

ORDINANCE NUMBER 7 - 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 5.00-ACRE PORTION OF PROPERTY LOCATED AT 190 DEMOCRAT DRIVE, FROM PROFESSIONAL OFFICE DISTRICT (PO) TO GENERAL INDUSTRIAL DISTRICT (IG). THE PROPERTY IS IDENTIFIED AS PVA MAP NUMBER 087-00-00-042.00.

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 June 18, 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 5.00-acre portion of property located at 190 Democrat Drive in Franklin County, Kentucky, identified as PVA map numbers 087-00-00-042.00 is hereby amended from Professional Office (PO) to Industrial District (IG) based on the following findings of fact:

1. The Future Land Use classified the property as Medium-Heavy Industrial.
2. The General Industrial zone district is in agreement with 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.

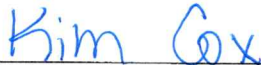
INTRODUCED AND GIVEN FIRST READING IN SUMMARY at a duly convened meeting of the Fiscal Court of Franklin County, Kentucky, held on the 16th day of July, 2025.

GIVEN SECOND READING AND APPROVED at a duly convened meeting of the Fiscal Court of Franklin County, Kentucky, held on the 30 day of July 2025 and of record in Fiscal Court Order Book 36, Page 218.



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 Professional Office (PO) to Industrial District (IG) for a 5.00-acre portion of property, located at 190 Democrat Drive in Franklin County, Kentucky, identified as PVA map number 087-00-00-042.00.

FRANKFORT/FRANKLIN COUNTY PLANNING COMMISSION

June 18, 2025

Charles Stewart, Chairman, Presiding

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

Chairman Stewart asked the Secretary to Call the Roll.

MEMBERS PRESENT:

Irma Johnson
Timothy Luscher
Todd McDaniel
Michael Nickles
Darrel Sanderson
Brent Sweger

Charles Stewart, Chairman

(7)

Also Present:

Edwin Logan, Planning Commission Attorney
Eric Cockley, Director of City of Frankfort Planning & Community Development
Autumn Goderwis, Director of the Franklin County Planning Department
Ben Judah, Assistant Director of the Franklin County Planning Department

Chairman Stewart noted that the Fire Marshal has indicated that the meeting room would allow for only 100 people, and asked that those people who were there for items further down the agenda, if they could move to the hallway to accommodate the Fire Marshal's rule.

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

Chairman Stewart asked for a motion to approve the minutes of the May meeting. Mr. Sanderson made a motion to approve the minutes. Mr. Luscher seconded the motion, which passed unanimously.

Chairman Stewart asked for a motion to approve the payment of bills. Mr. Sanderson made a motion to approve the payment of bills. The motion was seconded by Mr. McDaniel and passed unanimously.

Chairman Stewart asked for a motion to suspend the rules in order to have more than two public hearings. The motion was seconded by Mr. Sweger and passed unanimously.

Chairman Stewart asked the Secretary to introduce the first item:

CONTINUATION OF PUBLIC HEARING: Shirley A. Smith is requesting a zone map amendment from Rural Residential "RR" to General Commercial District "CG" of 1.75 acres of property at 1120 Duckers Road. The property is identified as

a portion of the property described in Deed Book 507, Page 574. The property is more specifically identified as Tract 1 as shown on Plat Cabinet N Slide 71 in the office of Franklin County Clerk

Mr. Luscher made a motion to take the item from the table. The motion was seconded by Mr. Sanderson and passed unanimously.

Mr. Luscher made a motion to adopt the Summary of the Testimony. The motion was seconded by Mr. Sanderson and passed unanimously.

Mr. Sweger made a motion to adopt finding of fact #1 that the current zoning, Rural Residential, is compatible with the Future Land Use Map designation of Residential Neighborhood. The motion was seconded by Ms. Johnson and passed by a vote of four to two. Those voting in favor were Ms. Johnson, Mr. Nickles, Chairman Stewart and Mr. Sweger. Those voting against were Mr. Luscher and Mr. Sanderson. Mr. McDaniel recused himself.

Mr. Sweger made a motion to adopt finding of fact #2 that the Residential Neighborhood Future Land Use category's recommended do not contain any commercial land use types – only housing and civic/community facility. The motion was seconded by Mr. Nickles and failed by a vote of three to three. Those voting in favor were Mr. Nickles, Chairman Stewart and Mr. Sweger. Those voting against were Mr. Johnson, Mr. Luscher and Mr. Sanderson. Mr. McDaniel recused himself.

Mr. Sweger made a motion to adopt finding of fact #3 that, because the Residential Neighborhood Future Land Use does not contain commercial types, General Commercial (CG) is not compatible within the Residential Neighborhood district. The motion was seconded by Mr. Nickles and passed by a vote of four to two. Those voting in favor were Ms. Johnson, Mr. Nickles, Chairman Stewart and Mr. Sweger. Those voting against were Mr. Luscher and Mr. Sanderson. Mr. McDaniel recused himself.

Mr. Sweger made a motion to adopt finding of fact #4 that, there was no evidence submitted as to why the current zoning is inappropriate and why the proposed zoning is appropriate. Mr. Nickles seconded the motion and failed by a vote of three to three. Those voting in favor of the motion were Mr. Nickles, Chairman Stewart and Mr. Sweger. Those voting against the motion were Ms. Johnson, Mr. Luscher and Mr. Sanderson. Mr. McDaniel recused himself.

Mr. Sweger made a motion to adopt finding of fact #5 that there have been no unanticipated changes of an economic, social or physical nature in the area since the adoption of the 2024 Comprehensive Plan. The motion was seconded by Mr. Nickles and passed by a vote of four to two. Those voting in favor were Mr. Johnson, Mr. Nickles, Chairman Stewart and Mr. Sweger. Those voting against the motion were Mr. Luscher and Mr. Sanderson. Mr. McDaniel recused himself.

Mr. Luscher made a motion to adopt finding of fact #6 that the zoning of Rural Residential is inappropriate and that the proposed zoning of General Commercial is appropriate.

The motion as seconded by Mr. Sanderson. The motion failed by a three to three vote. Those voting in favor were Ms. Johnson, Mr. Luscher and Mr. Sanderson. Those voting against were Mr. Nickles, Chairman Stewart and Mr. Sweger. Mr. McDaniel recused himself.

Mr. Luscher made a motion to adopt the finding of fact #7 that the current Comprehensive Plan adopted in 2024 lists the property as a hamlet and the current zoning of Rural Residential is inappropriate. The motion failed by a three to three vote. Those voting in favor were Ms. Johnson, Mr. Luscher and Mr. Sanderson. Those voting against were Mr. Nickles, Chairman Stewart and Mr. Sweger. Mr. McDaniel recused himself.

