

**WINCHESTER / CLARK COUNTY  
PLANNING COMMISSION MEETING AGENDA  
TUESDAY, FEBRUARY 3<sup>RD</sup> @ 6:00 PM  
ROBERT D. CAMPBELL JR. HIGH, AUDITORIUM,  
620 BOONE AVENUE, WINCHESTER, KY**

1. CALL TO ORDER
2. APPROVAL OF MINUTES – JANUARY 6<sup>TH</sup>, 2026 MEETING MINUTES
3. TREASURER’S REPORT / ACCOUNTS PAYABLE

**New Business**

4. PUBLIC INVITED TO BE HEARD FOR ITEMS NOT ON THE AGENDA

**Public Hearings**

- A. REVIEW ZONE MAP AMENDMENT PROPOSING TO REZONE THE 407-ACRE PROPERTY LOCATED AT 1675 VAN METER RD FROM AGRICULTURAL (A-1) TO PLANNED DEVELOPMENT (PD).
- B. REVIEW FINAL SUBDIVISION PLAT FOR PHASE 1, SECTION 1 OF THE SUBDIVISION LOCATED AT 2070 BOONESBORO ROAD, CONSISTING OF 19 SINGLE FAMILY LOTS, AMENDING THE 75-FOOT SETBACK TO 25 FEET ALONG BOONESBORO ROAD.
- C. REVIEW ZONE MAP AMENDMENT PROPOSING TO REZONE 2.699 ACRES OF THE PROPERTY LOCATED AT 4690 BOONESBORO ROAD FROM AGRICULTURAL (A-1) TO HIGHWAY BUSINESS (B-3) FOR THE USE OF A RETAIL SALES ESTABLISHMENT.
- D. REVIEW PRELIMINARY DEVELOPMENT PLAN PROPOSING 198 SINGLE FAMILY LOTS FOR THE 42.70 ACRE PLANNED DEVELOPMENT (PD) ZONED PROPERTY ADDRESSED AT 2860 LEXINGTON ROAD AND LOCATED AT THE END OF FRONTIER WAY.
- E. REVIEW AMENDED DEVELOPMENT PLAN FOR THE 94.86 ACRE PLANNED DEVELOPMENT (PD) ZONED PROPERTY LOCATED AT 2500 MT. STERLING ROAD, CONSISTING OF SINGLE FAMILY, MULTI-FAMILY, AND COMMERCIAL USE – FIRST PHASE A TOTAL OF 69 SINGLE FAMILY LOTS.
- F. REVIEW PRELIMINARY DEVELOPMENT PLAN FOR THE 2.93 ACRE PLANNED DEVELOPMENT (PD) ZONED PROPERTY LOCATED AT 300 ROYAL OAKS DRIVE CONSISTING OF 9 SINGLE FAMILY LOTS.
- G. REVIEW FINAL DEVELOPMENT PLAN FOR THE 1.144 ACRE PLANNED DEVELOPMENT (PD) ZONED PROPERTY LOCATED AT 2140 ROLLING HILLS LANE CONSISTING OF AN OFFICE, GARAGE, METAL FABRICATION SHOP, AND HOME.

**Other Business**

5. QUESTIONS AND COMMENTS
6. ADJOURN

**NEXT MEETING: MARCH 3, 2026**