



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>

May 21, 2026

Honorable James Kay, Judge Executive
and Members of the Woodford Fiscal Court
103 S. Main St. – Room 200
Versailles, KY 40383

RE: Zoning Map Amendment and General Development Plan – Lutoff Equestrian LLC – 2108
Huntertown Rd – RR/RF to A-1

Dear Judge Kay:

On Thursday, May 14, 2026 the Versailles-Midway-Woodford County Planning and Zoning Commission made a recommendation regarding the above referenced Zoning Map Amendment. The motion was entered into the record as follows:

Motion was made by Ms. Isberg, as seconded by Mr. Wells to approve Application 2026-020 - Lutoff Equestrian LLC – Zoning Map Amendment with condition upon General Development Plan and that it is consistent with the adopted Goals and Objectives of the Comprehensive Plan to rezone a property on a tract of land containing 43.419 acres located at 2108 Huntertown Road, Versailles KY. The requested zone change is from Rural Residential (RR) / Residual Farmland (RF) to Agricultural (A-1). No further discussion. Motion carried with nine (9) aye votes.

Attached hereto is a copy of the application, exhibits and all supporting documents, including a copy of the draft minutes. The Commission hereby submits this information to the Woodford Fiscal Court with the recommendation that this request for a Zoning Map Amendment be approved.

Sincerely,

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

Kim O'Reel
Office Manager

EXHIBITS

Liftoff Equestrian LLC

2108 Huntertown Rd

43.419 acres

RR (Rural Residential)/RF (Residual Farmland) to A-1 (Agriculture)

- A. Zone Change Application
- B. General Development Plan – Staff mark-ups
- C. Notice to Woodford Sun (Steve emailed)
- D. Copies of Notification Letters to Neighbors – April 30, 2026
- E. Zone Change Sign – Photo
- F. P&Z Meeting Agenda – May 14, 2026
- G. Staff Report
- H. P&Z Meeting Minutes (DRAFT) – May 14, 2026

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



Application Number: 2026-020 Pre-Application Meeting Date: 3-2-2026
Date Application Filed: 4/16/26 Public Hearing Meeting Date: 5/14/26

APPLICANT(S) INFORMATION

1) APPLICANT(S) NAME(S): Justin Watts

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

Mailing Address: 2108 Huntertown Road Phone Number: _____
Versailles, Ky 40383 Cell Number: 859-230-4931
E-Mail Address: _____

2) PROPERTY OWNER(S) NAME(S): ~~Justin Watts~~ (Liftoff Equestrian LLC)

Mailing Address: 2108 Huntertown Rd Phone Number: 859-230-4931
Versailles Ky 40383 Cell Number: _____
E-Mail Address: _____

PLEASE USE ADDITIONAL PAGES IF NEEDED

3) APPLICANT(S) ATTORNEY: _____
Name of Law Firm: _____
Phone Number: _____ Cell Number: _____
E-Mail Address: _____

PROPERTY INFORMATION

Property Address: 2108 Huntertown Rd.
PVA Parcel Number: 42-0000-0091-00
Acreage: 43.4
Current Zoning: RR/Res

EXHIBIT

A

ZONING MAP AMENDMENT REQUEST

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

RR + RF to A-1 w/cup to Allow the use of a
STA on the property.
STA

PROPOSED ZONE CHANGE CONDITIONS

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

See Dev Plan

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.

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) Justin W. Watts 20260416
Justin W. Watts Date:
(please print name and title)

2) _____ 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: 345-
Land Use Certificate Fee: 50-
Date Fees Received: 4/16/26

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

VERSAILLES-MIDWAY-WOODFORD COUNTY PLANNING COMMISSION
PUBLIC HEARING NOTICE

Public Hearing Notice for May 14, 2026, at 6:30PM, Woodford County Courthouse, 103 S Main St, Versailles KY:

1. Lutoff Equestrian LLC have filed an application to rezone a property on a tract of land containing 43.419ac located at 2108 Huntertown Rd, Versailles KY. The requested zone change is from RR / RF to A-1.
2. Lutoff Equestrian LLC have filed a Conditional Use Permit Application on a tract of land containing 43.419ac located at 2108 Huntertown Rd, Versailles KY. The Applicant proposes the operation of a Short Term Rental Facility.
3. Versailles Baptist Church Inc have filed an application to rezone property on tracts of land containing 3.420ac located at 125, 205, 207, 215 & 239 E Green St and 222 N Locust St, Versailles KY. The requested zone change is from R-4 to B-2.

