

ORDINANCE NUMBER 10 - 2024

COUNTY OF FRANKLIN, KENTUCKY

**AN ORDINANCE AMENDING THE TABLE OF SPECIAL ORDINANCES, SECTION 1 ZONING MAP CHANGES OF THE FRANKLIN COUNTY CODE OF ORDINANCES FOR A 0.34-ACRE TRACT LOCATED AT 1501-1507 TWILIGHT TRAIL FROM INDUSTRIAL COMMERCIAL (IC) TO RURAL LIMITED COMMERCIAL (CL) DISTRICT. THE PROPERTY IS DESCRIBED IN DEED BOOK 588, PAGE 138, IN THE OFFICE OF THE FRANKLIN COUNTY CLERK AND FURTHER IDENTIFIED AS PVA MAP #050-00-00-089.18.**

**WHEREAS**, The Franklin County Fiscal Court, having heretofore enacted an Ordinance relating to zoning regulations and zoning district maps titled, "The Zoning Ordinance of Franklin County," in accordance with a Comprehensive Plan and KRS 100; and

**WHEREAS**, the aforesaid Ordinance provides for amendments to the zoning ordinance text and maps and requires the Frankfort/Franklin County Planning Commission to forward their recommendations for approval or denial of the zone map amendments, along with their findings of fact, to the Franklin County Fiscal Court for action; and

**WHEREAS**, The Frankfort/Franklin County Planning Commission held a public hearing on August 8, 2024; and

**WHEREAS**, the Frankfort/Franklin County Planning Commission recommended to the Franklin County Fiscal Court approval of the Zone Map Amendment; and

**NOW, THEREFORE, BE IT ORDAINED BY THE FISCAL COURT OF THE COUNTY OF FRANKLIN, COMMONWEALTH OF KENTUCKY, THAT:**

SECTION I. The Code of Ordinances, Table of Special Ordinances Section 1 Zoning Map Changes, is hereby amended to read as follows:

A 0.34 -acre tract, located at 1501-1507 Twilight Trail, in Franklin County, Kentucky, and more specifically identified as PVA Map Number 050-00-00-089.18 is hereby amended from Industrial Commercial (IC) to Rural Limited Commercial (CL) District based on the following findings of fact:

1. The existing zoning classification of Industrial Commercial (IC) given to the property is inappropriate and that the proposed zoning classification of Rural Limited Commercial (CL) District is appropriate; and,
2. The zone map amendment request is in agreement with K.R.S. 100.213 in that there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted Comprehensive Plan and which have substantially altered the basic character of such area.

SECTION II. CODIFICATION. The provisions of Section I of this Ordinance shall be published as appropriate in the Franklin County Code of Ordinances as soon as practicable.

SECTION III. SEVERABILITY CLAUSE. If any section, part of provision of this Ordinance is declared unconstitutional or invalid by a court of competent jurisdiction, then it is expressly provided and it is the intention of the Franklin County Fiscal Court in passing this Ordinance that its parts shall be severable and all other parts of this Ordinance shall not be affected thereby and they shall remain in full force and effect.

SECTION IV. PUBLICATION AND EFFECTIVE DATE. This Ordinance shall take effect immediately upon its passage and publication according to law.

**INTRODUCED AND GIVEN FIRST READING IN SUMMARY** at a duly convened meeting of the Fiscal Court of Franklin County, Kentucky, held on the 25<sup>th</sup> day of September, 2024.

**GIVEN SECOND READING AND APPROVED** at a duly convened meeting of the Fiscal Court of Franklin County, Kentucky, held on the 16 day of October 2024 and of record in Fiscal Court Order Book 35, Page 229.

  
\_\_\_\_\_  
Michael Mueller  
Franklin County Judge/Executive

ATTESTED TO:

  
\_\_\_\_\_  
Kim Cox  
Fiscal Court Clerk

#### SUMMARY

This ordinance approves a zone map amendment from Industrial Commercial (IC) to Rural Limited Commercial (CL) District for a 0.34-acre property, located at 1501-1507 Twilight Trail, in Franklin County, Kentucky and more specifically identified as PVA Map Number 050-00-00-089.18.

**FRANKFORT/FRANKLIN COUNTY PLANNING COMMISSION**

**August 8, 2024  
5:30 PM**

**Brent Sweger, Chairman, Presiding**

The meeting was called to order at 5:30 p.m.

Chairman Sweger asked the Secretary to Call the Roll.

MEMBERS PRESENT:

Irma Johnson  
Timothy Luscher  
William May  
Todd McDaniel  
Reed Mills  
Michael Nickles  
Darrell Sanderson  
Charles Stewart

Brent Sweger, Chairman

(9)

Also Present:

Edwin Logan, Planning Commission Attorney  
Eric Cockley, Director, City of Frankfort Dept. of Planning & Community Development  
Autumn Goderwis, Director, Franklin County Planning & Building Codes  
Tina Peck, Planner, Franklin County Planning & Building Codes

There being a quorum, the meeting was called to order.

Chairman Sweger asked for the approval of the minutes of July 1, 2024 meeting.  
Without objection, the minutes were approved

Chairman Sweger asked for a motion to approve the Payment of Bills, as amended. Mr. Luscher made a motion to approve the following bills:

Ed Logan (Legal Fee, July and August)	\$3,000.00
Vickie Sewell (July PC)	\$ 300.00
Frankfort Newsmedia (Legal Ads)	\$ 597.50
Planetizen Courses (Inv. # PC7712)	\$1,171.00
Dept. of Local Government (SPGE Registration)	\$ 250.00

The motion was seconded by Mr. Stewart and passed unanimously.

Mr. Luscher made a motion to postpone the Public Hearing for the consideration and adoption of the Comprehensive Plan and to move the public hearing to a different date. The motion was seconded by Mr. Sanderson and passed by a vote of six to three. Those voting in

favor were Mr. Luscher, Mr. May, Mr. McDaniel, Mr. Mills, Mr. Nickles and Mr. Sanderson. Those voting against were Ms. Johnson, Mr. Stewart and Chairman Sweger.

There were no staff items.

Chairman Sweger made a motion to combine Public Hearing #2 and Item #2 under New Business. The motion was seconded by Ms. Johnson and passed unanimously.

**PUBLIC HEARING: Tom Cropper & David Montgomery are requesting a zone map amendment from Industrial Commercial District "IC" to Rural Limited Commercial District "CL" of a 0.34-acre tract at 1501-1507 Twilight Trail. The property is more specifically identified as PVA Map Number 050-00-00-089.18**

**Tom Cropper is requesting approval of a Conditional Use Permit to allow the operation of a multi-family facility for the property located at 1501-1507 Twilight Trail. The property is more specifically identified as PVA Map #050-00-00-089.18**

The Secretary swore in all speakers.

Ms. Tina Peck, Franklin County Staff Planner was sworn in. She stated that there were several different Land Uses and zone districts in the area. She stated the Single Family Residential land uses in the area are compatible with the multi-family land use being proposed. She stated that remote work has increased in the last several years and that the recently completed Housing Study indicated a need for multi-family housing. She read her proposed findings of fact into the record. Those findings are: 1) The existing Industrial Commercial "IC" zone is inappropriate, 2) The Rural "CL" zone district is appropriate and is in agreement with KRS 100.213 and 3) There have been major changes in the area.

Mr. David Montgomery, applicant, was sworn in. He stated that there has been a huge economic shift and that this will allow people to continue to work from home.

In consideration of the Conditional Use Permit, Miss Peck stated that she had made positive findings and recommended approval of the Conditional Use Permit, with the conditions that the Conditional Use Permit be issued only for that property and only to the applicant; that the Conditional Use Permit is not transferable to anyone else. And that a Floor plan, Parking Plan and Landscape Plan be provided.

Mr. Logan asked Ms. Peck if would also recommend the adoption of the finding that the Conditional Use Permit will not adversely affect the surrounding property. Ms. Peck stated that she would.

Mr. Luscher made a motion to close the Public Hearing. The motion was seconded by Mr. Stewart and passed unanimously.

Mr. Luscher made a motion to adopt the Staff Report as the Summary of the Public Hearing and to adopt staff's recommended Findings of Fact. The motion was seconded by Mr. Stewart and passed unanimously.

Chairman Sweger made a motion to approve the Finding of Fact that the request is in agreement with Goal One, Policy 9 of the Comprehensive Plan. Mr. Luscher seconded the motion, which was passed unanimously.

Mr. Luscher made a motion to recommend to the Franklin County Fiscal Court that the Zone Map Amendment request from Industrial Commercial (IC) to Rural Limited Commercial "CL" for the property located at 1501-1507 Twilight Trail be approved. The motion was seconded by Mr. Stewart and passed unanimously.

Mr. Luscher made a motion to Approve the Conditional Use Permit request for the property located at 1501-1507 Twilight Trail, with all conditions outlined in the Staff Report. The motion was seconded by Mr. Stewart and passed unanimously.

Chairman Sweger asked the Secretary to introduce the next item:

**PUBLIC HEARING: Cardwell 827, LLC is requesting a zone map amendment from Rural Residential "B" District "RB" to Rural Low Density Multifamily "RL" of a 24.45-acre property at 827 Cardwell Lane. The property is described as PVA Map #036-00-00-012.00**

The Secretary swore in all speakers.

Ms. Autumn Goderwis, Franklin County Planning Director presented the Staff Report for the item. She stated that the previous zone map amendment request for this property did not go forward. She stated that the zone map amendment being requested was from "RB" to "RL", which is a lesser density than previously requested. She stated that property to the north and east is zoned "RB" and that the property to the south is zoned "PO" and that the property to the west is a farm.

Ms. Goderwis stated that staff was recommending the following findings of fact:

1. The Comprehensive Plan, Future Land Use Plan, designates the property for Suburban Residential.
2. The Rural Low Density Residential (RL) zone district is an appropriate zone district for the Suburban Residential land use designation

Mr. Goderwis stated that, based upon the recommended findings of fact, Staff was recommending that the Zone Map Amendment request be approved..

Under audience questioning of Staff, Mr. Herbert Goff asked if the Frankfort Public Transportation was questioned on whether the increase in the area if public transport would be

able to handle the increase. Mr. Goderwis stated that they were not included in the Technical Review.

Ms. Jane Julian asked if buffers were going to be provided. Ms. Goderwis stated that they were not shown on the Concept Plan, but would be on the Development Plan.

Ms. Julian asked who would be paying to upgrade the pump station. Mr. Goderwis stated that the applicant would be paying for the upgrade and that they would be better suited to answer that question.

Ms. Julian stated that she was concerned about the retention basins being next to her fence line and questioned why no buffer was being provided to her farm.

Ms. Julian asked why the revised traffic study was not included with the staff report. Mr. Goderwis stated that she believed the study wasn't received until after the staff reports were sent out.

Ms. Julian asked why the retention basins were located next to her farm and not elsewhere on the applicant's property.

Mr. Houston Wells asked how wide the secondary entrance on Cardwell Lane was. Ms. Goderwis stated that she thought the applicant could better answer that question.

There were no further questions of staff.

Mr. Bryan Hix with McNamara and Jones stated that he represents the applicant and that he had reviewed the Staff Report and was in agreement with the staff's recommendations.

Mr. Jason Taylor, applicant, provided a video of the property. He stated that they had revised the development plan and that there would now be single family residences on the exterior property lines, with apartments inside of the property. The total number of multi-family units have been reduced. He stated that he had approval from the Department of Transportation for his entrance. He stated that 2000 trips will be added to the round-about. He stated that his company was paying \$110,000 to increase capacity at the Sycamore Pump Station. He stated that the additional capacity includes any future development needs from the remainder of the Davenport property. He stated that the second entrance will be a right-in/right-out entrance.

Mr. Luscher asked if the agreements he has made with the Sewer Department are in writing. Mr. Taylor stated that they would be in the Memorandum of Agreement. Mr. Luscher asked if there would be a landscape buffer to the Augusta subdivision. Mr. Taylor stated that he is not required to buffer single-family to single-family.

Mr. Stewart stated that there appears to be an area that looks like a retention pond. He asked if extra retention was needed, would it go there. Mr. Taylor stated that it would.

Mr. Taylor stated that, by putting the retention next to her property, he will be providing a buffer to her farm.

Under audience questioning, Mr. Herbert Goff asked if the upgrade to the pump station will be done with the current upgrade that is in progress. Mr. Taylor stated that he was not sure.

Mr. Goff asked if his property would still be buffered. Mr. Taylor stated that it would.

Ms. Julian asked if the 1.62 acres for Buildings A and B were under his ownership. Mr. Taylor stated that they were under contract.

Ms. Julian asked how retention ponds work. Mr. Hillany with Vision Engineering provided an explanation. He stated that retention basins hold water for a long period of time. Detention basins hold water and then release the water in a controlled rate.

Ms. Julian asked if it will include runoff from parking areas. Mr. Hillany stated that it would.

Mr. Luscher asked if farm ponds are constructed in the same way. Mr. Hillany stated that the concepts were similar.

Ms. Julian asked if they were working with the Sewer Department for the 106 Study to include endangered sensitive areas. Mr. Hillany stated that upgrading an existing pump station does not trigger that study.

Mr. Bill Lowery asked if trees would have to be cut down. Mr. Taylor stated that he will not cut trees.

Mr. Chris Bowers stated that the last traffic study done on the road was in May, 2023. He stated that he was concerned about the influx of students and buses on Cardwell Lane.

Mr. Al Wink stated that he lives in Augusta with his wife. He stated that the issues that the Augusta subdivision residents had last year and the same issues that the residents have this year. He stated that making turns out of their subdivision was dangerous. He added that turns from the Heritage subdivision are bad and that turns from Gardenpoint subdivision are very bad. He stated that none of the issues have been resolved. Mr. Wink stated that Cardwell Lane used to be an old county road. He stated that development, traffic and sewer demand in the area are now big issues and asked that the request be denied.

Mr. Sanderson asked Mr. Wink if he would rather have a mobile home park. Mr. Wink stated he'd rather have single family residences.

Ms. Dilee Blair stated that she lived in the Heritage Subdivision and was not in favor of new development. She stated that the roadway in that area is extremely dangerous. He stated that Ambulances and Fire Department Equipment travel Cardwell Lane every day, increasing the danger in the area. He stated that she was asking the Planning Commission to decline the request for the safety of everyone in the area.



Ms. Marie Mika stated that she agreed with the statements of Dilee Blair.

Ms. Teresa Barton stated that the State's Transportation Study is different from living the situation every day. She stated that she had been the Franklin County Judge and had asked the Transportation Cabinet to add Cardwell Lane to its improvement list every year. She stated that it never got on the list. She stated that there were eleven subdivisions in the area and that seven should not have been approved to be there. She stated that adding two to four hundred students in the area would strain public protection in the area. She stated that the Evergreen Fire Station did not have a Ladder Truck to aid in larger fire fighting efforts. She stated that she was opposed to this development. She stated that good development is great for our community and that the community needed more home ownership.

Ms. Jaime Rice asked the Planning Commission to deny the request. She stated that traffic in the areas was a problem, that Karst Topography was an issue and that the area is rural in nature and not suburban.

Ms. Debbie Berklow stated that traffic in the area is an issue. She stated that Emergency vehicles use the road to get to the hospital. She stated that Cardwell Lane is basically a county road with no room for errors, while driving. She stated that there are no sidewalks in the area and the hospital is in the area, along with three schools and several office buildings. She stated that Cardwell Lane needed to be fixed first before this development was approved.

Jane Julian read her remarks into the record. She stated that the zone map amendment was not in agreement with KRS 100.213.

Mr. Ric Jones stated that Cardwell Lane needed to be upgraded before more development is approved.

Mr. Huston Wells stated that, as County Judge, he was able to get some improvements to Cardwell Lane, but that safety on Cardwell Lane is a priority. He stated that this development would be the beginning of the end to the area around this development.

Mr. Luscher asked Mr. Wells if the improvements had been put on the six year road plan. Mr. Wells stated that, as an elected official for the County, you would ask for improvements to roads that especially needed improvements and that Cardwell Lane was always on his list. He added that, if the State did not have funding, the project would be removed.

Mr. Gary Potts stated that he lived on Gardenpoint Drive and that the area was very dangerous to enter and exit the subdivision. He asked that the Planning Commission consider the safety issues in the area be considered in their decision.

Mr. Brent Simpson stated that he was a City of Frankfort resident. He stated that he liked the use of Single Family Residences as buffers to the multi-family. He stated that affordable housing is hard to provide in these areas. He stated that the developer was providing nice amenities in the development and that sewer improvements are being made. He stated that the

traffic studies that have been done don't show what the residents see every day. He stated that he felt commercial would be better for the area than residences.

Mr. Herb Goff stated that he was trying to keep an open mind , but Cardwell Lane is not safe as it is. He stated that vehicle trips a day were now at 2,058. He stated that it is still going to be dangerous in the area even if this development is not built.

Ms. Johnson asked if the speed limit were reduced would the situation be better. Mr. Goff stated that there would just be more tickets issued.

Mr. Danny Young stated that he lived in the Heritage Subdivision and that C. Michael Davenport was not developed as a through street, but now carries rush hours of three schools and hospital traffic. He stated that the higher density proposed, with eleven foot lanes and no sight distance, no shoulders and being a current cut through to US 127 would continue to burden the roadway.

After further discussion, a motion was made by Charles Stewart to close the Public Hearing in order to have a Summary of the Testimony prepared. The motion was seconded by Mr. Luscher and passed unanimously.

Mr. Sanderson left the meeting.

