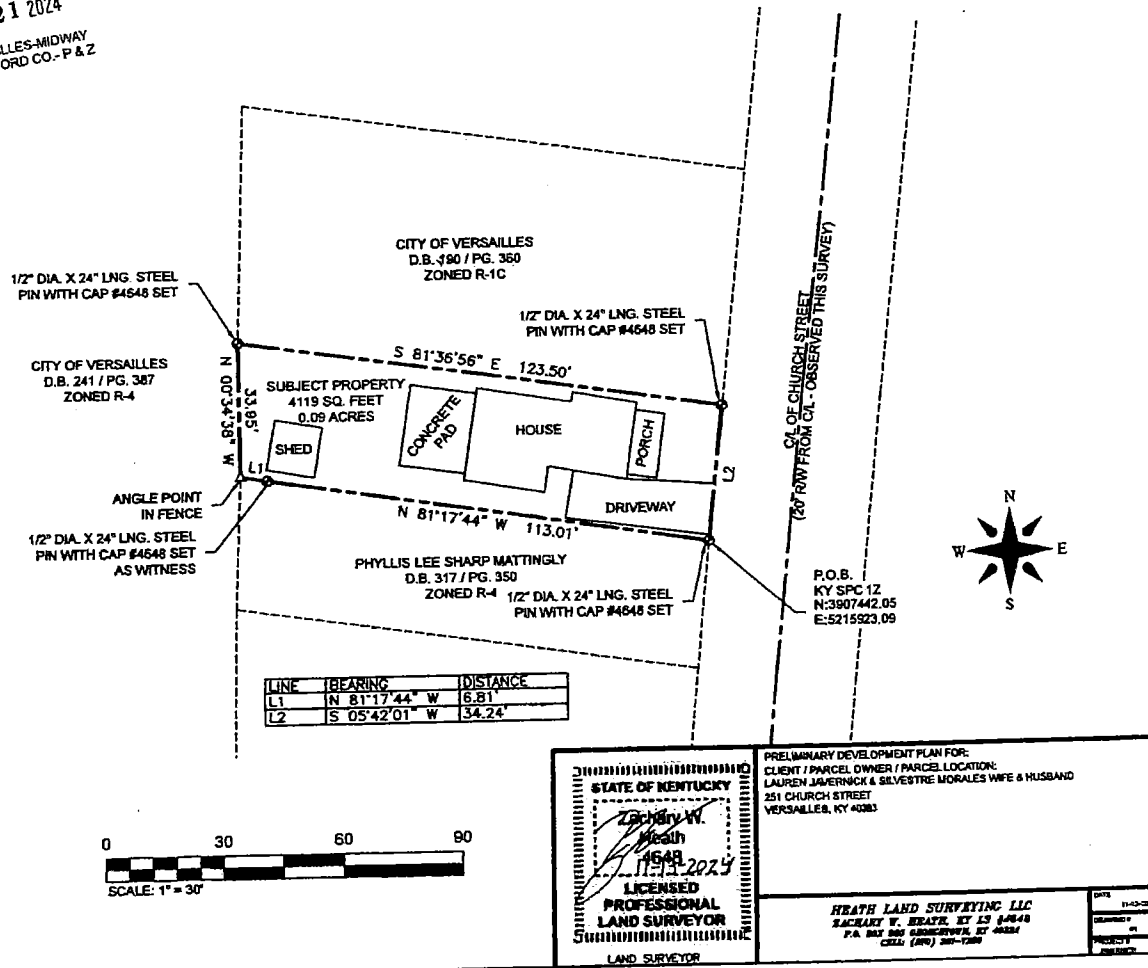
1. Impact the development will have on capacity of community facilities and services.
2. Impact the development will have on the character of the neighborhood.
3. Impact the development will have on the neighborhood and community.

B. The General Development Plan is intended to demonstrate to the Planning Commission the character and objectives of the proposed development in adequate detail for the

The applicants have submitted the following **General Development Plan & Narrative** to satisfy the Application Requirements listed above:

RECEIVED
 NOV 21 2024
 VERSAILLES-MIDWAY
 WOODFORD CO. - P & Z

----- APPROXIMATE ADJOINING PROPERTY LINE
 - - - - - SUBJECT PROPERTY LINE
 = = = = = CENTERLINE OF ROADWAY



The Property is within half a mile of the heart of downtown Versailles, making it very walkable to this historic district. While it is within a residential neighborhood of Versailles, it is not surrounded by dense housing. Because the Versailles city cemetery is behind it, and the lots are more spread out, there is significant space between the home on the Property and the homes at 271 and 225 Church Street.

