

ORDINANCE NUMBER 19 - 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 3.13-ACRE TRACT FROM INDUSTRIAL COMMERCIAL DISTRICT (IC) TO HIGHWAY COMMERCIAL DISTRICT (CH) THE PROPERTY IS IDENTIFIED AS PVA MAP #050-00-00-092.03, LOCATED AT 1003 AND 1005 TWILIGHT TRAIL.**

**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 October 12, 2023 and adopted a summary of the evidence and findings of fact on October 12, 2023 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 Amendments; 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 3.13-acre tract located at 1003 and 1005 Twilight Trail in Franklin County, Kentucky, and more specifically identified as PVA Map Number 087-00-00-032.08 is hereby amended from Industrial Commercial District (IC) to Highway Commercial District (CH) based on the following findings of fact:

1. The Comprehensive Plan, Future Land Use Plan, designates the property for Regional Retail Center.
2. The Highway Commercial (CH) zone district is an appropriate zone district for the Regional Retail Center future land use designation.
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 21<sup>st</sup> day of November, 2023.

**GIVEN SECOND READING AND APPROVED** at a duly convened meeting of the Fiscal Court of Franklin County, Kentucky, held on the 6 day of December, 2023 and of record in Fiscal Court Order Book 34, Page 215.

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

ATTESTED TO:

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

**SUMMARY**

This ordinance approves a zone map amendment at 1003 and 1005 Twilight Trail for a 3.13-acre property located in Franklin County, Kentucky and more specifically identified as PVA Map Number 057-00-00-092.03.

**FRANKFORT/FRANKLIN COUNTY PLANNING COMMISSION**

**October 12, 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:

Sherron Jackson  
Timothy Luscher  
Todd McDaniel  
Reed Mills  
Michael Nickles  
Darrell Sanderson  
Charles Stewart  
Brent Sweger

William May, Chairman

(9)

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 September 14, 2023 meeting. Mr. Jackson made the motion to approve the minutes, as corrected. The motion was seconded by Mr. Sanderson and passed unanimously.

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

Ed Logan (Legal Fee, September, 2023)	\$1,500.00
Vickie Sewell (PC Secretarial – 09/14/23)	\$ 300.00
Dawn McDonald (BZA – 09/12/23)	\$ 150.00
Frankfort NewsMedia (Legal Ads)	\$ 823.75
McBride Dale Clarion (Inv# 4594-21)	\$8,857.50

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

Mr. Jackson asked if the Planning Commission had sufficient funds to pay the McBride Dale Clarion bill. Staff responded that the funds were available.

Under Commission reports, Mr. Sweger stated that the Zoning Update Committee had held a meeting and discussed changes to the Special Capital District. He stated that those changes would possibly be brought forward at a future meeting.

Ms. Sweger asked if the Planning Commission member appointment to the Architectural Review Board was necessary. After further discussion the Mr. Sweger made a motion to establish a review committee to review the Architectural Review Board regulations. The motion was seconded by Mr. Sanderson and passed unanimously.

Chairman May asked for a motion to fill the vacant Secretary position. Mr. Sanderson made a motion to nominate Charles Stewart as Secretary. The motion was seconded by Mr. Luscher and passed unanimously.

Chairman May asked the Secretary to introduce the next item:

**PUBLIC HEARING: Freire Commercial Properties, LLC, is requesting a zone map amendment from Industrial Commercial District "IC" to Highway Commercial District "CH" of a 3.313-acre property at 1003 and 1005 Twilight Trail. The property is more specifically identified as PVA Map Number 050-00-00-092.01.**

The Secretary swore in all speakers.

Mr. Logan qualified Mr. Ben Judah. Under questioning, Mr. Judah stated that he had five years' experience as Planning Supervisor with Franklin County Planning & Building Codes. He stated that he held a Master's degree in Land Use Planning and was certified as an MS4 inspector.

He stated that the only change to his staff report was that on page ten, Goal Six, Policy number 4 should be removed. He stated that he had indicated all positive findings and was recommending approval of the requested Zone Map Amendment.

There were no further questions of Mr. Judah.

Under applicant testimony, Mr. Preston Cecil stated that he had reviewed the Staff Report and was in agreement with the staff findings.

Mr. Jackson asked if the rear property line followed the tree line and ditch on the property. Mr. Matthew Freire, applicant stated that the tree line is close to the border for the property.

Mr. Stewart asked if the applicant intended to keep the existing buildings. Mr. Freire stated that he was.

There was no further testimony.

Mr. Jackson made a motion to close the public hearing, to adopt the Staff Report as the Summary of the Hearing and to take action at the meeting. The motion was seconded by Mr. Sweger and passed unanimously.

Mr. Sweger made a motion to adopt Findings of Fact 1, 2 and 4 of the Staff Report. The motion was seconded by Mr. Jackson and passed unanimously.

Mr. Jackson made a motion to adopt the Finding of Fact #3 of the Staff Report. The motion was seconded by Mr. Stewart and passed by a vote of eight to one. Those voting in favor were Mr. Jackson, Mr. Luscher, Mr. Mills, Mr. Nickles, Mr. Sanderson, Mr. Stewart and Chairman May. Mr. Sweger voted against the motion.

Mr. Jackson made a motion to cease the making of Findings of Fact. The motion was seconded by Mr. Sanderson and passed unanimously.

Mr. Sweger made a motion to recommend to the Franklin County Fiscal Court that the zone map amendment request by Freire Commercial Properties, LLC from Industrial Commercial District "IC" to Highway Commercial District "CH" for a 3.313-acre property at 1003 and 1005 Twilight Trail be approved, based on approved findings of fact numbers one, two and four. The motion was seconded by Mr. Jackson and passed unanimously.

Mr. Jackson noted that he had completed nine hours of Planning Commission training, as required by Kentucky Revised Statutes.

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

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William May, Chairman

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Vickie Sewell, Recording Secretary

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## STAFF REPORT

**TO:** Frankfort/Franklin County Planning Commission  
**FROM:** Ben Judah, Planning Supervisor  
**MEETING DATE:** October 12, 2023

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### GENERAL INFORMATION

**Applicant:** Freire Commercial Properties, LLC  
1007 Twilight Trail  
Frankfort, KY 40601

**Request:** PUBLIC HEARING: Freire Commercial Properties, LLC, is requesting a zone map amendment from Industrial Commercial District "IC" to Highway Commercial District "CH" of a 3.13-acre property at 1003 and 1005 Twilight Trail. The property is more specifically identified as PVA Map Number 050-00-00-092.03.