The Chairman asked the Secretary to introduce the next item:

**In accordance with Part 7, Section 7.10.00 of the Franklin County Subdivision Regulations and Section 155.008 of the Franklin County Zoning Ordinance, Tierney Storage, LLC , is requesting a Modification of Standards of Part 3, Section 3.03.02 @ Design Standards-Thoroughfares and Neighborhood Streets, 3.03.06 (H) Design Standards for Sidewalks, 3.07.02 Streetscape requirements of the Franklin County Subdivision and Site Plan Regulations and Section 155.333 (f) (1) ( a) (1) Off-Street parking, facility design standards of the Franklin County Zoning Ordinance for property located at 120 Fortune Drive**

Ms. Autumn Goderwis gave the staff report on the request. She stated that the Development Plan showed the extension of Fortune Drive, which the applicant plans to be dedicated as a public street. She stated that the applicant proposes a Chestnut Orchard in lieu of the required street trees. She stated that the existing subsurface is not suitable for permeable pavement. She stated that staff recommends approval of the modifications.

Chairman Sweger asked if having street trees would be better for the aesthetics in the neighborhood and to provide traffic calming. Ms. Goderwis stated that those measures were not suitable for this expansion.

Mr. Robert Hewitt was in attendance to represent the applicant. He stated that the applicant was in agreement with the staff report. He stated that Chestnut trees had previously died of blight, but that the proposed trees were a different variety that is not as susceptible to

blight.. He stated that tree and nut farmers are permitted in the regulations. He stated that peak maturity was at 40 years. He stated that the applicant's proposal was a superior alternative to street trees.

Ms. Susan Goddard asked when it would be possible to know when the berms and three rows of staggered evergreens are working. Ms. Penny Peavler of KCDC stated that Industrial Park Three required three rows of staggered evergreens.

After further discussion, Mr. Luscher made a motion to approve the request. The motion was approved by a vote of 7 to 1. Those voting in favor were Mr. McDaniel, Ms. Johnson, Mr. Luscher, Mr. Mills, Mr. May, Mr. Stewart, and Mr. Nickles. Chairman Sweger voted in opposition.

The Chairman asked the Secretary to introduce the next item:

**In Accordance with Articles 1.09 and 4 of the City of Frankfort Zoning Ordinance, Ashlyn Ackerman, on behalf of Weyland Ventures/The Broadway Building, LLC is requesting approval of a waiver/modification of standards in order to install internally illuminated signage for the property located at 106 East Broadway. The property is more particularly identified as PVAS Map Number 061-42-11-023.00 (City Item)**

Mr. Jordan Miller, Senior Planner for the City of Frankfort presented the Staff Report.. Mr. Miller stated that the request had first gone before the Architectural Review Board, which recommended the request, but could not approval the waiver/modification, which was why the request was being presented to the Planning Commission. Mr. Miller stated that staff had recommended approval of the request and had made positive findings in the staff report.

The applicant's representative stated that they felt it was necessary for the illumination because the site lacks visibility.

After further testimony, Mr. Luscher made a motion to adopt staff's recommended findings and to approve the request. The motion was seconded by Mr. Mills and carried unanimously.

For Staff Report Discussions, The Chairman asked the Secretary to introduce the next two items:

**In accordance with Articles 1.09 and 11.05.021(3) of the City of Frankfort Zoning Ordinance, The Capital LLC on behalf of the Paddocks of Frankfort is requiring approval of a waiver/modification of standards as it relates to a setback requirement from the Compatibility Standards in Article 11 for the property located at the intersection of I-64 and US 127 S. The property is more particularly described as PVA Map Number 050-00-00-00-024.00 and 050-00-00-024.01 (City Item)**

**In accordance with Articles 1.09 and 11.05.021(3) of the City of Frankfort Zoning Ordinance, The Capital LLC on behalf of the Paddocks of Frankfort is requiring approval of a waiver/modification of standards as it relates to architectural standards from the Compatibility Standards in Article 11 for the property located at the intersection of I-64 and US 127 S, The property is more particularly described as PVA Map Number 050-00-00-024.01.**

Mr. Eric Cockley presented the staff reports for the requests. He stated that the 250' setback between the proposed commercial and residential properties was not possible due to the topography of the site. He stated that it was used only before at the old K-Mart property on US 127.

Mr. Cockley stated that applicant's designers were working to provide "cut-ups" for the buildings. He stated that each 100' linear feet of building frontage was to have a break-up of the building and a modification of the roofline. He stated that the applicant was designing those elements.

Ms. Penny Peavler urged the Planning Commission to approve the request.

After further discussion Mr. Luscher made a motion to approve the waiver/modification of standards, as it relates to the setback requirements for the property located at the intersection of I-64 and US 127 South. The motion was seconded by Mr. McDaniel and carried unanimously.

A motion was made by Mr. Luscher to approve the architectural standards proposed by the applicant as it has an intent in being met through break ups in the building and modification of roof lines. The motion was seconded by Mr. Mills and passed unanimously.

There being no further business, Mr. May made a motion to adjourn.

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Brent Sweger, Chairman

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Vickie Sewell, Recording Secretary

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## STAFF REPORT

**TO:** Frankfort/Franklin County Planning Commission

**FROM:** Tina Peck, Staff Planner

**MEETING DATE:** August 8, 2024

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### GENERAL INFORMATION

**Applicant:** Tom Cropper & David Montgomery  
1001 Putter Point  
Lawrenceburg, KY 40342

**Request: PUBLIC HEARING:** Tom Cropper & David Montgomery are requesting a zone map amendment from Industrial Commercial District "IC" to Rural Limited Commercial District "CL" of a 0.34-acre tract at 1501-1507 Twilight Trail. The property is more specifically identified as PVA Map Number #050-00-00-089.18 (County Item).

**Size of Property:** 0.34-acre

**Existing use:** Office/Commercial

**Proposed use:** Multi-family

#### Surrounding Land Use & Zoning

North: Zone-PO; Planned Office

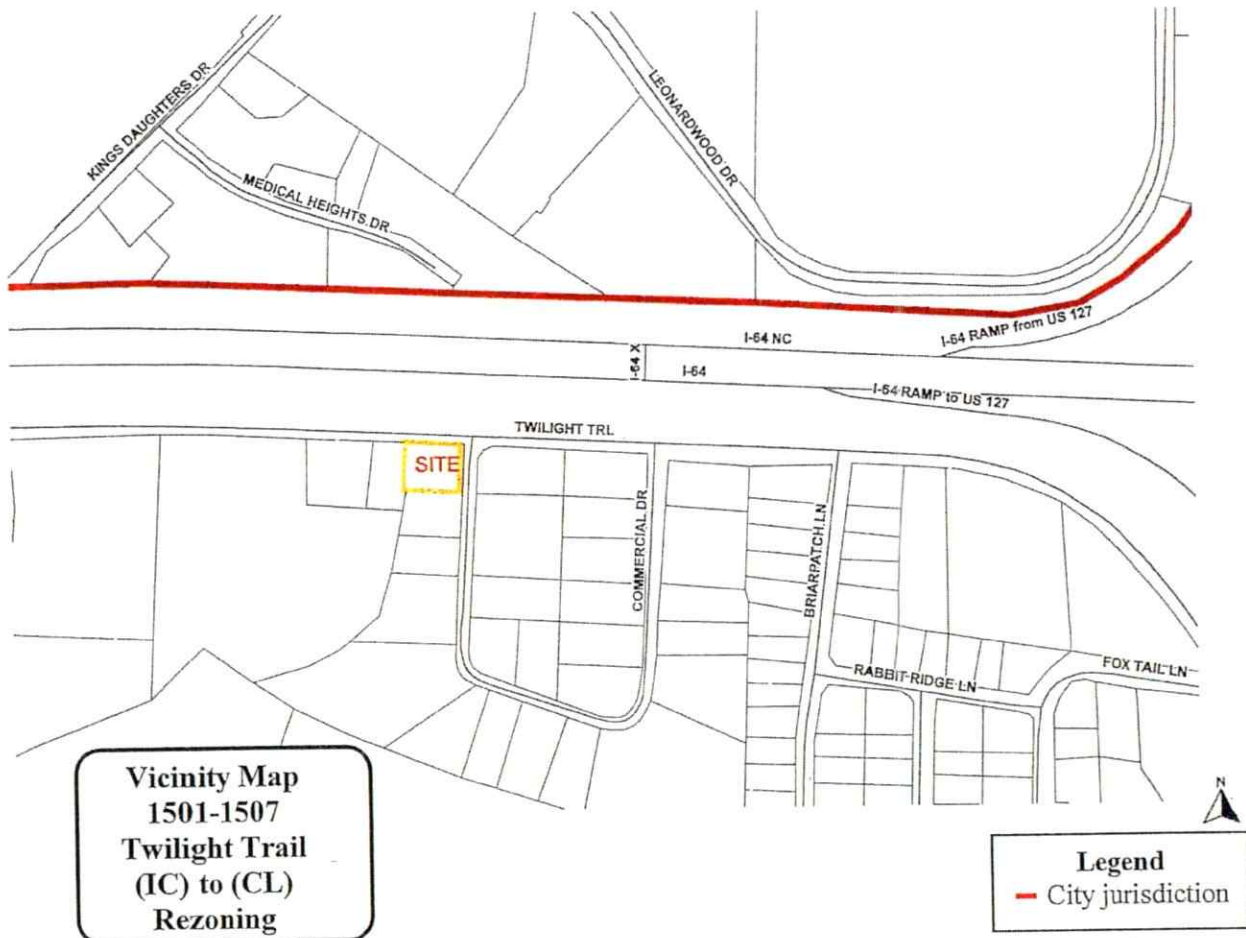
South: Zone- IC; Industrial Commercial

East: Zone- IC, Industrial Commercial

West: Zone-CL; Rural Limited Commercial District

#### Background

The property owner hereby petitions for an amendment to the current zoning designation from Industrial Commercial District (IC) to Rural Limited Commercial District (CL). This petition is based on the assertion that the existing land use as office space within the Industrial Commercial District (IC) is no longer viable due to evolving economic conditions. Furthermore, the property owner asserts that the structure would be more economically viable and better utilized as a four-unit multi-family property.



**Vicinity Map  
1501-1507  
Twilight Trail  
(IC) to (CL)  
Rezoning**

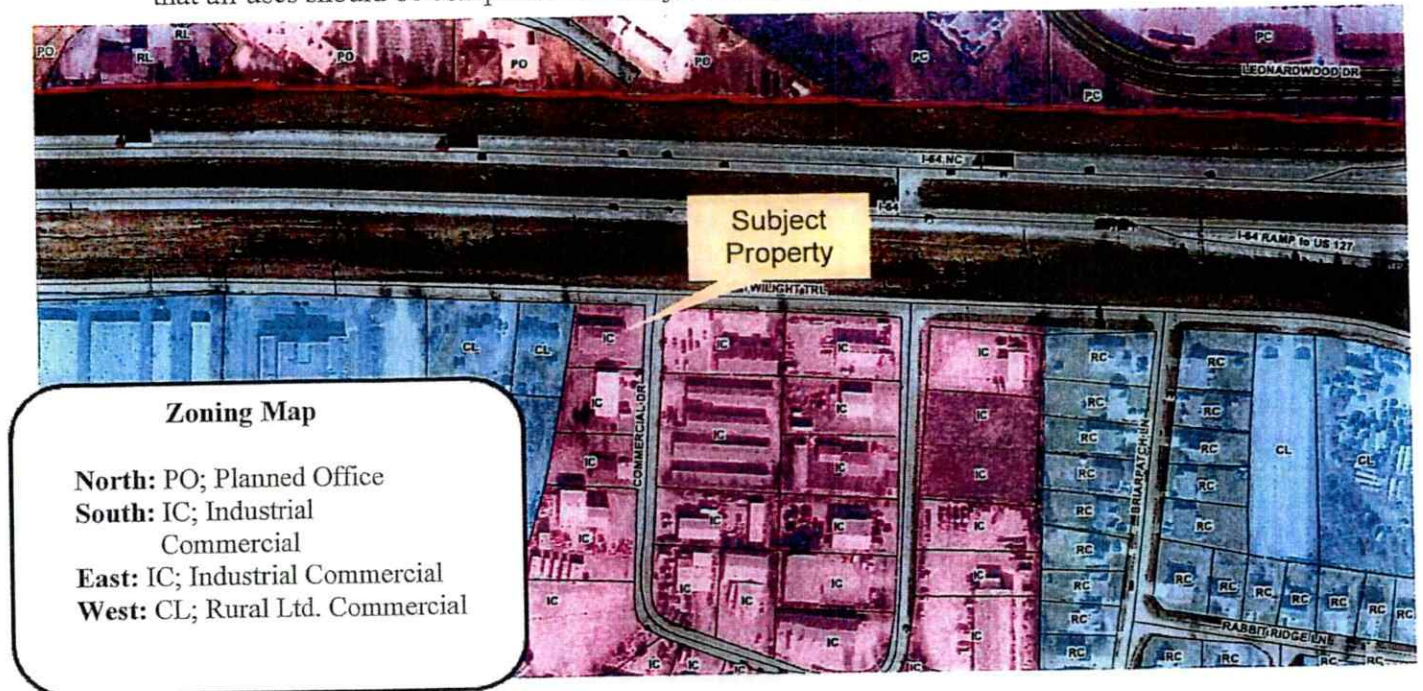


**Existing Zoning: Industrial Commercial District (IC)**

**§ 155.149 (A) Purpose:**

The Industrial Commercial district is established to provide an area for wholesaling, warehousing, distribution of goods and certain retail and service functions. Light manufacturing, processing or assembly of goods and products where such process involves only the manufacturing or assembly from pre-manufactured parts or good is also

permitted. It is intended that all operations be conducted within enclosed buildings and that all uses should be compatible with adjacent or residential use.



### **Proposed Zoning: Rural Limited Commercial District (CL)**

#### **§ 155.146 (A) Purpose:**

To establish and preserve districts of limited and low intensity commercial uses. This zone is intended to provide retail goods and services required for the regular convenience of neighborhood residences or to provide a transition between residential development and other more intense land use districts.

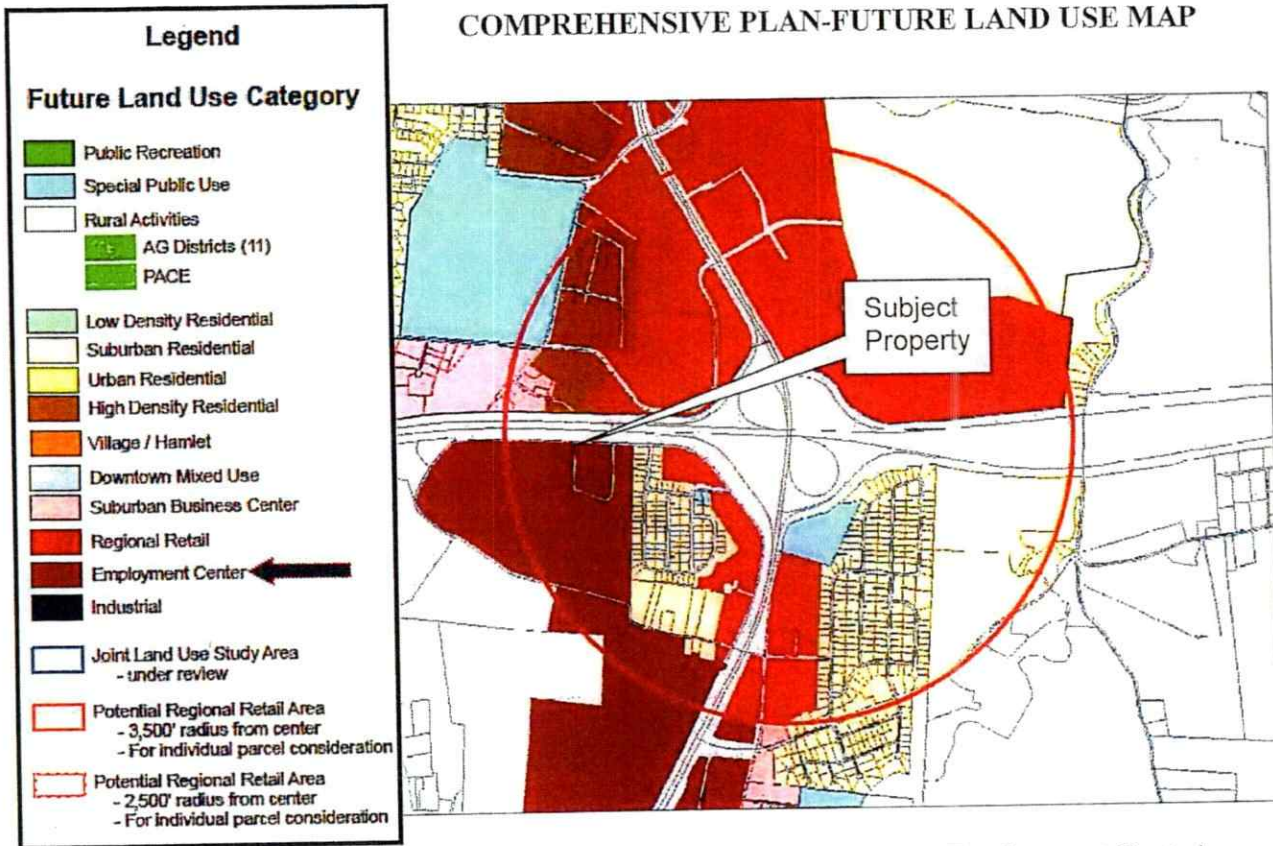
### **APPLICABLE REGULATIONS**

#### **K.R.S. 100.213, Findings Necessary for a Zone Change**

Before any map amendment is granted, the Planning Commission or legislative body or Fiscal Court must find that the map amendment is in agreement with the adopted Comprehensive Plan, or in the absence of such a finding, that one or more of the following apply:

- a. That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate.
- b. That there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted Comprehensive Plan and which have substantially altered the basic character of such area.