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 May 7, 2026**

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>

April 30, 2026

FORT CHRISTOPHER'S KENTUCKY LLC
P O BOX 911
VERSAILLES, KY 40383-

Dear Property Owner:

On Thursday, May 14, 2026 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 request as follows:

Zoning Map Amendment and General Development Plan – Lutoff Equestrian LLC (Justin & Ashley Watts) – 2108 Huntertown Rd – RR/RF (Rural Residential/Residual Farmland) Districts to A-1 (Agriculture) District

Conditional Use Permit - Lutoff Equestrian LLC (Justin & Ashley Watts) – 2108 Huntertown Rd – to operate a Short term rental establishment.

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 questions 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

Attachment

EXHIBIT

D



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>

April 30, 2026

DERBY LANE LLC
2358 HUNTERTOWN ROAD
VERSAILLES, KY 40383

Dear Property Owner:

On Thursday, May 14, 2026 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 request as follows:

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(Justin & Ashley Watts) – 2108 Huntertown Rd – RR/RF (Rural
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Sincerely,

Kim O'Reel
Office Manager

Attachment



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>

April 30, 2026

HAGGIN IV LOUIS LEE - TRUSTEE -
ALMA H HAGGIN CHILDREN'S TRUST
P O BOX 1023
VERSAILLES, KY 40383-5023

Dear Property Owner:

On Thursday, May 14, 2026 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 request as follows:

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(Justin & Ashley Watts) – 2108 Huntertown Rd – RR/RF (Rural
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103 S. Main St., Room 204
Versailles, KY 40383
Telephone: 859-873-8611
<https://www.woodfordplanning.org>

April 30, 2026

OLSON JANET K
2042 HUNTERTOWN RD
VERSAILLES, KY 40383

Dear Property Owner:

On Thursday, May 14, 2026 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 request as follows:

**Zoning Map Amendment and General Development Plan – Lutoff Equestrian LLC
(Justin & Ashley Watts) – 2108 Huntertown Rd – RR/RF (Rural
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Versailles, KY 40383
Telephone: 859-873-8611
<https://www.woodfordplanning.org>

April 30, 2026

LIFTOFF EQUESTRIAN LLC
2108 HUNTERTOWN ROAD
VERSAILLES, KY 40383-

Dear Property Owner:

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**Zoning Map Amendment and General Development Plan – Lutoff Equestrian LLC
(Justin & Ashley Watts) – 2108 Huntertown Rd – RR/RF (Rural
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Versailles, KY 40383
Telephone: 859-873-8611
<https://www.woodfordplanning.org>

April 30, 2026

MCDONALD RONALD -TRUST-
& CAROLYN MCDONALD
2600 HUNTERTOWN RD
VERSAILLES, KY 40383

Dear Property Owner:

On Thursday, May 14, 2026 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 request as follows:

Zoning Map Amendment and General Development Plan – Liftoff Equestrian LLC (Justin & Ashley Watts) – 2108 Huntertown Rd – RR/RF (Rural Residential/Residual Farmland) Districts to A-1 (Agriculture) District

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Sincerely,

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Kim O'Reel
Office Manager

Attachment



EXHIBIT

E

AGENDA
VERSAILLES-MIDWAY-WOODFORD COUNTY PLANNING COMMISSION
REGULAR MEETING
WOODFORD COUNTY COURTHOUSE
MAY 14, 2026
6:30 PM

LIVESTREAM LINK
Planning Commission YouTube Media Channel

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. APPROVAL OF MINUTES - April 9, 2026

D. NON-PUBLIC HEARING ITEMS

1. Antony & Natalee Bays have applied for an approval of a Subdivision (Minor Plat) on a tract of land containing 0.456 acres located at 341 N Winter Street, Midway, KY. The property is zoned Medium Density Residential (R-3).
2. Bogdan Svintozelsky has applied for an approval of a Subdivision (Minor Plat) on tracts of land containing 0.456 acres located at 4750 Fords Mill Road, Versailles, KY. The property is zoned Agricultural (A-1) and Two-Family Residential (R-2).

E. PUBLIC HEARING ITEMS

1. Liftoff Equestrian LLC have filed an application to rezone a property on a tract of land containing 43.419 acres located at 2108 Huntertown Road, Versailles KY. The requested zone change is from Rural Residential (RR) / Residual Farmland (RF) to Agricultural (A-1).
2. Liftoff Equestrian LLC have filed a Conditional Use Permit Application on a tract of land containing 43.419 acres located at 2108 Huntertown Road, Versailles KY. The Applicant proposes the operation of a Short Term Rental Facility.
3. Versailles Baptist Church Inc have filed an application to rezone property on tracts of land containing 3.420 acres located at 125, 205, 207, 215 & 239 E Green Street and 222 N Locust Street, Versailles KY. The requested zone change is from High Density Residential (R-4) to Central Business (B-2).

