

## MINUTES

A meeting of the Winchester-Clark County Planning Commission was held at 7:00 p.m. on Tuesday, July 7, 2020, via Zoom virtual courtroom, with Commission Chairman, Dwain Wheeler, presiding.

Those present were:

Dwain Wheeler, Chairperson  
George Chalfant  
Stefan Fink, Secretary  
Terry Mynk  
Tim Nance  
Christopher Thacker  
Shane Wiseman, Vice Chairperson  
Bill Dykeman, Legal Counsel  
Robert Jeffries, Planning Director  
Kim Mathias, Recording Secretary

Commissioner Sarah Glenn was absent.

The minutes of the meeting held on June 9, 2020 were presented. A motion was made by Mr. Wiseman to approve the minutes as presented. After second by Mr. Thacker the minutes were approved as presented with unanimous vote.

The Treasurer's Report was presented with a reconciliation report and financial reports for June 2020 for review and approval by the Commissioners.

The following accounts were presented for approval:

Ron Rigney (engineering services)	\$450.00
Bluegrass Newsmedia (advertising)	\$372.50

Upon motion by Mr. Wiseman, second by Mr. Fink, and with unanimous vote, the Treasurer's report was accepted into record and accounts were approved to pay.

The public was invited to be heard for any matters not on the agenda. Matters should be emailed to the Planning Director at [rjeffries@winchesterky.com](mailto:rjeffries@winchesterky.com).

A motion was made to take hearing Z2-08-20 off the table by Mr. Thacker. After second by Mr. Fink and with unanimous vote the motion carried.

ORIGINAL

A public hearing was held on a Zoning Map Amendment at the June 9, 2020 meeting. The applicant (Forrest Miller) submitted a zoning map amendment application to rezone the property located at 4356 McClure Road from A-1 (Agricultural) to R-1A (Single Family Residential). The proposed development plan would divide the 9.21 acres into four (4) parcels, three (3) of which would be used for single family homes and one (1) would be a common area to be used by all the property owners. Each parcel would be accessed by an easement and a gravel road is proposed to be constructed in the easement.

After presentation of the staff report, the applicant (Forrest Miller) was present to answer any questions.

Mr. Jeffries reviewed comments received by email in opposition of the matter.

The following emails were introduced into the minutes in opposition of the proposed zoning map amendment:

David Brookshire, residing at 4236 McClure Road, Winchester  
Kathy Coffey, residing at 3700 Becknerville Road, Winchester  
Thomas Howard, residing at 3750 Becknerville Road, Winchester  
Amy Taylor, residing at 4113 McClure Road, Winchester  
Fred Dailey, residing at 4198 McClure Road, Winchester

The following individuals were sworn in and asked questions regarding the proposal:

Doug  
Eddie Gilkison

There were no emails or comments received in favor of the proposal.

The applicant, Mr. Forrest Miller, and engineer, Mr. Brian Ward were sworn in and allowed rebuttal.

After review and comments by each member and discussion of the matter, Mr. Thacker made the following motion: I make a motion to forward a recommendation to the Clark County Fiscal court to approve the zoning map amendment rezoning the property located at 4356 McClure Road. The proposed R-1A Zoning would be found to be more appropriate for the property due to the fact that the terrain and stream found on the property create a hardship on the property owner should the land be utilized for farming and keeping livestock on the land. Based on the fact that the alarming majority of the property is not prime farmland and that the

adjoining properties found along the west are anticipated for single family use and accordingly the existing zoning for the property is inappropriate and the zoning classification is appropriate as defined by KRS Chapter 100.213. Upon second by Mr. Fink and with unanimous vote the motion carried.

After review and comments by each member and discussion of the matter, Mr. Thacker made the following motion: I make a motion to approve the preliminary development plan for the proposed R-1A Single Family Subdivision proposed at 4356 McClure Road, consisting of four (4) parcels ranging in size from 1.4 acres to 2.602 acres, parcel 4 as a common area and parcels 1-3 will be used for single family residences. Based on the fact that parcels 1-3 meet the dimension and area requirements as listed in Article 6.25 of the Winchester/Clark County Zoning Ordinance, contingent upon the County Road Department approving the road/drive installed on the easement shared between all parcels as described on the Area Development plan. Upon second by Mr. Fink and with unanimous vote the motion carried.

A public hearing was held on a Major Subdivision Plat. The applicant (Cantrell Properties) submitted a subdivision plat subdividing the 102 acre property located on the corner of Flanagan Station Road and Bybee Road into a total of 13 tracts ranging in size from 1.82 acres to 46.64 acres.

After presentation of the staff report, the applicant (Mr. Cantrell) and engineer (Mr. Ward) were present to answer any questions.

After review and comments by each member and discussion of the matter, Mr. Thacker made the following motion: I make a motion to table Z2-09-20 (Major Subdivision Plat) until the August 4, 2020 meeting in order to receive any public comments. Public comments will be received through July 22, 2020. After second by Mr. Nance and with unanimous vote the motion carried.

In Other Business, the Commissioners discussed scheduling a special meeting for the draft ordinance for solar energy facilities.

After review and comments by each member and discussion of the matter, Mr. Wiseman made the following motion: I make a motion to schedule a special meeting for the draft ordinance for solar energy facilities on Thursday, July 30, 2020 at 7 PM. This meeting will be solely to discuss the draft ordinance. The meeting will take place at the Farm Bureau. After second by Mr. Nance and with unanimous vote the motion carried.


There being no other business, Mr. Nance motioned to adjourn the meeting. The meeting was adjourned at 8:15 PM.


A Planning Commission Special meeting will be held on Thursday, July 30, 2020 to discuss the draft ordinance for solar energy facilities.

The next Planning Commission meeting will be held on Tuesday, August 4, 2020.

Prepared by:

Respectfully submitted,

  
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Kim Mathias, Recording Secretary

  
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Stefan Fink, Secretary