## COMPREHENSIVE PLAN-FUTURE LAND USE MAP



*(The subject property has been designated as Employment Center).*

### ANALYSIS

#### Franklin County Urban Land Use Plan

The subject property is identified on the Countywide Land Use Plan map as Employment Center. The land use category is described in the following manner:

Employment Center Office employment and light industrial uses can and are being developed in a way that still provides a diverse economic base while blending in with residential and commercial areas. Employment Centers are areas that encompass primarily office, warehousing and light manufacturing areas in a campus style development. This style of development places buildings on larger lots with landscaping and greenspace that are attractive and relatively free of offense.

#### Land Use Guidelines

- The primary land use in these areas should be light industrial uses that are completely enclosed within a building as well as warehousing or professional office space or research and development.
- Retail uses associated with any of the light industrial, warehousing or office uses may be appropriate if the retail uses do not exceed 7% of the total building area.



Residential uses, including multi-family housing should be discouraged in these business centers.

### **General Development Guidelines**

1. New development should occur in areas where water and sewer services are available from public agencies and can meet any additional demand.
2. No new development shall occur where there is not an adequate water supply and water pressure for fire protection services.
3. Employment Centers should be located near major thoroughfares to accommodate excess truck and automobile traffic.
4. Where infill development occurs, the density and character of the development should reflect the existing uses that surround the proposed site.
5. Larger sites with extra landscaping and buffer strips should be used in areas adjacent to residential uses to provide a transitional area.
6. Traffic Impact Studies should be required by the Planning Commission for larger projects to help determine what improvements need to be made (deceleration, acceleration lanes, etc.) to minimize traffic congestion.
7. The city, County, and any new prospective business owner should utilize the information, research, and assistance available through the jointly funded Economic Development Authority.
8. Both the City and County should encourage the development of high-tech industries, "dot com" facilities, and other computer and technology-oriented businesses.

### **Goal 1: Grow by Design**

*Growth in Frankfort/Franklin County will be responsibly designed, planned and managed to create a sustainable community that provides for a quality lifestyle for all residents of Frankfort and Franklin County. Future growth will be based on a long-term vision for our community, public service availability, the suitability of land for development, and a thorough understanding of the cultural and ecological features of the area. Among other things, decisions on future growth should be considered with awareness for energy conservation, the public need for greenspace and walkability and the need for ties to historic resources, tourism opportunities, and the Kentucky River, including its tributaries.*

**Staff finding:** The subject property is situated south of Interstate 64, approximately 3,700 feet from the intersection of Twilight Trail and US Highway 127 South. The surrounding area comprises a mix of commercial, office, residential, and industrial uses. The property is currently serviced by existing utilities.

Research conducted by the University of Kentucky indicates that in 2018, prior to the COVID-19 pandemic, 641 out of 23,289 individuals were engaged in remote work. By 2022, this number had significantly increased to 2,736 out of 24,289 total workers

following the pandemic (reports are attached). Consequently, the economic impact of the pandemic on office space usage should be considered, supporting the applicability of K.R.S. 100.213(b).

Additionally, referencing the *Frankfort and Franklin County Housing Market Demand Study* conducted on July 25, 2023, it is noted that "the housing mix will need to diversify to include more middle-density, multi-family, and affordable housing." This diversification is necessary due to the current shortage of these housing types in Franklin County. The Study concluded that by 2030, in-migration in Franklin County will increase by 5.2% and by 6.8% in Frankfort. Moreover, it is projected that 2,864 new housing units will be required between 2022 and 2040.

Should the Planning Commission approve the property owner's request for rezoning and grant a Conditional Use Permit for the development of a four-unit multi-family facility, it will contribute to providing adequate housing options, particularly multi-family housing, in Franklin County. Consequently, K.R.S. 100.213(a) is established, demonstrating that the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate

The applicant's proposal to convert the underutilized office space into a four-unit multifamily facility is supported by Policy 9 under Goal 1.

It appears that policy #2 is also applicable to this request.

**Policies:**

1. Recognize that growth is healthy and necessary, but that growth should be managed pursuant to the community's Comprehensive Plan.
2. Approve new development only when the public facilities and public services needed to serve the development will be available.
3. Develop standards that require the developer to provide for the increased costs in providing public services for the new development as appropriate. The public services may include, but not be limited to, water, sewer, schools, transportation, emergency services, and parks as appropriate.
4. Provide a level of public service in rural areas that complements the rural settings.
5. Continue the enforcement of storm water regulations to minimize runoff from new developments.
6. Provide overlays within the city and county that identify aspects of the landscape that are of cultural, ecological and historical significance (for example, mature woodlands, old railroad tracks, stone walls, historic buildings, wetlands, steep slopes, etc.).
7. Develop an urban growth plan with designated growth areas that can accommodate new moderate- and high-density housing units. The size and location of the growth areas should be based on projected population growth, current housing stock and demographics.

8. Encourage developments that provide a mix of uses such as different housing types, affordable housing, commercial establishments, restaurants, recreational areas and open space that will encourage the development of a sense of place.
9. Encourage the redevelopment of brownfield and grayfield properties and the reuse of vacant/underutilized existing industrial or commercial buildings.
10. Recognize the need for energy conservation in modes of transportation.
11. Encourage developments to provide greenspace within neighborhoods and linking neighborhoods and other appropriate sites together.
12. Plan for public services and facilities that adequately serve current needs as well as demand generated by the additional growth as detailed above.

**Goal 2: Distinguish Town and Country Identity**

*Preserve and reinforce the distinction between the urban and rural areas of Franklin County.*

**Staff finding:** The future land use map designates the subject property as *Employment Center*. Areas designated for *Employment Center* primarily include office, warehousing, and light manufacturing in a campus-style development. This development style involves placing buildings on larger lots with landscaping and greenspace, making them attractive and relatively free from offense. The subject parcel comprises a 0.34-acre tract, or 14,810 square feet. While the Franklin County Code of Ordinances for the (IC) and (CL) zoning districts do not specify a minimum lot size, a comparison can be made to the Rural Residential "A" District (RA), which has a minimum lot size of 15,000 square feet. Therefore, it can be questioned what constitutes a large lot size if the lowest density residential zoning district requires a minimum lot area of 15,000 square feet.

The largest minimum lot size requirement is for the Agricultural District (AG) zone at 5 acres. The (IC) and General Industrial (IG) zoning districts have a minimum lot size requirement if not connected to public sewers of 1-1/2-acres; however, the subject parcel is connected to public sewers. Therefore, through these comparisons, it can be postulated that the subject parcel does not qualify as a large lot, rendering the *Employment Center* designation for industrial uses on large lots inapplicable, and further solidifying that the existing zoning classification given to the property of (IC) is inappropriate and that the proposed zoning classification of Rural Limited Commercial (CL) District is appropriate to potentially allow for a multi-family facility.

The subject property is located within the Suburban sub area as depicted on the map contained within the Subdivision and Development Plan Regulations (Figure 1.1). The Suburban development standards contained within Part 3 of the Subdivision and Development Plan Regulations are applicable to improvements on the site. There is no minimum lot size for (CL) zoned properties on public sewer. The minimum lot size of (CL) District properties is 1.5 acres on septic tanks. The structure is served by

the City of Frankfort sewer system. The Franklin County Sewer Department stated that a 4-unit multi-family facility will have enough sewer capacity.

It appears that policies #8 is applicable to this request.

**Policies:**

1. Promote a compact urban area, and recognize and encourage small, compact, rural villages to promote cost effectiveness and efficiency.
2. Identify urban growth boundaries that are compatible with the goal of preserving community character.
3. Define in-fill development as it relates to development in the urban areas of Frankfort, recognizing that in-fill development may not be an appropriate term for developments that may occur in the unincorporated portions of Franklin County.
4. Support and provide incentives for in-fill development on properties that were skipped over within urban areas.
5. Encourage the preservation of existing farms and rural lands outside of existing and planned urban areas.
6. Promote the need to provide incentives for and support the revitalization of the downtown and other already developed areas.
7. Encourage rural land use outside of the urban growth area.
8. Avoid and contain urban sprawl, to preserve the distinction between the rural landscape and Urban/Suburban environment.

**Goal 3: Use Infrastructure as a Planning Tool**

*Utilize the provision of infrastructure in supporting and influencing growth into areas most suitable for development.*

**Staff finding:** The subject site currently has existing infrastructure. The Technical Review Team (TRT) members have reviewed the request and their comments are attached hereto.

It appears that policy #2 of this goal supports the applicant's request.

**Policies:**

1. Develop a Capital Improvements Plan as a means of coordinating public services/utilities, infrastructure improvements, and development, including pedestrian ways, bikeways, public transit, etc.
2. Direct development into areas within or in close proximity to the existing infrastructure service areas.
3. Encourage the extension of public utilities and public facilities capable of supporting rural densities outside of the planned urban growth area.

4. Plan and build a safe and efficient transportation system, through access management, required roadway interconnections, traffic systems management, development impact analysis, transit, sidewalks and bicycle facilities.
5. Encourage development to occur in a manner respective of emergency response and in compliance with emergency preparedness plans.
6. Encourage the development of a county-wide bicycle and pedestrian master plan.

**Goal 4: Promote Economic Health**

*Recognizing that our economic health is inextricably linked to the health of our environment and our citizens, we will provide for the economic health of the community by continuing to implement this plan and by providing an environment for quality jobs, supporting local business and promoting sustainable businesses and industries that have a low environmental impact.*

**Staff finding:** Positive: There are two properties along Twilight Trail both have the Rural Limited Commercial (CL) zoning designation. One of those properties directly abuts the subject parcel. A Rural Limited Commercial (CL) zoning designation is compatible with the surrounding land uses. The potential Rural Limited Commercial (CL) zoning district uses should be more compatible in the area than the uses permitted in the Industrial Commercial (IC) zone.

Policies #3 support the applicant's request.

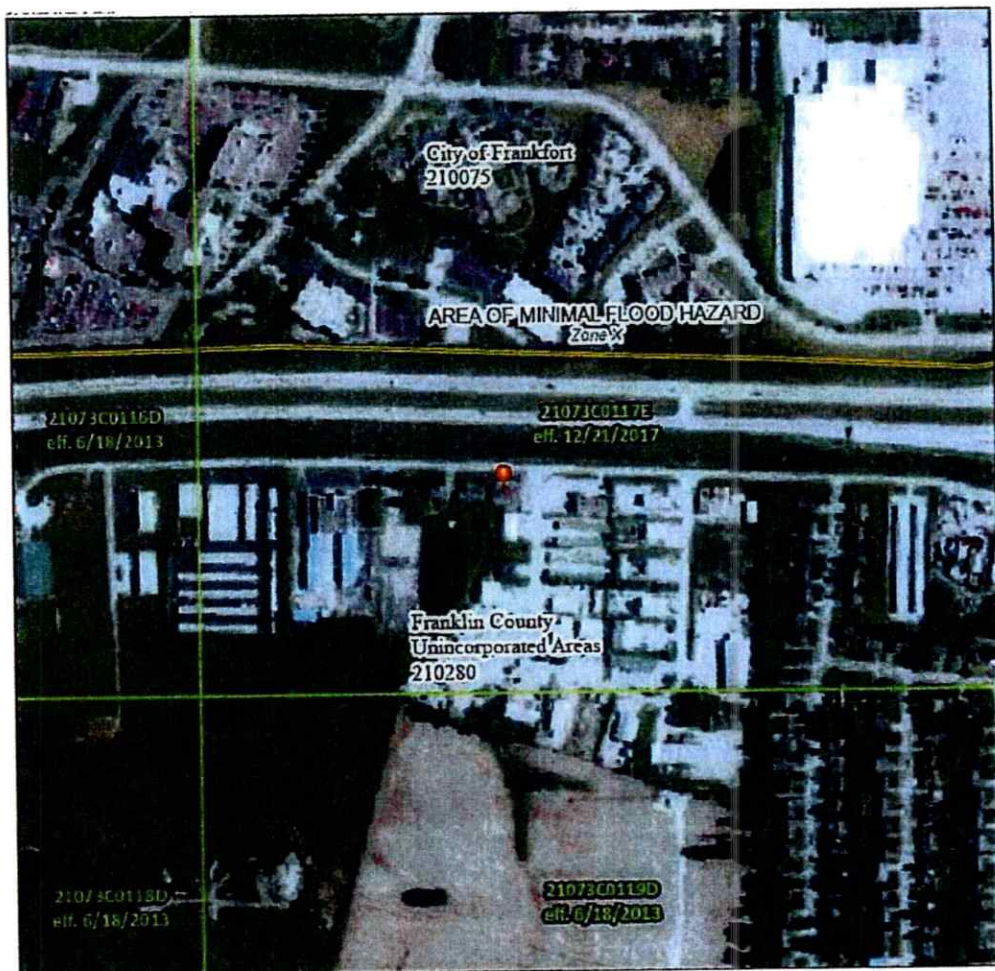
**Policies:**

1. Continue to promote the development and expansion of quality, environmentally sustainable and economically productive industry in existing industrial parks.
2. Direct additional industrial and/or commercial growth onto land that is suited for industrial and/or commercial development.
3. Promote concepts such as mixed land uses, increased density and connectivity within and between developments.
4. Promote new commercial activity within compact, mixed-use areas and in close proximity to residential areas.
5. Emphasize tourism, including heritage related tourism, as an important economic development asset in the community, including the Kentucky River and its tributaries.
6. Promote local farms and their markets within Franklin County.
7. Work with and encourage state government to coordinate its facility needs consistent with community interests.
8. Encourage the development of businesses that can provide needed products, services and jobs for existing neighborhoods, as well as appropriate expansion opportunities of unique, local industry.

**Goal 5: Protect Environmental Health**

*Protect the integrity of the natural environment, including water, air, and land quality, by ordinance and by overlay planning.*

**Staff finding:** The subject property is not located within a Special Flood Hazard area (i.e. 1% Annual Chance Flood) as depicted on the FEMA National Flood Hazard Layer Firmette. The Subdivision Regulations, Zoning Ordinance, stormwater ordinance and associated regulations are written in such a manner that either encourage or require that the policies within this goal are addressed. According to the Franklin County GIS data there are no potential sinkholes. The U.S Fish and Wildlife Service, National Wetlands Inventory Map does not depict any fresh water streams or wetlands on the property. No other geologic features were identified that might limit development of the site.



*(FEMA Flood Map, Zone X; Flood Panel 21073C0117E)*



Subject Property



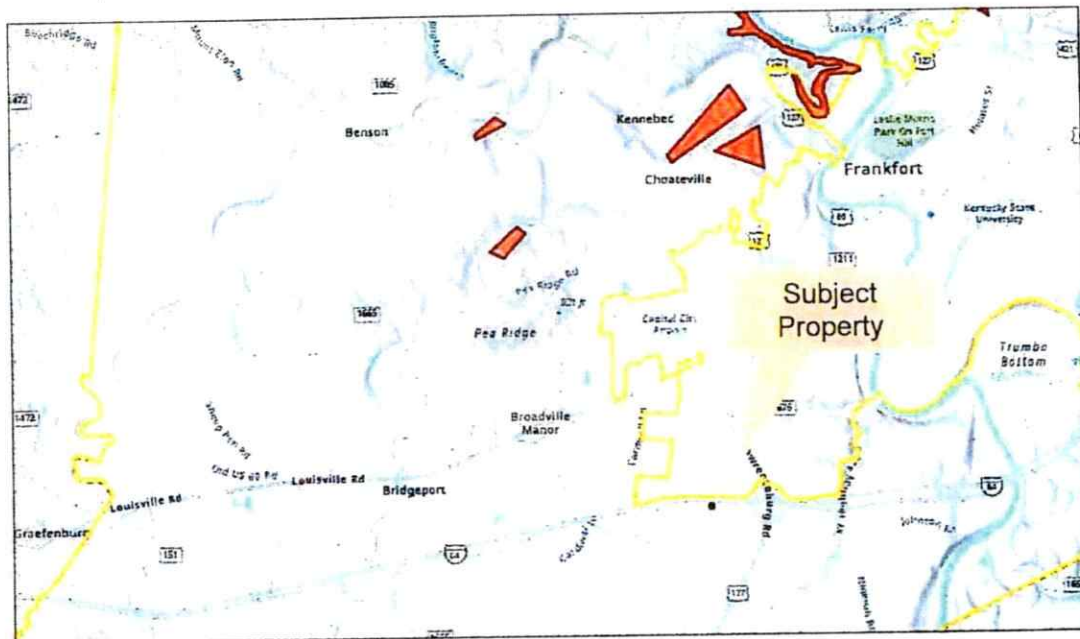
July 5, 2024

- Wetlands**
- Freshwater Emergent Wetland
  - Lake
  - Freshwater Forested/Shrub Wetland
  - Other
  - Estuarine and Marine Deepwater
  - Freshwater Pond
  - Estuarine and Marine Wetland
  - Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or completeness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

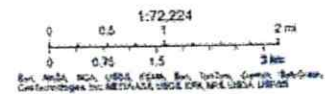
National Wetlands Inventory (NWI)  
This page was produced by the NWI mapper

*(U.S. Fish and Wildlife Service, National Wetlands Inventory Map)*



7/5/2024, 11:52:48 AM

- CRS Eligible Community List (Point)
- USFWS - Critical Habitat - Polygon Features (Live)
- FEMA NFHL Political Jurisdictions (Live)



Map Application by ArcGIS  
Esri, DeLorme, Garmin, GeoEye, GeoEye, Inc., Intergraph, Inc., MIT, NASA, USGS, ZEN, NPS, US Census Bureau, USGS, USFWS, Esri, NASA, NOAA, USGS, FEMA, NOAA National Marine Fisheries Service, NOAA Fisheries, World Cancer Research, Wetland Resource Database, USGS Office of