Mr. Luscher made a motion to adopt the finding of fact that the property had previously been considered for a zone map amendment and that the existing zoning of Rural Residential is inappropriate and that the proposed zoning of General Commercial is appropriate. The motion was seconded by Mr. Sanderson and passed unanimously. The motion failed by a vote of four to two. Those voting in favor of the motion were Mr. Luscher and Mr. Sanderson. Those voting against the motion were Ms. Johnson, Mr. Nickles, Chairman Stewart and Mr. Sweger. Mr. McDaniel recused himself.

Mr. Sweger made a motion to recommend to the Franklin County Fiscal Court that the Zone Map Amendment request for the property located at 120 Duckers Road be denied based upon the three Findings of Fact that were approved. The motion was seconded by Mr. Nickles and passed by a vote of four to two. Those voting in favor were Ms. Johnson, r. Nickles, Chairman Stewart and Mr. Sweger. Those voting against the motion were Mr. Luscher and Mr. Sanderson.

Chairman Stewart asked the Secretary to introduce the next item:

PUBLIC HEARING: Discussion of a text amendment regarding Accessory Dwelling Units within the Special Capital and Special Historic Districts in the City's Zoning Regulations.

Mr. Eric Cockley provided the Staff Report for the proposed text amendment. He stated that the Text Amendment was reviewed by the Zoning Update Committee. He stated that the committee felt that it would be best to begin Additional Dwelling Units in the Special Capital and Special Historic Districts first and review the regulations as to how they work in the rest of the City, as the new Zoning Code is updated.

Mr. Luscher asked if the proposal would be for existing structures or new construction. Mr. Cockley stated that it could be new construction or renovation of a garage on the property.

Mr. Sweger asked if the Commission would be voting on a recommendation to the City Commission. Mr. Cockley stated that they would be.

Ms. Johnson asked if there were any size limitations. Mr. Cockley stated that that was being considered in the future with the new Zoning Code.

Mr. Luscher made a motion to close the Public Hearing and adopt the Staff Report as the Summary of the Public Hearing and to recommend to the City of Frankfort Board of Commissioners the approval of the proposed Text Amendment. The motion was seconded by Mr. Sweger and passed unanimously.

Chairman Stewart asked the Secretary to introduce the next item:

PUBLIC HEARING: APC Towers IV, LLC is requesting approval to construct a new wireless communications tower and associated ground equipment within the lease area of the property located at 817 Browns Ferry Road, Frankfort, Kentucky 40601 (38° 11' 33.71" north latitude 84° 53' 11" West longitude). The proposed Wireless Communications Facility will consist of a 123-foot tall monopole tower, with an approximately 4-foot tall lightning arrester attached at the top, for a total height of 127-feet. The WCF will also include concrete foundations and a shelter or cabinets to accommodate the placement of Verizon Wireless' radio electronics equipment and appurtenant equipment. (City Item)

The Secretary swore in Mr. Cockley. Under questioning by Mr. Logan, Mr. Cockley provided his background and education in the field of Planning. He stated that he has been Director of the department for almost eight years.

He did provide a copy of an email he had received that date from Jenny Schenkenfelder and it was entered into the record. He stated that the email he had received did not change his recommendation.

Mr. Logan asked that the staff report and email received be entered into the record.

Mr. Cockley stated that the request was reviewed using the Cell Tower regulations contained within the Zoning Ordinance. He stated that the applicant was requesting two waivers. He stated that the first waiver being requested was to the siting of a cell tower within 2,000 feet of an historic zone district or building. He stated that there was no reasonably available property. He stated that the State Historic Preservation Officer had found that there was no adverse effect and that there was no visibility due to distance, topography. As well as intervening structures and vegetation.

Mr. Cockley stated that the second waiver being requested was to utilize the existing, dense vegetation as the buffer rather than removing the existing vegetation to plant what is required by ordinance.

Mr. Cockley stated that he is recommending approval of the new Cell Tower and both waiver requests, with conditions for replacing vegetation if it is ever removed by some means.

Ms. Johnson asked if anyone had investigated where the grave was located. Mr. Cockley stated that he did not know.

Mr. Sweger asked if the grave were to be identified, could the Commission place a requirement for it to be marked. Mr. Cockley stated that he would look into that. He added that, outside of the Planning Commission, there are several other regulatory agencies that will review the request.

Mr. Sweger asked if this request would go before the City Commission for approval. Mr. Cockley stated that it would go before them.

There were no more questions of Mr. Cockley.

Mr. Keith Brown of the Pike Legal Group stated that he was representing the applicant.

Binders of Information regarding the request were given to Planning Commission members. He requested that the binder of information be entered into the record.

Mr. Brown had a PowerPoint presentation that outlined the steps the applicant had to go through for approval of the cell tower request. He pointed out the site where the cell tower would be located.

Mr. Brown stated that the tower is one of the shorter towers allowed.

Mr. Brown stated that the presentation included a statement by an engineer who stated that if the tower were to ever fall that it would fall in on itself.

Mr. Brown stated that the tower would be initially for Verizon, but that there is space for two additional carriers.

He stated that Verizon was most interested in the location because it was the best area that they found in the search area.

A report was submitted that there is no market value decrease due to the location of cell towers near residential areas.

Glen Katz, an appraiser, was asked if he adopted his report to be included in the record. He stated that he did.

Mr. Brown stated that they had tried as much as possible to meet all requirements.

Mr. Brown stated that the improved coverage will help everyone.

Mr. Sanderson asked if someone's grave is disturbed, what will happen. Mr. Brown stated that if something is disturbed, his clients will comply with regulations.

Mr. Danny Sheets, the property owner was asked to speak by Mr. Brown. Under questioning, Mr. Sheets said he had owned the property for over six years and that he had never heard or been told that there was a grave on the property.

Ms. Johnson asked if they had looked into existing utility lines. Mr. Brown stated that the engineers had reviewed the area and that the location of the cell tower is outside of the any of the existing utilities.

Mr. Nickles asked if SHPO had found any graves. Mr. Brown stated that there was nothing in their report about graves.

Chairman Stewart asked for questions from the audience.

Mr. James Webb asked what would happen in a tornado. Mr. Brown stated that their engineer had stated in his report that the tower would fall into itself.

Mr. Scott Tippett, 1007 Berry Hill Drive, asked about noise mitigation. He stated that there is no information in the application that was filed that provides information about the mitigation of noise from the generators.

Mr. Brown stated that the regulations do not address noise mitigation.

Mr. Tippett asked why there was a need for another cell tower. Mr. Brown stated that it will solve a gap in coverage.

Mr. Tippett asked why there is a need to "metastasize" cell towers. Mr. Brown stated that there has been shown a need for more cell towers.

Ms. Kim Cowherd, 4715 Switzer Road, stated that she was speaking on behalf of the Harry J & Betty Cowherd Estate. She stated that there is a creek on the property that drains directly into the Kentucky River. She asked if an environmentalist will be on-site.

