



# Anderson County Fiscal Court

Orbrey Gritton, County Judge/Executive  
Charlie Cammack, Deputy Judge  
Dudley Shryock, County Treasurer  
137 Main Street  
Lawrenceburg, KY 40342  
502-839-3471

## ***Magistrates***

**Rodney Durr**  
District 1

**Mike Riley**  
District 2

**Juretta Wells**  
District 3

**Dean Durr**  
District 4

**David Montgomery**  
District 5

**Kenny Barnett**  
District 6

## FISCAL COURT AGENDA

April 16, 2024

Meeting 7:00 p.m.

1. Call to Order and Roll Call
2. Invocation (District #3) & Pledge
3. Approval of Meeting Minutes for Special Called Meeting April 5, 2024
4. Visitors would you like to introduce yourself?
5. Department Head Reports
6. Approval
  - a. Budget (Finance) Committee Minutes
  - b. Insurance Committee Minutes
7. Approval of Standing Committees
8. District 7 – Casey Smith
9. 2<sup>nd</sup> Reading Ordinance #2024-1 – Edmondson
10. Bid – Pickleball Courts
11. Appointment – Tax Appeals Board
12. Sheriff's Report
13. Approval of Bill List
14. Other Business
15. Adjourn

ANDERSON COUNTY FISCAL COURT

SPECIAL COMMITTEE MEETING

DATE: 3-28-24

COMMITTEE NAME: Finance Comm.

THOSE  
PRESENT: Judge Gritton, Rodney Durr, Mike Riley

SUBJECT: Budget proposal

ACTION  
TAKEN: none

Submitted By: Mike Riley

ANDERSON COUNTY FISCAL COURT

SPECIAL COMMITTEE MEETING

DATE: 4-10-24

COMMITTEE NAME: Insurance

THOSE

PRESENT: Bob Davis, Cheryl Searcy, Judge,  
Rodney Durr, John Ingram, Sue Johnson, Jason  
Denny, Brandi

SUBJECT: Health Insurance Renewal

ACTION

TAKEN: No action Taken

Submitted By: C. Searcy

# STANDING COMMITTEES

2024

AMENDED April 16, 2024

BUDGET/FINANCE

RODNEY DURR, CHAIRMAN  
MIKE RILEY

ANIMAL CONTROL

JURETTA WELLS, CHAIRMAN  
DEAN DURR

PUBLIC SAFETY

JURETTA WELLS, CHAIRMAN  
KENNY BARNETT

TRANSPORTATION

DAVID MONTGOMERY, CHAIRMAN  
KENNY BARNETT

PARK

MIKE RILEY, CHAIRMAN  
DAVID MONTGOMERY

SOLID WASTE

RODNEY DURR, CHAIRMAN  
DEAN DURR

INSURANCE

Cheryl Searcy – Judge’s Office  
Jason Denny – County Clerk’s Office  
Brandi Cook – Sheriff’s Office  
Susan Johnson – EMS  
Rodney Durr – Magistrate  
Jerry Waldridge – Road Department  
Cortney Hellard – County Attorney’s Office



Department of Highways ♦ District 7 Office  
 800 Newtown Court ♦ Building 2  
 P.O. Box 11127 ♦ Lexington, KY 40512  
 P: 859.246.2355 ♦ F: 859.246.2354  
 transportation.ky.gov/DistrictSeven



**FY 2025  
 RURAL SECONDARY PROGRAM**

**003 – ANDERSON COUNTY**

County Judge/Executive: **Orbrey Gritton** |

**60.353** RS Miles

	FY 2023	FY 2024	FY 2025
<b>FLEX Percentage (Maintenance Rating-based beginning FY14)</b>	20%	20%	15%
<b>RS/CR Bituminous Resurfacing FLEX Funds</b>	<b>\$158,084</b>	<b>\$167,759</b>	<b>\$126,642</b>
<b>Balance for RS Projects</b>	<b>\$285,651</b>	<b>\$503,210</b>	<b>\$346,164</b>
<b>Total RS + FLEX Project Funds (PROJECTED)</b>	<b>\$443,735</b>	<b>\$670,969</b>	<b>\$472,806</b>

◆ **FY23 Authorized RS Projects** [TC10#16024-0 | 15797-0 FlexOnRS:N | Completed:Awarde

<b>KY 1291 (FAIRVIEW RD):</b> 5.273; BMP 0.000 (KY 53); EMP 5.273 (KY 62)	\$606,439
	5.273 mi
	\$115,008 /mi

◆ **FY24 APPROVED RS Projects** [TC10#PENDING | FlexOnRS:N | Completed:PENDING]

<b>KY 248 (TAYLORSVILLE RD):</b> 3.718mi; BMP 0.000 (Spencer-Anderson CL); EMP 3.718 (0.11 mi W of New Liberty Rd	\$505,000
<b>KY 512 (ALTON STATION RD):</b> 2.209mi; BMP 3.077 (Benson Creek Rd); EMP 5.286 (KY1875).	5.927 mi
	\$85,203 /mi

◆ **FY25 Recommended RS Projects [TOTAL: 3.077 mi \$283,700]**

<b>KY 512 (Alton Station Rd):</b> 3.077mi; BMP 0.000 (KY 395); EMP 3.077 (Benson Creek Rd) [Last Resurfaced: 2001; Width: 18'; ADT: 144]	\$283,700
[ NOTE: R=Yr Last Resurfaced; W=Width(Lanes+Shoulders); ADT=Avg Daily Traffic; C=Surface Condition ]	

◆ **FY25 Recommended RS Projects using FLEX Funds [TOTAL: 2.726 mi \$251,400]**

<b>KY 749 (Bonds Mill Rd):</b> 1.685mi; BMP 1.238 (US 62); EMP 2.923 (Goshen Rd) [Last Resurfaced: 1995/2015; Width: 16'-18'; ADT: 211]	\$155,400
<b>KY 53 (Bruner Rd):</b> 1.041mi; BMP 7.493 (Dennis Rd); EMP 8.534 (KY 44) [Last Resurfaced: 2001; Width: 18'; ADT: 132]	\$96,000

• **DECISION:** Use RS/CR Bituminous Resurfacing Flex Funds on District RS Recommendations?  YES /  NO

County Judge/Executive Signature of Fiscal Court Approval

Date

**AN ORDINANCE RELATING TO THE AMENDMENT OF THE  
ANDERSON COUNTY ZONING MAP  
ORDINANCE NO. 2024-1**

Be it ordained by the Anderson Fiscal Court, Commonwealth of Kentucky:

SECTION I

The Anderson Fiscal Court has considered the record before the Lawrenceburg/Anderson County, Kentucky Joint Planning Commission in its Docket No. 24-001 including the record of the public hearing held by the Planning Commission on February 13, 2024 and the actions and recommendation of the Planning Commission and its staff as set out in the minutes of its February 13, 2024 meeting. The Anderson Fiscal Court concurs in and adopts the reasons and findings of the Planning Commission for said zoning change and approves and accepts the recommendations of the Commission in this matter as set out in its minutes.

SECTION II

More specifically, the Anderson Fiscal Court concurs in the findings of the Planning Commission and adopts said findings as its own to wit:

The proposed zone map amendment is in conformance with the Comprehensive Plan and meets the current need of affordable single family residential housing.

SECTION III

Therefore the Zoning Map of Anderson County, Kentucky is hereby amended as it affects the property described here in from A-1 (Agricultural District) to R-2A (two-Family Residential District restricted to single family dwellings). The property so rezoned, owned by Alan Edmondson, 1187 Versailles Road, Lawrenceburg, KY 40342 is located at 1359 Harrodsburg Road, Lawrenceburg, KY 40342 and containing 18.044 acres.

This Ordinance shall be effective from and after its passage, approval and attestation and publication as required by law.

GIVEN FIRST READING ON THE \_\_\_\_\_ day of \_\_\_\_\_, 2024.

