

ORDINANCE NUMBER 3 - 2025

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 2.94-ACRE PORTION OF PROPERTY LOCATED AT 2440 STEADMANTOWN LN, FROM AGRICULTURAL DISTRICT (AG) TO RURAL RESIDENTIAL (RR). THE PROPERTY IS IDENTIFIED AS PVA MAP NUMBERS 083-00-00-037.02

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 February 13, 2025, and established 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 2.94-acre portion of property located at 2440 Steadmantown Lane in Franklin County, Kentucky, identified as PVA map numbers 083-00-00-037.02 is hereby amended from Agricultural District (AG) to Rural Residential District (RR), based on the following findings of fact:

- (1) The subject property is classified as Rural Farms and Natural Landscapes in the Future Land Use map contained within the Comprehensive Plan.
- (2) The proposed “RR”- Rural Residential Zone is appropriate in the Rural Farms and Natural Landscape Future Land Use Designation.
- (3) The proposed Zone Map Amendment is in agreement with the 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 19th day of March, 2025.

GIVEN SECOND READING AND APPROVED at a duly convened meeting of the Fiscal Court of Franklin County, Kentucky, held on the 16 day of April 2025 and of record in Fiscal Court Order Book 35, Page 537



Michael Mueller
Franklin County Judge/Executive

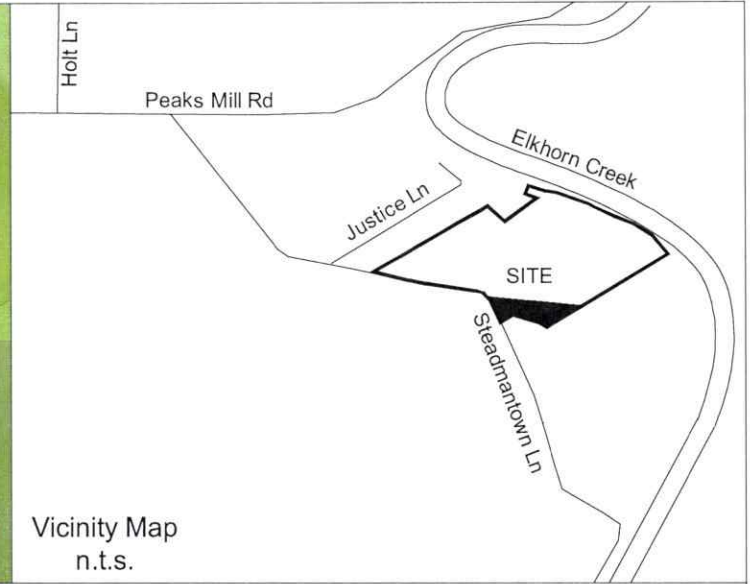
ATTESTED TO:



Kim Cox
Fiscal Court Clerk

SUMMARY

This ordinance is a first reading to approve or deny a zone map amendment from Agricultural District (AG) to Rural Residential (RR) for a 2.94-acre portion property, located at 2440 Steadmantown Lane in Franklin County, Kentucky, identified as PVA map numbers 083-00-00-037.02.



Notes

1. The drawing and legal description shown are based upon a survey performed by Bennie R. Maffet on January 1, 2009 and upon the zoning maps published by the Frankfort/Franklin County Planning Commission.
2. The intent of the rezone is to convert all remaining AG zoning belonging to Robert L. JR and Susan Hutcherson located at 2630 Steadmantown Lane to RR zoning. 93% of the 40.29 acre property is already RR zone.
3. This drawing does not constitute a new boundary survey.



Robert L Jr and Susan Hutcherson
 2630 Steadmantown Lane
 Frankfort, KY 40601
 Parcel 083-00-00-037.02

Sarah Ellen Hunsaker
 2251 Steadmantown Lane
 Frankfort, KY 40601
 Parcel 084-00-00-001.00

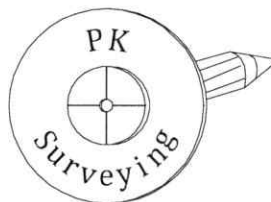
Gladys Hutcherson
 2368 Steadmantown Ln
 Frankfort, KY 40601
 Parcel 083-00-00-037.00

Slattery Family Trust
 2022 Steadmantown Lane
 Frankfort, KY 40601
 Parcel 084-00-00-003.00

LINE	BEARING	DISTANCE
L1	N 60°36'34" W	76.71'
L2	S 57°49'28" W	132.34'
L3	N 51°00'51" W	42.04'



Beginning at the centerline of Steadmantown Lane; thence S 85°08'58" E a distance of 888.76' to a point in the property line with the Slattery Family Trust; thence with the same S 58°23'26" W a distance of 382.63' to a point in the line with Gladys Hutcherson; thence with Hutcherson N 60°36'34" W a distance of 76.71'; N 74°24'18" W a distance of 258.52'; S 57°49'28" W a distance of 132.34' to a point in the centerline of Steadmantown Lane; thence with the same N 25°00'44" W a distance of 234.57'; N 51°00'51" W a distance of 42.04' to the point of beginning, having an area of 128103.2 Square Feet, 2.94 Acres



Patrick Perry, PE, PLS
 Keith Parker, PE, LSIT
 6108 Bardstown Trail
 Waddy, KY 40076
 (502)229-1554
 SurveyingPK@gmail.com

Zone Change Map
 2630 Steadmantown Lane
 Frankfort/Franklin County, Kentucky

Drawing Performed For
 Robert L Jr and Susan Hutcherson
 2630 Steadmantown Lane
 Frankfort, KY 40601

Date: 12/2/2024

FRANKFORT/FRANKLIN COUNTY PLANNING COMMISSION

**February 13, 2025
5:30 PM**

Brent Sweger, Chairman, Presiding

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

Chairman Sweger asked the Secretary to Call the Roll.

