

AGENDA OF THE DANVILLE-BOYLE COUNTY PLANNING & ZONING COMMISSION

DANVILLE CITY HALL, 445 W. Main Street, Danville, KY

OCTOBER 22, 2025, at 9:00 a.m.

LIVESTREAM LINK

[City of Danville YouTube Media Channel](#)

A. CALL TO ORDER / INVOCATION -

B. APPROVAL OF MINUTES – September 24, 2025

C. FINANCIAL REPORT – August/September 2025

D. CONSTRUCTION SURETIES – August/September 2025

1. Hycliff Properties LLC., requests their \$863,516.00 Letter of Credit be reduced due to substantial work completion, to the sum of \$90,745.00; to accept their new LOC in the sum of \$90,745.00 and to allow the Chair to sign a renewed construction contract.
2. Danville Host, by Ron Pfaf, requests a full release of their Performance Bond in the sum of \$1,858,525.80, all work completed and duly reviewed by interested parties.

E. SUBDIVISION APPROVALS –

1. *(TABLED 9.24.25)* Keith Shannon and Mike Graves have applied for the subdivision of a 0.691- and 0.988-acre property located at 112 North Braxton Drive, Perryville, KY. The property is zoned Single-Family Residential (R1A).
2. Redbud Farm, LLC, has applied for the subdivision of 6.025-acres of land located on Sanctuary Road, Danville. The property is zoned single-family smaller lots (R1-C).
3. McAfee Properties, LLC., has applied for the subdivision of 3.491-acres of land located at 845 Stanford Road, Danville. The property is zoned Highway Business (HB).

F. PUBLIC HEARINGS –

1. Jennifer Paycheck and John Modlin have applied for a Zoning Map Amendment from Single-family/duplex (RM-2) to Central Business (CB), on a 0.94-acre parcel of land known as 145 E. Martin Luther King Blvd., Danville.
2. Robert Scott and Cathy Hanks have applied for a Zoning Map Amendment, from Single-family Residential (R1-A) to Agricultural (AG), on a 72-acre parcel known as 1545 Wells Landing Road, Danville.
3. *(TABLED 9.24.25)* The 2025 Danville-Boyle County Comprehensive Plan is scheduled for consideration and potential adoption.

4. The Commission will consider a Zoning Ordinance Text Amendment (ZOTA) to increase the minimum lot size in the Agricultural Zone from 50,000 SF to 217,800 SF by amending 4.3.5.
5. The Commission will consider a proposed update to the Subdivision Regulations requiring underground electric utilities in all new subdivisions by amending Section 5.3.D.

G. NEW BUSINESS

1. Advisory Committee Report
2. Budget Committee Report
3. Personnel Committee Report
4. Other New Business:
5. Announcements

H. ADJOURN