

# Community Calendar

The deadline for Community Calendar items is Noon Monday.

## Loved Ones

Woodford County's Parents of Addicted Loved Ones (PAL) meets the first and third Monday of every month at 6:30 p.m. at Versailles Presbyterian Church, 130 North Main Street, in the conference room.

All are welcome to the meetings, including parents, relatives and friends who have a loved one in addiction of drugs or alcohol. Come and find support and obtain a better understanding of your loved one.

For more information, contact Larry Blackford at 859-492-4075 or lblackford.magistrate@gmail.com.

## Young Life

Follow us on Instagram at younglifewofoco or check out our website woodford.younglife.org to get info on Club, Campaigners and other fun activities. For additional information contact Jordan Branham at 859-230-0294.

## Versailles Kiwanis Club

The club's monthly meetings are held the fourth Tuesday each month at 11:30 a.m. at Callie's Homestyle Restaurant.

For membership inquiries, please contact club president William Downey at 859-351-4429 or wkdowney5@gmail.com.

## Survivors of Suicide

The new Survivors of Suicide Loss support group will meet the first and third Thursday of each month at 7 p.m. at St. Andrew's Anglican Church. All are welcome. For more information contact julieerrenner@gmail.com.

## WC Extension Homemakers Assn.

Hand to Hand: second Monday of the month at 10 a.m.

Busy Bees: second Monday of the month at 6 p.m.

Circle of Friends: third Thursday of the month at 6 p.m.

Patchwork: third Monday of the month at 6 p.m.

## Woodford County Republican Party

The Woodford County Republican Party meets the first Monday of every month.

Meetings will be held at 7 p.m. at Versailles Brewing Company, 513 Marsailles Rd.

## Woodford Co. NAACP

We meet at 10 a.m. every second and fourth Saturday in the Woodford Library Community Room. Everyone is welcome!

## Midway Toastmasters

Midway Toastmasters meets every Monday evening at Midway University from 6-7:15 p.m. We welcome visitors! For information, visit <https://midwaytm.toastmastersclubs.org>

## Woodford Theatre

Woodford Theatre presents Lorraine Hansberry's celebrated play, A Raisin in the Sun. Performances are February 6, 7, 8, 13, 14 and 15 at 7:30 p.m. Sunday matinees will be February 9 and 16 at 2 p.m. Tickets can be purchased by visiting our box office Tuesday-Friday from 10 a.m. - 5 p.m. or by calling 859-873-0648. You may also visit the Get Tickets tab on our website at [www.woodfordtheatre.com](http://www.woodfordtheatre.com). We hope to see you soon!

# Deadline to recycle Christmas trees for fish habitats is Jan. 15

The Woodford County Conservation District is accepting all live trees (completely free of lights, garland and decorations) for recycling as fish habitats through a collaboration with the Woodford County Roads Department, the Kentucky Department of Fish & Wildlife, and the Anderson County Jr. Conservation Board.

Everyone in Woodford County is welcome to drop off their trees for recycling. The drop-off point is behind the Agriculture Resource Building's storage sheds.

The deadline to drop off your tree is Wednesday, January 15th. For any questions, call 859-873-4941, ext 3 or email [woodfordcd@gmail.com](mailto:woodfordcd@gmail.com).



EIGHT PEOPLE completed an unofficial "Tri 4 Fun" competition at Falling Springs on Dec. 27. The indoor triathlon involved a 20-minute swim, 20 minutes on the stationary bike and a 20-minute run on the track. Adam Krings won the event. Pictured, from left, Brad Blanchard, Sammy Friel, Chase Azevedo, Stefanie Wiley, Charlotte Wiley, Joe Wiley, Mike Asalon, and Krings. (Photo submitted)

# NEWS OF RECORD

## Fire Reports

### City

The Versailles Fire Department EMTs made 25 EMS calls, one fire inspection, and one car seat installation from Dec. 23 through Dec. 29.

On Dec. 23, firefighters responded to a smoke scare on Ryne Court, and a defective smoke detector alarm on Church Street.

On Dec. 24, they responded to smoke detector alarm due to cooking on Amsden Avenue and another on Adena Trace.

On Dec. 26, they responded to a fire alarm on Industry Road, and an unintentional transmission of a fire alarm on the U.S. 60 Bypass.