The neighboring lots at 231 and 261 Church Street are currently vacant. Earlier this month, Applicants also purchased 261 Church Street next to the Property. 261 Church Street is currently zoned R-4. The Applicant has also requested, but has not yet received, information from the Planning Commission regarding other approved short-term rentals in the immediate area.

II. Proposed zone change, use, and conditions.

The Applicants seek the requested zone change of R-4 because they desire, at times, to use the Property as a short-term rental, which use is not permitted under the Property's current zoning designation. R-2 is the lowest density available in the City of Versailles for a single-family home that would allow the Applicants to seek a conditional use permit to operate a short-term rental. (Zoning Ordinance §§ 707-709; 709.4(F)). The Applicants chose R-4 because the small adjacent lot at 261 Church Street that Applicants recently purchased is already zoned R-4. Applicants felt that the proposed R-4 zone appropriately complements the current zoning around the Property.

Concurrent with the requested zone change, Applicants have also applied for a conditional use permit to operate a short-term rental in Versailles (the "CUP"). While usually considered by the Board of Adjustment as a standalone application, when paired alongside a zoning map amendment application, Kentucky law allows for the Planning Commission to consider and approve the CUP concurrently.

Versailles' Zoning Ordinance defines a short-term rental as a "dwelling unit or portion of a dwelling unit that is rented, leased or otherwise assigned for a tenancy of less than 30 consecutive days." There are two kinds of short-term rentals that are allowed in Versailles: hosted home sharing, where the primary occupants of the residence remains in the home with the guests, or dedicated short-term rentals, where the home is only used by guests.

To ensure compliance with the Zoning Ordinance, Applicants propose the following conditions:

1. The short-term rental will comply with all fire, building, and health codes. The Applicants will also ensure it remains in compliance with all local, state and federal regulations.
2. As a dedicated short-term rental, the Property will have a maximum capacity of three adults or one small family (two adults and two children).
3. The home on the Property will be rented for no more than thirty days. The Applicants will require a two-night minimum.

reflects the character of the Traditional Neighborhood District the Property is located in. (*Id.* at p. 103). The Traditional Neighborhood District is intended for existing neighborhoods that were constructed before 1968. (*Id.*). Homes are located close to the street and have a higher overall density than some more contemporary neighborhoods. (*Id.*).

Because these neighborhoods are more mature in character, Woodford County would prefer to see infill or redevelopment of parcels in these areas. The Comprehensive Plan envisions development that preserves the character of the surrounding neighborhood. (*Id.*). The Applicants intend to use revenue they receive from short term rental of the property to reinvest in the Property, further preserving the residential structure and maintaining its appearance so that it positively contributes to the surrounding neighborhood.

The Applicants seek to preserve the current nature of the Property and of the neighborhood. While doing so, the Applicants are also adding to Versailles' much-needed temporary housing for tourists and visitors. The Applicants submit that their request fully meets and compliments the nature of the neighborhood and the goals and objectives of the Comprehensive Plan.

IV. Conclusion.

Thank you for considering the Applicants' zone change request. We are happy to answer any questions the Planning Commission may have regarding the contents of this letter.