PUBLISHED in the Anderson News on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

GIVEN SECOND READING, PASSED, ADOPTED AND APPROVED by the Fiscal Court of Anderson County, Kentucky, upon motion of Magistrate \_\_\_\_\_, seconded by Magistrate \_\_\_\_\_, at a duly convened meeting thereof held on the \_\_\_\_\_ day of \_\_\_\_\_, 2024 with yea and nay votes as follows:

GIVEN FINAL PUBLICATION in the Anderson News on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Rodney Durr \_\_\_\_\_  
Mike Riley \_\_\_\_\_  
Jurretta Wells \_\_\_\_\_  
Meredith Lewis \_\_\_\_\_  
David Montgomery \_\_\_\_\_  
Kenny Barnett \_\_\_\_\_  
Orbrey Gritton \_\_\_\_\_

\_\_\_\_\_  
ORBREY GRITTON  
ANDERSON COUNTY JUDGE/EXECUTIVE

ATTEST:

\_\_\_\_\_  
JASON DENNY  
ANDERSON COUNTY CLERK

**LAWRENCEBURG/ANDERSON COUNTY**

**JOINT PLANNING COMMISSION**

**DOCKET NO. 24-001**

**APPLICANT:** Alan Edmondson  
1187 Versailles Road  
Lawrenceburg, KY 40342

**DATE APPLICATION FILED:** December 6, 2023

**PUBLIC HEARING DATE:** February 13, 2024

**THIS MATTER CAME BEFORE THE LAWRENCEBURG/ANDERSON COUNTY JOINT PLANNING COMMISSION ON APPLICANT'S REQUEST FOR REZONING FROM: A-1 (Agricultural) to: R-2A (Two-Family Residential) restricted to single family use.**

**IN COMPLIANCE WITH THE NOTICE REQUIREMENTS OF KRS 100.212, THE ATTACHED NEWSPAPER NOTICE (EXHIBIT A) WAS PUBLISHED IN THE ANDERSON NEWS ON January 25, 2024.**

**IN ADDITION, A SIGN WAS POSTED ON THE PROPERTY AND HAS BEEN CONTINUOUSLY POSTED THERE SINCE 14 days prior to this hearing.**

**ATTACHED WRITTEN NOTICE WAS MAILED TO SURROUNDING PROPERTY OWNERS (EXHIBIT B) HERETO ON January 30, 2024.**

**AT THE CONCLUSION OF THE PUBLIC HEARING, THE PLANNING COMMISSION MET IN OPEN EXECUTIVE SESSION AND ADOPTED THE FOLLOWING FINDINGS OF FACT AND RECOMMENDATION:**



## FINDINGS OF FACT

**1. LOCATION AND CURRENT ZONING OF THE PROPERTY:**

The subject property, containing 18.044 acres, is located  
at 1359 Harrodsburg Road, Lawrenceburg, KY 40342

**2. EXISTING LAND USE ON THE SITE:** Agriculture with a single  
family and out buildings

**3. SURROUNDING LAND USES:**

North: Zoned A-1 Single family residence with agricultural land use  
Zoned R-1 with Single family residences (Rock Creek Est.)

South: Zoned A-1 with Single family residences with agricultural  
land, single family residences with non-agricultural land and  
vacant agricultural land

East: Zoned A-1 Single family residence with agricultural land

West: Zoned A-1 Single family residences and church (non-  
agricultural use)

**4. PROPOSED REZONING:** R-2A (Two-Family Residential)  
restricted to single family use.

**5. SPECIAL CIRCUMSTANCES WHICH THE COMMISSION DEEMS**

**SIGNIFICANT:** The front portion of this tract is  
recommended for low density residential use. The  
rear portion is not recommended for development at  
this time. Currently the property could allow  
residential development in excess of the proposed  
density. There is a current need in Anderson County  
for single family affordable housing which this  
rezone would address.

**6. COMPREHENSIVE PLAN CONSIDERATIONS:**

A portion of the property is designated in the Future  
Land Use Map as low density residential. Goal 5(A)  
and 5(C) of the Comprehensive Plan supports the  
proposed zone map amendment.

# CONCLUSION AND RECOMMENDATION

THE COMMISSION FINDS THAT THE PROPOSED REZONING IS IN CONFORMANCE WITH THE COMMUNITY'S COMPREHENSIVE PLAN AND THEREFORE RECOMMENDS THAT THE REZONING BE GRANTED FOR THE FOLLOWING REASONS:

The proposed zone map amendment is in conformance  
with the Comprehensive Plan and meets the current  
need of affordable single family residential housing.

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RESPECTFULLY SUBMITTED,



CHAIRMAN/VICE CHAIRMAN

MARCH 12, 2024

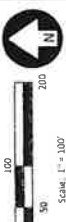
DATE

ATTEST: I HEREBY CERTIFY THAT THE ABOVE FINDINGS, CONCLUSIONS,  
AND RECOMMENDATIONS WERE ADOPTED BY THE  
LAWRENCEBURG/ANDERSON COUNTY JOINT PLANNING COMMISSION AT  
ITS REGULAR MEETING HELD ON FEBRUARY 13, 2024.



SECRETARY

OWNERS/OCCUPY:  
ALAN AND JULIE EDMONSON  
1187 HERSHALL ROAD  
LAWRENCEBURG, KY 40342



**CERTIFICATE OF OWNERSHIP**  
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND I HAVE CONSENTED TO THE PREPARATION OF THIS SURVEY AND TO THE DEDICATION OF ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

**CERTIFICATE OF ADEQUACY OF WATER AND SEWER SYSTEMS**  
I HEREBY CERTIFY THAT THE PLANS FOR WATER DISTRIBUTION SYSTEMS, SANITARY SEWER SYSTEMS AND STORM SEWER SYSTEMS COMPLY WITH ALL APPLICABLE PROVISIONS OF THESE REGULATIONS AND MEET THE REQUIREMENTS OF THE KENTUCKY STATE HEALTH DEPARTMENT.  
CITY ENGINEER, CO. ROAD SUPERVISOR  
ON AUTHORIZED REPRESENTATIVE

**SOURCE OF TITLE**  
ALAN AND JULIE EDMONSON  
DEED BOOK 228, PAGE 216

BASED ON APPROVED ZONE CHANGE FROM A-1 TO R2-A

**CERTIFICATE OF PRELIMINARY PLAN APPROVAL**  
I HEREBY CERTIFY THAT THE SUBDIVISION, PLANS SHOWN HEREON WAS REVIEWED TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR LAWRENCEBURG/ANDERSON CO., KENTUCKY, WITH THE EXCEPTIONS OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION.  
CHAIRMAN OF CREEKWAY  
LAWRENCEBURG/ANDERSON  
COUNTY PLANNING COMMISSION