*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.

F. OTHER BUSINESS ITEMS

1. Bill Pay List - May 2026
2. Finance/Budget Report - April 2026
3. Construction Sureties Report
4. Announcements

G. ADJOURN

NEXT SCHEDULED REGULAR MEETING JUNE 11, 2026

EXHIBIT

F

VERSAILLES-MIDWAY-WOODFORD COUNTY PLANNING COMMISSION
ZONE CHANGE & CONDITIONAL USE PERMIT STAFF REPORT

Application Filing Date: April 16, 2026

Public Hearing Date: May 14, 2026

Description of Request: The applicant is proposing to rezone a tract of land containing 43.419 acres, located at 2108 Huntertown Road, Versailles KY, from Rural Residential (RR)/Residual Farmland (RF) to Agricultural (A-1). The Applicant is concurrently requesting a Conditional Use Permit to operate a Short Term Rental Establishment in an existing structure.

Applicant:
Liftoff Equestrian LLC
2108 Huntertown Road
Versailles, KY 40383

Property Owner:
Liftoff Equestrian LLC
2108 Huntertown Road
Versailles, KY 40383

Location of Property: 2108 Huntertown Road Current Zoning: Rural Residential (RR)

PVA Parcel #: 42-0000-009-00 Proposed Zoning: Agricultural (A-1)

Property Size: 43.419 Acres Existing Land Use: Residential/Agriculture

Existing Land Use of the Surrounding Area:
The surrounding area is comprised mostly of agriculture and single-family uses.

Land Use District Designation: The property is located within the **Rural District**. The Rural District consists of all land outside the Urban Service Areas, Small Community District, Agricultural/Equine Preserve District and Kentucky River District. The use of the lands in this rural district should be primarily reserved for agricultural operations, open space, agricultural tourism activities, and limited low-density residential including in-family conveyances in order to support Woodford County's agricultural economy, rural landscape, and rural cultural heritage.

- 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.

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.

NATURAL RESOURCE CONSERVATION GOAL: To encourage and promote the conservation and protection of Woodford County's natural resources such as agricultural, scenic, cultural, archaeological, geological, and biological sites.

- Support strong functional small communities through planning and land use regulations, designed to encourage the stability of existing rural settlements.

AGRICULTURAL USE GOAL: To protect and promote the county's agricultural economy and character.

OBJECTIVES:

- To provide sufficient agricultural land so as to protect the County's agricultural economic base and productivity potential.
- Protect agricultural land from urbanization and incompatible land uses in order to provide adequate resources for all agricultural production.
- Conserve the unique elements of the County's agrarian character, such as the horse farms, in order to promote tourism and its related economic benefit.

- Preserve the integrity of the area zoned agricultural in the county by requiring that residential, commercial and industrial development shall only occur in areas appropriately zoned or designated by the Comprehensive Plan.

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 increase of Woodford County's share of the Bluegrass area's tourist dollars.
- 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.