Sincerely,

/s/ Lexy G. Holland

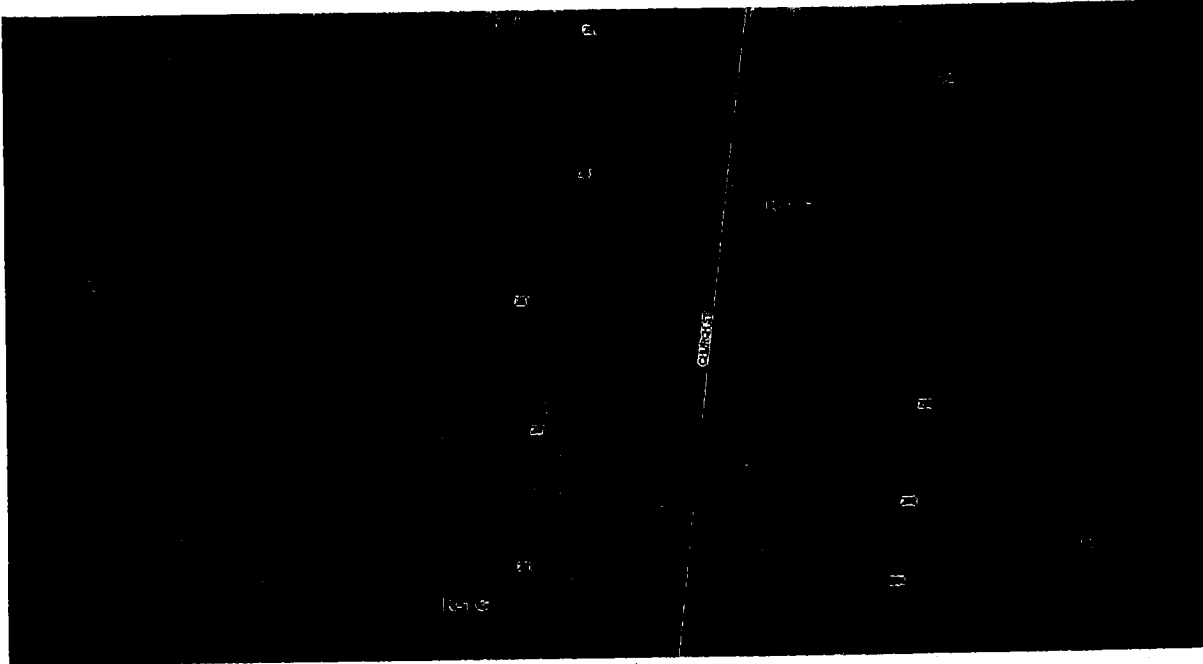
WYATT, TARRANT & COMBS, LLP

Lexy G. Holland

507.3 Examples: Examples include Hotels, Motels, Inns, Extended Stay Facilities, Bed and Breakfast Establishments, Short Term Rental Establishments, Recreational Vehicle Parks and Camps/Campgrounds.

507.4.B Specific Use Standards - Short Term Rentals

- Short Term Rental establishments shall be required to meet Fire and Building codes. Short Term Rental establishments shall be in compliance with all other applicable state and local laws, including the Woodford County District Health Department Rules and Regulations;
- Hosted Home-Sharing Short Term Rental establishments: Each room or suite to be rented shall be designed and intended to accommodate no more than two adults and accompanying children;
- Dedicated Short Term Rental establishments: Each room or suite within the dwelling unit to be rented shall be designed and intended to accommodate no more than two adults and accompanying children;
- Each room, suite or home shall be rented for no longer than 30 days;
- The use shall not adversely affect the uses permitted in the area and in the immediate neighborhood by excessive traffic generation, noise and light;
- One parking space shall be required for each guest room or suite available for rent. All off-street guest parking areas shall be screened with landscaping when adjacent to single family uses;
- Signs are prohibited for Short Term Rental establishments located in the A1, A-2, A-4, CO-1, R-2, R-3, R-4 and P-1 zoning districts;
- Short Term Rental establishments owner, owner's agent, or lessee shall be present at any Agritourism or Commercial events occurring in or at the establishment;
- In the Incorporated limits of the City of Versailles Short Term Rental Establishments shall be prohibited in R-1 and R-2 zones. A Conditional Use Permit is required in the A-1, R-3, R-4 and P-1 zoning districts prior to commencement of the business. Short Term Rental Establishments shall be limited to the following number of guest rooms or suites: Hosted Home-Sharing, Maximum four (4) guest rooms/suites and Dedicated Short Term Rental establishments, maximum six (6) guest rooms/ suites;



CONDITIONS OF APPROVAL

Article IV, Section 407.5 - When considering a Conditional Use Permit, the Board of Adjustments may attach certain conditions to its approval which it feels are necessary requirements in order to preserve and protect the character of the district in which the proposed use would be located.

The Applicant has submitted the following Property Conditions, as a part of their application:

1. The short-term rental will comply with all fire, building, and health codes. The Applicants will also ensure it remains in compliance with all local, state and federal regulations.
2. As a dedicated short-term rental, the Property will have a maximum capacity of three adults or one small family (two adults and two children).
3. The home on the Property will be rented for no more than thirty days. The Applicants will require a two-night minimum.
4. The Property will have, and renters will be required to agree to, rules regarding parking, noise, outside hours, and light.
5. The Property will have two parking spots.
6. There will not be any signs for the rental on the Property and no commercial or other events will occur there. The Applicants will enforce a strict prohibition on parties. The Applicants will also enforce a strict quiet time of 10 p.m. for weeknights and midnight for weekends.
7. The Applicants live in Lexington, and will be available to manage the property, address concerns raised by neighbors, and quickly handle any issues that may arise.

