

## **PUBLIC COMMENT NOTICE**

### **SPECIAL MEETING OF THE COMMITTEE OF THE WHOLE OF THE WOODFORD COUNTY FISCAL COURT REGARDING THE PROPOSED ZONING TEXT AMENDMENT TO ARTICLES II AND VII OF THE WOODFORD COUNTY ZONING ORDINANCE**

The Woodford County Fiscal Court held a Special Meeting of the Committee of the Whole for the purpose of obtaining citizen comment regarding the proposed Zoning Text Amendment to Articles II and VII of the Woodford County Zoning Ordinance. The Special Meeting was held at the Woodford County Courthouse, 103 S. Main Street, 2<sup>nd</sup> Floor Courtroom, Versailles, KY 40383, February 25, 2025, at 4:30 p.m.

All interested persons in Woodford County were invited to the hearing to submit verbal or written comments on the proposed Zoning Text Amendment. Any person(s) who could not attend the public hearing but wished to submit comments, submitted their written comments via email to [info@woodfordcountyky.gov](mailto:info@woodfordcountyky.gov), by mail to Woodford County Fiscal Court, 103 South Main, Versailles, KY 40383 or called the office of the Woodford County Judge/Executive, James Kay, at 859-873-4139. Arrangements were made to ensure your comments were heard.

The following constituents made a public comment:

1. David Humes
2. Hoppy Henton
3. Tim Parrett
4. Laurie Garkovich
5. Susan Webber
6. Bea Stringer
7. Barry Drury
8. Stacy Tucker
9. Hank Grady
10. Tom Brown
11. Julie Reed
12. Griff Reed
13. Autumn Tucker
14. Michael Duckworth
15. Scott Lancaster
16. Rebecca Kelly
17. Kim Blackey
18. John Bajandas
19. Kimberly Stapp
20. Ken Arrington
21. Paige Foster
22. Rhonda Inghram
23. Ann Bakke

**Steve Hunter**

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**From:** Steve Hunter  
**Sent:** Tuesday, February 25, 2025 3:27 PM  
**To:** James Kay  
**Cc:** Alan George  
**Subject:** RE: Procedural History of Proposed Text Amendment

Judge: Below are the dates the PC, AARC, and PC Advisory Committee met on the proposed Text Amendment:

PC met on Sept 14, 2023 to discuss Rural Parcel Trends.

AARC met on Oct 11, 2023 to discuss Rural Parcel Trends.

PC met on Oct 12, 2023 to continue discussion of Rural Parcel Trends. Adopted Resolution to request FC issue a Moratorium to allow PC to review Comprehensive Plan to address Rural Land Division.

AARC met on Oct 24, 2023 to discuss Rural Parcel Trends. Adopted Resolution similar to PC request that FC issue a Moratorium to allow PC to review Comprehensive Plan to address Rural Land Division.

FC met to discuss Moratorium request ??????

PC Advisory Committee met on Dec 14, 2023 to discuss Rural Parcel Trends and proposed Text Amendment language.

PC Advisory Committee met on Dec 28, 2023 to discuss Rural Parcel Trends and proposed Text Amendment language.

PC Advisory Committee met on Sept 12, 2024 to discuss Rural Parcel Trends and proposed Text Amendment language.

PC Advisory Committee met on Oct 10, 2024 to discuss Rural Parcel Trends and adopted the proposed Text Amendment language to move to the PC Public Hearing step.

PC Public Hearing advertised in Woodford Sun Dec 12, 2025.

PC Public Hearing Dec 19, 2024. <sup>-5pm - 2 hrs</sup> After staff and PC member discussion and testimony by several citizens PC adopted Recommendation to approve Text Amendment language and forward to the FC.

Thank You.

*Stephen Hunter*

Stephen Hunter, Planning Director  
Versailles-Midway-Woodford County Planning Commission  
Woodford County Courthouse Suite 204  
103 S Main Street, Versailles KY 40383  
859.873.8611 (office)  
270.799.4144 (cell)  
[shunter@woodfordcountyky.gov](mailto:shunter@woodfordcountyky.gov)

## Jordan Molla-Coyle

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**From:** c. lynne letchworth <iwillbebach1685@yahoo.com>  
**Sent:** Tuesday, February 25, 2025 9:42 AM  
**To:** General Info  
**Subject:** The proposed Zoning Text Amendment

Some people who received this message don't often get email from iwillbebach1685@yahoo.com. [Learn why this is important](#)

**Re: The proposed text amendment for Article II.  
Specifically -- I am against the elimination of "Family Conveyance."**

First, I agree that the wording in Article II needs to be rewritten to stop those who are abusing the Family Conveyance.

However, I think that eliminating it altogether seems like a drastic move, like when I wanted to burn down my barn because George the Groundhog had taken up residence under it.

I believe the **original intent** of the Family Conveyance provision was a good one.

Is it possible to make the text more specific so that the original intent of the Family Conveyance provision is not abused? Perhaps re-define "Family Member" as only parent-to-child? Or eliminate "spouse-to-spouse"?

I live on 16 acres at the south edge of the county line. I planned on giving my son 5 acres through the Family Conveyance so that his family would be close to me as I "age-in-place". I believe this would line up with the original intent in Article II.

I have heard that the zoning might change so that it would be possible for me to build him a house on those 5 acres and allow him to live in it. But he and his fiancé are looking for a place they can call their own.

I'm hoping that the Family Conveyance will not be eliminated, but that the definition of "Family Member" will be re-written.

And in the meantime, I'll be researching methods for convincing George the Groundhog to find a more suitable place to set up his home other than under my barn.

Thank you for all your time and efforts. I know this is not an easy process and I appreciate all your work.

Celesta Letchworth  
12515 Troy Pike

## Jordan Molla-Coyle

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**From:** K Gustin <kcgus65@yahoo.com>  
**Sent:** Tuesday, February 11, 2025 8:43 AM  
**To:** General Info  
**Subject:** Public comments re Articles II and VII Woodford County Zoning Ordinance

Some people who received this message don't often get email from kcgus65@yahoo.com. [Learn why this is important](#)  
To whom it may concern,

I am writing to express support for the revisions to the above as represented in the current draft that is circulating. Specifically, I am in favor of deleting the in-family conveyance process.

I know I echo many in expressing that all of us moved permanently or live permanently in rural Woodford County because of the open space and peaceful lifestyle that it offers. Chopping large tracts of land up into subdivisions is not what we are here for. Developments that alter the rural charm and character of this area just do not fit and frankly, are not welcome.

I appreciate the public process and commend you for having this conversation and listening to the concerns of residents in this area.

Sincerely,

Karen Gustin  
2765 Hifner Rd  
Versailles KY 40383

## Jordan Molla-Coyle

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**From:** B Hurt <hurtb1991@gmail.com>  
**Sent:** Saturday, February 8, 2025 5:21 PM  
**To:** General Info  
**Subject:** Family conveyance

Some people who received this message don't often get email from hurtb1991@gmail.com. [Learn why this is important](#)  
This message is to convey my support for the family conveyance.

This allows diversification of our farm land .No longer is large farm acreage required to be successful, but the cost of land is prohibitive for young families .  
The conveyance allows new families to pursue farming in a smaller scale.  
It helps to keep families together and increases tax revenue for our county .