**CITY ENGINEER, CO. ROAD SUPERVISOR**  
ON AUTHORIZED REPRESENTATIVE

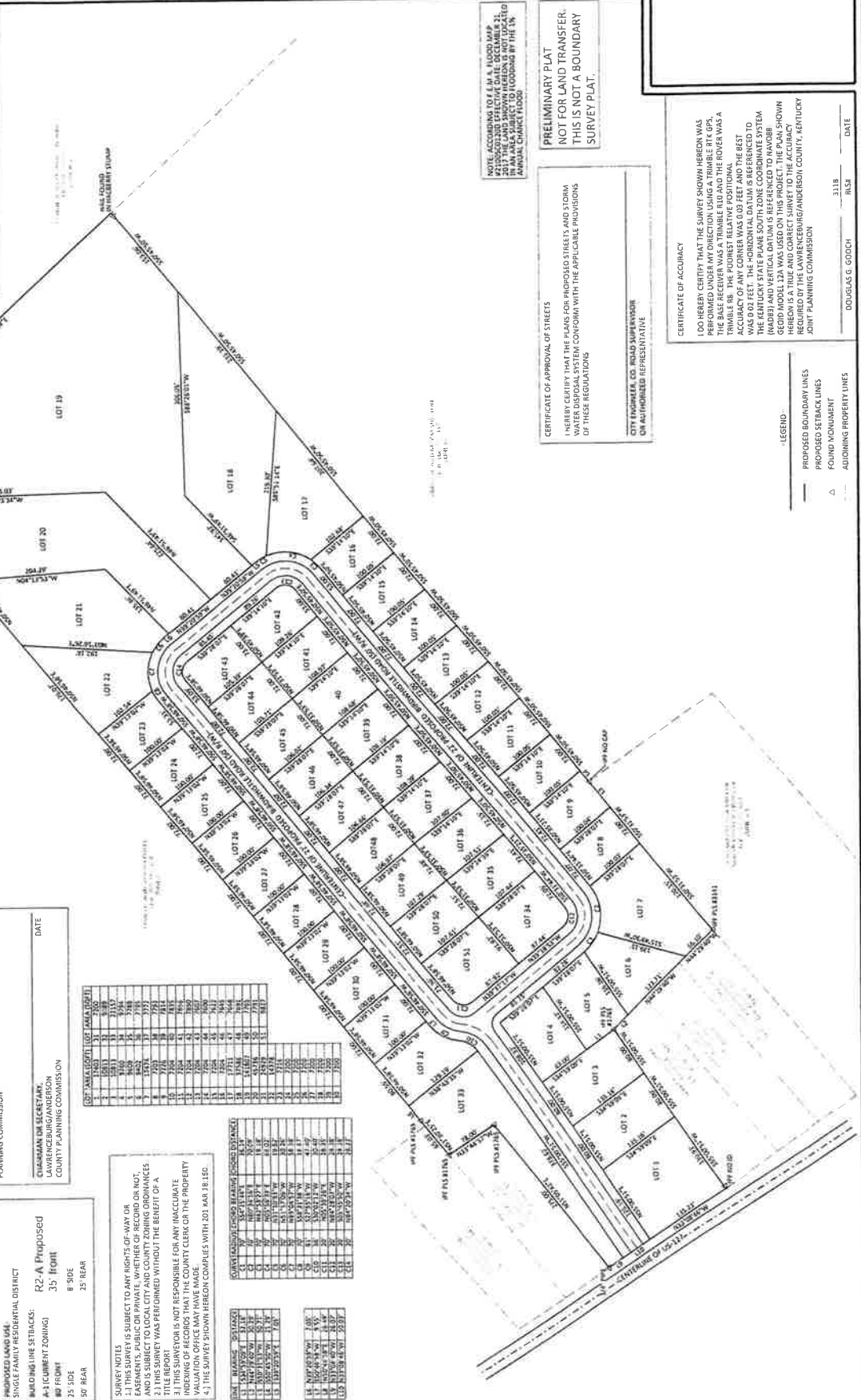
**CITY ENGINEER, CO. ROAD SUPERVISOR**  
ON AUTHORIZED REPRESENTATIVE

**SURVEY NOTES**

1. THIS SURVEY IS SUBJECT TO ANY RIGHTS OF WAY OR EASEMENTS, PUBLIC OR PRIVATE, WHETHER OF RECORD OR NOT, AND IS SUBJECT TO LOCAL AND COUNTY ZONING ORDINANCES.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A RECENT SURVEY OF THE PROPERTY.
3. THIS SURVEYOR IS NOT RESPONSIBLE FOR ANY INACCURATE INDEXING OF RECORDS THAT THE COUNTY CLERK OR THE PROPERTY VALUATION OFFICE MAY HAVE MADE.
4. THE SURVEY SHOWN HEREON COMPLIES WITH 201 KAR 18.180.

**DEED RECORDS**

DEED	BOOK	PAGE	DATE
1	1187	216	7/20/01
2	1187	217	7/20/01
3	1187	218	7/20/01
4	1187	219	7/20/01
5	1187	220	7/20/01
6	1187	221	7/20/01
7	1187	222	7/20/01
8	1187	223	7/20/01
9	1187	224	7/20/01
10	1187	225	7/20/01
11	1187	226	7/20/01
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77	1187	292	7/20/01
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80	1187	295	7/20/01
81	1187	296	7/20/01
82	1187	297	7/20/01
83	1187	298	7/20/01
84	1187	299	7/20/01
85	1187	300	7/20/01



**CERTIFICATE OF APPROVAL OF STREETS**  
I HEREBY CERTIFY THAT THE PLANS FOR PROPOSED STREETS AND STORM SEWER SYSTEMS COMPLY WITH THE APPLICABLE PROVISIONS OF THESE REGULATIONS.  
CITY ENGINEER, CO. ROAD SUPERVISOR  
ON AUTHORIZED REPRESENTATIVE

**CERTIFICATE OF APPROVAL OF STREETS**  
I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED UNDER MY DIRECTION USING A TRIMBLE RTK GPS, THE BASE RECEIVER WAS A TRIMBLE R10 AND THE ROVER WAS A TRIMBLE R10. THE HORIZONTAL DATUM IS REFERENCED TO THE KENTUCKY STATE PLANE SOUTH ZONE COORDINATE SYSTEM (NAD83) AND VERTICAL DATUM IS REFERENCED TO NAVD83. THE SURVEY SHOWN HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE LAWRENCEBURG/ANDERSON COUNTY, KENTUCKY JOINT PLANNING COMMISSION.

**PRELIMINARY PLAT**  
NOT FOR LAND TRANSFER.  
THIS IS NOT A BOUNDARY SURVEY PLAT.

**NOTE:** ACCORDING TO F.E.M. LOCATION MAP 21, 2012 THE LAND SHOWN HEREON IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS SHOWN BY THE 1% ANNUAL CHANCE FLOOD.

**CERTIFICATE OF ACCURACY**  
I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED UNDER MY DIRECTION USING A TRIMBLE RTK GPS, THE BASE RECEIVER WAS A TRIMBLE R10 AND THE ROVER WAS A TRIMBLE R10. THE HORIZONTAL DATUM IS REFERENCED TO THE KENTUCKY STATE PLANE SOUTH ZONE COORDINATE SYSTEM (NAD83) AND VERTICAL DATUM IS REFERENCED TO NAVD83. THE SURVEY SHOWN HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE LAWRENCEBURG/ANDERSON COUNTY, KENTUCKY JOINT PLANNING COMMISSION.

**LEGEND**  
PROPOSED BOUNDARY LINES  
PROPOSED SETBACK LINES  
FOUND MONUMENT  
ADJOINING PROPERTY LINES

**CITY ENGINEER, CO. ROAD SUPERVISOR**  
ON AUTHORIZED REPRESENTATIVE

**DATE** \_\_\_\_\_

**DATE** \_\_\_\_\_

**DATE** \_\_\_\_\_

**DATE** \_\_\_\_\_

DATE 02/26/2024  
SCALE: 1" = 100'  
DRAWN BY: HSM  
APPROVED BY: GDOCH  
FILENAME: 19317PPLM

PRELIMINARY PLAT OF BUCK HILLS SUBDIVISION  
ALAN EDMONSON  
51 LOTS CONTAINING 15.414 ACRES  
LAWRENCEBURG, ANDERSON COUNTY, KENTUCKY

P.O. BOX 204  
166 FOSTER LANE  
STAFFORD, KY 40484  
PHONE (606) 365-9362  
FAX (606) 365-1097  
ENGINEERING SERVICES, INC.

DOUGLAS G. GODOCH  
RSR  
3118  
DATE

# MINUTES OF THE LAWRENCEBURG/ANDERSON COUNTY, KENTUCKY

## JOINT PLANNING COMMISSION

HELD ON

JANUARY 9, 2024

The six hundred and thirty third meeting of the Lawrenceburg/Anderson County, Kentucky Joint Planning Commission was held at 7:00 p.m. at the Anderson County Fiscal Court Room, 137 South Main Street, Lawrenceburg, Kentucky.

### ROLL CALL

Chair Betty Webb called the meeting to order with the following members answering to roll call: David Bird, Freddy Carter, Ann Chilton, Will Halmhuber, Eddie Hanks, Jody Hughes. John Thomas and Art Nearhoof were absent. Also present were Commission Attorney Ed Logan, Planning and Zoning Administrator Renee Evans and others.

### APPROVAL OF MINUTES

There being no amendments to the minutes of the meeting held on January 9, 2024 stood as submitted.

Chair Webb stated that a request has been made to the Commission to rearrange the agenda to address the development plans before the public hearings.

There were no objections by the Commission.

### DEVELOPMENT/SUBDIVISION PLANS

#### Development Plan - Wild Turkey Distillery:

##### TRC REPORT

TRC DATE:	January 30, 2024
JURISDICTION:	Lawrenceburg/Anderson County Joint Planning Commission
DEVELOPMENT / SITE NAME:	Wild Turkey Distillery
APPLICANT:	Campari America, LLC 1417 Versailles Road Lawrenceburg, KY 40342
CURRENT ZONE:	I-1

#### SITE CHARACTERISTICS/PURPOSE

The subject property is located at 1417 Versailles Road. The site is currently being used for barrel warehousing and distillation and the property consists of 166+ acres.

The applicant is proposing to construct expansions to the distillery (75,872 sq. ft), dry house (17,852 sq. ft.), and cistern room (8,279 sq. ft) and a new grain receiving facility (3,512 sq. ft.). Applicant indicates that the expansion site will consist of approximately 20 acres.

#### TECHNICAL REVIEW

During staff review, the following items were noted:

1. Show the name and address of the property owner on the plan.
2. The location of existing/proposed roads/driveways and entrances with dimensions are difficult to identify due to the contours. Please submit an additional sheet of plan without the contour layer which shows these items dimensioned.
3. Parking stall dimension requirement is 9' X 19' with 24' of aisle width for two-way passage. Show directional arrows for new parking, dimension the aisle, and increase parking stall length to 19 feet.
4. Dimension new off-street loading and unloading areas.
5. Show property line boundaries with adjacent property owners.
6. Show fire hydrants and water suppression system.

**STAFF RECOMMENDATION**

Staff recommends approval of the development plan as all TRC concerns have been addressed.