On Dec. 29, they responded to a fire alarm on Amsden Avenue, and a smoke scare on Thomas Lane.

### County

Due to the holidays, there are no Woodford County Fire Department reports from this past week, but they will be included in next week's Sun.

## Public Records

### Deeds

Airdrie Stud, Inc. to Alec P. Courtelis Intervivos Trust, Kiki Courtelis as sole trustee, 105 acres at 3768 Midway Road, \$3,000,000,000.

Dutton Family Farm, LLC (Ronald Bradley Dutton

## About News of Record:

The Woodford Sun reports on this page all traffic and misdemeanor fines in District Court; police reports released from the local or state police departments and sheriff's office; civil suits in Circuit Court; fire reports released by the city and county fire departments, and property transfers recorded in the county clerk's office.

Information on this page is public record. No names will be withheld by request.

and Teresa Darlene Edmonson as trustees) to P and R Properties, LLC (Thomas Reynolds and Christopher Portwood, members), 133.99 acres at 4745 Tyrone Pike, \$1,090,000.

Terry N. Harrod Jr. and Gretchen L. Harrod to Richard C. Henderlight and Audrey S. Henderlight, 1575 Scotts Ferry Road East, \$485,000.

Paul P. Canty to Duncan Road Farm, LLC (William Miles Arvin Jr., member), an undivided one-third interest in 166.74 acres at 1800 Duncan Road, \$375,000.

Douglas W. McGaughey to Duncan Road Farm, LLC (William Miles Arvin Jr., member), an undivided

one-third interest in 166.74 acres at 1800 Duncan Road, \$500,000.

Mary Canty Hall and William E. Hall III to Duncan Road Farm, LLC (William Miles Arvin Jr., member), an undivided one-third interest in 166.74 acres at 1800 Duncan Road, \$375,000.

Joseph H. Barrows and Susan B. Hipkens, as co-executors of the Josephine H. Barrows estate, to Phoenix I, LLC (Scott Moser, manager), 42.47 acres at 75 McCracken Pike, \$1,647,750.

Luann Young Campbell, as executor of the Cleveland Young estate, to K & H Properties, LLC (Jeremy Hendricks, member), 118 Georgia Street, \$221,100.

Christopher J. Monson and Mildred Ann Monson to Fredericka W. Kessler, an undivided one-fourth interest in 450 Shotwell Lane, other consideration.

Kenneth Moore to Woodford Habitat for Humanity, Inc., 252 Douglas Avenue, \$30,000.

Gene A. Birch Jr. and Deborah Mandala Birch to Charles Michael Blanford and Mary Pauline Blanford, 7042 Arbor Meadow Way, \$525,000.

Thecla Frances Lurf Emmerich and David Dandridge Emmerich to Benmark, N.V. LTD. Co., LLC (DBA as Ashford Stud), 2965 McCracken Pike, \$400,000.

Dutton Family Farm, LLC, through Teresa Darlene Dutton Edmonson, Mark Douglas Dutton and Ronald Bradley Dutton as successor trustees of the Wanda Dutton Trust, to Mark Douglas Dutton, Ronald Bradley Dutton and Joseph Dutton Weber, 850 Shryocks Ferry Road, other consideration.

Mark Douglas Dutton, Kathy Dutton, Ronald Bradley Dutton and Joseph Dutton Weber to RMJ, LLC (Ronald Bradley Dutton, Mark Douglas Dutton and Joseph Dutton Weber, members), 840 Shryocks Ferry Road, other consideration.

Robert E. McNeil to Kristin McNeil, 320 Shady Lane, Midway, other consideration.

Fayette Partners, LLC (Elizabeth Gay Freeman, member) to Woodford HC, LLC (James Edward Gay, member), an undivided 25 percent interest in 44.89 acres on Aiken Road, other consideration.

# Changes to end in-family lots sent to Woodford Fiscal Court

By BOB VLACH  
WOODFORD SUN STAFF

To slow the subdividing of rural land, the Versailles-Midway-Woodford County Planning Commission voted to end in-family conveyances in the A-1 (agricultural) zoning district. Its recommendation to amend the zoning ordinance, after a public hearing on Dec. 19, goes to Woodford Fiscal Court, and then to the Midway and Versailles city councils. The governing bodies can approve or reject the recommended changes to articles II and VII, and allow additional public comment.