**Size of Property:** 3.13-acres

**Existing use:** Office/Commercial

**Purposed use:** Office/Commercial

### Surrounding Land Use & Zoning

North: Zone-CH, PC; Commercial, I-64, Commercial

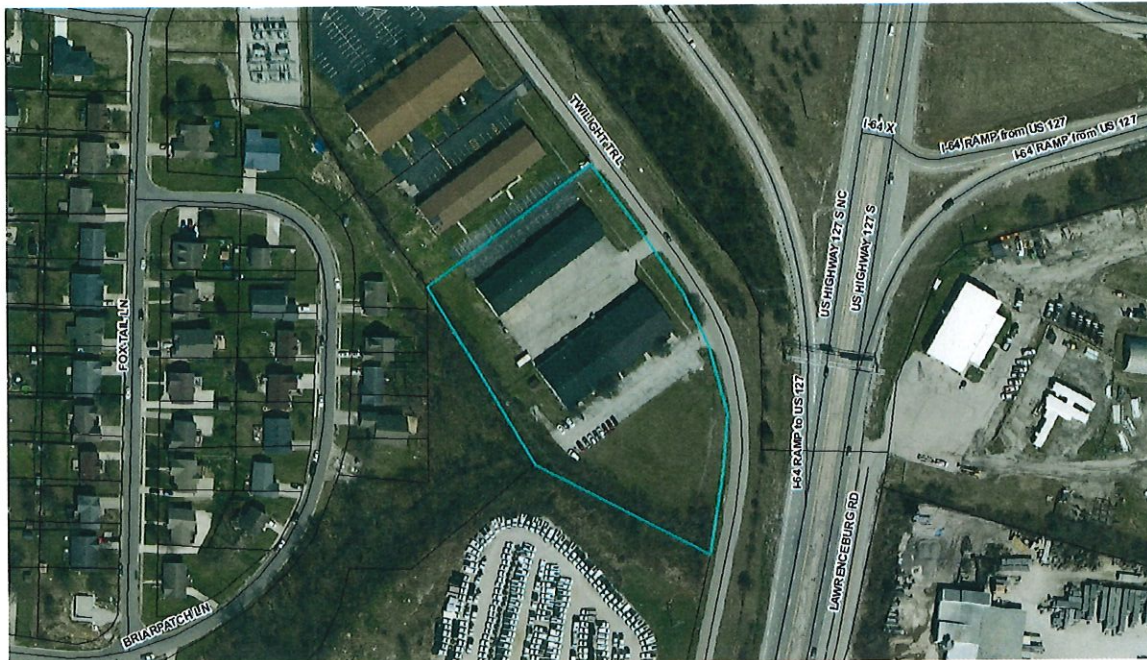
South: Zone- CH; Commercial

East: Zone- IC, US 127, Industrial, KYTC facility

West: Zone- RC; Vacant, Residential (Twin Oaks subdivision)

### Background

In March 2020, the subject property was rezoned from "CH"- Highway Commercial to "IC" Industrial Commercial in order to allow for the property to be converted into a self-storage facility. The storage facility never materialized and the property owner is requesting the property be rezoned to its previous zone. The subject property is on Twilight Trail in an area with industrial, residential and commercial uses within close proximity to one another. The property previously housed offices for the State's Alcohol Beverage Control.



**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:** Highway Commercial District (CH)

**§ 155.148 (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. Certain design requirements are established to ensure compatibility with residential uses.



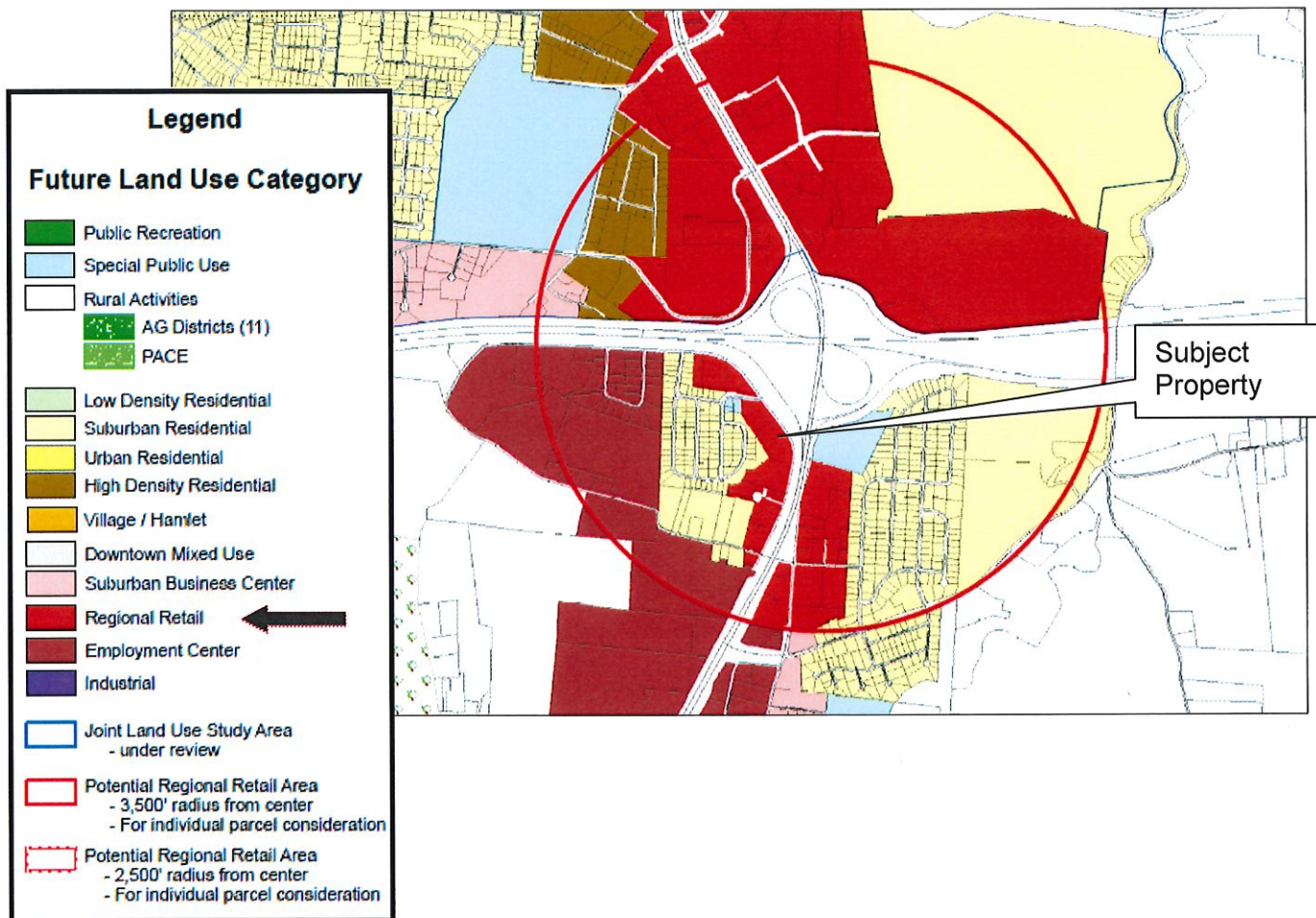
## APPLICABLE REGULATIONS

### 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



## **Franklin County Urban Land Use Plan**

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

### **Regional Retail Center**

**Regional Retail Centers are the large-scale commercial centers that service the entire region and beyond. These uses are located along major highway corridors near the interstate to accommodate the large amount of traffic generated by such uses. These uses play an important role in the region's economy and may be expanded when the market and infrastructure allow.**

#### **Land Use Guidelines**

- The primary land use in these areas should be retail, commercial, personal services, and professional office spaces that are targeted toward residential neighborhoods and employees in Frankfort and Franklin County as well as in the surrounding region.
- Residential uses, including multi-family housing should be discouraged in these retail centers unless part of a Planned Development
- All quadrants of I-64 may be appropriate for Regional Retail Center uses within a radius not greater than 3500 feet as shown on the future land use map.