## Jordan Molla-Coyle

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**From:** leftylenny@windstream.net  
**Sent:** Saturday, February 8, 2025 10:27 AM  
**To:** General Info  
**Subject:** In Family Conveyances

Some people who received this message don't often get email from leftylenny@windstream.net. [Learn why this is important](#)

I am writing to urge you to finally end the practice of in-family conveyances.

This policy was enacted to save farmland, and has had the exact OPPOSITE effect.

80% of such conveyances are sold after the five-year minimum waiting period.

80%!

This is bad policy that needs to be reversed immediately. Stop kicking the can down the road and get this done now.

Lenny Shulman  
2596 Cummins Ferry Rd.  
Versailles, KY 40383

**Jordan Molla-Coyle**

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**From:** TREY SCHOTT <rmfhorses@msn.com>  
**Sent:** Tuesday, February 25, 2025 2:51 PM  
**To:** General Info  
**Subject:** public hearing comments from Trey Schott attached  
**Attachments:** PUBLIC HEARING COMMENTS 2 25 2025 FISCAL COURT signed.docx

Some people who received this message don't often get email from rmfhorses@msn.com. [Learn why this is important](#)  
Please make my comments part of the public record

To : Woodford Fiscal Court Magistrates and Judge Executive, James Kay

Date : February 25, 2025 Public Hearing

From: Walter “Trey” Schott DVM and Elaine Schott

**Comments, Questions, and Thoughts on the Proposed Ordinance related to In Family Conveyances and the Rural Residential District:**

**1.Question:** Why remove the Preamble 703.1 from the current regulations in Chapter 7?

**703 RURAL RESIDENTIAL DISTRICT (RURAL RESIDENTIAL) (Current)**

**703.1 Preamble**

The Rural Residential District (Rural Residential) is intended to maintain the rural and scenic qualities of Woodford County by preserving farmland and significant open lands while allowing landowners a reasonable return on their holdings. It is further intended to provide for controlled rural residential growth beyond the limits of the urban service districts of Woodford County, while maintaining the viability of existing Woodford County agricultural activities, providing for farming opportunities for future farmers, allowing current farmers to realize the monetary value of their land, protecting historic, scenic or environmentally sensitive areas, and ensuring that rural residential growth can be adequately served by public roadways, fire and police protection, and public schools, without requiring unplanned and/or inordinate public expenditures. To achieve this intent, the Rural Residential District is designated to maximize the clustering of rural residential lots on the least number of acres located

The Preamble states clearly and succinctly the purpose and intent of the creation of a Rural Residential cluster.

**Proposed 703.1 :**

The purpose and intent of the Rural Residential / Residual Farmland District is to provide for the preservation of prime farmland, greenspace and watersheds; to allow residential developments; to preserve sensitive natural resources such as groundwater, floodplains, wetlands, streams, steep slopes, woodlands and wildlife habitat; to conserve scenic views and view sheds of open spaces.

**Comment:** The Preamble in the current regulation explains in much more detail the need for the use of a Rural Residential District and why this district is needed for Woodford County farmers with family members, children, and grandchildren who may want to continue a legacy of the family farm and not be forced to sell the land for economic reasons out of their control: estate/inheritance taxes, selling out to pay off other family members or children who do not want to continue farming, and countless other reasons.

**2. QUESTION:** Why the reduction from 15 lots to 10 lots. The economics of building infrastructure, internal roads to county specs, water lines, electric, and fiber-optic cable to the cluster residential must be evaluated before enacting these stricter guidelines and could be analyzed on a per/cluster basis. The lot price in a 10 unit cluster versus a 20 unit cluster will be double just to cover the cost of the infrastructure.

**2. 703.11 Permitted Development (Current Regulation)**

The **sliding scale is being deleted:**

A. Acres in Farm Lot to be Sold\*

15-30 acres =2 lots

31-65 acres = 4 lots

66-99 acres =7 lots

100- & above= 10 (if any lot is on an existing public road)

100 & above =15 (if the nearest property line of a new lot is at least 400' from the centerline of the existing public road)

**The new ordinance 703.11 proposes:**

- The following Standards apply to all Rural Residential / Residual Farmland Developments:

A. An existing property **must consist of a minimum one-hundred (100) acres** in order to utilize the Rural Residential Subdivision Development Standards.

**B. Maximum number Residential Lots per Development - Ten (10)**

C. All Residential Lots shall be served by an internal street network.

**COMMENTS:** Maintain the existing 15 lot maximum if all lots are a minimum of 400 feet from the centerline of an existing public road. ( Examples: Lakeview, Lakewood, Larland, Hiddenaway, and Polo Run). This allows the infrastructure expenses to be shared over more lots and will reduce the lot cost proportionately.

Allow Sport horse and recreational equine activities within a cluster development. Allow a cluster lot with one residence to purchase additional RF land to have a hobby or sport horse farm and share common facilities as arenas( indoor/outdoor), riding trails, event courses with other cluster lot owners.

### **3. QUESTION:**

1. What are the reasons to change minimum lot size from 1 acre to 2 acre in RR cluster?
2. Why is the accessory dwelling limited to 50 % floor area of the principal structure in A-1 Zone?

#### **703.7 Lot, Yard and Height Requirements (Current Requirements)**

Minimum Lot Area **1 acre**

Minimum Width at Building Line 150 feet

Minimum Front Yard 50 feet

Minimum Rear Yard 75 feet

Least Side Yard 25 feet

Minimum Sum of Side Yards 50 feet

Maximum Building Height 35 feet

#### **03.7 Property Development Standards (Proposed)**

Rural Residential District (RR) Lot Area (minimum) **2 Acres**

Lot Width (minimum at 50-foot front setback line)

100 ft Lot Frontage (minimum)

100 ft Lot Coverage (maximum)

35% Setback (minimum)

Front Yard 50 ft, Side Yard 25 ft, Rear Yard 25 ft

Height (maximum) 42 ft

Accessory Structure

Front 25 ft, Rear 10 ft, Side 10 ft

An Accessory Dwelling is permitted in the Agricultural A-1 District. An Accessory Dwelling may be attached or detached from the principal residence. The floor area of the accessory Dwelling may not exceed 50 percent of the floor area of the principal structure. Accessory Dwellings are allowed on lots of record that do not meet the minimum lot area or width standards for the zoning district, but all yard dimensions and other development standards must conform to the district regulations.

COMMENT:

1. Why does the size of the Accessory structure matter? Perhaps the original farmhouse was only 1500 sq. feet, and now you can only have a 750 sq ft. house for a family member that wants to live on the farm. Why the restrictions?

2. The one acre minimum has been the standard since 1990. Let the Owner/Farmer decide on the size of the lots. Often the lay of the land, tree lines, drainage areas and other geophysical and topographical features will dictate the size of the lots and lot lines. Each development RR is different and is created for rural living with a certain lifestyle in mind. Allow adjustable parameters that utilize common sense within appropriate guidelines.

One acre minimum rather two acres preserves more farmland and actually allows the 20/80 percentage to work mathematically when utilizing land for roads and 50 foot easements.