MEMBERS PRESENT:

Irma Johnson
Timothy Luscher
William May
Reed Mills
Darrel Sanderson
Charles Stewart

Brent Sweger, Chairman

(7)

Also Present:

Edwin Logan, Planning Commission Attorney
Eric Cockley, Director of City of Frankfort Planning & Community Development
Ben Judah, Planning Supervisor, Franklin County Planning & Building Codes

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

The minutes of the November 24, 2024 and January 9, 2025 meetings were approved unanimously.

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

Ed Logan (Legal Fee February 2025)	\$ 1,500.00
Logan Burch & Fox (Inv. #113546 (Envision/Schimmoeller)	4,252.50
Anna Whitaker (PC 01/09/25)	300.00
Dawn McDonald (BZA 01/14/25)	150.00
KLC (Liability Ins. Inv. # L.5795—204-25629-02)	6,060.82
McBride Dale Clarion (Code Update Inv. # 4690-6)	13,680.25
Frankfort NewsMedia (Legal Ads)	663.13

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

Under Reports of Standing/Select Committees, Chairman Sweger stated that at the last meeting the officers were voted on by private ballot, which is a violation of the Open Meetings Laws. He stated that the Commission would need to elect officers using voice votes.

Chairman Sweger asked Ms. Johnson, chair of the Nominating Committee to give the committee's recommendation for officers for 2025. Ms. Johnson stated that the Committee recommended Brent Sweger as Chairman, Charles Stewart as Vice Chairman and Reed Mills as Treasurer.

Chairman Sweger asked for his name to be removed from consideration.

Mr. Luscher made a motion to elect Mr. Stewart as Chairman. The motion was seconded by Mr. Sanderson and passed unanimously.

Mr. Luscher made a motion to elect Reed Mills as Vice Chairman. The motion was seconded by Mr. Sanderson and passed unanimously.

Chairman Sweger asked for Staff items. Mr. Cockley stated that the Zoning Ordinance update committee will be meeting to discuss accessory structures in the Special Historic and Special Capitol zone districts. He stated that staff had held a phone meeting with the consultant in regard to the update of the Zoning Codes.

Chairman Sweger asked the Secretary to introduce the next item:

PUBLIC HEARING: Bobby and Susan Hutcherson are requesting a zone map amendment from Agricultural District "AG" to Rural Residential District "RR" of a 2.94-acre portion of property at 2440 Steadmantown Lane. The property is identified as PVA Map #083-00-00-037.02 (County Item)

The Secretary swore in Mr. Judah.

Under questioning by Mr. Logan, Mr. Judah stated that his Vita currently on file had been updated due to his promotion to the position of Assistant Director. He stated that he had prepared the staff report for the request. He stated that he had no additions or deletions to the staff report.

Mr. Judah gave a brief summary of the staff report. He stated that the property contained 40.29 total acres. He stated that of that acreage, only 2.94 acres were zoned Agricultural. He stated the remainder is zoned Rural Residential. Mr. Judah stated that the applicants would like the entire property to be in one zone district. Mr. Judah stated that he had one change to be noted in the staff report. He stated that the property is addressed as 2440 Steadmantown Lane. Mr. Judah stated that he had positive findings for recommending approval of the zone map amendment. Mr. Judah read the findings into the record:

1. The subject property is classified as Rural Farms and natural landscapes in the Future Land Use map contained within the Comprehensive Plan.
2. The proposed "RR" – Rural Residential Zone is appropriate in the Rural Farms and Natural Landscape Future Land Use Designation.
3. The proposed Zone Map Amendment is in agreement with the Comprehensive Plan.

Chairman Sweger asked Mr. Judah to provide a description of the differences in the Agricultural zone district and the Rural Residential zone district.

Mr. William May entered the meeting.

Mr. Judah stated that there is a difference between the current land use, given the recent adoption of the Comprehensive Plan and the Agricultural and Rural Residential zone districts. He stated that there are differences between the two zones.

Mr. Sanderson stated that Justice Lane, also abutting the property is zoned RA, which is a lower density residential zone.

Mr. Seth Hughes, on behalf of the applicant was sworn in. He stated that the property will be sold. He stated that the owners are older and they wanted the property to be in the same zone district to make it easier to sell.

There were no questions of Mr. Hughes.