#### **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. Regional Retail Centers should be located along major highways near the interstate to accommodate the large traffic volumes generated by the uses to prevent traffic 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 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 for buildings) to be developed by the City and County.
8. Traffic Impact Studies should be required 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.

**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 located south of Interstate 64 along Twilight Trail approximately 1750-feet from the intersection of Twilight Trail and US HWY 127 South. There is a mix of surrounding land uses that includes commercial, office, residential and industrial uses.

It appears that policies #2, #5 and #9 are 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 Regional Retail Center due to its proximity to the interstate. The subject property is located within the Suburban sub area as depicted on the map contained with 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 Highway Commercial zoned properties on public sewer. The minimum lot size of Highway Commercial District properties is 1.5 acres on septic tanks. The structures are served by the City of Frankfort sewer system.

It appears that policies #3 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 Planning Commission's traffic engineer, Mr. Brad Johnson P.E. PTOE, has reviewed the proposal and determined that there is no need for additional analysis for a traffic impact study due to the low trip generation anticipated by the proposed rezoning. 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: The two adjacent properties along Twilight Trail both have the Highway Commercial zoning designation. A Highway commercial zoning designation is compatible with the surrounding land uses. The potential Highway Commercial uses should be more compatible in the area than the uses permitted in the Industrial Commercial zone.

Policies #2 & 8 support the applicant's request.

**Policies:**

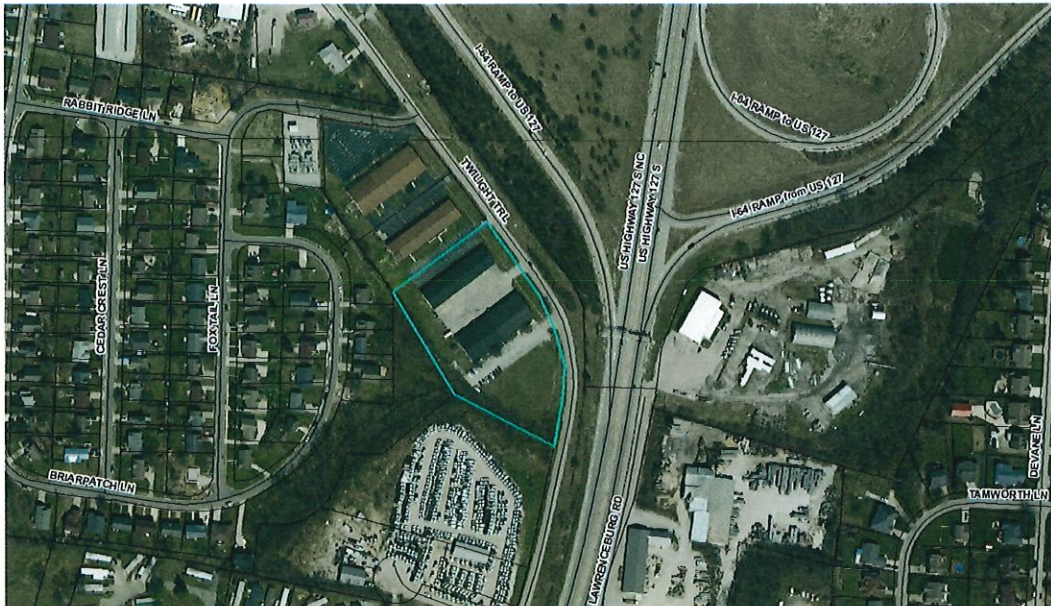
1. Continue to promote the development and expansion of quality, environmentally sustainable and economically productive industry in existing industrial parks.
2. Direct additional industrial and/or commercial growth onto land that is suited for industrial and/or commercial development.
3. Promote concepts 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 Flood Insurance Rate Maps for Franklin County adopted December 21, 2017.

The Subdivision Regulations, Zoning Ordinance, storm water ordinance and associated regulations are written in such a manner that either encourage or require that the policies within this goal are addressed.



Policy #1 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: The closest residence to the subject property is approximately 60-feet from the subject property when measuring from nearest corner of the dwelling to the subject property's boundary line. It appears that the existing structures and the proposed zoning are in agreement with the Land Use Guidelines for Regional Retail.

It appears that policies #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.

**Goal 7: *Enhance Community Quality and Character***

**Promote quality development that strengthens community character and pride.**

Staff finding: The proposed zone would allow the property to be used for office, retail, and personal services, which can potentially improve services available to the surrounding area.

Policies: #9 supports the applicant's request.

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.
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The Future Land Use map of the Comprehensive Plan property identifies the subject property with a Regional Retail Center Future Land Use Designation. As indicated in the Comprehensive Plan section of this report, the primary land use within that Future Land Use designation should be retail, commercial, or offices uses. The proposed zone of Highway Commercial is an appropriate zoning designation for Regional Retail Center Future Land Use Designation.

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

### **CONCLUSION**

Staff recommends the following findings of fact:

1. The Comprehensive Plan, Future Land Use Plan, designates the property for Regional Retail Center.
2. The Highway Commercial (CH) zone district is an appropriate zone district for the Regional Retail Center future land use designation.
3. The subject property is within one (1) mile of the Interstate 64 interchange.
4. 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.



1003 Twilight Trail



1005 Twilight Trail



Subject property facing southwest.



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: 8 / 30 / 2023  
 Payment Amt: \$ 300  
 Receipt #: 601422  
 Meeting: \_\_\_\_\_

APPLICATION FOR ZONE MAP AMENDMENT

MEETING DATE: October 12, 2023 FILING DEADLINE: August 31, 2023

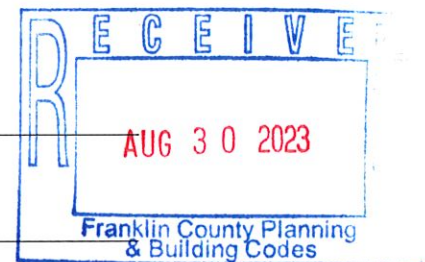
The undersigned owner(s) of the following described property hereby request(s) the consideration of change in zone district classification as specified below:

GENERAL INFORMATION

1. Property Owner (The owner must be the applicant):  
Freire Commercial Properties, LLC

2. Mailing Address:  
1007 Twilight Trail, Frankfort, KY 40601

3. Phone Number:  
 Home: 502-319-1184 Work: \_\_\_\_\_



SITE INFORMATION

4. General Location of Property: Parcel #050-00-00-092.01  
Tracts 1-A, 1-B and 2, located off of US-127 South

5. Subdivision Name: (if applicable) Suburban Park

6. Street Address: 1003-1005 Twilight Trail, Frankfort, KY 40601

ZONING INFORMATION

7. Present Zoning of Property: Industrial Commercial District ("IC")

8. Proposed Zoning of Property: Highway Commercial District ("CH")

9. Existing Use of Property: Office and Retail Space

10. Proposed Use of Property: Office and Retail Space

11. Size of Property: Acres: 3.13 Acres Sq. Ft. 136,342

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.
- 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.)

