

ORDINANCE NUMBER 11 - 2023

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 20.1-ACRE PROPERTY, IDENTIFIED AS PVA MAP #049-00-00-012.00), LOCATED AT 1190 PEA RIDGE ROAD FROM RURAL RESIDENTIAL DISTRICT (RR) TO AGRICULTURAL DISTRICT (AG)

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 amendment, 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 10, 2023 and adopted a summary of the evidence and findings of fact as required by K.R.S. 100; 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 20.1-acre property located at 1190 Pea Ridge Road in Franklin County, Kentucky, and more specifically identified as PVA Map Number 049-00-00-012.00 is hereby amended from Rural Residential District (RR) to Agricultural District (AG), based on the following findings of fact:

1. The Comprehensive Plan, Future Land Use Plan, designates the property for Suburban Residential and the zone change request is consistent with other uses in the area.
2. The zone change request is consistent with other uses in the area.
3. The zone map amendment request is in agreement with the current Comprehensive Plan.


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 12th day of September, 2023.

GIVEN SECOND READING AND APPROVED at a duly convened meeting of the Fiscal Court of Franklin County, Kentucky, held on the 28 day of September, 2023 and of record in Fiscal Court Order Book 34, Page 91.



Michael Mueller
Franklin County Judge/Executive

ATTESTED TO:



Kim Cox
Fiscal Court Clerk

SUMMARY

This ordinance approves a zone map amendment at 1190 Pea Ridge Road for a 20.1-acre property located in Franklin County, more specifically identified as PVA Map Number 049-00-00-012.00, from Rural Residential District (RR) to Agricultural District (AG).

FRANKFORT/FRANKLIN COUNTY PLANNING COMMISSION

**August 10, 2023
5:30 PM**

WILLIAM MAY, CHAIRMAN -- PRESIDING

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

Chairman May asked the Secretary to Call the Roll.

MEMBERS PRESENT:

David Boggs
Patti Cross
Timothy Luscher
Darrell Sanderson
Charles Stewart
Brent Sweger

William May, Chairman

(7)

Also Present:

Ed Logan, Planning Commission Attorney
Ben Judah, Planning Supervisor, Franklin County Planning & Building Codes
Tina Peck, Staff Planner, Franklin County Planning & Building Codes

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

Chairman May asked for a motion to approve the minutes of the July 13, 2023 meeting. Mr. Luscher made the motion to approve the minutes and payment of bills. The motion was seconded by Mr. Boggs and passed by a vote of 6 to 0. Mr. Sweger did not vote.

Chairman May asked for a motion to approve the Payment of Bills. Mr. Sanderson made a motion to approve the following bills:

Ed Logan (Legal Fee, July 2023)	\$1,500.00
Logan, Burch & Fox (RE: Big Eddy Rehab)	49.50
Dawn McDonald (PC Secretarial – 06/08/23)	300.00
Dawn McDonald (BZA Secretarial 06/13/23 & 07/11/23)	225.00
Anna Whitaker (Show Fee – 06/08/23 PC)	50.00
Ed Logan (Legal Fee, August, 2023)	1,500.00
Vickie Sewell (PC Secretarial 07/13/23)	300.00
Frankfort NewsMedia (Legal Advertising)	1,527.39
Barry Holder, Jr. (Reimbursement – APA Training)	359.24
Mitch Buchanan (2022-23 BZA – 7 meetings)	350.00
Harry Carver (2022-23 BZA – 7 meetings)	350.00
Lauren Coltrane (2022-23 BZA – 5 meetings)	250.00
Barry Holder, Jr. (2022-23 BZA – 8 meetings)	400.00
Johnny Keene (2022-23 BZA – 6 meetings)	300.00
Margaret Townsley (2022-23 BZA – 7 meetings)	350.00

Brandon White (2022-23 BZA – 3 meetings)	150.00
Patrick Carney (2022-23 BZA – 4 meetings)	200.00
David Boggs (2022-23 PC – 9 meetings)	675.00
Patti Cross 2022-23 PC – 8 meetings)	600.00
Sherron Jackson (2022-23 PC – 10 meetings)	750.00
Keith Lee (2022-23 PC – 8 meetings)	600.00
Paul Looney (2022-23 PC – 5 meetings)	375.00
Timothy Luscher (2022-23 PC – 9 meetings)	675.00
William May, Jr. (2022-23 PC – 9 meetings)	675.00
Darrell Sanderson (2022-23 PC – 9 meetings)	675.00
Charles Stewart (2022-23 PC – 4 meetings)	300.00
Brent Sweger (2022-23 PC – 9 meetings)	675.00
Russell Wright (2022-23 PC – 10 meetings)	750.00

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

Under Staff Items, Mr. Judah provided a status report on the Comprehensive Plan Update. He stated that he expected that there would be one more Advisory Committee meeting to go over the Future Land Use Map and stated that that process would then be wrapped up. He stated that the entire process would be complete by the end of the year. He stated that the next Steering Committee meeting would be in September.

Chairman May asked for a motion to suspend the Bylaws in order to have more than two Public Hearings at the meeting. The motion was made by Mr. Luscher and seconded by Mr. Sanderson and passed unanimously.

Chairman May asked for a moment of silence in order to express condolences to Sherron Jackson for the loss of his brother.

Chairman May asked the Secretary to introduce the next item:

PUBLIC HEARING: Rainmaker Hospitality is requesting a zone map amendment from General Industrial District “IG” to General Commercial District “CG” for a 4.995-acre tract of land located at the intersection of Hoover Blvd. and Duncan Road. The property is also identified as Tract 1, Lot 7, as shown on Plat Cabinet E, Slide 795 in the office of the Franklin County Clerk. The property is more specifically identified as PVA Map Number 087-00-00-032.08. (County Item).

Mr. Boggs made a motion to take the item from the Table. The motion was seconded by Ms. Cross and passed unanimously.

Mr. Sweger stated that he had not been in attendance at the last meeting and had not reviewed the record. He stated that he would not be voting on the matter.

It was determined that there was not a quorum of members who had been at the July 13, 2023 meeting and that the item could not be considered at the meeting that night.

The next item was introduced:

PUBLIC HEARING: P & N Development, LLC is requesting a zone map amendment from Planned Commercial District "PC" to Rural High Density Multifamily District "RH" for a 5.518-acres of land located at the intersection of Shepherd Way and Copperleaf Blvd. Being all of lots 5, 6 and 7, as shown on Plat Cabinet H, Slide 127 in the office of the Franklin County Clerk. The property is more specifically identified as PVA Map Numbers, #086-00-00-028.12, #086-00-00-028.00 and #086-00-00-028.11. (County Item)

All members who would be speaking at any of the Public Hearings were sworn in by the Secretary.

Mr. Judah was qualified by Mr. Logan. Mr. Judah testified that he had reviewed the rezoning application and had prepared the Staff Report. He stated that he had no changes to be made to the report. Mr. Logan asked that Mr. Judah's staff report be entered into the record. Mr. Logan asked Mr. Judah to provide a summary of the staff report.

Mr. Judah stated that the property has remained vacant for the past twenty years. He stated that while the zone map amendment request was not in agreement with the future land use designation, it was in agreement with the goals and objectives sections of the Comprehensive Plan. He stated that the "RH" zone district generally permits multi-family dwellings, townhouses and duplexes. He stated that some commercial services, schools and churches are also permitted in the "RH" zone district.