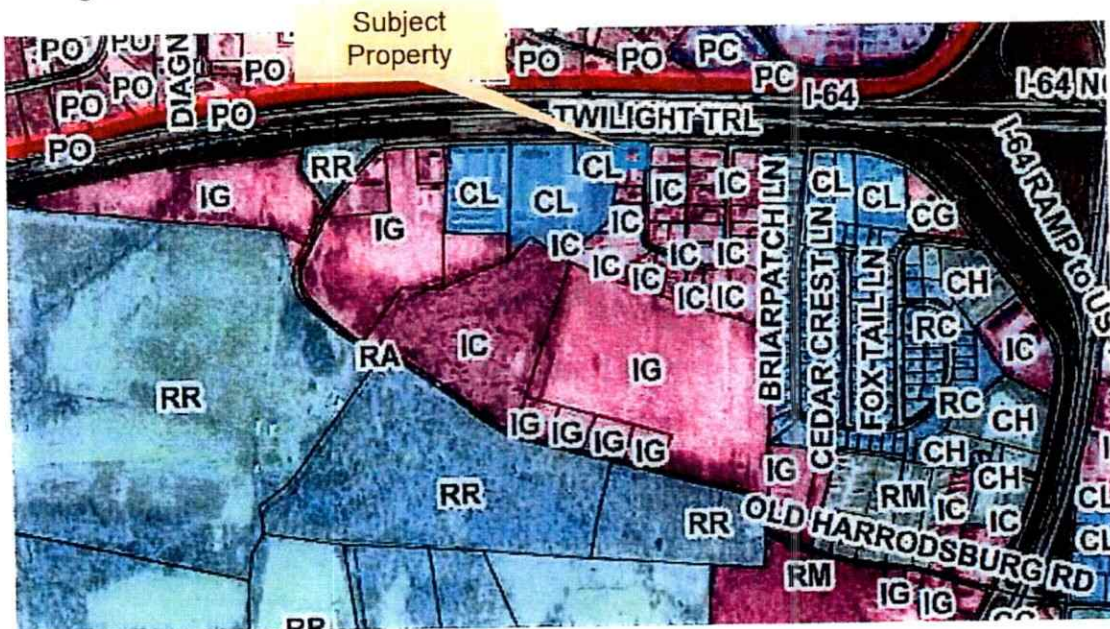
*(U.S. Fish and Wildlife Service, National Wetlands Inventory Map)*

Policy #3 and #5 is applicable to this request

1. Preserve streams and drainage ways to manage storm water runoff, prevent flooding, or to create a system of greenways.
2. Promote the development of regulations to reduce air, noise, light, water, and other pollution.
3. Promote building design that utilizes recycled material, encourages energy conservation, and low impacts on the environment.
4. Protect scenic viewsheds along rural roadways and protect rural character and viewsheds by supporting developments that create scenic overlays or easements.
5. Encourage new development to be designed in a manner that preserves the natural topography and other natural features such as trees, woodlands, wildlife, rare species, streams, ponds, and drainage ways.
6. Support the development of a countywide greenways plan.
7. Encourage the reduction of energy costs through more efficient development patterns and transportation modes.

**Goal 6: Preserve Existing Neighborhoods**

*Promote the stability, preservation, and vitality of existing residential neighborhoods.*



**Staff finding:** There is a mixture of Zone Districts and Land Uses along Twilight Trail (see map above). There is one property adjacent to the subject parcel (1511 Twilight Trail) zoned as Commercial Limited (CL) which is currently utilized as a single-family residence. Similarly, the property adjacent to this parcel (1515 Twilight



Trail) is also zoned as Commercial Limited (CL) and is utilized as a single-family residence. The Rural Residential (RR) zone district is 0.26 miles and the Rural Residential "C" District is 0.14 miles from the subject parcel. The proposed use of a multi-family facility fits the character of the existing neighborhood along Twilight Trail.

It appears that policies #2, #4 and #6 are applicable to this request:

**Policies:**

1. In existing neighborhoods, encourage the retention of product and service providers.
2. Establish programs to stabilize, improve, and revitalize existing neighborhoods.
3. Promote maintenance of existing structures and provide incentives for the rehabilitation of deteriorating structures.
4. Encourage appropriate infill housing as a tool to preserve neighborhoods.
5. Preserve historic buildings and neighborhoods to maintain community character.
6. Encourage new development to fit the character of existing neighborhoods.
7. Encourage appropriate mixed-use development in existing neighborhoods to promote energy conservation and more walkable neighborhoods.
8. Encourage the preservation of the existing rural villages in Franklin County.

---

The Future Land Use map of the Comprehensive Plan identifies the subject property under the *Employment Center* Future Land Use Designation. Pursuant to the Comprehensive Plan, the primary land uses within this designation are intended to include office, warehousing, and light manufacturing.

While the proposed development of a 4-unit multi-family facility may be generally discouraged within the *Employment Center* designation of the Comprehensive Plan, the presented research data underscores the substantial economic impact of the COVID-19 pandemic on the proliferation of remote work, which has significantly altered the demand for office space. Additionally, the Housing Study indicates a pronounced demand for multi-family housing units.

Furthermore, there is a mixture of Zone Districts and Land Uses along Twilight Trail. The proposed land use of a multi-family facility is consistent with the character of the existing neighborhood along Twilight Trail, which includes two single-family residences adjacent to the subject parcel. It can also be concluded that the subject parcel does not possess a substantial lot size, further emphasizing that the parcel was improperly zoned and incorrectly designated as an *Employment Center*.

Copies of the Facility Reviews have been attached to this report.

## CONCLUSION

Staff recommends the following findings of fact:

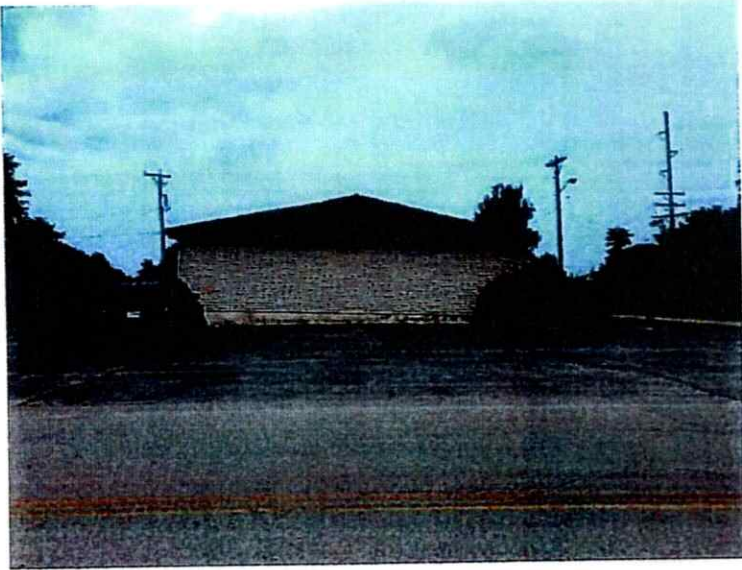
1. The existing zoning classification of Industrial Commercial (IC) given to the property is inappropriate and that the proposed zoning classification of Rural Limited Commercial (CL) District is appropriate; and,
2. The zone map amendment request is in agreement with K.R.S. 100.213 in that there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted Comprehensive Plan and which have substantially altered the basic character of such area.

Based upon these findings of fact, Staff recommends **APPROVAL** of this zone map amendment.

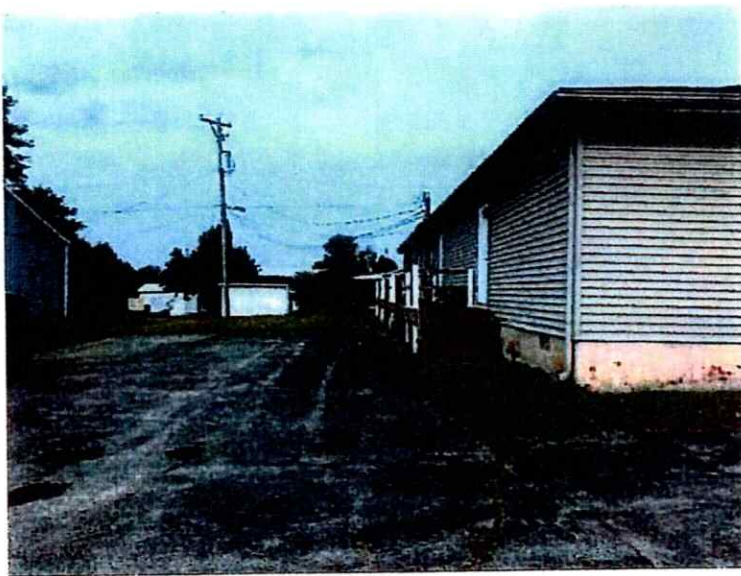
### **Exterior Photographs**



**Figure 1.0. Front façade**



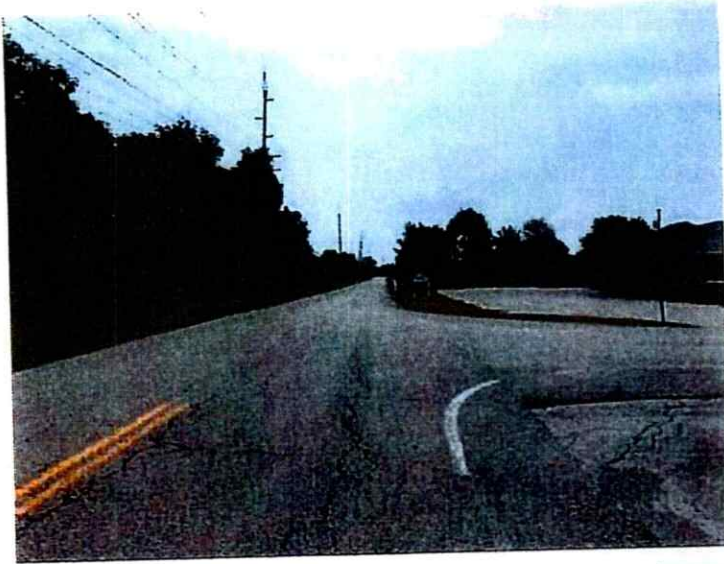
**Figure 1.1. East façade and parking lot facing Commercial Drive**



**Figure 1.2. Back façade**



**Figure 1.3.** Commercial Drive looking South



**Figure 1.4.** Twilight Trail looking East



**Figure 1.5.** Twilight Trail looking West

FRANKLIN COUNTY  
D588 PG138

3  
Deed

**DEED**

**THIS DEED OF CONVEYANCE** made and entered into on this August 22, 2019, by and between John Thomas Underwood, IV, and Mary Angela Underwood, married, of 3704 Hillsdale Road, Louisville, KY 40222, hereinafter known and referred to as GRANTORS, and InvestmentsRus Ltd. Co., of 1001 Putter Point, Lawrenceburg, KY 40342, in care of whom the tax bill is to be mailed, hereinafter known and referred to as GRANTEE;

**WITNESSETH:**

For and in consideration of the sum of \$121,550.00, cash in hand paid by Grantee to Grantors, the receipt of all of which is hereby acknowledged, the Grantors have bargained, sold, aliened, and conveyed, and do by these presents bargain, sell, alien, and convey, unto the Grantee, unto Grantee's heirs and assigns forever, a certain tract of real estate more fully described as follows:

Being all of Lot 18 of the Twilight Industrial Park as shown on the map or plat of said subdivision of record in Plat Cabinet C, Slide 111 and 112, and revised map r plat of record in Plat Cabinet C, Slide 246, in the office of the Franklin County Court Clerk.

Being the same property conveyed by Elois Peach, an unmarried widow, to John Thomas Underwood IV and Mary Angela Underwood, his wife, by Deed dated August 26, 1996, and recorded in Deed Book 414, Page 249, in the Franklin County Clerk's Office.

It is agreed and understood by and between the parties hereto that all ad valorem taxes due and payable upon the above described real estate for and during the current calendar year shall be prorated between the Grantors and Grantee as of the date of this Deed of Conveyance, and that all such taxes due and payable for and during all succeeding calendar years shall be paid by Grantee, and that possession of the subject real estate shall accompany delivery of this Deed of Conveyance.

**TO HAVE AND TO HOLD**, the above described tract of real estate, together with the improvements thereon and the appurtenances thereunto appertaining, aforementioned, unto the Grantee, and unto Grantee's heirs and assigns forever, with Covenant of General Warranty of Title; **SUBJECT, HOWEVER**, to all easements, covenants and restrictions of record, or apparent from visual inspection.

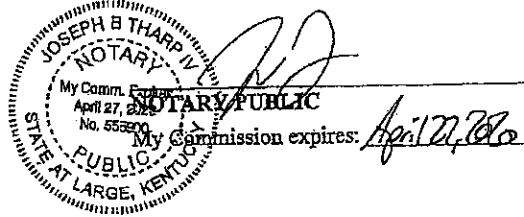
**IN THIS CONSIDERATION CERTIFICATE**, the parties hereto do hereby certify, pursuant to KRS Section 382.135, that the above stated consideration in the sum of \$121,550.00, is the true, correct, and full consideration paid for the property herein conveyed. We further certify our understanding that falsification of the stated consideration or sale price of the property is a Class D felony, subject to one to five years imprisonment and fines up to \$10,000.00.

DAVID P. NOTGRASS, ATTORNEY AT LAW, 123 S. MAIN STREET, LAWRENCEBURG, KY 40342; (502) 839-9886

"FRANKLIN COUNTY"  
D588 PG137

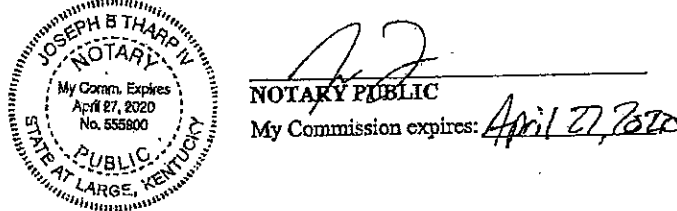
STATE OF KENTUCKY  
COUNTY OF Jefferson

I, the undersigned NOTARY PUBLIC, do hereby certify that the foregoing Deed of Conveyance and Consideration Certificate was subscribed, sworn to, and acknowledged before me by Jennifer Arnold, unmarried, on this the 23rd day of August 2019.



STATE OF KENTUCKY  
COUNTY OF Jefferson

I, the undersigned NOTARY PUBLIC, do hereby certify that the foregoing Consideration Certificate was subscribed, sworn to, and acknowledged before me by Amit Jain and Rakhi Jain, husband and wife, on this the 23rd day of August 2019.



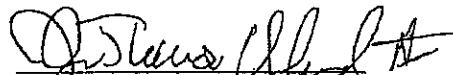
Prepared By:


[Signature]  
HOLBROOK & HOLBROOK LAW OFFICE, P.S.C.  
Jeremy S. Holbrook, Attorney at Law  
1084 E. New Circle Road, Suite 301  
Lexington, Kentucky 40505

DOCUMENT NO: 493539  
RECORDED: August 28, 2019 10:05:00 AM  
TOTAL FEES: \$17.00 TRANSFER TAX: \$129.00  
COUNTY CLERK: JEFF HANCOCK  
DEPUTY CLERK: BROOKE CUNNINGHAM  
COUNTY: FRANKLIN  
BOOK: D588 : PAGES: 135 - 137

FRANKLIN COUNTY  
D588 PG139

IN TESTIMONY WHEREOF, witness the hands of the Grantors herein, all on this  
the date first above written.


  
John Thomas Underwood, IV

  
Mary Angela Underwood

Grantors

COMMONWEALTH OF KENTUCKY     )  
   )  
COUNTY OF ANDERSON             )

The undersigned, a Notary Public within and for the Commonwealth of Kentucky, county  
aforesaid, does certify that on this August 21, 2019, the foregoing Deed of Conveyance and Consideration  
Certificate was produced to me and was sworn to, acknowledged and delivered by John Thomas Underwood,  
IV and Mary Angela Underwood.


  
Notary Public

My Commission Expires: 5/13/22

FRANKLIN COUNTY  
D588 PG140

IN TESTIMONY WHEREOF, witness the hands of the Grantee herein, all on this  
the date first above written.

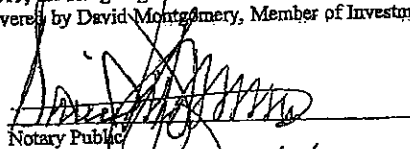
InvestmentsRus Ltd. Co.

  
David Montgomery, Member

Grantee

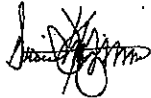
COMMONWEALTH OF KENTUCKY )  
COUNTY OF ANDERSON )

The undersigned, a Notary Public within and for the Commonwealth of Kentucky, county  
aforesaid, does certify that on this August 22, 2019, the foregoing Consideration Certificate was produced  
to me and was sworn to, acknowledged and delivered by David Montgomery, Member of InvestmentsRus  
Ltd. Co.