8/30/2023  
Date

  
Signature of Property Owner - *council for 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.

#### 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.

# BULLOCK & CECIL, LLP

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August 30, 2023

## VIA HAND DELIVERY

Franklin County Planning  
& Building Codes Department  
ATTN: Robert Hewitt  
321 W. Main Street  
Frankfort, KY 40601

**RE: Application for Zone Map Amendment**  
**1003-1005 Twilight Trail, Frankfort, Kentucky (the "Property")**

Dear Robert:

Please accept this letter and the attached items as the required documents and information to support the above Application. To that end, I include a Vicinity Map showing the location of the Property as well as a list of all property owners and their mailing addresses within, contiguous to, and directly across the street from the proposed rezoning. I also enclose an Exhibit "A", which sets forth the legal description of the Property and the required filing fee.

Finally I incorporate the following Statement of Fact pursuant to KRS 100.213:

The proposed zone change of the Property from the current zoning of "IC" (Industrial Commercial District) to a zone classification of "CH" (Highway Commercial District) is in agreement with the Comprehensive Plan because the Property is located in a zone slated for "Regional Retail Centers". The Comprehensive Plan defines "Regional Retail Centers" as "large-scale commercial centers that service the entire region and beyond. These uses are located along major highway corridors near the interstate to accommodate the large amount of traffic generated by such uses. These uses play an important role in the region's economy and may be expanded when the market and infrastructure allow."

According to the "Land Use Guidelines" in the Comprehensive Plan for Regional Retail Centers, "The primary land use in these areas should be retail, commercial, personal services and professional office spaces that are targeted toward residential neighborhoods and employees in Frankfort and Franklin County as well as in the surrounding region." The applicant's proposed uses of office and retail space fit squarely within these parameters.

Thank you for your kind assistance in this matter. If you have any questions or comments, or require any additional information, please don't hesitate to contact me.

With kind regards,

BULLOCK & COFFMAN, LLP



Preston Scott Cecil

cc/MF, Encl.

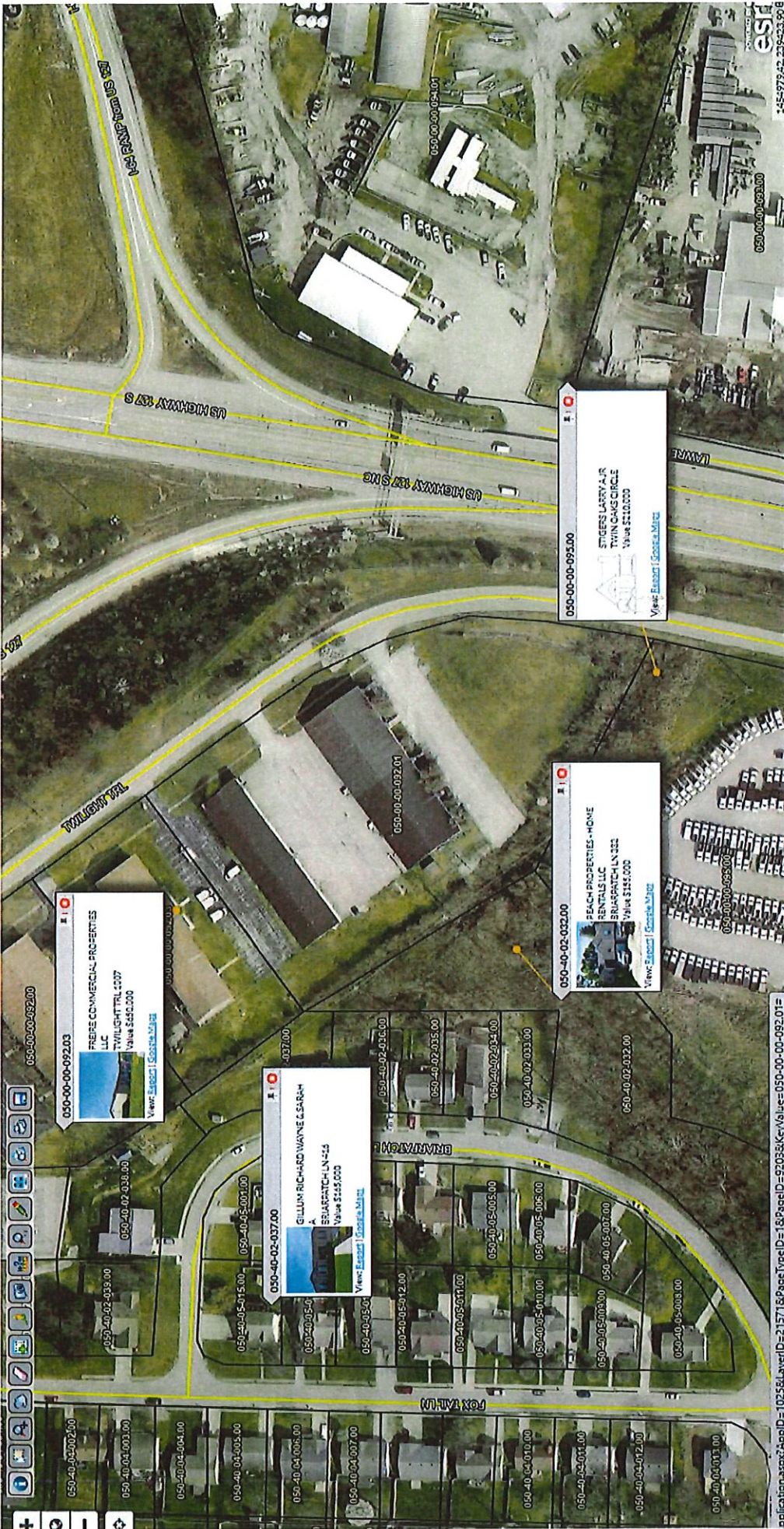


**EXHIBIT "A"**

All that certain property situated in Franklin County, Kentucky, and being more particularly described as follows, to-wit:

BEING all of Tract 1-A, 1-B, and Tract 2 of the Minor Subdivision Plat of Suburban Park of record in Plat Cabinet E, Slide 541, in the office of the County Clerk of Franklin County, Kentucky, the improvements thereon being designated as 1003-1005 Twilight Trail; and

Being the same property conveyed to Freire Commercial Properties, LLC, a Kentucky limited liability company, by Kanun Properties, LLC, a Kentucky limited liability company, by deed dated March 31, 2023, of record in Deed Book 619, page 643, in the Office of the Clerk of Franklin County, Kentucky.