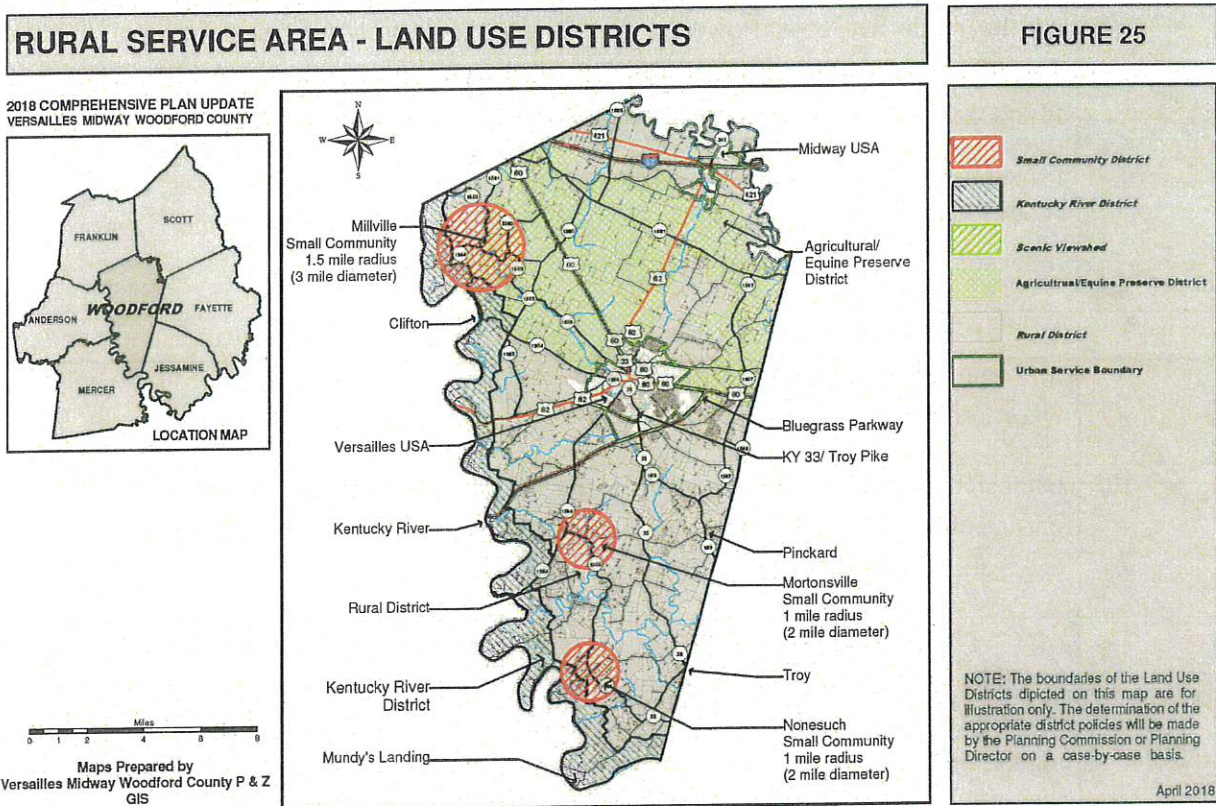
Policy #	Area Wide Policy Description
1.	New development and redevelopment within the 100-year floodplain is discouraged. Any necessary development within the 100-year floodplain should incorporate mitigation measures that minimize its impact on the floodplain and protect the development from flood damage.
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

The Rural District. The Rural District consists of all land outside the Urban Service Areas, Small Community District, Agricultural/Equine Preserve District and Kentucky River Environs District. It contains a diverse set of uses, ranging from rural residential cluster subdivisions to farms to crossroads communities such as Troy. The compatible integration of human activities within the rural setting is the focus of this District, and it is clearly intended that the rural character of these lands be preserved.

Many of these rural areas are undeveloped due to the lack of public services or have other site constraints. These areas provide many important benefits to the landowner and community such as agriculture, water filtration, flood protection, and wildlife habitats. The use of the lands in this rural district should be primarily reserved for agricultural operations, open space, agricultural tourism activities, and limited low-density residential including in-family conveyances in order to support Woodford County's agricultural economy, rural landscape, and rural cultural heritage.



Rural District - General Development Policies/Guidelines Checklist

Policy #	General Development Policy/Guideline Description
1.	Agricultural lands and operations should be encouraged by the use of various land use techniques including but not limited to conservation easements and right to farm regulations and limited residential clustering.
2.	Agricultural tourism related land uses should only be permitted as an accessory land use to a principal use that is agricultural related. Lands approved for an agricultural tourism related use should remain in the same ownership as the principal use.
3.	Proposed driveways to State and County roads should be coordinated with the appropriate local and state road departments to maximize site distance while minimizing the impact to the corridor.
4.	Rural residential clusters and small community developments should be designed to minimize the need for cut and fill operations that would significantly alter the natural topography and drainage patterns of the site.
5.	The relationship of dwellings, farm accessory structures, country roads and open space is a primary element defining rural character. When new dwellings and accessory structures associated with rural residential development are proposed, the siting of such structures should be accomplished in a manner that preserves or enhances long views and vistas, complements existing structures, and does not adversely impact existing agricultural operations of adjoining property owners.
6.	Entrances to farms and dwellings from country roads represent opportunities for identification and can be an important rural design element. Farm and rural property owners should be encouraged to use these opportunities for identification in a way that would complement the rural character of Woodford County and add interest to the countryside as viewed from country roads.
7.	On-site sanitary sewer systems associated with eco-tourism activities or rural development should be reviewed by the Health Department to ensure an appropriate placement of the system with regard to steep slope areas, rock outcroppings and potential sinkholes, and groundwater conditions.
8.	Site and building lighting for proposed uses should be reviewed in order to determine that off-site impacts are minimized.