  
Notary Public

My Commission Expires: 7/2/2020

This instrument prepared by:



DAVID P. NUTGRASS  
Attorney at Law  
123 South Main Street  
Lawrenceburg, KY 40342  
(502) 839-9886

CAUsers\David\OneDrive\Client\CBK\InvestmentsRus\1501-1507 Twilight T\Adesd.wpd

DOCUMENT NO: 493543  
RECORDED: August 28, 2019 10:13:00 AM  
TOTAL FEES: \$17.00 TRANSFER TAX: \$122.00  
COUNTY CLERK: JEFF HANCOCK  
DEPUTY CLERK: BROOKE CUNNINGHAM  
COUNTY: FRANKLIN  
BOOK: D588 PAGES: 138 - 140

DAVID P. NUTGRASS, ATTORNEY AT LAW, 123 S. MAIN STREET, LAWRENCEBURG, KY 40342; (502) 839-9886





# Kentucky Secretary of State Michael G. Adams

## InvestmentsRus Ltd. Co.

<a href="#">File Amended Annual Report</a>	<a href="#">Change Address or Registered Agent</a>	
<a href="#">File Certificate of Assumed Name (DBA)</a>	<a href="#">File Dissolution</a>	<a href="#">Upload a filing</a>
<a href="#">File Registered Agent Resignation</a>		
<a href="#">Print &amp; Mail</a>	<a href="#">Subscribe to changes made to this entity</a>	<a href="#">Certificate of Good Standing</a>

### General Information

Organization Number	0901062
<b>Name</b>	<b>InvestmentsRus Ltd. Co.</b>
Profit or Non-Profit	P - Profit
Company Type	KLC - Kentucky Limited Liability Company
Industry	Hotels, Rooming Houses, Camps, and other Lodging Places
Number of Employees	Small (0-19)
Primary County	Fayette
Status	A - Active
Standing	G - Good
State	KY
File Date	10/30/2014 1:55:52 PM
Organization Date	10/30/2014 1:55:52 PM
Last Annual Report	4/9/2024
Principal Office	1001 Putter Point Lawrenceburg, KY 40342
Managed By	Members
<b>Registered Agent</b>	<b>Tom Cropper</b> <b>1001 Putter Point</b> <b>Lawrenceburg, KY 40342</b>

<a href="#">Show Current Officers</a>
<a href="#">Show Initial Officers</a>



FRANKLIN COUNTY  
 PLANNING & BUILDING CODES  
 DEPARTMENT  
 321 West Main Street  
 Frankfort, KY 40601  
 Phone: (502) 875-8701  
 Fax: (502) 875-8737  
 www.franklincounty.ky.gov

**OFFICE USE ONLY**

Received: 6/24/2024  
 Payment Amt: \$ 300.00  
 Receipt #: #3092  
 Meeting: 8/8/2024

APPLICATION FOR ZONE MAP AMENDMENT

MEETING DATE: 8/8/2024 FILING DEADLINE: 6/27/2024

The undersigned owner(s) of the following described property hereby request(s) the consideration of change in zone district classification as specified below:

GENERAL INFORMATION

- Property Owner (The owner must be the applicant):  
Tom Cropper & David Montgomery
- Mailing Address:  
1001 Potter Point  
Lawrenceburg, Ky 40342
- Phone Number:  
Home: 502-314-0857 Work: SAME

SITE INFORMATION

- General Location of Property: Intersection of Twilight Tr. & Commercial E  
Frankfort Ky 40601
- Subdivision Name: (if applicable) Twilight Industrial Park  
lot #16
- Street Address: 1501 - 1507 Twilight Trail  
Frankfort, Ky 40601

ZONING INFORMATION

- Present Zoning of Property: IC
- Proposed Zoning of Property: CL
- Existing Use of Property: 1501, 1503, 1505 - empty, 1507 Accounting

10. Proposed Use of Property: Multi Family  
11. Size of Property: Acres: .338 Sq. Ft. 3,200 (Building) 14723,28 (Lot)

SUPPORTING INFORMATION:

The following items must be attached to the application as supporting information to this request:

- A. A vicinity map showing the location of the request.
- B. A list of all property owners and their mailing addresses within, contiguous to, and directly across the street from the proposed rezoning.
- C. Legal Description of the Property. If proposed change involves only a portion of a parcel the applicant must attach a survey conducted by a registered land surveyor.
- D. Statement of Fact that the proposed change meets the minimum requirements of KRS 100.213.
- n/a* E. Preliminary Development Plan or Preliminary Subdivision Plat, as required in Articles 5 & 7 of the Franklin County Zoning Ordinance or the Subdivision Regulations. Checklists for the Preliminary Development Plan or the Preliminary Subdivision Plat are attached.
- F. **Filing Fee \$300** (Checks should be made payable to the Frankfort/Franklin County Planning Commission.)

6/4/24  
Date

[Signature]  
Signature of Property Owner

Note: One (1) copy of this form and the Supporting Information, Items A through E, must be filed with the Frankfort/Franklin County Planning Commission at the Franklin County, Department of Planning and Building Codes by 1:00 p.m. on the deadline date.



I-64

TWILIGHT TRL

COMMERCIAL DR

050-00-00-085.00

050-00-00-089.15

050-00-00-089.13

050-00-00-

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POWERED BY  
esri

200 ft

1452891.12, 240034.43

KRS 100.213

Concerning the property located at 1501-1507 Twilight Trail Frankfort, KY. We purchased this property in 9/2019 and have marketed it as commercial office space unsuccessfully. However, due to its appearance and location we have received multiple calls and inquiries about residential usage. We do feel that the current IC zoning classification is inappropriate.

This property is situated next to a single-family home and resembles a multi-family structure. Due to the lack of commercial interest in this building under its current zoning designation this building has been unable to self-sustain. Economic changes in this area suggest that this structure would be better situated and successful as a multi-family structure.

Our vision for this building is to gain a CL zoning map amendment and convert this building into multi-family usage. The building is laid out into four equal 800 square foot suites with mostly open floor plans including kitchens and baths. Each unit has a separate front and rear entrance and would easily transition into an apartment configuration.

**CERTIFICATION OF OWNERSHIP AND DEDICATION**

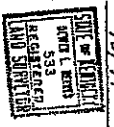
We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with our consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walls, paths, and other open spaces to public or private use as noted.

*R. P. S. Smith* 10/14 1985  
 (Owner)  
*David R. Smith*

**CERTIFICATION OF ACCURACY**

I hereby certify that the plan shown and described hereon is a true and correct survey of the subdivision required by the Frankfort, Kentucky Planning Commission, and that the monuments are located in the City of Frankfort, Kentucky.

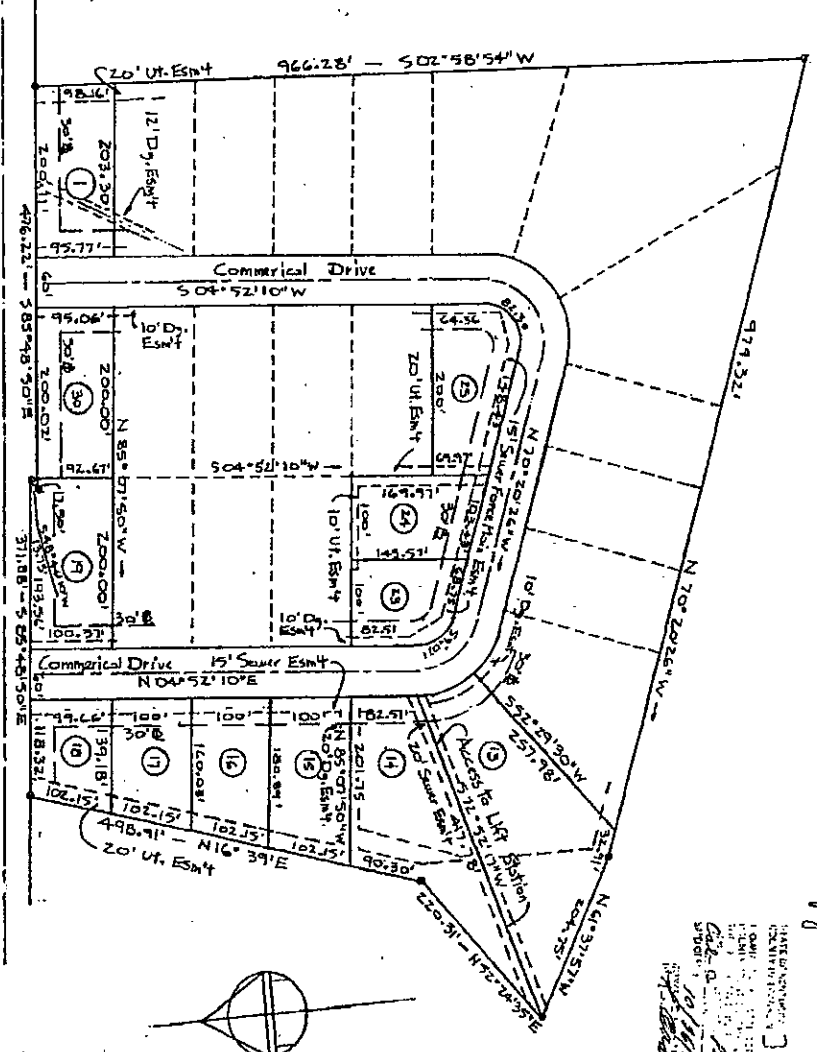
*10/11 1985*  
*W. L. ...*  
 (Surveyor)  
 10/11 1985



**CERTIFICATION OF APPROVAL FOR RECORDING**

I hereby certify that the subdivision just shown hereon has been found to comply with the subdivision laws and regulations of this State and that the plat is in accordance with the provisions of the Planning Commission of this County, Kentucky.

*10/15 1985*  
 (Planning Commission)



FILED  
 Oct 16 11 57 AM '85  
 FRANKFORD  
 KY  
 BY [Signature]  
 REC. 246

DATE OF RECORDING: 10/14/85  
 COUNTY: FRANKFORD, KY  
 BOOK: 10/14/85  
 PAGE: 246

- PURPOSE OF THIS REVISION**
1. To correct right of way flagging south side of Twilight Trail.
  2. To show sewer force main esmt along front of Lots 23, 24, 25.
  3. To show sewer easement along front of Lots 14, 15, 16, 17.
  4. To show access road on Lot 13 back to sewer pump station.

SCALE: 1" = 100'

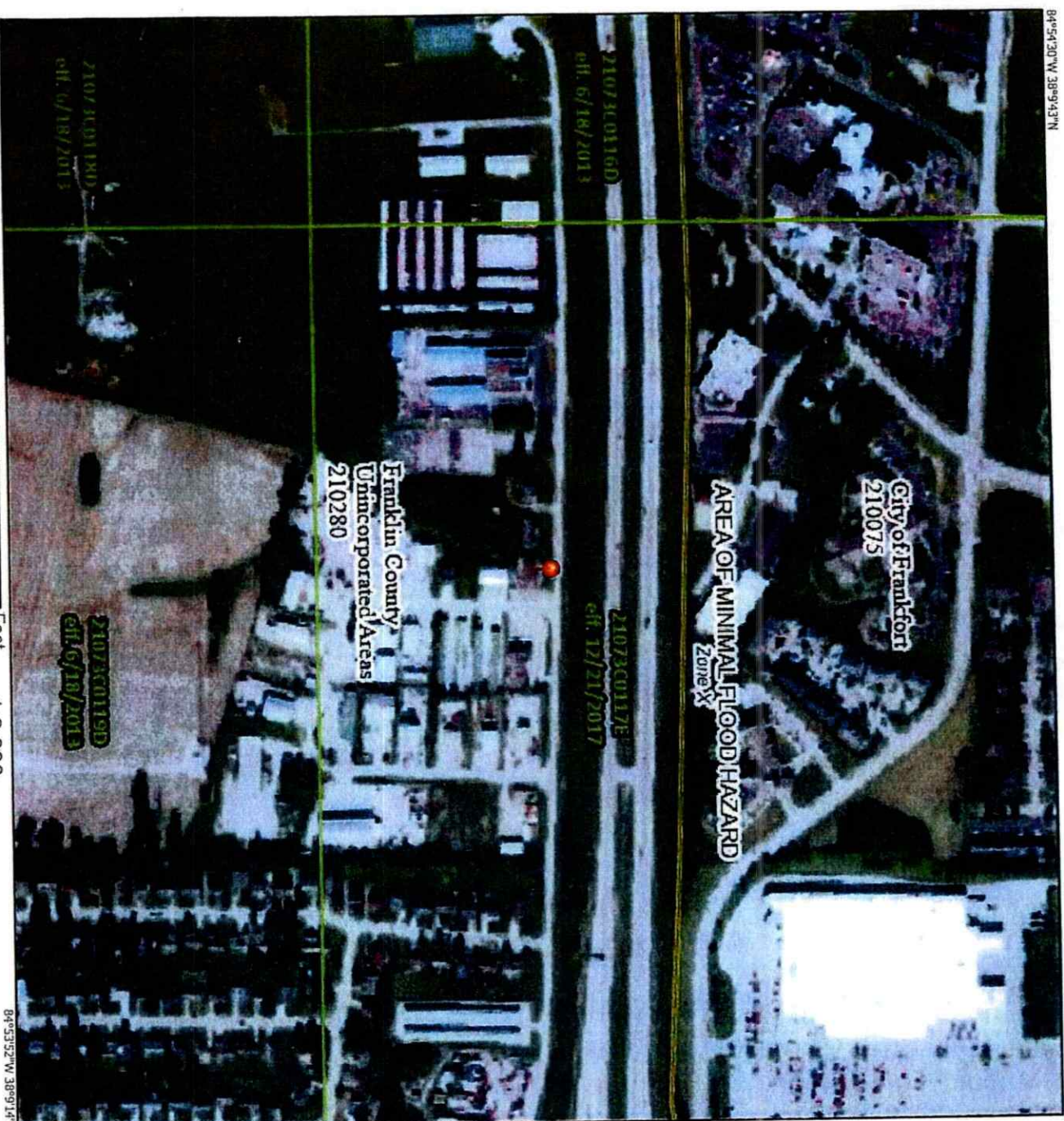
FINAL PLAT  
 REVISION TO VARIOUS LOTS  
 TWILIGHT INDUSTRIAL PARK  
 Twilight Trail, Frankfort, Kentucky  
 For  
 KPLS Construction Inc.  
 Frankfort, Ky.



# National Flood Hazard Layer FIRMette



84°54'30"W 38°9'43"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2023

## Legend

\*SEE HIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

### SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, X, AE9
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile zone

Future Conditions, 1% Annual Chance Flood Hazard zone X

Area with Reduced Flood Risk due to Levee, See Notes, Zone X

Area with Flood Risk due to Levee Zone I

### OTHER AREAS OF FLOOD HAZARD

- No screen
- Area of Minimal Flood Hazard Zone X
- Effective LOMFRs
- Area of Undetermined Flood Hazard zone X
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

### OTHER AREAS

### GENERAL STRUCTURES

- Cross Sections with 1% Annual Chance
- Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect, Baseline
- Profile Baseline
- Hydrographic Feature

### OTHER FEATURES

- Digital Data Available
- No Digital Data Available
- Unmapped

### MAP PANELS

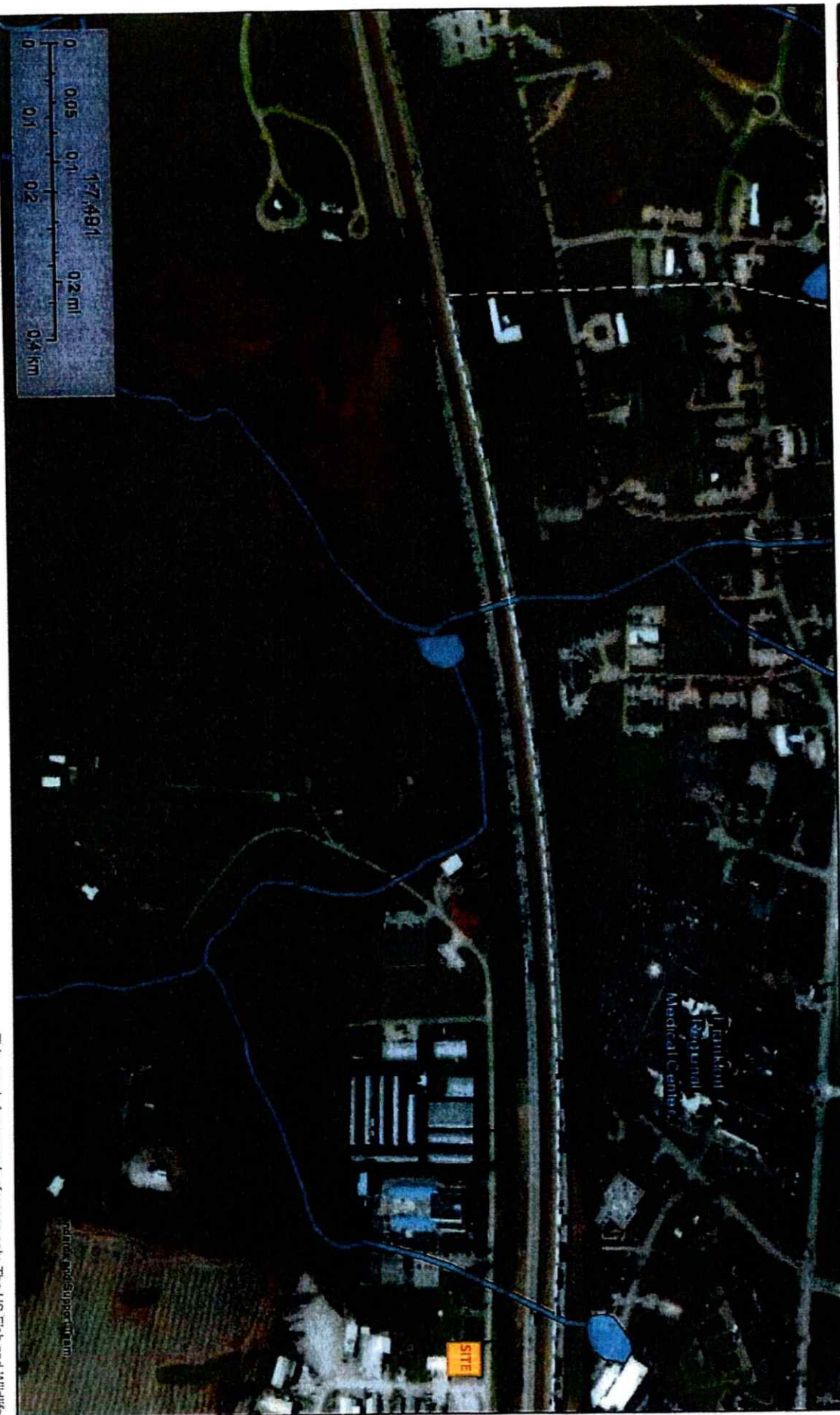
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/5/2024 at 10:50 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.



This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.