Mr. Brown stated that there would be.

Ms. Cowherd asked if the historic personnel had gone into the woods to look for graves.

Mr. Brown stated that the State SHPO had made a finding of no negative effect.

Mary Boyd, 2026 Berry Hill Drive if the tower would be used by Verizon only.

Mr. Brown stated there is space for two more carriers.

Ms. Holly Pelt, 2006 Berry Hill Drive asked what constitutes public notice and how many days in advance are adjoining property owners required to be notified.

Mr. Brown stated that they are in compliance with notifications.

Mr. Jim Boyd, 2026 Berry Hill Drive, asked if there would be lights. Mr. Brown stated that there would be no lights.

Mr. Boyd stated that the location is in direct light plan for the airport.

Mr. Brown stated the Kentucky Airport Zoning Authority has approved the location.

Ms. Mary Nell Boyd, 2026 Berry Hill, asked how many additional carriers could go on the tower.

Mr. Brown stated that two more could go on the tower;

Ms. Boyd asked if each of the added towers would also have a generator.

Mr. Brown stated that would be reviewed with the addition of each carrier.

Ms. Boyd asked what would happen if power in the area went out and all the generators came one.

Mr. Brown stated that that would provide for phone service if the electricity went out.

Ms. Holly Pelt, 134 Royal Parkway, on behalf of her parents who live at 2006 Berry Hill Drive asked if SEC permitting is required.

Mr. Brown stated that his client has received all SEC permitting that is required.

Ms. Pelt asked if they were required to get NEPA approval.

Mr. Brown stated that his client has received all federal government permitting requirements.

Ms. Pelt asked what the timeframe was for the approval.

Mr. Brown stated that his clients have received approvals.

Mr. Pelt asked if they still needed to get approval for the cell tower.

Mr. Brown stated that they have all approvals required, with the exception of the Frankfort-Franklin County Planning Commission.

Mr. David Roy stated that he wanted the shrubs and trees along the road frontage to remain.

Mr. David Schwan asked for the applicant to provide a magnetic barrier.

Mr. Brown stated that all other agency requirements have been complied with and that their expert Glenn Katz has found no negative impacts.

There were no further speakers.

Mr. Sanderson made a motion to table the item so that a summary of the hearing could be made. The motion was seconded by Mr. Luscher and passed unanimously.

Chairman Stewart asked the Secretary to introduce the next item:

PUBLIC HEARING: Democrat Party of KY c/o Rick Suffoletta is requesting a zone map amendment from Professional Office "PO" to General Industrial District "IG" of 5 acres of property at 190 Democrat Drive. The properties are more specifically identified as PVA Map Numbers 087-00-00-042.00

Mr. Ben Judah was sworn in and testified that he has been employed by Franklin County Fiscal Court since 2018 and that he has Master's Degree from the University of Louisville. He stated he had reviewed the request for the zone map amendment and had prepared the Staff Report.

Mr. Judah stated that there was a letter from an adjoining property owner, which he entered into the record.

Mr. Judah stated that there were no changes to his staff report.

Mr. Judah stated that the Future Land Use classified the property as Medium-Heavy Industrial.

Mr. Judah stated that the General Industrial zone district is in agreement with Comprehensive Plan.

There were no further questions of Mr. Judah.

Mr. Douglas Gooch, with AGE Engineering Services, the engineer for the applicant stated that he was in agreement with staff's report and its findings. He stated that the redevelopment of the property meets all requirements. He stated that there will be no impact to the existing sewer system.

Mr. Sweger asked for a brief description of the project. Mr. Judah stated that there will be two small warehouses on the property, each being 30,000 sq. ft.

Ms. Tracy Juell, owner of Accessible Properties, LLC at 201 Democrat Drive asked where on the property the buildings would be located. Mr. Gooch said that the building would be set back 70 to 80 feet from the roadway. Ms. Juell asked if any vegetation would be removed. Mr. Gooch stated that there would be no vegetation removal.

Ms. Juell asked what the buildings would look like. Mr. Gooch stated that will have metal siding.

There were no further questions of the applicant.

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

Mr. Luscher made a motion to adopt Staff's Findings of Fact contained within the staff report and to recommend to the Franklin County Fiscal Court that the Democrat Party of KY c/o Rick Sufoletta's request of approval of a zone map amendment from Professional Office "PO" to General Industrial District "IG" of 5 acres of property at 190 Democrat Drive be approved. The motion was seconded by Mr. Sanderson and passed unanimously.

The Chairman asked the Secretary to introduce the next item:

PUBLIC HEARING: Lawrenceburg Anderson Co. Economic Development Authority, Inc. and Kentucky Capital Development Company are requesting a zone map amendment from a Rural Residential "RR" District to a Planned Commercial/Planned Industrial "PC" District for a portion of the property (47 acres at 5700-5930 U.S. 127 South (Parcel #053-00-00-004.00); a portion of the property (70 acres) 6238 U.S. 127 South (Parcel #053-00-00-007.00); and a portion of the property (57.696 acres) at 2024 Keaton Lane (Parcel #053-00-00-008.00 (County Item)

Ms. Autumn Goderwis, Franklin County Planning Director, indicated that there had been a typo in the legal advertisement, but had been corrected and passed out corrected staff reports for the item.

Mr. Linden Smith, Senior Regional Land Use Planner for Bluegrass Area Development District was present to present the staff report for the item.

Under questioning by Mr. Logan, Mr. Smith stated that he held a Bachelor's Degree from Eastern Kentucky University and had 10 years of Civil Engineering experience and 30 years of Planning and Zoning experience.

Mr. Smith stated that he had reviewed the request and had recommended approval of the requested zone map amendment based on the fact that the newly adopted Comprehensive Plan had recommended the property's future land use as Employment Center. He added that the land use for the property was specifically placed in the Comprehensive Plan. He stated that the project is for a portion of portions of Frankfort and Anderson County.

Mr. Sweger stated that the future land use designation of the property is Employment Center and questioned the designation of Industrial land use. Mr. Smith stated that the future land use designation included industrial land uses. He stated that call centers and heavy industrial land uses are discouraged.

Mr. Smith stated that the proposed zoning is Planned Commercial development and the zone district they are requesting is Planned Commercial.

Mr. Smith stated that as an industrial site, it would be required to build an infrastructure to accommodate an employment center.

Mr. Sweger asked what the sewer infrastructure is in the area. Mr. Smith said that the existing sewer system would accept the waste water.

Mr. Monty Rhody, City Engineer for Lawrenceburg/Anderson County who stated that they will be able to accept the sewer from the development. He stated that they will provide service for the development.

Mr. Smith stated that he had found the letter from approval from the Sewer Division for expansion of the sewer expansion.

