



# Anderson County Fiscal Court

Orbrey Gritton, County Judge/Executive  
Charlie Cammack, Deputy Judge  
Dudley Shryock, County Treasurer  
137 Main Street  
Lawrenceburg, KY 40342  
502-839-3471

## **Magistrates**

**Rodney Durr**  
District 1

**Mike Riley**  
District 2

**Kenton Bottoms**  
District 3

**Dean Durr**  
District 4

**David Montgomery**  
District 5

**Kenny Barnett**  
District 6

## FISCAL COURT AGENDA

September 3, 2024

Meeting 10:00 a.m.

1. Call to Order and Roll Call
2. Invocation (District #1) & Pledge
3. Approval of Meeting Minutes of Special Called August 12, 2024 and for minutes of August 20, 2024
4. Visitors would you like to introduce yourself?
5. Department Head Reports
6. Anderson County Fire Department
7. Ordinance #2024-6 (Zone Change)
8. Ordinance #2024-7 (Zone Change)
9. County Clerk
  - a. Ad Valorem Tax
  - b. Deed Transfer Tax
  - c. Delinquent Tax
  - d. Storage Fees
10. Approval of Bill List
11. Other Business
12. Adjourn

**ANDERSON COUNTY FISCAL COURT**

**SPECIAL CALLED MEETING**

**AUGUST 12, 2024**

**9:00 A.M.**

**COUNTY JUDGE EXECUTIVE ORBREY GRITTON, III**

**COUNTY ATTORNEY ROBERT WIEDO**

THE ANDERSON COUNTY FISCAL COURT MET ON AUGUST 12, 2024, AT 9:00 A.M. JUDGE EXECUTIVE ORBREY GRITTON CALLED THE MEETING TO ORDER. THOSE ANSWERING ROLL CALL WERE RODNEY DURR, MIKE RILEY, ORBREY GRITTON, DEAN DURR, DAVID MONTGOMERY, AND KENNY BARNETT. DAVID MONTGOMERY GAVE THE INVOCATION FOR DISTRICT 5.

**RESOLUTION TO PUT MEDICAL CANNABIS ON BALLOT**

A MOTION WAS MADE BY RODNEY DURR, SECONDED BY MIKE RILEY TO APPROVE THE RESOLUTION. VOTING YES WERE RODNEY DURR, MIKE RILEY, ORBREY GRITTON, DEAN DURR, DAVID MONTGOMERY, AND KENNY BARNETT. MOTION PASSED 6-0.

**RESOLUTION**

**A RESOLUTION AUTHORIZING A REFERENDUM TO DETERMINE WHETHER CANNABIS BUSINESS OPERATIONS MAY OCCUR IN THE COUNTY OF ANDERSON**

**WHEREAS**, on April 15 2024, the Kentucky General Assembly adopted House Bill 829, signed into law by the Governor on April 17, 2024 amending KRS Chp.218B, the Kentucky Medical Cannabis chapter; and

**WHEREAS**, KRS 218B.130 authorizes local governments to pass resolutions directing that the question of prohibiting cannabis businesses from operating within its territory be submitted to the voters of its territory at the next regular election; and

**NOW THEREFORE, BE IT RESOLVED** by the fiscal court of county of Anderson, Commonwealth of Kentucky:

**Section 1**

**DEFINITIONS**

The definitions KRS 218B.010 are hereby adopted as if set out herein and as relevant to this resolution.

**Section 2**

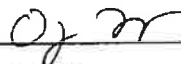
**Cannabis Business Referendum Authorized**

Pursuant KRS 218B.130(2)(a)(2) and KRS 218B.130 (3)(b), the Anderson County Fiscal Court hereby resolves that the question of prohibiting cannabis businesses from operating within the County of Anderson be submitted to the voters of the County of Anderson at the next regular election in accordance with the language in KRS 218B.130(3)(b)


**SECTION 3**

**Effective Date**

This resolution shall be effective upon its enactment by the County of Anderson.

  
\_\_\_\_\_  
County Judge/Executive

Passage by a vote of 6 yes and 0 no on the 12<sup>th</sup> day of August, 2024.

  
\_\_\_\_\_  
Anderson County Fiscal Clerk

**ADJOURN**

A MOTION WAS MADE BY MIKE RILEY, SECONDED BY RODNEY DURR TO ADJOURN. VOTING YES WERE RODNEY DURR, MIKE RILEY, ORBREY GRITTON, DEAN DURR, DAVID MONTGOMERY, AND KENNY BARNETT. MOTION PASSED 6-0.

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HONORABLE ORBREY GRITTON  
ANDERSON COUNTY JUDGE EXECUTIVE

**ANDERSON COUNTY FISCAL COURT**

**REGULAR MEETING**

**AUGUST 20, 2024**

**7:00 P.M.**

**COUNTY JUDGE EXECUTIVE ORBREY GRITTON, III**

**COUNTY ATTORNEY ROBERT WIEDO**

THE ANDERSON COUNTY FISCAL COURT MET ON AUGUST 20, 2024, AT 7:00 P.M. JUDGE EXECUTIVE ORBREY GRITTON CALLED THE MEETING TO ORDER. THOSE ANSWERING ROLL CALL WERE RODNEY DURR, MIKE RILEY, KENTON BOTTOMS, ORBREY GRITTON, DEAN DURR, AND DAVID MONTGOMERY. KENNY BARNETT WAS ABSENT. ORBREY GRITTON GAVE THE INVOCATION FOR DISTRICT 6.

**AUGUST 6, 2024 MEETING MINUTES**

A MOTION WAS MADE BY RODNEY DURR, SECONDED BY MIKE RILEY TO APPROVE THE MEETING MINUTES FROM AUGUST 6, 2024. VOTING YES WERE RODNEY DURR, MIKE RILEY, KENTON BOTTOMS, ORBREY GRITTON, DEAN DURR, AND DAVID MONTGOMERY. MOTION PASSED 6-0.

**DEPARTMENT HEAD REPORTS**

A MOTION WAS MADE BY MIKE RILEY, SECONDED BY DEAN DURR TO APPROVE THE DEPARTMENT HEAD REPORTS AS GIVEN. VOTING YES WERE RODNEY DURR, MIKE RILEY, KENTON BOTTOMS, ORBREY GRITTON, DEAN DURR, AND DAVID MONTGOMERY. MOTION PASSED 6-0.

Department Head Report  
Anderson County Department of Public Safety EMS/EM  
8/20/24

- 7/17/24 – Dir. Powell met with Michelle Barrett with KACO
- 7/29,30,31 / 24 – Dir. Powell taught Confined Rescue Awareness at ACEMS for EMS staff.
- 8/3,6,13 / 24 – Dir. Powell Taught Trench Rescue Awareness at ACEMS to EMS staff.
- 8/6/24 – EMS staff with Jason Denny doing the voting video.
- 8/8/24 – EMS had a crew at a house burn training being conducted by LFD and State Fire Rescue Training.
- 8/12/24 – Dir. Powell attended the FFD Paramedic Training Program board meeting.
- 8/13/24 - Chamber of Commerce Adult leaders Ship program at at ACEMS.
- 8/20/24 -Dir. Powell attended the FRMC Board of Trustee’s meeting.

Note: We had one Paramedic resign. We have one AEMT off for an unknow amount of time. We have an AEMT and an EMT off on work related medical leave. We have one major of on maternity leave.

ROAD DEPT – GLENN HAWKINS

8/6/24 Worked on the football field in the park and put up weight limit signs on Aaron Barnett Rd.

8/7/24 Worked on the football field

8/8/24 Side mowed on Aaron Barnett Rd. Worked on the football field

8/9/24 Worked on the football field and side mowed on old 62 and Love Ridge

8/12/24 Worked on the football field. Graded and rocked Edmonson Rd. Put 2 loads of rock on Case Rd. Put up weight limit signs on Pigeon fork Rd.

8/13/24 Worked on the football field. Graded Hyatt Hill Rd. and rocked it. Side Mowed on Love Ridge Rd, Long Rd, T Burgin Rd, and Lick Skillet Rd.

8/14/24 Worked on the football field in the park. Boom mowed on Clay Lick Rd. and Nevins Station Rd. Side mowed on Lick Skillet Rd, Fairview Rd. and Dury Lane

8/15/24 Boom mowed on Johnson Rd and Rilly Rd. Side mow on Sea Ridge and Carry Mill Rd. Worked over and side mowed on Rutherford School Rd, Searcy School Rd, Leathers Rd, Cedar Brook Rd and Lock Rd

8/16/24 Side Mowed on Johnson Rd, Rilly Rd, Rice Rd, Lock Rd, Leathers Rd, Carry Mill Rd, Stayed over and side mowed on Leathers Rd, Mays Rd, Jenny Lillard Rd, Woodridge Lane and Woodridge Spur.

8/19/24 Side mowed on Clifton Rd, Jenny Lillard Ninevah Rd, Spaulding Lane, Fox Creek Goshen Rd, Delaney. Stayed over and side mowed on Ninevah Rd and Lanes Mill Rd

8/20/24 Side Mowed Lanes Mill, Lovers Leap, Ninevah Rd, Flagstad Rd, Buckley Lane, Hammond Lane, McCormick Lane, Delaney Rd, Paxton Rd, Bondville Rd, Goshen Rd, and Ballard Rd





COMMONWEALTH OF KENTUCKY  
TASHA HELLARD, ANDERSON COUNTY JAILER

151 South Main Street  
Lawrenceburg, KY 40342  
502-839-6040  
Fax-502-839-9333

JULY 2024 FISCAL COURT REPORT

There were 34 people arrested in July with 60 total charges. This is 7 less than last month with 32 less charges. We currently have 38 in custody at Franklin County Regional Jail and 1 in custody at Woodford County Detention Center. We also have juveniles in custody. We have juveniles and adults in various treatment centers around the state.

Total number of inmates on video arraignment for the month 27

Total number of inmates transported for Court 45

Total number of transports for the month 101

We used 146 gallons of fuel at a cost of \$480.10

Total inmate housing for the month from Franklin County \$54,768.00

Total inmate housing for the month from Woodford County \$150.00

Total housing cost \$54,918.00

I collected \$294.31 from the state for transporting felony inmates.

AI's	0
DUI's	6

Felony Charges

Theft by unlawful taking auto 500 or more but w/10,000	1
False statement/misrepresent to receive benefits over \$1,000	1
Theft by deception-including cold checks w/10,000	1
Engaging in organized crime	1
Possession of controlled substance 1 <sup>st</sup> degree	2
Murder	1
Probation Violation	1
Violation of Bond Condition	4

Drug Court Violation 1

Individual Charges

Operating on suspended/revoked license 1<sup>st</sup> 1

Operating on DUJ suspended license 1<sup>st</sup> 1

Assault 4<sup>th</sup> degree dating violence (minor injury) 1

Assault 4<sup>th</sup> degree (minor injury) 1

Violation of EPO/DVO 1

Public Intoxication 3

Disorderly conduct 2<sup>nd</sup> 2

Fleeing or evading police 2<sup>nd</sup> (motor vehicle) 1

Attempt fleeing or evading police 2<sup>nd</sup> (on foot) 1

Operating motor vehicle under influence 2<sup>nd</sup> 1

Open container of alcohol in a motor vehicle 1

Possession of drug paraphernalia 2

Possession of marijuana 2

Failure of owner to maintain required insurance 2

Failure of non-owner to maintain required insurance 1

No Motorcycle/operator's license 3

Failure to notify address change to Department of Transportation 2

Failure to register transfer of motor vehicle 1

Leaving scene of accident-failure to render aid or assistance 1

Traffic

\* No registration plates 2

\*No registration receipt 3

\*Display of illegal/altered registration plate 3

\*Failure to produce insurance card 2

\*Rear license not illuminated 1

\*Failure to improper signal

2

NOTE: Some of these charges would have only been an issuance of a citation if there had not been a more serious charge in the same incident.