050-00-00-092.00  
 PRERE COMMERCIAL PROPERTIES LLC  
 TWILIGHT LN 207  
 Value \$485,000  
[View Record](#) | [Compare Maps](#)

050-40-02-037.00  
 GILLUM RICHARD WAYNE & SARAH A  
 SRIARATCH LN 424  
 Value \$155,000  
[View Record](#) | [Compare Maps](#)

050-40-02-032.00  
 PEACH PROPERTIES - HOME RENTALS LLC  
 SRIARATCH LN 322  
 Value \$145,000  
[View Record](#) | [Compare Maps](#)

050-00-00-095.00  
 STIGERS LARRY A JR  
 TWIN OAKS CIRCLE  
 Value \$210,000  
[View Record](#) | [Compare Maps](#)

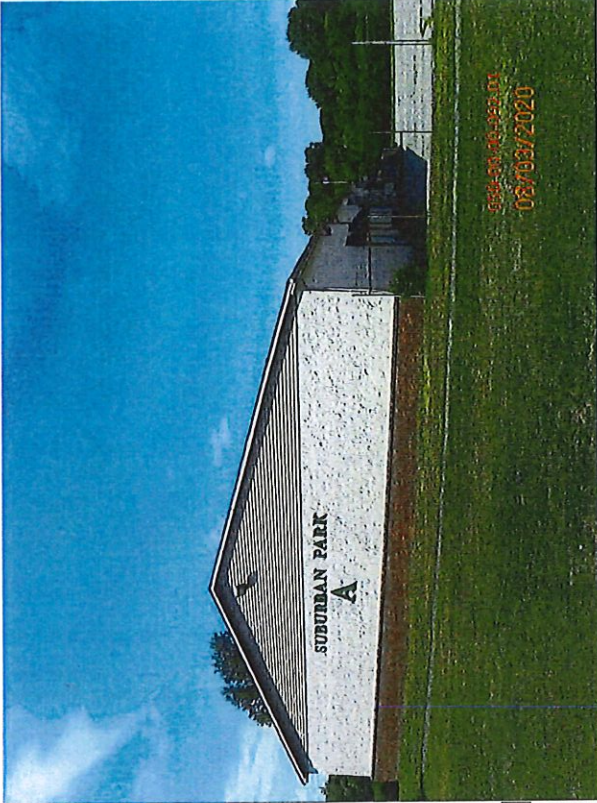
Map **050-00-00-092.01**

**PROPERTY CARD**  
Printed 8/25/2023

Location **TWILIGHT TRL 1003 - 1005**  
Building 1 Frame/Stucco Commercial  
Yr Const 0 EffAge 0 Building/Va 0

Description TRACTS 1-A,1-B,& 2  
District/County Class Commercial  
Owner FREIRE COMMERCIAL PROPERTIES LLC  
1007 TWILIGHT TRL  
FRANKFORT KY 40601

Account 75852



Subdivision SUBURBAN PARK  
Block Lot 1-A,1-B,2

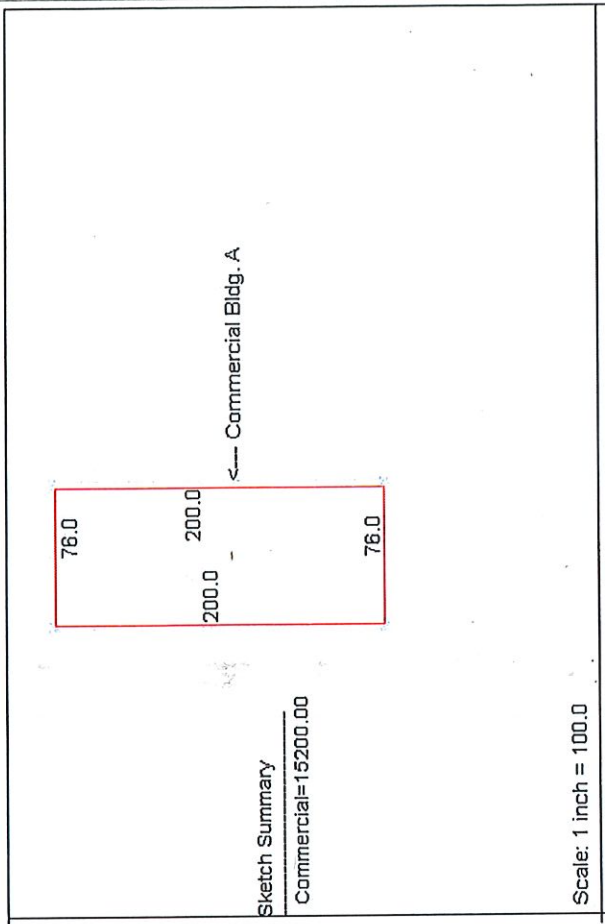
Date Checked	Checked By	Date Assessed
Lot Size	Lot Size Sq Ft	Lot Est/Actual
Frontage	Depth	Platt Book 00E-0541
Acres	Acres Est/Actual	Source
Neighborhood Other	Site Condition Average	Zoning
Road 2 Lane	Driveway Paved/Asphalt	Sidewalks No
Topography Rolling	Shape Typical	Drainage Ditch
Flood Hazard None	Fire Acres 0	Land Value
Tenant Houses 0	Barns 0	Silos 0
<input checked="" type="checkbox"/> Electricity	<input checked="" type="checkbox"/> Gas	Grain Bins 0
	<input checked="" type="checkbox"/> Water	Fencing 0
	<input checked="" type="checkbox"/> Sewer	Stalls 0
		Bents 0
No Stories 1.00	Avg Height 0.00	Date Assessed
Date Checked	Checked By	Farm
Residence Type	Commercial Offices	Com 2
Mobile Home Type	Manufacturer	Model
Garage/Carport	Type	Size
Width 0.00	Length 0.00	Area 0.00
Neighborhood Typical	Site Cond Good	Bldg Cond Good/Average
Structure 1 Story	Exterior	Foundation Poured Concrete
Const. Type Wood Frame	Roof Cover Average/Standard	Roof Pitch Medium
Roof Type Gable	Basement Size	Basement Finish
Basement Type	Heat Source Natural Gas	Supplemental
Heat Type Forced Air		

Year	Net Taxable	Exemption	Total Taxable	Land	Improvements	Ag Improvements	Land FCY	Imprvmts FCY	Ag Imprvmts FCY	Total FCY
2024	950,000	0	950,000	200,000	750,000	750,000	0	0	0	0
2023	950,000	0	950,000	200,000	750,000	750,000	0	0	0	0
2022	950,000	0	950,000	200,000	750,000	750,000	0	0	0	0
2021	950,000	0	950,000	200,000	750,000	750,000	0	0	0	0
2020	931,078	0	931,078	200,000	731,078	731,078	0	0	0	0
2019	931,078	0	931,078	200,000	731,078	731,078	0	0	0	0
2018	931,078	0	931,078	200,000	731,078	731,078	0	0	0	0
2017		0	931,078	200,000	731,078	731,078	0	0	0	0