There were no more questions of the staff.

Holly Pierratt, 406 West Main Street asked who would pay for the water. Farndale Water District does not provide sewer service.

Mr. Smith stated that that was an area that should be taken up with the Fiscal Court.

Sinkholes are a problem that hasn't been addressed.

Scott Pieratt at 171 Demerson Lane stated that there is a Frangipane that exists on Demerson Lane. He stated that effluent is going to his father's property.

Melissa Nesselrode at 1300 Lanes Mill Road asked why they were not notified about the Inter-local Agreement.

Ms. Nesselrode asked why would Planning & Zoning approve a Zone Change without knowing what land use would be specifically indicated.

Mr. Smith stated that it was not possible until a specific land use was proposed.

Mr. William Cameron asked what types of businesses could locate at the property.

Mr. Smith stated that was not possible, given the zone district being proposed.

Ms. Kate Ware questioned Mr. Smith's ability to answer questions. She stated that the applicant should be able to provide that information.

Mr. Smith stated that this is a rezoning for a specific use. He stated that it is not a specific use.

Mr. Logan stated that the applicant will be able to answer those questions.

Ms. Johnson asked

Mr. James Webb asked if Mr. Smith was familiar with the Geological Survey for the area.

Mr. Smith stated that for residential land use, it was justified for approval.

Mr. Sweger asked about the sewer infrastructure in the area. The sewer service district stated that they would be able to handle the sewer.

Mr. Monty Rhody stated that he was the Farmdale Sewer District for Lawrenceburg and that they would be taking in the sewer district. Mr. Holly Pieratt stated that he wanted to know who will pay for the development. He stated that there was 50 acres of land in the Farmdale Water District. He stated that there is contamination in the area. Where do we go for help before we go into a new industrial park.

He asked that infrastructure needed to be addressed before the development was approved.

Mr. Scot Pieratt stated that there was Frangipani. He asked how you would use sewer systems for that type of development. Mr. Smith stated that the sewer would be able to be used for service to the development.

Melissa Nesselrode asked why information was not included in the application. Mr. Smith stated that the information had to be provided after the zoning had taken place.

After further discussion , a motion was made by Mr. Sanderson to table the item to the July 10th agenda and to re-open the public hearing at that time.

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

Mr. Sanderson made a motion to adjourn. The motion was seconded by Mr. Luscher and passed unanimously.

REPORT AND RECOMMENDATION

TO: FRANKFORT-FRANKLIN COUNTY
PLANNING COMMISSION



FROM: COUNTY STAFF

SUBJECT:

PUBLIC HEARING: Democrat Party of KY c/o Rick Suffoletta is requesting a zone map amendment from Professional Office "PO" to General Industrial District "IG" of 5 acres of property at 190 Democrat Drive. The properties are more specifically identified as PVA Map Numbers 087-00-00-042.00.

DATE: June 11, 2025

MEETING: June 18, 2025

GENERAL INFORMATION

Owner: Democrat Party of KY c/o Rick Suffoletta
205 Bryant Drive
Nicholasville, KY 40356

Location: 190 Democrat Drive

Size of Property: 5-Acres

Current zoning of property: "PO"- professional Office District

Future land use category: Medium-Heavy industrial

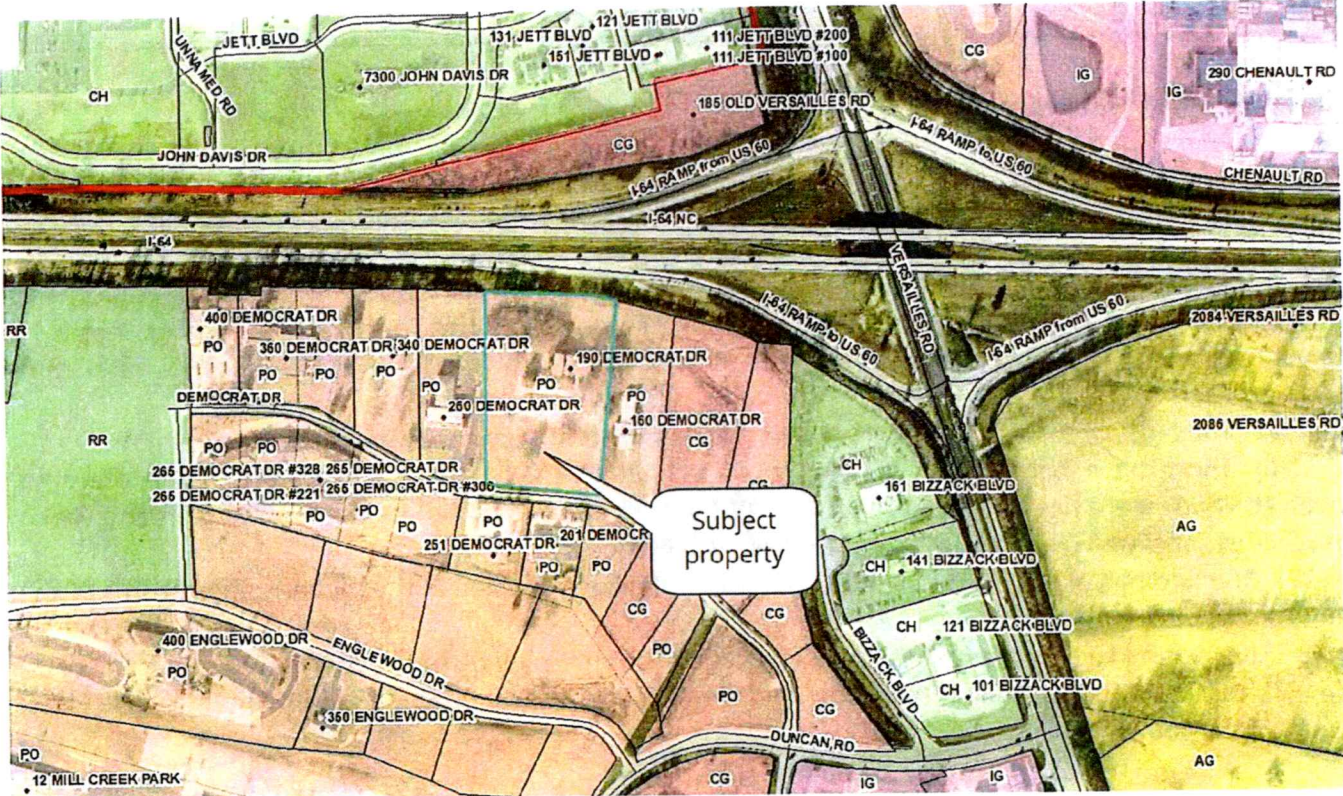
Surrounding zoning & land use:

North: Zone- "CG"; vacant
South: Zone- "PO"; Office/Assisted Living
East: Zone- "PO"; Office (Kentucky Engineering Center)
West: Zone- "PO"; Office (Kentucky School Boards Association)