Under Commission questioning, Mr. Sanderson stated that the properties in the area had been rezoned to Commercial and asked how changing this property to multi-family would work with existing land uses. Mr. Judah stated that it will provide a buffer to the more intense uses. He stated that there are still a number of commercial uses along Leestown Road.

Mr. Sweger stated that the Development Plan showed an area identified as a Regional Retention Basin and asked Mr. Judah to explain how that will work. Mr. Judah stated that there will be no on-site retention for the property. He stated that the developer of the apartment buildings to the north of the subject property had not been developed to adopted standards and he stated that the Planning Department is proposing that the retention on the apartment buildings property be re-configured to act as a regional retention basin, with the County Engineer's approval.

Mr. Sweger asked what was being planned for the area identified as Green Space. Mr. Judah stated that the applicant has submitted a Concept Plan for the zone map amendment request and that staff cannot make the developer abide by the ideas on the Concept Plan. He stated that the Preliminary and Final development plans will provide the information.

There were no further questions of Staff.

Ms. Jenny Neat, who stated that she lives in Governor's Place and that she is concerned about the amount of Traffic being generated in the area and the removal of green space. She stated that a second gas station had recently been constructed. She stated that the amount of development being proposed that is surrounding Governor's Place is troubling. She said that a traffic study of Leestown Road should be done in regard to all of the development that is taking place in the area.

Mr. Judah responded that a traffic study was not required for the specific property. He stated that the development plan will address the greenspace concerns and that the water run-off will be handled by the regional retention basin being proposed.

Mr. Preston Cecil, attorney for the applicant, stated that his client has read the staff report and agrees with staff's findings. He stated that his client is only asking for a zone map amendment at this time. Mr. Cecil stated that the proposal is for a mixed use development and will meet a need for different types of residential property and commercial and office uses, as well. Mr. Cecil stated that there will be a Traffic Study completed after the zone map amendment request.

Mr. Luscher asked if the applicant would agree to the 125% enlargement of the retention basin. Mr. Paul Haddix, who owns the property where the retention basin is located, stated that he will have to get an engineer to determine what additional work needs to be done to make the retention basin be a regional basin for the area.

Mr. Sanderson asked that the 125% figure referenced for the retention basin capacity be changed to an additional 25%.

Mr. Sweger stated that the reference to mixed use within the Comprehensive Plan is that commercial/office spaces would be located on the ground floor with residential uses on higher floors. He asked if the applicant agreed that his proposal met the spirit of the Comprehensive Plan. Mr. Cecil stated that it did.

Mr. Joe Conway, a resident of Governor's Place stated that he had been at a previous meeting where a rezoning request in Governor's Place on Isaac Shelby Circle West was located. Mr. Conway stated that Governor's Place is a single family subdivision. He stated that there had been very little development at Copperleaf. He stated that he was concerned with the Penn property being developed adjacent to Governor's Place and with the proposed development on this property. He stated that rental properties have ruined every nice subdivision in Frankfort and Franklin County. Mr. Conway stated that Stoneleigh residents and Two Creeks residents are affected by the stormwater run-off that all of these developments will generate. Mr. Conway stated that the developer of the Jim Beam property was required to build a retention basin, but won't let any inspectors on the property to check that it was built correctly. Mr. Conway stated that we need to use smart growth.

Ms. Chloe Brantley stated that her property adjoins the regional retention basin being proposed. She stated that she was concerned that adding high density housing without considered the existing development issues is a concern she has. She stated that there are three

schools in the area. She stated that adding all of the traffic in the area is not being considered. She stated that the Planning Commission is approving zone map amendments without knowing what the impacts are. She stated that a zone map amendment is approved and then a traffic study is done. She stated that a zone map amendment is approved and then a stormwater detention study is done. She stated that the Commission should have that information before approving zone map amendments.

Mr. Sweger asked Ms. Brantley to further describe her issues with traffic. She stated that there had only been Governor's Place and the Christian Academy. She stated that there are now three schools and new commercial development. She stated that there is no more school capacity for the high density housing residents.

There were no further speakers.

Mr. Sanderson asked Mr. Logan if the Commission could have the County Engineer to come to the Planning Commission and discuss what the status of the Slickaway Branch improvements is. Mr. Logan responded that they certainly could.

Mr. Luscher made a motion to close the Public Hearing and to table the item in order for a Summary of the Public Hearing could be prepared. The motion was seconded by Mr. Sanderson and passed unanimously.

Chairman May 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 High Density Multifamily District "RH" for a 25.45-acre property at 827 Cardwell Lane. The property is more specifically identified as PVA Map Number 036-00-00-012.00

All speakers had been previously sworn.

Mr. Logan qualified Mr. Judah who stated that he had reviewed the application and prepared the staff report for the case. He stated that this was the third zone map amendment application the owner had submitted for the property. He stated that the other two applications had had technical issues and that staff could not recommend approval of those requests. He stated that in the previous applications, there was no sewer capacity. He stated that the Sewer Department has been working on the sewer problems and that there is now capacity for 200 additional units, with an additional 216 units to be added at the next capacity upgrade. Mr. Judah stated that the owner is in agreement to work with phased development to coincide with increased sewer capacity.

Mr. Judah stated that he had found positive findings that were contained within the staff report. He read the findings into the record:

1. Comprehensive Plan, Future Land Use Plan designates the property for Suburban Residential land use.

2. The Rural High Density Residential (RH) zone district is an appropriate zone district for the Suburban Residential land use designation.

3. The zone map amendment request is in agreement with the current comprehensive plan.

Under Commission questioning, Mr. Sanderson stated that he had concerns regarding the phasing of the development. He stated that phasing the development could mean up to eight years of construction taking place in the area. Mr. Sanderson also stated that he was concerned that the water capacity would not support firefighting. Mr. Judah stated that the Plant Board's engineer said that she would work with the developer to extend water for fire protection. Mr. Sanderson stated that he was concerned with there not being enough of a buffer between the apartment development and the Augusta development.

Mr. Sweger asked Mr. Judah to further clarify his statement that land uses may be an appropriate buffer from higher intensity uses to lower intensity uses. Mr. Judah stated that there is a more intensive land use to the east and that this property will provide a buffer between it and the properties to the south and the medical properties along C. Michael Davenport Boulevard.

Under audience questioning, Mr. Al Wink, President of the Augusta Homeowner's Association asked if the total number of units was 400 or 416. Mr. Judah stated that the total number was 416.

There were no further questions of Mr. Judah.

The applicant and his attorney, Brian Hix were present. Mr. Hix stated that he had read the Staff Report and that he and his client were in agreement with the Staff Report. Mr. Jason Taylor presented a video and provided handouts to the Commission on the design of the development. The video showed how the development will be buffered. He stated that he did not intend to change the existing tree buffers. He stated that it would only enhance his development.

Mr. Taylor stated that the traffic study indicated that this development would have no impact on Cardwell Lane.

Mr. Taylor stated that he fully understood Ms. Julian's concerns. He stated that he had offered to build a privacy fence or a berm to provide a buffer to her property.

Ms. Boggs asked if the second entrance would be off of C. Michael Davenport Boulevard. Mr. Taylor stated that it would be the main entrance and then showed on the video where the secondary entrance would be located. He stated that the second entrance would be widened.

Mr. Taylor stated that he provided the video so that the Commission members and the public could actually see the property and its location to the adjoining properties. He stated that they had a traffic study which found very little impact to Cardwell Lane.

Mr. Taylor stated that the project is a market driven development and that his company was a for-profit company.

Mr. Taylor provided a packet to the members, showing the property, proposed lay-out of the development and renderings of the buildings.