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

Mr. Sanderson made a motion to adopt the Staff Report as the Summary of the Public Hearing and to adopt the Findings of Fact contained within the Staff Report and to recommend to the Franklin County Fiscal Court that the Zone Map Amendment request from Agricultural to Rural Residential for the property located at 2440 Steadmantown Lane be approved. The motion was seconded by Mr. Luscher and passed unanimously.

Under Other Business, the 2025 Board Meeting Calendar was presented. Mr. Sanderson made a motion to approve the Calendar. The motion was seconded by Mr. Mills and passed unanimously.

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

Brent Sweger, Chairman

Vickie Sewell, Recording Secretary

REPORT AND RECOMMENDATION

TO: FRANKFORT-FRANKLIN COUNTY
PLANNING COMMISSION



FROM: COUNTY STAFF

SUBJECT: PUBLIC HEARING: Bobby and Susan Hutcherson are requesting a zone map amendment from Agricultural District "AG" to Rural Residential District "RR" of a 2.94-acre portion of property at 2440 Steadmantown Lane. The property is identified as PVA Map # 083-00-00-037.02 (County Item).

DATE: February 4, 2025

MEETING: February 13, 2025

GENERAL INFORMATION

Owner: Robert L. Jr. and Susan Hutcherson
2630 STEADMANTOWN LANE
FRANKFORT, KY 40601

Location: 2440 Steadmantown Lane

Size of Property: 40.29 acres total. 37.35 acres RR and 2.94 acres AG

Current zoning of property: "AG"- Agricultural District

Future land use category: Rural Farms and Natural Landscapes

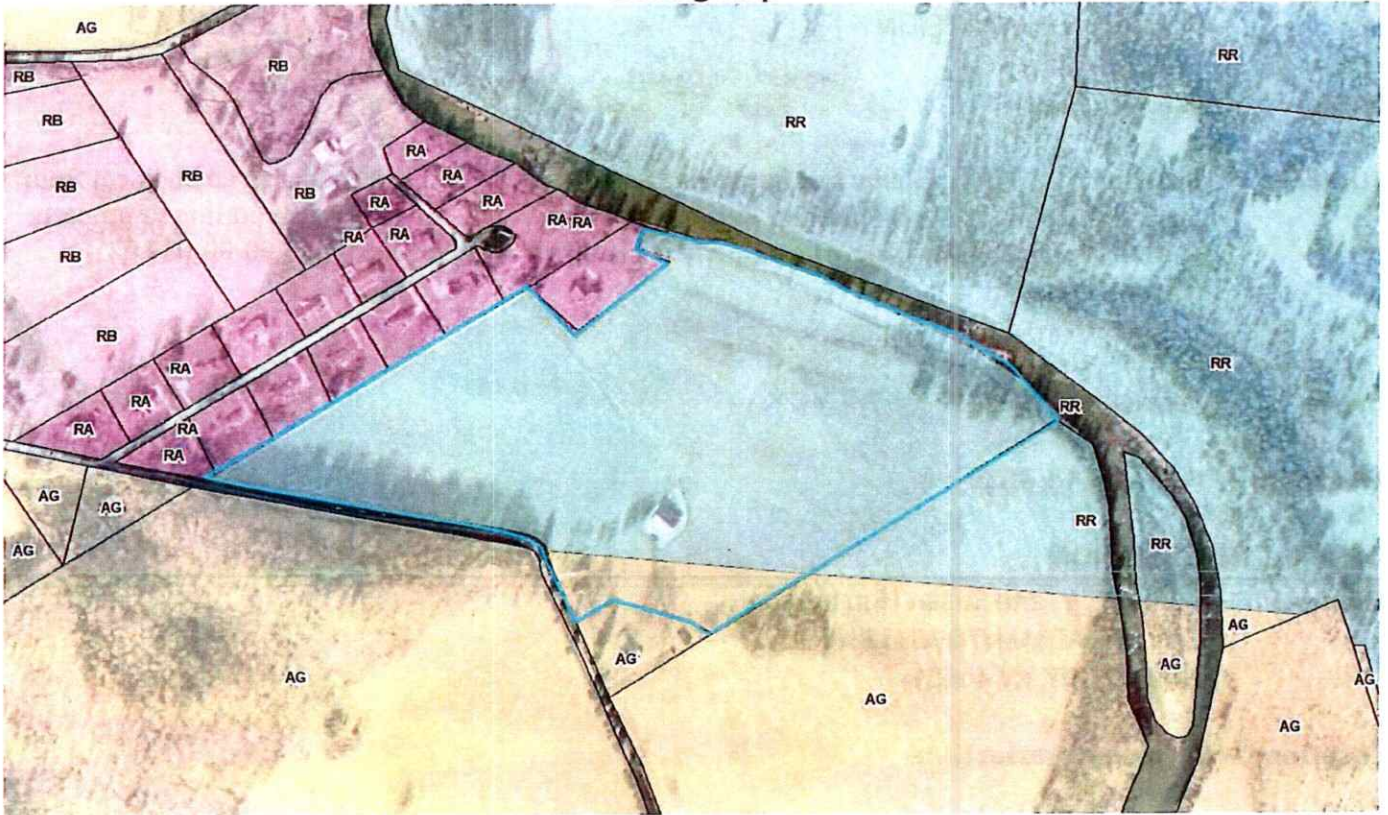
Surrounding zoning & land use:

North: Zone- "RA", "RR"; Residential, rural
South: Zone- "AG", Agricultural
East: Zone- "RR"; Rural
West: Zone- "AG"; Agricultural

BACKGROUND

The subject property is located on Steadmantown Lane. The property is a split-zoned tract that is mostly zoned Rural Residential "RR" District, but the Southern portion of the property crosses into an Agricultural "AG" District. The applicant has expressed a desire to have the entire property fall within the same zoning designation, and therefore has requested the Zone Map Amendment. Presently, approximately 93% of the subject property is already zoned "RR".