## **OTHER COMMENTS:**

1. The In Family Conveyance has worked well for 50 plus years. Close the loopholes instead of a total rescission and abandonment of the IFC. For example, place a Note on the recorded platt that property may not be sold to a non family member for 10 years or longer and must be reported to the Zoning Office. Perhaps the IFC lot can only be sold to another Woodford County resident with a certain number years of residing in this county.
2. The reduction of 8800 possible IFC lots to 800 is a dramatic stretch of the imagination. If there were 5 IFC every month for the next 50 years ( which is ridiculous compared to the previous 20 years), you are still at 3000 total. This data is simply a scare tactic that needs to be evaluated and analyzed before completely doing away with the IFC.
3. Since the 30 acre minimum A-1 has been the standard for Woodford County for years; raising it to 50 and 100 acres;
  - A) What will be the options for a family with three children who want to live and remain in Woodford County?
  - B) What can a person do with his 49 or less acre farm?
  - C) What can a person do with his 50-99 acre farm in the future?
  - D) Will our children and grandchildren be able to afford to live in Woodford County?
  - E) What are the long term goals for the county and its citizens with this new zoning regulations? What is the Planning Commission and Fiscal Court trying to achieve?
  - F) **How do these changes and goals help Woodford county farmers and Woodford County families?**
4. Evaluate a new zoning classification for sport horse and hobby farms that don't require 50-100 acres. Research Equestrian cluster developments in Shelbyville, Simpsonville (Shelby county, LaGrange (Oldham county), and Prospect (Jefferson county) where the viewshed and rural landscape is protected.
5. The Court and magistrates need to look at these changes and anticipate unforeseen circumstances and **unintended consequences** that this ordinance will cause havoc among Woodford County farming families.
6. What will this do to the cost of farmland in the county?
7. **Where will our next generation go to live?**

Submitted : Trey Schott DVM and Elaine Schott, 3085 Troy Pike, Versailles, Ky

River Mountain Farm and Polo Run *Trey Schott DVM*

**Preserve Farmland:**

I think that if Woodford County is really trying to preserve the farmland maybe you need to look at which soils should be A-1 and less desirable soils be allowed to be divided in smaller tracts in A-2? The zoning rules already protect everything north of US60. Maybe all you really need to do is more selectively protect the most desirable soils south of US 60.

The farther south and west in the county you get closer to the river and the soils are not as desirable for agricultural pursuits.

**What are the main farm products in Woodford:**

After all, what are the main ag products in Woodford County:

Corn, soybeans, maybe some tobacco, and hay. Most of these are probably only economically viable on farms that have been owned by families for a long time.

**Combine Residual Farmland and RR Lots for Equine and hobby farms:**

The businesses that seem to be able to afford farmland in Woodford County are equine and bourbon. After that probably recreational equine or hobby farms which could afford the land, but we have no zones or middle ground for those activities to be developed. What should be addressed is the ability to combine residual farmland with the cluster lots in amounts less than the minimum 30 acres for these types of agricultural uses.

I think that perhaps the gap between R 1-A and A-1 is too large and that the idea of cluster developments be further expanded to address adding residual farmland to the cluster lots. There is really no land for recreational equine. Perhaps smaller recreational equine should be a buffer between residential and larger farm tracts. Much like apartments and townhouses are buffers between industrial and residential. Maybe the next layer out from the urban service area should be a hobby farm ring around the urban service area.

**Larger Lots are more often requested:**

I do not get a lot of people asking for smaller lots when looking for residential lots. They generally are looking for homes on larger lots. I do not think shrinking the residential zones to higher density is the thing to do. How does that higher density affect the utilities that are provided. If everything has been scaled to the current zoning would higher density put a strain on the infrastructure. This should be studied before these zone changes are rushed into.

**Small Community Zone:**

As for small community zone (A-3), there is a one-mile radius around the small communities that is supposed to allow one acre lots but the restrictions of existing road frontage shrinks the potential in this zone. So how many potential lots based on existing road frontage are really possible in A-3. I do not have that answer but it should be studied.

**Keep the Preamble:**

When cluster development was proposed it was because of piano key development that was going on that forced residences close to the viewshed with ag usage behind the residence. The cluster of houses maintained the viewshed and with some creative thinking can put the houses in the middle of the farm and put the agricultural use toward the viewshed. What is being proposed as 150 ft on the existing road with a building line at 200 ft is bringing back piano key development and wiping out the viewshed.

ZONING CHANGE COMMENTS BY DAVID HUMES

Submitted by David Humes – Planning and Zoning member 1990-1993  
Woodford County, Midway and Versailles resident since 1980

# W.H. GRADDY & ASSOCIATES

W. Henry Graddy, IV  
Dorothy T. Rush

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137 North Main Street  
Versailles, Kentucky 40383

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E-mail: dtrush@graddylaw.com

February 25, 2025

Hon James Kay,  
Woodford County Judge Executive,  
Woodford County Fiscal Court  
103 South Main Street, Room 200  
Versailles, KY 40383

Proposed amendments to Woodford County Zoning Ordinance

Dear Judge Executive Kay and Members of the Woodford County Fiscal Court:

I am Hank Graddy and I am writing to you as a Woodford County property owner and as a member of a farming family. My family farms on Clifton Road and Steele Road. We want to continue farming in Woodford County and we have placed an agriculture conservation easement on a portion of our farmland.

From my perspective, it is long past time to repeal the so-called "in family conveyance" loophole. This feature was added to our local zoning ordinance when we adopted the thirty (30) acre minimum lot size in the Agriculture (A-1) zoning district. We heard the argument that the "in-family conveyance" was needed to help farmers attract their children to come home to help their parents continue farming. That has not happened. Currently, it is being misused for the sole purpose of creating unplanned residential lots across the county – outside the urban areas of Versailles and Midway and outside our designated Small Communities. I urge you to adopt the entire proposal as recommended by the Planning Commission.

I want to call attention to two recent examples of the misuse of the "in-family conveyance." See attached:

1. John Faust (Husband) to Lisa Faust (Wife) – Pauls Mill and Troy Pike.
2. James and Dawn Hall (Parents) to Marilyn Fralix (Mother), Stephen Penny (Son), Kayla Hall (Daughter) and to Zach Penny (Son) – Clifton Road.

Thank you for your consideration of this matter.

  
Hank Graddy

**CERTIFICATIONS**

**OWNER'S CERTIFICATION:**

1. (We) DO HEREBY CERTIFY THAT I (WE ARE) THE ONLY OWNER(S) OF RECORD OF THE PROPERTY PLATED HEREON, SAID PROPERTY BEING RECORDED IN # A, COUNTY OF WOODFORD, KY, AND I (WE) AGREE TO ALL GRAPHIC AND LEGAL NOTES FULLY SHOWN HEREON AND DO HEREBY AGREE THAT MY (OUR) RECORD PLAT FOR THIS PROPERTY.

**COMMISSIONER'S CERTIFICATION:**

1. DO HEREBY CERTIFY THAT THIS IN-FAMILY CONVEYANCE PLAT IS IN ACCORDANCE WITH THE VERSAILLES-MIDWAY WOODFORD COUNTY COMMISSION, AND IS NOW SUFFICIENT FOR RECORDING IN THE WOODFORD COUNTY CLERK'S OFFICE.

DATE \_\_\_\_\_

**BOARD OF HEALTH CERTIFICATION:**

1. DO HEREBY CERTIFY THAT INDIVIDUAL SITE EVALUATIONS AND/OR NEIGHBORHOOD SITE EVALUATIONS HAVE BEEN PERFORMED AND FOUND TO BE IN ACCORDANCE WITH THE VERSAILLES-MIDWAY WOODFORD COUNTY COMMISSION, AND IS NOW SUFFICIENT FOR RECORDING IN THE WOODFORD COUNTY CLERK'S OFFICE.