Under the proposed changes, instead of allowing in-family lots, the owner of 100 or more acres will be allowed to have two "exception lots," Planning Director Steve Hunter told the commission. He said someone owning 50 to 99.99 acres will be allowed to have one exception lot, and the remaining farm must be at least 30 acres so it's a legal lot. Also, exception lots must have road frontage under the proposed ordinance changes, he added.

The current sliding scale for in-family conveyances allows two lots on 15 to 30 acres and four lots on 31 to 65 acres, with a maximum of up to 15 in-family lots on a big farm, Hunter said.

Moving forward, the potential in-family lots that could be created (8,500) is greater than the number of exception lots that could be created (877), according to Hunter. "So that's the hard reality," he said. "Whether anyone likes the ag-exception proposal, no one can argue it scales back the rural cuts."

In September of 2023, Hunter presented data about trends in how land is being subdivided in the A-1 district. It showed that 209 lots were created in the last eight years and that 78 percent of the lots conveyed to a family member were sold after the required five-year waiting period, he told the commission on Dec. 19.

After receiving the data last year, the commission asked the Fiscal Court to pause in-family conveyances to look at options to address this issue, but its request was rejected, Hunter told the commission on Dec. 19.

An October 2023 resolution from the Agricultural Review Committee (ARC) to the Fiscal Court in support of the moratorium stated the carving up of agricultural land into smaller units has increased significantly from 2016 to 2023 based on the data presented to the commission, Hunter said on Dec. 19. He said the resolution stated that this increase in smaller lots in A-1 district was a result of the unintended consequence of decisions in the mid-1980s that created the rural residential zone and continued to permit in-family conveyances, which were intended to protect agricultural land and maintain the tradition of family farming. Further, the resolution pointed out that growth in non-agricultural lots drives up the cost of farmland, he said.

In the year since these resolutions and discussions occurred, there have been more

in-family conveyances, Hunter said. He pointed out that over 2,000 of the 4,442 land parcels outside the urban service boundary are less than five acres, and that a majority of all of the parcels are less than 30 acres, making them nonconforming lots.

Rural residential developments, which would be limited to farms that are 100 or more acres under the proposed text amendment, will be a maximum of 10 residential lots with 80 percent of the farm preserved, said Hunter.

He noted the ARC has proposed "right to farm" language be added to the ordinance that protects agricultural practices in the A-1 zone. New language is also being proposed for tenant houses and accessory dwellings in the A-1 district, he said.

Language proposed to end "flagpole lots" by requiring a lot to be 200 feet wide at the building setback line, as explained by Hunter, had some pushback during the Dec. 19 hearing.

Local realtor David Humes said he has concerns that what's proposed to eliminate flagpole lots will lead to the county returning to "piano key developments." He also said he's not sure the general public is aware of the impacts the proposed changes to rural residential and the elimination of in-family conveyances will have on them and what they can do with their properties.

"Don't let the numbers and the charts with the color coding make you think that we've got urban sprawl in the county because I don't think that's really the case," said Humes. He also questioned having this hearing right before Christmas.

Kim Blackey, who owns farms on McCowans Ferry Road and Craigs Creek Road, said she has a history of supporting the preservation of farmland and grew up on a farm.

"... If you break down that 30-acre or 100-acre lot down that patchwork quilt gets really tiny and it loses the quality of the farmland," if we want to promote agri-tourism and support young farmers, said Blackey. "And once it's broken up, it's done. We can't go back."

"... I hope you all are really about preserving this beautiful county that we have."

Other proposed text amendments to the zoning ordinance include language that eliminates conditional use permits for tourist destination and tourist destination expanded uses in the A-1 district, which will continue to allow agri-tourism as a conditional use, Hunter said. He said conditional uses such as a small convenience store or other small businesses would be permitted on three or more acres in Millville, Nonesuch and other small communities under the text amendments being proposed.

### Public comment

The commission approved changes in its bylaws that reduce an applicant's comments from 30 minutes to 15 minutes at public hearings. Also, a provision has been added that allows the opposition to speak for up to a total of 10 minutes at non-public hearings.



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[www.woodfordcountylibrary.org](http://www.woodfordcountylibrary.org)

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