July 5, 2024

**Wetlands**

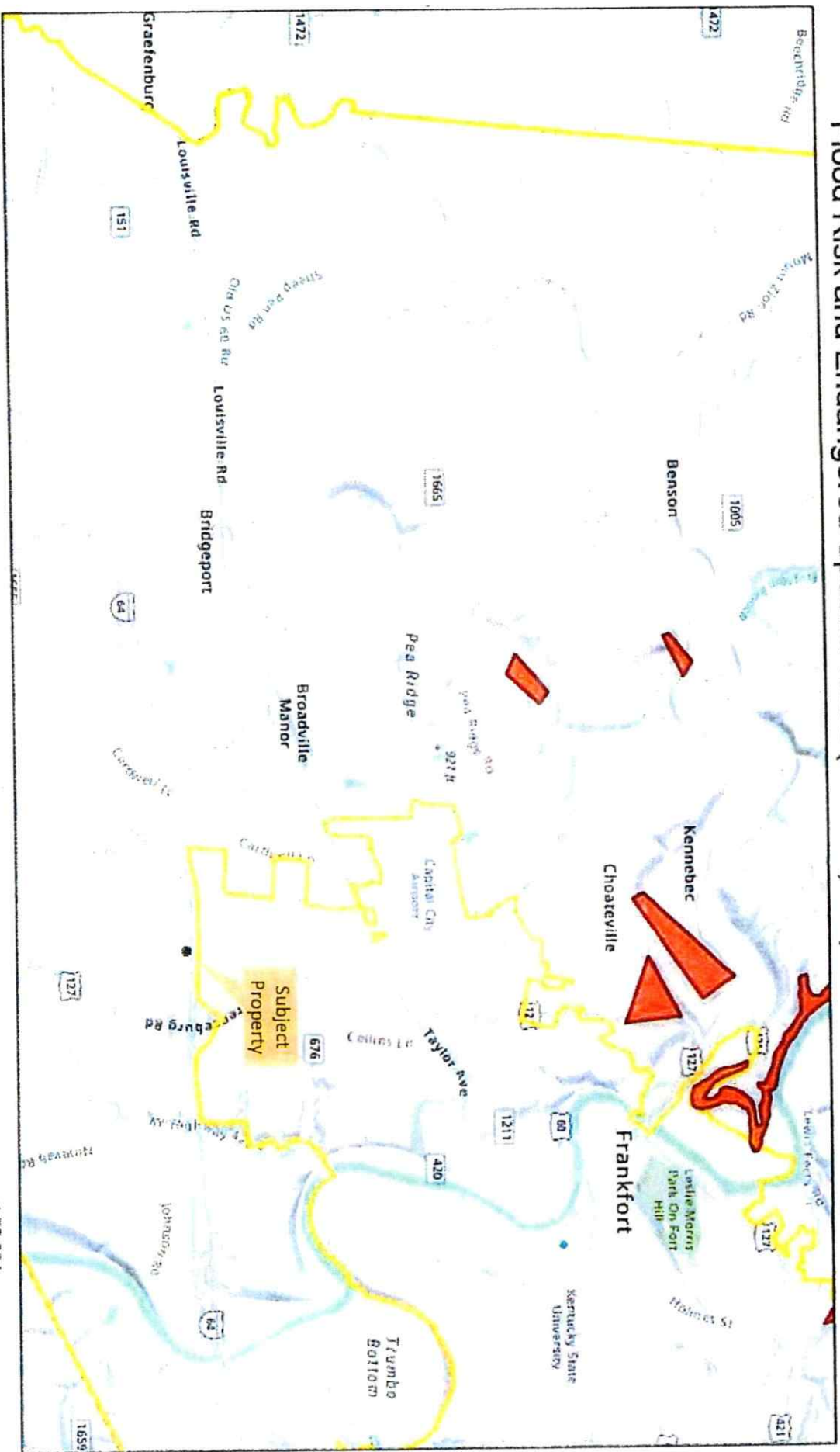
-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland

-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond

-  Lake
-  Other
-  Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

# Flood Risk and Endangered Species Habit (FRESH) Map-1501-1507 Twilight Trail



7/5/2024, 11:52:48 AM

- CRS Eligible Community List (Point)
- USFWS - Critical Habitat - Polygon Features (Live)
- FEMA NFHL Political Jurisdictions (Live)

congestion on the area's internal arterial and collector roadways.

4. The City/County should work to redevelop underutilized and vacated properties prior to the construction of a new development. Emphasis should be placed on rehabilitating and adaptive reuse of underutilized properties.
5. Signage and lighting should be placed to ensure visibility without creating visual pollution.
6. Where infill development occurs, the density and character of the development should reflect the goals of creating attractive, accessible marketplaces that serve the needs of residents and employees in Frankfort and Franklin County and the surrounding region.
7. Structures should be developed according to specific design guidelines (such as compatibility design standards for large buildings) to be developed by the City and County.
8. Traffic Impact Studies should be required by the Planning Commission for larger projects to help determine what improvements need to be made (turn lanes, etc.) to minimize traffic congestion. (See Additional design standards within the Transportation Element)
9. New development should incorporate public transit, bike, pedestrian and other multi-modal connections.



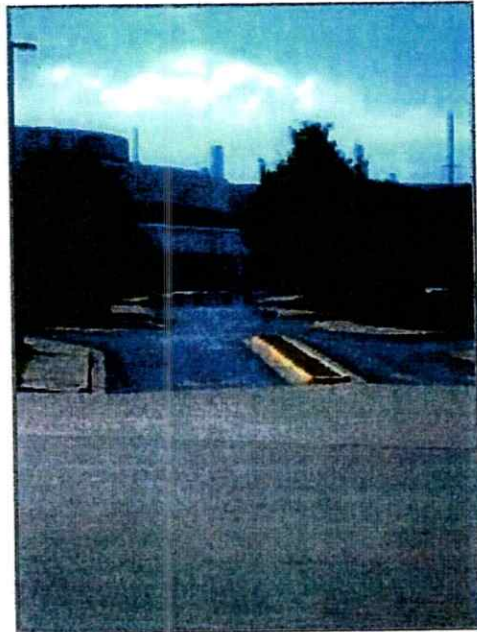
### Employment Center

Office employment and light industrial uses can and are being developed in a way that still provides a diverse economic base while blending in with residential and commercial areas. Employment Centers are areas that encompass primarily office, warehousing and light manufacturing areas in a campus style development. This style of development places buildings on larger

lots with landscaping and greenspace that are attractive and relatively free of offense.

**Land Use Guidelines**

- The primary land use in these areas should be light industrial uses that are completely enclosed within a building as well as warehousing or professional office space or research and development.
- Retail uses associated with any of the light industrial, warehousing or office uses may be appropriate if the retail uses do not exceed 7% of the total building area.
- Residential uses, including multi-family housing should be discouraged in these business centers.



**General Development Guidelines**

1. New development should occur in areas where water and sewer services are available from public agencies and can meet any additional demand.
2. No new development shall occur where there is not an adequate water supply and water pressure for fire protection services.
3. Employment Centers should be located near major thoroughfares to accommodate excess truck and automobile traffic.
4. Where infill development occurs, the density and character of the development should reflect the existing uses that surround the proposed site.
5. Larger sites with extra landscaping and buffer strips should be used in areas adjacent to residential uses to provide a transitional area.
6. Traffic Impact Studies should be required by the Planning Commission for larger projects to help determine what improvements need to be made (deceleration, acceleration

- lanes, etc.) to minimize traffic congestion. (See Additional design standards within the Transportation Element)
7. The City, County, and any new prospective business owner should utilize the information, research, and assistance available through the jointly funded Economic Development Authority.
  8. Both the City and County should encourage the development of high-tech industries, "dot com" facilities, and other computer and technology oriented businesses.

### Industrial

Industrial uses include establishments that involve heavy manufacturing, processing, assembling, and/or outdoor storage which are characterized by potential nuisance factors such as noise, vibration, odor, air emissions, etc. This land use category should be located with access to major thoroughfares and/or railroads and not adjacent to residential areas. These uses should be continued and expanded upon in a planned manner to lessen the impact on the public infrastructure and the surrounding land use pattern.

#### Land Use Guidelines

- The primary land use in these areas should be industrial, and uses that include a mixture of office and industrial uses.
- Retail uses associated with any of the industrial or office uses may be appropriate if the retail uses do not exceed 7% of the total building area.
- Residential uses, including multi-family housing should be discouraged in these industrial centers.



### General Development Guidelines

1. New industrial developments should be placed in areas where there is a minimal impact on residential uses and the natural environment.
2. New development should occur only in areas where public water and sewer services have sufficient capacity to serve and can meet any additional demand.
3. No new development shall occur where there is not an adequate water supply and water pressure for fire protection services.
4. Industrial developments should be located near major transportation systems including but not limited to railroads, highways and interstates.
5. Where infill development occurs, the intensity and character of the development should reflect the existing uses that surround the proposed site.
6. Larger sites with extra landscaping and larger buffer strips should be used in areas adjacent to residential uses to provide a transitional area.
7. Traffic Impact Studies should be required by the Planning Commission for larger projects to help determine what improvements need to be made (turn lanes, etc.) to minimize traffic congestion. (See Additional design standards within the Transportation Element)
8. The City, County, and any new prospective business owner should utilize the information, research, and assistance available through the jointly funded Economic Development Authority.
9. Both the City and County should encourage the development of high-tech industries.



## Fwd: Twilight Floor Plan

Tom Cropper <tcropper@medquestcollege.edu>

Fri 7/26/2024 12:26 PM

To: Tina Peck <tina.peck@franklincounty.ky.gov>

📎 1 attachments (78 KB)

Twilight Floor Plan.pdf;

You don't often get email from tcropper@medquestcollege.edu. [Learn why this is important](#)

Tina,

Here is a sample layout you requested for one of the four units in the building located at 1501-1507 Twilight Trail Frankfort KY. Please let me know if you have any questions.

----- Forwarded message -----

From: **David Montgomery** <[david@commonwealthrents.com](mailto:david@commonwealthrents.com)>

Date: Wed, Jul 24, 2024 at 4:28 PM

Subject: Twilight Floor Plan

To: Tom Cropper <[Tcropper@medquestcollege.edu](mailto:Tcropper@medquestcollege.edu)>

--

**Tom Cropper, Director of Community Outreach**

**1575 Winchester Road**

Suite 110

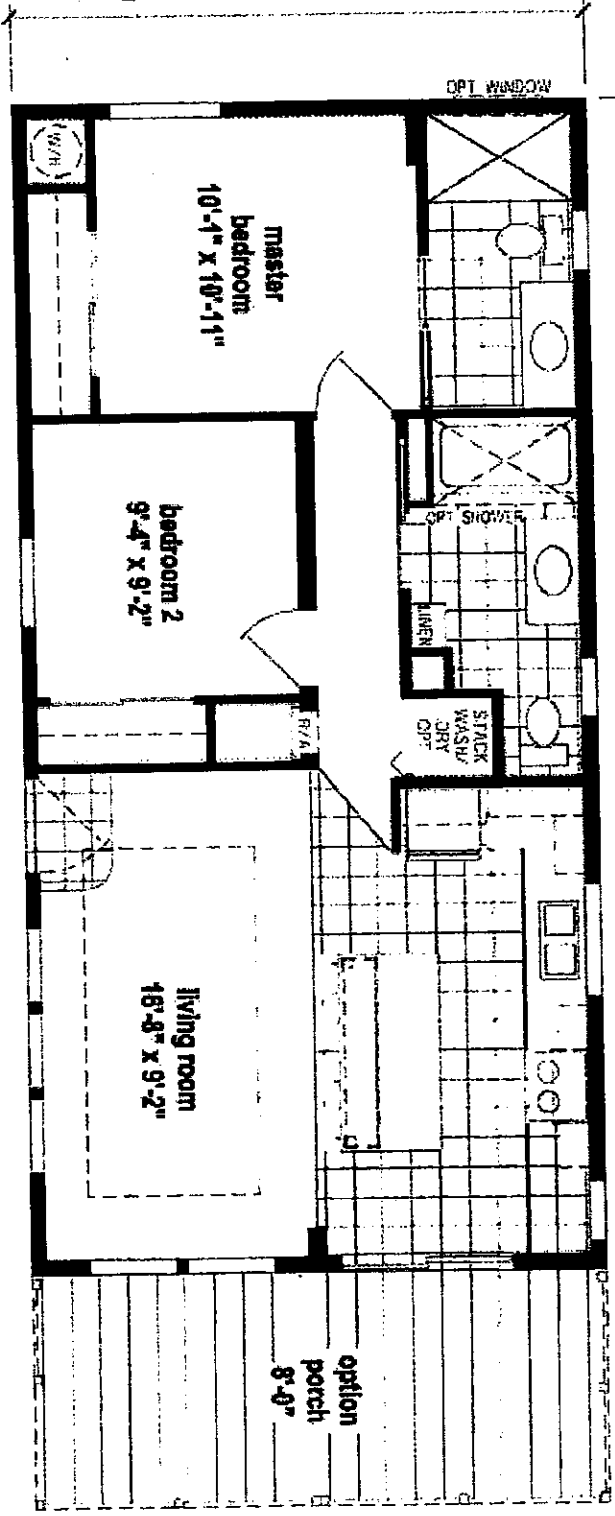
Lexington, KY 40505

Direct: (859) 402-1035

-

20'-0"

40'-0"





### Bulk, Density and Height Comparison (IC) and (CL)

Bulk, Density and Height	IC	CL
F.A. R.	1.5	N/A
Maximum height	50 ft.	35 ft.
Maximum lot coverage	50%	None
Minimum front yard	15 ft.	20 ft.
Minimum landscape area	N/A	20%
Minimum lot size	1-1/2 acres on septic tanks, none on public sewer	1-1/2 acres on septic tanks, none on public sewer
Minimum lot width	None	N/A
Minimum rear yard, except when loading from a rail siding	0	20 ft. (Minimum rear yard only)
Minimum side yard	12 ft.	10 ft.
• End Unit of Group	N/A	10 ft.
Minimum space between buildings	24 ft.	N/A
Minimum lot frontage		
• Each building Group	N/A	75 ft.
• Each Unit	N/A	None

### Land Use Comparison (IC) and (CL)

Land Use	IC	CL
<b>Residential</b>		
Single family dwellings		P
Two-family dwellings		P
Three-or More Family		C
Fraternity Houses		C
<b>Mining</b>		
Dimension Stone Mining	C	
Crushed & Broken Stone	C	
Chemical & fertilizer mineral	C	
Sand & gravel	C	
gas	C	
Metals	C	
Coal Mining	C	
<b>Metals, Minerals &amp; Wholesalers</b>		
Coal & other minerals, except petroleum	C	
Petroleum bulk stations and terminals	C	

<b>Land Use</b>	<b>IC</b>	<b>CL</b>
<b>Construction—General Contractors</b>		
Highway & street construction	P	16
Heavy construction, except highway & street construction	P	16
General building contractors	P	16
<b>Special Trade Construction</b>		
Plumbing, heating & air conditioning	P	16
Painting, paper hanging & decorating	P	16
Electrical work	P	16
Masonry, stonework, tile setting, & plastering & lathing	P	16
Carpentry	P	16
Roofing & sheet metal work	P	16
Concrete work	P	16
Oil & Water well drilling	P	16
Misc. special contractors	P	16
<b>Manufacturing</b>		
<b>Food &amp; Kindred Products</b>		
Meat products	10	
Dairy products	P	
Vegetables & seafoods	10	
Grain mill products	P	
Bakery products	P	
Sugar	P	
Confectionery & related products	P	
Beverage industries	P	
Miscellaneous food preparations & kindred products	C	
Distilled Spirits	P	
Craft Distilleries & Small Farm Wineries	P	
<b>Tobacco Manufacturers</b>		
Cigarettes	P	
Cigars	P	
Tobacco & snuff	P	
Tobacco stemming & redrying	P	
<b>Apparel &amp; Other Finished Products Made from Fabrics &amp; Similar Materials</b>		
Men's, youth's, boys' suits & clothing	P	

<b>Land Use</b>	<b>IC</b>	<b>CL</b>
Women's misses' & Junior's clothing	P	
Hats, caps & millinery	P	
Fur goods	P	
Miscellaneous apparel & accessories	P	
Miscellaneous fabricated textile products	P	
<b>Furniture &amp; Fixtures</b>		
Household furniture	P	
Office furniture	P	
Public building & related furniture	P	
Partitions, shelving lockers & office & store fixtures	P	
Miscellaneous furniture & fixtures	P	
<b>Paper &amp; Allied Products</b>		
Pulp Mills	C	
Paper mills, except building	C	
Paper Mills	C	
Paperboard mills	C	
Converted paper & paperboard products, except containers and boxes	C	
Paperboard containers & boxes	C	
Building paper & building board mills	C	
<b>Printing, Publishing &amp; Allied Industries</b>		
Newspaper Publishing & Printing	P	
Periodical publishing & printing	P	
Books	P	
Misc. Publishing	P	
Commercial Printing	P	
Manifold business forms manufacturing	P	
Greeting card manufacturing	P	
Book binding and related industries	P	

<b>Land Use</b>	<b>IC</b>	<b>CL</b>
Service Industries for the printing table	P	
<b>Land Use Chemical &amp; Allied Products</b>		
Industrial inorganic & organic chemicals	C	
Plastics materials & synthetic resins, synthetic rubber & synthetic & other manmade fibers except glass	C	
Drugs	C	
Soaps, detergents & cleaning preparations; perfumes, cosmetics & other toilet preparations	C	
Paints, varnishes, lacquers enamels & allied products	C	
Gum & wood chemicals	C	
Agricultural chemicals	C	
Miscellaneous chemical products	C	
<b>Leather &amp; Leather Products</b>		
Footwear, except rubber	P	
Gloves & mittens	P	
Luggage	P	
Leather goods	P	
<b>Stone, Clay, &amp; Glass Products</b>		
Pottery & related products	P	
Concrete, gypsum & plaster products	C	
Cut stone & stone products	C	
Abrasive & Miscellaneous nonmetallic mineral products	C	
<b>Fabricated Metals Products, Except Ordnance, Machinery &amp; Transportation Equipment</b>		
Metal cans	P	
Cutlery, hand tools & general hardware	P	
Heating apparatus	P	