Mr. Taylor stated that the run-off from his property will not be hazardous to the Julian property.

Mr. Taylor stated that he would build a privacy fence or a berm if adjoining property owners wished.

Mr. Boggs asked if the property off of C. Michael Davenport Boulevard was owned by his company. Mr. Taylor stated that it was under contract.

Mr. Boggs asked if the second entrance would be used, as well. Mr. Taylor stated that the second entrance would not be as convenient for the residents.

Mr. Boggs stated that the fire department had concerns about the width of the second entrance. Mr. Taylor responded that the plan presented at the meeting was only a concept plan and that the Final Development Plan will meet all requirements.

Mr. Sanderson stated that the plan does not allow for school buses to turn around on the property, which means that the children will have to walk to the round-about for pick-up and drop-off and suggested that some sort of shelter should be provided. Mr. Taylor responded that he could definitely do that.

Mr. Luscher asked Mr. Taylor to address how his proposed development will meet the needs of Frankfort and Franklin County, based upon the recent Housing Study that was completed.

Mr. Taylor stated that the Housing Study called for the need for 546 apartment units at market rate, 475 apartment units with subsidized rent and 1,800 single-family dwellings.

Mr. Taylor stated that the study that his company had completed had the population of Franklin County listed at 51,000 and the population within five miles of his site was 29,000 people and of that number, 38% of that number have an Associate's Degree or higher. He stated that the average number of people per household is 2.2, which is why they are proposing two-bedroom apartments and stated that the average household income was \$78,000. Mr. Taylor stated that 45% of employees in Franklin County drive 12 miles or more to reach their employment, which means that they don't live in Franklin County. He stated that that figure

means they don't spend money here. He added that they work here and then leave and spend their money where they live.

Mr. Taylor stated that the development he is proposing will provide a nice amenity package for his tenants. He stated that his development will generate \$480,000 in property tax revenue per year.

Mr. Sweger asked if the main entrance proposed is off of C. Michael Davenport Boulevard, could the other entrance be a right-in/right-out. Mr. Taylor stated that he was not opposed to that, but would have to work with the fire department to make sure they were in agreement with it.

Mr. Sweger stated that there was sewer capacity now for only 200 units. He then asked Mr. Taylor which buildings would be the first units to be built. Mr. Taylor provided a map with buildings numbered one through eight.

Mr. Stewart asked when retention would be built. Mr. Taylor responded that it will be built in the first phase.

Under audience questioning, Mr. Jane Julian stated that on page two of the staff report, a list of amenities that are going to be built does not include sidewalks. Mr. Taylor responded that there will be sidewalks. He stated that the plan presented is only a concept plan and that a Final Development plan will be provided and will include sidewalks.

Ms. Julian asked for clarification of where the first eight buildings will be built. Mr. Taylor provided the concept plan to show Ms. Julian which buildings would be built first.

Ms. Julian asked if the retention basin would be built before the first eight buildings. Mr. Taylor stated that it would be built in the first phase.

Mr. Herb Goff stated that he had a question of the traffic engineer. Mr. Jerrod Johnson, an Engineer with HMB Professional Engineers was sworn in. Mr. Goff asked how many additional trips would be generated by the development. Mr. Johnson stated that the development would generate an additional 2,700 trips per day on Cardwell Lane.

Mr. Scotty Harrod asked if the entrance off of Cardwell Lane will be two way. Mr. Taylor stated that it was being proposed as a two-way entrance, but if the Transportation Cabinet requires it to be right-in and right-out, that that is what will be constructed.

There were no more questions of the applicant.

Mr. Al Wink, President of the Augusta Homeowners Association stated that the proposed development has more units than every home in every subdivision on Cardwell Lane. He stated that he was concerned with what will be used as qualification for two lane road, with the condition that it is a right-in/right-out entrance. He stated that Cardwell Lane is curvy and hilly

and is not safe. He added that he would like to be able to see the development plan to show the landscaping/berm locations.

Mr. Herb Goff stated that he is an Engineer and that he lives in Willowcrest subdivision. He stated that if the zone change is approved, he would like a privacy barrier to be installed. Mr. Goff stated that housing is needed, but not on this property. He stated that traffic will be doubled on Cardwell Lane. He stated that this development is not a transition from higher to lower densities. Mr. Goff stated that Frankfort needs housing, but not where the applicant is proposing.

Mr. Sweger asked if he could build a berm that would work. Mr. Goff stated that he was not sure.

Mr. Ken Hogsten, Director of the City of Frankfort Sewer Department, stated that he wanted to clarify the Sewer Department's stand on the sewer capacity. He stated that the initial review was based on the 2021-22 model. He stated that the Infill/Infiltration use was 3.3 but now is 1.3, which allows for more capacity at the pump station. He added that the increase in capacity is due to adding capacity at Prevention Park and reducing the strain on downstream stations.

Mr. Luscher asked if the sewer department could guarantee capacity for building in 2026. Mr. Hogsten stated that he could give estimates but not guarantee that capacity would be available.

The Secretary swore in Ms. Jane Julian, Ms. Chris Schimmoeller and Jamie Rice.

Ms. Jayne Julian read her remarks into the record. Remarks are attached. There were no questions of Ms. Julian.

Ms. Chris Schimmoeller, on behalf of Envision Franklin County, read her remarks into the record. Remarks are attached. There were no questions of Ms. Schimmoeller

Ms. Jamie Rice stated that she is a resident of Franklin County and stated that there are numerous properties that are more appropriate for this type of development. She stated that there are many vacant properties in the city which could be redeveloped for the proposed use, instead of using this process.

Mr. Bryan Hix stated that the property that is being purchased off of C. Michael Davenport Boulevard is zoned Professional Office and does not need to be rezoned.

Mr. Taylor stated that the proposal is infill and included that growth in a community is hard, but necessary.

There was no further testimony.

Mr. Sanderson made a motion to close the Public Hearing & Table the matter in order for a Summary of the Testimony can be prepared. The motion was seconded by Ms. Cross and passed unanimously.

Chairman May asked the Secretary to introduce the next item:

Raymond & Crystal Barker are requesting a zone map amendment from Rural Residential District "RR" to Agricultural District "AG" for a 20.1-acre tract of land located at 1190 Pea Ridge Rd. The property is also identified as Tract 1, Lot 7 as shown on Plat Cabinet E, Slide 795 in the office of the Franklin County Clerk. The property is more specifically identified as PVA Map Number 049-00-00-012.00 (County Item)

Mr. Logan qualified Mr. Ben Judah. Mr. Judah stated that he did have one change to the staff report. He stated that in the "Background" section, the property is located overlooking the Kentucky River, which should be removed.

Mr. Logan asked Mr. Judah to provide a summary of his report. He stated that he had two positive findings. He stated that the findings he was recommending were:

1. The Comprehensive Plan, Future Land Use Plan, designates the property for Suburban Residential and the zone change request is consistent with other uses in the area.
2. The zone change request is consistent with other uses in the area.
3. The zone map amendment request is in agreement with the current Comprehensive Plan.

Mr. Raymond Barker stated that the reason they wanted to rezone was so that they could possibly plant an orchard for the public to come and pick the fruit. Mr. Barker stated they want to keep it as a family farm.

There was no further testimony.

Mr. Luscher made a motion to close the Public Hearing and to recommend to the Franklin County Fiscal Court that the rezoning request application by Raymond & Crystal Barker from Rural Residential District "RR" to Agricultural District "AG" for a 20.1-acre tract of land located at 1190 Pea Ridge Road be approved, based on the staff's three proposed findings of fact. The motion was seconded by Mr. Sanderson and passed unanimously.