- B. If the Planning Commission considers a General Development Plan concurrently with an application for Zoning Map Amendment pursuant to KRS 100.203(2), the Commission shall vote upon the application for Zoning Map Amendment at the same time as it considers the applicant's request that the General Development Plan be a condition to the granting of the Zoning Map Amendment. The recommendation of the Planning Commission to approve a Zoning Map Amendment shall be conditioned upon compliance with the submitted General Development Plan and enforced accordingly.
- C. The Planning Commission and applicant may agree to amend the General Development Plan during the public hearing. In such case, the revised General Development Plan shall be prepared by the applicant within 14 calendar days of the approval of the Planning Commission. If the revised General Development Plan, has not been submitted to the Planning Commission within 14 days, the Commission may hold a public hearing to rescind the approval on the next available agenda.
- D. No Development Plan approved by the Planning Commission shall permit the development or use of land in a manner prohibited by this Ordinance. To the extent a condition of a Development Plan may purport to grant such permission, it shall be deemed in conflict with the zoning district regulations and be void and of no effect.

Article IV of the Zoning Ordinance, Section 409.6 - Review Criteria, Findings Required. In their review of a map amendment, the Planning Commission shall consider and make findings on the following matters:

- A. The map amendment is in agreement with the adopted Comprehensive Plan, or, in the absence of such a finding,
- B. That one or more of the following apply and such finding shall be recorded in the minutes and records of the Planning Commission of the legislative body or Fiscal Court:
 - 1. The original zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate;
 - 2. There have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted Comprehensive Plan and which have substantially altered the basic character of such area.

Article IV of the Zoning Ordinance, Section 409.8 - Condition of Enactment of Map Amendment. The following condition shall apply to the enactment of any Zoning Map Amendment; Building permits for improvement of the subject property shall be issued only in conformance with the elements of the General Development Plan and, where required, a Site Development Plan.

CONDITIONAL USE PERMIT REVIEW & FINDINGS

Article IV, Section 407.4 Review Criteria - The Board of Adjustments (*Planning Commission when reviewing a CUP concurrently with a Zone Change Request*) shall approve an application for a Conditional Use Permit if, and only if, the applicant has demonstrated that the proposed use and any associated development:

- A. Granting the Conditional Use Permit does not substantially conflict with the purposes of this Ordinance;
- B. Will be consistent with the "Intent" statement for the district in which it is located;
- C. Will be compatible with existing uses adjacent to and near the property;
- D. Will not be hazardous, detrimental or disturbing to present surrounding land uses due to noise, glare, smoke, dust, odor, fumes or other general nuisance;
- E. Will not otherwise adversely affect the development of the general neighborhood or of the district in which the use is proposed;
- F. Will be consistent with existing and planned pedestrian and vehicular circulation adjacent to and near the property;
- G. Will have adequate water and sewer supply, stormwater facilities, transportation facilities, waste disposal and other public services;
- H. Will be developed in a way that will preserve and incorporate any important natural features of the site; and
- I. Will conform to any specific criteria or conditions specified for that use elsewhere in this Article.

SUGGESTED MOTIONS

I make the motion to **APPROVE** the proposed Zoning Map Amendment, together with and conditioned upon the General Development Plan submitted by the applicant.

Based upon the testimony and documents presented in this public hearing, the proposed Zoning Map Amendment is consistent with the adopted Comprehensive Plan as demonstrated by its compliance with the following items:

Choose all that apply:

- a. Is consistent with the adopted Goals and Objectives;
- b. Is consistent with the Land Use District Map;
- c. Is consistent with the Area Wide and Land Use District Policies.

Therefore, the proposed Zoning Map Amendment is in agreement with the adopted Comprehensive Plan. Further, I request that this motion include the summary of evidence and testimony presented by the witnesses at this public hearing.