These arrests were made by Lawrenceburg City Police, Anderson County Sheriff's Department, Kentucky State Police, and probation and parole who patrol our county regularly.



COMMONWEALTH OF KENTUCKY  
TASHA HELLARD, ANDERSON COUNTY JAILER

151 South Main Street  
Lawrenceburg, KY 40342  
502-839-6040  
Fax-502-839-9333

ANDERSON COUNTY JAIL FUEL LOGS

Date: 8-1-24

Year and Make of Vehicle: 03 Ford | 12 Chevy | 19 Ford

Ending Mileage for the Month: 390887 | 369671 | 109692

Beginning Mileage for the Month: 390872 | 369059 | 108352

Miles driven for the Month: 15 | 612 | 1,340

	Date:	Gallons/Costs	Mileage
1	<u>7-2-24</u>	<u>12 \$42.01</u>	<u>108478</u>
2	<u>7-3-24</u>	<u>10 \$34.70</u>	<u>369061</u>
3	<u>7-9-24</u>	<u>18 \$56.00</u>	<u>369307</u>
4	<u>7-10-24</u>	<u>14 \$45.10</u>	<u>108703</u>
5	<u>7-17-24</u>	<u>13 \$42.00</u>	<u>108903</u>
6	<u>7-22-24</u>	<u>12 \$43.18</u>	<u>390902</u>
7	<u>7-22-24</u>	<u>19 \$59.11</u>	<u>369571</u>
8	<u>7-25-24</u>	<u>21 \$70.00</u>	<u>109479</u>
9	<u>7-22-24</u>	<u>14 \$44.00</u>	<u>109132</u>
10	<u>7-31-24</u>	<u>13 \$44.00</u>	<u>109692</u>
11	_____	_____	_____
12	_____	_____	_____
13	_____	_____	_____
14	_____	_____	_____

Total fuel

146

Total Costs

\$ 480.10

COUNTY CLERK – JASON DENNY



JASON DENNY  
ANDERSON COUNTY CLERK  
100 SOUTH MAIN STREET  
LAWRENCEBURG, KY 40342  
PHONE: 502-839-3044 FAX: 502-839-3043

Fiscal Court Department Head Report  
August 20, 2024

We are still in dire need of Election Officers. We have had some uptick from the High School with teachers and students that will be 18 years old before the General Election. We are asking the members of the Court to get the word out to your family, friends, and people that come through your businesses. They will need to meet certain qualifications, attend mandatory training, and be willing to work a 14-to-14.5-hour day. If they are interested, please get us their names. We are having some flyers made to promote Early Voting, and we are asking the members of the Court to post these at your businesses.

**RESOLUTION – SUMMIT POLYMERS**

A MOTION WAS MADE BY RODNEY DURR, SECONDED BY MIKE RILEY TO APPROVE THE RESOLUTION FOR TEN ANNUAL PAYMENTS OF \$27,000 TO SUMMIT POLYMERS. VOTING YES WERE RODNEY DURR, MIKE RILEY, KENTON BOTTOMS, ORBREY GRITTON, DEAN DURR, AND DAVID MONTGOMERY. MOTION PASSED 6-0.



**Anderson County Fiscal Court**

Orbrey Gritton County Judge/Executive  
Charlie Cammack, Deputy Judge  
Dudley Shryock, County Treasurer  
137 Main Street  
Lawrenceburg, KY 40342  
502-839-3471

**Magistrates**

Rodney Durr  
District 1

Mike Riley  
District 2

Kenton Bottoms  
District 3

Dean Durr  
District 4

David Montgomery  
District 5

Kenny Barnett  
District 6

RESOLUTION

WHEREAS, the Fiscal Court of Anderson County, Kentucky recognizes the importance of Economic Development in the region; and


WHEREAS, the Anderson County Fiscal Court hereby expresses its support for Summit Polymers, Inc.; and

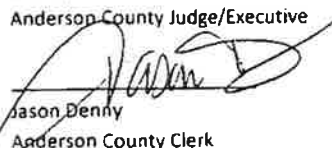
WHEREAS, their decision to expand in Anderson County has created approximately two hundred (200) new jobs and entail a capital investment of \$37 million in the Commonwealth; and

NOW, THEREFORE, BE IT RESOLVED, as the County will make Ten (10) annual \$27,000 (twenty- seven thousand dollar) payments to Summit Polymers, Inc.

Done this 20<sup>th</sup> day of August, 2024

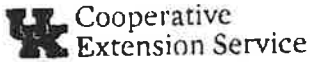
By:

  
Orbrey Gritton  
Anderson County Judge/Executive

  
Jason Denny  
Anderson County Clerk

**EXTENSION SERVICE TAX RATES**

A MOTION WAS MADE BY DEAN DURR, SECONDED BY RODNEY DURR TO ACCEPT AND APPROVE THE 2025 EXTENSION SERVICE TAX RATES AS PRESENTED. VOTING YES WERE RODNEY DURR, MIKE RILEY, KENTON BOTTOMS, ORBREY GRITTON, DEAN DURR, AND DAVID MONTGOMERY. MOTION PASSED 6-0.



To: Area Extension Director

From: Extension District Board Chair

Anderson County Extension Board submitted the following tax rates for 2024 Please indicate percentages below:

Real Property: 1.4000 Compensating (Y/N)? Y

Personal Property 1.4000 Compensating (Y/N)? Y

Motor Vehicle: 1.7000

OPTIONAL TAX RATES – Please Indicate Yes or No  
(lines 4-6 from Property Tax Rate Request Form, form 62A3000 (04-24))

Aircraft: Yes

Documented Watercraft

Non KY Registered Watercraft: Yes

In-Transit Inventory: Yes

Please return this form to us as soon as the 2024 rates have been established. Please include a copy of the EDB minutes showing tax rates that were set. Thank you!

Submitted by: [Signature]  
Extension District Board Chairman Signature

Date Submitted: 8/5/24

N-106 Ag Science Center North | 100 S Limestone | Lexington, KY 40546-0091 | [cafebusinesscenter.ca.uky.edu/extension-business-operations](http://cafebusinesscenter.ca.uky.edu/extension-business-operations)

**Cooperative Extension Service**

Agriculture and Natural Resources  
Family and Consumer Sciences  
4-H Youth Development  
Community and Economic Development

**MARTIN GATTON COLLEGE OF AGRICULTURE, FOOD AND ENVIRONMENT**

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**PROPERTY TAX RATE REQUEST  
 FORM FOR TAX YEAR 2024**

ORIGINAL TO: KY Department of Revenue  
 Office of Property Valuation  
 FAX: (502) 564-8192  
 EMAIL: 62AJ0001taxrates@ky.gov

\* Please fill-in the current year on the blank line above.

The original form should be completed and returned to the address above. For more information, visit [www.krs.ky.gov](http://www.krs.ky.gov)

COPY TO: County Clerk

This form is necessary to ensure that your jurisdiction will receive the appropriate amount of property tax revenue from state collections and to ensure your current mailing address is on file to send the checks for collected revenue.

\* DO NOT LEAVE A BOX BLANK! If you elected not to adopt a rate for a tax type, please enter "0" or check the "NO" box

**TAX TYPE**  
 Tax Rates Per \$100  
 Ex: 10¢ = 0.1000

<b>REAL PROPERTY</b>	1 * 1.4000	GENERAL REAL ESTATE RATE
<b>TANGIBLE PERSONAL PROPERTY</b>	2 * 1.4000	GENERAL TANGIBLE PERSONAL PROPERTY RATE
<b>INVENTORY</b> <small>This is your tangible rate above for all taxing jurisdictions unless you are a city, urban-county government or fiscal court that has elected a rate less than the prevailing tangible rate.</small>	3 * 1.4000	KRS 132.028 and 68.246 Rate on business inventories levied by a city, urban-county government and fiscal court Subject to the provisions of KRS 132.027 and KRS 68.245 a city, urban-county government or county fiscal court may levy a rate on business inventories equal to or less than the prevailing rate of taxation on other tangible personal property in the respective city, urban-county government or county
<b>OPTIONAL TAXES</b> <small>If "YES" is selected, the items are taxed at the prevailing tangible rate (box #2 above).</small>		132.200 Property subject to state tax only. All property subject to taxation for state purposes shall also be subject to taxation in the county, city, school, or other taxing district in which it has a taxable situs, except the class of property described in KRS 132.030 and the following classes of property, which shall be subject to taxation for state purposes only:
<b>AIRCRAFT</b> <small>Taxed at tangible rate or exempt (see major vehicle rate).</small>	4 * YES <input checked="" type="radio"/> NO <input type="radio"/>	(18) Aircraft not used in the business of transporting persons or property for compensation or hire if an exemption is approved by the county, city, school, or other taxing district in which the aircraft has its taxable situs.
<b>DOCUMENTED WATERCRAFT NON KY REGISTERED WATERCRAFT</b> <small>Level at tangible rate or exempt (see major vehicle rate).</small>	5 * YES <input checked="" type="radio"/> NO <input type="radio"/>	(19) Federally documented vessels not used in the business of transporting persons or property for compensation or hire or for other commercial purposes. If an exemption is approved by the county, city, school, or other taxing district in which the federally documented vessel has its taxable situs.
<b>IN-TRANSIT INVENTORY</b> <small>Taxed at prevailing tangible rate or exempt. Note: Clerk, warehouse, and airboat cannot receive revenue from In-Transit Inventory (KRS 132.099(2)).</small>	6 * YES <input checked="" type="radio"/> NO <input type="radio"/>	132.099 Local taxation of personal property held for shipment out-of-state (3) Any fire district or other special taxing district may exempt from the ad valorem tax personal property placed in a warehouse or distribution center for the purpose of subsequent shipment to an out-of-state destination

**PLEASE PRINT YOUR CURRENT MAILING ADDRESS AND CONTACT INFORMATION**

County: Anderson Taxing Jurisdiction Name: Anderson County District Board  
 Contact Person: Rita Stewart Title: Area Extension Director  
 Mailing Address: 104 Metker Trail State: KY Zip Code: 40484  
 City: Stanford Email: rstewart@uky.edu  
 Telephone: 606-510-3675 Fax:

As the representative for the local jurisdiction named above, I certify that these requested property tax rates have been set for the above year.

Signature: Jeff Zinner Date: 8/5/24  
 Print Name: Jeff Zinner Title: District Board Chairman

Questions concerning this form and the property tax rate levies can be directed to Ashley Sheets at (502) 564-7097 or Justin Taylor at (502) 564-7096



**REAL ESTATE TAX RATE**

A MOTION WAS MADE BY RODNEY DURR, SECONDED BY MIKE RILEY TO SET THE REAL ESTATE TAX RATE AT 11.4 CENTS PER \$100. VOTING YES WERE RODNEY DURR, MIKE RILEY, KENTON BOTTOMS, ORBREY GRITTON, DEAN DURR, AND DAVID MONTGOMERY. MOTION PASSED 6-0.