MH Vin	Living 0	Sq Feet
Skirting	Dining 0	Living 0.00
Exterior	Family 0	Basemt 0.00
Driveway Paved/Asphalt	Kitchen 0	Garage 0.00
Sidewalks No	BedRm 0	Porch 0.00
Patio/Deck	FullBaths 0	Deck 0.00
Tennis Court	HalfBaths 0	Office 0.00
Pool	OtherRm 0	Manufacturing 0.00
Pool Size 0.00	Total 0	Asphalt 0.00
Air Cond Type Central	Fireplaces 0	Concrete 0.00

Heat  
 Cooling  
 Sewer  
 Water  
 Gas  
 Electricity  
 Solar  
 Sprinklers  
 Fire Alarm  
 Special Imprvmt

Soil Capability Classification And Valuation



**CHAIN OF OWNERSHIP**

Buyer Name	Deed	SaleDate	Sale Price
FREIRE COMMERCIAL PROPERTIES LLC	619-643	03/31/2023	950,000
KANUN PROPERTIES LLC	459-588	07/28/2002	0
KANUN PROPERTIES LLC	459-584	07/28/2002	
NUNNELLEY DENNIS E	459-580	07/28/2002	465,539
KAIN JACK A	412-331	05/30/1996	725,000

Permits List

Notes  
BUILDING A

Map **050-00-00-092.01**

**PROPERTY CARD**

Printed 8/25/2023

Location **TWILIGHT TRL 1003 - 1005**

Building **2** Frame/Stucco Commercial

Yr Const **0**

EffAge **0**

BuildingVa **0**

Description **TRACTS 1-A,1-B,& 2**

DistrictCounty

Class **Commercial**

Owner **FREIRE COMMERCIAL PROPERTIES LLC**

**1007 TWILIGHT TRL**

**FRANKFORT KY 40601**

Account **75852**

Subdivision **SUBURBAN PARK**

Block

Lot **1-A,1-B,2**



Date Assessed	Checked By	Date Assessed	Living	0.00
LotEstActual	LotSizeSqFt	LotEstActual	Dining	0.00
Platt Book <b>00E-0541</b>	Depth	Platt Book <b>00E-0541</b>	Family	0.00
Source	AcresEstAc	Source	Kitchen	0.00
Zoning	Site Condito <b>Average</b>	Zoning	BedRm	0.00
Sidewalks <b>No</b>	Driveway <b>Paved/Asphalt</b>	Sidewalks <b>No</b>	FullBaths	0.00
Drainage <b>Ditch</b>	Shape <b>Typical</b>	Drainage <b>Ditch</b>	HalfBaths	0.00
Land Value	Fire Acres <b>0</b>	Land Value	OtherRm	0.00
Fencing <b>0</b>	Barns <b>0</b>	Fencing <b>0</b>	Total	0.00
Bents <b>0</b>	Silos <b>0</b>	Bents <b>0</b>	Fireplaces	0.00
Stalls <b>0</b>	Water <input checked="" type="checkbox"/>	Stalls <b>0</b>	MH Vin	0.00
Bents <b>0</b>	Gas <input checked="" type="checkbox"/>	Bents <b>0</b>	Skirting	0.00
	Water <input checked="" type="checkbox"/>		Exterior	0.00
	Sewer <input checked="" type="checkbox"/>		Driveway <b>Paved/Asphalt</b>	0.00
			Sidewalks <b>No</b>	0.00
			Patio/Deck	0.00
			Tennis Court	0.00
			Pool	0.00
			PoolSize <b>0.00</b>	0.00
			AirCondType <b>Central</b>	0.00
			Roof Pitch <b>Medium</b>	0.00
			BasementFinish	0.00
			Supplemental	0.00
			Roof Cover <b>Metal</b>	0.00
			BasementSize	0.00
			Heat Source <b>Natural Gas</b>	0.00
				0.00

Year	Net Taxable	Exemption	Total Taxable	Land	Improvements	Ag Improvements	Land FCY	Imprvmts FCY	Ag Imprvmts FCY	Total FCY
2024	950,000	0	950,000	200,000	750,000	0	0	0	0	0
2023	950,000	0	950,000	200,000	750,000	0	0	0	0	0
2022	950,000	0	950,000	200,000	750,000	0	0	0	0	0
2021	950,000	0	950,000	200,000	750,000	0	0	0	0	0
2020	931,078	0	931,078	200,000	731,078	0	0	0	0	0
2019	931,078	0	931,078	200,000	731,078	0	0	0	0	0
2018	931,078	0	931,078	200,000	731,078	0	0	0	0	0
2017	931,078	0	931,078	200,000	731,078	0	0	0	0	0

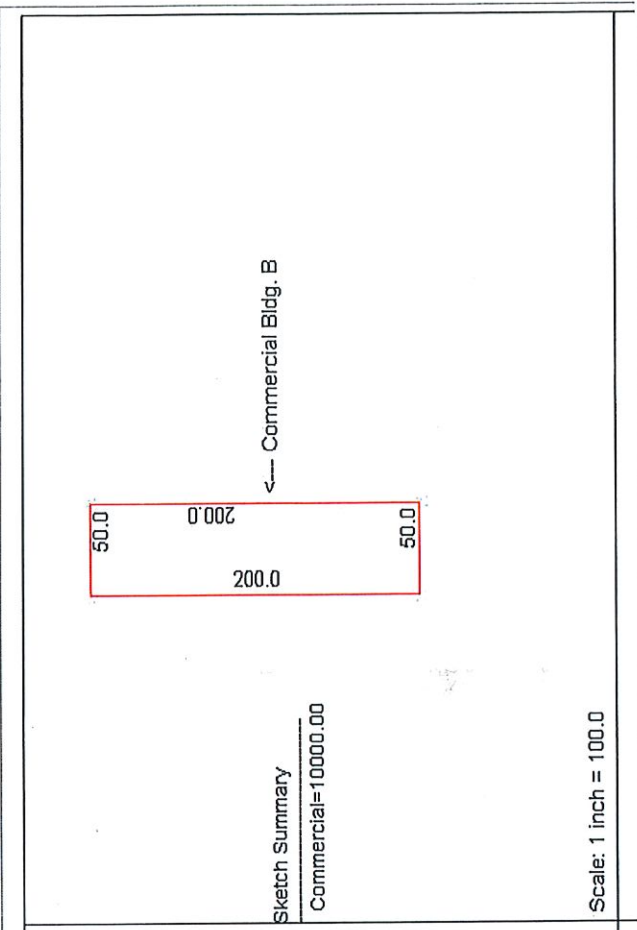
Heat  Cooling  Electricity  Gas  Water  Sewer  Solar  Sprinklers  FireAlarm  SpecialImprvmt

**CHAIN OF OWNERSHIP**

Buyer Name	Deed	Sale Date	Sale Price
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KANUN PROPERTIES LLC	459-588	07/28/2002	0
KANUN PROPERTIES LLC	459-584	07/28/2002	
NUNNELLEY DENNIS E	459-580	07/28/2002	465,539
KAIN JACK A	412-331	05/30/1996	725,000

Permits List

Notes  
BLDG B



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**RE: TRT Facility Review- 1003 1005 Twilight Trl - IC to CH**



**BJ** **Brad Johnson <bcjohnson@hmbpe.com>**

😊   ↩   ↶   ➡   ...