DATE \_\_\_\_\_

**PREPARER'S / LAND SURVEYOR'S CERTIFICATION:**

1. DO HEREBY CERTIFY THAT I (WE) HAVE PERSONALLY EXAMINED THE PROPERTY PLATED HEREON, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PLAT IS IN ACCORDANCE WITH THE VERSAILLES-MIDWAY WOODFORD COUNTY COMMISSION. I DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED UNDER MY DIRECT SUPERVISION BY THE FIELD CLOSURE OF THE PROPERTY, WITH AN UNQUALIFIED ADJUSTER. THIS IS AN URBAN CLASS SURVEY AND THE PLAT IS FOR RECORDING IN THE VERSAILLES-MIDWAY WOODFORD COUNTY COMMISSION. THE SURVEY IS BASED ON THE KENTUCKY STATE NORTH AMERICA DATUM OF 1983 (NAD 83) PARTICULARLY, THE BEARINGS AND DISTANCES WERE MEASURED AND BASED ON A CROSS SURVEY UTILIZING VNS SYSTEM AND 100 SHIP RECEIVERS AND THE RTIC STEEL PINS SET ARE 1/2" IN DIAMETER BY 18" LONG WITH ID CAPS 7" LONG WITH 1-1/2" DIAMETER ID WASHER #3432.

DAN PHILLIPS LS # 3132 DATE \_\_\_\_\_

**NOTES:**

1. BASED ON LOTS PREPARED BY THE DEPARTMENT OF HOUSING AND SECURITY, A PORTION OF THE PROPERTY SHOWN HEREON IS WITHIN THE F.A.L. FLOOD HAZARD AREA (Z222E 01500 22-21-17). DEVELOPMENT IN THE FLOOD HAZARD AREA WILL REQUIRE A PERMIT.
2. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE REPORT.
3. PURSUANT TO THE VERSAILLES-MIDWAY WOODFORD COUNTY ZONING ORDINANCE ARTICLE VI, SECTION 10.01, THE GRANTEE SHALL HOLD TITLE TO THE RESPECTED TRACT FOR FIVE YEARS (AFTER AGE 18) EXCEPT AS STATED IN SAID ZONING ORDINANCE.
4. THIS SURVEY IS SUBJECT TO ANY RIGHTS-OF-WAYS OR EASEMENTS, PUBLIC OR PRIVATE, WHETHER OF RECORD OR NOT, AND IS SUBJECT TO LOCAL CITY AND COUNTY ZONING ORDINANCES.
5. THIS SURVEYOR IS NOT RESPONSIBLE FOR ANY INACCURATE INFORMATION OR DATA THAT MAY HAVE BEEN OBTAINED FROM ANY RECORDS THAT THE COUNTY CLERK OR THE PROPERTY OWNER HAS PROVIDED.
6. THIS SURVEY COMPLETES WITH 201 KAR 18-152.
7. THE APPLICANT SHALL INITIAL A PRELIMINARY PLAT TO SECTION 21.01 OF THE WOODFORD COUNTY ZONING ORDINANCE, PLACEMENT OF THE PRELIMINARY PLAT SHALL OBTAIN APPROVAL FROM THE COUNTY CLERK'S OFFICE. THE APPLICANT SHALL BE RESPONSIBLE FOR THE INTERSECTION OF PAULS MILL ROAD AND TROY PIKE.

**SOURCE OF TITLE**

\* JOHN W. FAUST  
 DE 328, PG 280  
 PLAT C&B, 7" x 12"  
 PLAT C&B, 7" x 12"  
 PLAT C&B, 7" x 12"  
 SURVEY FOR  
 JOHN FAUST  
 2228 S.W. BURNHAM LANE  
 LENOIR, KY 40513

**FILE DEPARTMENT CERTIFICATION:**

1. HEREBY CERTIFY THAT THE DEPARTMENT OF REVENUE AND THE COUNTY CLERK'S OFFICE HAVE REVIEWED THE PLAT AND THE RECORDING REQUIREMENTS OF THE VERSAILLES-MIDWAY WOODFORD COUNTY COMMISSION AND THE VERSAILLES-MIDWAY WOODFORD COUNTY COMMISSION. THE PLAT IS IN ACCORDANCE WITH THE VERSAILLES-MIDWAY WOODFORD COUNTY COMMISSION AND IS NOW SUFFICIENT FOR RECORDING IN THE WOODFORD COUNTY CLERK'S OFFICE.

**LANDING CERTIFICATION:**

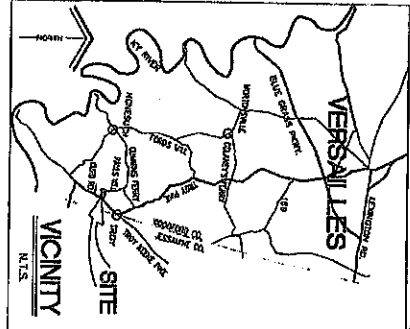
ALL INTERESTS ARE SHOWN ON THIS PLAT. ALL INTERESTS SHOULD BE MAINTAINED BY THE RESPECTIVE OWNERS OF THE PROPERTY. THE PLAT IS IN ACCORDANCE WITH THE VERSAILLES-MIDWAY WOODFORD COUNTY COMMISSION AND IS NOW SUFFICIENT FOR RECORDING IN THE WOODFORD COUNTY CLERK'S OFFICE.

**LEGEND**

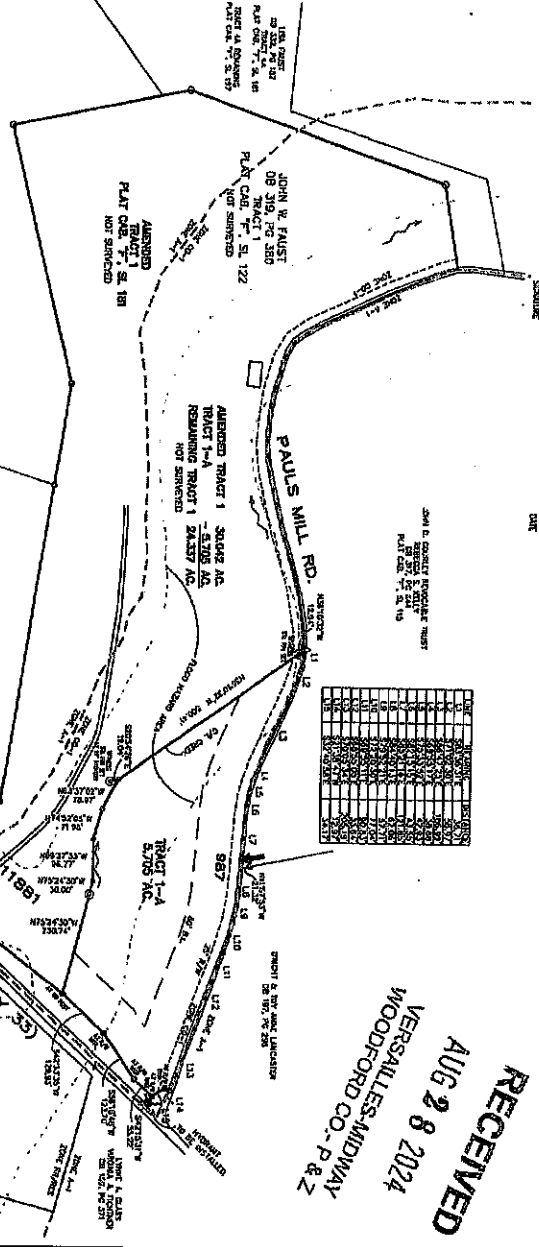
- 1/2" BY 18" STEEL REBAR SET OR FOUND WITH ID CAP # 3432
- 1/4" BY 2" WAG NAIL SET WITH ID WASHER # 3432
- 1/4" BY 2" WAG NAIL FOUND AS STATED
- STEEL PIN FOUND 10# 3241 OR AS STATED
- MEASUREMENT POINT OR PLAT CALL
- U/P
- ACCESS