**TANGIBLE PERSONAL PROPERTY TAX RATE**

A MOTION WAS MADE BY MIKE RILEY, SECONDED BY DEAN DURR TO SET THE TANGIBLE PERSONAL PROPERTY TAX RATE AT 11.4 CENTS PER \$100. VOTING YES WERE RODNEY DURR, MIKE RILEY, KENTON BOTTOMS, ORBREY GRITTON, DEAN DURR, AND DAVID MONTGOMERY. MOTION PASSED 6-0.

**MOTOR VEHICLE/WATERCRAFT TAX RATE**

A MOTION WAS MADE BY MIKE RILEY, SECONDED BY RODNEY DURR TO SET THE MOTOR VEHICLE/WATERCRAFT TAX RATE AT 13.6 CENTS PER \$100. VOTING YES WERE RODNEY DURR, MIKE RILEY, KENTON BOTTOMS, ORBREY GRITTON, DEAN DURR, AND DAVID MONTGOMERY. MOTION PASSED 6-0.

**SHERIFF'S REPORT**

A MOTION WAS MADE BY RODNEY DURR, SECONDED BY MIKE RILEY TO APPROVE THE SHERIFF'S REPORT. VOTING YES WERE RODNEY DURR, MIKE RILEY, KENTON BOTTOMS, ORBREY GRITTON, DEAN DURR, AND DAVID MONTGOMERY. MOTION PASSED 6-0.



**ANDERSON COUNTY SHERIFF'S OFFICE**

Sheriff Joe Milam  
208 South Main Street  
Lawrenceburg, Kentucky 40342

August 8, 2024

The affiant, Joe Milam, Sheriff of Anderson County, Kentucky reports the following sums as the full amount collected by him as Sheriff of Anderson County from July 1, 2024 through July 31, 2024:

Waiting on Fee Claim \$11,761.42

State	0	Commission	0
County	1,333.07	Commission	59.17
School	6,775.08	Commission	209.54
Library	772.96	Commission	34.31
Health	336.07	Commission	14.92
Fire	1,114.92	Commission	11.26
Extension	156.83	Commission	6.96

School Int	\$18.87
S.O. Int	\$16.50
Refunds	\$0
S.O. Fees	\$0

Business License Collections	\$13,300.00
County	\$9,310.00
S.O.	\$3,990.00

Anderson County Judge/Executive

State of Kentucky  
County of Anderson

I, Jason Denny, Clerk of Anderson County, certify the foregoing report of Joe Milam, Sheriff of Anderson County was the 20<sup>th</sup> day of August, 2024 produced in open court, examined and approved by the Judge and filed and ordered to be recorded which is done with this certificate in my office.  
Witness my hand as Clerk of Anderson County this 20<sup>th</sup> day of August, 2024.

Anderson County Clerk

**BILLS LIST**

A MOTION WAS MADE BY RODNEY DURR, SECONDED BY MIKE RILEY TO APPROVE THE BILLS LIST. VOTING YES WERE RODNEY DURR, MIKE RILEY, KENTON BOTTOMS, ORBREY GRITTON, DEAN DURR, AND DAVID MONTGOMERY. MOTION PASSED 6-0.

**Anderson County Fiscal Court  
Bill List  
August 20, 2024**

Source Name	Memo	Account	Paid Amount
<b><u>911 Billing Services &amp; Consultants</u></b>			
911 Billing Services & Consultants	P.O.# 62547	5305 EMS Debt Collection Fees	10,248.65
Total 911 Billing Services & Consultants			10,248.65
<b><u>ACHS 10th Grade Girls Basketball</u></b>			
ACHS 10th Grade Girls Basketball	P.O.# 62579	5069 Litter Abatement	994.00
Total ACHS 10th Grade Girls Basketball			994.00
<b><u>Airgas</u></b>			
Airgas	P.O.# 62612	5201 Medical Supplies - Dispos	2,675.72
Total Airgas			2,675.72
<b><u>Amazon Capital Services</u></b>			
Amazon Capital Services	P.O.# 62813	5314 EMS Office Supplies	15.82
Amazon Capital Services	P.O.# 62614	5201 Medical Supplies - Dispos.	66.93
Total Amazon Capital Services			82.75
<b><u>Anderson County Sheriff</u></b>			
Anderson County Sheriff	P.O.# 62640	5907 Prnsoner Transport - Shenff	640.80
Total Anderson County Sheriff			640.80
<b><u>Anderson County Tire</u></b>			
Anderson County Tire	P.O.# 62557	5623 Road Tires	1,631.54
Total Anderson County Tire			1,631.54
<b><u>AWG</u></b>			
AWG	P.O.# 62609	5614 Road Garage Supplies	60.83
Total AWG			60.83
<b><u>Baptist Health Occupational Medicine</u></b>			
Baptist Health Occupational Medicine	P.O.# 62605	5601 CDL Drug Testing & Phys..	200.00
Total Baptist Health Occupational Medicine			200.00
<b><u>Bates Security</u></b>			
Bates Security	P.O.# 62581	5602 Road Bldg Maintenance	77.76
Total Bates Security			77.76
<b><u>Blue Ridge Office</u></b>			
Blue Ridge Office	P.O.# 62597	5146 Office Supplies	87.23
Total Blue Ridge Office			87.23
<b><u>Blue Rooster</u></b>			
Blue Rooster	P.O.# 62615	5316 EMS Uniforms	416.00
Total Blue Rooster			416.00
<b><u>Cintas</u></b>			
Cintas	P.O.# 62644	5614 Road Garage Supplies	199.48
Total Cintas			199.48
<b><u>Construction Machinery Company</u></b>			
Construction Machinery Company	P.O.# 62576	5075 Equipment Rentals	2,940.00
Total Construction Machinery Company			2,940.00
<b><u>Countryside Industries LLC</u></b>			
Countryside Industries LLC	P.O.# 62589	5451 Solid Waste Carcass Re	1,400.00
Total Countryside Industries LLC			1,400.00

**Anderson County Fiscal Court**  
**Bill List**  
August 20, 2024

Source Name	Memo	Account	Paid Amount
<b><u>Danielle Whitaker</u></b>			
Danielle Whitaker	P.O.# 62630	4024 Park/Rec Receipts	75.00
Total Danielle Whitaker			75.00
<b><u>Devin Owens</u></b>			
Devin Owens	P.O.# 62602	5068 Vehicle Maintenance	45.89
Total Devin Owens			45.89
<b><u>Enterprise Fleet Management</u></b>			
Enterprise Fleet Management	P.O.# 62610	5446 Animal Shelter Vehicle Le	2,456.25
Total Enterprise Fleet Management			2,456.25
<b><u>Frankfort Materials Company</u></b>			
Frankfort Materials Company	P.O.# 62417	5610 Highway Paving/Patching	694.23
Total Frankfort Materials Company			694.23
<b><u>Franklin County Regional Jail</u></b>			
Franklin County Regional Jail	P.O.# 62641	5902 Contracts with other Coun.	54,768.00
Total Franklin County Regional Jail			54,768.00
<b><u>G &amp; J Pepsi Cola</u></b>			
G & J Pepsi Cola	P.O.# 62595	5502 Park Concessions	402.70
Total G & J Pepsi Cola			402.70
<b><u>Global Supply &amp; Floor Equipment</u></b>			
Global Supply & Floor Equipment	P.O.# 62584	5161 Custodial Supplies - Cour..	293.80
Total Global Supply & Floor Equipment			293.80
<b><u>Global Water Technology Inc</u></b>			
Global Water Technology Inc	P.O.# 62608	6305 Courthouse Fine Repairs	200.00
Total Global Water Technology Inc			200.00
<b><u>Harbor Freight</u></b>			
Harbor Freight	P.O.# 62580	5617 Road Parts	751.53
Total Harbor Freight			751.53
<b><u>Heather Peach</u></b>			
Heather Peach	P.O.# 62628	4024 Park/Rec Receipts	125.00
Total Heather Peach			125.00
<b><u>Heidelberg Materials Midwest Agg. Inc</u></b>			
Heidelberg Materials Midwest Agg. Inc	P.O.# 62587	5613 Chip Seal Maintenance (S	749.94
Heidelberg Materials Midwest Agg. Inc	P.O.# 62551	5613 Chip Seal Maintenance (S	1,242.78
Heidelberg Materials Midwest Agg. Inc	P.O.# 82574	5613 Chip Seal Maintenance (S	430.56
Heidelberg Materials Midwest Agg. Inc	P.O.# Various	5613 Chip Seal Maintenance (S	475.28
Heidelberg Materials Midwest Agg. Inc	P.O.# Various	5613 Chip Seal Maintenance (S	840.32
Heidelberg Materials Midwest Agg. Inc	P.O.# 62632	5613 Chip Seal Maintenance (S	430.69
Total Heidelberg Materials Midwest Agg. Inc			4,169.57
<b><u>Johnson Controls Fire Protection</u></b>			
Johnson Controls Fire Protection	P.O.# 62603	5154 Electric - Annex	607.05
Total Johnson Controls Fire Protection			607.05
<b><u>Johnson Small Engine</u></b>			
Johnson Small Engine	P.O.# 62636	5504 Park Supplies and Equip	79.98
Total Johnson Small Engine			79.98

**Anderson County Fiscal Court**  
**Bill List**  
**August 20, 2024**

Source Name	Memo	Account	Paid Amount
<b><u>Kaco-Bond Series 2020</u></b>			
Kaco-Bond Series 2020	P.O.# 62600	6024 Energy Bond Debt Service	21,525.00
Total Kaco-Bond Series 2020			21,525.00
<b><u>Life Assist</u></b>			
Life Assist	P.O.# 62618	5201 Medical Supplies - Dispos...	1,572.36
Total Life Assist			1,572.36
<b><u>Lisa Shelton</u></b>			
Lisa Shelton	P.O.# 62629	4024 Park/Rec Receipts	75.00
Total Lisa Shelton			75.00
<b><u>Oracle Elevator</u></b>			
Oracle Elevator	P.O.# 62578	5143 Maintenance - Elevator	2,040.21
Total Oracle Elevator			2,040.21
<b><u>Pioneer News</u></b>			
Pioneer News	P.O.# 62582	5051 Legal Advertising	2,293.69
Pioneer News	P.O.# 62583	5051 Legal Advertising	89.91
Total Pioneer News			2,383.60
<b><u>Pitney Bowes</u></b>			
Pitney Bowes	P.O.# 62633	5147 Postage - Annex	200.00
Total Pitney Bowes			200.00
<b><u>Saf-Ti-Co</u></b>			
Saf-Ti-Co	P.O.# 62606	5620 Road Signs & Posts	87.99
Total Saf-Ti-Co			87.99
<b><u>Schell Septic Service</u></b>			
Schell Septic Service	P.O.# 62638	5453 Solid Waste Supplies & E	150.00
Total Schell Septic Service			150.00
<b><u>Southern Petroleum</u></b>			
Southern Petroleum	P.O.# 62620	5312 EMS Fuel	2,090.93
Total Southern Petroleum			2,090.93
<b><u>Sports Connection</u></b>			
Sports Connection	P.O.# 62593	5514 Park Uniforms	2,017.00
Total Sports Connection			2,017.00
<b><u>Stericycle Inc.</u></b>			
Stericycle Inc.	P.O.# 62621	5331 EMS Medical Waste	135.56
Total Stericycle Inc			135.56
<b><u>Superior Turf Sod Farm</u></b>			
Superior Turf Sod Farm	P.O.# 62592	5498 Park Ground Maintenance	265.00
Total Superior Turf Sod Farm			265.00
<b><u>Suzanne Rogers, Ph. D</u></b>			
Suzanne Rogers, Ph. D	P.O.# 62577	5160 Attorney Fees	350.00
Suzanne Rogers, Ph. D	P.O.# 62654	5160 Attorney Fees	350.00
Total Suzanne Rogers, Ph. D			700.00