<b>Land Use</b>	<b>IC</b>	<b>CL</b>
Fabricated structural metal products	P	
Screw machine products & bolts, nuts, screws, rivets & washers	P	
Metal stamping	P	
Coating, engraving & allied services	P	
Miscellaneous fabricated wire products	P	
<b>Electrical Machinery Equipment &amp; Supplies</b>		
Electric transmission & distribution equipment	8*	
Electrical industrial apparatus	8	
Household appliances	8	
Electrical lighting & wiring equipment	8	
Radio & Television receiving sets	8	
Communication equipment	8	
Electronic components & Accessories	8	
Misc. Electrical machinery equipment & supplies	8	
Engineering laboratory & scientific research	P	
Instruments for measuring controlling & indicating physical characteristics	P	
Optical instruments & lenses	P	
Surgical medical & dental instruments & supplies	P	
Ophthalmic goods	P	
Photographic equipment & supplies	P	
Watches, clocks & clockwork operated devices; parts	P	
<b>Misc. Manufacturing Industries</b>		
Jewelry, Silverware & plated ware	C	
Musical instruments & parts	C	

<b>Land Use</b>	<b>IC</b>	<b>CL</b>
&athletic goods		
Pens, pencils & other office & artists' materials	C	
Costume jewelry, costume novelties, buttons & misc. notions, except precious jewelry	C	
Misc. manufacturing industries	C	
<b>Transportation, Communications &amp; Utilities</b>		
Local & suburban passenger transportation	P	
Taxicabs	P	
Passenger transportation charter service	P	
Terminals & service facilities for motor freight transportation	P	
Trucking transportation services	P	
<b>Warehousing, Public, &amp; Private</b>		
Farm product warehousing and storage	P	
Refrigerated food warehousing except food lockers	P	
Food lockers, with or without food preparation facilities	P	
Household goods warehousing and storage	P	
General warehousing & storage	P	
Special warehousing & storage not elsewhere classified	P	
<b>Transportation Services</b>		
Travel agents & bureaus	P	
Customs brokers	P	
Freight forwarders	P	
Commercial Wholesale equipment		

Land Use	IC	CL
Drugs, chemicals & allied products	P	
Dry goods and apparel	P	
Groceries & related products	P	
Farm products--raw materials	P	
Electrical goods	P	
Hardware & plumbing & heating and air conditioning & refrigeration equipment	P	
Machinery, equipment & supplies	P	
Miscellaneous wholesalers	P	
<b>Retail Trade (Building Hardware &amp; Farm Equip).</b>		
Lumber & other building materials dealers	P	
Heating & plumbing equipment dealers	P	
Paint, glass & wallpaper stores	P	
Electrical supply stores	P	
Hardware & farm equipment	P	
<b>Retail Trade (General Merchandise)</b>		
Mail order houses	P	
Merchandise vending machine operators	P	
<b>Retail Trade (Food)</b>		
Grocery stores & delicatessens	P	P
Meat & fish markets	P	P
Fruit stores & vegetable markets	P	P
Candy, nut & confectionery stores	P	P
Dairy products stores	P	P
Retail bakeries	P	P
Miscellaneous food stores	P	P
<b>Automotive Dealers &amp; Gasoline Service Stations</b>		
Motor vehicle dealers, new & used	P	

<b>Land Use</b>	<b>IC</b>	<b>CL</b>
Motor vehicle dealers, used only	P	
Tire, battery & accessory dealers	P	
Gasoline service stations	P	P
Mobile home dealers, new & used	P	
Miscellaneous aircraft, marine & automotive dealers	P	
<b>Retail Trade—Apparel &amp; Accessories</b>		
Men's & boy's clothing & furnishing stores		P
Women's ready-to-wear stores		P
Women's accessory & specialty stores		P
Children's & infants' wear stores		P
Family clothing stores		P
Shoe stores		P
Custom tailors		P
Furriers & fur shops		P
Misc. apparel & accessory stores		P
<b>Retail Trade—Furniture Home Furnishing &amp; Equipment</b>		
Furniture, home furnishing & equipment stores	P	P
Household appliance stores	P	P
Radio, television & music stores	P	P
<b>Retail Trade—Eating &amp; Drinking Places</b>		
Eating & drinking places		12*
<b>Retail Trade—Misc. retail Stores</b>		
Drugstores & Proprietary Stores		P
Liquor stores		P
Antique stores & secondhand stores		P



<b>Land Use</b>	<b>IC</b>	<b>CL</b>
Bookstores & stationery stores		P
Sporting goods stores & bicycle shops		P
Farm & Garden supply stores	P	
Jewelry stores		P
Fuel & Ice dealers	P	
Finance, insurance & real estate	P	P
Credit agencies other than banks	P	P
Security & commodity brokers, dealers, exchanges & services	P	P
Insurance carriers		P
Insurance agents		P
Real estate		P
Combination of real estate insurance, loan & law office	P	P
Holding & other investment company		P
Banking	P	P
<b>Personal Services</b>		
Laundries, laundry services and cleaning & dyeing plants	P	7
Photographic studios, including commercial photography		P
Beauty shops	C	P
Barber shops	C	P
Shoe repair shops, shoe shine parlors & hat cleaning shops		P
Crematories	P	
Pressing, alteration & garment repair	P	7
Catering Services		P
Advertising		P
Consumer credit reporting agencies, mercantile reporting agencies, adjustment & collection agencies		P

<b>Land Use</b>	<b>IC</b>	<b>CL</b>
Duplicating, addressing, blueprinting, photocopying mailing, mailing list, & stenographic services	P	P
News syndicates		P
Private employment agencies		P
<b>Automobile Repair, Service &amp; Garages</b>		
Automobile rentals, without drivers & driveways	P	P
Automobile parking	C	P
Automobile repair shops	P	
Automobile services, except repair (includes auto wash)	P	P
Trailer rentals (moving van self-rentals)	P	P
<b>Misc. Repair Services</b>		
Electrical Repair Shops		P
Watch, clock & jewelry repair shops		P
Reupholstery & furniture repair shops	P	
Miscellaneous repair shops & Related services	P	
<b>Indoor Commercial Amusement Services</b>		
Dance halls, studios & schools		P
Theatrical producers (except motion picture), bands, orchestras		P
Motion picture production and distribution	P	
Motion picture service industries	P	
<b>Medical, Health &amp; Legal Services</b>		
Offices of physicians & surgeons	P	P
Offices of dentists & dental surgeons	P	P
Offices of osteopathic physicians	P	P

<b>Land Use</b>	<b>IC</b>	<b>CL</b>
Offices of chiropractors	P	P
Legal services		P
Medical & dental laboratories	P	P
Health & allied services not elsewhere classified, except hospitals, sanatoria, convalescent homes & rest homes	P	P
Offices of Veterinarians and animal hospitals not including animal disposal (i.e. crematory)		P
Tattoo Parlors		P
<b>Other Professional Services</b>		
Engineering & architectural services	P	P
Nonprofit educational & scientific research agencies	P	P
Accounting, auditing & bookkeeping services	P	P
<b>Public &amp; Quasi-Public Services Private Schools</b>		
Private colleges & universities	P	C
Private junior colleges	P	C
Private high schools	P	C
Private junior high schools	P	C
Private elementary schools	P	C
Private correspondence & vocational schools	P	C
Private schools not elsewhere Classified	P	C
<b>Museum, Art Galleries, Arboreta, Libraries</b>		
Museums & Art Galleries	P	P
Arboreta, botanical & zoological gardens	P	P
Libraries	P	P
Churches	C	P
Cultural services not elsewhere classified		P
Cemeteries	C	

Land Use	IC	CL
<b>Hospitals, Sanatoria, Convalescent Homes &amp; Rest Homes</b>		
General hospitals		P
Mental institutions		P
Special Hospitals not elsewhere classified		P
Sanatoria, convalescent homes & rest homes		P
<b>Nonprofit Organizations</b>		
Business Associations		P
Professional membership organizations		P
Labor Unions & Related Organizations		P
Civic, social & fraternal associations		
Political organizations		P
Charitable organizations		P
Nonprofit membership organizations not elsewhere classified		P
<b>Recreation Outdoor Public Land Recreations</b>		
Major Parks (5 or more acres)	C	
Minor Parks (less than 5 acres)	C	
Stadia & fairgrounds	IC	
<b>Outdoor Private Land Recreation (Operated for Profit)</b>		
Stadia	C	
Race Tracks	C	
Drive-in Theaters	C	
<b>Private Nonprofit Recreation</b>		
Subdivision community centers		C
<b>Miscellaneous</b>		
Care Facility		13*
Day Care Centers	22*	22
Mini-warehouse/Self-storage facilities	P	

Indoor Shooting & Instruction Range	23*	
<b>NOTES to TABLE:</b>		
1. "C" equals Conditional, "P" equals Permitted		
2. Numbers indicate, "Noted Special Conditions, §155.089" (see exhibit)		

**§155.089 Noted Special Conditions**

**(EXHIBIT)**

(7) Laundry and dry-cleaning pick-up stations including clothes cleaning establishments of not more than 40-pound capacity and using a closed system process;

(8) Manufacturing of products from already prepared materials;

(12) Conditional use permit required for restaurants with live entertainment, bar, wine and/or liquor by the drink sales;

(13) Permitted as an accessory use in an existing church facility and any existing American Red Cross or Salvation Army facility; provided that, all criteria listed under § 155.120 of this chapter are met. And that no new constructions is involved to accommodate a use previously vacated within the church or other building to allow space for a charitable indigent limited care and/or mini-nursing home facility. This in no way implies that these are conditional uses. This use is permitted as a conditional use in any building within the CG (General Commercial), IC (Industrial Commercial) and IG (General Industrial) Districts; provided that, all criteria in §§ 155.105 through 155.123 of this chapter are met and property does not about any property currently used or zoned as residential;

(16) Permitted for business office portion of use only. No equipment used may be located, either temporarily or permanently, at this location;

(19) Permitted in conjunction with the sale of eyeglasses;

(22) Day care centers, nurseries and kindergartens shall be permitted for up to 35 children; provided that, all requirements of § 155.110 of this chapter are met. If the day care center, nursery, or kindergarten proposed abuts property zoned or used for residential purposes, a conditional use permit shall be required. If the proposed day care center, nursery or kindergarten will have more than 35 children, a conditional use permit shall be required;

(23) (a) Must have a final development plan, prepared in accordance with §§ 155.105 through 155.123 of this chapter approved by the Frankfort/Franklin County Planning Commission.

(b) All buildings and structures shall be located at least 100 feet from any residential or agricultural zone or land use.

(c) All roads and parking areas shall be surfaced with a hard and durable material and properly drained. Parking shall be provided in the following manner: two spaces per target lane, plus three spaces per 1,000 square feet of retail area.

(d) An eight-foot wooden privacy fence shall be installed along the property lines where the property abuts a different zone or land use.

(e) Where the property abuts property of a different zone or land use, a 100-foot landscape bugger shall be installed along the affected property line, with plantings, specified as follows: a 36-foot wide, six-foot tall earthen berm, plus a double-row, staggered planting of evergreen trees spaced at every 15 feet, on center.

(f) Indoor ranges shall have one warning sign at each entrance and at any window, door or other opening in the wall.

(g) Except in districts where signs are not allowed, one, non-flashing, internally illuminated sign, not to exceed 30 square feet in area and not to exceed ten feet in height, may be provided at the major entrance.

(h) Indoor target ranges shall have sufficient sound proofing so that the maximum sound transmission that may escape the range into areas not controlled by the owner is 40 decibels. Entry doors from outside the building shall be solid core and weather stripped as additional barrier. EPA and OSHA approvals must be granted prior to occupancy of the facility.

(i) Indoor target ranges shall be constructed in such a manner so as to prevent the escape of projectiles from the discharge of weapons in the facility to the outside of the building.

(j) Sales of firearms, munitions and related items shall be permitted as a part of the indoor target range.

## Re: Research Inquiry

Davis, Alison F. <Alison.Davis@uky.edu>

Tue 7/16/2024 9:51 PM

To:Tina Peck <tina.peck@franklincounty.ky.gov>

📎 2 attachments (54 KB)

Franklin County Remote Work 2018.xlsx; Franklin County Remote Work 2022.xlsx;

Hi Tina,

I have attached 2 files, one for 2018 and one for 2022. If you look at the bottom of both data files you will see the remote work numbers that we use.

2018: 641 out of 23,947 total workers.

2022: 2,736 out of 24,289 total workers

There are margins of error included which give you some sense of the reliability of the data, the larger the margin of error, the more unreliable. Regardless, there is a significant increase in remote works post COVID.

Hope this helps!

Alison F. Davis, PhD  
Director, Community and Economic Development Initiative of Kentucky  
Professor, Department of Agricultural Economics  
Martin-Gatton College of Agriculture, Food, and Environment  
University of Kentucky

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**From:** Tina Peck <tina.peck@franklincounty.ky.gov>

**Sent:** Tuesday, July 16, 2024 4:29 PM

**To:** Davis, Alison F. <alison.davis@uky.edu>

**Subject:** Research Inquiry

You don't often get email from tina.peck@franklincounty.ky.gov. [Learn why this is important](#)

**CAUTION: External Sender**

Dear Professor Davis:

I am a Planner for Franklin County, Kentucky. I am looking for any research conducted for KY counties of remote work shift pre and post Covid-19. Is this something you may have or able to steer me in the right direction to discover? Thank you for any help.

Sincerely,

Tina Peck  
Staff Planner  
Deputy Floodplain Manager  
Deputy ABC Administrator  
Franklin County Planning and Zoning  
321 West Main Street  
Frankfort, KY 40601  
502 875 8701



## MEANS OF TRANSPORTATION TO WORK BY AGE

Note: The table shown may have been modified by user selections. Some information may be missing.

<b>DATA NOTES</b>	B08101
TABLE ID:	B08101
SURVEY/PROGRAM:	American Community Survey
VINTAGE:	2018
DATASET:	ACSDT5Y2018
PRODUCT:	ACS 5-Year Estimates Detailed Tables
UNIVERSE:	Workers 16 years and over
MLA:	U.S. Census Bureau. "MEANS OF TRANSPORTATION TO WORK BY AGE." American Community Survey, ACS 5-Year Estimates Detailed Tables, Table B08101, 2018, <a href="https://data.census.gov/table/ACSDT5Y2018.B08101?q=B08101:Means%20of%20Transportation%20to%20Work%20by%20Age&amp;g=050XX00US21073&amp;y=2018">https://data.census.gov/table/ACSDT5Y2018.B08101?q=B08101:Means of Transportation to Work by Age&amp;g=050XX00US21073&amp;y=2018</a> . Accessed on July 16, 2024.
FTP URL:	None
API URL:	<a href="https://api.census.gov/data/2018/acs/acs5">https://api.census.gov/data/2018/acs/acs5</a>
<b>USER SELECTIONS</b>	
TABLES	B08101
GEOS	Franklin County, Kentucky
VINTAGES	2018
<b>EXCLUDED COLUMNS</b>	None
<b>APPLIED FILTERS</b>	None
<b>APPLIED SORTS</b>	None
<b>PIVOT &amp; GROUPING</b>	
PIVOT COLUMNS	None
PIVOT MODE	Off
ROW GROUPS	None
VALUE COLUMNS	None



Table: ACSDT5Y2018.B08101

WEB ADDRESS	<a href="https://data.census.gov/tables/ACSDT5Y2018.B08101?q=B08101:%20Means%20of%20Transportation%20of%20Workers%20Age&amp;g=050XX00US21073&amp;y=2018">https://data.census.gov/tables/ACSDT5Y2018.B08101?q=B08101:%20Means%20of%20Transportation%20of%20Workers%20Age&amp;g=050XX00US21073&amp;y=2018</a>
TABLE NOTES	<p>Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.</p> <p>Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.</p> <p>Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology</p> <p>Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates</p> <p>Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see ACS Technical Documentation</p> <p>); The effect of nonsampling error is not represented in these tables.</p> <p>Workers include members of the Armed Forces and civilians who were at work last week.</p>

Table: ACSDT5Y2018. B08101

	<p>While the 2014-2018 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.</p>
	<p>Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.</p>
	<p>Explanation of Symbols:</p> <ul style="list-style-type: none"> <li>* An "***" entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.</li> <li>* An "-" entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution, or the margin of error associated with a median was larger than the median itself.</li> <li>* An " " following a median estimate means the median falls in the lowest interval of an open-ended distribution.</li> <li>* An "+" following a median estimate means the median falls in the upper interval of an open-ended distribution.</li> <li>* An "***" entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.</li> <li>* An "*****" entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.</li> <li>* An "N" entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.</li> <li>* An "(X)" means that the estimate is not applicable or not available.</li> </ul>

Table: ACSDT5Y2022.B08101

		Franklin County, Kentucky	
Label	Estimate	Margin of Error	
Total:	24,289	±693	
16 to 19 years	914	±213	
20 to 24 years	2,073	±278	
25 to 44 years	10,970	±438	
45 to 54 years	5,113	±373	
55 to 59 years	2,684	±303	
60 to 64 years	1,297	±235	
65 years and over	1,238	±232	
Car, truck, or van - drove alone:	18,200	±832	
16 to 19 years	767	±203	
20 to 24 years	1,311	±292	
25 to 44 years	8,052	±546	
45 to 54 years	4,030	±435	
55 to 59 years	2,079	±268	
60 to 64 years	1,079	±201	
65 years and over	882	±176	
Car, truck, or van - carpooled:	2,430	±493	
16 to 19 years	94	±75	
20 to 24 years	385	±237	
25 to 44 years	1,304	±337	
45 to 54 years	421	±224	
55 to 59 years	141	±110	
60 to 64 years	31	±29	
65 years and over	54	±44	
Public transportation (excluding taxicab):	284	±219	
16 to 19 years	0	±29	
20 to 24 years	73	±84	
25 to 44 years	152	±132	

Table: ACSDT5Y2022.B08101

	Franklin County, Kentucky	
Label	Estimate	Margin of Error
45 to 54 years	0	±29
55 to 59 years	59	±60
60 to 64 years	0	±29
65 years and over	0	±29
Walked:	455	±169
16 to 19 years	36	±31
20 to 24 years	221	±124
25 to 44 years	80	±69
45 to 54 years	50	±62
55 to 59 years	28	±22
60 to 64 years	0	±29
65 years and over	40	±37
Taxicab, motorcycle, bicycle, or other means:	184	±96
16 to 19 years	7	±14
20 to 24 years	0	±29
25 to 44 years	95	±79
45 to 54 years	65	±60
55 to 59 years	17	±21
60 to 64 years	0	±29
65 years and over	0	±29
Worked from home	2,736	±467
16 to 19 years	10	±14
20 to 24 years	83	±62
25 to 44 years	1,287	±386
45 to 54 years	547	±213
55 to 59 years	360	±112
60 to 64 years	187	±146
65 years and over	262	±173

## Means of Transportation to Work by Age



Note: The table shown may have been modified by user selections. Some information may be missing.