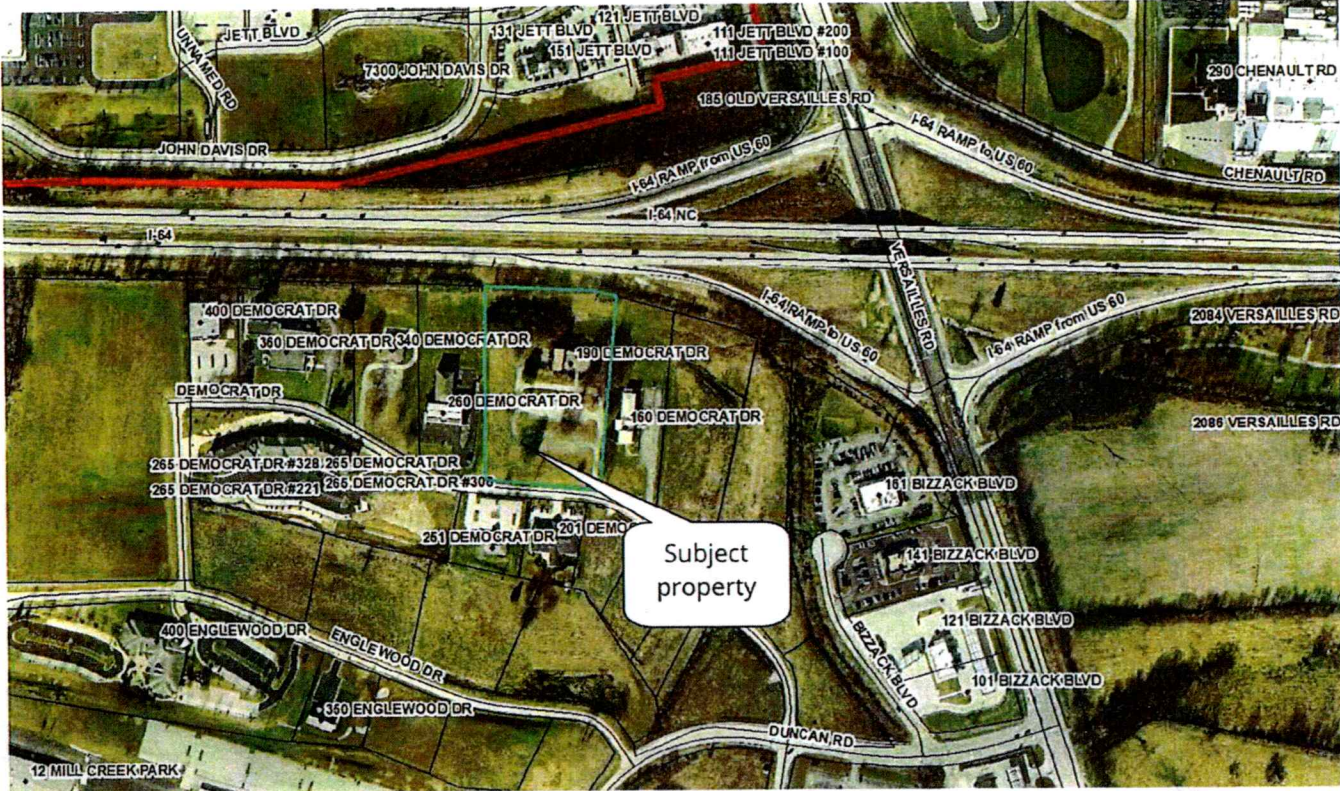
BACKGROUND

The subject property is located along Democrat Drive. The property was the former home of the Democratic Party Headquarters of Kentucky. The property has been registered to the Democratic party since 1973. The building has been vacant for a period of time. The surrounding area has a mixture of uses including office, commercial, institutional, assisted/senior living facilities

Zoning Map



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 "Medium-Heavy Industrial". This future land use designation is defined as follows.

CHARACTER

Land dedicated to higher-intensity industrial uses that have a greater impact on a property and surrounding uses than light industrial developments. Such uses may include outdoor activities, outdoor storage of materials, frequent truck traffic, food processing, or other similar elements. Significant distance and landscape buffers should be provided between industrial, historic and cultural sites, residential uses, and public spaces.

RECOMMENDED USES

Manufacturing, warehousing/storage, distribution/fulfillment centers, and large-scale breweries/distilleries/cideries

Staff Finding: Positive- The proposed General Industrial District supports the proposed warehousing use. Furthermore, the General Industrial district fits into the "Medium-Heavy Industrial Future Land Use" category because the intended uses permitted General Industrial district align with the recommended uses in the Medium-Heavy Future Land Use category.

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- There are utility services in the vicinity to support the proposed warehousing use. The applicant plans redevelop the site and build two warehouse structures. *Policies #1, #2 and #9 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- The applicant states the proposed development will be of a size and scale that is has demand from the local market. The concept plan depicts two (2) 30,625 square feet warehouses. *Policy #5 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- The vicinity surrounding the subject property is in an area experiencing growth in a variety of uses, such as commercial services (including a car dealership), hotels, and other industrial development. *Policy #1 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: Professional Office (PO)

§ 155.145 (A) Purpose.

To Establish and provide for office and related uses serving as an incentive to remodel older residential structures which may not be appropriate to maintain as dwellings. Retail sales shall be prohibited.

Proposed Zoning: General Industrial (IG)

§ 155.150 (A) Purpose.

To establish and preserve areas in the county for the purpose of industrial land use and industrial growth; to limit such areas to functions related to the production of goods and such ancillary uses as are compatible with industry; to provide standards, which will protect this community from obnoxious activities, associated with Industrial production.

Staff finds that the requested zone of "IG" is appropriate as the future land use map supports the request. Although the surrounding has a mixture of uses, including an assisted living facility across the street and senior/age-restricted apartments down the road (approximately 360-feet from the corner of the apartment building to the western property line of the subject property), the existing infrastructure and transportation network in the area can support industrial development.

FINDINGS

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

Positive findings:

- (1) The subject property is classified as Medium-Heavy Industrial in the Future Land Use map contained within the Comprehensive Plan.
- (2) The proposed "IG"- General Industrial Zone is appropriate in the Medium-Heavy Industrial 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.



