



Danville-Boyle County Planning & Zoning Commission

445 West Main Street P.O. Box 670

Danville, Kentucky 40423

**MINUTES OF THE DANVILLE-BOYLE COUNTY
PLANNING & ZONING COMMISSION MEETING
DANVILLE CITY HALL COMMISSION CHAMBERS
AUGUST 26, 2020 @ 9:00 a.m.**

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COMMISSIONERS PRESENT: Chairman Jerry Leber
 Vice-Chair Jeffrey Baird
 Terry Manon
 Jim Boyd
 Steve Griffin
 Vince DiMartino
 Rita Douglas
 Anne Sleet

OTHERS PRESENT: Henry Smith, Attorney
 Steve Hunter, Director
 Lisa Bowman, Administrative Assistant II

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- A. INVOCATION & ANNOUNCEMENTS** –Chairman Leber led invocation.
- B. CALL TO ORDER** - A quorum being present, Chairman Leber opened this August 26, 2020 meeting of the Danville/Boyle Planning and Zoning Commission at the approximately hour of 9 am.
- C. APPROVAL OF MINUTES** – The minutes of the July 22, 2020 meeting of the Commission were presented for approval.

Commissioner Baird made a motion to approve the 7-22-20 minutes. Commissioner DiMartino seconded the motion. The motion passed by unanimous vote.
- D. FINANCIAL REPORT** – Director Hunter presented details of the July 2020 financial reports. (Attached Exhibit A)

A motion to approve the financial reports as submitted was made by Commissioner Manon and seconded by Commissioner Baird. The motion then passed by unanimous vote.
- E. CONSTRUCTION SURETIES** – Director Hunter addressed the standing sureties for August 2020. Director Hunter explained the current delay in the projects at hand due to the City’s lack of available engineering staff to oversee/follow-through after Engineer Castle’s dismissal and Engineer Coffey’s status as interim City Manager. No action was required.
- F. SUBDIVISION APPROVALS** –
After discussion among the Commissioners, a decision was made to hear and act on all ten (10) of the following plats within one motion:



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1. Nine of Coins LLC has applied for an approval of a Subdivision on a tract(s) of land containing 187.659 acres located at 13860 & 13950 Forkland Road, Parksville, KY. The property is zoned Agriculture (AG).
 2. Selfrefind Property Management LLC and Durham Real Estate LLC have applied for approval of a Subdivision on a tract(s) of land containing 1.407 acres, located at 0 Bate and Dillehay Street, Danville, KY. The property is zoned Highway Business District (HB).
 3. Barry and Patricia Carrier have applied for an approval of a Subdivision on a tract(s) of land containing 13.164 acres located at 4391 Stanford Road, Danville, KY. The property is zoned Agriculture (AG).
 4. William and Patricia Hundley have applied for an approval of a Subdivision on a tract(s) of land containing 3.243 acres located at 0 Dry Fork Road, Danville, KY. The property is zoned Agriculture (AG).
 5. William and Patricia Hundley have applied for an approval of a Subdivision on a tract(s) of land containing 7.073 acres located at 0 Dry Fork Road, Danville, KY. The property is zoned Agriculture (AG).
 6. Ed and Edith Dials have applied for an approval of a Subdivision on a tract(s) of land containing 0.942 acres located at 1435 Shakertown Road, Danville, KY. The property is zoned Single Family (R1-A).
 7. King Family Partnership LLC has applied for an approval of a Subdivision on a tract(s) of land containing 120.409 acres located at 0 Tennessee Ridge Rd, Parksville, KY. The property is zoned Agriculture (AG).
 8. Timothy and Kelli Whitt & Harold and Toni Akers have applied for an approval of a Subdivision on a tract(s) of land containing 122.132 acres located at 0 Hubble Road, Danville, KY. The property is zoned Agriculture (AG).
 9. William and Patricia Hundley have applied for an approval of a Subdivision on a tract(s) of land containing 5.962 acres located at 545 Neild Road, Danville, KY. The property is zoned Agriculture (AG).
 10. Allen and Cindy Nevius have applied for an approval of a Subdivision on a tract(s) of land containing 21.495 acres located at 12045 Forkland Road, Parksville, KY. The property is zoned Agriculture (AG).

A motion was made by Commissioner Manon to approve the ten (10) subdivision plats herein described. Commissioner Baird seconded the motion and it passed by unanimous vote.

G. PUBLIC HEARINGS –

1. Mathew Kondik has filed a Site Development Plan on a tract of land containing approximately 1.099 acres located at 309 E First Street, Perryville, KY. The property is zoned Central Business (CB).



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- a. Director Hunter mentioned the applicant's verbal agreements about meeting fencing and landscaping standards, as a zoning permit will not be issued for this Perryville project.
 - b. Chairman Leber then asked if the commission wished to discuss. No comments made; he then opened the floor for public comment.
 - c. Chairman Leber closed the floor for public comment and asked for discussion/motion from the Commission.

Commissioner Boyd made a motion to approve the Site Development Plan. The motion was seconded by Commissioner Griffin and passed by unanimous vote of the commission.