Rural 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 not incorporate 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. Careful consideration should be given to location of access points given issues with narrow roadways, terrain and farm traffic.
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 mixed use primarily residential environment. Storm water runoff should be managed using techniques reflecting the state of the art at the time of development with due consideration given to the environment and farming operations.
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.

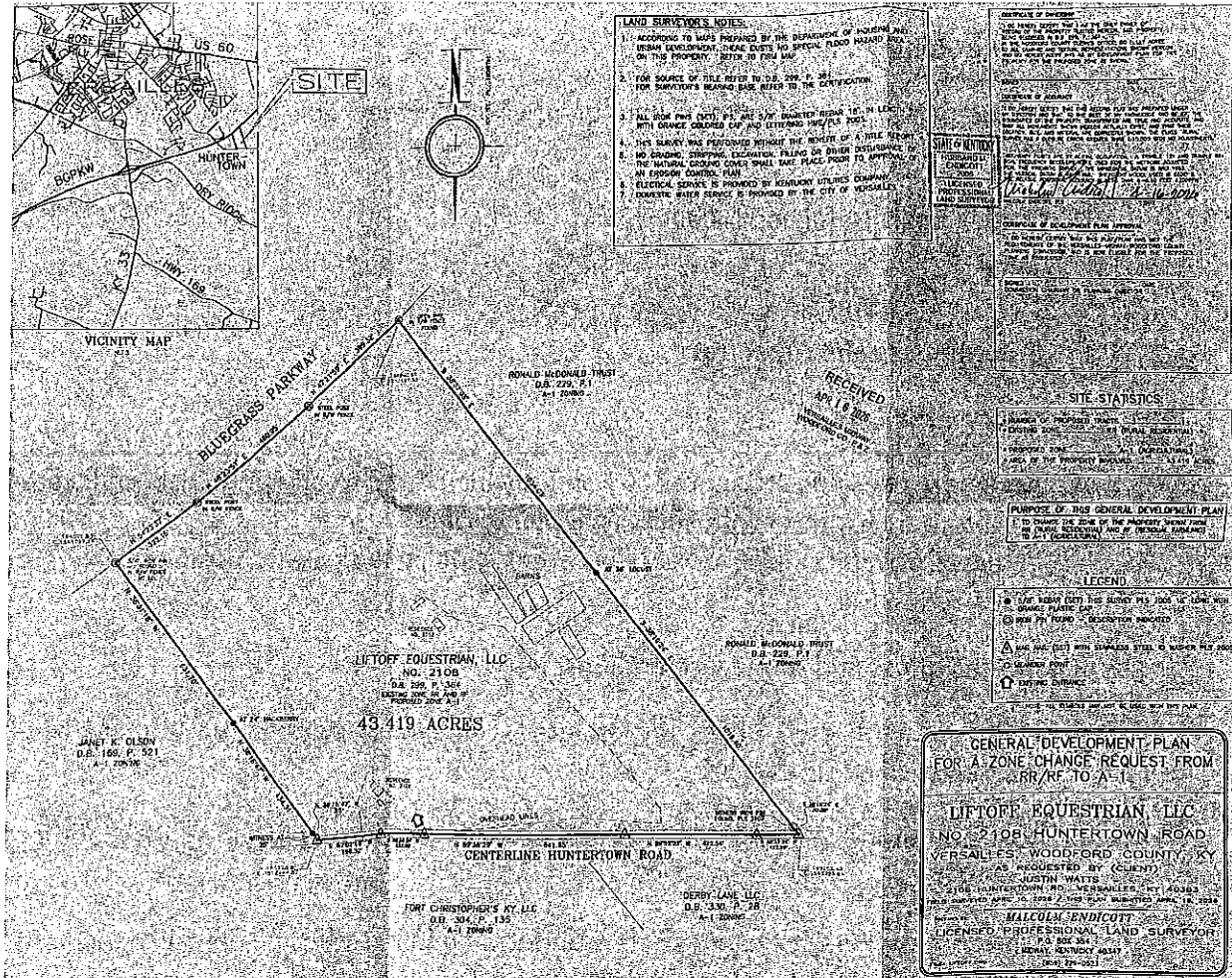
Article IV of the Zoning Ordinance, Section 410.2 - General Development Plan Required

- 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** to satisfy the Application Requirements listed above:



ZONING ORDINANCE REFERENCES

The provisions of the Zoning Ordinance from which this Zoning Map Amendment and Conditional Use Permit is being requested is referenced in **Article VII, Section 701** and **Article V, Section 507**.