-END OF REPORT-

Came Guy Bohlman with Gray Engineering to present the development plan. Mr. Bohlman stated that Wild Turkey was looking to increase production and are proposing to build a new distillery beside the existing distillery. He stated that they were also proposing to expand the barrel filling facility and the dry house to add a new grainery. He stated that the new distillery would be approximately 35,000 square feet. He stated that the new distillery would have similar aesthetics to the upgraded visitors center, and they wanted to increase their visitor’s experience. The proposed barrel house expansion would be 9,700 square feet, the dry house expansion 7,000 square feet, and the grainery expansion 2,300 square feet. He stated that when this was fully up and running it would double their capacity, and they should be completed in approximately 18 months.

When questioned by Commission Attorney Ed Logan; Mr. Bohlman stated that he did agree with the TRC staff recommendation to approve. He stated that they have met all the requirements for TRC and requested approval of the development plan.

There being no further discussion, motion was made by Jody Hughes, seconded by Freddy Carter, to approve the development plan as submitted. Motion passed unanimously.

**Amended Final Plat - High Point Commerce Park:**

TRC REPORT

TRC REPORT DATE:	January 30, 2024
JURISDICTION:	Lawrenceburg/Anderson County Joint Planning Commission
DEVELOPMENT / SITE NAME:	Highpoint Commerce Park Commerce Way Lawrenceburg, KY 40342
APPLICANT:	McDonald/Wheeler 995 Frankfort Road Lawrenceburg, KY 40342
CURRENT ZONE:	B-3

**SITE CHARACTERISTICS / PURPOSE**

The applicant is requesting the Commission to eliminate the 20-foot rear buffer requirement on Lot 6B of the Highpoint Commerce Park because a privacy fence between this lot and the adjoining lot to the southeast has now been installed by the adjacent landowner, which the applicant believes will serve as an adequate buffer.

The applicants have indicated that they want to remove the buffer requirement so that they can sell the lot to a buyer who intends to use it to display for purchase multiple small storage buildings that are not affixed to the ground.

#### **TECHNICAL REVIEW/STAFF RECOMMENDATION**

In 2017, the applicants divided the original Lot 6 into two lots, which became Lots 6A and 6B. The applicant was advised at the time that forming Lot 6B would result in an unbuildable remnant due to building setback restrictions, lot shape, and landscaping requirements, and that this lot would only be suitable for landscaping and signage as a result of this division.

The owner has indicated that they have not installed the required buffer on Lot 6B; however, a landscaping buffer of 20 feet in depth is required between any B-3 designated site and any residential use property. The adjoining property is used as residential. (*Zoning Ordinance Article VI, Section 672.3b*).

Removing the landscaping buffer would not eliminate the need for dimensional variances, which would be necessary to reduce the setbacks to place a structure on the lot because the property is 45+ feet in depth. The building setback requirements in B-3 are 65 feet in the front and 30 feet in the rear; these setback lines overlap one another. The need for any dimensional variance should be based upon conditions peculiar to the property because of its size, shape, or topography and not as a result of the actions of the applicant (*Zoning Ordinance Article II, Subsection 210.118*). Additionally, there exists a 10-foot gas main easement, a 1.5-foot force main easement, and a 35-foot general utility easement across the property.

#### **STAFF RECOMMENDATION:**

Staff does not recommend approving the request to eliminate the landscaping buffer requirement. The applicants were aware that making the previous division would result in an unbuildable lot. There are existing utility easements that cover much of the property, building setback requirements overlap on the property, and variances would not help to position any proposed structures outside of the utility easements. The applicants do not own the privacy fence on the property line, and there is no guarantee that the adjoining owners will maintain the fence in good condition to act as a sufficient buffer.

-END OF REPORT-

There was no one in attendance to represent the plat.

Ms. Evans went over her staff report, stating that a division of Lot 6 was made in 2017, which resulted in Lot 6A and 6B. She stated that when this division was made, she explained to the owner that creating Lot 6B in this way would leave behind a remnant that would not be buildable because of the landscape buffer requirement and the building setbacks. She stated that she indicated to the owner that the lot would only be suitable for landscaping or signage. She stated that the owner has indicated that he did not install the landscape buffer as required, but the adjoining neighbors have installed a privacy fence on their side, which they own. She stated the owner felt the fence would be sufficient for him to use as a buffer, and was now requesting a waiver of the landscaping buffer requirement on his side of the property. She stated that the developer has indicated that they wanted to sell the lot so that the new owner could display unattached storage buildings for sale. She stated that she recommended to him that he would need a variance on the setbacks to do that, but with the way that the division was made the setbacks overlap each other and the developer has created this issue by choice. She stated



that she has recommended that the request for a waiver to remove the landscaping buffer not be approved for Lot 6B.

There being no further discussion, motion was made by David Bird, seconded by Freddy Carter, to adopt staff's recommendation not to approve the request. Motion passed unanimously.

**Amended Development Plan – AATW, LLC (Extended Stave):**

TRC REPORT

TRC DATE:	January 30, 2024
JURISDICTION:	Lawrenceburg/Anderson County Joint Planning Commission
DEVELOPMENT / SITE NAME:	Extended Stave
APPLICANT:	AATW, LLC 838 E. High St. #141 Lexington, KY 40502
CURRENT ZONE:	I-1

**SITE CHARACTERISTICS/PURPOSE**

The subject property is located at 2160 Harrodsburg Road. The site is comprised of one track, totaling 52.54 acres. The site is the location of The Barn at McCall Springs Wedding and Event Venue.

The applicant is proposing to add fifteen 20,000 SF palletized barrel storage warehouses on site.

**TECHNICAL REVIEW**

During staff review, the following items were noted:

1. What is the proposed use of the future building?
2. Show existing tree lines around the property. (You can pan out on the aerial so that the tree line can be seen on the entire boundary.)
3. The structures, roads, etc. are not legible on the aerial. Lighten the aerial and use a heavier line to depict items on the plan.
4. Will there be any signage on the buildings or freestanding?
5. Stormwater controls to be reviewed by the City Engineer.
6. Dimension all parking and entrance onto 127.
7. Dimension the access road and the truck entrances from the access road.
8. Per the Fire Department, show a fire hydrant at warehouse #3 and #7.
9. Use heavier lines on the development plan. Items are difficult to see.

**STAFF RECOMMENDATION**

Staff recommends approval of the development plan as all TRC concerns have been addressed.

-END OR REPORT-

Commissioner Bird recused himself from this item.

Came Attorney Brian Hix to represent the amended development plan. He stated that they have been before the Board of Adjustments to have their conditional use permit amended to allow six more warehouses, which is reflected on the amended development plan. He stated that they were also adding a parking lot for the event center.

When questioned by Commission Attorney Logan, Mr. Hix stated that they did agree with staff's recommendation for approval.

Came Jason Taylor, Principal with Extended Stave stating that their amended development plan shows a density increase of warehouses from nine to 15. He stated that they are now sprinkling the building, whereas they were not before, which allowed the distance between buildings to be reduced to 100 feet versus 200 feet as shown on the original development plan.

Came Annette Coffey stating that they originally submitted for nine warehouses and increased it to 15 warehouses. She questioned at what scale do you stop that and start over. She stated that was a significant increase in the number of warehouses.

Attorney Logan stated that the applicant has indicated that because they are able to receive sprinkler systems in their property allowing them to reduce the distance between buildings from 200 feet to 100 feet. He stated that there was 200 feet between the nine warehouses and now there is 100 feet between each of the buildings.

Mr. Hix stated that they were able to maximize lot coverage now and 15 warehouses is all they can have.

Ms. Coffey stated that she objected.

When questioned by Commissioner Carter, Mr. Hix stated that if you do not have a sprinkler system or electric you can have a stand-alone warehouse, which must be 200 feet apart from everything. He stated that when you sprinkle the buildings it reduces the distance between buildings from 200 feet to 100 feet. He stated that it is safer and they can maximize the coverage by 66% more.

There being no further discussion, motion was made by Jody Hughes, seconded by Ann Chilton, to accept staff's recommendation to approve the development plan. Motion passed unanimously.

**Development Plan - Parkview Apartments:**

TRC REPORT

<b>TRC DATE:</b>	January 30, 2024
<b>JURISDICTION:</b>	Lawrenceburg/Anderson County Joint Planning Commission
<b>DEVELOPMENT / SITE NAME:</b>	Parkview Apartments
<b>APPLICANT:</b>	Parkview Apartments
<b>CURRENT ZONE:</b>	B-2 General Business District, with a conditional use permit for R-3 Multi Family Residential District

**SITE CHARACTERISTICS/PURPOSE**

The subject property is located at Parkview Court, Lawrenceburg, Kentucky (East of US 127, North of West Woodford Street) and contains 5.25 acres.