Chairman May asked the Secretary to introduce the next item:

In accordance with Chapter 155.264 and 155.008, Clark's Pump and Shop-Frankfort is requesting a waiver of Section 155.366, Table 1 to allow an increase in the allowable sign are permitted for a gas station in the "CL" – Limited Commercial zoning district, for fascia and canopy signs on the property located at 100 Isaac Shelby Circle West. The property may be more specifically described as PVA Map #086-00-00-029.00

It was noted that the applicant was not in attendance. Mr. Logan stated that the staff had recommended denial and that the matter could be considered.

Mr. Judah provided a summary of the staff report. He stated that the applicant may have been confused by the fact that the pole sign was approved, which is almost the maximum square footage for all signs on the building. He stated that all other signs on the property need to be removed.

Ms. Jenny Neat stated that Governor's Place asked if the banners were included in the square footage. Mr. Judah stated they were not. Ms. Neat stated that Governor's Place was being inundated with buildings using cheap building materials and ugly banners.

After further discussion, Mr. Sweger made a motion to deny the request. The motion was seconded by Ms. Cross and passed unanimously.

There being no further business, a motion was made by Mr. Sanderson to adjourn. The motion was seconded by Mr. Luscher and passed unanimously.

William May, Chairman

Vickie Sewell, Recording Secretary

STAFF REPORT

TO: Frankfort/Franklin County Planning Commission
FROM: Ben Judah, Planning Supervisor
MEETING DATE: August 10, 2023



GENERAL INFORMATION

Applicant: Raymond Barker & Crystal Barker
834 Springhill Lane
Frankfort, KY 40601

Request: Raymond & Crystal Barker are requesting a zone map amendment from Rural Residential District "RR" to Agricultural District "AG" for a 20.1-acre tract of land located at 1190 Pea Ridge Rd. The property is also identified as Tract 1 Lot 7 as shown on Plat Cabinet E Slide 795 in the office of the Franklin County Clerk. The property is more specifically identified as PVA Map Number 049-00-00-012.00. (County item)

Size of Property: 20.1 acres

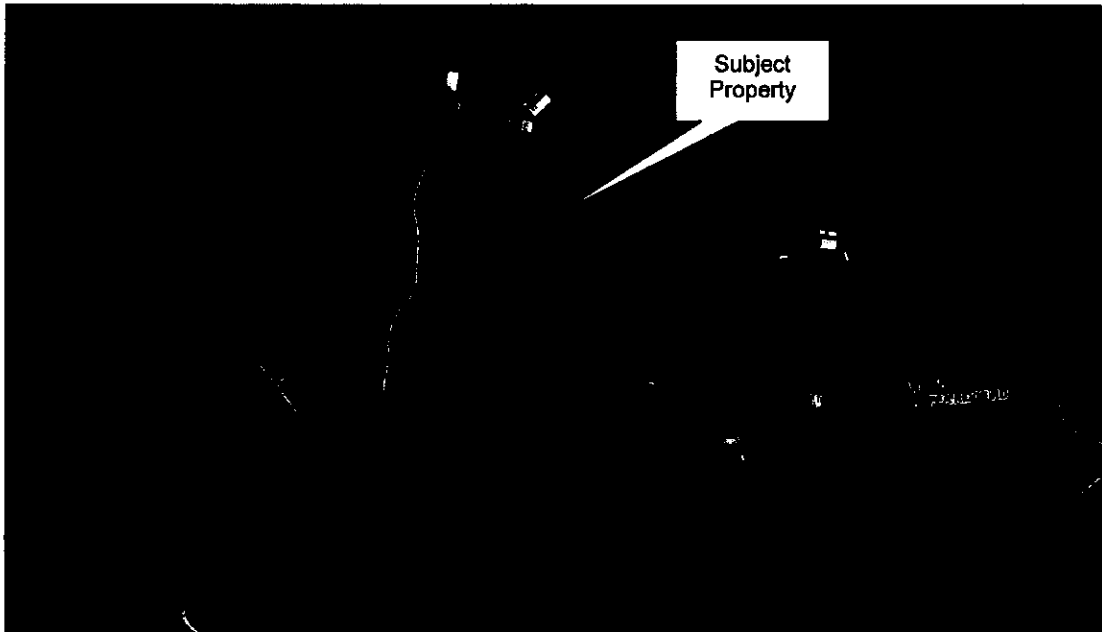
Purpose: Farm- Agricultural

Surrounding Land Use & Zoning

North: Zone- RR; Agricultural, Residential
South: Zone- RR; Agricultural
East: Zone- RR; Residential
West: Zone- RR; Agricultural, Residential

Background

The subject property is located in west central Franklin County along Pea Ridge Road overlooking the Kentucky River. The area is primarily rural with the National Guard/ Capital City Airport 1,600 feet to the south. The applicant is proposing to rezone the property to Agriculture in order to establish a farm producing cattle and crops.



Existing Zoning: Rural Residential District (RR)

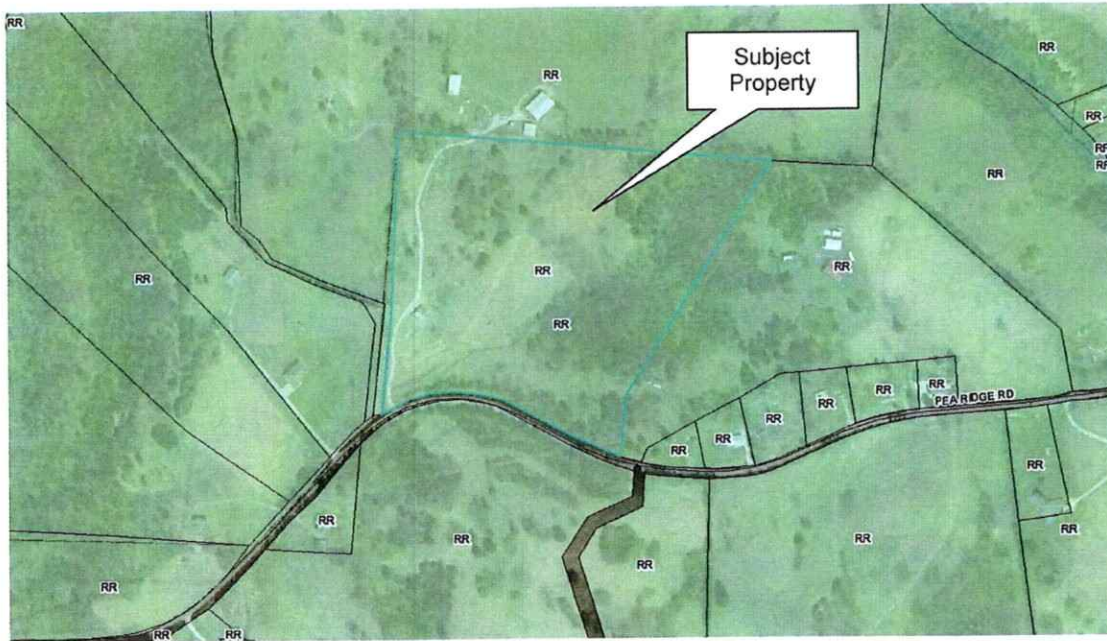
§ 155.136 Purpose.

This district is intended to establish and preserve a quiet single family home neighborhood, free from other uses except those which are convenient to and compatible with the residences of such neighborhood. This district is intended to be of very low density and will customarily be located in areas where public sewer facilities are not available or planned.