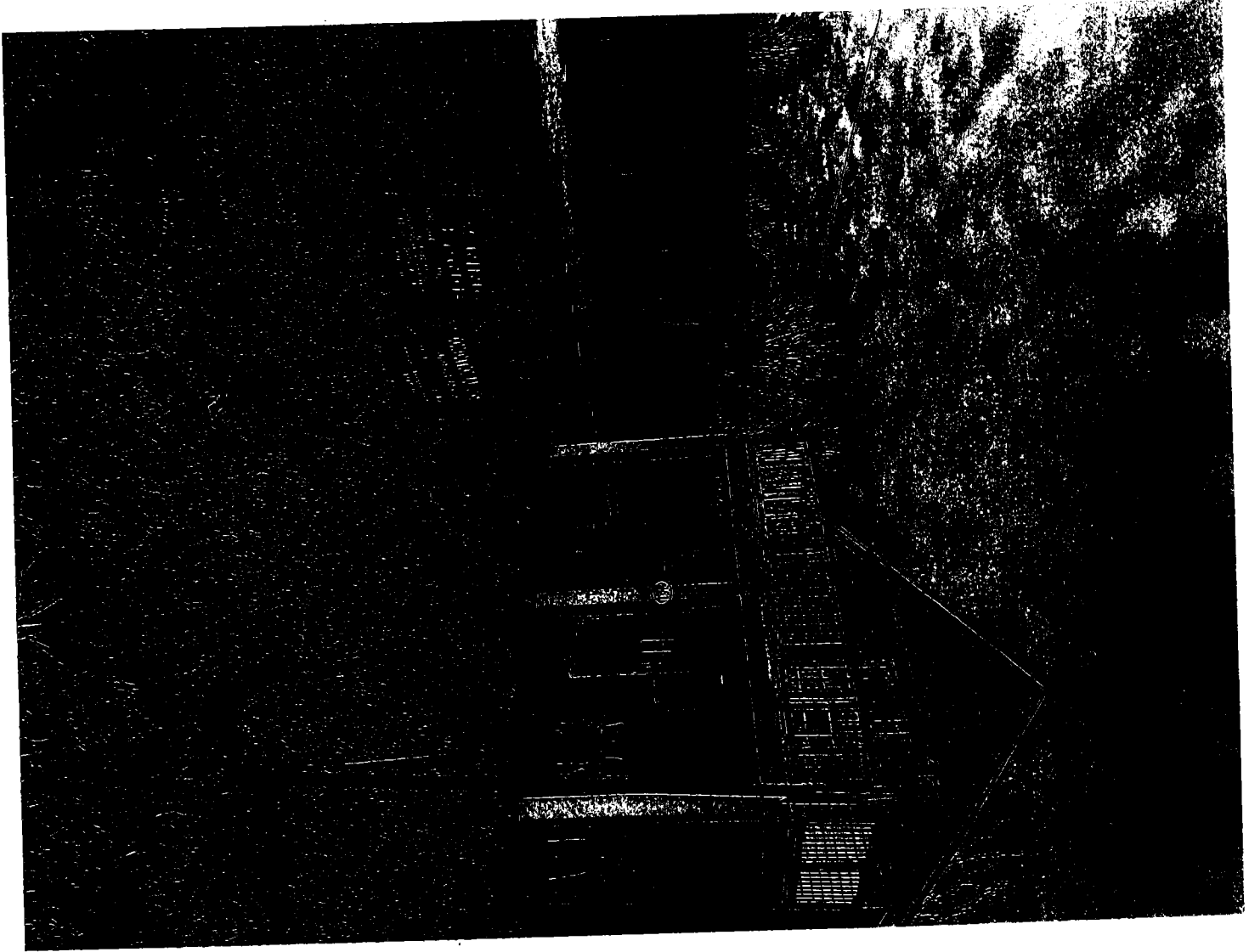
I make a motion to **DENY** the proposed Zoning Map Amendment.

Based upon the testimony and documents presented in this public hearing, the proposed Zoning Map Amendment is not consistent with the adopted Comprehensive Plan as demonstrated by its noncompliance with the following items:

Choose all that apply:

- a. Is **not** consistent with the adopted Goals and Objectives;
- b. Is **not** consistent with the Land Use District Map;
- c. Is **not** consistent with the Area Wide and Land Use District Policies.

Therefore, the proposed Zoning Map Amendment is **not** in agreement with the adopted Comprehensive Plan. Further, I request that this motion include the summary of evidence and testimony presented by the witnesses at this public hearing.



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I am sorry I am not able to attend the meeting and speak for myself and my neighbors regarding the Zone change request and Conditional Use Permit for the property at 251 Church Street. But if I was able to attend here is what I would say...

I live five houses away from the stated property and this is important to me and my neighbors.

The Zoning Commission should DENY the proposed Zoning Map Amendment and DENY the Conditional Use Permit based on the following:

The testimony presented in their application has shown that the changes and uses do not meet the requirements of the Zoning Ordinances or the objectives of the Comprehensive Plan.