**CERTIFICATE OF IN-FAMILY CONVEYANCE:**

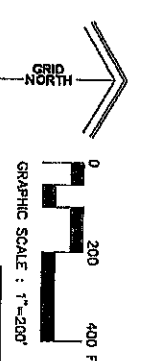
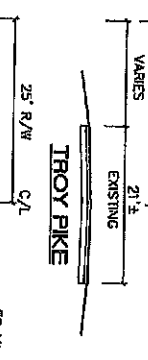
THE PROPERTY SHOWN ON THIS PLAT IS THE SEPARATE PROPERTY OF THE OWNER OF THIS PLAT. I HEREBY CERTIFY THAT I (WE) ARE THE ONLY OWNER(S) OF RECORD OF THE PROPERTY PLATED HEREON, AND I (WE) AGREE TO ALL GRAPHIC AND LEGAL NOTES FULLY SHOWN HEREON AND DO HEREBY AGREE THAT MY (OUR) RECORD PLAT FOR THIS PROPERTY.



RECEIVED  
 AUG 9 8 2024  
 VERSAILLES-MIDWAY  
 WOODFORD CO.-P & Z



**PURPOSE OF PLAT**  
 THE PURPOSE OF THIS IN-FAMILY CONVEYANCE PLAT IS TO SHOW THE CREATOR OF TRACT 1-A (64,337 AC) FROM JOHN FAUST (HUSBAND) TO LISA FAUST (WIFE).



**IN-FAMILY CONVEYANCE PLAT**  
 from JOHN FAUST (HUSBAND) to LISA FAUST (WIFE)  
 987 PAULS MILL RD,  
 11881 TROY PIKE  
 VERSAILLES, WOODFORD CO. KY 40363

**DPS**  
**DAN PHILLIPS SURVEYING**  
 1138 BEAR CREEK RD,  
 LAWRENCEBURG, KY 40342  
 PHONE - 502-859-5534  
 dpslandsurveying@gmail.com

C&B 'G', S.L.

**CERTIFICATIONS**

**OWNER'S CERTIFICATION:**  
 I, DO HEREBY CERTIFY THAT I AM THE ONLY OWNER(S) OF RECORD OF THE PROPERTY PLATED HEREON, SAID PROPERTY BEING RECORDED IN # \_\_\_\_\_, BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, COUNTY CLERK'S OFFICE, VERSAILLES, MIDDLEBURY COUNTY, KY. I HAVE REVIEWED THE RECORDS SHOWN HEREON AND DO HEREBY ADMIT THIS AS MY OWN RECORD PLAT FOR THIS PROPERTY."

**COMMISSIONER'S CERTIFICATION:**  
 I, DO HEREBY CERTIFY THAT THIS PRELIMINARY PLAT HAS MET THE REQUIREMENTS OF THE VERSAILLES - MIDWAY AND ZONING PLANNING AND ZONING COMMISSION, COUNTY CLERK'S OFFICE.

COMMISSIONER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 BOARD MEMBER: \_\_\_\_\_ DATE: \_\_\_\_\_

**BOARD OF HEALTH CERTIFICATION:**

I DO HEREBY CERTIFY THAT INDIVIDUAL SITE EVALUATIONS AND/OR EXISTING SYSTEMS INSPECTIONS HAVE BEEN PERFORMED AND PRELIMINARILY APPROVED FOR EACH LOT SHOWN HEREON.

**PREPARER'S / LAND SURVEYOR'S CERTIFICATION:**  
 I DO HEREBY CERTIFY THAT THIS PRELIMINARY PLAT WAS PREPARED UNDER MY DIRECTION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT COMPLIES WITH THE VERSAILLES - MIDWAY AND ZONING COMMISSION, SUBDIVISION REGULATIONS, VERSAILLES, MIDDLEBURY COUNTY, KY.  
 I DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS CONDUCTED IN ACCORDANCE WITH THE DIRECT SUPERVISION BY THE FIELD OFFICER OF RECORD. THE SURVEY WAS CONDUCTED BY \_\_\_\_\_ AND HAS NOT BEEN REVISITED. THIS IS AN URBAN CLASS SURVEY AND THE BEARING AND COORDINATES SHOWN ARE BASED ON KENTUCKY STATE PLANE COORDINATES NORTH, KENTUCKY STATE (NAD 83) ZONE, NORTH AMERICA DATUM OF 1983 (NAD 83) PLANE COORDINATES AND UTILIZING TRIMBLE R12Z AND R14Z CHSS RECEIVERS AND THE KTCV5 GPS SYSTEM.

STEEL PINS SET ARE 1/2" IN DIAMETER BY 18" LONG WITH ID CAP # 3432 AND MAG NAILS SET ARE 1/4" IN DIAMETER BY 2" LONG WITH 1-1/2" DIAMETER ID WASHER #3432.  
 DAN PHILLIPS LS # 3432 DATE: \_\_\_\_\_

**PURPOSE OF PLAT**

1. THE PURPOSE OF THIS IN-FAMILY CONVEYANCE PLAT IS TO CONVEY THE INTEREST OF TRACT 1-A, JOHN FAUST (HUSBAND) TO LISA FAUST (WIFE).

**NOTES:**

- BASED ON MAPS PREPARED BY THE DEPARTMENT OF HOME LAND AND CONSTRUCTION, THE PROPERTY SHOWN HEREON DOES NOT WITHIN THE FLOOD HAZARD AREA (21220C 0200 12-2-17).
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE REPORT.
- PURSUANT TO THE VERSAILLES-MIDWAY-MIDDLEBURY COUNTY ZONING ORDINANCE ARTICLE VII, SECTION 701.7 C (AS AMENDED), THE GRANTEE SHALL HOLD TITLE TO THE RESPECTED TRACT FOR CONVEYANCE (AFTER AGE 18) EXCEPT AS STATED IN SAID ZONING ORDINANCE.
- THIS SURVEY IS SUBJECT TO ANY RIGHTS-OF-WAYS OR EASEMENTS SHOWN ON ANY RECORD OF RECORD OR MAP, AND IS SUBJECT TO LOCAL CITY AND COUNTY ZONING ORDINANCES.
- THE SURVEYOR IS NOT RESPONSIBLE FOR ANY INACCURATE RECORDING OF THIS SURVEY. THE COUNTY CLERK OR THE PROPERTY VALUATION OFFICE MAY HAVE MADE:
- THIS SURVEY COMPLETES WITH 201 KAR 18.150.
- A FEE INDEMNITY SHALL BE INSTALLED IN THE MONITY OF THE INTERSECTION OF TROY PIKE AND PAULS MILL RD.