Proposed Zoning: Agricultural District (AG)

§ 155.135 Purpose.

This district is intended to recognize agricultural land, to establish regulations which emphasize agricultural production, and preserve a rural character.



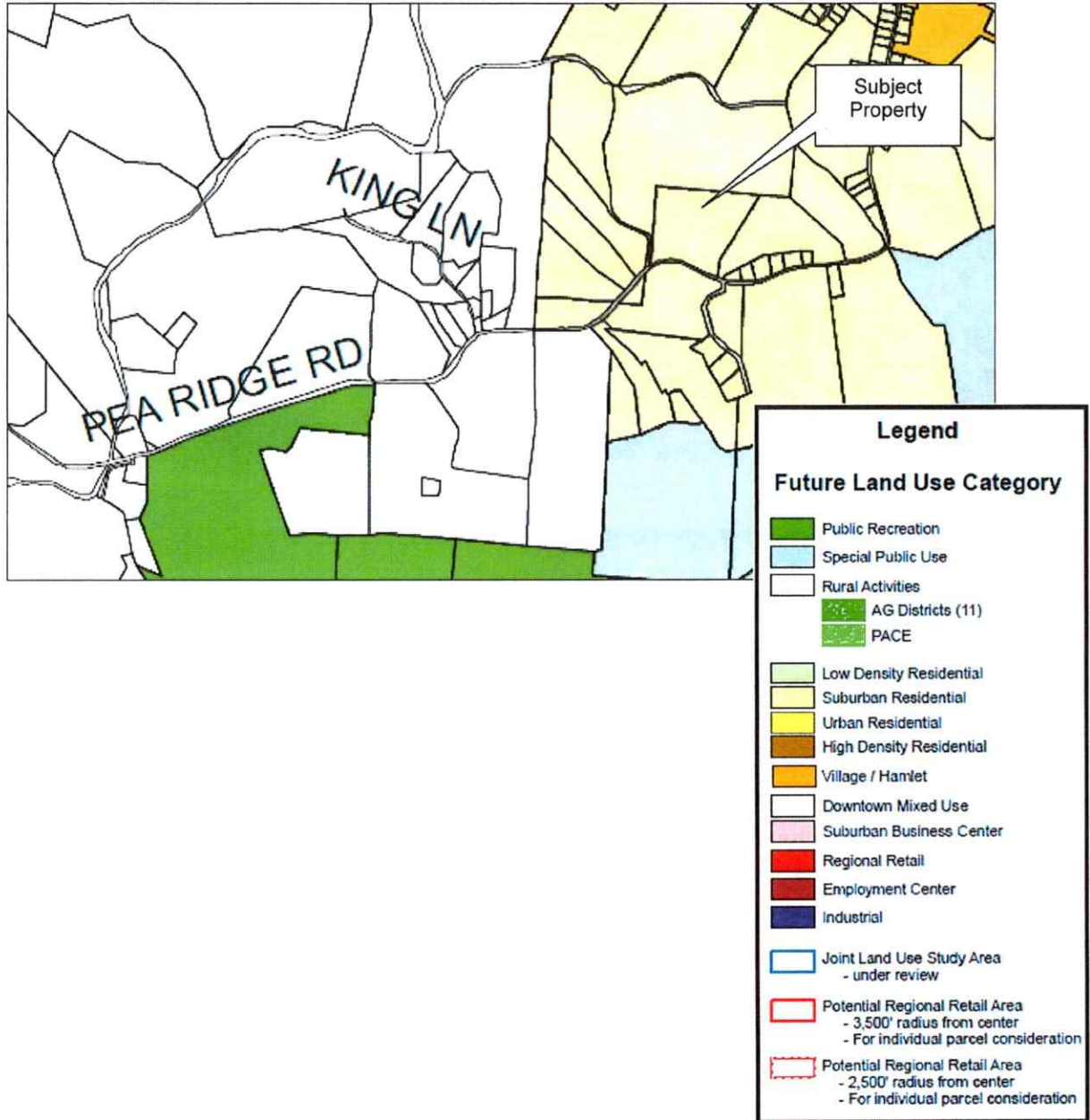
APPLICABLE REGULATIONS

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.

Future Land Use



ANALYSIS

Franklin County Urban Land Use Plan

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

Suburban Residential Neighborhood

Suburban residential neighborhoods should provide safe and attractive places for people to live. These neighborhoods may be designed in a variety of ways to provide City/County residents with a variety of housing options. The primary land use within these neighborhoods is single family residential homes; however, attached housing and multi-family homes in these areas can create a transition between single family homes and higher intensity uses such as commercial developments. Open Space, parks, sidewalks, connectivity, and access to transportation alternatives are desired features in these neighborhoods.

Land Use Guidelines

- The primary land uses in the Suburban Residential Neighborhoods should be single family detached homes.
- Attached housing, duplexes and multi-family housing may be appropriate where it serves as a buffer/transition between lower intensity residential uses and more intense multi-family, commercial or industrial uses.
- Non-residential, non-industrial uses may be appropriate at the intersections of two major arterial roadways.

Development Guidelines

1. New development should occur in areas where water and sewer services are served by 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. Provide flexibility in the design and intensity of development to create land use transitional areas and minimize impacts on neighboring uses through increased landscaping, buffering and setbacks.
4. Emphasis should be placed on developing new neighborhoods in between existing communities with similar characteristics prior to development along the outskirts of the existing urban area. Such in-fill strategies will help minimize the need for infrastructure improvements and will help manage urban sprawl.
5. Developments with a mixture of housing types should be encouraged where the development meets the overall density requirements.
6. Developments should be planned to include neighborhood parks and greenspace that provide amenities to local residents and work toward providing a link with the community's existing parks and recreation in conformance with a park and recreation plan.

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: Positive-The surrounding land uses are a mix of residential and agricultural uses on large lots. The entrance to the subject property is approximately 1.15 miles from the intersection of Pea Ridge Road and Devils Hollow Road. The airport/National Guard facilities are in relative close proximity.

It appears that policy #1 supports the applicant's 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: Positive-The property is located within the Suburban area as depicted on the map contained with the Subdivision and Development Plan Regulations. The Suburban development standards contained within Part 3 of the Subdivision Regulations would be applicable to improvements on the site. The minimum lot size of Rural Residential District properties is 1.5 acres; the minimum lot size of Agricultural District properties is 5 acres. The property is classified as Suburban Residential on the Future Land Use Map of the Comprehensive Plan.

It appears that policies #7 & #8 are 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: Positive-The existing public utilities in the area are capable of supporting the agricultural use in the rural setting. A facility review was performed and services can or are provided to the property. Copies of the reviews are attached. The infrastructure, including municipal sewer service required to support the Suburban Residential future land use category does not currently exist. The general development patterns in the vicinity are rural instead of suburban.

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- Initially, the applicant intends to establish agricultural activities including the raising of cattle and growing crops. Eventually, the applicant is considering selling crops directly to the public. Under the current Rural Residential zone, the raising of cattle and growing crops is permitted. However, allowing direct sales and/or having a sales structure on site would only be allowed in the Agricultural zone (See land use table).

It appears that policy #6 of this goal supports the applicant's request.