If The Commission creates processes that balance the **public** and private interests through the implementation of processes that are fair and efficient then you will reject these requests.

The land is currently properly zoned as Single-Family Residential, R-1C.

To reclassify it to High Density (R-4) does not meet the criteria set out in the zoning ordinances.

The house is small, 1,255 sq feet. It is two bedroom and 1 bath house.

The lot is under 4000 sq ft
per ZONING ORDINANCE 710.6:
Lot, Yard, and Height Requirements For R4 Minimum Lot Size should be 6,000 sq. ft.

The people who bought this property were aware of the zoning when they purchased it. They should not be allowed to reclassify it to a designation that does not meet the Zoning Codes and Comprehensive Plan's goals only to get a Conditional Use Permit to make the established family home into a Short Term Rental and take it out of the community.

The property is in a Traditional Neighborhood District.
A wonderful mixed socio economic neighborhood.
Taking a home off the market and making it a Short Term Rental is not in line with the goals of a Traditional Neighborhood District.

This does not foster the positive growth that the Comprehensive Plan is striving for.

In my written statement I go through several points refuting the application based on the Comprehensive Plan, Zoning Ordinances and reasons in the application itself but in the interest of time I will not go through them all here.

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- We need to keep the existing working class and lower income houses available for the folks who live and work in Versailles. Not create a slim profit margin business for people not living in our county to take houses off the market to put into an already oversaturated Short Term Rental market.

- where are current and future populations going to live?
- there are at least four or five nearby properties on Church St that will certainly do the same thing and become Short Term Rentals
-
- this will not preserve the wonderful character of our diverse neighborhood
- people staying for a couple of days to a week will not add to the family atmosphere of the neighborhood
- the continuous turnover does not foster a community, or a community atmosphere.

It appears they are planning on building another STR on the lot beside 251 Church Street.

Are they getting that approved at the same time?

If so I would like time to oppose that Conditional Use Permit as well.

As the houses on Church Street get rezoned and made in STR's where will the current inhabitants move to live? There is already a dearth of affordable housing in Versailles. All the current building and building in the foreseeable future will be more expensive homes, not affordable homes or rental units.

There are already a huge number of STR's in Woodford County. The current estimate from the Chamber of Commerce is 116. Steve Hunter mentioned that this number of STR's is equal to the amount in Bowling Green, which has a much larger population than Versailles.

This number does not count the Holiday Inn Express, The Woodford Inn (which is expanding), the soon to open Aldenberg Hotel, several Bed and Breakfast establishments and Farm Stays.

If new STR's are going to open in Versailles they should be properties that are already zoned for it and not take family residences off the market.

Wooldridge is a neighborhood for residents to live in. Visitors to Versailles can stay in the downtown district or any of the many existing STR's, Hotels, Inns, Bed & Breakfast's and Farm Stays

- removing a house from being used by working class and lower socio-economic residents and turning it into a STR is an antithesis to several stated goals.

- turning existing homes into STR's does not provide stability to existing neighborhoods. They do the opposite as more houses will be taken off the market to become STR's

- how do we encourage proper residential growth if we are making existing housing that is not zoned for it into STRs?

We have seen the curse of absentee landlords with plenty of properties in Versailles and Woodford County.

Properties that are not being kept up.

It is more prevalent in working class and socio economic challenged areas such as Church street.

You can see this on Church Street where a landlord from Fayette County bought two properties and rented out the houses before they were finished being fixed up.

There are no plans to finish the job.

Since people are desperate for a place to live they move in and make no mention of the shoddy unfinished work on the houses.

The lawyer for the applicants says the property is not surrounded by dense housing.

- then why should it be rezoned to be R4 High Density?

Thank you for hearing my concerns and the concerns of my neighbors and the neighborhood.

The Zoning Commission should DENY the proposed Zoning Map Amendment.

The Zoning Commission should DENY THE CONDITIONAL USE PERMIT

Albert and Alexandra Mason
250 Morgan Street
Versailles, KY 40383

Madam Chair called upon Mr. Hunter for comments. Mr. Hunter shared exhibits and zoning map on the monitors and gave a brief summary of the plan. Mr. Hunter noted that this was a site development plan that was adopted over the summer as opposed to what they used to be called, Final Development Plan. Mr. Hunter noted that when the plan was first reviewed it looked like North Winter Street divided the two lots and staff learned that the City of Midway, by way of quit claim deed, closed the right-of-way and gave it to the developer. Mr. Hunter noted that the drainage was preliminarily looked at and if the Development Plan was approved, it would need to be approved with the condition that the final drainage be submitted with the building permit and be reviewed by staff. The engineering firm and our engineer worked through some of the drainage design. The plan went through Technical Review and all deficiencies were corrected and was in order for action.

