

ON TUESDAY, JUNE 28, 2011, THE VERSAILLES-MIDWAY-WOODFORD COUNTY COMPREHENSIVE PLAN COMMITTEE HELD A MEETING AT 5:00 IN THE COUNTY JUDGES OFFICE ON THE 2<sup>ND</sup> FLOOR OF THE WOODFORD COUNTY COURTHOUSE

Chairman Traugott began with Chapter 8 Page # 347. It was previously decided to delete all references to "Preserving Town and Country."

Chairman Traugott suggested on Page #347, Policy #1 to add, "Urban Service Boundary" after the word official

Chairman Traugott questioned Policy #11 on Page 349? Mrs. Wilson explained that there was a concern specifically with the Elm Street Neighborhood when they were proposing a development that had a hard urban edge touching a rural agricultural area. They came up with the 150' buffer area that would be a transition area. This came up again on the nursing home zone change in Midway. If the buildings or houses were to face outward in a development that would become a street right of way and the next development would then have a street to face. If they choose to face the houses or buildings to the rear, then you want a bigger buffer when the rear of the houses are that way. It all had to do with whether or not you put the good face outward or you are looking at peoples' back yards. That is how the 150' buffer came to be and it does eat up a lot of land.

Mr. Floyd questioned if it is because the rural does not want to see the urban so they require an extensive buffer? Mrs. Wilson stated that is correct and there is the same issue with Rural Residential. They want to see the rural, but have to buffer from it. Chairman Traugott stated that is because the rural does not want to see the development. Mr. Wolf questioned if the Rural Residential are suppose to sit back off the road, but still have to be buffered? Mrs. Wilson stated that they are buffered and there is a 150' buffer from adjoining properties.

Mr. Floyd questioned if there is a definition for extensively landscaped? Mrs. Wilson stated it is addressed in the landscape ordinance now. There is a very detailed description of how many trees have to be planted and the spacing and the types of trees, etc. Mr. Floyd felt that the buffer was onerous. Mr. Traugott questioned how big of an impact this would be to remove this? Mrs. Perry stated that she thinks it would be a big impact and there would be a lot of complaints. Mrs. Perry stated that perhaps they could reduce it some, but she felt it would not go over well.

Mr. Floyd stated that in Adena Trace the houses back up to Lancaster Place and that is Rural Residential. He questioned why there is no buffering in the backs of the homes in Adena Trace? Mrs. Wilson stated that would depend if it came in under this Comprehensive Plan. Mrs. Wilson stated that it may be because it was Rural Residential on the other side and they have to buffer anyway. Mr. Floyd stated that if it were a horse farm it would be a different story. Mrs. Perry stated that it would apply to any agriculture. Mr. Wolf stated that there is no buffer on the Adena Woods side and the farm next to it. Mr. Floyd stated that there is some buffering. Mrs. Wilson stated that also there is more Urban Service Boundary along the Adena Woods side on the remaining Barrows property.

Chairman Traugott stated that if the Rubloff property was down zoned to A-1, it would not apply because it is in the Urban Service Boundary. Mrs. Wilson agreed. Chairman Traugott questioned if that would affect the Backer property? Mrs. Wilson stated that it only touches at the Bluegrass Parkway and there is a comment about that and it only has to be 50'.

Mr. Wolf stated that the other Backer property that was sold had to be 400' back. Mrs. Wilson stated that is the view shed on US 60 and not a landscaped buffer area. Chairman Traugott questioned if there is a potential that in that area they would have to have an extra 150' buffer on top of the 400' view shed?

Mrs. Wilson stated that someone could probably argue that, but it was never brought up during those hearings.

Mr. Floyd stated that there are only a limited amount of people where this would be an issue. Chairman Traugott stated that it will affect a lot of prime areas for development. Mrs. Wilson agreed it would affect the vacant land within the boundary. Chairman Traugott questioned how low Mrs. Perry would agree that they change the buffer are to? Mr. Floyd suggested 50'. Mrs. Perry stated that she would agree with that, but felt it would not be beneficial to them to do away with it completely.