Zoning Map



Note: on the above zoning map, the transition between Rural Residential and Agricultural zones in this vicinity follows an arbitrary straight line that has no relation to existing property lines, which includes the subject property as well as land within and across the Elkhorn Creek.

Vicinity Map



ANALYSIS

County Zoning Regulations

§ 155.1072 Zoning Map Amendments

(A) (1) Before making recommendation to the Fiscal Court of the county that an application for amendment to the Zoning Map be granted, the Commission shall find that the map amendment is in agreement with the Comprehensive Plan adopted by the Commission, or, in the absence of such a finding that:

(a) The original zoning classification given to the property was inappropriate or improper; or

(b) There have been major changes of an economic, physical or social nature within the area involved which were not anticipated in the Comprehensive Plan adopted by the Commission and which have substantially altered the basic character of such area.

(2) The findings of fact made by the Commission shall be recorded in the minutes and records of the Commission.

(B) After voting to recommend that an application for amendment to the Zoning Map be granted or denied, the Commission shall forward its findings of fact and recommendation in writing to the Fiscal Court of the county.

Kentucky Revised Statutes

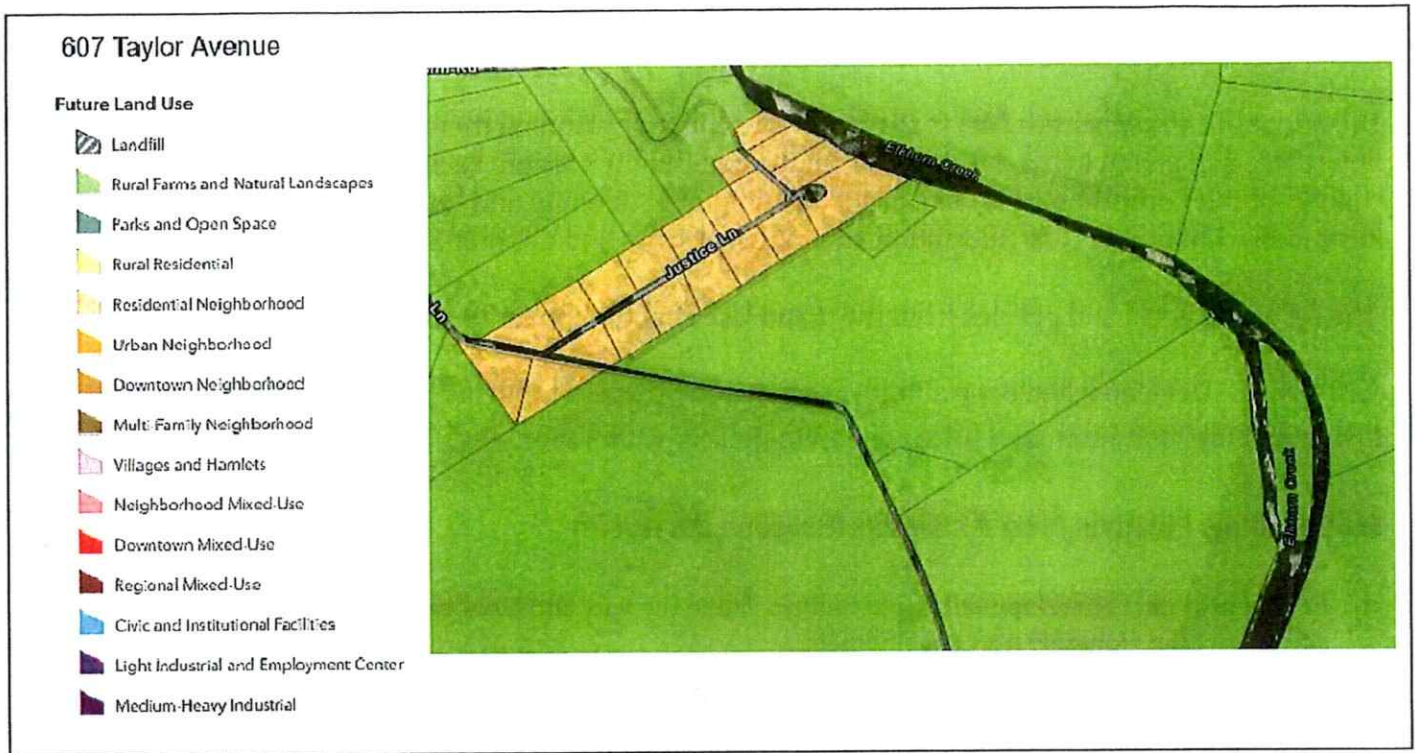
KRS 100.213 Findings necessary for proposed map amendment – Reconsideration.