Madam Chair asked if there were any questions. Mr. Schein questioned the distance of the canopy on the BP Service Station to the parking spaces of the proposed plan. Duane Bowling, General Contractor, noted that there would be 24 foot entrance way. Madam Chair asked if anyone was prepared to take action.

Motion was made by Mr. Schein, as seconded by Mr. Bohannon to approve based on the condition of the submittal of the final drainage being submitted with the building permit, the Midway Investments, LLC Site Development Plan on a tract of land containing 1.450 acres located at 501 N Winter Street, Midway, as submitted. No further discussion. Motion carried with seven (7) aye votes.

PUBLIC HEARING ITEMS

Lauren Javernick & Silvestre Morales have filed an application to rezone a property on a tract of land containing 0.090 acres located at 251 Church Street, Versailles KY. The requested zone change is from Single-Family Residential (R-1C) to High Density Residential (R-4).

Lauren Javernick & Silvestre Morales have filed a Conditional Use Permit Application on a tract of land containing 0.090 acres located at 251 Church Street, Versailles KY. The Applicant proposes the operation of a Short Term Rental Facility.

Madam Chair opened the public hearing and called Mr. Hunter for comments. Mr. Hunter noted that the requests would be heard concurrently; Zone Change and Conditional Use Permit. Mr. Hunter noted that they were two different applications and would take two different actions. Mr. Hunter reviewed/summarized the staff report and shared exhibits and aerials on the monitors. Mr. Hunter noted that there were several different zones on the street and this property was adjacent to R-4. Mr. Hunter reviewed the Short Term Rental ordinance. The applicant proposed seven conditions.

Madam Chair called upon the applicants' attorney for comments. John Baker, land use attorney from Wyatt, Tarrant, Combs noted that the case had been deferred since November (actually December per counsel request) and January due to weather. Ms. Holland could not attend due to prior vacation plans so Mr. Baker was representing Lauren Javernick & Silvestre Morales. The applicants were present. Mr. Baker noted that the application was in conformance and agreement with the Comprehensive Plan and the property was situated in a traditional neighborhood. The traditional neighborhoods are usually a mix

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of housing; it's typical to have a single family home next to a duplex, next to a four-plex and with walkable areas. Mr. Baker noted that the couple works in Versailles and Silvestre's family lives in Versailles. They plan to stay at the residence once on weekends and they are interested in having the Short Term Rental during Keeneland season and sales and to have a place for them to go. Mr. Baker noted that they are at the house everyday eating lunch. Mr. Baker noted that the lot area was 4,600 sq ft and the size of the lot was more indicative of the R-4 zone. Mr. Baker noted that the applicants do not plan to build on the adjacent lot they own, which is currently zoned R-4. Mr. Baker noted that the City owns the two vacant lots to the north and if the City decides to put homes there in the future maybe they could reach out to the surrounding homeowners to put some housing there. The lot is very self-limiting and density could not be established on the property; the zone change would accommodate the size of the lot and compatible with the surrounding fabric of the neighborhood. Mr. Baker noted that they believe it is in alignment with the Comprehensive Plan with the Traditional Neighborhood policies and it also goes to the policy that is stressed in the Comp Plan, tourism. Mr. Baker reiterated that this would be used for people coming for the race and sales season and being able to walk to the downtown area and not rely on an automobile. Mr. Baker noted that the request met the specific use criteria and was very much self-controlled and was not a property that lent itself to parties because it has two bedrooms, one bathroom. Mr. Baker noted that their intention is to put in new landscaping and possibly construct a pergola for aesthetics. Mr. Baker introduced Lauren Javernick to speak to the property. Ms. Javernick noted that she was a local equine veterinarian and explained that they bought the property for people to come and visit the very nice town. Ms. Javernick referred to the zoning map and noted that R-4 does exist in the area and they own the lot next to 251 Church Street but do not have any plans to develop it due to lack of funds, they just wanted basically a barrier between the Short Term Rental and the neighbor and also they wanted a nice lot where they can have a garden. Ms. Javernick noted that there were vacant lots to the north and east of the property. Ms. Javernick noted that the driveway easily accommodates two large vehicles. Ms. Goodrich questioned if the property located at 261 Church Street was R-4 when they purchased it. Ms. Javernick noted that it was.