Mr. Floyd questioned if they changed the definitions in the Goals of the LU/CFS and other categories? Mrs. Wilson stated that they did not.

Mr. Floyd questioned if they are legally bound to maintain the Districts as they are shown? Chairman Traugott stated that they are not. Mr. Floyd questioned if they can consolidate some of the districts to make it easier. Chairman Traugott stated that they can do that if they choose to. Mrs. Wilson stated that there actually used to be sixteen of them and that was substantially reduced.

Chairman Traugott stated that he thinks that they had already discussed doing away with the Equine/Preserve District. Mrs. Perry stated that she has been thinking about that and would like to revisit that. Mr. Wolf questioned if she has changed her mind about that? Mrs. Perry stated that it is not that she has changed her mind, but it is a very small area towards Midway and Millville and if we totally take all of that out it could be problematic. She suggested that perhaps it could be renamed. Mr. Wolf stated that all the horse farms are not in it. Mrs. Perry stated that she is not necessarily for leaving the district there, but she questioned what kind of issues they will run up against. Chairman Traugott stated that he has not heard a word about it and it has been discussed on more than one occasion. Chairman Traugott stated that some of this is not prime farmland.

Chairman Traugott questioned the thoughts on the districting identifications? Mr. Floyd stated that after reading the Regional Commerce District, he felt they should get rid of them all and start over. Mrs. Perry stated that she does not think they need the Regional Commerce District at all. Mr. Floyd stated that it is all unfriendly and ridiculous. Chairman Traugott stated that they are steering away from all that mixed use anyway. Chairman Traugott stated that he believes that they should move all the reference of the residential out of it for sure. Mr. Floyd questioned why this is not the same as the Commercial District? Chairman Traugott stated that primarily it is the mixed use. Mrs. Wilson stated that was going to be her suggestion was to combine them and take the residential out. You could allow for some residential but not require it. Chairman Traugott agreed that is a big difference. Mrs. Wilson stated that someone might want to do a transitional center with some high density residential in the back. Chairman Traugott questioned if the Guidelines in the Commerce District are as strict? Mrs. Wilson stated that they are not as bad, but there may be some to change. Chairman Traugott stated that he does not like Guideline #5 regarding the Market Study requirement. A developer should not have to justify to the Planning Commission a need for a product.

Mrs. Wilson stated that one of her comments for the Regional Commerce District was to add something to the effect that the primary land use should be retail, commercial, personal service, and professional office geared toward residents and employees of Woodford County as well as the surrounding region. This way you would not be limited to focusing on Versailles residents as you are in the Commerce District. If you combine the districts you can still put the language in that addresses the regional concept. Chairman Traugott stated that they need to remove the square footage requirement in the Commerce District, which is Guideline #1. He questioned if there is a need to have a number? Mrs. Wilson stated that this was all tied to the New Urban Code.

Mr. Floyd questioned if Mrs. Wilson can pull those two sections together without any trouble and have them make sense? Mrs. Wilson stated that she is working on doing that.

Mr. Floyd questioned if they still need to have the Interchange Commerce District? Mrs. Wilson stated that some does still exist in Midway. Chairman Traugott stated that he does not want to bother with changing anything in Midway. Mr. Floyd questioned why this district is not in the rural service area? For example why not at the county border with Franklin County? Everything gets built in Franklin County as it is now. Why is there not one at the interchange of the Bluegrass Parkway? There are already businesses there, such as Jack Kain Ford, a couple of service stations and a restaurant. There is vacant land for sale there. Mrs. Wilson stated that mainly in that area it is because there are no public sewers, it is all on septic. Mr. Floyd questioned why there is not one located at the Bluegrass Parkway and Hwy 33? Mrs. Wilson stated that there is workplace that is located there.