- (1) Before any map amendment is granted, the planning commission or the 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.
- (2) The planning commission, legislative body, or fiscal court may adopt provisions which prohibit for a period of two (2) years, the reconsideration of a denied map amendment or the consideration of a map amendment identical to a denied map amendment.

Therefore, a review of the Comprehensive Plan is required.

Chapter 5 “Land Use” of the Comprehensive Plan states “The Land Use Chapter is the City and County’s official guide to future land use decisions. The goals and objectives support the region’s vision for smart growth, developing a healthier economy, supporting business retention and expansion, and ensuring an aesthetically pleasing environment.”

It continues: “Every Future Land Use District has a proposed vision, existing character analysis, recommended uses, and future outlook. The chapter reflects how the City and County will encourage growth and development moving forward.”



The Future Land Use Map of the 2024 Comprehensive Plan identifies this property within the zone map amendment request as “Rural Farms and Natural Landscapes.” This future land use designation is defined as follows.

CHARACTER

Generally, privately owned land outside the developed areas should remain undisturbed to preserve and protect the county’s significant natural features, farmlands, croplands, pastures, steep or unstable slopes, forested areas, wildlife habitat, floodways, and conservation areas. Intense development here is undesirable, but individual residential homes on large parcels and agricultural uses are acceptable if developed in a sensitive and respectful manner by preserving existing trees, natural features, and cultural landmarks.

RECOMMENDED USES

Natural resource conservation, homesteads, agriculture.

Other uses:

Natural resource preservation and recreation, historic site/cultural landmarks, campgrounds, trails, water access, adventure tourism, sports clubs, breweries/wineries/cideries, bed and breakfasts, agrotourism, community facilities.

Staff Finding: Positive- The proposed Rural Residential District supports both residential land uses and agricultural uses that fit into the environment.

General Development Guidelines

The adopted *Comprehensive Plan* is structured around four planning themes each with supporting goals, objectives, and action items developed from the community's vision. Each theme is represented by a chapter of the *Comprehensive Plan*, including Chapter 2: "Identity and Character", Chapter 3: "Natural Resources", Chapter 4: "Transportation and Infrastructure" and Chapter 5: "Land Use".

The following goals and policies from the "Land Use chapter appear to support this request.

GOAL 1: Develop a healthy economy with shared prosperity that includes sustainable growth, low unemployment rates, and price economic stability within the community.

Staff Finding: Positive- *Policy #3 appears to support this request*

1. Infill, reuse, and redevelopment opportunities within the City and County should be promoted and supported alongside new development.
2. Locate new development where public facilities and utilities are available or are anticipated in the future.
3. **Identify and preserve prime farmland, key rural viewsheds, and the County's rural character.**
4. Encourage the retention of young professionals, high school graduates, and college graduates in the community. Encourage the retention of business and industry.
5. Promote minority-owned and locally-owned businesses.
6. Encourage the listing of eligible properties and districts to the National Register of Historic Places which allows for federal and state rehabilitation incentives for commercial and residential properties.
7. Encourage economic and industrial development that provides quality high-paying job opportunities to support and expand the tax base.
8. Encourage the development of new housing units of diverse typologies in the City and County to meet the needs of the community in accordance with the analysis contained within the 2023 Frankfort & Franklin County: Housing Market Demand Study. Focus on the "missing middle" housing including owner occupied condos and townhomes.
9. Promote industrial development as to promote economic and social advancement.

GOAL 2: Support business retention, development, and expansion.

Staff Finding: Positive- While the request does not represent a significant economic impact, the Rural Residential zoning designation does allow for some agricultural uses. *Policy #6 appears to support this request.*

1. Update the development regulations for the City and County to ensure that infill and redevelopment regulatory requirements are streamlined.
2. Encourage the survey, clean-up and redevelopment of brownfield and greyfield properties.

3. Support the development, retention and expansion of local businesses.
4. Develop strategies to incubate innovative technology industries and businesses.
5. Target diverse opportunities to increase investment in the bourbon, IT, government, finance, healthcare sectors, and industrial.
6. **Aid the retention and expansion of local farming production, including farmers markets, AgTech, and agritourism.**
7. Expand multi-modal transportation opportunities to provide a variety of means for residents to access employment opportunities, services, education, and goods.

GOAL 3: Ensure that development is constructed in an aesthetically pleasing, sustainable, manner that complements the surrounding community.

