

**WALTON BOARD OF ADJUSTMENT
BUSINESS MEETING
JUNE 22, 2022
6:30 P.M.**

Chairman Hincks called the meeting to order at 6:30 P.M.

BOARD MEMBERS PRESENT:

Mr. David Hincks
Mrs. Caitlin Fugate
Mr. Kevin Ryan
Mr. Steve Turner
Mr. Edward Sedor

BOARD MEMBERS NOT PRESENT:

None

STAFF MEMBERS PRESENT:

Mr. Todd K. Morgan, AICP, Senior Planner

LEGAL COUNSEL PRESENT:

Mr. Dale T. Wilson

APPROVAL OF MINUTES

Mr. Hincks stated the Board received copies of the minutes of the Walton Board of Adjustment meeting of April 4, 2022. He asked if there were any other comments or corrections. Mr. Ryan moved to approve the minutes and Mrs. Fugate seconded the motion. Mr. Hincks called for a vote and it carried unanimously.

ACTION ON REVIEWS

1. Request of STNL Walton, LLC for a Variance. The Variance would allow a future Tractor Supply Company Store to have an 8' tall fence in the corner side yard. The approximate 6.76 acre lot is lot 19 of Walton Towne Center Subdivision. The property is located at the southeast corner of the Towne Center Drive/Wenstrup Lane intersection, Walton, Kentucky and is currently zoned Commercial Two (C-2).

Staff Member, Todd Morgan, presented the Staff Report, which included a PowerPoint presentation (see Staff Report).

Mr. Jim Parsons said he was an attorney with Keating Muething & Klekamp and a resident of Union, Kentucky. The City of Walton was very supportive of the recent text change to allow outside storage in the corner side yard but they missed that a change was needed to the fence

code. Otherwise, the change to the fence regulations would have been addressed through the text change. It is very common for businesses like Tractor Supply, Lowes, and Home Depot to have 8' tall fences because they have outside storage. This project will look better than a lot of other stores because of the landscaping package that is required. The project site is very isolated in Walton Towne Center and borders an industrial site. The request is reasonable and it doesn't have any special provisions that aren't appropriate for a project like this. The Variance is the last thing they need to move the project forward.

Mr. Hincks asked if anybody in the audience wanted to speak for or against the project. Mayor Brown said he was joined by Councilman Dan Martin. He thinks this a great project for the City of Walton and believes all of City Council is excited about it. Council unanimously accepted the text amendment but missed a change was needed to the fence code. He encouraged the Board to approve the application.

Mrs. Fugate said she does not have a concern with the request. The fence will not cause sight distance issues.

Mr. Ryan said it makes sense to have the taller fence to promote safety.

Mr. Sedor said the fence does not concern him. He drove the area several times and almost got hit two times because motorists do not stop at that intersection. The stop sign is pretty bent up and asked if somebody could look into it. Mayor Brown said he would have someone look into it.

Mr. Turner said some of the required landscaping could impact sight distance. Mr. Morgan said that issue will be looked at in more detail when the site is developed and the landscaping is being installed. Planning Commission Staff would allow trees to be moved so they didn't impact sight distance.

Mrs. Fugate asked for clarification that the fence would be decorative and see through. Mr. Parsons said that was correct. Mr. Morgan added that was a code requirement.

Mr. Turner moved to approve the application as submitted and Mr. Sedor seconded the motion. Mr. Hincks called for the vote and it carried unanimously.

OTHER

Mr. Hincks asked if anybody had anything else to discuss and nobody replied.

ADJOURNMENT

Mr. Ryan made a motion to adjourn the meeting and Mrs. Fugate seconded the motion. Mr. Hincks called for the vote and the meeting was adjourned by unanimous consent at 6:44 P.M.

APPROVED

Mr. David Hincks

ATTEST:

Todd K. Morgan, AICP
Senior Planner