

No action taken on request to rezone 184 acres on Scotts Ferry Road East

BY BOB VLACH
WOODFORD SUN STAFF

A public hearing on a request to rezone 184 acres on Scotts Ferry Road East was closed on July 10, but the Versailles-Midway-Woodford County Planning Commission did not take action on the application to create 14 rural residential lots.

Questions about the farm being eligible for the 14 lots being proposed – under the zoning ordinance that regulates rural residential clusters – were raised before those opposing the zone change spoke. One concern was related to this property being included in a 280-acre zone change in 1995, which resulted in the creation of a 15-lot rural residential cluster known as Lakeview.

Under the zoning ordinance, Planning Director Steve Hunter said, it “appears they’re eligible, but there was a commitment several years ago that this (15 previously approved lots) is all that would occur on the property.”

Attorney Bill Moore, representing property owner Trey Schott, argued this tract of 184 acres is eligible for further development, suitable for a rural residential cluster, and is consistent with the Comprehensive Plan. He argued there was nothing ever pledged when the Lakeview property was rezoned to rural

residential/residual farmland.

Lakewood resident Bryan Ethington said when he purchased his lot that he was told there would be no more lots built on the farm. “And now that’s being changed because the name of the farm has changed. And I don’t think that’s the intent ... that’s not what we were told when we purchased the lot,” he said.

Others agreed. Some also raised issue with Schott showing a private road on the plan that they said was built and is now maintained by the neighbors living there. Whether the farm has a platted access or not, that should not be a part of this zone change because the proposed rural residential lots will not use the private road, Hunter told the commission.

During a presentation of his plans for the Scotts Ferry Road East property, Schott said he and his wife operate a farm on Troy Pike and in 2018, they purchased the adjacent Polo Run Farm, where they created 12 rural residential lots and preserved 260 acres of farmland.

Now with 850 to 900 acres of contiguous farmland, “our plans are to be a premier equestrian/residential village,” he said.

The facilities and infrastructure at Chukker Hill will allow residents to live and ride on the same property by sharing the acreage of three farms, while not having to build

their own fences and barns, Schott told the commission. He said equestrian/residential villages are new to Woodford County, but are common across the United States.

“My wife and I are dedicated to the preservation of farmland, while realizing the economics of farming do not really pay the mortgage, taxes and insurance,” Schott said. He said rural residential clusters protect farmland and viewsheds along roadways.

While presenting his staff report, Hunter said several rural residential neighborhoods are located near the proposed Chukker Hill development. He discussed the layout of the lots and a street that will give the lots access to Scotts Ferry Road East, before allowing Schott to talk about his plans for residual farmland adjacent to the residential lots.

In-family ordinance

A public hearing on proposed text amendments to the ordinance regulating in-family land conveyances was reopened so Lori Garkovich could comment.

Before a vote was tabled for a third meeting, Garkovich urged the commission to take action on the amendments as soon as possible. “Each day you wait to find a perfect solution means that there is less agricultural land to keep intact for ... our future,” she said.

From 2017 to 2022, Kentucky lost a half-million acres of farmland and over a thousand family farms, said Garkovich, who serves on the county’s Agricultural Advisory Review Committee.

Commissioners voiced support to take action as early as next month’s meeting after listening to the concerns of Garkovich.

Midway residential lots

A request to rezone .282 acre at 313 North Winter Street in Midway from R-2 (two-family residential) and B-2 (central business) to R-3 (medium density residential) to create two lots for single-family homes was recommended for approval by the commission.

Applicant Will Nelson told the commission that he wants to build two homes and has no plans to operate a short-term rental. “We have no intention of building anything but two single-family, owner-occupied homes,” he said.

He agreed to add two notes to the development plan that restrict the use to single-family dwellings with no short-term rentals on the property.

The property is located adjacent to the Midway Body Shop and is currently occupied by a home that was destroyed by fire and junk vehicles, according to information given to the commission. The zone change was needed to make both lots – one fronting North Winter Street and the other fronting First Street – conforming, Hunter said.

The zone change request now goes to Midway City Council for final approval.

Plats approved

A final record plat was approved that allows Ball Homes to move forward with the construction of 28 single-family lots at 3079 Roselawn Drive (Roselawn Estates).

The commission approved a subdivision plat for 60.195 acres at 38 Duckers Road in order to create five lots on a portion of the property that’s mostly zoned R-1B (single-family residential), according to Hunter. The lots range in size from 1.469 to 2.257 acres.

The remaining 51 acres are zoned agricultural and conservation, Hunter said.

The commission approved a minor plat creating a 30-foot building line at 101 Old Hickory Lane.

Also approved, a consolidation plat allowing Lanes End Farm, LLC to subdivide and then consolidate 36.3 acres with 32.01 acres to create a 68.31-acre parcel at 1710 Midway Road (Springcroft Farm, LLC). The commission was told the LLCs have common owners.

Engineering services

The commission approved a contract with the City of Versailles to provide engineering services at a rate of \$85.07 per hour. The contract noted that the commission previously employed engineer Mary Beth Robson as its staff engineer from May 2022 to June 2025, and that Robson would now be an employee of Versailles Public Works effective July 1, 2025.



RETIREMENT CELEBRATION



Randy Nation

After 28 years of faithful ministry in Woodford County, we are excited to celebrate and honor Randy Nation for his dedicated service to the Lord and our community.

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NOTICE TO WOODFORD COUNTY TAXPAYERS

The Woodford County Clerk hereby announces the 2024 Delinquent Real Property Tax Bills (Certificates of Delinquency) will be published in the Woodford Sun on July 31st and August 14th, 2025 pursuant to KRS 134.128 and 424.130. This list of Certificates of Delinquency is also available for public inspection 8:00 a.m. to 4:00 p.m. Monday through Thursday and 8:00 a.m. to 5:30 p.m. on Friday at the Woodford County Clerk’s office located at 103 South Main Street, Room 120, Versailles, KY 40383. This list may also be inspected on the website of the Woodford County Clerk. The Uniform Resource Locator for the website is <https://woodfordcountyclerk.ky.gov>.

The sale of the 2024 Certificates of Delinquency will be held at the Woodford County Courthouse, 103 South Main Street, Versailles, KY 40383 in the Community Room in the basement of the courthouse on August 21, 2025 at 10:00 a.m. Only those participants who have registered with the Kentucky Department of Revenue by May 15, 2025 are eligible to purchase a tax bill. Additionally, all interested participants must register with the county clerk’s office by the close of business at least ten (10) days prior to the Delinquent Tax Sale, which is Monday, August 11, 2024. All payments must be in the form of cash, money order, cashier’s or certified check. Please contact the office of the county clerk, Sandra V. Jones, if you need additional information about the tax registration process, the required registration fee, or the deposit amounts that are required to be paid.

Taxpayers can continue to pay their delinquent tax bills to the county clerk’s office any time prior to the tax sale. **PLEASE NOTE: All payments must be received in the COUNTY CLERK’S OFFICE prior to the tax sale date listed in this advertisement. Payments received after the tax sale has been conducted will be returned without exception.** Some delinquencies, although they have been advertised, will be excluded from the tax sale in accordance with the provisions of KRS 134.504(10)(b). If you have any questions, please do not hesitate to contact the county clerk’s office at (859) 873-3421.