Staff Finding: Positive- *Policy #4 appears to support this request.*

1. Support a mix of compatible uses in identified growth areas, including housing, employment, commercial, service, parks and open spaces, and other uses.
2. New development and redevelopment projects should be completed in an aesthetically pleasing manner with high-quality, durable building materials, landscaping for screening and softening, well-designed sites, and land uses.
3. City and County should partner in creating a shared set of development regulations for both jurisdictions, where applicable.
4. **Set rural land subdivision and development standards that minimize impacts to rural function and character.**
5. Promote connectivity between neighborhoods, commercial, recreation, and educational centers to support the community's desire for increased accessibility.
6. Encourage environmental assessments of developments which are associated with the use, manufacturing, processing, and/or bulk storage of hazardous materials and substances in ways that could pose a risk to the environment and/or human health.
7. Encourage pedestrian oriented development in urban areas and the inclusion of pedestrian amenities in otherwise auto oriented new developments.
8. Encourage the continued commercial use of first-floor storefront spaces in historic two-part commercial block buildings downtown while focusing residential uses to upper floors and structures originally constructed for residential uses.

Zoning Regulations

In reviewing zone map amendments, it is also important to conduct an analysis of the adopted zoning ordinances to ensure that the proposed zone map amendment is consistent with the zoning code/ordinance; and to ensure the requested district is the most appropriate district needed in order to meet the desired uses of the applicant and to ensure that the amendment will provide compatible and appropriate transition of uses to the surrounding area.

County Zoning Regulations:

Existing Zoning: Agricultural District (AG)

§ 155.136 (A) Purpose.

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

Proposed Zoning: Rural Residential (RR)

§ 155.135 (A) 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.

Staff finds that the requested zone of "RR" is appropriate as the surrounding area is primarily low density residential, and rural farmland.

FINDINGS

Based on this analysis, staff suggests the following findings of fact for consideration:

Positive findings:

- (1) The subject property is classified as Rural Farms and natural landscapes in the Future Land Use map contained within the Comprehensive Plan.
- (2) The proposed "RR"- Rural Residential Zone is appropriate in the Rural Farms and Natural Landscape Future Land Use Designation.
- (3) The proposed Zone Map Amendment is in agreement with the Comprehensive Plan.

RECOMMENDATION

Based on the findings and analysis within this report, staff recommends that the Frankfort/Franklin County Planning Commission **APPROVE the request and recommend the Franklin County Fiscal Court to approve** the zone map amendment based on the facts within this report and based on the principle finding that the requested zone change does satisfy the requirements of K.R.S. 100.213.



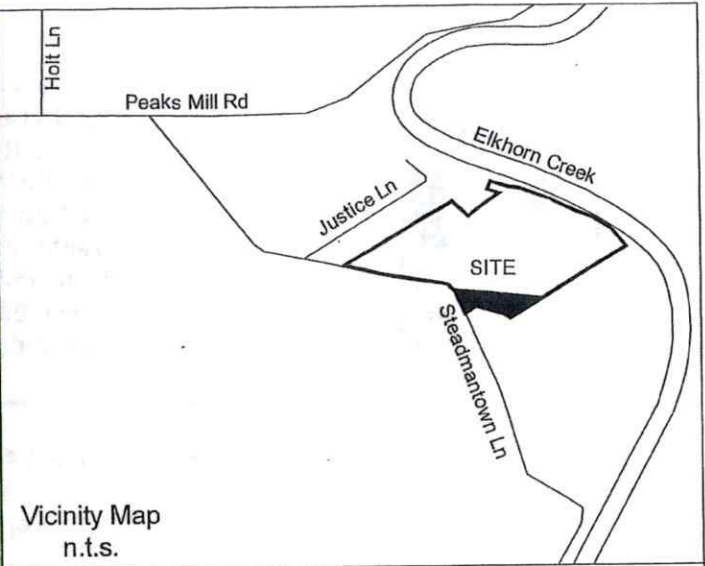
Residence on subject property



Detached Garage on subject property.



Subject property facing northeast toward the "RR" zoned portion of the property.

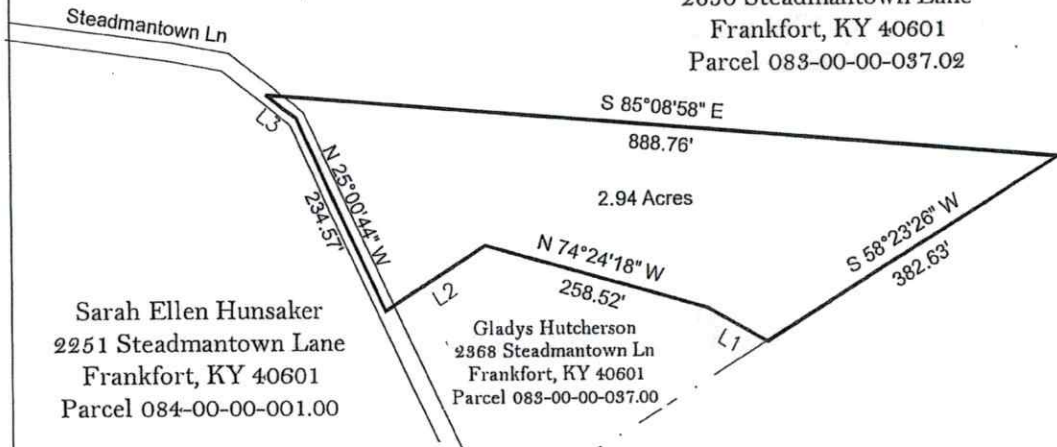


Notes

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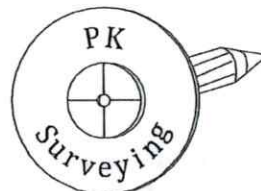
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Zone Change Map
 2630 Steadmantown Lane
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Drawing Performed For
 Robert L Jr and Susan Hutcherson
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 Frankfort, KY 40601