**SOURCE OF TITLE**

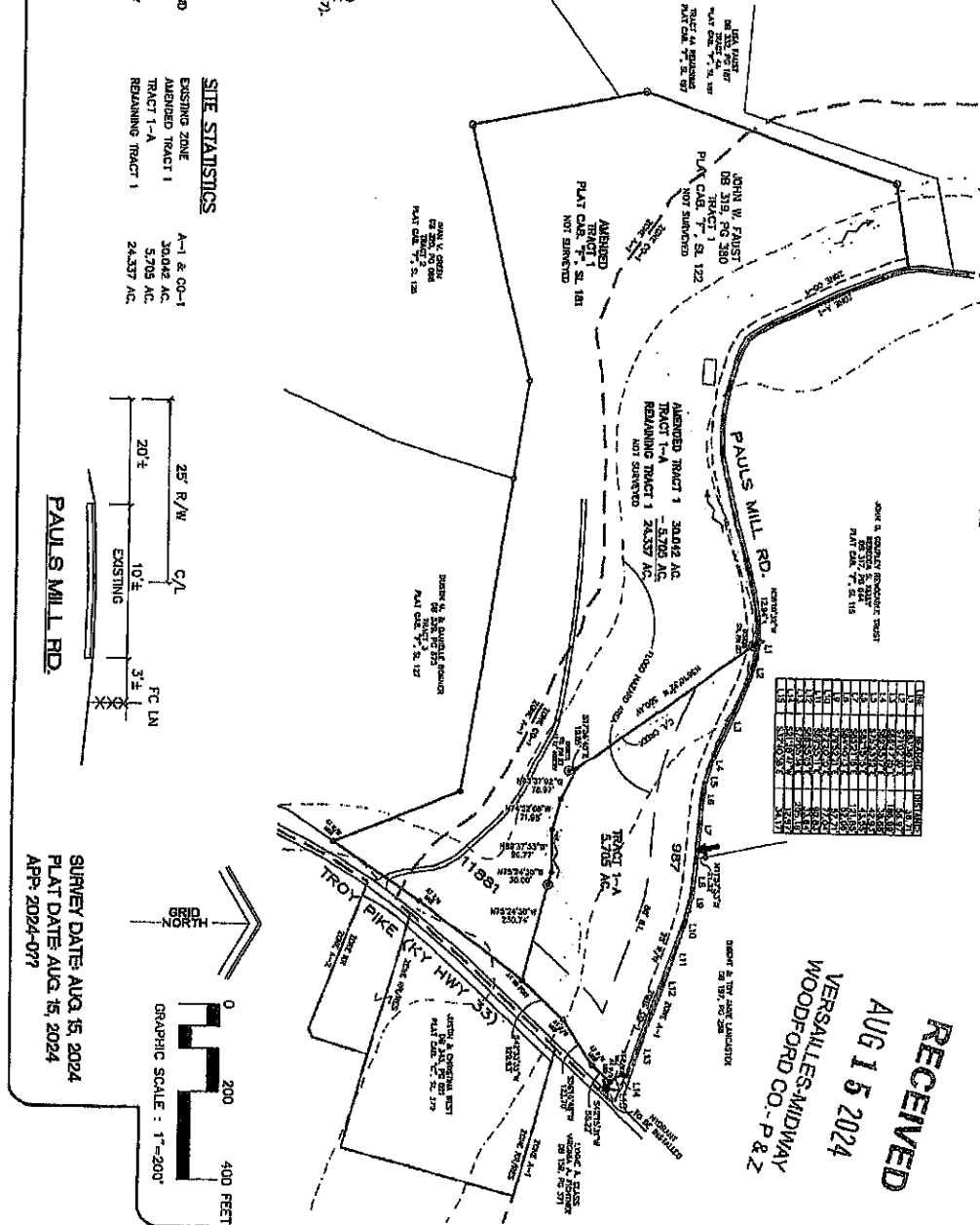
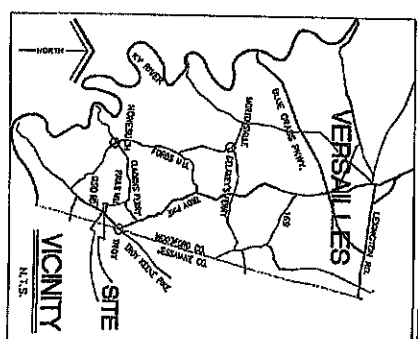
\* JOHN W. FAUST  
 DB 319, PG 380  
 PLAT CUB. T. S. 122  
 PLAT CUB. T. S. 181  
 SURVEY FOR  
 JOHN FAUST  
 1138 BEAR CREEK LANE  
 LAWRENCEBURG, KY 40315

**FIRE DEPARTMENT CERTIFICATION:**  
 I HEREBY CERTIFY THAT I AM THE SUPERIOR FIRE DEPARTMENT AND I HAVE REVIEWED THE PLAT AND THE PROPERTY RECORDS OF THE APPLICANT FOR THE PROPERTY AND DETERMINE ACCESS FOR FIRE SERVICE IS AS SHOWN ON THIS PLAT.

**UTILITY CERTIFICATION:**  
 I HEREBY CERTIFY THAT I AM THE UTILITY DEPARTMENT AND I HAVE REVIEWED THE PLAT AND THE PROPERTY RECORDS OF THE APPLICANT FOR THE PROPERTY AND DETERMINE ACCESS FOR UTILITY SERVICE IS AS SHOWN ON THIS PLAT.

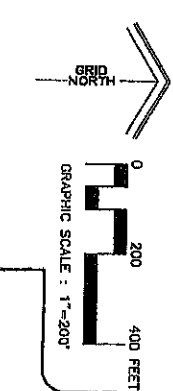
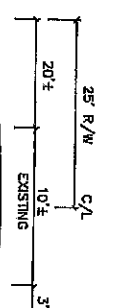
**CERTIFICATE OF IN-FAMILY DEEDICATION:**  
 I, DAN PHILLIPS, LAND SURVEYOR, DO HEREBY CERTIFY THAT I AM THE SUPERIOR FIRE DEPARTMENT AND I HAVE REVIEWED THE PLAT AND THE PROPERTY RECORDS OF THE APPLICANT FOR THE PROPERTY AND DETERMINE ACCESS FOR UTILITY SERVICE IS AS SHOWN ON THIS PLAT.

- LEGEND**
- 1/2" BY 18" STEEL REBAR SET OR FOUND WITH ID CAP # 3432
  - 1/4" BY 2" MAG NAIL SET WITH ID WASHER # 3432
  - 1/4" BY 2" MAG NAIL FOUND AS SHOWN
  - STEEL PIN FOUND BY 3441 OR AS SHOWN
  - MEASURED POINT OR PLAT CALL
  - U/P
  - ACCESS



**SIDE STATISTICS**

EXISTING ZONE	A-1 & CO-1
AMENDED TRACT 1	30,045 AC.
TRACT 1-A	5,705 AC.
REMAINING TRACT 1	24,337 AC.



SURVEY DATE: AUG. 15, 2024  
 PLAT DATE: AUG. 15, 2024  
 APP: 2024-077

IN-FAMILY CONVEYANCE  
 from JOHN FAUST (HUSBAND) to LISA FAUST (WIFE)  
 987 PAULS MILL RD.  
 11881 TROY PIKE  
 VERSAILLES, WOODFORD CO. KY 40383

**DPS**  
**DAN PHILLIPS SURVEYING**  
 1138 BEAR CREEK RD.  
 LAWRENCEBURG, KY 40342  
 PHONE - 502-859-5534  
 dpsandsurveying@gmail.com

CAB. 'G. IL.