**Anderson County Fiscal Court  
Bill List  
August 20, 2024**

Source Name	Memo	Account	Paid Amount
<b><u>Toshiba Financial Services</u></b>			
Toshiba Financial Services	P.O. # 62585	5919 Jail Copier Maint. Agreem..	230.57
Total Toshiba Financial Services			230.57
<b><u>Tractor Supply</u></b>			
Tractor Supply	P.O. Various	5434 Animal Shelter Supplies	65.97
Tractor Supply	P.O. Various	5434 Animal Shelter Supplies	140.88
Tractor Supply	P.O. Various	5504 Park Supplies and Equip..	485.89
Tractor Supply	P.O. Various	5504 Park Supplies and Equip..	113.98
Tractor Supply	P.O. Various	5614 Road Garage Supplies	138.93
Tractor Supply	P.O. Various	5617 Road Parts	30.11
Total Tractor Supply			975.76
<b><u>Trevor Sams</u></b>			
Trevor Sams	P.O. # 62619	5310 EMS Bldg. Maint. & Repair	49.95
Total Trevor Sams.			49.95
<b><u>Tristan Drury</u></b>			
Tristan Drury	P.O.# 62617	5316 EMS Uniforms	150.00
Total Tristan Drury			150.00
<b><u>Woodford County Detention</u></b>			
Woodford County Detention	P.O.# 62591	5902 Contracts with other Coun..	150.00
Total Woodford County Detention			150.00
<b><u>Zoll Medical Corporation</u></b>			
Zoll Medical Corporation	P.O.# 62622	5201 Medical Supplies Dispos...	505.44
Total Zoll Medical Corporation			505.44
<b>TOTAL</b>			<b>121,628.13</b>

**BILLS LIST ADDENDUM A – MARY & MARTHA’S**

A MOTION WAS MADE BY DEAN DURR, SECONDED BY RODNEY DURR TO APPROVE BILLS LIST ADDENDUM A FOR MARY & MARTHA’S. VOTING YES WERE RODNEY DURR, MIKE RILEY, KENTON BOTTOMS, AND DEAN DURR. ORBREY GRITTON AND DAVID MONTGOMERY RECUSED. MOTION PASSED 4 YES – 2 RECUSE.

**Anderson County Fiscal Court  
Bill List-Addendum A  
August 21, 2024**

<u>Source Name</u>	<u>Memo</u>	<u>Account</u>	<u>Paid Amount</u>
<u>Mary and Martha's Cleaning Service</u>			
Mary and Martha's Cleaning Service	P O # 62598	5140 - Courthouse Contract Cl.	1,985.00
Total Mary and Martha's Cleaning Service			1,985.00
<b>TOTAL</b>			<b>1,985.00</b>

**OTHER BUSINESS**

ROAD LISTS NEED TO BE SENT IN.

NOVEMBER 5<sup>TH</sup> MEETING HAS BEEN MOVED TO A SPECIAL CALLED ON NOVEMBER 7<sup>TH</sup> AT 10:00 AM.

STANDING COMMITTEES

A MOTION WAS MADE BY MIKE RILEY, SECONDED BY DAVID MONTGOMERY TO APPROVE THE AMENDED STANDING COMMITTEES. VOTING YES WERE RODNEY DURR, MIKE RILEY, KENTON BOTTOMS, ORBREY GRITTON, DEAN DURR, AND DAVID MONTGOMERY. MOTION PASSED 6-0.

Jason D.

STANDING COMMITTEES

2024

AMENDED AUGUST 20, 2024

BUDGET/FINANCE	RODNEY DURR, CHAIRMAN MIKE RILEY
ANIMAL CONTROL	DEAN DURR, CHAIRMAN KENTON BOTTOMS
PUBLIC SAFETY	KENTON BOTTOMS, CHAIRMAN KENNY BARNETT
TRANSPORTATION	DAVID MONTGOMERY, CHAIRMAN KENNY BARNETT
PARK	MIKE RILEY, CHAIRMAN DAVID MONTGOMERY
SOLID WASTE	RODNEY DURR, CHAIRMAN DEAN DURR
INSURANCE	Cheryl Searcy – Judge’s Office Jason Denny – County Clerk’s Office Brandi Cook – Sheriff’s Office Susan Johnson – EMS Rodney Durr – Magistrate Jerry Waldridge – Road Department Jonathan Wampler – County Attorney’s Office



**LIBRARY TAX RATES**

A MOTION WAS MADE BY MIKE RILEY, SECONDED BY DEAN DURR TO ACKNOWLEDGE RECEIPT OF THE LIBRARY TAX RATES. VOTING YES WERE RODNEY DURR, MIKE RILEY, KENTON BOTTOMS, ORBREY GRITTON, DEAN DURR, AND DAVID MONTGOMERY. MOTION PASSED 6-0.

*Fiscus 10*



August 15, 2024

To: Judge-Executive Orbrey Gritton III and the Anderson County Fiscal Court

Re: Special Purpose Governmental Entity (SPGE) written notification to Fiscal Court of ad valorem tax in compliance with KRS 65A.100

**Compensating rate**

Real Property: 6.7  
Personal Property: 6.7  
Motor Vehicle: 2.7

**Anticipated Gross Revenue**

Real Property: \$1,247,403  
Personal Property: \$286,696  
Motor Vehicle: \$68,398

The revenue will be used for books, library materials, equipment, technology, building maintenance, personnel, electronic resources, programming for adults, youth, and families, and outreach services.

Sincerely,

*Tara L. Russell*

Tara L. Russell  
Library Director  
Anderson Public Library  
Lawrenceburg, KY 40342  
trussell@andersonpubliclibrary.org  
(502) 839-6420

**RESOLUTION WITH KACO – REFINANCING VEHICLES**

A MOTION WAS MADE BY DEAN DURR, SECONDED BY RODNEY DURR TO APPROVE THE RESOLUTION WITH KACO TO REFINANCE VEHICLES CURRENTLY WITH ENTERPRISE. VOTING YES WERE RODNEY DURR, MIKE RILEY, KENTON BOTTOMS, ORBREY GRITTON, DEAN DURR, AND DAVID MONTGOMERY. MOTION PASSED 6-0.

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION APPROVING A LEASE FOR THE FINANCING OF A PROJECT; PROVIDING FOR THE PAYMENT AND SECURITY OF THE LEASE; AUTHORIZING THE EXECUTION OF VARIOUS DOCUMENTS RELATED TO SUCH LEASE; AND MAKING CERTAIN DESIGNATIONS REGARDING SUCH LEASE.

WHEREAS, the governing body of the County of Anderson, Kentucky (the "Lessee") has the power, pursuant to Section 65.940 et seq. of the Kentucky Revised Statutes to enter into lease agreements with or without the option to purchase in order to provide for the use of the property for public purposes;

WHEREAS, the governing body of the Lessee (the "Governing Body") has previously determined, and hereby further determines, that the Lessee is in need of the Project, as defined in the Lease hereinafter described; and

WHEREAS, the Governing Body has determined and hereby determines that it is in the best interests of the Lessee that the Lessee enter into a Lease Agreement (the "Lease"), to be administered by Kentucky Association of Counties Leasing Trust (the "Program Administrator") and funded by the Bank or financial institution offering the lowest and best interest rate, as selected by the Lessee (the "Lessor"), for the leasing by the Lessee from the Lessor of the Project.

NOW THEREFORE, BE IT RESOLVED BY THE FISCAL COURT OF THE COUNTY OF ANDERSON, KENTUCKY, AS FOLLOWS:

Section 1. Recitals and Authorization. The Lessee hereby approves the Lease Agreement (the "Lease") and all Collateral Documents, to the extent defined and identified in the Lease, each in substantially the form presented to this Governing Body. It is hereby found and determined that the Project identified in the Lease is public property to be used for public purposes. It is further determined that it is necessary and desirable and in the best interests of the Lessee to enter into the Lease for the purposes therein specified, and the execution and delivery of the Lease and all representations, certifications and other matters contained in the closing memorandum with respect to the Lease, or as may be required by the Lessor prior to delivery of the Lease, are hereby approved, ratified and confirmed. The Judge/Executive and Fiscal Court Clerk of the Lessee are hereby authorized to execute the Lease, together with such other agreements or certifications which may be necessary to accomplish the transaction contemplated by the Lease.

Section 2. Administration of the Lease. The Kentucky Association of Counties Leasing Trust is hereby acknowledged to be the program administrator under the Lease.

Section 3. Severability. If any Section, paragraph or provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such Section, paragraph or provision shall not affect any of the remaining provisions of this Resolution.

Section 4. Open Meetings Law. This Governing Body hereby finds and determines that all formal actions relative to the adoption of this Resolution were taken in an open meeting of this Governing Body, and that all deliberations of this governing Body and of its committees, if any,

which resulted in formal action, were in meetings open to the public, in full compliance with applicable legal requirements.

Section 5. Conflicts. All ordinances, resolutions, orders or parts thereof in conflict with the provisions of this Resolution are, to the extent of such conflict, hereby repealed and the provisions of this Resolution shall prevail and be given effect.

Section 6. Effective Date. This Resolution shall take effect from and after its passage and publication of a summary thereof, as provided by law.

INTRODUCED, SECONDED AND ADOPTED, at a duly convened meeting of the Governing Body, held on August 20, 2024, signed by the Judge/Executive of the Lessee, attested by the Fiscal Court Clerk, filed and indexed as provided by law.

By:  \_\_\_\_\_  
Judge/Executive

ATTEST:

By:  \_\_\_\_\_  
Fiscal Court Clerk

**INTERLOCAL AGREEMENT**

A MOTION WAS MADE BY RODNEY DURR, SECONDED BY MIKE RILEY TO APPROVE THE INTERLOCAL AGREEMENT WITH WASHINGTON COUNTY TO ADMINISTER RESURFACING ON LICK SKILLET ROAD. VOTING YES WERE RODNEY DURR, MIKE RILEY, KENTON BOTTOMS, ORBREY GRITTON, DEAN DURR, AND DAVID MONTGOMERY. MOTION PASSED 6-0.

**INTER LOCAL AGENCY AGREEMENT**

**THIS AGREEMENT**, made and entered into by and between the Anderson County Fiscal Court and Washington County Fiscal Court, Kentucky for the purpose of establishing a system of cooperation between Anderson County and Washington County, specifically for the purpose of repairing and paving, a certain road within Anderson County and Washington County.

**WITNESSETH:**

**WHEREAS**, Anderson County will administer work on Lick Skillet Road, CR1215, in the amount of \$175,000

**WHEREAS**, the parties hereto have agreed that Anderson County shall administer the resurfacing for the above project located on CR1215, including receiving and disbursing funds.