Date: 12/2/2024



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: 12/27/24
 Payment Amt: \$ 300⁰⁰
 Receipt #: 103
 Meeting: MC

APPLICATION FOR ZONE MAP AMENDMENT

MEETING DATE: 1-14-25 FILING DEADLINE: _____

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):

Bobby & Susan Hutcherson

2. Mailing Address:

2360 Steadmantown Ln
 Frankfort Ky 40601

3. Phone Number:

Home: _____

Work: 502 6824604

SITE INFORMATION

4. General Location of Property: Peaks Mill, Steadmantown, In area

5. Subdivision Name: (if applicable) None

6. Street Address: 2440 Steadman town Ln
 Frankfort ky 40601

ZONING INFORMATION

7. Present Zoning of Property: Ag

8. Proposed Zoning of Property: RR

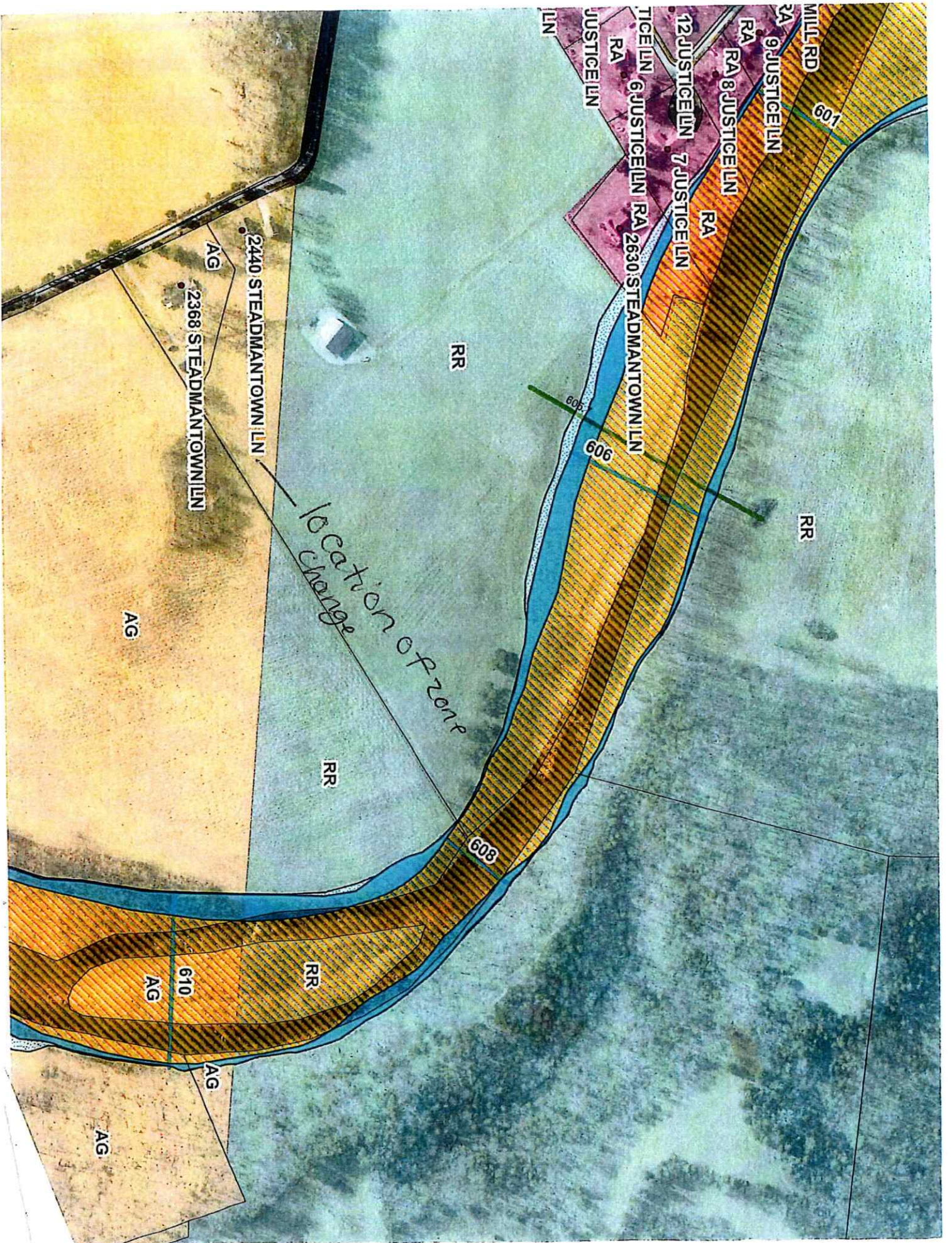
9. Existing Use of Property: Home

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.