Mr. Parrott questioned if at one time they tried to get sewers out where Kain Ford is and it was done away with? Mrs. Wilson stated that they tried to get grants to do that and apparently they could not get them. Mr. Southworth stated that to extend the sewer out there is very very expensive and it would cost those homeowners a lot of money. Mrs. Wilson stated that she recalled when all that was discussed, the cost to the homeowners was so much that they could not afford to hook on to it. Mrs. Wilson stated that there are sewers at the Franklin County edge of Woodford County.

Mr. Wolf questioned why they need the view shed? Chairman Traugott stated that he feels that Midway is a lot different than Versailles and they should leave it alone.

Mr. Floyd stated to be consistent they should take out Guideline #1 that has the square footage of floor area. Everyone agreed.

Chairman Traugott questioned how much of the Interchange Commerce District will remain, just the northeast? Mrs. Wilson stated that they are saying the whole interchange could be a commercial use of an interchange commerce district. When Citgo came in and changed their zoning from R-3 to B-5 to come into compliance it was justified because it is in the Interchange Commerce District.

Mr. Floyd stated that Guideline #6 is very subjective. Mrs. Wilson stated that she questions the whole architecture requirements throughout. It was decided to delete any reference to architectural requirements.

Mrs. Wilson stated that she suggests striking the last sentence under Guideline#1 in the Traditional Neighborhood District.

Mr. Floyd questioned in the first paragraph of The Traditional Neighborhood District, if all that refers to the Preserving Town and Country? Mrs. Wilson stated that it is all tied to that. Chairman Traugott stated that he marked out all of that first paragraph. Mr. Floyd stated that he does not understand Guideline #2. Mrs. Wilson stated that she rewrote that because it was not clear. Mrs. Wilson stated that it is saying that you can have commercial in the residential area that supports the neighborhood, such as daycare, filling stations, etc. Mrs. Wilson stated that she is suggesting to strike Guideline #2 and put in something like, "new neighborhoods should be primarily single family homes. Multifamily buildings are encouraged, but should be carefully integrated into the neighborhood. Some non-residential land uses can be included. Limited commercial and professional offices use may be appropriate where they will propose minimal impact on surrounding land uses with regard to traffic, noise, and lighting. These uses are to serve the surrounding neighborhood. Multifamily and non-residential buildings should be of a scale in character that blends into the neighborhood. Mrs. Wilson stated that it keeps you from dropping in a shopping center into the middle of a neighborhood, but it still allows some commercial that is appropriate for the neighborhood. This is much more friendly and more flexible.

Chairman Traugott suggested striking Guideline #5 under Contemporary Neighborhood District. Everyone agreed.

Mrs. Wilson stated that one thing she does think they should do is encourage sidewalks, connectivity, and access to neighborhoods. Chairman Traugott stated that was one of their goals.

Mrs. Wilson stated that she thinks Guideline #6 needs some work. The Zoning Ordinance does not allow for density to be varied. For instance in an R-1B District the minimum lot size is 10,000 square feet, but in the same paragraph it says you cannot exceed four units per acre. You cannot vary density if it is set in the Zoning Ordinance. The only to get four units per acre is to do a planned unit development. That is why people were doing them in order to get higher density. Chairman Traugott questioned if Mrs. Wilson wanted to try and reword that somehow.

Chairman Traugott stated that on Page #357 under Workplace District that “and should” needs to be removed under Guideline #3. Chairman Traugott stated that Guidelines #4, 5, and 6 all need to be deleted to be consistent. Mrs. Wilson stated that this all came from the New Urban Code. Workplace is a better term than industrial because you can have a blend of manufacturing and office. Mrs. Wilson stated that Guideline #4 is referring to the area coming into town from Hwy 33 and that you want it to be developed in a sort of campus style sort of like Harrodsburg Rd. at New Circle. Chairman Traugott questioned if they should strike it? Everyone agreed. Mrs. Wilson stated that in Guideline #7 it refers to lighting but there is no lighting ordinance in the Zoning Ordinance. Chairman Traugott stated that would probably be a County ordinance. Chairman Traugott stated that he does have an issue with light pollution and felt that perhaps it should be left in.