The applicant is proposing to construct 3 two-story multi-residential complexes. Collectively there are 102 dwelling units.

The applicant proposes 223 parking spaces, which meets the requirements of two parking spaces per dwelling unit. (Zoning Ordinance Article X, Subsection 1030.a)

Existing utilities available to the site will be utilized - sanitary sewer, water, and sewer. All areas designated for traffic and parking use will be paved.

## TECHNICAL REVIEW

During staff review, the following items were noted:

1. Storm water calculations, drainage, and proposed site preparation, construction, and utility plans are to be reviewed by the City Engineer for approval. Building permits are not to be issued until storm water basins are installed and approved.
2. Indicate in the site statics – page C200. [Sub, Regs. Art VI, Sub. 621.1i]
  - a. Number of dwelling units per building type.
3. Building encroaches into floodplain to the north
4. Number of units per building
5. Indicate any existing trees or landscaping that may be retained.

## STAFF RECOMMENDATION

Staff recommends approval. The items in the comments have since been resolved, and an elevation certificate has been submitted.

-END OF REPORT-

Again, came Jason Taylor as well as Raj Patel to present the development plan.

Mr. Taylor stated that they were requesting approval of the development plan for Parkview Apartments to build 98 units. He stated that 80 of the units would be two-bedroom and 18 of the units would be one-bedroom.

Attorney Logan stated that the staff report indicates 102 units.

Mr. Patel corrected that that there would 90 two-bedroom units, and 12 one-bedroom units.

There being no further discussion, motion was made by Freddy Carter, seconded by Will Halmhuber, to accept the development plan. Motion passed unanimously.

## PUBLIC HEARINGS

**Docket #24-001 – Edmondson, A-1 to R-2A:**

Start

1. This application was filed December 6, 2024, the fee was paid, and a list of adjoining property owners was delivered to the Planning Commission secretary.
2. Letters to all adjacent property owners were mailed January 30, 2024.
3. Notice of the Public hearing was printed in the January 25, 2024 issue of the Anderson News, and fees for the ad have been paid.
4. A sign in conformance with KRS 100.212 was posted on the property for at least 14 days prior to this hearing.

Owner Alan Edmondson is requesting a zone change from A-1 (Agriculture) to R-2A (Two-Family Residential District restricted to Single Family Residential use only) for the subject property containing 18.044 acres and located at 1359 Harrodsburg Road, Lawrenceburg, Kentucky 40342.

TRC REPORT

DATE:	January 30, 2024
JURISDICTION:	Lawrenceburg/Anderson County Joint Planning Commission
DEVELOPMENT / SITE NAME:	Harrodsburg Road Lawrenceburg, KY 40342
APPLICANT/OWNER	Alan Edmondson 1187 Versailles Road Lawrenceburg, KY 40342
CURRENT ZONE:	A-1 (Agriculture)
REQUESTED ZONE:	R-2A (Two-Family Residential. Restricted to 51 Single Family homes)

**SITE CHARACTERISTICS/PURPOSE:**

The subject property, containing 18.044 acres, is located on the southeast side of Harrodsburg Road, approximately 2,400 feet north of the intersection of Harrodsburg Road and Wildcat Road, Lawrenceburg, Kentucky. The subject property was recently annexed into the city.

There exists a single-family dwelling and agricultural buildings on the property, which the applicant indicates will be removed. The property has road frontage on Harrodsburg Road, and the applicant proposes a single entrance with a loop road. The property has access to adequate urban services via adjacent roads, sewer, water, and electricity.

According to the application and preliminary plat, the applicant proposes 51 single family residential lots ranging from 7,200 square feet up to three acres. The applicant contends that this will avoid a negative impact of multi-family development on the surrounding area, and that the amendment will comply with the Comprehensive Plan’s description of low density residential as “single family detached residences,” which the proposed development would entirely consist of.

**SURROUNDING ZONING AND USES OF THE SUBJECT PROPERTY:**

- North    Zoned A-1    Single family residence with agricultural land  
            Zoned R-1    Single family residences (Rock Creek Estates)
  
- South    Zoned A-1    Single family residences (non-agricultural use)  
            Single family residence with agricultural land  
            Vacant agricultural land
  
- East      Zoned A-1    Single family residence with agricultural land
  
- West     Zoned A-1    Single family residences and church (non-agricultural use)

**TECHNICAL REVIEW**

During staff review, the following items were noted:

1. The front portion of this tract of land is recommended for Low density Residential use, the rear portion is not recommended for development at this time.

2. The current land use recommendation is based on the lots being created to front onto US 127. Building a road into the property to develop the entirety of the tract was not envisioned by the current Comprehensive plan.
3. The Comprehensive Plan Update should consider residential development for the areas behind the existing lots, which has a depth of approximately 275'.

#### **STAFF REVIEW/COMMENTS:**

For this property, the Future Land Use map indicates approximately the front five acres as low density residential, and 13 +/- acres as agriculture. The Comprehensive Plan states: "Low Density Residential uses would, for the most part, include single-family detached residences with a moderate to large lot. Development potential of properties within this designation would be determined by location and access to infrastructure (water, sewer, streets, etc.)."

The surrounding residential character in this area of Stringtown has an assortment of ½ acre lots with single family dwellings, up to large agricultural tracts with single family dwellings. The property is partially bounded by Rock Creek Estates to the north, zoned R-1, with various lot sizes of one to five acres.

Due to the topography of the parcel, it would be advantageous to develop a street and lot layout that included the properties adjacent to the east and west. This may or may not be possible, as the tracts are under different ownership.

Section 5.0 Housing Element of the Comprehensive Plan also has two goals and one policy that supports the proposed zoning map amendment.

- Goal A: Plan for and encourage the provision of a variety of housing styles, types, and sizes to accommodate all income levels of residents of both the City and County.
- Goal C: Promote the availability of housing sites within the City and County for all income levels
- Policy 1: Consider updating the Zoning Ordinance to allow for density averaging to help create a diverse mix of quality, affordable housing for residents of all income levels and needs.

#### **STAFF RECOMMENDATION**

The Comprehensive Plan Goals and Objectives currently encourages flexible development strategies, such as averaged densities to produce a wider range of housing types. The 2024 Comprehensive Plan will not change greatly in this area.

Staff recommends postponement until the completion of the 2024 Comprehensive plan. The developer may wish to consider a development plan which takes adjoining properties into account, as they are going to be subject to the same requirements and recommendations as the proposed property.

-END OF REPORT-

Came the owner Alan Edmonson stating that this is his third time before the Commission to request this zone change. He stated that he was proposing 51 single family lots for affordable housing.

When questioned by Commissioner Bird, Mr. Edmondson stated that there have been no other changes made to the previously submitted development plan except that the setbacks will change.

When questioned by Attorney Logan regarding the zoning of adjacent properties, Mr. Edmondson stated that the zoning to the north was A-1 and R-1 being Rock Creek. He stated that the zoning to the south was A-1 with single family use; the zoning to the east was A-1 with single family residential and

agricultural use, and then to the west the zoning was A-1 with single residential and church use. He stated that his proposed use zone change R-2A. He stated that he has removed the R-3 request.

When questioned by Vice Chair Hughes, Mr. Edmondson stated that the R-2A zoning restricted the use to single family residential.

Ms. Evans stated that R-2A would only allow single family dwellings.

When questioned by Commissioner Carter, Mr. Edmondson stated that this would be for affordable housing.

Chair Webb called for any comments in opposition.

Came Jim Poteet, 1347 Harrodsburg Road, Lawrenceburg, Kentucky stating that he lived to the north and he was of the understanding that R-2A was for duplexes.

Ms. Evans stated that the R-2A was a zone of its own that would only allow single family residential use, but on a smaller lot than what an R-1 zone would allow.

Mr. Poteet stated that if it was R-1 there would not be a lot of opposition.

Came Ginger Yeast, 1229 Stoneridge Road, Lawrenceburg, Kentucky. Ms. Yeast that she lived in Rock Creek subdivision that she was concerned about the traffic pattern that would come in on Harrodsburg Road. She stated that she lived that turn every day, which it was dangerous and this would be creating more housing, even though she knew we needed more affordable housing. She stated that this was the third time this has come up and the community around the area has spoken and it has been voted down. She stated that this has been from multi-family to now wanting it to go to residential. She questioned that if we kept "redressing the dog" and presenting it in a different way then something would get passed. She asked that the traffic and what is going on around the areas be considered. She stated that she was not against affordable housing, but questioned if other things were being taken into consideration when agreeing to put 51 houses there, which could be more than 51 more cars if you have two cars that would increase the traffic that is coming through here. She questioned what would be done with the waste water, sanitation, and sewage.