**PROPERTY INFORMATION**

Property Address: 11881 Troy Pike, Versailles, KY 40383

PVA Parcel Number: 35-0000-058-01

Lot Acreage: 30.04

Current Zoning: A-1

**APPLICATION CHECKLIST**

- A completed and signed Application
- Agency Signature(s), if required by Subdivision Regulations
- Proposed Lot Layout prepared by a licensed surveyor or engineer depicting the various portion(s) of the property to be included in the proposed Subdivision Plat (Please include: two (2) - 18" x 24" and two (2) - 11" x 17" preliminary plat sets)
- Topographic Survey, if required
- Any proposed Plat Restrictions, Property or Condominium Owners Association Covenants, Master Deed or Restrictions, if applicable
- Filing and Recording Fees

**APPLICANT'S CERTIFICATION**

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

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

1) John Faust dotloop verified  
08/15/24 11:24 AM EDT  
SRPS-FUPL-NVMI-Y8UU 08/15/2024

John W. Faust  
*(please print name and title)*

Date:

2) \_\_\_\_\_  
\_\_\_\_\_

*(please print name and title)*

Date:

*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: \$295

Land Use/Recording Fee: \$100

Date Fees Received: 8/15/24

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

**ON THURSDAY, AUGUST 22, 2024 THE TECHNICAL REVIEW COMMITTEE WILL HOLD THEIR REGULAR SCHEDULED MEETING AT 10:00 A.M. VIA ZOOM.**

**AGENDA**

**NEW BUSINESS:**

1. Minor Subdivision/Consolidation Plat – Generations Farm LLC & Eric Steinmann Properties – 4901 Lupreese Ln and 3354 Huntertown Rd – A-1 District – Endris Engineering
2. Minor Subdivision/Consolidation Plat – Robert and Martha Wetter – 5200 & 5204 Troy Pike – A-1 District – Grid 2 Ground Surveying
3. Minor Subdivision/In-Family Conveyance Plat – Robert McNiel (Father) to Kristine McNiel (Daughter) – 320 Shady Ln – A-1 District – Robert Semones Surveying
4. Minor Subdivision/Consolidation Plat – Frederick Arndt and Starks Real Estate LLC – 211 & 217 E. Higgins St – R-3 District – trueGeospatial LLC
5. Amended Minor Easement Record Plat – Parkview Subdivision – (The Woodford Inn) – 140 Park St – B-2 District – EA Partners
6. Amended Final Record Plat – Northside Homes LLC – 119 Old Towne Walk – Lot 4 – R-1C District – EA Partners
7. Minor Subdivision/In-Family Conveyance Plat – John Faust (Husband) to Lisa Faust (Wife) – 987 Pauls Mill Rd & 11881 Troy Pk – A-1 & CO-1 Districts – Dan Phillips Surveying



ON THURSDAY, AUGUST 10, 2023, THE VERSAILLES-MIDWAY-WOODFORD COUNTY PLANNING AND ZONING COMMISSION HELD THEIR REGULAR SCHEDULED MEETING AT 6:30 PM IN THE 2<sup>ND</sup> FLOOR COURTROOM OF THE COURTHOUSE.

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

#### **PLEDGE OF ALLEGIANCE**

**Members Present:** Patty Perry, Chad Wells, Rich Schein, Randal Bohannon, Tim Parrott, Barry Hartley.  
**Members Absent:** Lonnie Estes, Whitney Stepp, Floyd Greene.

**MINUTES:** Motion was made by Mr. Parrott, as seconded by Mr. Wells to approve the July 13, 2023 minutes, as submitted. Motion carried with six (6) aye votes.

#### **NEW BUSINESS - NON-PUBLIC HEARING ITEMS**

James and Dawn Hall have applied for an approval of a Subdivision on a tract of land containing 38.366 acres, located at 1200 Clifton Road, Versailles KY. The property is zoned Agricultural (A-1).

Madam Chair called upon Steve Hunter, Planning Director, for comments. Mr. Hunter shared exhibits on the monitor and summarized the staff report. Mr. Hunter noted that the applicant was requesting to create four in-family conveyance lots for their children and the lots would be five acres in size. It went through Technical Review and all deficiencies were corrected and the plat was in order for action.

Madam Chair asked if there were any questions, hearing none, Madam Chair asked if anyone was prepared to take action.

**Motion was made by Mr. Wells, as seconded by Mr. Bohannon to accept the Subdivision Plat (In-family Conveyance) – James and Dawn Hall – 1200 Clifton Rd – A-1 District, as submitted. No further discussion. Motion carried with five (5) aye votes and one (1) abstention (Schein).**

Walter Schott III has applied for an approval of a Subdivision Amendment on a tract of land containing 310.718 acres, located at 3473 Troy Pike, Versailles KY. The property is zoned Rural Residential/Residual Farmland (RR) and Agricultural (A-1).

Madam Chair called upon Mr. Hunter for comments. Mr. Hunter shared exhibits on the monitors and summarized the staff report. Mr. Hunter noted that lot 3 had recently sold and when they were doing the title work they discovered there was a source of title error on the current plat. Also, Mr. Schott had originally allocated more than enough residual farmland so he changed/consolidated lots and created a new lot with the proposed plat. Mr. Hunter noted that the street would be private with a gate but was built to county standards. It went through Technical Review and all deficiencies were corrected and the plat was in order for action. There were no major staff items of concern.

Madam Chair asked if there were any questions, hearing none, Madam Chair asked if anyone was prepared to take action.

**AGENDA**  
**VERSAILLES-MIDWAY-WOODFORD COUNTY PLANNING COMMISSION**  
**REGULAR MEETING**  
**WOODFORD COUNTY COURTHOUSE, 2<sup>nd</sup> FLOOR**  
**AUGUST 10, 2023**  
**6:30 PM**

**LIVESTREAM LINK**  
***Planning Commission Facebook Page***

- A. PLEDGE OF ALLEGIANCE**
- B. ROLL CALL**
- C. APPROVAL OF MINUTES - July 13, 2023**
- D. NEW BUSINESS - NON-PUBLIC HEARING ITEMS**
  - 1. James and Dawn Hall have applied for an approval of a Subdivision on a tract of land containing 38.366 acres, located at 1200 Clifton Road, Versailles KY. The property is zoned Agricultural (A-1).
  - 2. Walter Schott III has applied for an approval of a Subdivision Amendment on a tract of land containing 310.718 acres, located at 3473 Troy Pike, Versailles KY. The property is zoned Rural Residential/Residual Farmland (RR) and Agricultural (A-1).
  - 3. Green Gables LLC have applied for an approval of a Subdivision Amendment on a tract of land containing 4.540 acres, located at 1015, 1026 and 1035 Green Gables Drive, Midway KY. The property is zoned Highway Interchange Service (B-5).
  - 4. Frankfort Investment LLC and Green Gables LLC have filed a Development Plan on a tract of land containing 1.370 acres, located at 1015 Green Gables Drive, Midway KY. The property is zoned Highway Interchange Service (B-5).
- E. OTHER BUSINESS ITEMS**
  - 1. Planning Commission Sub-Committee List
  - 2. Financial Report - July 2023
  - 3. Bill Pay List - August 2023
  - 4. Monthly Budget Report - July 2023
  - 5. Report to Commission - July 2023
  - 6. Permits Issued & Inspection Report - July 2023
  - 7. Announcements
- F. ADJOURN**