Mrs. Wilson stated that at the bottom of Page #356 she thought the last paragraph needs to be deleted because it is all about the Midway Station Commerce Center.

Chairman Traugott stated that he wants to revisit taking out the Agricultural/Equine Preserve District. Mrs. Perry stated that she will not fight it, but thinks there could be issues. Mr. Floyd stated that he wants to be very clear it is not to penalize anyone, but to treat all rural parts of the County equally. Mrs. Perry stated that she agrees that it all should be treated the same. Mrs. Wilson suggested changing it to the Rural District.

Mr. Floyd questioned why the Heritage Preservation districts are separated out? Mrs. Wilson stated that the Pisgah Historic District is a National Register District and is treated differently. The others mentioned are either scenic view sheds that were created by the State or local government. Mr. Floyd questioned why we are recognizing them in the Comprehensive Plan at all? Mrs. Wilson stated that they need to be recognized in the Heritage District, but not in the Rural District.

Mr. Floyd questioned if they need the Kentucky River Environs District on the map? Mrs. Wilson stated that they are basically Conservation zones that follow the river. Mr. Floyd questioned if it is defined? Mrs. Wilson stated that it is. Mr. Floyd questioned if they are providing Guidelines? Mrs. Wilson stated that they are.

Chairman Traugott questioned Guideline #5 under the Kentucky River Environs District? Chairman Traugott felt that could be problematic. Mrs. Wilson stated that perhaps they could say may be required and not should be. Mr. Parrott stated that he grew up within a mile and a half of the Kentucky River and that he really does not like a lot of this language. Mr. Parrott stated that Guideline #3 speaks about “eco-tourism” and he is uncertain if anything in that statement is true. Guideline #4 says on site sewer systems should be reviewed by Board of Health and the Planning Commission. The Board of Health has complete control of that and the Planning Commission should not be trying to get involved and second guessing

them. Mr. Parrott stated that Guideline #5 needs to be deleted as does Guideline #6. Mrs. Perry agreed and questioned on Guideline #6 who is supposed to define "important long view" or "scenic vistas"? Mrs. Wilson pointed out that they have hardly ever have any development along the river. Mr. Parrott stated that all this came into play when the Cummings Ferry Campground. Mr. Parrott questioned Guideline #7 regarding lighting. Chairman Traugott stated that personally he likes it. Mrs. Perry stated that it is in every one of the districts and she feels it should stay. Mr. Floyd stated that he likes it too and would not want to live near the middle school with all those bright lights. Chairman Traugott questioned on Guideline#5 if they should just change the word should to may rather than deleting it entirely? Mr. Floyd stated that he feels that they need to delete Guideline#5 in its entirety. This is dealing with specifics and if you put the word may you are going to get all kinds of issues. Chairman Traugott stated that he would agree to take it out. Mr. Parrott stated that he is also concerned about Guideline #2 regarding wildlife habitats. Mr. Parrott stated that he is all for protecting endangered species, but he was not sure that the Comprehensive Plan is the place to do it. Previously they had already removed the list of endangered species and he felt that perhaps they just need to delete the whole thing. Mrs. Perry stated that she would agree that they can delete it.

Mrs. Perry questioned if Mrs. Wilson wanted to be responsible for removal of trees in the Heritage Preservation district? Mrs. Wilson stated that she did not. Mrs. Perry suggested deleting Guideline#3. All agreed.

