

**Board of Zoning Adjustments**

**March 9, 2021**

**5:30 PM**

**CHAIR ASHLEY KENNEDY , PRESIDING**

The meeting was called to order at 5:30 p.m. Chair Ashley Kennedy asked the Secretary to call the roll.

Members Present:

Johnny Keene  
Margaret Townsley  
Mitch Buchanan  
Brandon White  
Ashley Kennedy

Also Present:

Edwin Logan, Attorney  
Jordan Miller, City of Frankfort Senior Planner

The first item of business was approval of the minutes of the February 9, 2020 meeting. Mr. White asked that the minutes be amended to say “Vice Chair Brandon White, presiding”, “Vice Chair Brandon White asked the Secretary to call the roll” and that “Vice Chair White asked the Secretary to call the next item of business.” Mr. White made a motion to approve the minutes as amended. The motion was seconded by Mr. Keene and all were in favor.

Chair Kennedy asked the Secretary to call the next item of business.

**In accordance with Article 4, 18, and 19 of the City of Frankfort Zoning Ordinance Welch Landmark, LLC, Lusby Development Co., Inc, d/b/a Capital Self Storage LLC are requesting a Conditional Use Permit for the expansion of a self-storage facility/operation for the property located at 193 Versailles Road. The property is more particularly described as PVA Map Number 074-43-07-001.00.**

Jordan Miller, City of Frankfort Senior Planner was present and explained that the Board has seen this property twice previously. The first request in 2016 was for a Conditional Use Permit to operate a storage facility in the basement of this property. The second request 2020 was for a Conditional Use Permit to utilize the rear parking area for long-term and temporary parking for personal and recreational vehicles.

Mr. Miller stated that this request is for a Conditional Use Permit to expand their business and construct a 12,800 square foot one story building in the rear parking lot. The building will contain 81 climate-controlled units and 54 non-climate-controlled units. The units will be accessed from the interior and exterior of the building.

Mr. Miller stated that there were positive and negative findings, and explained that the negative finding was related to not being able to provide a 100’ buffer between the new building and residential property along Thompson Street. Mr. Miller stated that staff would work with the applicants during the final development plan phase to ensure that this requirement is fulfilled.

Mr. Miller stated that there have been no comments received from adjoining property owners and recommended approval of the request.

Ms. Townsley asked how close this newly constructed building would be to the cemetery south of this development. Mr. Miller brought up a Google image to share with the Board and measured that the new construction would be approximately 1000' from the cemetery.

Mr. Miller also mentioned that the new construction will use some of the parking spaces in the rear of the property but that there were still more than enough parking spaces to meet the parking requirements.

Mr. Buchanan asked about the negative finding and how they could ensure that it meets the requirements without the final development plan. Mr. Miller replied that the applicant did not submit a final development plan yet because they wanted to see how the Board felt about the new construction before they moved forward. Mr. Miller suggested that the Board could add an additional condition that the project has to meet all the requirements prior to a building permit being issued.

The applicant Mark Welch was present and stated that they are prepared to work with Jordan to make sure the project abides by all the requirements for buffering.

Mr. Buchanan asked if they were planning to stagger three rows of evergreen trees along Thomas Street or if they were going to have a fence. Mr. Welch replied that they are going to be installing a security fence and a gate but they were not sure what style fence at this time.

Attorney John Baughman was present and added that this is a pretty routine application. He stated that any questions regarding the buffering would be answered in the final development plan stage. He reminded the Board that the applicants already have a Conditional Use Permit for the storage facility use and they want to expand that by constructing additional indoor storage areas. He also reminded the Board that no neighbors have objected the request.

Ms. Kennedy asked if they agreed with the conditions for approval and they replied yes.

Based on the findings of fact and the testimony by both the staff and applicants that the negative finding will be addressed in the final development plan Mr. Buchanan made a motion in accordance with Article 4, 18, and 19 of the City of Frankfort Zoning Ordinance to approve the request from Welch Landmark, LLC, Lusby Development Co., Inc, d/b/a Capital Self Storage LLC for a Conditional Use Permit for the expansion of a self-storage facility/operation for the property located at 193 Versailles Road with the following conditions:

1. The conditional use is granted only to Welch Landmark, LLC, Lusby Development Co., Inc.
2. An approved amended development plan shall be obtained prior to the commencement of any new construction associated with this conditional use.
3. A building permit shall be obtained prior to construction and after the development plan has been finalized.

4. No perimeter landscaping shall be removed unless the applicant has obtained an amended development plan from the Planning Department or an amended conditional use permit from the Board of Zoning Adjustments.
5. If perimeter landscaping along Thompson Street becomes dead or diseased it shall be replaced accordingly.

The motion was seconded by Mr. White and passed unanimously.

There being no further business, Mr. Keene made a motion to adjourn the meeting. The motion was seconded by Mr. White and all were in favor the meeting adjourned at 5:54 p.m.