

**BOURBON COUNTY JOINT PLANNING COMMISSION**

**Minutes of Meeting  
August 15, 2024**

A. **CALL TO ORDER** – Guy Bowman, Chair

B. **ROLL CALL** – Micki Sosby

**Members Present:** Justin Menke  
Stephen Osborne  
Darrell Poynter  
Caroline Randolph  
Micah Carrell  
Guy Bowman  
Jason Dailey  
Dan Donovan  
Dennie Ferrell  
Christie Overman  
Kimberlee Dionne

**Members Absent:** Debra Hamelback  
Kevin Smith  
Henry Lovell

Quorum Established

C. **SOUND THE AGENDA** – Guy Bowman

D. **MINUTES OF MEETING** - Micki Sosby

Minutes are still being prepared

E. **Review of Financials** – July Financials reviewed

Motion to approve June Financial Statements by: Steven Osborne, 2<sup>nd</sup> Deborah Hamelback  
Justin Menke  
Stephen Osborne  
Darrell Poynter  
Caroline Randolph  
Micah Carrell  
Guy Bowman  
Jason Dailey  
Dan Donovan  
Dennie Ferrell  
Christie Overman  
Kimberlee Dionne

Motion passes: Approve (11) Absent (3)

Claims Report

Citizen Advertiser changed

Motion to approve Claim Report made by a show of hands. All in agreement.

Motion passes: Approve (11) Absent (3)

- F. ZMA 24-03 Zoning Map Amendment submitted by First Church of God, P.O. Box 695, Paris, Bourbon County, KY 40362 for 4.097 acres of property located at 200 Bethlehem Road, Paris, Bourbon County, KY 40361 (Parcel ID 026-00-00-017.00) to change the zoning from Agricultural to Business B-2. Property owned by First Church of God, P O Box 695, Paris, KY 40362.**

**Per Chair Bowman, a Zoning Map Amendment is strictly a recommendation to the Paris City Commission. City Commission makes the final decision.**

Staff Report presented by Linden Smith:

Applicant requests zone change from A to B-2 for 4.097 acres and A to R-4 for 4.194 acres.

The church is located on the future land use map as B-2 for a permitted use more in conformance with the land use requirements. In compliance with the 2017 Comprehensive Plan for Bourbon County.

Current land map recommendation is for R and the City of Paris to allow the continued use of the Church building as Church in an appropriate zone.

Staff Recommendation is that B-2 is not in compliance with the Comprehensive Plan and would require conditions be placed for the church. Church is existing so it is in conformance.

Church representatives and representatives for the applicant in attendance.

Marty Goins legal counsel. Stated that it is in compliance. In agreement with comprehensive plan:

- 1) Future use is residential,
- 2) Existing is inappropriate, new will be appropriate, or
- 3) Major changes in economic or physical nature of area. Point was made the A zone is inappropriate.

Public Hearing opened. Connie Dampier stepped forward to present in opposition to any zone change. Letter entered into record. Public Hearing closed.

Applicant introduced a traffic study from the Kentucky Department of Transportation indicating there will be no traffic impact.

Change is proposed so they can expand use. There is no record of an existing conditional use permit when it was built. Illegal use becomes non-conforming use. Non-conforming use cannot be expanded.

New proposals would require a Development Plan if requested for a business use.

Summarized as bringing it into conformance and connecting it to a similar zone.

Applicant said he was advised to have the property zoned to A-4.

Motion to approve ZMA 24-03 Zoning Map Amendment made by: Steven Osborne, 2nd Deborah Hamelback

- Justin Menke y
- Stephen Osborne y
- Darrell Poynter y
- Caroline Randolph y
- Micah Carrell y
- Guy Bowman y
- Jason Dailey y
- Dan Donovan y
- Dennie Ferrell y
- Christie Overman y
- Kimberlee Dionne y

Motion passes: Approve (10) Absent (4)

- G. **ZMA 24-04 Zoning Map Amendment submitted by West Marts, LLC, P.O. Box 135, Paris, Bourbon County, KY 40362 for 4.198 acres of property located on Westridge Lane, Paris, Bourbon County, KY, 40361 (Parcel ID N/A) to change the zoning from Agricultural to R-4 Residential. Property owned by West Marts, LLC, P.O. Box 135, Paris, KY 40362.**

The vacant property is located on the future land use map as R-4: allows for future multi-family dwellings.

Public Hearing opened. All persons signed up were allowed to speak with 3-minute limits. Petition signed and provided to be included in the minutes. Original kept for the records, copies to be provided to the homeowners. Documents submitted for the record. Active Westridge Neighborhood Association maintained with all residents as members. Concern about sinkholes were expressed. Residents were agreeable to R-2 but not an R-4 zone.

Applicant was questioned by the Chair and other members of the Commission about what is required of a new development: geologic issues, stormwater, density, etc. during Development Phase.

Findings of fact were submitted. Mr. West reiterated that R-4 was suggested by the city. City has final right of approval/disapproval. No split zone properties will be allowed.

After discussion was closed, the Chair asked for a motion to approve or disapprove ZMA 24-04 with findings of fact. Mr. West, the applicant, requested to withdraw the application or file a continuance to amend application from R-4 to R-2. With no motion on the floor, the Chair asked for a motion for a continuance to Amend ZMA 24-04 without requiring information at this time on the future application. There will be another public hearing if a new application is submitted.

Motion to accept request for continuance made by Steven Osborne, 2<sup>nd</sup> by Darrell Poynter.

- Justin Menke y
- Stephen Osborne y
- Darrell Poynter y
- Caroline Randolph y
- Micah Carrell y
- Guy Bowman y
- Jason Dailey y
- Dan Donovan y
- Dennie Ferrell y
- Christie Overman y
- Kimberlee Dionne y

Motion passes: Approve (10) Absent (4)

H. **MOTION TO ADJOURN:** Motion was made by Kimberlee Dionne to adjourn the meeting, 2<sup>nd</sup> by Jason Menke. Motion was approved by voice vote, meeting adjourned.

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Chair Guy Bowman

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Date

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Prepared by