Mr. Floyd questioned what the Rural Character District is and why they do not call the Rural District all the same thing? It was decided to change it to the Rural District. Mrs. Wilson stated that in Guideline #5 they need to take out the part about the Planning Commission being involved with the Health Department in approving septic systems as they did previously. Mrs. Perry stated that they changed the name of the Agricultural/Equine Preserve District to Rural District, so are they combining that with this Rural District? Mrs. Wilson questioned if there are any guidelines they want to move over to this? Chairman Traugott questioned if they should move Guideline #2 over where it talks about agricultural tourism? Mrs. Wilson stated that it is not addressed at all in the Rural District. Chairman Traugott stated that he does not think that agri-tourism in reality is as great as people make it out to be. Mrs. Perry stated that she does not think that agri-tourism is that big of a deal, but there are those that probably do. Mr. Endicott stated that Woodford Tomorrow thinks it is the greatest thing ever. Mrs. Perry stated that it does not bring in any dollars to anyone. Mr. Floyd stated that it is a bone. Mr. Endicott stated that they call Labrot and Graham agri-tourism. Mrs. Wilson stated that is tourism, but it is not agri-tourism. Agri-tourism is like Boyd's Orchard and Wildside Vines and Equus Run. Chairman Traugott stated that he agrees with Mr. Floyd that it is a bone and that it is impractical. Mrs. Wilson questioned if they are just deleting everything in the Rural Preserve District? It is interesting that they did not have agri-tourism in the rural district at all, only in the preserve district. Mrs. Perry agreed they should do that but felt that perhaps they do need to save that guideline about agri-tourism and move it over to the Rural District. Mrs. Perry suggested that the only change she would suggest in Guideline #2 is to remove "and/or equine related" because it is agricultural and does not need to be specifically spelled out. Everyone agreed.

Mr. Parrott questioned in Guideline# 1 in the Rural District why they need the language that says to minimize the removal of trees and vegetation? Chairman Traugott stated that he thinks that is contrary to the language that says to maximize sight distance. Mr. Parrott stated that he is all about highway safety and has seen a lot of scarred up trees where people have died and does not think they should specifically put something in the Comprehensive Plan that says you should not remove a tree that is in the way as far as safety. Mrs. Wilson stated that they have to get encroachment permits from the County and the State in order to develop. If they want them to take out a tree we cannot stop that. Mrs. Perry agreed that the Planning Commission has no control over that. Mr. Parrot stated that to maximize sight distance in order to improve safety is something he can support. Mrs. Perry questioned if they really have control over that since the County or State regulates that? Mrs. Wilson stated that they don't, but it does support safety.

Mrs. Wilson questioned since they did not talk about Small Community if they want her to just make it consistent with what they talked about in the others? All agreed.

Chairman Traugott stated that they will meet before the regular Planning Commission meeting at 5:30 pm. He questioned if Mrs. Wilson can get those projections and formulas? Mrs. Wilson stated that she will try. Mrs. Wilson stated that she did staple an attachment to the Midway and Versailles maps. Mrs. Wilson stated that she had Niki calculate the number of acres in each of the categories. You have to add agricultural land to vacant land to find out what is really vacant. The brown on the map in the Contemporary Neighborhood District, if you add the 962 acres of agricultural land plus the vacant land you get 1,077 acres of vacant land in the CND. For example if you base that on the Planned Unit Development concept of four units per acre you could get 4,000 houses in that vacant land. These are not zoned acres, but how the land is used. Kuhlman is vacant so it is in the vacant category and not in the industrial category. Chairman Traugott questioned if they have to justify tweaking the boundaries, so this is where this comes in? Mrs. Wilson stated that is correct.

Mr. Floyd questioned if this will be updated with a more modern map? Mrs. Wilson stated that they can once they decide if they want to shift things around.

Mr. Floyd stated that the Backer property was in a CND and they submitted a plan for that to get approval and it was disapproved. When we are discussing setting aside enough land, it does not mean that it will be approved to build on. Mrs. Wilson stated that is correct and that is the market factor, knowing that it is not all available. Mr. Floyd stated that he would think that you would have to go to the high side of the market factor and not the low side.

Mrs. Wilson stated that the other thing she has for them is a draft of the population projections for them to read over. Mrs. Wilson stated that Mrs. Conley has gone through all the Comprehensive Plan minutes and made a list of all the changes thus far. The only one that has been voted on was taking out Preserving Town and Country. Mr. Floyd stated that was to set the tone.

Chairman Traugott questioned if she can run through the two market factors? Mrs. Wilson stated that she will try.