701 AGRICULTURAL (A-1)

701.1 Intent - This zone is established to preserve the rural character of the agricultural service area by promoting agriculture and related uses, and by discouraging all forms of urban development except for a limited amount of conditional uses.

701.2 Principal Uses

- A. Agriculture Uses (KRS 100.111 & Article II, Section 201)
- B. Riding Stables, and Fishing Lakes
- C. Public parks, playgrounds, public or privately owned golf courses, forests and conservation areas
- D. Single Family Detached Dwellings
- E. Tourist Destinations
- F. Greenhouses and Nurseries

701.3 Accessory Uses

- A. Accessory uses and structures customarily incidental to any principal use located on the same lot therewith such as agricultural structures, tenant homes, private garages, private stables or parking areas, not including any business, trade or industry.
- B. Home Offices and Home Occupations.
- C. Office of a resident physician, architect, or similar professional person when located within this dwelling.
- D. Roadside stand offering for sale agricultural products produced in Woodford County.
- E. On-farm markets in existing or new on-farm buildings offering for sale agricultural products produced in Woodford County or value-added products made from agricultural or other natural resource products primarily from Kentucky.

701.4 Conditional Uses

- A. Airport, cemeteries, art or antique shops, quarries and gravel pits, and horse sales.
- B. Schools for academic instruction.
- C. Public buildings and properties.
- D. Commercial golf and driving ranges on a temporary and revocable certificate provided adjacent areas are predominantly undeveloped.
- E. Garbage or refuse disposal by City or County.
- F. Animal Hospitals & Clinics.

- G. Research Facilities.
- H. Sportsmen Farms and Kennels.
- I. Agritourism Uses (KRS 247.801), (based on findings and recommendations from the Agricultural Advisory Review Committee).
- J. Bed and Breakfast Home, Bed and Breakfast Inn, and Bed and Breakfast Farmstay Establishments.
- K. Short Term Rental Establishments: Hosted Home-Sharing and Dedicated Short Term Rental Establishments.
- L. Churches
- M. Plant Nursery
- N. Tourist Destination Expanded

701.5 Prohibited Uses - All uses other than those listed as principal, accessory, or conditional uses or substantially similar to principal, accessory, or conditional uses shall be prohibited.

701.6 Lot, Yard and Height Requirements

- Minimum Lot Size 30 acres
- Minimum ROW Frontage 150 feet
- Minimum Width at Building Line 200 feet
- Minimum Front Yard 80 feet
- Minimum Each Side Yard 25 feet
- Minimum Rear Yard 50 feet
- Maximum Height of Building 1-1/2 stories or 35 feet

507 Overnight Accommodations

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

507.2 Accessory Uses: Accessory uses may include pools and other recreational facilities, gift shops, limited storage, laundry facilities, offices, meeting facilities comprising less than 25 percent of the total gross floor area, offices, and business centers.

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 Unincorporated area of Woodford County - Short Term Rental Establishments are not permitted in the RR, R1, R-2 and R-3 zoning districts. A Conditional Use Permit is required in the A1, A-2, A-4 and the CO-1 zoning districts prior to commencement of the Short Term Rental business. Short Term Rental Establishments shall be limited to the following number of guest rooms/suites: Hosted Home-Sharing, Maximum five (5) guest rooms/suites and Dedicated Short Term Rental establishments, maximum eight (8) guest rooms/suites;
- In the Unincorporated area of Woodford County prior to the filing of a Conditional Use Permit, any proposed Dedicated Short Term Rental Establishments shall submit an application to the Agricultural Advisory Review Committee for review and comment. The Agricultural Advisory Review Committee shall make a

recommendation to the Board of Adjustments based on findings and recommendations that the proposed Dedicated Short Term Rental Establishments is of the same general character as the surrounding properties or will contribute to keeping a Woodford County farm active as an agricultural enterprise, an agritourism enterprise or a tourist designation;

- 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.