**NOW, THEREFORE**, it is mutually agreed upon by and between the parties hereto.

Adopted by the Anderson County Fiscal Court, Kentucky at a meeting on the 26<sup>th</sup> day of August, 2024, and on the same occasion signed in open session by OrbreY Gritton, Judge/Executive of Anderson County, Kentucky, attested under seal by the Jason Denny, Anderson County Fiscal Clerk and declared to be in full force and effect

  
OrbreY Gritton, COUNTY JUDGE/EXECUTIVE

(SEAL)

ATTEST:   
Jason Denny, FISCAL COURT CLERK

Adopted by the Washington County Fiscal Court at a meeting on the \_\_\_ day of \_\_\_\_\_, 2024, and on the same occasion signed in open session by Timothy Graves, Washington County Judge Executive, attested under seal by \_\_\_\_\_, Brent Barry, Washington County Fiscal Court Clerk, and declared to be in full force and effect:

\_\_\_\_\_  
Timothy Graves, COUNTY JUDGE EXECUTIVE

(SEAL):

ATTEST:

\_\_\_\_\_  
Brent Barry, FISCAL COURT CLERK

**ADJOURN**

A MOTION WAS MADE BY MIKE RILEY, SECONDED BY RODNEY DURR TO ADJOURN. VOTING YES WERE RODNEY DURR, MIKE RILEY, KENTON BOTTOMS, ORBREY GRITTON, DEAN DURR, AND DAVID MONTGOMERY. MOTION PASSED 6-0.

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HONORABLE ORBREY GRITTON  
ANDERSON COUNTY JUDGE EXECUTIVE

**AN ORDINANCE RELATING TO THE AMENDMENT OF THE  
ANDERSON COUNTY ZONING MAP  
ORDINANCE NO. 2024-6**

Be it ordained by the Anderson Fiscal Court, Commonwealth of Kentucky:

**SECTION I**

The Anderson Fiscal Court has considered the record before the Lawrenceburg/Anderson County, Kentucky Joint Planning Commission in its Docket No. 24-004 including the record of the public hearing held by the Planning Commission on July 9, 2024 and the actions and recommendation of the Planning Commission and its staff as set out in the minutes of its July 9, 2024 meeting. The Anderson Fiscal Court concurs in and adopts the reasons and findings of the Planning Commission for said zoning change and approves and accepts the recommendations of the Commission in this matter as set out in its minutes.

**SECTION II**

More specifically, the Anderson Fiscal Court concurs in the findings of the Planning Commission and adopts said findings as its own to wit:

The proposal supports an existing economic use and encourages economic development within Anderson County. The requested zoning is more appropriate for this location than existing agricultural use. It encourages expanded agricultural uses of farm property.

**SECTION III**

Therefore, the Zoning Map of Anderson County, Kentucky is hereby amended as it affects the property described here in from A-1 (Agricultural District) to A-2 (Small Community District). The property so rezoned, owned by Anthony Happeny, is located at 1030 Fairmount Road, Lawrenceburg, Kentucky is more fully described as follows:

BEGINNING AT AN IPS ON THE RIGHT OF WAY OF FAIRMONT ROAD 25' FROM THE CENTERLINE. SAID POINT BEING N 01°18'11" E 686.83' FROM AN IPS AT THE SOUTHWEST CORNER OF THE PARENT TRACT AT THE RIGHT OF WAY INTERSECTION OF BARDSTOWN ROAD & FAIRMONT ROAD, THENCE WITH A NEW LINE THROUGH THE HAPPENY PROPERTY

S89°45'44"E 248.85' TO AN IPS

S77°42'10"E	304.06'	TO AN IPS
S77°42'10"W	41.04'	TO AN IPS
N89°50'44"E	163.07'	TO AN IPS
S47°19'43"E	155.90'	TO AN IPS
S89°15'11"W	285.00'	TO AN IPS
N88°17'24"W	250.19'	TO AN IPS
S 1°58'00"E	193.80'	TO AN IPS
S 8°02'03"W	411.62'	TO AN IPS IN THE RIGHT OF WAY OF FAIRMONT ROAD, THENCE WITH A CURVE TO THE RIGHT WITH A RADIUS 188.21' AND A CHORD BEARING N 18°17'13" E 113.18' TO A POINT THENCE
N35°47'06"E	71.53'	TO A POINT THENCE WITH A CURVE TO THE LEFT WITH A RADIUS OF 174' AND A CHORD BEARING
N14°11'12"E	128.09'	TO AN IPS THENCE WITH A CURVE TO THE LEFT WITH A RADIUS OF 174' AND A CHORD BEARING
N15°02'30"W	46.21'	TO A POINT THENCE WITH A CURVE TO THE LEFT WITH A RADIUS OF 174' AND A CHORD BEARING
N22°40'24"W	53.65'	TO THE POINT OF BEGINNING CONTAINING 4.23 ACRES MORE OR LESS.

This Ordinance shall be effective from and after its passage, approval and attestation and publication as required by law.

GIVEN FIRST READING ON THE \_\_ day of \_\_\_\_\_, 2024.

PUBLISHED in the Anderson News on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

GIVEN SECOND READING, PASSED, ADOPTED AND APPROVED by the Fiscal Court of Anderson County, Kentucky, upon motion of Magistrate \_\_\_\_\_, seconded by Magistrate \_\_\_\_\_, at a duly convened meeting thereof held on the \_\_ day of \_\_\_\_\_, 2024 with yea and nay votes as follows:



GIVEN FINAL PUBLICATION in the Anderson News on the \_\_\_\_ day of \_\_\_\_\_, 2024.

Rodney Durr \_\_\_\_\_

Mike Riley \_\_\_\_\_

Kenton Bottoms \_\_\_\_\_

Dean Durr \_\_\_\_\_

David Montgomery \_\_\_\_\_

Kenny Barnett \_\_\_\_\_

Orbrey Gritton \_\_\_\_\_

\_\_\_\_\_  
ORBREY GRITTON  
ANDERSON COUNTY JUDGE/EXECUTIVE

ATTEST:

\_\_\_\_\_  
JASON DENNY  
ANDERSON COUNTY CLERK

LAWRENCEBURG/ANDERSON COUNTY  
JOINT PLANNING COMMISSION  
DOCKET NO. 24-004

APPLICANT: Tony Happeny  
1090 Fairmont Road  
Lawrenceburg, KY 40342

Date Application Filed: 6/10/2024

Public Hearing Date: 7/9/2024

This matter came before the Lawrenceburg/Anderson County Joint Planning Commission on applicant's request for rezoning from: A-1 (Agriculture) District,  
to: A-2 (Small Community) District.

In compliance with the notice requirements of KRS 100.212, the attached newspaper notice (Exhibit A) was published in the Anderson News on June 25, 2024. In addition, a sign was posted on the property and has been continuously posted there since 14 days prior to this hearing. Written notice was mailed to surrounding property owners listed on Exhibit B attached hereto on June 25, 2024.

At the conclusion of the public hearing the planning commission met in open executive session and adopted the following findings of fact and recommendation:

FINDING OF FACT

1. Location and current zoning of the property: 1030

Fairmont Road, Lawrenceburg, KY 40342. 4.23 Acres.

2. Existing land use on the site: Single dwelling

bed and breakfast (short term rentals).

3. Surrounding zoning and land uses:

North: Zoned A-1. Non-owner occupied bed and

breakfast (short term rental)

South: Zoned A-1. Non-owner occupied bed and

breakfast (short term rental)

East: Zone A-1. Agriculture/Non-owner occupied

bed and breakfast (short-term rental)

West: Zoned A-1. Agriculture with single family

residential use

4. Proposed Rezoning: A-2 (Small Community District)

5. Special circumstances which the Commission deems significant:

Comprehensive plan encourages the development of ventures

Complimentary to an existing business operations. This request

Is to expand an existing business that is a compliment to the production of distilled spirits and tourism.

6. Comprehensive Plan Considerations:

The proposal supports an existing economic use and encourages economic development within Anderson county.

Requested zoning is more appropriate for this location than existing agricultural use. Encourages expanded agricultural uses of farm properties.

## CONCLUSION AND RECOMMENDATION

The Commission finds that the proposed rezoning is in conformance with the community's Comprehensive Plan and therefore recommends that the rezoning be granted for the following reasons:

The proposed zoning is in conformity to the goals and objectives of the comprehensive plan and staff recommended approval for the proposed 4.23 acre tract.

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Respectfully submitted,

Beth J. Bell  
Chairman/Vice Chairman

August 13, 2024  
Date

Attest: I hereby certify that the above findings, conclusions, and recommendations were adopted by the Lawrenceburg/Anderson County Joint Planning Commission at its regular meeting held on the 9<sup>th</sup> day of July, 2024.

Renee D. Gowan

Secretary

NEWS PAPER PUBLIC NOTICE

The Lawrenceburg/Anderson County KY Joint Planning Commission will hold a regularly scheduled meeting at 7:00 pm on July 9, 2024 at the Anderson County Judge Executives Office, 137 South Main Street, Lawrenceburg, Kentucky 40342.

The following Items will be addressed:

1) Docket # 24-004

Owner Anthony Happeny, is requesting a zone change from A-1 (Agriculture) to A-2 (Small Community) for the property containing 2.21 acres, and located at 1030 Fairmont Road, Lawrenceburg, KY. 40342

2) Docket # 24-005

Owner Steve Coleman, Elkhorn Farm LLC, is requesting a zone change from A-1 (Agriculture) to I-2 (Heavy Industry) for the property containing 15.66 acres, and located at 1010 Gilberts Creek Road, Lawrenceburg, KY. 40342

Maps and conceptual plans are available for viewing by appointment at the Zoning Administration or visit our Facebook web page at <https://www.facebook.com/LawrenceburgAndCoPlanningZoning>

To view a draft of the Comprehensive Plan please visit the web link <https://andersoncounty.ky.gov/ordinances/Pages/default.aspx> and navigate to Zoning & Regulations.

Should you have any questions about this notice, please contact Renee Evans, Planning and Zoning Administrator, at 502-839-1505.

/s/ Betty J. Webb, Chair  
Lawrenceburg/Anderson Co., KY Joint Planning Commission

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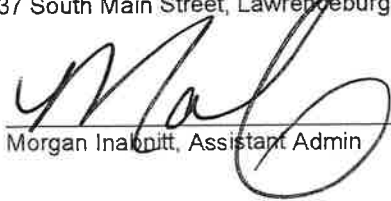
**Please publish on 06/25/2024**

Bill to: Lawrenceburg/Anderson Co., KY Joint Planning Commission  
Acct #70025695  
C/O Renee D. Evans  
139 S. Main Street  
Lawrenceburg, KY 40342

Busse 1X, LLC  
11651 County Road 12  
Wauseon, OH. 43567

State of Kentucky  
County of Anderson

I, Morgan Inabnitt, Assistant Admin of the Lawrenceburg/Anderson Co., KY Joint Planning Commission, hereby certify that I have this day mailed written notice, U.S. postage prepaid, first class mail, to these named persons advising said persons of a public meeting to be held on July 09, 2024 at 7:00 p.m. at Anderson County Fiscal Court, 137 South Main Street, Lawrenceburg, KY, 40342. Mailed this the 25th day of June, 2024.



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Morgan Inabnitt, Assistant Admin

DOC# 24-004



LAWRENCEBURG/ANDERSON COUNTY, KENTUCKY  
JOINT PLANNING COMMISSION

139 SOUTH MAIN STREET  
LAWRENCEBURG, KENTUCKY 40342

BETTY WEBB, CHAIRMAN  
JODY HUGHES, VICE CHAIRMAN  
RENEE D. EVANS, PLANNING & ZONING ADMINISTRATOR

TELEPHONE  
502-839-1505  
FAX 502-839-8151

June 25, 2024

Dear Citizen:

The Lawrenceburg/Anderson County Kentucky Joint Planning Commission will hold a regularly scheduled meeting on July 9, 2024 at 7:00 p.m. at the Anderson County Judge Executive's Office, 137 South Main Street, Lawrenceburg, KY 40342.