Commissioner Carter stated that a traffic study has been done and the State says there should be no impact in the area. He stated that water and sewage was not in the hands of the Commission, and it would have to be accepted by the City for water and sewer.

Came Linden Smith, Regional Planner with BGADD stating that he looked at the application and what is being requested is not unreasonable, however the numbers make it a big deal for the community. He stated it is going to bring in more traffic and they might need a turning lane for the entrance. He stated that the sewer, water, and infrastructure would have to be brought in, which are things that the Comprehensive Plan has not anticipate for this property until now. He stated that he was recommending postponement.

Commissioner Carter stated that before anything goes there it has to be approved.

When questioned by Attorney Logan, Mr. Smith agreed that a turning lane would be a transportation cabinet issue.

Ms. Yeast questioned how they decided or go in there to study that it is not going to make an impact? She stated that they could not have the police monitoring the 45-mph speed limit, and that no one follows the speed limit and it is a dangerous road. She stated that they were dealing with people cutting through their neighborhood [Rock Creek], and although they are county roads, they have been having more families moving in there with seven or eight children. She stated that they have people

cutting through their neighborhood to get to the back towards and Tyrone and the Versailles area, they do not have any respect for the speed limit and somebody's child is going to be hurt. She stated that this would increase traffic cutting through their neighborhood with more houses coming to the area. She stated that a two-lane road would be more difficult with having more traffic.

When questioned by Vice Chair Hughes, Ms. Yeast agreed that their road was a public road through the neighborhood and everyone has access to use it.

Came Donald Bottom stating that he has lived at 1307 Harrodsburg Road, Lawrenceburg, Kentucky all his life. He stated that when Rock Creek came in there was no access to it, and the access was done later to have more houses built through there to get the economy going. He stated that he lives where the curve is and you could not pull out of his driveway with people coming from town or out of Rock Creek. He stated that where Mr. Edmondson's property is you can see from both directions with no problem. He agreed that the speed limit is 45-mph, but nobody does 45 mph and everybody is on their phone. He stated that we need more houses and it is a good location, but the sewer should be fixed before more properties to tie in to it like the Yeager's in behind it, which could be developed. He stated that he has almost been hit four to five times coming out of his driveway and if one of the neighbors would cut their tree he could see much better, but you have to get along with your neighbor.

Commissioner Bird stated that if this was zoned R-1 there could be 53-54 houses on 18 acres, but even at R-2A Mr. Edmondson was voluntarily putting a smaller density that what he could do in low density. He questioned if this was strictly to manipulate the lot size.

Ms. Evans stated yes, and that the lots in the back were much larger that the density would fall with in low density.

When questioned by Commissioner Bird, Ms. Evans clarified that it was still low density.

Came Tammy Peyton, 1225 Stoneridge Road, Lawrenceburg, Kentucky stating this is the third time this has come through. She asked how many times this could be done, and if we were to keep on doing it until we finally get the answer that we want?

Attorney Logan stated that if an applicant refiles, he has an opportunity to come forward, and the Commission must listen to it if the request changes, which it has.

Ms. Peyton stated that this was not the place for multiple homes. She stated that they have said the area is not in a blind spot at Rock Creek, but she has almost been hit at the train trestle multiple times. She stated that where this development will be, the traffic will come through the train trestle.

Commissioner Carter stated that they never should have put an entrance there to Rock Creek.

Ms. Peyton stated that they are anxious because if this does not pass, they are going to try it again, and the other people have already said no.

When questioned by Vice Chair Hughes, Ms. Peyton stated that when she bought her house in Rock Creek the entrance was there and that traffic has gotten worse. She stated that she has lived there 17 years. She agreed that the department of transportation approved the entrances and stop lights. She stated that the Commission had the power to help control that and we must develop smarter.

Again, came Jim Poteet stating that under the Goals and Objectives of the Comprehensive Plan - Goal #4, Objective 4.3 indicates to encourage compatibility of new development with the surroundings. He stated that he did not know if this was compatible with Rock Creek and the surrounding agriculture. He stated that the Comprehensive Plan also indicates to utilize vacant or under-utilized

land in established urban areas. He stated that if we need more housing, a little closer to town would be ideal.

Commissioner Carter stated that Rock Creek was A-1 at one time.

When questioned by Attorney Logan, Mr. Linden Smith stated that the front three hundred feet of the property from the road is recommended for residential development. He stated that the plan was looking at road frontage lots, and that lots created along the road would have been okay. However, going behind that area developing lots, building a new public roadway and expanding public services takes it up a notch. He stated that this was why he recommended this be talked about more, and taken into consideration as to whether this is the appropriate way for the City to expand.

Discussion ensued regarding permitted agricultural uses.

When questioned by Attorney Logan, Ms. Evans stated that this has not been annexed into the City limits.

Discussion again ensued.

Vice Chair Hughes stated that the Commission approved this application twice in the past and it was sent to the Fiscal Court. He stated that because the County received some bad information that the Commission did not do its job correctly, the Fiscal Court did not approve it.

Came Leslie Porter, 1216 Stoneridge Road, Lawrenceburg, Kentucky asking if the Commission would want this on their property or at their back door? Fifty-one houses and all the traffic.

Commissioner Chilton stated that she did have this in her back yard.

Discussion ensued.

There being no one else to speak, Chair Webb closed the public hearing and called for discussion among the Commission.

Commissioner Carter stated that the Planner has indicated that he wants to wait until the new Comprehensive Plan comes out. He stated that the Commission has already been through this, and he objected to the way the Comprehensive Plan is written, along with others. He stated that we do not know when the Comprehensive Plat would be completed; it could be six months to a year, which is why he did not want to wait.

Motion was made by Freddy Carter, seconded by Will Halmhuber, to accept the zone change to R-2A with the restriction of single-family dwellings.

Discussion ensued.

Mr. Linden Smith stated that the motion should be made based on findings as presented by the applicant.

Commissioner Carter stated that the motion is based on affordable housing.

Motion passed with Ann Chilton voting no.

The details of the application, findings of fact, special circumstances that the Commission deemed significant, Comprehensive Plan considerations, conclusions, and recommendations of the Planning Commission were incorporated into a standard format for forwarding to the legislative body. Upon review of the completed form the Commission approved, and adopted the form as completed and authorized the Chair or Vice Chair to sign and forward the form to the next regularly scheduled meeting of the appropriate legislative body as the official record of its findings. **End**



**Docket #24-002 – SmithCo Properties, B-3 and R-2 to I-1:**

1. This application was filed January 9, 2024 the fee was paid, and a list of adjoining property owners was delivered to the Planning Commission secretary.
2. Letters to all adjacent property owners were mailed January 30, 2024.
3. Notice of the Public hearing was printed in the January 25, 2024 issue of the Anderson News, and fees for the ad have been paid.
4. A sign in conformance with KRS 100.212 was posted on the property for at least 14 days prior to this hearing.

Owner SmithCo Properties is requesting a zoned change from B-1 (Neighborhood Business) and R-2 (Two-Family Residential) to I-1 (Light Industry) for the subject property containing 198+ acres and located at the northwest corner of Bypass 127 and Highway 44 (Glensboro Road), Lawrenceburg, Kentucky 40342.

TRC REPORT

DATE:	January 30, 2024
JURISDICTION:	Lawrenceburg/Anderson County Joint Planning Commission
DEVELOPMENT SITE LOCATION:	1010 Crossroads Plaza, Lawrenceburg Ky, 40342
APPLICANT/OWNER	SMITHCO Properties Inc. 1010 Cross Roads Plaza Lawrenceburg, KY 40342
CURRENT ZONE:	B-1 (Neighborhood Business) & R-2 (Two Family Residential District)
REQUESTED ZONE:	I-1 (Light Industry)

**SITE CHARACTERISTICS/PURPOSE**

The owner is requesting a zone change from B-1 (Neighborhood Business) and R-2 (Two Family Residential) to I-1 (Light Industry) for the subject property containing 198 acres and located at the junction of HWY 44 & Hwy 127 Bypass, directly across from Wal-Mart.

The site has access to public water, sewer, and electricity.

**SURROUNDING ZONING AND USES:**

<b>North</b>	Zoned B-1, R-3 and A-1	Land with active agricultural use.
<b>South</b>	Zoned B-1, PUD, R-2 & A-1	Residential and agricultural use
<b>East</b>	Zoned B-3	Highway Service Business
<b>West</b>	Zoned A-1	Land with active agricultural use.

**STAFF REVIEW/FINDINGS:**

The Future Land Use Map designates this site for future Two Family Residential, and Neighborhood Business uses. The site is well located for high activity land uses, being at the intersection of the US 127 Bypass and Glensboro Road.