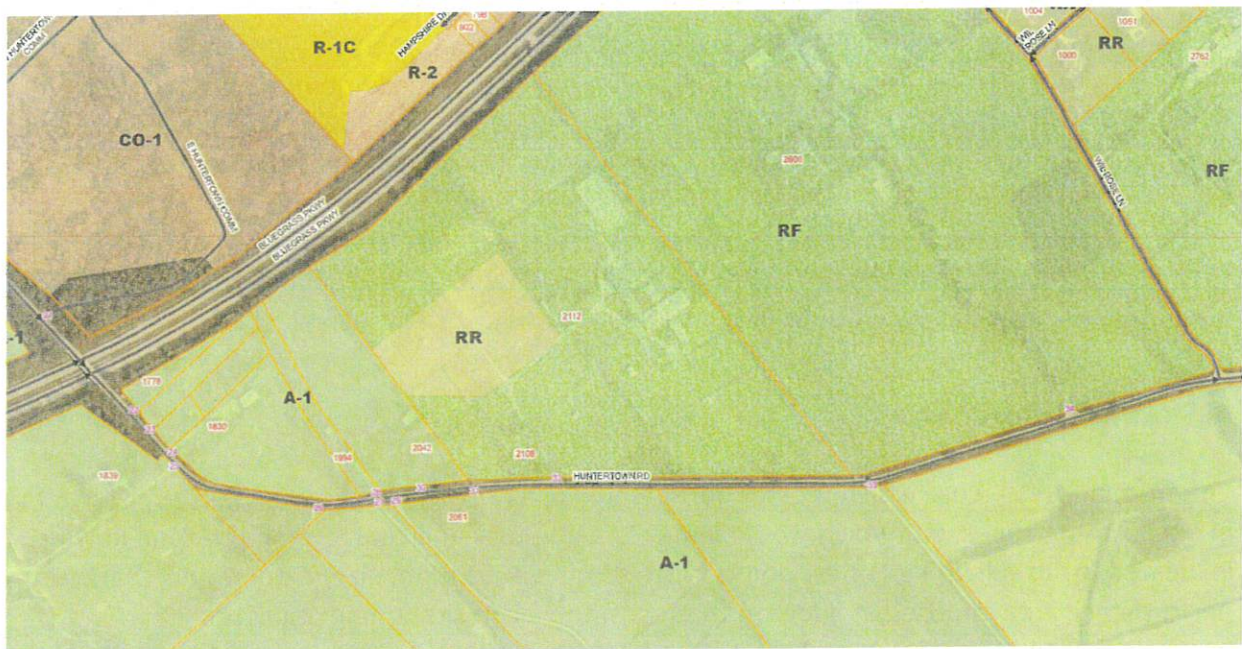
ARTICLE II - Defined Terms

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. Short Term Rental will be booked through AirBnB and VRBO platforms who collect and remit all applicable state and county taxes.
2. Four (4) guest maximum (1 adult required age 25).

3. Parking in dedicated driveway adjacent to rental property for 2 vehicles.
4. Rental house equipped with all utilities (elec, water and septic) and code specific fire detection/smoke detection devices.
5. Property is insured as short term rental through USAA, pending zoning of property to A-1 as it exists on a working horse farm.

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 residential structure. The property utilizes an on-site septic system.
- Fire protection is provided by the Woodford County Volunteer 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 2108 Huntertown Road, 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 2108 Huntertown Road, 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.

DRAFT

ON THURSDAY, FEBRUARY 12, 2026, THE VERSAILLES-MIDWAY-WOODFORD COUNTY PLANNING AND ZONING COMMISSION HELD THEIR REGULARY SCHEDULED MEETING AT 6:30 PM IN THE 2nd FLOOR COURTROOM OF THE COURTHOUSE.

Madam Chair Stepp called the meeting to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE

Members Present: Chad Wells, Rich Schein, Tim Middleton, Floyd Greene, Chris Sharp, Doug Curl, Whitney Stepp, Karen Isberg, Randal Bohannon.

PC Staff attorney Henry Smith was present.

MINUTES: Motion was made by Ms. Isberg, as seconded by Mr. Middleton to approve the April 9, 2026 minutes, as submitted. Motion carried with eight (8) aye votes and one (1) abstention (Wells).

NON-PUBLIC HEARING ITEMS

Antony & Natalee Bays have applied for an approval of a Subdivision (Minor Plat) on a tract of land containing 0.456 acres located at 341 N Winter Street, Midway, KY. The property is zoned Medium Density Residential (R-3).

Madam Chair called upon Kim O'Reel (staff) for comments. Ms. O'Reel noted that the final record plat was proposing to divide the tract into three single family lots for construction of three single family homes. One lot will front First Street and two lots will front N. Winter Street. Ms. O'Reel noted that this property had recently been in front of the Planning Commission as a zone change. Ms. O'Reel distributed an updated version to the Commission which included a minor 15' sanitary sewer easement. The plat went through TRC with no deficiencies. No further comments.