Statement of Facts

The 40.29 acre Parcel of land located at 2440 Steadman town Ln is currently 95% zoned Rural Residential with approx 5% being zoned Agriculture. We believe that it's appropriate that the whole Parcel of land should be zoned RR.



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RE: Facility Review-2440 Steadmantown Lane- Zone Change AG to RR

CJ Cambron, Jonathan (LHD-Franklin Co) <jonathan.cambron@ky.gov> 😊 ↩ ⬅ ➡ 📧 ...
To: Ben Judah Wed 2/5/2025 3:32 PM

This Message Originated from Outside the Organization
This Message Is From an External Sender.

Report Suspicious

No issues here Ben.

Thanks,



Jon Cambron, MS, RS

Environmental Health Director

📞 502-564-7647 x206
📠 Text: 270-929-3030
📠 (fax) 502-564-5672

✉ Jonathan.Cambron@ky.gov

🌐 FCHD.org

📍 851 E-W Connector, Frankfort, KY 40601

📱📧📺📺 FCHDKentucky

MISSION Prevent. Promote. Protect. Franklin County.

VISION Public Health Saves Lives.

VALUES Helpfulness, Equity, Reliability, Optimism, Efficiency and Service

😊😄😁😂😃 Please rate your experience with us at [FCHD.org/SatisfactionSurvey](https://www.fchd.org/SatisfactionSurvey)

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[Link to Jon Cambron Digital Business Card](#)

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

Sent: Wednesday, February 5, 2025 3:26 PM

To: Cambron, Jonathan (LHD-Franklin Co) <jonathan.cambron@ky.gov>; Young, Tara M. (KYTC-D05) <tara.young@ky.gov>; Brad Gregory <bgregory@hmbpe.com>; Dutta, Sharmista <sdutta@fewpb.com>; Carter, Jim <jcarter@fewpb.com>; Banks, Russell <rbanks@fewpb.com>; Brewer, Tony <Tony.Brewer@lge-ku.com>; Brian Brewer <brian.brewer@franklincounty.ky.gov>; STROBL, ARTHUR G <as7779@att.com>

Subject: Facility Review-2440 Steadmantown Lane- Zone Change AG to RR

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RE: Facility Review-2440 Steadmantown Lane- Zone Change AG to RR

YM Young, Tara M (KYTC-D05) <tara.young@ky.gov>
To: Ben Judah

😊 ↩ ↶ ➡ 🗄 ...
Wed 2/5/2025 3:38 PM

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KYTC has no objections to this zoning change.

Unofficially, I personally am curious why they might want to change the zoning... I was under the impression that agricultural zoning resulted in less property tax than residential zoning. What is the benefit of changing the zoning like this if they're not planning on constructing anything?

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Dear TRT,

I meant to send this request out weeks ago. If you could please provide comments at your earliest convenience, I would greatly appreciate it. The report is due tomorrow. However, the meeting is next week, I would like to include your comments in the report if possible. Otherwise, I will supplement the report with your comments at the meeting. Please let me know if you have any questions.

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RE: Facility Review-2440 Steadmantown Lane- Zone Change AG to RR

BR Banks, Russell <rbanks@fewpb.com> To: Ben Judah; Dutta, Sharmista <sdutta@fewpb.com>; Carter, Jim <jcarter@f Thu 2/6/2025 7:12 AM

Start reply with: Thank you! Good to hear. Thanks. Great, thanks for the update.

Morning Ben,

FPB Telecom has no issues with the proposed zone map amendment.

Thanks

Russell Banks
Frankfort Plant Board
Engineering Tech: Telecommunications
PO Box 308, 306 Hickory Drive, Frankfort, KY 40602
[T]502.352.4452 [F]502.223.4449 [E] rbanks@fewpb.com

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Sincerely,

Ben Judah, Assistant Director

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Facility Review-2440 Steadmantown Lane- Zone Change AG to RR ^



📄 2025-02-05...RR.pdf

JM

John Meyer <jmeyer@hmbpe.com>

😊 ↩ ⏪ ➡ 📄 ...

To: Ben Judah

Thu 2/6/2025 8:29 AM

Cc: Brad Gregory <bgregory@hmbpe.com>



📄 2025-02-05 Facility Review-2... ▾
503 KB

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Ben,

Upon review of this property, I see no issue in changing the portion of this lot currently zoned "AG" to "RR" from an engineering perspective. Please do not hesitate to reach out if you need additional information or have any questions.

Thanks,



John Meyer, PE, RSP1
HIGHWAY DIVISION MANAGER

3 HMB Circle
Frankfort, KY 40601
Cell: (502) 229-0943
Office: (502) 695-9800
www.hmbpe.com

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RE: Facility Review-2440 Steadmantown Lane- Zone Change AG to RR

SG STROBL, ARTHUR G <as7779@att.com> To: Ben Judah; Cambron, Jonathan (LHD - Franklin Co) <jonathan.cambron@k Wed 2/5/2025 4:23 PM

Start reply with: Thank you! Ok, thanks. Good to hear. Thanks.

AT&T has no issues with this zone change

Thanks, Art Strobl Sr Specialist-OSP Design Engineer Access Construction & Engineering Tennessee/Kentucky District

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Sincerely,

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