To: Ben Judah

Fri 9/29/2023 5:37 PM

Ben, I don't see the need for a traffic study. By my estimate, this is approximately 26,000 SF, which generates less than 60 trips.

Thanks, Brad



**Bradford C. Johnson, PE**  
**PLANNING PRINCIPAL-in-CHARGE**  
101 Helm Street, Suite 170  
Lexington, KY 40505  
P: (502) 695-9800  
C: (859) 797-9658  
[www.hmbpe.com](http://www.hmbpe.com)

**From:** Ben Judah <ben.judah@franklincounty.ky.gov>  
**Sent:** Wednesday, September 27, 2023 9:39 AM  
**To:** Brad Johnson <bcjohnson@hmbpe.com>  
**Subject:** Fw: TRT Facility Review- 1003 1005 Twilight Trl - IC to CH

Brad,

Please take a look at the attached facility review. The applicant is looking to rezone the property from IC to CH. In 2020, the property was rezoned from CH to IC and now the new owner is asking to change it back. Does this need a traffic study? If possible, please provide comments by October 4, 2023 or sooner.

Thanks,

Ben

---

**From:** Ben Judah  
**Sent:** Friday, September 15, 2023 12:00 PM  
**To:** Jonathan Otis <[otisengineeringllc@gmail.com](mailto:otisengineeringllc@gmail.com)>; [JCHRISTOPHERBOWLIN@nisource.com](mailto:JCHRISTOPHERBOWLIN@nisource.com) <[JCHRISTOPHERBOWLIN@nisource.com](mailto:JCHRISTOPHERBOWLIN@nisource.com)>; Stephen Hockensmith <[stephen.hockensmith@franklincounty.ky.gov](mailto:stephen.hockensmith@franklincounty.ky.gov)>; Carter, Jim <[jcarter@fewpb.com](mailto:jcarter@fewpb.com)>; STROBL, ARTHUR G <[as7779@att.com](mailto:as7779@att.com)>; Harrod, Mike <[mikeharrod@fewpb.com](mailto:mikeharrod@fewpb.com)>; Dutta, Sharmista <[sdutta@fewpb.com](mailto:sdutta@fewpb.com)>; Brian Brewer <[brian.brewer@franklincounty.ky.gov](mailto:brian.brewer@franklincounty.ky.gov)>; Michael Hesse <[mhesse@frankfort.ky.gov](mailto:mhesse@frankfort.ky.gov)>  
**Cc:** Robert Barker <[rbarker@frankfort.ky.gov](mailto:rbarker@frankfort.ky.gov)>  
**Subject:** TRT Facility Review- 1003 1005 Twilight Trl - IC to CH

TRT members,

Please see the attached facility for a proposed zone map amendment from IC to CH for property located at 1003 1005 Twilight Trail. If possible, please provide comments via email by September 28, 2023. If you

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**RE: TRT Facility Review- 1003 1005 Twilight Trl - IC to CH**



**CJ** **Carter, Jim** <jcarter@fewpb.com>   
To: Ben Judah; Jonathan Otis <otisengineeringllc@gmail.com>; JCHRISTOPHEF Fri 9/15/2023 1:15 PM  
Cc: Robert Barker <rbarker@frankfort.ky.gov>; McCullar, Travis <tmccullar@fev

Start reply with:

FPB Electric has no comments.

Thanks.

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

---

**From:** Ben Judah <ben.judah@franklincounty.ky.gov>  
**Sent:** Friday, September 15, 2023 12:01 PM  
**To:** Jonathan Otis <otisengineeringllc@gmail.com>; JCHRISTOPHERBOWLIN@nisource.com; Stephen Hockensmith <stephen.hockensmith@franklincounty.ky.gov>; Carter, Jim <jcarter@fewpb.com>; STROBL, ARTHUR G <as7779@att.com>; Harrod, Mike <mikeharrod@fewpb.com>; Dutta, Sharmista <sdutta@fewpb.com>; Brian Brewer <brian.brewer@franklincounty.ky.gov>; Michael Hesse <mhesse@frankfort.ky.gov>  
**Cc:** Robert Barker <rbarker@frankfort.ky.gov>  
**Subject:** TRT Facility Review- 1003 1005 Twilight Trl - IC to CH

**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 see the attached facility for a proposed zone map amendment from IC to CH for property located at 1003 1005 Twilight Trail. If possible, please provide comments via email by September 28, 2023. If you need any additional information, please contact me.

Sincerely,

Ben Judah, Planning Supervisor  
Franklin County Planning & Building Codes Dept.  
321 W. Main Street  
Frankfort, KY 40601  
Ph 502-875-8701



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RE: TRT Facility Review- 1003 1005 Twilight Trl - IC to CH



HM

Harrod, Mike <mikeharrod@fewpb.com>

😊   ↩   ↶   ➦   ⋮

To: Ben Judah

Wed 9/20/2023 7:50 AM

Cc: Banks, Russell <rbanks@fewpb.com>; Carter, Jim <jcarter@fewpb.com>;

Ben,  
FPB telecom has no issues with the prosed zone change request. Thanks,



**Mike Harrod**  
**Frankfort Plant Board**  
**Telecom Engineering Supervisor**  
PO Box 308, 306 Hickory Dr, Frankfort, KY 40602  
[T] 502.352.4443 [M] 502.395.2650 [E] [mikeharrod@fewpb.com](mailto:mikeharrod@fewpb.com)

The information and attachments contained in this e-mail are intended for the exclusive use of the original recipient(s) and may contain confidential and/or legally privileged information. Unless otherwise noted, any disclosure or forwarding of this information outside of Frankfort Plant Board is strictly prohibited. If you are not the intended recipient, we respectfully request that you delete this message and not further distribute its contents. Thank you.

**From:** Ben Judah <ben.judah@franklincounty.ky.gov>  
**Sent:** Friday, September 15, 2023 12:01 PM  
**To:** Jonathan Otis <otisengineeringllc@gmail.com>; JCHRISTOPHERBOWLIN@nisource.com; Stephen Hockensmith <stephen.hockensmith@franklincounty.ky.gov>; Carter, Jim <jcarter@fewpb.com>; STROBL, ARTHUR G <as7779@att.com>; Harrod, Mike <mikeharrod@fewpb.com>; Dutta, Sharmista <sdutta@fewpb.com>; Brian Brewer <brian.brewer@franklincounty.ky.gov>; Michael Hesse <mhesse@frankfort.ky.gov>  
**Cc:** Robert Barker <rbarker@frankfort.ky.gov>  
**Subject:** TRT Facility Review- 1003 1005 Twilight Trl - IC to CH

**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 see the attached facility for a proposed zone map amendment from IC to CH for property located at 1003 1005 Twilight Trail. If possible, please provide comments via email by September 28, 2023. If you need any additional information, please contact me.