The following item will be addressed:

Docket # 24-004:

Owner Anthony Happeny, is requesting a zone change from A-1 (Agriculture) to A-2 (Small Community) for the property containing 2.21 acres, and located at 1030 Fairmont Road, Lawrenceburg, KY, 40342.

You are receiving this notification because you are an adjacent property owner to the above mentioned location and are invited to attend this public meeting if you choose.

Publication of this notice can be found in the June 25, 2024 issue of the Anderson News.

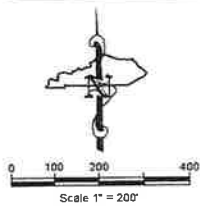
Maps and conceptual plans are available for viewing by appointment at the Zoning Administration or on our Facebook page. Search Lawrenceburg/Anderson County Planning Commission or use our Facebook website address <https://www.facebook.com/LawrenceburgAndCoPlanningZoning>.

Should you have any questions regarding this notice please contact the Planning & Zoning Administrator at 502-839-1505.

Sincerely,

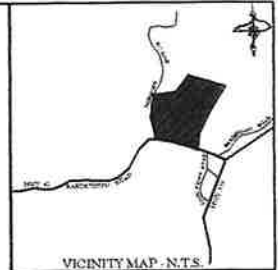


Betty J. Webb, Chair  
Lawrenceburg/Anderson Co., KY Joint Planning Commission



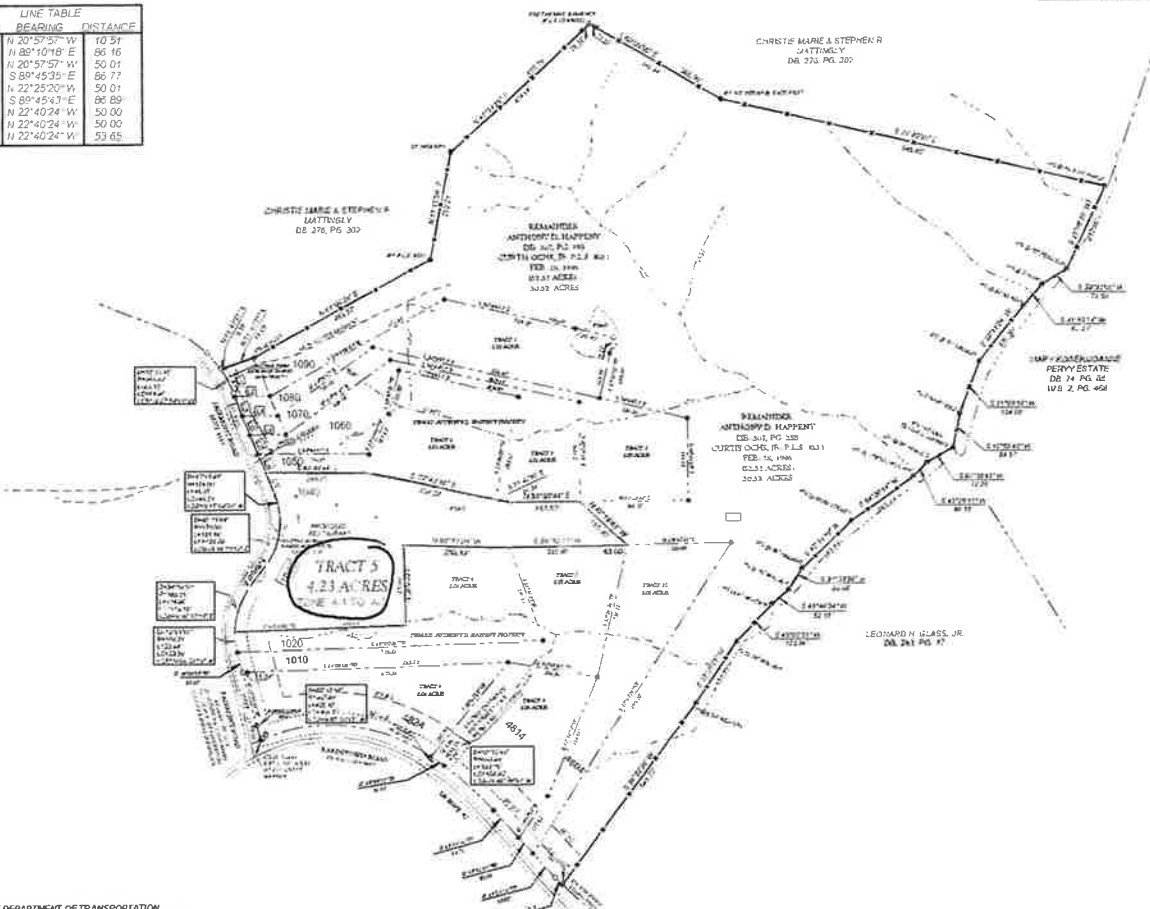
**LEGEND**

- IPS IRON PIN SET (NOT TO BE REBAR WITH ID CAPS 3/32)
- IFF IRON PIN FOUND (SIZE AND TYPE STATED)
- PLAT CALL AND MONUMENT FOUND (QS SET)
- P.O.W. MONUMENT
- UTILITY POLE
- SERVICE POLE
- EXISTING WOOD POST
- WATER METER
- BURIED CABLE BOX
- SURVEYED BOUNDARY
- ADJACENT BOUNDARIES
- FENCELINE
- CENTERLINE ROADWAY (STATED)
- WATER WAY (STATED)
- UTILITY LINE



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 20°57'57" W	10.51
L2	N 20°10'15" E	85.16
L3	N 20°57'57" W	50.01
L4	S 89°45'35" E	66.77
L5	N 22°25'20" W	50.01
L6	S 89°45'31" E	85.09
L7	N 22°40'24" W	50.00
L8	N 22°40'24" W	50.00
L9	N 22°40'24" W	53.65



NOTE FOR THE DEPARTMENT OF TRANSPORTATION APPROVAL FOR ACCESS TO A STATE / FEDERAL HIGHWAY

THE APPROVAL OF THIS PARCEL / THESE PARCELS DOES NOT GUARANTEE ACCESS BY THIS TRACT / TRACTS TO THE ADJACENT PUBLIC RIGHT-OF-WAY. AN ENTRANCE ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF TRANSPORTATION, DISTRICT SEVEN OFFICE.

ENCROACHMENT PERMIT  
DEPARTMENT OF HIGHWAYS  
PERMIT BRANCH  
ENCROACHMENT PERMIT # 07-2023-00015

- SURVEY NOTES:**
- 1) THIS SURVEY IS SUBJECT TO ANY RIGHT-OF-WAYS OR EASEMENTS, PUBLIC OR PRIVATE, WHETHER OF RECORD OR NOT, AND IS SUBJECT TO LOCAL CITY AND COUNTY ZONING ORDINANCES.
  - 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
  - 3) THIS SURVEY IS NOT RESPONSIBLE FOR ANY INACCURATE INDICINGS OR RECORDS THAT THE COUNTY CLERK OR THE PROPERTY VALUATION OFFICE MAY HAVE MADE.
  - 4) THIS SURVEY COMPLES WITH 201 KAR 13.150.

**SURVEYORS CERTIFICATE**  
I DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED UNDER MY DIRECT SUPERVISION. 100% OF THIS SURVEY WAS COMPLETED BY METHOD OF FIXED REFERENCE OBSERVATIONS USING SINGLE FREQUENCY RECEIVERS, A SPECTRA SP90 BASE AND A SPECTRA SP95 ROVER, WITH AN UNADJUSTED RELATIVE POSITIONAL ACCURACY OF 0.830 FT - 100 PPM AND HAS NOT BEEN ADJUSTED. THIS IS AN URBAN CLASS SURVEY. THE BASIS FOR BEARINGS IS KENTUCKY STATE PLANE COORDINATE SYSTEM SINGLE ZONE, ADJ. 83, SCRS0125. ALL MONUMENTS HAVE BEEN SET AS SHOWN ON FINAL PLAT.

**PURPOSE: RE-ZONE TRACT 5 FOR FROM A-1 TO A-2 FOR THE PURPOSE OF BUILDING A RESTAURANT.**

**SITE DATA:**  
TRACT 5: 4.23 ACRES  
ZONE: A-1 TO A-2

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
I (WE) HEREBY CERTIFY THAT I (AM/WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE(S), AND DESIGNATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_  
OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_  
NOTARY PUBLIC: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

**CERTIFICATE OF STREETS AND UTILITIES**  
I HEREBY CERTIFY THAT WATER SERVICE SHALL BE PROVIDED TO THIS MINOR DIVISION. I HEREBY CERTIFY THAT SEWER SERVICE SHALL BE PROVIDED FOR THIS MINOR DIVISION. WHERE ON-SITE SEWER SYSTEMS ARE PROPOSED FOR USE, NOTE THAT ALTHOUGH THE THE SUBDIVISION AREAS HAVE BEEN SITE EVALUATED, EACH LOT HAS NOT BEEN INDIVIDUALLY PER-TESTED AND THE LANDOWNER SHOULD CONTACT THE LOCAL HEALTH AUTHORITY PRIOR TO BUILDING CONSTRUCTIONS.  
I HEREBY CERTIFY THAT ALL PROPOSED ENTRANCES HAVE BEEN APPROVED BY THE ANDERSON COUNTY ROAD DEPARTMENT.

ROAD SUPERVISOR: \_\_\_\_\_ WATER SERVED BY: \_\_\_\_\_  
SEWER SERVED BY: \_\_\_\_\_

**CERTIFICATE OF PLAT APPROVAL**  
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR LAWRENCEBURG, ANDERSON COUNTY, KENTUCKY, WITH THE EXCEPTIONS OF SUCH VARIANCES, IF ANY, AS ARE NOTED BY THE MINUTES OF THE PLANNING COMMISSION.  
CHAIRMAN OR VICE CHAIRMAN: \_\_\_\_\_ DATE: \_\_\_\_\_  
LAWRENCEBURG / ANDERSON CO. PLANNING COMMISSION

DAN PHILLIPS, P.E.S. 03432 DATE: 06-10-2024

**THIS NOT A BOUNDARY SURVEY**

DPS  
LAND SURVEYORS, INC.  
DAN PHILLIPS  
1138 BEAR CREEK ROAD  
LAWRENCEBURG, KY. 40342  
LAWRENCEBURG: 1-502-859-5534  
EMAIL: dpslandsurveying@gmail.com

JOB NO:	24-102 ZONE CHANGE MAP
FIELD COMPLETION DATE:	12-06-2022
PLAT COMPLETION DATE:	06-10-2024
DRAWN BY:	DAN/AUSTIN
CHECKED BY:	DAN PHILLIPS

**ZONE CHANGE MAP**  
FROM A-1 TO A-2  
OF  
TRACT 5 IN PHASE III (P.C. E-349)  
ANTHONY & CHRISTINA  
HAPPENY PROPERTY  
LOCATED AT  
1090 FAIRMOUNT ROAD  
& BARDSTOWN ROAD (U.S. HWY 62)  
SOURCE(S): DB 347, PG 288  
ANDERSON COUNTY, KENTUCKY

**OWNER/CLIENT:**  
ANTHONY D. HAPPENY  
1090 FAIRMOUNT ROAD  
LAWRENCEBURG, KY 40342

DOC#24-004

MINUTES OF THE LAWRENCEBURG/ANDERSON COUNTY, KENTUCKY

JOINT PLANNING COMMISSION

HELD ON

JULY 9, 2024

The six hundred and thirty fifth meeting of the Lawrenceburg/ Anderson County, Kentucky Joint Planning Commission was held at 7:00 p.m. at the Anderson County Fiscal Court Room, 137 South Main Street, Lawrenceburg, Kentucky.