NEXT SCHEDULED REGULAR MEETING SEPTEMBER 14, 2023

**ON THURSDAY, JULY 27, 2023 THE TECHNICAL REVIEW COMMITTEE WILL HOLD THEIR REGULAR SCHEDULED MEETING AT 10:00 A.M. VIA ZOOM.**

**AGENDA**

**ROLL CALL:**

**NEW BUSINESS:**

1. 5<sup>th</sup> Amended Final Record Plat – Dennis Anderson, Green Gables, LLC – Unit 1A, Lots 4,5,6 – B-5 District – Prime AE
2. Final Development Plan – Dunkin' Midway – 1015 Green Gables Dr – Lot 6 – B-5 District – Thoroughbred Engineer
3. Minor In-family Conveyance Plat – James and Dawn Hall (Parents) to Marilyn Fralix (Mother), to Stephen Penny (Son), to Kayla Hall (Daughter), to Zach Penny (Son) – 1200 Clifton Road – A-1 District – Dan Phillips Surveying

APPLICATION FOR PLAT APPROVAL  
VERSAILLES-MIDWAY-WOODFORD COUNTY  
PLANNING COMMISSION

Date 7/24/23 Application No. 2023-025

- Preliminary Plat
- Minor Subdivision Plat
- Major Subdivision Plat

1. Name of Applicant James & Dawn Hall  
Address 258 E. High St. # 104, Lexington Ky  
Phone \_\_\_\_\_  
Email address \_\_\_\_\_
2. Name of Surveyor or Engineer Don Phillips | Trent Thompson  
Address \_\_\_\_\_  
Phone \_\_\_\_\_
3. Name of Subdivision 1200 Clayton Rd.
4. Present Zoning District A-1
5. Number of Lots 5
6. Total Area of Parcel 38.366

\*\*\*\*\*

FOR OFFICIAL USE ONLY

Date Received 7/24/23

Date of Planning Commission Action \_\_\_\_\_

Plat Fee \$ 525

Recording Fee \$ 50 -

- Approved
- Disapproved

Additional Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# Planning Commission Text Amendment Recommendation December 19, 2025 - General Summary Outline

## **Article II - Definitions**

1. Revise "Agricultural Use" Definition to match existing definition in KRS 100.111;
2. Revise "Family Member" Definition;
3. Revise "Rural Residential District" Definition; and
4. Delete "Tourist Destination" and "Tourist Destination Expanded" Terms

## **Article VII - Zoning Districts**

1. **Agricultural District (A-1)** - Insert new Purpose and Intent Statement which includes a new "Right to Farm Policy" for the Agricultural (A-1) Zone;
2. Agricultural District (A-1) - Delete Tourist Destination as a Principal Use;
3. Agricultural District (A-1) - Housekeeping revisions to Accessory Uses in the areas of Accessory Buildings, Fences, Swimming Pools and Solar Panels;
4. Agricultural District (A-1) - Reorganize the list of authorized Conditional Use Permits, revisions include scale of operation standards for some CUPs and eliminate the Tourist Destination Expanded Conditional Use Permit option;
5. Agricultural District (A-1) - Add Permitted Residential Unit Types for the Zone, including adding Accessory Dwelling option (ADU not to exceed 50% of footprint of principal dwelling) to the Agricultural Zone;
6. Agricultural District (A-1) - Revise Lot Width standard from the Building Line to the Setback line;
7. Agricultural District (A-1) - Added Accessory Building Setback Standards (none currently in Zone);
8. Agricultural District (A-1) - Added Signage Standards for CUPs (none currently in Zone);
9. Agricultural District (A-1) - Added Farm Dwelling/Tenant Home Standards to the A-1 Section of the Ordinance (standard is currently in Mobile Home Park section of ordinance); and
10. Agricultural District (A-1) - Revise In-Family Conveyance Standard to a shorter, simpler, Exception Lot Standard (1 or 2 lot exception allowance based on minimum acreage).
11. **Agricultural District (A-2)** - Deleted A-2 section and move Conservation (CO-1) Section currently at the end of the Chapter to Section 702. Convert the 50 existing A-2 parcels to A-1 as stated on Conversion Chart.
12. **Conservation District (CO-1)** - Added Accessory Use Standards in same format as Agricultural Zone (No standards in current Zone);
13. Conservation District (CO-1) - Add Permitted Residential Unit Types for the Zone, including adding Accessory Dwelling option (ADU not to exceed 25% of footprint of principal dwelling) to the Conservation Zone;
14. Conservation District (CO-1) - Revise Lot Width standard from the Building Line to the Setback line;

15. Conservation District (CO-1) - Added rural scale Specific Use Standards for “Camp/ Campground” when reviewed as a Conditional Use Permit;
16. Conservation District (CO-1) - Revise Lot, Yard and Height Requirements, including revising the minimum lot size to 5 acres (based on comparable GIS mapping data provided by the Woodford County GIS); and
17. Conservation District (CO-1) - Delete the In-Family Conveyance Standard as a land division option in this zone.
  
18. Rural Residential / Residual Farmland District (RR/RF) - Insert new Purpose and Intent Statement;
19. Rural Residential / Residual Farmland District (RR/RF) - Housekeeping revisions to Accessory Uses in the areas of Accessory Buildings, Fences, Swimming Pools and Solar Panels;
20. Rural Residential / Residual Farmland District (RR/RF) - Revise Lot Width standard from the Building Line to the Setback line;
21. Rural Residential / Residual Farmland District (RR/RF) - Add Permitted Residential Unit Types for the Zone;
22. Rural Residential / Residual Farmland District (RR/RF) - Revise Lot, Yard and Height Requirements, including revising the minimum Lot size from 1 acres to 2 acres;
23. Rural Residential / Residual Farmland District (RR/RF) - Revise minimum parcel size to 100 acres to be eligible to develop a RR Subdivision, revise the maximum number of residential lots from 15 to 10, and new Rural Residential Subdivisions must be built on internal street network (see Section 703.11);
24. Rural Residential / Residual Farmland District (RR/RF) - Eliminate the cross-references to A-2 Zoning District; and
25. Rural Residential / Residual Farmland District (RR/RF) - Eliminate provisions that are currently Subdivision Regulation development standards.
  
26. Small Community District (A-4) – Revise “A-4” to “SC” to eliminate confusion with Agricultural Use term, Small Community term unchanged;
27. Small Community District (A-4) - Add Permitted Residential Unit Types for the Zone, including adding Accessory Dwelling (ADU not to exceed 25% of footprint of principal dwelling) to the Small Community Zone;
28. Small Community District (A-4) - Added Accessory Use Standards in same format as Agricultural Zone (No standards in current Zone);
29. Small Community District (A-4) - Re-Organize the List of authorized Conditional Use Permits, set some scale of operation standards. Added CUP options for Convenience Store, Health Care Facility, Schools, Eating Establishment (no drive through) and Day Cares;
30. Small Community District (A-4) - Revise Lot Width standard from the Building Line to the Setback line;
31. Small Community District (A-4) - Revise Lot, Yard and Height Requirements, including revising the minimum frontage to be in scale with 1-acre lot size; and
32. Small Community District (A-4) - Delete the In-Family Conveyance Standard as a land division option in this zone.