The Comprehensive Plan addresses accessibility to good roads for intensive land uses as follows; "Objective 1.1: Encourage industrial facilities to locate on sites with adequate transportation capacity". [2017 Comprehensive Plan, 1.0 Land Use Element, Objective 1.1:]

The property is located inside the City Limits and is within the Urban Service Boundary (USB) district. An aspect of the USB is "to restrict non-urban type development and to curb farm type uses. Once a property in this area seeks rezoning to a city or urban classification (i.e., single family, multi-family, commercial, or industrial) then going back to a farm or agricultural land use designation should be restricted or avoided." [2017 Comprehensive Plan, 2.0 Land Use Element, 2.7 Special Districts, Urban Service Boundary]

The USB is intended for "residential, commercial and industrial uses permitted within the USB where shown on the future land use map." [2017 Comprehensive Plan, 2.0 Land Use Element, 2.8 Land Use Policy, Urban Service Boundary (A)]

Objective 13.1: Identify and pursue new commercial and industrial opportunities related to the County's existing economic base.

Further, "agricultural land that is rezoned to a more restrictive zone in conformance with the future land use map of the comprehensive plan may not be rezoned back to agriculture." [2017 Comprehensive Plan, 2.0 Land Use Element, 2.8 Land Use Policy, Urban Service Boundary (I)]

### **STAFF RECOMMENDATION**

Staff does find this zone change request to be supported by the 2017 Comprehensive Plan based on the above findings.

This particular site could accommodate high activity land uses comparable to the uses to the east, which includes Wal-Mart. The timing and the peculiarities of the market have not shown any interest under the current zoning.

Goal B: Encourage growth in a concentrated and logical manner that makes efficient use of existing and planned public facilities, services and utilities.

Goal F: Encourage industrial facilities to locate on sites served by National Truck Network (NTN) roadways as defined by the Kentucky Transportation Cabinet.

-END OF REPORT-

Came the owner Brad Smith stating that this property sits in front of Walmart on the corner of Bypass 127 and HWY 44. He stated that it includes the main traffic light going into Walmart with the turn lanes and median cuts. He stated that on the conceptual plan they tried to work with the land because it is rolling. He stated that for many years most of the property has been zoned B-1, with some R-2 and a small amount of agriculture. He stated that the zone change did comply with the future goals and objectives of the Comprehensive Plan and the BGADD representative has recommended approval on the zone change. He stated that the property has been looked at by various EDA boards. He stated that he was on the EDA board and they have looked at it for the past two years but walked away from it because they did not have enough money. He stated the he felt he could succeed in bringing in jobs, and the property had most attributes that businesses want with high pressure gas on Bypass 127 and HWY 44, 24-inch sewer gravity flow, and that the property is in the city limits. He

stated that he has been in discussions with the City about them possibly building a new water tower on the property because it is a high spot in the city. He stated that he has an entrance on HWY 44 across from Rite Aid with plenty of sight distance. He stated that there was another entrance further down HWY 44 that is grandfathered in, although he did not think it was a particularly safe entrance, it could serve the potential water tower if that happened. He stated that he was trying to set the ground work to get jobs and growth there with a piece a property that is rather hilly but in a good location. He stated that the property was relatively remote because you can only see about 40 acres from Walmart, with the other 160 acres that lay away from HWY 44 that is hidden. He stated that he was trying to put things in place to made something good happen, such as Summit Polymers, which was a \$40 million project. He stated that most people think this property is to cost prohibitive, but if you get something industrial; a couple million dollars to blast rock and move dirt is not a lot to them. He stated that it was much harder on businesses to do that with only one or two acres. He stated that the property was currently mostly zoned business.

Came Chris Seegraves, 2269 Glensboro Road, Lawrenceburg, Kentucky asking what types of uses could be in and I-1 zone.

Mr. Linden Smith stated that he did not think the applicant had any specific use planned yet and it was basically for marketing right now. He stated that it was a good location and could be highway commercial like a shopping center, or something industrial like a warehouse or light industrial factory.

Mr. Seegraves questioned if solar farms were an option there.

Mr. Linden Smith stated that solar farms are not specifically mentioned [in the ordinance], which we would need to look at. He stated that solar farms were a passive use in comparison to a shopping center or manufacturer, and that there was no specific answer for that at this point.

Mr. Seegraves questioned what their potential plan was.

Mr. Linden Smith stated that that was what the zone change was about; they could put the property up for sale and say its zoned B-3 for highway commercial use "come and get it." He stated that after about two years if there are no takers, they could try light industrial.

Attorney Logan stated that when a piece of property is rezoned everything that could go in that zone could potentially go on that piece of property. He stated that it was not limited one thing.

Mr. Seegraves stated that it was his concern about what this would potentially open it up for.

Mr. Linden Smith stated that the location of the property is what gives it flexibility, being at the corner of two major road and with development adjoining it. He again stated that it was a marketing plan.

Came David Taylor, 1336 Glensboro Road, Lawrenceburg, Kentucky stating that he is not opposed to the zone change.

There being no one else to speak Chair Webb closed the public hearing and called for discussion among the Commission.

Motion was made by Jody Hughes, seconded by Freddy Carter, to approve the zone change request.

Commissioner Bird stated that after reading everything he came prepared to vote against this, but with no opposition from the adjoining property owners and the presentation, he agreed to vote yes.

Motion passed unanimously.

The details of the application, findings of fact, special circumstances that the Commission deemed significant, Comprehensive Plan considerations, conclusions, and recommendations of the Planning Commission were incorporated into a standard format for forwarding to the legislative body. Upon review of the completed form the Commission approved, and adopted the form as completed and authorized the Chair or Vice Chair to sign and forward the form to the next regularly scheduled meeting of the appropriate legislative body as the official record of its findings.

## OTHER BUSINESS

### Comprehensive Plan (Discussion):

Mr. Linden Smith stated that the Comprehensive Plan has been stalled over the past year and he is planner number four from the BGADD on this plan. He stated that he has been working on this for a month and has gone through the goals and objectives and what we have right now is there are two different versions of the goals and objectives. He stated that there was version that was forwarded from the steering committee, and then there was a slightly different version that was discussed before the Fiscal Court. He stated that at this point there needed to be another meeting of the steering committee and consider the version of the goals and objectives that the steering committee approved, and wanted to put forward. He stated that then they would go before the City Council and the Fiscal Court for discussion. He stated that once the goals and objectives are approved. He stated that with the text changes it would be good to have one more steering committee meeting.

Ms. Evans stated that the goals and objectives have already been through a hearing with the Commission, and adopted by the legislative bodies.

Mr. Linden Smith stated that the steering committee can talk about the text changes then forward that to the Commission and by next month be able to have a consolidated document in that regard.

Vice Chair Hughes stated that the steering committee had indicated last month that they had not seen a final draft of the plan. He stated that he thought the Commission was going to get together with the steering committee and have them recommend what we were going to do before proceeding.

Came Amanda Mitchell stating that there were two different versions of the goals and objectives, and she gave Mr. Smith a copy of what she had. She stated that she has stayed in communication with BGADD and the whole steering committee. She referenced an email dated October 5<sup>th</sup> from Eastman Johnson, who was the planner at the time, which indicated that the goals and objectives of the steering committee had been finalized and voted on. She stated that the next step was for them to go before the Planning Commission, and on their website, it said the goals and objectives went before the Commission on November 8<sup>th</sup> 2022. She stated that those who have been on the Commission since then should have heard about that, made the recommendation, then sent it to the Fiscal Court and the City Council. She stated that she had received a copy of those November minutes to see what the results of that hearing was.

Came Meredith Lewis stating that the goals and objectives had been on the agenda for the Fiscal Court in March and April 2023.

Discussion ensued.

Ms. Lewis stated that at that time the steering committee had already completed the goals and objectives so that they could move forward with the rest of the comprehensive plan to complete it. She stated that once their goals and objectives were sent on, they were left under the impression that there were no changes to what they submitted. She stated that what they submitted and what is in the current document do not match.

Following discussion Ms. Evans stated that the Commission held a hearing on the goals and objectives in November 2022, and then they were sent to the legislative bodies.

When questioned by Amenda Mitchell, Ms. Evans stated that she thought that the legislative bodies had made changes to the goals and objectives.

Ms. Mitchell stated that if there were changes made to the goals and objectives, those changes never made it back to the steering committee. She stated that she would request a copy of the goals and objectives from the City Council and the Fiscal Court. She stated that there were additions, omissions, and rewordings made to the goals and objectives and she wanted to see when, and how that happened. She stated that she had a detailed list of the revisions that were made.

