

**WALTON BOARD OF ADJUSTMENT
WALTON SENIOR CENTER
BUSINESS MEETING
MARCH 16, 2020
6:30 P.M.**

Chairman Hincks called the meeting to order at 6:34 P.M.

BOARD MEMBERS PRESENT:

Mr. David Hincks, Chairman
Mr. Steve Turner, Vice Chairman
Mr. Kevin Ryan

BOARD MEMBERS NOT PRESENT:

Mrs. Caitlin Fugate
Mr. Edward Sedor

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

APPROVAL OF MINUTES:

Chairman Hincks stated the Board members received copies of the minutes of the Walton Board of Adjustment meeting of February 10, 2020. He asked for a motion to approve the minutes. Mr. Turner moved they be approved as written and Mr. Ryan seconded the motion. Chairman Hincks asked for a vote and it carried unanimously.

AGENDA ITEMS:

1. Request of **The Deters Company** for a Conditional Use Permit and two Variances. The Conditional Use Permit would allow a car wash to be located on a future lot. The Variances would reduce the 500 foot road frontage requirement so the future car wash lot and Wendy's restaurant lot could each have two curb cuts on Chestnut Drive. The future 0.662 and 0.6927 acre lots are currently part of Lot 9 of Walton Towne Center, Walton, KY. The lot is located to the south and east of Chestnut Drive and is immediately to the west of 715 Chestnut Drive (Tire Discounters) Walton, Kentucky and is currently zoned Commercial Two (C-2).

Staff Member, Todd Morgan, AICP, presented the Staff Report which included a Power Point presentation (see Staff Report). He indicated that he had received a letter from Mayor Brown after the Staff Report was finalized and introduced it as Exhibit 1. The letter indicates that the City of Walton would approve Encroachment Permits for all four access points.

Mr. Hincks asked if anybody else, other than McDonald's, has asked for two curb cuts in this subdivision. Mr. Morgan said he was only aware of McDonald's and their approval