ROLL CALL

Chair Betty Webb called the meeting to order with the following members answering to roll call: David Bird, Freddy Carter, Ann Chilton, Jody Hughes, Will Halmhuber, Eddie Hanks, Art Nearhoof, and John Thomas. Also present were Commission Attorney Ed Logan, Planning and Zoning Administrator Renee Evans, Administrative Assistant Morgan Inabritt, Regional Planner Linden Smith and others.

APPROVAL OF MINUTES

There being no amendments to the minutes of the meeting held on June 11, 2024 they stood as submitted.

PUBLIC HEARINGS

Begin \*Docket #24-004 - Happeny, A-1 to A-2:

1. This application was filed June 10, 2024, the fee was paid, and a list of adjoining property owners was delivered to the Planning Commission secretary.
2. Letters to all adjacent property owners were mailed June 25, 2024.
3. Notice of the Public hearing was printed in the June 25, 2024 issue of the Anderson News, and fees for the ad have been paid.
4. A sign in conformance with KRS 100.212 was posted on the property for at least 14 days prior to this hearing.

Owner Tony Happeny is requesting a zone change from A-1 (Agriculture) to A-2 (Small Community) for the property containing 2.21 acres and located at 1030 Fairmount Road, Lawrenceburg, KY 40342.

-STAFF REPORT-

<b>DATE:</b>	6/25/2024
<b>JURISDICTION:</b>	Lawrenceburg/ Anderson County Joint Planning Commission
<b>DEVELOPMENT SITE LOCATION:</b>	On the East side of Fairmont Road, nearly adjacent to the Nelson County line on the far west side of Anderson County
<b>APPLICANT/OWNER:</b>	Tony Happeny 1090 Fairmont Road Lawrenceburg, Ky 40342

<b>CURRENT ZONE:</b>	A-1 (Agricultural)
<b>REQUESTED ZONE:</b>	A-2 (Agricultural Small Community District)

**SITE CHARACTERISTICS/PURPOSE**

The owner is requesting a zoned change from A-1 (Agricultural) to A-2 (Small Community District) for the subject property containing 4.23 acres and located on the east side of Fairmont Road, Lawrenceburg, Kentucky. The site has a current use as a Bed and Breakfast called Bourbon Barrel Retreats.

The proposal is for A-2 zoning for 4.23 acres to allow for a restaurant.

**SURROUNDING ZONING AND USES:**

- North**          Zoned A-1    Agricultural use.
- South**         Zoned A-1    Agricultural use.
- East**            Zoned A-1    Agricultural use.
- West**            Zoned A-1    Agricultural use.

**STAFF REVIEW/FINDINGS:**

This request is to construct a restaurant to serve as a complimentary use to an existing bed and breakfast business called "Bourbon Barrel Retreats". This current business is permitted as a conditional use under the A-1 zone.

The current request is for A-2 "Small Community District" which includes restaurants as a permitted use. A-2, "Small Community District" is a zone which makes rural and farming areas a bit more complete as a viable economic venture.

The current Comprehensive Plan was adopted in 2017, which is over the five year extent for Comprehensive Plans to be updated or readopted. The Future Land Use Map of the current Comprehensive Plan did not anticipate this property being developed in this manner. The use being proposed is an offshoot of tourism surrounding the Bourbon industry, which has experienced explosive growth over the past several years.

From the Goals and Objectives of the Anderson County Comprehensive Plan;

**VII. ECONOMIC DEVELOPMENT**

**Goals:**

- A. Create and adopt policies and regulations that support a stable and diversified economic base for Lawrenceburg and Anderson County.
  - 2. Ensure that existing public policy supports and encourages economic development while protecting the health, safety and general welfare of residents.

**STAFF RECOMMENDATION**

Staff recommends APPROVAL with the following findings for this request.

- 1. Staff finds that the current Comprehensive Plan does encourage the development of economic ventures that is complimentary to existing businesses, per Goal A of the Section on Economic Development, as listed above.

2. The current zoning is less appropriate, and the requested zoning is more appropriate considering the proposal which would expand an existing business that is a complement to the production of distilled spirits and tourism within Anderson County.
3. The subject property is adjacent to existing bed and breakfast business and builds upon the success of that economic venture.

-END OF REPORT-

Came the owner Tony Happeny, 1090 Fairmount Road, Lawrenceburg, KY 40342 to request a rezone from A-1 to A-2. He stated that he would like to build a small restaurant where his bed and breakfast retreats are. He stated that he studied the traffic flow himself, and there will not be many cars and having the restaurant there would cut down on traffic. He stated that this will be primarily used for the bed and breakfast occupants, with the possibility of an occasional event. He stated that no wedding venues will be there. He stated that they would be removing an existing barn on the property and plan to replace it with the restaurant building. He is expecting to have around 20 people at the restaurant and this is an expansion of the bed and breakfast retreats as they exist. He stated that the restaurant will be adjacent to the bed and breakfast retreats.

Commissioner Thomas stated that he had visited the site.

Chair Webb called for comments in opposition.

Came Steven Osborne, 1230 Fairmount Road, Lawrenceburg, KY 40342. He is not opposed to the Bed and Breakfast's but stated he did not move to that area to be in the city. He stated this property is thirty (30) miles outside the city limits. He stated that the neighbors do not want a restaurant there and zoning changes promote more zone changes. He stated that this may result in absentee property owner if the bourbon industry goes down. He then asked if there have been any environmental or traffic studies. He stated that Hwy 62 can handle the traffic, but Fairmount Road cannot. He stated that the zoning notice sign had been down for a few days. He stated that this is essentially a hotel and questioned how the bed and breakfast retreats were allowed there. He questioned that if this zone change was allowed; where this would stop? He stated that he can hear all noises on his ridge and does not want there to be entertainment done on Happeny property. He stated that this is a situation where the city and county are seeing tax dollars and this would be a big addition of taxes. He stated that his taxes will go up which is not fair.

Again came Mr. Happeny stating that he had a similar business like this in Tennessee, but he has moved here now and will not be an absentee owner. He stated that he lives there on the property. He stated that the zoning notice sign was taken down so they could mow and then it was put back up. When questioned, he stated he would meet all of the health department and environmental requirements. He stated that on a normal day there are about eleven (11) vehicles in and out, and there would be less traffic if people stay at the property to eat at the restaurant. He stated that noise has never been a problem and there would be no weddings or music there. He stated that he wants a peaceful environment there. He stated that the closest restaurant to them in Anderson County is Bob-O-Link and Nelson County is a seventeen (17) mile drive away.

Discussion Ensued.

Mr. Happeny stated that this would be a private restaurant for the bed and breakfast guests and only open around dinner time. He stated there would be a no additional barrel homes or people.

Came Rhonda and Adam Schmidt, 1155 Fairmount Road, Lawrenceburg, KY 40342 to voice their concerns.

Adam Schmidt stated that Mr. Happeny told him in the past there would be no restaurant or business there.

Mr. Happeny stated that has changed because of guest demand.

Discussion Ensued

Mr. Happeny stated that he has thirty (30) acres as a buffer and there would be no concerts or wedding venues.

Mr. Schmidt stated that before Tony Happeny broke ground for the barrels he told him there would not be a restaurant. He stated that it was thirty (30) miles to the nearest restaurant. He stated that he lives in the country for a reason.

Discussion Ensued

Rhonda Schmidt questioned if others could do this same thing Mr. Happeny is doing.

Commission Attorney Ed Logan stated that others would have to request a zone change for something like this.

Came Steve Mattingly, 1140 Fairmount Road Lawrenceburg, KY stating that he has concerns about truck traffic.

Discussion Ensued

Mr. Happeny stated that only his renters would go to the restaurant; approximately twenty (20) people. He stated that any trucks that bring in food would be no different than the garbage truck on the road.

Chair Betty Webb called for further comments in opposition or favor.

There being no one else to speak, Chair Betty Webb closed the hearing and called for discussion among the commission.

Commissioner Carter questioned about the TRC staff report.

Came Linden Smith, Regional Planner stating that he was recommending approval and went over the staff report. He stated that this is an extension of the existing business, similar to, for example, when value added products from farms such as beef and pork raised there are served to customers. The Comprehensive plan encourages these types of ventures, and this request follows the spirit of the comprehensive plan.

Vice Chair Hughes stated he is big on property rights. He stated this should not affect traffic in that area. He stated he lives out in the county as well, and traffic is going to happen. He stated that people have property rights and this would not be that offensive.

Discussion Ensued

Commissioner Art Nearhoof stated that people who live in the county want to see trees, but people also want to be able to do things with their property.

Discussion Ensued

Following discussion, motion was made by Art Nearhoof, seconded by Jody Hughes, to grant the zone change. Motion passed unanimously.

The details of the application, findings of fact, special circumstances that the Commission deemed significant, Comprehensive Plan considerations, conclusions, and recommendations of the Planning Commission were incorporated into a standard format for forwarding to the legislative body. Upon review of the completed form the Commission approved, and adopted the form as completed and authorized the Chair or Vice Chair to sign and forward the form to the next regularly scheduled meeting of the appropriate legislative body as the official record of its findings.

End \*

**Docket 24-005 - Coleman, A-1 to I-2:**

1. This application was filed June 9, 2024, the fee was paid, and a list of adjoining property owners was delivered to the Planning Commission secretary.
2. Letters to all adjacent property owners were mailed June 25, 2024.
3. Notice of the Public hearing was printed in the June 25, 2024 issue of the Anderson News, and fees for the ad have been paid.
4. A sign in conformance with KRS 100.212 was posted on the property for at least 14 days prior to this hearing.

Owner Steve Coleman, Elkhorn Farm, LLC is requesting a zone change from A-1 (Agriculture) to I-2 (Heavy Industry) for the property containing 15.66 acres, and located at 1010 Gilberts Creek Road, Lawrenceburg, KY 40342.

-STAFF REPORT-

<b>DATE:</b>	6/25/24
<b>JURISDICTION:</b>	Lawrenceburg/Anderson County Joint Planning Commission
<b>DEVELOPMENT SITE LOCATION:</b>	Southeast corner of Bluegrass Parkway and Harrodsburg Road. To the rear of the existing I-2 Industrial Park.
<b>APPLICANT/OWNER</b>	Steve Coleman, Elkhorn Farm LLC PO Box 8201 Lexington KY, 40533
<b>CURRENT ZONE:</b>	A-1 (Agricultural)
<b>REQUESTED ZONE:</b>	I-2 (Heavy Industrial District)

**SITE CHARACTERISTICS/PURPOSE**

The owner is requesting a zoned change from A-1 (Agricultural) to I-2 (Heavy Industrial District) for the subject property containing 15.66 acres and located on the Southeast corner of Industry Road and Gilberts Creek Road, Lawrenceburg, Kentucky.

**Surrounding zoning and uses:**

- North**      Zoned A-1    Agricultural District A-1
- South**     Zoned A-1    Agricultural District A-1
- East**        Zoned A-1    Agricultural District A-1
- West**        Zoned I-2    Heavy Industrial I-2 District

## STAFF REVIEW/FINDINGS:

The current Comprehensive Plan Future Land Use Map shows this property as being recommended for "Interchange Commerce Area". Defined from the current Plan;

### Interchange Commerce Area (ICA)

Permitted Zoning: Mix of business and industrial uses from B-1, B-3, I-1.