Existing structure on subject property



Rear of subject property facing north towards Interstate 64



Front of subject property from Democrat Drive



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: 5/1/25
 Payment Amt: \$ 300
 Receipt #: 1090
 Meeting: _____

APPLICATION FOR ZONE MAP AMENDMENT

MEETING DATE: JUNE 12TH, 25 FILING DEADLINE: MAY 15TH, 2025

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):
RICK SUFFOLETTA / DEMOCRAT PARTY OF KY
2. Mailing Address:
205 BRYANT DR
NICHOLASVILLE, KY 40356
3. Phone Number:
 Home: 859-806-6587 RICK Work: 859-619-5714 DICK

SITE INFORMATION

4. General Location of Property: 190 DEMOCRAT DR,
FRANKFORT, KY
5. Subdivision Name: (if applicable) _____
6. Street Address: 190 DEMOCRAT DR, FRANKFORT
KY

ZONING INFORMATION

7. Present Zoning of Property: PO
8. Proposed Zoning of Property: IG
9. Existing Use of Property: OFFICE BUILDING

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.

FOR OFFICE USE ONLY

DATE FILED: _____

FEE PAID: _____ RECEIPT #: _____

DATE OF NOTICE IN NEWSPAPER: _____

DATE OF NOTICE TO ADJOINING PROPERTY OWNERS: _____

DATE OF PUBLIC HEARING: _____

PLANNING COMMISSION RECOMMENDATION:

APPROVAL: _____ DENIAL: _____
MINUTE BOOK: _____ PAGE #: _____

CERTIFICATE OF LAND USE RESTRICTION FILED IN COUNTY CLERK'S OFFICE
ON: _____
DATE

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Beginning at a point in the south right-of-way of Interstate Highway I-64, being a point 23.14 feet southwest of a corner common to the C. E. and Mary Montague farm, the John Lewis and Lawrence Bizzack farm, and the south right-of-way of Interstate Highway I-64 and proceeding South 88 deg. 15 min. 31 sec. E. 326.57 feet to a corner post in the south right-of-way line of I-64; thence continuing with the south right-of-way of I-64 south 75 deg. 10 min. 59 sec. East, 75.24 feet to a point; thence south 6 deg. 14 min. 24 sec. west,

ParcelID	Acres	ParcelID	HouseNum	PropertyAddress	LegalDesc	OwnerAddress1	OwnerAddress2	OwnerAddress3	OwnerAddress4	AssessableValue	Book	Page
087-00-00-046.04	0.0	087-00-00-046.04	0	DEMOCRAT DR	ENGLEWOOD OFFICE PK LOT 17	BIZZACK JOHN W & BIZZACK FAM LIMI PT	974 INVERNESS RD	FRANKFORT, KY 40601-	FRANKFORT, KY 40602	30000	456	187
087-00-00-042.00	0.0	087-00-00-042.00	190	DEMOCRAT DR 190	ENGLEWOOD OFFICE PK LOT 17	DEMOCRATIC STATE HEADQUARTERS	OF KY INC	PO BOX 694	FRANKFORT, KY 40602	800000	250	233
086-00-00-070.00	3.869	086-00-00-070.00	7401	JOHN DAVIS DRIVE 7401	TRACTS 1, 2 & 3 CONSOLIDATED	55H HOTEL PROPERTY XVI LLC	8400 EAST CRESCENT PKWY, STE 160	GREENWOOD VILLAGE CO 80111	FRANKFORT, KY 40602	640000	625	140
087-00-00-041.00	0.0	087-00-00-041.00	160	DEMOCRAT DR 160	TRACTS 1, 2 & 3 CONSOLIDATED	KY SOCIETY OF PROFESSIONAL ENGIN	160 DEMOCRAT DR	FRANKFORT, KY 40601	FRANKFORT, KY 40601	450000	361	529
087-00-00-043.00	0.0	087-00-00-043.00	260	DEMOCRAT DR 260	ENGLEWOOD OFFICE PK LOT 1	KENTUCKY SCHOOL BOARDS ASSOCIATI	260 DEMOCRAT DR	FRANKFORT, KY 40601	FRANKFORT, KY 40601	700000	301	539
087-00-00-046.05	0.0	087-00-00-046.05	201	DEMOCRAT DR 201	ENGLEWOOD OFFICE PK LOT 4	ACCESSIBLE PROPERTIES LLC	1281 ANGUS TRAIL	LEWINGTON, KY 40509	FRANKFORT, KY 40601	1510000	557	004
087-00-00-046.06	0.0	087-00-00-046.06	251	DEMOCRAT DR 251	ENGLEWOOD OFFICE PK LOT 5	STORE CAPITAL ACQUISITIONS LLC	C/O ADDORION RECOVERY OF KY LLC	LEWINGTON, KY 40509	Brentwood, TN 37027	720000	553	325

190 Democrat Drive, Frankfort, KY ZONE CHANGE REQUEST

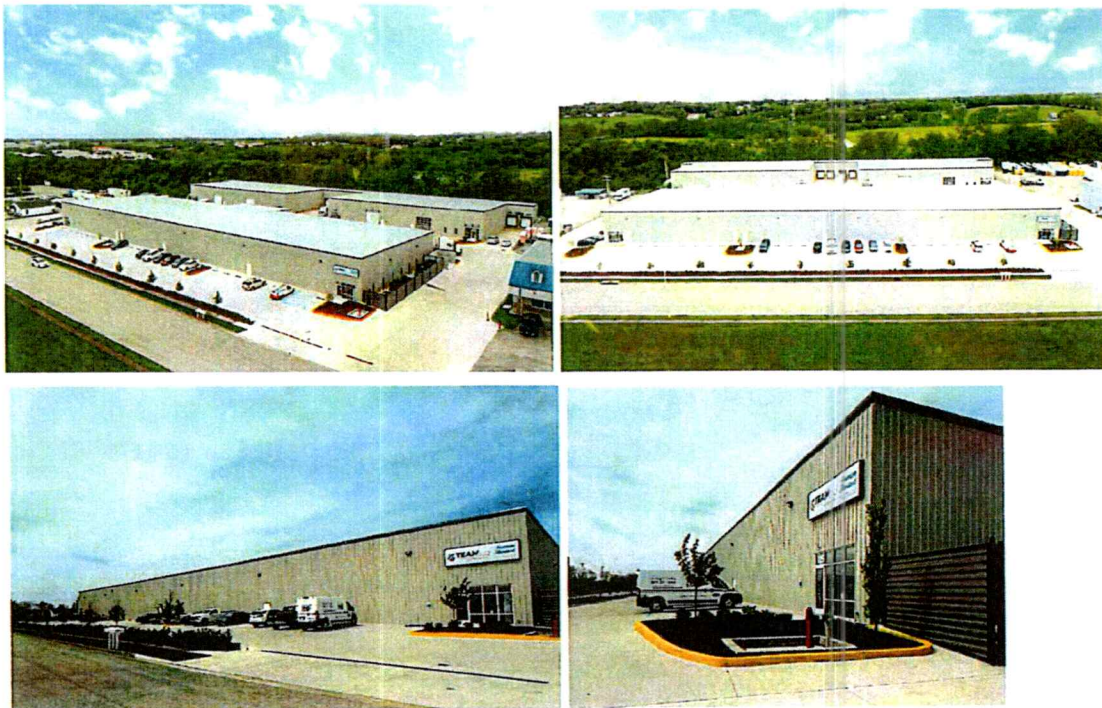
Currently the zone for this property is PO. We would like to change the zoning to IG for potential future uses on the property. This zone is in agreement with the future land use map. We also believe the IG activities would be appropriate for this parcel given its proximity to industrial properties in the surrounding area, as well as its proximity to the interstate. Based on our market analysis, we feel the area is underserved with the particular size and quality of product we propose to build. This development will benefit Franklin county and create jobs by bringing multiple tenants to the buildings we will construct.