Madam Chair asked if anyone from the public wished to speak. Ms. O'Reel noted that she distributed a letter from Albert Mason of Morgan Street in opposition to the Commissioners. Mr. Baker addressed Mr. Mason's letter. Mr. Baker reviewed the initial letter from the December meeting and noted that it did not articulate exactly how the Conditional Use or Zone Change would actually harm his interest or his property, it seemed to be making a policy argument and Mr. Baker found it interesting because Mr. Mason has a Short Term Rental that he operates downtown on top of their business and he made an argument that it takes away from housing inventory, yet he has an apartment that doesn't require exterior upkeep. It seems the space that he is renting out for Short Term Rental is much more conducive to certain housing especially downtown and would be less costly than renting the property long term. Mr. Baker was prepared to provide evidence of the Short Term Rental on AirBnB and VRBO. Mr. Smith noted that Mr. Baker's testimony would suffice.

Madam Chair closed the public hearing and asked the Commission if they had any comments. Mr. Wells questioned a statement that Mr. Mason made in his letter that Mr. Hunter stated that the number of Short Term Rentals in Versailles was equal to Bowling Green. Mr. Hunter stated that he had never said that. Mr. Hunter noted that he has said that we have 75-90 Short Term Rentals in the County. Mr. Greene questioned if any concerns had been raised about traffic, especially challenging on Sundays with the

church not having any parking and sometimes it is blocked. Mr. Baker noted that there would only be two cars at the residence and they didn't foresee there being any traffic issues; there is plenty of room for parking on their property. Mr. Middleton questioned if the Comprehensive Plan addressed keeping traditional neighborhoods together or more important to allowing other people come into Versailles or did it mention the importance of the traditional cultural neighborhoods. Mr. Schein believed that the term comes from the 21st Century that we become a suburban nation with HOA's and mono-socioeconomic neighborhoods and traditional became the catch all for stuff that was different for all downtown. So traditional really meant 19th century, early 20th century, explained Mr. Schein. Mr. Hunter noted that in the staff report it refers to the form and function and maybe the use and talks about these areas were prior to 1968. The policy also talks about in-fill development. Mr. Hunter noted that the Goals and Objectives talks about Short Term Rentals and tourism as well as housing about the need for affordable housing.

Madam Chair asked if anyone was prepared to take action.

Motion was made by Ms. Goodrich, as seconded by Mr. Wells as amended, to approve the Zoning Map Amendment for Lauren Javernick & Silvestre Morales on a tract of land containing 0.090 acres located at 251 Church Street, Versailles KY. The requested zone change is from Single-Family Residential (R-1C) to High Density Residential (R-4) and the application conforms with the Comprehensive Plan for the reasons stated in the submitted applicant findings. No further discussion. Motion carried with seven (7) aye votes.

Motion was made by Mr. Wells, as seconded by Mr. Bohannon, to approve the application for Lauren Javernick & Silvestre Morales Conditional Use Permit on a tract of land containing 0.090 acres located at 251 Church Street, Versailles KY; the Applicant proposes the operation of a Short Term Rental Facility with the agreed upon applicants conditions.

Mr. Schein questioned if the Conditional Use ran with the land or the owner. Several Commissioners noted that it ran with the owner.

Motion carried with seven (7) aye votes.

Burnworth Properties LLC have filed an application to rezone a property on a tract of land containing 0.920 acres located at 5695 McCracken Pike, Frankfort KY. The requested zone change is from Two-Family Residential (R-2), Conservation (CO-1) and Neighborhood Business (B-1) to Neighborhood Business (B-1).

Madam Chair opened the public hearing and called upon Mr. Hunter for comments. Mr. Hunter shared several aeriels and zone change map on the monitors and noted the property was located next door to the Stave Restaurant in the Millville area. Mr. Hunter noted that the property contains three different zones. The applicant was requesting to convert the property to all B-1 to be able to put a Short Term Rental in the structure. Mr. Hunter noted that the B-1 zoning (Neighborhood Business) would clean up the split zoning situation. Mr. Hunter reviewed/summarized the staff report.

Madam Chair asked if anyone had questions for Mr. Hunter. Mr. Schein questioned how the sliver of B-1 came to be on the lot that doesn't match up with the property lines. Mr. Hunter noted that the B-1 was