Policies:

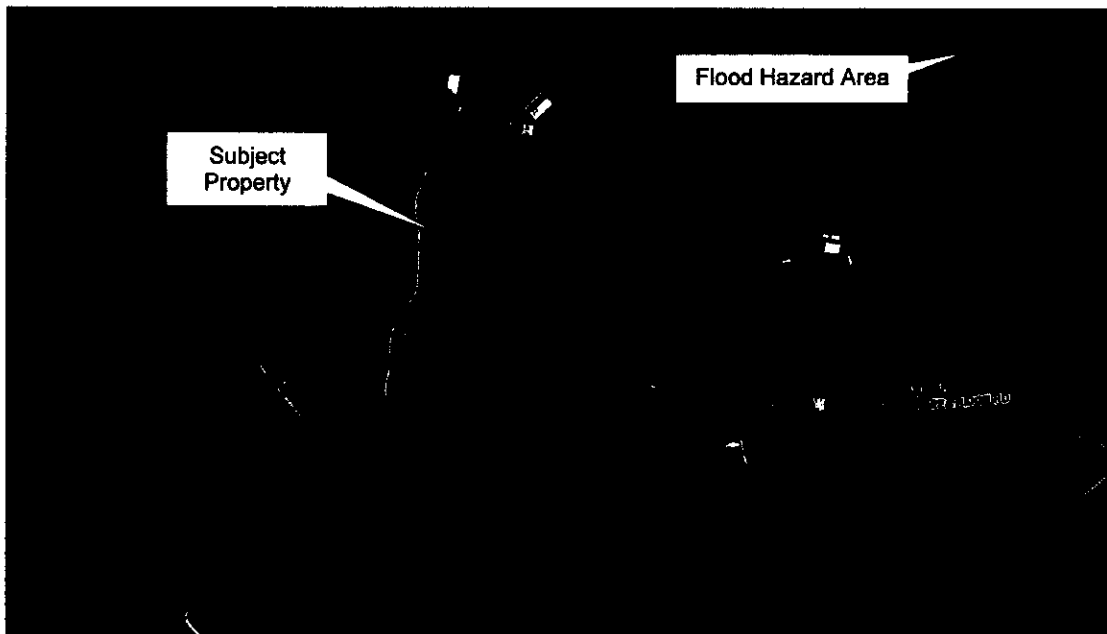
1. Continue to promote the development and expansion of quality, environmentally sustainable and economically productive industry in existing industrial parks.
2. Direct additional industrial and/or commercial growth onto land that is suited for industrial and/or commercial development.
3. Promote concepts 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: Positive-The subject property is not located within a Special Flood Hazard area (i.e. 1% Annual Chance Flood) as depicted on the Flood Insurance Rate Maps for Franklin County (adopted December 21, 2017). 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. Development proposals within a flood hazard area are subject to additional regulations by the Kentucky Division of Water and Franklin County Ordinance Sections 155.295 through 155.317.



It appears that policy #1 is applicable to this request

1. Preserve streams and drainage ways to manage stormwater 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: Positive- The surrounding area is predominantly rural with a mix of agricultural and residential uses.

It appears that policy #6 is 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.

Goal 7: Enhance Community Quality and Character

Promote quality development that strengthens community character and pride.

Staff finding: Positive- Currently, any development on this property would be subject to the standards established in the Zoning Ordinance and Subdivision Regulations. The zone change request is consistent with existing activities in the general area.

Policy #4 supports the map amendment.

Policies:

1. Identify all quadrants of the I-64 interchanges as Regional Retail Center.
2. Support and enhance the rural gateways into the community by preserving their natural scenic beauty.
3. Improve standards for site design- including trees and other landscaping, access management, signage, and other design components.
4. Preserve rural character where appropriate.
5. Encourage the conversion of overhead utilities to underground.
6. Encourage small area overlay plans for high priority areas, including Holmes Street, Second Street, East Main Street, Versailles Road, Benson Valley, Bridgeport, Bellpoint, Peaks Mill, Louisville Road, and US 127 North and South Corridors..
7. Develop flexible tools for alternative rural development, such as cluster development, that preserves rural character.
8. Identify and preserve unique park, recreational, and historic opportunities including those along the Kentucky River and its tributaries.
9. Continue to provide adequate and improved community services such as schools, police and fire protection, and parks and recreational opportunities that serve existing and planned growth.
10. Promote public art and encourage community art activities.

The Future Land Use map of the Comprehensive Plan property identifies the subject property with a Suburban Residential Future Lane Use Designation. As indicated in the Comprehensive Plan section of this report, the primary land use within that Future Land Use designation is single-family detached home neighborhoods. Attached housing, duplexes, and multi-family housing may be appropriate where it serves as a buffer/transition. However, the area lacks the sewer service required to support the density of suburban residential development. The "AG" zoning district generally permits the raising of agricultural crops or livestock, forestry and hunting or game preserves. Ancillary services inherent to farming are also permitted. A multitude of recreational activities and uses are also permitted (see land use table).

A traffic study not required for this request to appear before the Planning Commission.

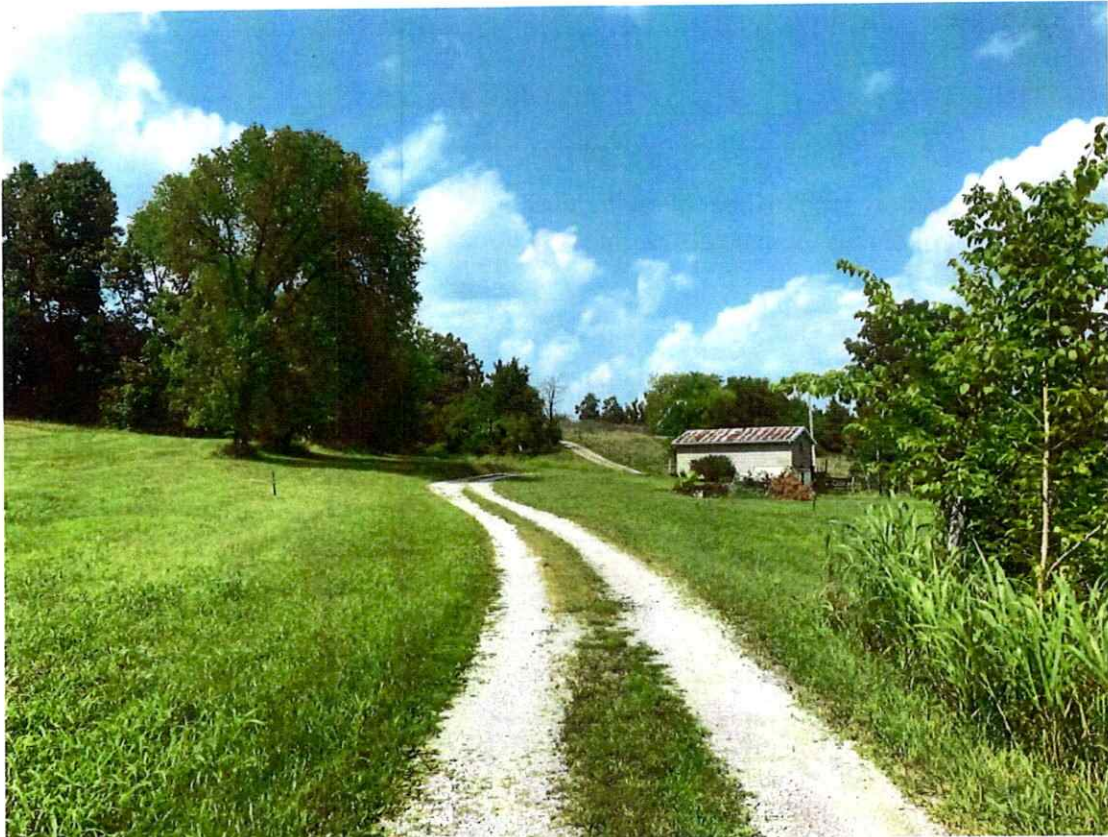
CONCLUSION

Staff recommends the following findings of fact:

1. The Comprehensive Plan, Future Land Use Plan, designates the property for Suburban Residential.
2. The zone change request is consistent with other uses in the area.