2. Raymond Float has filed an application to rezone property on a tract of land containing 1.224 acres, located at 275 Margus Drive, Junction City KY. The requested zone change is from Single Family Residential (R1-A) and Highway Business (HB) to Highway Business (HB).
 - a. Director Hunter highlighted points from his staff report (Exhibit C), with mention of the agreed upon conditions covered on page 2 therein.
 - b. Chairman Leber then asked if the commission wished to discuss. No comments made; he then opened the floor for public comment.
 - i. Mr. Gary McFarland, a neighbor on the north side of this property, stood to ask if this zone change was being made just to expand the existing business.
 - ii. Director Hunter answered that that was the intent.
 - iii. Mr. McFarland stated he was not opposed.
 - c. Chairman Leber closed the floor for public comment and asked for discussion/motion from the Commission.

Commissioner Baird made a motion to approve the zone change for Mr. Float, including the following from Honorable Henry Smith: "The Application is consistent with the Future Land Use Map and the Goals and Objectives, as set out in the staff report, and the Application merely expands an existing business." The motion was seconded by Manon and passed by unanimous vote.

3. Joedy Sharpe Construction Company Inc has filed an application to rezone property on a tract of land containing 5.323 acres, located at 0 Winning Colors Drive, Danville KY. The requested zone change is from Single Family Residential (R1-A) to Single Family Residential (R1-C).
 - a. Director Hunter highlighted points from his staff report (Exhibit D). He indicated Mr. Sharpe is seeking to build more dense housing units, on smaller lots, within this new development. The development will extend off an existing stub street that meets Winning Colors Drive. The lots will be as deep as lots in the existing development, only narrower, and the homes to be built thereon, per the conceptual plan, will have approximately the same square footage as existing homes in the area. The development will consist of no more than five units per acre, in compliance with the FLUM and Comprehensive Plan.
 - b. Chairman Leber then asked if the commission wished to discuss. No comments made; he then opened the floor for public comment.



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- c. Mr. Joedy Sharpe, Boyle county resident and developer, concurred that there would be five or less homes per acre in this planned development. That he believes this development will serve the local need for both retirement and starter homes, as expressed by EDP rep Jody Lassiter.
- i. Chair Leber asked the expected cost of the homes proposed.
 - ii. Mr. Sharpe replied, with variations in lumber costs, the expected sales price would be around \$135,000 to \$150,000.
 - iii. Commissioner Griffith asked what the average square footage would be.
 - iv. Mr. Sharpe answered 1100 to 1200
 - v. Commissioner Boyd asked what the minimum lot width would; how close the homes would be.
 - vi. Mr. Sharpe stated the minimum lot width would be 50', the homes having at least 25' of separation between them.
 - vii. Commissioner DiMartino commented that the stub street and proposed road appeared to be close to the homes on the west end.
 - viii. Director addressed Commissioner DiMartino that the homes on the West end have standard setbacks, same being front build line set backs on two sides as they are corner lots. He indicated it was yet unknown what right of way would be on the road to be extended.
 - ix. Mr. Sharpe addressed the Commissioner's concern, explaining the road had the curvature it did in order that the homes did not have to be staggered on the lots.
 - x. Commissioner DiMartino expressed concern about the traffic level along the south side of the development.
 - xi. Director Hunter advised that traffic control is not an issue to be resolved at the zone change level, and at any later stage of development traffic control decisions would involve the City.
 - xii. Denisha Prewitt of 169 Bold Venture, stood to express her disapproval of the zone change, stating her reason being this change would cause an eventual traffic issue that might endanger her child.
 - xiii. Engineer Kendal Wise, Vantage Engineering, explained that the stub street has existed for many years and all her purchased property in the area were aware of its eventual development. Mr. Sharpe must be able to access his land.
 - xiv. Director Hunter further stated the traffic concerns would not be resolved at zone change level and would be an issue the city would address in the future.
 - xv. Joe Myers, 108 Wining Colors, asked if the drainage basin behind him would be receiving more runoff and potentially fail/overflow.
 - xvi. Engineer Wise explained that a drainage study was done, no change was anticipated in the drainage on Mr. Myer's property, and that other basins were being added.



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- d. Chairman Leber closed the floor for public comment and asked for discussion/motion from the Commission.

Commissioner Baird made a motion to approve the Zone Change. He incorporated into his motion the following language from Attorney Henry Smith: "The Application is consistent with the Future Land Use Map and the Goals and Objectives, as set out in the staff report, including the Developer's own submitted conditions. This project is an infill project, and these projects are generally favored. Moreover, the FLUM shows the property as Low-Density Residential, which carries a prescribed density limit, and the Applicant has agreed to apply this limit as a condition of approval. The motion, including the Conditions/Restrictions as stated on Page 3 of Exhibit D Staff Report, was seconded by Commissioner DiMartino and passed by unanimous vote of the commission.


G. NEW BUSINESS

1. Advisory Committee Report – No action
2. Personnel Committee Report – No action
3. Budget Committee Report – No action
4. Other New Business – BGADD GIS Mapping Agreement FY21
Commissioner Baird made a motion to approve the FY21 BGADD GIS Mapping Agreement. The motion was seconded by Commissioner Manon and passed by unanimous vote.
5. Announcements – None

H. ADJOURN

A motion to adjourn this August 26, 2020 meeting of the Danville-Boyle County Planning and Zoning Commission was made by Commissioner Boyd and seconded by Commissioner DiMartino. The motion then passed unanimously by vote.

Transcribed by:


LISA G. BOWMAN, Administrative Assistant II

Approved this 23rd day of September 2020.


DANVILLE-BOYLE P&Z COMMISSION CHAIR