Who are we?



We are the Suffoletta family who own the furniture store Suff's Furniture and Oriental Rugs established in Georgetown in 1961. We have served the home furnishing needs of the citizens of Franklin county since we opened our store. We look forward to being able to serve business users in Franklin county with industrial storage and other industrial needs.

What have we built?



From 2021 to 2023, we built an industrial complex in Nicholasville, KY. The **quality** of construction, pleasing **aesthetics**, **job creation** and **environmental responsibility** were the driving factors of our development in Jessamine county and will be for this future development in Franklin county.

Apr 30, 2025

Letter Authorizing Zoning Change Application

To Whom it May Concern,

I am writing as President of the Democratic Headquarters of Kentucky, Inc. to authorize Richard Suffoletta to apply for a Zone Map Amendment and other development application for the property located at 190 Democrat Circle, Franklin County, Kentucky with the Franklin County Planning and Building Codes Department.

The Democratic Headquarters of Kentucky, Inc. has entered into a purchase agreement with Richard Suffoletta for the purchase of 190 Democrat Drive, dated April 8, 2025. Among other conditions to Purchaser's obligations, this purchase is contingent on the Purchaser being able to obtain applicable government approval for his development plans on the property. Seller desires to cooperate with the Purchaser in effectuating his application. Please accept Richard Suffoletta's signature regarding this property.

Sincerely,

A handwritten signature in black ink, appearing to read 'Morgan Eaves', with a long horizontal flourish extending to the right.

Morgan Eaves
President,
Democratic Headquarters of Kentucky, Inc.

5/8/25, 8:02 AM

RE: Facility Review-190 Democrat Drive- Zone Change PO to IG - Ben Judah - Outlook

Delete Archive Report Reply Reply all Forward Zoom R

RE: Facility Review-190 Democrat Drive- Zone Change PO to IG

BR [Banks, Russell <rbanks@fewpb.com>](mailto:rbanks@fewpb.com) ...
To: Ben Judah; Carter, Jim <jcarter@fewpb.com>; Dutta, Sharmista <sdutta@f Thu 5/8/2025 7:04 AM

Start reply with:

Morning Ben,

FPB Telecom has no issues with the proposed zone change.

Thanks

Russell Banks
Frankfort Plant Board

Telecom Engineer
PO Box 308, 306 Hickory Drive, Frankfort, KY 40602
[T]502.352.4452 [F]502.223.4449 [E] rbanks@fewpb.com

From: Ben Judah <ben.judah@franklincounty.ky.gov>
Sent: Wednesday, May 7, 2025 9:40 AM
To: Michael Hesse <mhesse@frankfort.ky.gov>; Carter, Jim <jcarter@fewpb.com>; Dutta, Sharmista <sdutta@fewpb.com>; Banks, Russell <rbanks@fewpb.com>; Brad Gregory <bgregory@hmbpe.com>; Brian Brewer <brian.brewer@franklincounty.ky.gov>; Autumn (agdmytrewycz@teamfishel.com) <agdmytrewycz@teamfishel.com>; Gene Wilburn <gene.wilburn@franklincounty.ky.gov>; Young, Tara M (KYTC-D05) <tara.young@ky.gov>; AMBROSE, FRANK A <fa2207@att.com>
Subject: Facility Review-190 Democrat Drive- Zone Change PO to IG

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

Dear TRT,

Please see the attached facility review request for a zone change request for a proposed warehouse. If possible, please provide comments via email by May 16, 2025. If you need any additional information, please contact me.

Sincerely,

Ben Judah, Assistant Director

Franklin County Planning & Building Codes Dept.

5/7/25, 11:29 AM

RE: Facility Review-190 Democrat Drive- Zone Change PO to IG - Ben Judah - Outlook

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RE: Facility Review-190 Democrat Drive- Zone Change PO to IG

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

😊 ↩ ↶ ➡ 📄 ...
Wed 5/7/2025 10:26 AM

This Message Originated from Outside the Organization

This Message Is From an External Sender.

Report Suspicious

Any work that impacts the interstate right-of-way will require a permit. If the development is expected to generate 100 or more trips during peak hours a traffic impact study may be required to determine impacts to the intersection with Duncan Rd.

From: Ben Judah <ben.judah@franklincounty.ky.gov>
Sent: Wednesday, May 7, 2025 9:40 AM
To: Michael Hesse <mhesse@frankfort.ky.gov>; Carter, Jim <jcarter@fewpb.com>; Dutta, Sharmista <sdutta@fewpb.com>; Banks, Russell <rbanks@fewpb.com>; Brad Gregory <bgregory@hmbpe.com>; Brian Brewer <brian.brewer@franklincounty.ky.gov>; Autumn (agdmytrewych@teamfishel.com) <agdmytrewych@teamfishel.com>; Gene Wilburn <gene.wilburn@franklincounty.ky.gov>; Young, Tara M (KYTC-D05) <tara.young@ky.gov>; AMBROSE, FRANK A <fa2207@att.com>
Subject: Facility Review-190 Democrat Drive- Zone Change PO to IG

****CAUTION** PDF attachments may contain links to malicious sites. Please contact the COT Service Desk ServiceCorrespondence@ky.gov for any assistance.**

This Message Originated from Outside the Organization

This Message Is From an External Sender.

Report Suspicious

Dear TRT,

Please see the attached facility review request for a zone change request for a proposed warehouse. If possible, please provide comments via email by May 16, 2025. If you need any additional information, please contact me.

Sincerely,


Ben Judah, Assistant Director

5/7/25, 11:28 AM

RE: Facility Review-190 Democrat Drive- Zone Change PO to IG - Ben Judah - Outlook

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RE: Facility Review-190 Democrat Drive- Zone Change PO to IG

CJ [Carter, Jim <jcarter@fewpb.com>](mailto:jcarter@fewpb.com)      ...
To: Ben Judah; Michael Hesse <mhesse@frankfort.ky.gov>; Dutta, Sharmista Wed 5/7/2025 11:27 AM

Start reply with:

FPB Electric has no issue with the zone change.