<b>DATA NOTES</b>	B08101 American Community Survey
<b>TABLE ID:</b>	B08101
<b>SURVEY/PROGRAM:</b>	American Community Survey
<b>VINTAGE:</b>	2022
<b>DATASET:</b>	ACSDT5Y2022
<b>PRODUCT:</b>	ACS 5-Year Estimates Detailed Tables
<b>UNIVERSE:</b>	Workers 16 years and over
<b>MLA:</b>	U.S. Census Bureau. "Means of Transportation to Work by Age." American Community Survey, ACS 5-Year Estimates Detailed Tables, Table B08101, 2022. <a href="https://data.census.gov/table/ACSDT5Y2022.B08101?g=B08101">https://data.census.gov/table/ACSDT5Y2022.B08101?g=B08101</a> : Means of Transportation to Work by Age&g=050XX00US21073. Accessed on July 16, 2024.
<b>FTP URL:</b>	None
<b>API URL:</b>	<a href="https://api.census.gov/data/2022/acs/acs5">https://api.census.gov/data/2022/acs/acs5</a>
<b>USER SELECTIONS</b>	B08101
<b>TABLES</b>	Franklin County, Kentucky
<b>GEOS</b>	
<b>EXCLUDED COLUMNS</b>	None
<b>APPLIED FILTERS</b>	None
<b>APPLIED SORTS</b>	None
<b>PIVOT &amp; GROUPING</b>	
<b>PIVOT COLUMNS</b>	None
<b>PIVOT MODE</b>	Off
<b>ROW GROUPS</b>	None
<b>VALUE COLUMNS</b>	None
<b>WEB ADDRESS</b>	<a href="https://data.census.gov/table/ACSDT5Y2022.B08101?g=B08101:%20Means%20of%20Transportation%20to%20Work%20by%20Age&amp;g=050XX00US21073">https://data.census.gov/table/ACSDT5Y2022.B08101?g=B08101:%20Means%20of%20Transportation%20to%20Work%20by%20Age&amp;g=050XX00US21073</a>

Table: ACSDT5Y2022.B08101

TABLE NOTES	
	<p>Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, the decennial census is the official source of population totals for April 1st of each decennial year. In between censuses, the Census Bureau's Population Estimates Program produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.</p>
	<p>Information about the American Community Survey (ACS) can be found on the ACS website. Supporting documentation including code lists, subject definitions, data accuracy, and statistical testing, and a full list of ACS tables and table shells (without estimates) can be found on the Technical Documentation section of the ACS website.</p>
	<p>Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.</p>
	<p>Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates</p>
	<p>Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see ACS Technical Documentation). The effect of nonsampling error is not represented</p>
	<p>Workers include members of the Armed Forces and civilians who were at work last week.</p>
	<p>Several means of transportation to work categories were updated in 2019. For more information, see: Change to Means of Transportation.</p>
	<p>The 2018-2022 American Community Survey (ACS) data generally reflect the March 2020 Office of Management and Budget (OMB) delineations of metropolitan and micropolitan statistical areas. In certain instances, the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB delineation lists due to differences in the effective dates of the geographic entities.</p>
	<p>Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on 2020 Census data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.</p>

Table: ACSDT5Y2022.B08101

	<p>Explanation of Symbols:- The estimate could not be computed because there were an insufficient number of sample observations. For a ratio of medians estimate, one or both of the median estimates falls in the lowest interval or highest interval of an open-ended distribution. For a 5-year median estimate, the margin of error associated with a median was larger than the median itself. N The estimate or margin of error cannot be displayed because there were an insufficient number of sample cases in the selected geographic area. (X) The estimate or margin of error is not applicable or not available. median- The median falls in the lowest interval of an open-ended distribution (for example "2,500-")median+ The median falls in the highest interval of an open-ended distribution (for example "250,000+").** The margin of error could not be computed because there were an insufficient number of sample observations.*** The margin of error could not be computed because the median falls in the lowest interval or highest interval of an open-ended distribution.**** A margin of error is not appropriate because the corresponding estimate is controlled to an independent population or housing</p>
<p>COLUMN NOTES</p>	<p>None</p>

# MEMORANDUM

**To:** Technical Review Team

**From:** Tina Peck, Planning and Building Codes

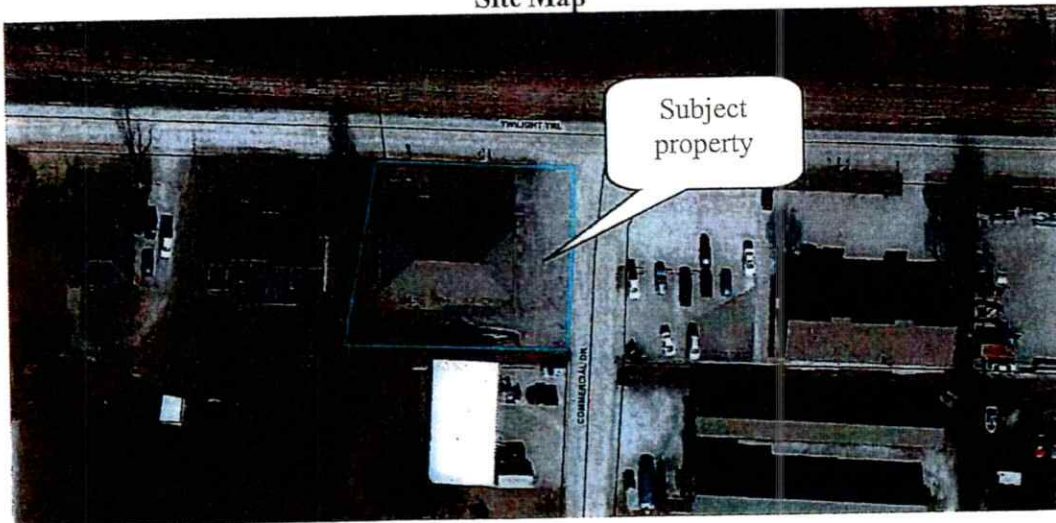
**Date:** June 25, 2024

**Re:** Proposed Zone Change & Conditional Use Permit- 1501-1507 Twilight Trail

The property owner at 1501-1507 Twilight Trail has applied for a Zone Change from "IC" Industrial Commercial Zoning District to "CL" Rural Limited Commercial Zoning District as well as a Conditional Use Permit for a "multi-family facility." The proposal is currently scheduled to appear before the Frankfort-Franklin County Planning Commission on August 8, 2024. I am requesting information relating to whether the property is currently served or can be served by public utilities for future development. If you are not a utility provider, feel free to identify any issues that you think may be relative to the project. The site from the GIS mapping is attached. If possible, please review and provide any written comments by e-mail at [tina.peck@franklincounty.ky.gov](mailto:tina.peck@franklincounty.ky.gov) no later than July 3, 2024.

If you have any questions or need additional information, please contact me at (502) 875-8701.

Site Map





RE: 1501-1507 Twilight Trail\_

Carter, Jim <jcarter@fewpb.com>

Wed 6/26/2024 12:00 PM

To:Tina Peck <tina.peck@franklincounty.ky.gov>;Brian Brewer <brian.brewer@franklincounty.ky.gov>;Michael Hesse <mhesse@frankfort.ky.gov>;Gene Wilburn <gene.wilburn@franklincounty.ky.gov>;farmdalewater@gmail.com <farmdalewater@gmail.com>  
Cc:Ben Judah <ben.judah@franklincounty.ky.gov>;Dutta, Sharmista <sdutta@fewpb.com>;Harrod, Mike <mikeharrod@fewpb.com>

FPB Electric has no issue with the zone change.

Thanks.

James R. Carter, PE  
FPB Electrical Engineer  
305 Hickory Drive  
Frankfort, KY 40602  
502-352-4401  
jcarter@fewpb.com

---

**From:** Tina Peck <tina.peck@franklincounty.ky.gov>

**Sent:** Tuesday, June 25, 2024 9:42 AM

**To:** Brian Brewer <brian.brewer@franklincounty.ky.gov>; Michael Hesse <mhesse@frankfort.ky.gov>; Gene Wilburn <gene.wilburn@franklincounty.ky.gov>; farmdalewater@gmail.com; Carter, Jim <jcarter@fewpb.com>

**Cc:** Ben Judah <ben.judah@franklincounty.ky.gov>

**Subject:** 1501-1507 Twilight Trail\_

**CAUTION:** This email originated from an **External Source**. Please use EXTRA caution when opening attachments, clicking links, or responding to this email.

Hi, dear TRT Members,

Attached is a Facility Review Report for a Zone Change ("IC" to "CL") and CUP request for 1501-1507 Twilight Trail. The applicant will appear before the Planning Commission on August 8, 2024. Please review the attached report and supply any comments, questions or concerns to me by July 3, 2024, if possible. Thank you so much. Have a wonderful day.

Sincerely,

Tina Peck  
Staff Planner  
Deputy Floodplain Manager  
Deputy ABC Administrator  
Franklin County Planning and Zoning  
321 West Main Street  
Frankfort, KY 40601  
502-875-8701

## MEMORANDUM

**DATE:** June 26, 2024

**TO:** Ben Judah  
Planning Supervisor  
Franklin County Planning & Building Code Department

**FROM:** Sharmista Dutta  
Water Engineer  
Frankfort Plant Board

**RE:** Water comments for the following item:

**1501 – 1507 Twilight Trail Zone Change**

- a. We have no issues with the zone change.
- b. Please note there is an existing waterline that runs through the property. Contact this office if any new construction is planned.
- c. The Frankfort Plant Board reserves the right to modify these comments based on other agency reviews and changes to the plat or plan resulting from required or voluntary revisions.

Should you have any questions or comments, please do not hesitate to contact me at (502) 352-4407 or [sdutta@fewpb.com](mailto:sdutta@fewpb.com).

# CAPITAL OF KENTUCKY

July 3, 2024

Tina Peck  
Franklin County Planning and Zoning  
321 West Main Street  
Frankfort, KY 40601

RE: 1501, 1503, 1505, 1507 Twilight Trail  
Facility Review

Dear Tina,

The Frankfort Sewer Department (FSD) has received the request for a facility review at 1501, 1503, 1505, 1507 Twilight Trail. We have no objection to the zone change from "IC" Industrial Commercial to "CL" Rural Limited Commercial.

Please note FSD has limited capacity to provide sanitary sewer service in the area. At this time, FSD can support a maximum of 4 units for a multifamily facility.

If you have any questions, please contact this office at 502.875.2448.

Sincerely  
Frankfort Sewer Department



Michael Hesse  
Design Engineer

CC: Kenny Hogsten, FSD  
Robert Barker, FSD

315 W Second Street, Frankfort KY 40602  
502-875-8500  
[www.frankfort.ky.gov](http://www.frankfort.ky.gov)

EQUAL OPPORTUNITY EMPLOYER



Layne Wilkerson, Mayor

Kelly May, Commissioner  
Katrisha Waldrige, Commissioner  
Leesa Unger, Commissioner  
Kyle Thompson, Commissioner

RE: 1501-1507 Twilight Trail\_

Gene Wilburn <gene.wilburn@franklincounty.ky.gov>

Tue 7/23/2024 8:28 AM

To:Tina Peck <tina.peck@franklincounty.ky.gov>

Good morning Tina,

Franklin County Road Dept has no issues with this Proposal.

Thanks,

*Gene Wilburn*

Gene Wilburn  
Franklin County Road Supervisor  
100 Lewis Ferry Road  
P.O. Box 280  
Frankfort, KY 40601  
502-875-8760



From: Tina Peck

Sent: Monday, July 22, 2024 3:04 PM

To: Brian Brewer <brian.brewer@franklincounty.ky.gov>; Gene Wilburn <gene.wilburn@franklincounty.ky.gov>

Subject: Fw: 1501-1507 Twilight Trail\_

Hi, I am following up to see if you have had the chance to review the project for 1501-1507 Twilight Trail. If you have any comments, questions or concerns.

Thank you so much.

Sincerely,

Tina Peck  
Staff Planner  
Deputy Floodplain Manager  
Deputy ABC Administrator  
Franklin County Planning and Zoning  
321 West Main Street  
Frankfort, KY 40601  
502-875-8701

---

**From:** Tina Peck

**Sent:** Tuesday, June 25, 2024 9:41 AM

**To:** Brian Brewer <[brian.brewer@franklincounty.ky.gov](mailto:brian.brewer@franklincounty.ky.gov)>; Michael Hesse <[mhesse@frankfort.ky.gov](mailto:mhesse@frankfort.ky.gov)>; Gene Wilburn <[gene.wilburn@franklincounty.ky.gov](mailto:gene.wilburn@franklincounty.ky.gov)>; [farmdalewater@gmail.com](mailto:farmdalewater@gmail.com) <[farmdalewater@gmail.com](mailto:farmdalewater@gmail.com)>; Carter, Jim <[jcarter@fewpb.com](mailto:jcarter@fewpb.com)>

**Cc:** Ben Judah <[ben.judah@franklincounty.ky.gov](mailto:ben.judah@franklincounty.ky.gov)>

**Subject:** 1501-1507 Twilight Trail\_

Hi, dear TRT Members,

Attached is a Facility Review Report for a Zone Change ("IC" to "CL") and CUP request for 1501-1507 Twilight Trail. The applicant will appear before the Planning Commission on August 8, 2024. Please review the attached report and supply any comments, questions or concerns to me by July 3, 2024, if possible. Thank you so much. Have a wonderful day.

Sincerely,

Tina Peck  
Staff Planner  
Deputy Floodplain Manager  
Deputy ABC Administrator  
Franklin County Planning and Zoning  
321 West Main Street  
Frankfort, KY 40601  
502-875-8701

Re: 1501-1507 Twilight Trail\_

Brian Brewer <brian.brewer@franklincounty.ky.gov>

Wed 7/24/2024 9:12 AM

To: Tina Peck <tina.peck@franklincounty.ky.gov>

Tina,

The Fire Department has no comments at this time. Thank you.

**Best Regards,**

*Chief Brewer*

Brian Brewer  
Fire Chief  
Franklin County Fire Department  
106 Darby Shire Circle  
Frankfort, KY. 40601  
Work: 502-695-1617  
Cell: 502-219-0265

---

**From:** Tina Peck <tina.peck@franklincounty.ky.gov>

**Sent:** Monday, July 22, 2024 3:03 PM

**To:** Brian Brewer <brian.brewer@franklincounty.ky.gov>; Gene Wilburn <gene.wilburn@franklincounty.ky.gov>

**Subject:** Fw: 1501-1507 Twilight Trail\_

Hi, I am following up to see if you have had the chance to review the project for 1501-1507 Twilight Trail. If you have any comments, questions or concerns.

Thank you so much.

Sincerely,

Tina Peck  
Staff Planner  
Deputy Floodplain Manager  
Deputy ABC Administrator  
Franklin County Planning and Zoning  
321 West Main Street  
Frankfort, KY 40601  
502-875-8701

---

**From:** Tina Peck

**Sent:** Tuesday, June 25, 2024 9:41 AM

**To:** Brian Brewer <brian.brewer@franklincounty.ky.gov>; Michael Hesse <mhesse@frankfort.ky.gov>; Gene Wilburn <gene.wilburn@franklincounty.ky.gov>; farmdalewater@gmail.com <farmdalewater@gmail.com>;

Carter, Jim <jcarter@fewpb.com>

**Cc:** Ben Judah <ben.judah@franklincounty.ky.gov>

**Subject:** 1501-1507 Twilight Trail\_

Hi, dear TRT Members,

Attached is a Facility Review Report for a Zone Change ("IC" to "CL") and CUP request for 1501-1507 Twilight Trail. The applicant will appear before the Planning Commission on August 8, 2024. Please review the attached report and supply any comments, questions or concerns to me by July 3, 2024, if possible. Thank you so much. Have a wonderful day.

Sincerely,

Tina Peck  
Staff Planner  
Deputy Floodplain Manager  
Deputy ABC Administrator  
Franklin County Planning and Zoning  
321 West Main Street  
Frankfort, KY 40601  
502-875-8701

## Zone change sign pictures Twilight Trl

Ben Judah <ben.judah@franklincounty.ky.gov>

Tue 7/30/2024 12:38 PM

To:Tina Peck <tina.peck@franklincounty.ky.gov>



Sent from my iPhone