Madam Chair asked if anyone was prepared to take action.

Motion was made by Mr. Schein, as seconded by Mr. Greene to approve Application 2026-018 - Antony & Natalee Bays - Subdivision (Minor Plat) on a tract of land containing 0.456 acres located at 341 N Winter Street, Midway, KY. The property is zoned Medium Density Residential (R-3). No further discussion. Motion carried with nine (9) aye votes.

Bogdan Svintozelsky has applied for an approval of a Subdivision (Minor Plat) on tracts of land containing 0.456 acres located at 4750 Fords Mill Road, Versailles, KY. The property is zoned Agricultural (A-1) and Two-Family Residential (R-2).

Madam Chair called upon Ms. O'Reel for comments. Ms. O'Reel noted that the tract of land consisted of 51.17 acres and this property had been before the Commission last year as a zone change but had been withdrawn. This minor plat creates two one acre lots on Fords Mill Road in the R-2 zoned part of the property. Steve Hunter, Planning Director, noted that there was existing zoning at the intersection and

EXHIBIT

H

shared aerial on the monitors. The plat went through TRC and all deficiencies were corrected. No further comments.

Madam Chair asked if anyone was prepared to take action.

Motion was made by Ms. Isberg, as seconded by Mr. Sharp to approve Application 2026-021 - Bogdan Svintozelsky - Subdivision (Minor Plat) on tracts of land containing 0.456 acres located at 4750 Fords Mill Road, Versailles, KY. The property is zoned Agricultural (A-1) and Two-Family Residential (R-2). No further discussion. Motion carried with nine (9) aye votes.

PUBLIC HEARING ITEMS

Liftoff Equestrian LLC have filed an application to rezone a property on a tract of land containing 43.419 acres located at 2108 Huntertown Road, Versailles KY. The requested zone change is from Rural Residential (RR) / Residual Farmland (RF) to Agricultural (A-1).

Liftoff Equestrian LLC have filed a Conditional Use Permit Application on a tract of land containing 43.419 acres located at 2108 Huntertown Road, Versailles KY. The Applicant proposes the operation of a Short Term Rental Facility.

Madam Chair opened the public hearing and called upon Mr. Hunter for comments. Mr. Hunter noted that the applicant was applying to rezone the property back to agriculture and also applying for a Conditional Use Permit to operate a Short Term Rental facility. Mr. Hunter noted that they would need the CUP to operate the Short Term Rental if the zone change was successful. Mr. Hunter shared an aerial and the plat on the monitor and noted that the property was 43.419 acres and zoned rural residential and was an active equestrian facility. Mr. Hunter noted that the property was zoned to Rural Residential and Residual Farmland in 1999 containing four lots. It was never developed or platted. Mr. Hunter noted that the applicant was participating in the meeting via Zoom. Mr. Hunter reviewed/summarized the staff report for the zone change. Mr. Hunter reviewed the staff report for the Conditional Use Permit. Mr. Hunter discussed the conditions for the CUP and noted that the Commission could add conditions.

Madam Chair asked the applicant if they would like to speak or if they had someone present on their behalf.

Justin Watts, applicant/owner noted that he didn't have anything to add except going into this he was unaware that the Rural Residential was ineligible for short term rental. He was aware that the property had four lots on it when he purchased the property but had no interest in that; he is not a developer, he is a farmer. Mr. Watts noted that they saw the short term rental as another income revenue because of the proximity to Keeneland for two months out of the year and they have clients that come in and try potential horses for sale or they come in for horse shows. It falls in line with their business plan.

Madam Chair asked if anyone from the public wished to speak. No one from the public spoke.

Ms. Isberg questioned if they would be adding another driveway or using the existing driveway. Mr. Watts noted that they would use the existing driveway and did not have plans to add another one.

Madam Chair closed the public hearing. Madam Chair asked if anyone was prepared to take action on the zone change.

Motion was made by Ms. Isberg, as seconded by Mr. Wells to approve Application 2026-020 - Lutoff Equestrian LLC – Zoning Map Amendment with condition upon General Development Plan and that it is consistent with the adopted Goals and Objectives of the Comprehensive Plan to rezone a property on a tract of land containing 43.419 acres located at 2108 Hometown Road, Versailles KY. The requested zone change is from Rural Residential (RR) / Residual Farmland (RF) to Agricultural (A-1). No further discussion. Motion carried with nine (9) aye votes.