3. The zone map amendment request is in agreement with the current comprehensive plan.

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



Subject property facing north



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: 6/27/23
 Payment Amt: \$ 300.00
 Receipt #: 592
 Meeting: _____

APPLICATION FOR ZONE MAP AMENDMENT

MEETING DATE: 8-10-23 FILING DEADLINE: 6-29

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):
Raymond Barker and Crystal Barker
- Mailing Address:
834 Springhill LN
Frankfort KY 40601
- Phone Number:
 Home: 502-385-1917 Work: _____

SITE INFORMATION

- General Location of Property: 1190 Pea Ridge rd
Frankfort KY 40601
- Subdivision Name: (if applicable) -
- Street Address: 1190 Pea Ridge Rd
Frankfort KY 40601

ZONING INFORMATION

- Present Zoning of Property: RR
- Proposed Zoning of Property: AG
- Existing Use of Property: Farm - Vacant

100.213 FINDINGS NECESSARY FOR PROPOSED MAP AMENDMENT

- (1) 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 (1) or more of the following apply and such finding shall be recorded in the minutes and records of the planning commission or the legislative body or fiscal court:
 - (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.

C

That certain tract of land lying along the North side of Pea Ridge Road approximately 1 mile west of its intersection with Devils Hollow Road (KY 1005) is bounded and described as follows: Beginning at an iron pin at a 6" sycamore in the North right-of-way line of Pea Ridge Road, said point being a corner to Herbert Cheser; thence with Cheser's fence line for two calls N. 5° 42' E. - 18.86' to a 4" twin hackberry; thence N. 5° 56' E. - 193.47' to a post corner to Edmund Dennis; thence with Dennis' fence line for calls N. 5° 45' E. - 585.93' to a post; thence S. 84° 52' E. - 512.77' to a 6" cedar; thence S. 83° 43' E. - 498.33' to a post in the East side of a small branch; thence S. 84° 55' E. - 221.06' to an iron pin corner to Alex Cox; thence with Cox's fence line to two calls S. 33° 05' W. 860.55' to a power pole; thence S. 18° 05' W. - 207.07' to a post in the North right-of-way line of Pea Ridge Road; thence with said right-of-way line for five calls N. 66° 53' W. - 160.31' to a post; thence N. 61° 42' W. - 194.82' to a 10" cedar; thence N. 64° 49' W. - 103.45' to a power pole; thence N. 83° 08' W. - 131.21' to a 3" twin ash; thence S. 73° 33' W. - 250.13' to the point of beginning, said tract of land herein contains 20.103 acres as surveyed by C. Wayne Carroll, Registered Land Surveyor No. 1734, dated in September, 1978,

~~WBB~~
Being the same property conveyed to ~~George~~ ^{the} Barker Boll, a married woman, by deed dated July 24, 2012, of record in Deed Book 534, page 563, in the Office of the Franklin County Clerk.

D

Statement of Fact

1190 Pea Ridge Rd Frankfort KY is currently zoned as RR and the current owners (Raymond & Crystal Barker) would like a zone map amendment for the said property to be rezoned to AG for the land to be used for agricultural purposes.

Our intended use of the property is to raise cattle and grow locally farm produced crops.

Delete Archive Report Reply Reply all Forward Read / Unread

RE: Facility Review-1190 Pea Ridge RR to AG- Zone Map Amendment

DS **Dutta, Sharmista** <sdutta@fewpb.com>

To: Ben Judah; Jonathan Otis <otisengineeringllc@gmail.com>; Carter, Jim <jcarter@fewpb.com>; Mon 7/31/2023 8:36 AM

Start reply with:

Ben,

FPB water has no issues with the zone change.

Thank you.

Sharmista Dutta, P.E.
Water Engineer
Frankfort Plant Board
305 Hickory Drive
Frankfort KY 40601
Office: 502-352-4407
sdutta@fewpb.com

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

Sent: Tuesday, July 18, 2023 8:53 AM

To: Jonathan Otis <otisengineeringllc@gmail.com>; Carter, Jim <jcarter@fewpb.com>; Dutta, Sharmista <sdutta@fewpb.com>; STROBL, ARTHUR G <as7779@att.com>; Harrod, Mike <mikeharrod@fewpb.com>; Brian Brewer <brian.brewer@franklincounty.ky.gov>; JCHRISTOPHERBOWLIN@nisource.com; Cambron, Jonathan (LHD - Franklin Co) <jonathan.cambron@ky.gov>; Jon Mitchell <jon.mitchell@franklincounty.ky.gov>

Subject: Facility Review-1190 Pea Ridge RR to AG- Zone Map Amendment

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

TRT members,

Please take a look at the attached facility review request for a proposed zone map amendment from Rural Residential to Agricultural for agricultural purposes. Please identify any issues you find relative to the proposal. If possible, please provide written comments via email by July 27, 2023. If you required additional information, please let me know.

Sincerely,

Ben Judah, Planning Supervisor
about:blank

Delete Archive Report Reply Reply all Forward Read / Unread

RE: Facility Review-1190 Pea Ridge RR to AG- Zone Map Amendment



Carter, Jim <jcarter@fewpb.com>

...

To: Ben Judah; Jonathan Otis <otisengineeringllc@gmail.com>; Dutta, Sharr Fri 7/21/2023 2:02 PM

Start reply with:

- Ok, great. Thanks!
- Thank you!
- Great, thanks for confirming!

FPB Electric has no issue with the zone change.

Thanks.

James R. Carter, P.E.
 FPB Electrical Engineer
 305 Hickory Drive
 PO Box 308
 Frankfort, KY 40602
jcarter@fewpb.com
 502-352-4401 o

From: Ben Judah <ben.judah@franklincounty.ky.gov>
Sent: Tuesday, July 18, 2023 8:53 AM
To: Jonathan Otis <otisengineeringllc@gmail.com>; Carter, Jim <jcarter@fewpb.com>; Dutta, Sharmista <sdutta@fewpb.com>; STROBL, ARTHUR G <as7779@att.com>; Harrod, Mike <mikeharrod@fewpb.com>; Brian Brewer <brian.brewer@franklincounty.ky.gov>; JCHRISTOPHERBOWLIN@nisource.com; Cambron, Jonathan (LHD - Franklin Co) <jonathan.cambron@ky.gov>; Jon Mitchell <jon.mitchell@franklincounty.ky.gov>
Subject: Facility Review-1190 Pea Ridge RR to AG- Zone Map Amendment

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

TRT members,

Please take a look at the attached facility review request for a proposed zone map amendment from Rural Residential to Agricultural for agricultural purposes. Please identify any issues you find relative to the proposal. If possible, please provide written comments via email by July 27, 2023. If you required additional information, please let me know.

Sincerely,

Ben Judah, Planning Supervisor
 Franklin County Planning & Building Codes Dept.
 321 W. Main Street
 Frankfort, KY 40601

Delete Archive Report Reply Reply all Forward Read / Unread

Re: Facility Review-1190 Pea Ridge RR to AG- Zone Map Amendment



BB Brian Brewer
To: Ben Judah

...

Tue 7/18/2023 10:13 AM

Ben,

The Fire Department has no comment on this zone change request. Thanks.