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

From: Ben Judah <ben.judah@franklincounty.ky.gov>
Sent: Wednesday, May 7, 2025 9:40 AM
To: Michael Hesse <mhesse@frankfort.ky.gov>; Carter, Jim <jcarter@fewpb.com>; Dutta, Sharmista <sdutta@fewpb.com>; Banks, Russell <rbanks@fewpb.com>; Brad Gregory <bgregory@hmbpe.com>; Brian Brewer <brian.brewer@franklincounty.ky.gov>; Autumn (agdmytrewycz@teamfishel.com) <agdmytrewycz@teamfishel.com>; Gene Wilburn <gene.wilburn@franklincounty.ky.gov>; Young, Tara M (KYTC-D05) <tara.young@ky.gov>; AMBROSE, FRANK A <fa2207@att.com>
Subject: Facility Review-190 Democrat Drive- Zone Change PO to IG

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

Dear TRT,

Please see the attached facility review request for a zone change request for a proposed warehouse. If possible, please provide comments via email by May 16, 2025. If you need any additional information, please contact me.

Sincerely,

Ben Judah, Assistant Director
Franklin County Planning & Building Codes Dept.
321 W. Main Street

MEMORANDUM

DATE: May 12, 2025

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:

190 Democrat Drive Zone Change Request

- a. FPB has no issues with the zone change request.
- b. 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.



CAPITAL OF KENTUCKY

Layne Wilkerson, Mayor

Katima Smith-Willis, Commissioner
Kelly May, Commissioner
Leesa Unger, Commissioner
Rob Richardson, Commissioner

May 7, 2025

Ben Judah
Franklin County Planning and Code Enforcement
321 West Main Street
Frankfort, Kentucky 40601

RE: 190 Democrat Drive
Zone Change

Dear Ben,

The Frankfort Sewer Department has received the request for the zone change from Professional Office "PO" to General Industrial District "IG". The Frankfort Sewer Department has no objection to the zone change.

Please be advised that the existing 5/8" water meter shall remain the same since the Frankfort Sewer Department does not have any extra capacity at this time. When FSD completes the Duncan Road Sanitary Sewer Improvement Project, additional sanitary capacity will be available.

If you have any questions or need additional information or clarification, please contact me at (502) 875.2448. Thank you.

Sincerely,
Frankfort Sewer Department

Michael Hesse
Design Engineer

CC: Kenny Hogsten, FSD
Robert Barker, FSD

315 W Second Street
PO Box 697, Frankfort, KY 40602
502-875-8500
www.frankfort.ky.gov



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Re: Facility Review-190 Democrat Drive- Zone Change PO to IG

AD Autumn Dmytrewycz <agdmytrewycz@teamfishel.com>
To: Ben Judah

...
Mon 5/12/2025 9:16 AM

No issues on the zone change.

Autumn Dmytrewycz

Team Fishel contractor
Land Services Division
Columbia Gas of Kentucky, Inc.
2001 Mercer Road
Lexington, KY 40511
Cell: 859-361-1589
Email: agdmytrewycz@teamfishel.com
Email: admytrewycz@nisource.com

On Wed, May 7, 2025 at 9:40AM Ben Judah <ben.judah@franklincounty.ky.gov> wrote:
Dear TRT,

Please see the attached facility review request for a zone change request for a proposed warehouse. If possible, please provide comments via email by May 16, 2025. If you need any additional information, please contact me.

Sincerely,

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

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Reply Forward

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RE: Facility Review-190 Democrat Drive- Zone Change PO to IG

BG Brad Gregory <bgregory@hmbpe.com>
To: Ben Judah

😊 ↩ ↶ ➡ 📱 ...
Wed 5/28/2025 11:46 AM

Start reply with:

Ben,

I do not see any issues with the zone change request from an engineering perspective.

Thanks,

Brad



Brad Gregory, PE, PLS
Principal-in-Charge
3 HMB Circle
Frankfort, KY 40601
P: (502) 695-9800
C: (502) 330-3114
www.hmbpe.com

From: Ben Judah <ben.judah@franklincounty.ky.gov>
Sent: Wednesday, May 28, 2025 10:55 AM
To: fa2207@att.com; Brian Brewer <brian.brewer@franklincounty.ky.gov>; Gene Wilburn <gene.wilburn@franklincounty.ky.gov>; Brad Gregory <bgregory@hmbpe.com>
Subject: Fw: Facility Review-190 Democrat Drive- Zone Change PO to IG

This Message is from an external sender.

TRT folks,

Do you have any comments regarding the proposed zone change from PO to IG for 190 Democrat Drive? Please send in comments at your earliest convenience.

Sincerely,

Ben Judah, AICP Candidate

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RE: Facility Review-190 Democrat Drive- Zone Change PO to IG

AA [AMBROSE, FRANK A <fa2207@att.com>](mailto:fa2207@att.com)

😊 ↩ ↶ ➜ 📄 ...

To: Ben Judah; Gene Wilburn

Thu 6/5/2025 1:44 PM

Ben,

AT&T has no comments on the zone change. The plans shown do indicate a new entrance, though, which may require a pole move.

Thanks



Frank A. Ambrose, P.E.

OSP Engineer

Access Construction and Engineering

Tennessee/Kentucky District

AT&T Kentucky - BellSouth Telecommunications, LLC

894 E Main St Ext, Georgetown, KY 40324

m 859.753.8377 | o 502.867.8240 | fa2207@att.com

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

Sent: Thursday, June 5, 2025 12:35 PM

To: AMBROSE, FRANK A <fa2207@att.com>; Gene Wilburn <gene.wilburn@franklincounty.ky.gov>

Subject: Re: Facility Review-190 Democrat Drive- Zone Change PO to IG

Frank and Duke,

Do you have any comments regarding the attached facility review? I would like to include comments from your agency in the Staff report.

Sincerely,

Ben Judah, AICP Candidate

Assistant Director

Franklin County Planning & Building Codes Dept.

321 W. Main Street

Frankfort, KY 40601

Ph 502-875-8701

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

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Re: Facility Review-190 Democrat Drive- Zone Change PO to IG

BB **Brian Brewer**
To: Ben Judah

...
Wed 5/28/2025 3:40 PM

Ben,

The Fire Department has no comment on the zone change request, however there will likely be requests made during the development plan phase for fire protection.

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: Wednesday, May 28, 2025 10:55 AM
To: fa2207@att.com <fa2207@att.com>; Brian Brewer <brian.brewer@franklincounty.ky.gov>; Gene Wilburn <gene.wilburn@franklincounty.ky.gov>; Brad Gregory <bgregory@hmbpe.com>
Subject: Fw: Facility Review-190 Democrat Drive- Zone Change PO to IG

TRT folks,

Do you have any comments regarding the proposed zone change from PO to IG for 190 Democrat Drive? Please send in comments at your earliest convenience.

Sincerely,

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

From: Ben Judah