Vice Chair Hughes stated that last month when they spoke Ms. Mitchell was not sure what the revisions were.

Ms. Mitchell stated that she has since then read the draft.

Commissioner Carter asked if the legislative bodies could make changes to the goals and objectives without input from anyone.

Mr. Linden Smith stated that they could do that, and it was not required that the city and county have the same goals and objectives between the two of them. He stated that he did not know which ones the City and County have adopted. He supposed they had both adopted the 2023 version of them, which was different than what the steering committee put forward in 2022, but that he was not up to speed on that yet.

Discussion ensued.

Ms. Mitchell stated that she would not bring this forward if she felt that the discrepancies were insignificant.

Commissioner Carter agreed that the changes were significant.

Ms. Lewis stated that the steering committee was supposed to receive a final draft in February 2023, but they did not receive it. She stated that they only found out that it was coming before the Planning Commission through a public notice.

Ms. Mitchell stated that nobody from the BGADD had communicated with the steering committee about the hearing. She stated that the next step was that she wanted to see the minutes and what was adopted by the Fiscal Court and the City Council.

Discussion ensued.

Mr. Linden Smith stated that the BGADD is going to post the different versions of the text on a website to make it easier to access. He felt that access has been one of the issues with having different versions, and knowing where the goals and objectives were going and at what time. He stated that the text of the Comprehensive Plan was a couple hundred pages of material and it can be posted on a website to make it more accessible rather than print it out. He stated that in reference to the goals and objectives it might be good to have the steering committee weigh in on it one more time, then forward it to the Planning Commission. He stated that he could talk to the City Council and the Fiscal Court to see how they want to proceed with it; they may decide they have already voted on it and are good with what they have or they may want to consider word smithing the different changes that have come up.

Ms. Lewis stated that they were under the impression that what the steering committee presented was not changed, and accepted as is. She stated that these were new revelations to them.

Ms. Mitchel stated that it was late in the game, with there being was such a turn-over at the BGADD. She stated that there has been a change of hands and the ball was dropped.

Discussion ensued.

### ADJOURN

There being no further business, motion was made by Ann Chilton, seconded by Freddy Carter, to adjourn.

  
\_\_\_\_\_

Chair

  
\_\_\_\_\_

Secretary



# ANDERSON COUNTY SHERIFF'S OFFICE

Sheriff Joe Milam  
208 South Main Street  
Lawrenceburg, Kentucky 40342

April 9, 2024

The affiant, Joe Milam, Sheriff of Anderson County, Kentucky reports the following sums as the full amount collected by him as Sheriff of Anderson County from March 1, 2024 through March 31, 2024:

Waiting on Fee Claim \$12,239.35

State	12,867.91	Commission	578.05
County	36,078.62	Commission	1,608.59
School	183,372.94	Commission	5,696.49
Library	20,919.57	Commission	932.72
Health	9,095.51	Commission	405.53
Fire	18,689.25	Commission	190.16
Extension	4,244.53	Commission	189.25
School Int	\$28.13		
S.O. Int	\$36.32		
Refunds	\$1,421.28		
S.O. Fees	\$11,707.89		
Business License Collections	\$607.00		
County	\$424.90		
S.O.	\$182.10		

\_\_\_\_\_  
Anderson County Judge/Executive

State of Kentucky  
County of Anderson

I, Jason Denny, Clerk of Anderson County, certify the foregoing report of Joe Milam, Sheriff of Anderson County was the \_\_\_\_ day of April, 2024 produced in open court, examined and approved by the Judge and filed and ordered to be recorded which is done with this certificate in my office.  
Witness my hand as Clerk of Anderson County this \_\_\_\_ day of April, 2024.

\_\_\_\_\_  
Anderson County Clerk



COMMONWEALTH OF KENTUCKY  
TASHA HELLARD, ANDERSON COUNTY JAILER

151 South Main Street  
Lawrenceburg, KY 40342  
502-839-6040  
Fax-502-839-9333

**MARCH 2024 FISCAL COURT REPORT**

There were 51 people arrested in March with 74 total charges. This is 18 more than last month with 19 more charges. We currently have 35 people in custody at Shelby County Detention Center. We also have juveniles in custody. We have juveniles and adults in various treatment centers around the state.

Total number of inmates on video arraignment for the month 26

Total number of inmates transported for Court 41

Total number of transports for the month 103

We used 229 gallons of fuel at a cost of \$725.49

Total inmate housing for the month from Shelby County \$38,010.00

Work release credit \$0.00

I collected \$474.66 from the state for transporting felony inmates.

AI's 2

DUI's 8

Felony Charges

Possession of controlled substance 1<sup>st</sup> degree 1

Arson 2<sup>nd</sup> degree 1

Arson 2<sup>nd</sup> degree (attempt) 1

Criminal Mischief 1<sup>st</sup> 1

Wanton Endangerment 1<sup>st</sup> 2

Strangulation 2<sup>nd</sup> degree 2

Probation Violation 2

Individual Charges

Operating on suspended/revoked license 1<sup>st</sup> 4

Operating on DUI suspended license 1<sup>st</sup> 1



Failure to surrender revoked license	1
Theft by unlawful taking u/1,000	1
Theft by unlawful taking shoplifting	1
Terroristic Threatening 3 <sup>rd</sup>	1
Assault 4 <sup>th</sup> degree dating violence (no visible injury)	2
Assault 4 <sup>th</sup> degree (minor injury)	3
Violation of EPO/DVO	2
Resisting arrest	1
Operating motor vehicle under influence 2 <sup>nd</sup>	5
Open container of alcohol in a motor vehicle	1
Possession of drug paraphernalia	2
Possession of marijuana	2
Failure of owner to maintain required insurance	1
Failure of non-owner to maintain required insurance	1
No Motorcycle/operator's license	1
Failure to notify address change to Department of Transportation	1
Failure to give right of way stopped emergency vehicle	2
Leaving scene of accident-failure to render aid or assistance	1

#### Traffic

* No registration plates	1
*No registration receipt	3
*Display of illegal/altered registration plate	1
*Rim or frame obscuring lettering	1
*Failure to wear seatbelt	1
*Careless driving	2
*Reckless driving	1
*Failure to produce insurance card	3
*No rear-view mirror	1

*No brake lights	1
*Speeding over limit	3
*Improper equipment	2

NOTE: Some of these charges would have only been an issuance of a citation if there had not been a more serious charge in the same incident.

These arrests were made by Lawrenceburg City Police, Anderson County Sheriff's Department, Kentucky State Police, and probation and parole who patrol our county regularly.



COMMONWEALTH OF KENTUCKY  
TASHA HELLARD, ANDERSON COUNTY JAILER

151 South Main Street  
Lawrenceburg, KY 40342  
502-839-6040  
Fax-502-839-9333

ANDERSON COUNTY JAIL FUEL LOGS

Date: 4-1-24

Year and Make of Vehicle:	<u>03 Ford</u>	<u>12 chevY</u>	<u>19 Ford</u>
Ending Mileage for the Month:	<u>390402</u>	<u>366119</u>	<u>103850</u>
Beginning Mileage for the Month:	<u>390302</u>	<u>364564</u>	<u>101686</u>
Miles driven for the Month:	<u>100</u>	<u>1,555</u>	<u>2,164</u>

Date:	Gallons/Costs	Mileage
1. <u>3-4-24</u>	<u>12 \$38.00</u>	<u>101863</u>
2. <u>3-5-24</u>	<u>16 \$47.00</u>	<u>364774</u>
3. <u>3-6-24</u>	<u>15 \$45.00</u>	<u>102134</u>
4. <u>3-8-24</u>	<u>19 \$61.19</u>	<u>365074</u>
5. <u>3-10-24</u>	<u>13 \$38.02</u>	<u>102351</u>
6. <u>3-12-24</u>	<u>15 \$46.00</u>	<u>102632</u>
7. <u>3-12-24</u>	<u>19 \$69.00</u>	<u>390321</u>
8. <u>3-15-24</u>	<u>19 \$56.73</u>	<u>365380</u>
9. <u>3-16-24</u>	<u>16 \$49.00</u>	<u>102882</u>
10. <u>3-19-24</u>	<u>16 \$48.00</u>	<u>103154</u>
11. <u>3-19-24</u>	<u>11 \$37.00</u>	<u>103353</u>
12. <u>3-24-24</u>	<u>16 \$56.00</u>	<u>365620</u>
13. <u>3-27-24</u>	<u>19 \$61.00</u>	<u>103665</u>
14. <u>3-28-24</u>	<u>23 \$73.55</u>	<u>365981</u>

Total fuel  
229

Total Costs  
\$725.49