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: Ben Judah <ben.judah@franklincounty.ky.gov>
Sent: Tuesday, July 18, 2023 8:52 AM
To: Jonathan Otis <otisengineeringllc@gmail.com>; Carter, Jim <jcarter@fewpb.com>; Dutta, Sharmista <sdutta@fewpb.com>; STROBL, ARTHUR G <as7779@att.com>; Harrod, Mike <mikeharrod@fewpb.com>; Brian Brewer <brian.brewer@franklincounty.ky.gov>; JCHRISTOPHERBOWLIN@nisource.com <JCHRISTOPHERBOWLIN@nisource.com>; Cambron, Jonathan (LHD - Franklin Co) <jonathan.cambron@ky.gov>; Jon Mitchell <jon.mitchell@franklincounty.ky.gov>
Subject: Facility Review-1190 Pea Ridge RR to AG- Zone Map Amendment

TRT members,

Please take a look at the attached facility review request for a proposed zone map amendment from Rural Residential to Agricultural for agricultural purposes. Please identify any issues you find relative to the proposal. If possible, please provide written comments via email by July 27, 2023. If you required additional information, please let me know.

Sincerely,

Ben Judah, Planning Supervisor
Franklin County Planning & Building Codes Dept.
321 W. Main Street
Frankfort. KY 40601

Delete Archive Report Reply Reply all Forward Read / Unread

RE: Facility Review-1190 Pea Ridge RR to AG- Zone Map Amendment



SG **STROBL, ARTHUR G** <as7779@att.com>



To: Ben Judah

Thu 7/27/2023 3:10 PM

Start reply with:

No comments here

Thanks,
Art Strobl
Mgr OSP Plng & Engrg Design
Access Construction & Engineering
Tennessee/Kentucky District

AT&T Kentucky – Bellsouth Telecommunications, LLC
1535 Twilight Trail, Frankfort, KY 40601
m 502.221.5271 | o 502.875.3094 | as7779@att.com

From: Ben Judah <ben.judah@franklincounty.ky.gov>
Sent: Thursday, July 27, 2023 3:04 PM
To: Dutta, Sharmista <sdutta@fewpb.com>; STROBL, ARTHUR G <as7779@att.com>; Harrod, Mike <mikeharrod@fewpb.com>; Brian Brewer <brian.brewer@franklincounty.ky.gov>; Jon Mitchell <jon.mitchell@franklincounty.ky.gov>
Cc: Stephen Hockensmith <stephen.hockensmith@franklincounty.ky.gov>
Subject: Re: Facility Review-1190 Pea Ridge RR to AG- Zone Map Amendment

All,

See email below. Do you have any comments for this zone change request?

Sincerely,
Ben

From: Ben Judah
Sent: Tuesday, July 18, 2023 8:52 AM
To: Jonathan Otis <otisengineeringllc@gmail.com>; Carter, Jim <jcarter@fewpb.com>; Dutta, Sharmista <sdutta@fewpb.com>; STROBL, ARTHUR G <as7779@att.com>; Harrod, Mike <mikeharrod@fewpb.com>; Brian Brewer <brian.brewer@franklincounty.ky.gov>; JCHRISTOPHERBOWLIN@nisource.com <JCHRISTOPHERBOWLIN@nisource.com>; Cambron, Jonathan (LHD - Franklin Co) <jonathan.cambron@ky.gov>; Jon Mitchell <jon.mitchell@franklincounty.ky.gov>
Subject: Facility Review-1190 Pea Ridge RR to AG- Zone Map Amendment

TRT members,

Please take a look at the attached facility review request for a proposed zone map amendment from Rural Residential to Agricultural for agricultural purposes. Please identify any issues you find relative to the proposal. If possible, please provide written comments via email by July 27, 2023. If you required

 Delete  Archive  Report  Reply  Reply all  Forward  Read / Unread 

RE: Facility Review-1190 Pea Ridge RR to AG- Zone Map Amendment

BC **Bowlin \ John \ Christopher** <jchristopherbowlin@nisource.com>     ...
To: Ben Judah Tue 7/25/2023 3:32 PM
Cc: Otis, Jonathon <otisengineeringllc@gmail.com>

Ben,
Columbia takes no position on the zone change.

If the developer requests gas service it would require a main line extension. If service is desired please contact Andy Elliot with our New Business team for an evaluation and for terms and conditions of service. I have copied Andy on this email. Please advise the applicant to follow KY dig law and call 811 to locate all utilities.

Many Thanks,

J. Christopher Bowlin

Senior Land Agent | NiSource Inc. | Columbia Gas of Kentucky, Inc.
Office 859-288-0289 | Mobile 859- 404-5737|

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

Sent: Tuesday, July 18, 2023 8:53 AM

To: Jonathan Otis <otisengineeringllc@gmail.com>; Carter, Jim <jcarter@fewpb.com>; Dutta, Sharmista <sdutta@fewpb.com>; STROBL, ARTHUR G <as7779@att.com>; Harrod, Mike <mikeharrod@fewpb.com>; Brian Brewer <brian.brewer@franklincounty.ky.gov>; Bowlin \ John \ Christopher <jchristopherbowlin@nisource.com>; Cambron, Jonathan (LHD - Franklin Co) <jonathan.cambron@ky.gov>; Jon Mitchell <jon.mitchell@franklincounty.ky.gov>

Subject: Facility Review-1190 Pea Ridge RR to AG- Zone Map Amendment

USE CAUTION: This email was sent from an external source. Think before you click links or open attachments. If suspicious, please forward to security@nisource.com for review.

TRT members,

Please take a look at the attached facility review request for a proposed zone map amendment from Rural Residential to Agricultural for agricultural purposes. Please identify any issues you find relative to the proposal. If possible, please provide written comments via email by July 27, 2023. If you required additional information, please let me know.

Sincerely,

Ben Judah, Planning Supervisor

🗑 Delete 📁 Archive 🛡 Report ▾ ↶ Reply ⏪ Reply all ↷ Forward ▾ 📧 Read / Unread ▾

RE: Facility Review-1190 Pea Ridge RR to AG- Zone Map Amendment



CJ Cambron, Jonathan (LHD - Franklin Co) <jonathan.cambron@fchd.org> 😊 ↶ ⏪ ↷ ⋮
To: Ben Judah Tue 7/18/2023 9:14 AM

This Message Originated from Outside the Organization

This Message Is From an External Sender.

Report Suspicious

Ben,

We do not have any issues with this.

Thanks,

JON CAMBRON
Health Environmentalist
Onsite Wastewater Program Manager
Franklin County Health Department
851 East West Connector
Frankfort, KY 40601
Office Hours: Mon-Fri 8-9:30am
502.564.7382 x206
Fax: 502.564.5672
www.fchd.org



Public Health
Prevent. Promote. Protect.
Franklin County Health Department

Our Mission: Prevent. Promote. Protect. Franklin County
Our Vision: Live. Work. Play. Pray. *Healthy!*
Our Values: Accountability, Dedication, Empowerment, Equity, Excellence, Flexibility, Integrity and Respect

From: Ben Judah <ben.judah@franklincounty.ky.gov>
Sent: Tuesday, July 18, 2023 8:53 AM

To: Jonathan Otis <otisengineeringllc@gmail.com>; Carter, Jim <jcarter@fewpb.com>; Dutta, Sharmista <sdutta@fewpb.com>; STORIE, ABTHUR G <ac7779@att.com>; Harrod, Mike <mikeharrod@fewpb.com>; Brian