Sincerely,

Ben Judah, Planning Supervisor

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Re: TRT Facility Review- 1003 1005 Twilight Trl - IC to CH



JO Jonathan Otis <[otisengineeringllc@gmail.com](mailto:otisengineeringllc@gmail.com)>

To: Ben Judah

Wed 10/4/2023 10:14 AM

Start reply with:

Ben,

I don't see an engineering related concern with this request for a zone change.

County Engineer

On Fri, Sep 15, 2023 at 12:00 PM Ben Judah <[ben.judah@franklincounty.ky.gov](mailto:ben.judah@franklincounty.ky.gov)> wrote:

TRT members,

Please see the attached facility for a proposed zone map amendment from IC to CH for property located at 1003 1005 Twilight Trail. If possible, please provide comments via email by September 28, 2023. If you need any additional information, please contact me.

Sincerely,

Ben Judah, Planning Supervisor  
Franklin County Planning & Building Codes Dept.  
321 W. Main Street  
Frankfort, KY 40601  
Ph 502-875-8701

--

Jonathan K. Otis, P.E.  
Otis Engineering LLC  
234 W. Main Street, Suite 2  
Frankfort, KY 40601  
Office: (502) 352 - 2808  
Mobile: (502) 803 - 7311

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**Re: TRT Facility Review- 1003 1005 Twilight Trl - IC to CH**



**BB** Brian Brewer  
To: Ben Judah

Fri 9/15/2023 12:41 PM

Ben,

The Fire Department has no comments at this time.

**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:** Friday, September 15, 2023 12:00 PM  
**To:** Jonathan Otis <otisengineeringllc@gmail.com>; JCHRISTOPHERBOWLIN@nisource.com <JCHRISTOPHERBOWLIN@nisource.com>; Stephen Hockensmith <stephen.hockensmith@franklincounty.ky.gov>; Carter, Jim <jcarter@fewpb.com>; STROBL, ARTHUR G <as7779@att.com>; Harrod, Mike <mikeharrod@fewpb.com>; Dutta, Sharmista <sdutta@fewpb.com>; Brian Brewer <brian.brewer@franklincounty.ky.gov>; Michael Hesse <mhesse@frankfort.ky.gov>  
**Cc:** Robert Barker <rbarker@frankfort.ky.gov>  
**Subject:** TRT Facility Review- 1003 1005 Twilight Trl - IC to CH

TRT members,

Please see the attached facility for a proposed zone map amendment from IC to CH for property located at 1003 1005 Twilight Trail. If possible, please provide comments via email by September 28, 2023. If you need any additional information, please contact me.

Sincerely,

Ben Judah, Planning Supervisor  
Franklin County Planning & Building Codes Dept.  
321 W. Main Street  
Frankfort, KY 40601  
Ph 502-875-8701

## **MEMORANDUM**

**DATE:** September 15, 2023

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

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

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

**1003 – 1005 Twilight Trail Zone Change Request IC to CH**

- a. We have no issues with the zone change request.
- b. Note: There are waterlines that traverse the property. If additional buildings are anticipated, please coordinate with this office.
- 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).

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RE: TRT Facility Review- 1003 1005 Twilight Trl - IC to CH



SG

STROBL, ARTHUR G <as7779@att.com>

To: Ben Judah

Mon 9/18/2023 8:14 AM

Start reply with:

Great, thanks for confirming!

Thank you!

Ok, great. Thanks!

AT&T has no issues with the zone change.

Thanks,

**Art Strobl**

Sr Specialist-OSP Design Engineer  
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](mailto:as7779@att.com)

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

**Sent:** Friday, September 15, 2023 12:01 PM

**To:** Jonathan Otis <otisengineeringllc@gmail.com>; JCHRISTOPHERBOWLIN@nisource.com; Stephen Hockensmith <stephen.hockensmith@franklincounty.ky.gov>; Carter, Jim <jcarter@fewpb.com>; STROBL, ARTHUR G <as7779@att.com>; Harrod, Mike <mikeharrod@fewpb.com>; Dutta, Sharmista <sdutta@fewpb.com>; Brian Brewer <brian.brewer@franklincounty.ky.gov>; Michael Hesse <mhesse@frankfort.ky.gov>

**Cc:** Robert Barker <rbarker@frankfort.ky.gov>

**Subject:** TRT Facility Review- 1003 1005 Twilight Trl - IC to CH

TRT members,

Please see the attached facility for a proposed zone map amendment from IC to CH for property located at 1003 1005 Twilight Trail. If possible, please provide comments via email by September 28, 2023. If you need any additional information, please contact me.

Sincerely,

Ben Judah, Planning Supervisor

Franklin County Planning & Building Codes Dept.

321 W. Main Street

Frankfort, KY 40601

Ph 502-875-8701

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RE: TRT Facility Review- 1003 1005 Twilight Trl - IC to CH



BC Bowlin \ John \ Christopher <jchristopherbowlin@nisource.com> 😊 ⏪ ⏩ ⏮ ⏭  
To: Ben Judah Tue 9/26/2023 7:24 AM

Start reply with:

Ben,  
I hope you are doing well. Columbia takes no position on the zone change.

It does appear that Columbia has a medium pressure line and/or easement near or on the property. I suggest that the developer call 811 and do a title search to identify and map the locations of the line(s) and/or easement(s) in case there are any potential conflicts with their future plans.

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:** Friday, September 15, 2023 12:01 PM  
**To:** Jonathan Otis <otisengineeringllc@gmail.com>; Bowlin \ John \ Christopher <jchristopherbowlin@nisource.com>; Stephen Hockensmith <stephen.hockensmith@franklincounty.ky.gov>; Carter, Jim <jcarter@fewpb.com>; STROBL, ARTHUR G <as7779@att.com>; Harrod, Mike <mikeharrod@fewpb.com>; Dutta, Sharmista <sdutta@fewpb.com>; Brian Brewer <brian.brewer@franklincounty.ky.gov>; Michael Hesse <mhesse@frankfort.ky.gov>  
**Cc:** Robert Barker <rbarker@frankfort.ky.gov>  
**Subject:** TRT Facility Review- 1003 1005 Twilight Trl - IC to CH

**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](mailto:security@nisource.com) for review.

TRT members,

Please see the attached facility for a proposed zone map amendment from IC to CH for property located at 1003 1005 Twilight Trail. If possible, please provide comments via email by September 28, 2023. If you need any additional information, please contact me.

Sincerely,

Ben Judah, Planning Supervisor

Franklin County Planning & Building Codes Dept.