The Interchange Commerce Area (ICA) is an economic growth node that allows for a mixture of commercial and industrial type development along the southern portion of the County at the Bluegrass Parkway interchange. The current area depicted on the map is roughly a half mile radius around the interchange that follows certain property lines. Staff has modified this boundary based on rezoning and development in that area and expanded the boundary to include a one-mile radius circle. This will provide some flexibility for surrounding property owners who may not be in the boundary to still be included.

The subject property is a part of an existing development that is principally focused on cattle shipping. The location being adjacent to the Parkway Interchange facilitates this use and minimizes the impact of the use to the public.

## STAFF RECOMMENDATION

Staff recommends APPROVAL with the following findings for this request.

1. Staff finds that the current Comprehensive Plan recommends that the Bluegrass Interchange area be zoned for Interchange Commerce type businesses that can take advantage of the proximity of heavy roads.
2. The subject property is adjacent to existing industrial land and is near existing I-2 zoning and land uses.

-END OR REPORT-

Came engineer Brad Boaz, 249 East Main Street., Lexington, KY to present the zone change from A-1 to I-2 for property located at 1010 Gilberts Creek Road Lawrenceburg, KY. Mr. Boaz stated that the majority of the property is already zoned I-2 and the owner Steve Coleman wanted to rezone the rest of the property from A-1 to I-2. He stated they have no development plan yet, but rezoning the property makes it more attractive to purchasers.

Chair Betty Webb called for further comments in favor or opposition.

Came Susan Ackers stating she had concerns about the traffic in the area and around Nevins Station and Bonds Mill roads. She stated that she and her family travel that area.

Mr. Boaz stated that a traffic study had been done in the past and this development would be using Gilberts Creek Road to get to the property. He stated that the use on this property would be commercial and industry. He stated they use Gilberts Creek Road to 127 Bypass and they were adding fifteen (15) acres to their original seventy (70) acre development to expand the I-2 zone.

There being no further public comment, Chair Betty Webb closed the hearing and called for further discussion among the commission.

Came Commissioner David Bird asking if this property was located in the ICA (Interchange Commerce Area)

Regional planner Linden Smith confirmed that it was.



Commissioner David Bird stated that he was not opposed to this, but there is already I-2 property there that is not developed yet. Until he saw what will happen there with development, he could not be for the zone change.

Commissioner Art Nearhoof stated that the area is designated for industry and people could choose not to develop property. He stated it was not the commissions choice to make people develop their property.

Commissioner Jody Hughes agreed with Art Nearhoof.

Following discussion, motion was made by Art Nearhoof, seconded by Jody Hughes, to approve the zone change. Motion passed with David Bird and Will Halmhuber voting no.

The details of the application, findings of fact, special circumstances that the Commission deemed significant, Comprehensive Plan considerations, conclusions, and recommendations of the Planning Commission were incorporated into a standard format for forwarding to the legislative body. Upon review of the completed form the Commission approved, and adopted the form as completed and authorized the Chair or Vice Chair to sign and forward the form to the next regularly scheduled meeting of the appropriate legislative body as the official record of its findings.

## OTHER BUSINESS

### Discussion - Comprehensive Plan Draft:

Regional Planner Linden Smith stated that the comprehensive plan draft was moving along. He stated that they have been working on the future land use map and reducing the ICA designated area by half. He stated that some areas that were considered to be included in the USB (Urban Service Boundary) area have been taken out of that boundary now. He stated that the text of the plan was 98% complete, and he requested feed back from the commission regarding the content. He stated that there would need to be a public hearing for the comprehensive plan. He stated that the public could view the plan on the website. He asked the commission to check for errors or inconsistencies in the plan.

Commissioner David Bird stated that he has been a "hold-out" on the plan, and now that changes have been made to the plan, he feels satisfied that he has been heard.

Commissioner Freddy Carter agreed and asked about the next part of the process.

Linden Smith suggested that the commission could review the draft, do one more discussion meeting, and start the process for a public hearing after that.

Commissioner Freddy Carter stated that he would like to see the maps.

Linden Smith stated the maps have been sent to G.I.S Department to be updated and he would have them posted on the website. He stated that there has been little change made from the previous one to this one.

Vice Chair Jody Hughes agreed he wanted to see the maps too.

Linden Smith stated that the comp plan was ready to be formatted, pictures and graphs inserted and the elements organized. He stated that the maps to be included in the plan would be 11" x 17" fold outs.

Discussion Ensued


Came Annette Coffey to speak and discuss her written comments about the plan.

Commission Attorney Ed Logan stated that Mrs. Coffey should bring comments at the time of the public hearing for the commission to consider.

Discussion Ensued.

ADJOURN

There being no further business, motion was made by David Bird, seconded by Freddy Carter, to adjourn. The motion passed unanimously.

  
\_\_\_\_\_

Chair

  
\_\_\_\_\_

Secretary

**AN ORDINANCE RELATING TO THE AMENDMENT OF THE  
ANDERSON COUNTY ZONING MAP  
ORDINANCE NO. 2024-7**

Be it ordained by the Anderson Fiscal Court, Commonwealth of Kentucky:

**SECTION I**

The Anderson Fiscal Court has considered the record before the Lawrenceburg/Anderson County, Kentucky Joint Planning Commission in its Docket No. 24-005 including the record of the public hearing held by the Planning Commission on July 9, 2024 and the actions and recommendation of the Planning Commission and its staff as set out in the minutes of its July 9, 2024 meeting. The Anderson Fiscal Court concurs in and adopts the reasons and findings of the Planning Commission for said zoning change and approves and accepts the recommendations of the Commission in this matter as set out in its minutes.

**SECTION II**

More specifically, the Anderson Fiscal Court concurs in the findings of the Planning Commission and adopts said findings as its own to wit:

The proposed zoning is in conformity with the future land use map of the Comprehensive Plan and staff recommended approval for the proposed 15.66 acres.

**SECTION III**

Therefore, the Zoning Map of Anderson County, Kentucky is hereby amended as it affects the property described here in from A-1 (Agricultural District) to I-2 (Heavy Industrial District). The property so rezoned, owned by Steve Coleman, is located at 1010 Gilberts Creek Road, Lawrenceburg, Kentucky is more fully described as follows:

All that certain piece, parcel or tract of land located in Anderson County, Kentucky, being on the south side of Gilberts Creek Road, approximately 0.37 miles east of US Hwy 127, and more particularly described as follows:

("iron pin set" is a 1/2" x 18" rebar with ID cap, PLS 3432)

Beginning at an iron pin set at the northwest corner of Parcel D (PC F-19), a common corner to Larry & Karen Springate, (DB 293, Pg 277; PC E-86), Larry Springate, (DB 188, Pg 540), and Tract 9 & Parcel C, (PC F-19); thence with the line of Larry Springate, two (2) calls:

N 69°56'45" E a distance of 660.00'	to an iron pin set; thence
S 74°20'22" E a distance of 231.05'	to an iron pin set in the line of Anthony & Suzanne Tidei (DB 133, Pg 385); thence with the line of Tidei six (6) calls:
S 32°06'15" E a distance of 699.76'	to an iron pin set; thence
S 32°06'15" E a distance of 676.08'	to an iron pin set at a cedar stump; thence
S 02°03'50" W a distance of 31.49'	to an iron pin set in a post hole; thence
S 31°25'29" E a distance of 40.94'	to an iron pin set at a 24" cedar; thence
N 83°28'08" E a distance of 20.35'	to an iron pin set; thence
S 46°19'09" E a distance of 16.33'	to a point in the center of Gilberts Creek and a common corner to Tract 11 (P.C. E-215), Greg & Tracy Hall, (DB 300, Pg 420); thence with the centerline of Gilberts Creek and the line of Tract 11 six (6) calls:
S 65°10'16" W a distance of 52.13'	to a point; thence
S 30°39'42" W a distance of 73.44'	to a point; thence
S 10°16'06" W a distance of 62.67'	to a point; thence
S 01°42'38" W a distance of 59.22'	to a point; thence
S 24°26'11" W a distance of 94.67'	to a point; thence
S 35°40'44" W a distance of 44.39'	to a point and a common corner to Parcel C, Larry Springate, (DB 168, PG 540); thence leaving Gilberts Creek with the line of Parcel C (PC F-19), four (4) calls:
N 32°05'49" W,	passing iron pins set at 38.60' & 851.13', in all 1,213.44' to an iron pin set; thence
N 65°08'29" W a distance of 899.57'	to the Point of Beginning,

Having an area of 15.66 acres, as surveyed by Dan L. Phillips, PLS 3432, (Job No. 23-224) on November 27, 2023, as depicted on a plat recorded in Plat Cabinet F, Slide 19, in the office of the Anderson County Clerk.

Being a portion of the land conveyed by Evert Chilton et al to Larry Springate on May 31, 1996, by deed recorded in Deed Book 168, Page 540, in the office of the Anderson County Clerk.

This Ordinance shall be effective from and after its passage, approval and attestation and publication as required by law.

GIVEN FIRST READING ON THE \_\_\_\_ day of \_\_\_\_\_, 2024.

PUBLISHED in the Anderson News on the \_\_\_\_ day of \_\_\_\_\_, 2024.

GIVEN SECOND READING, PASSED, ADOPTED AND APPROVED by the Fiscal Court of Anderson County, Kentucky, upon motion of Magistrate \_\_\_\_\_, seconded by Magistrate \_\_\_\_\_, at a duly convened meeting thereof held on the \_\_\_ day of \_\_\_\_\_, 2024 with yea and nay votes as follows:

GIVEN FINAL PUBLICATION in the Anderson News on the \_\_\_\_ day of \_\_\_\_\_, 2024.

Rodney Durr	_____
Mike Riley	_____
Kenton Bottoms	_____
Dean Durr	_____
David Montgomery	_____
Kenny Barnett	_____
Orbrey Gritton	_____

\_\_\_\_\_  
ORBREY GRITTON  
ANDERSON COUNTY JUDGE/EXECUTIVE

ATTEST:

\_\_\_\_\_  
JASON DENNY  
ANDERSON COUNTY CLERK

LAWRENCEBURG/ANDERSON COUNTY  
JOINT PLANNING COMMISSION  
DOCKET NO. 24-005

APPLICANT: Steve Coleman, Elkhorn Farm LLC  
PO Box 8201  
Lexington, KY 40533

Date Application Filed: 6/10/2024

Public Hearing Date: 7/9/2024

This matter came before the Lawrenceburg/Anderson County Joint Planning Commission on applicant's request for rezoning from: A-1 (Agriculture) District,  
to: I-2 (Heavy Industry) District.

In compliance with the notice requirements of KRS 100.212, the attached newspaper notice (Exhibit A) was published in the Anderson News on June 25, 2024. In addition, a sign was posted on the property and has been continuously posted there since 14 days prior to this hearing. Written notice was mailed to surrounding property owners listed on Exhibit B attached hereto on June 25, 2024.

At the conclusion of the public hearing the planning commission met in open executive session and adopted the following findings of fact and recommendation:

FINDING OF FACT

1. Location and current zoning of the property: 1010

Gilberts Creek Road, Lawrenceburg, KY 40342. 15.66 Acres

2. Existing land use on the site: Vacant

\_\_\_\_\_

3. Surrounding zoning and land uses:

North: Zoned A-1. Vacant

\_\_\_\_\_

South: Zoned A-1. Vacant

\_\_\_\_\_

East: Zoned A-1. Vacant

\_\_\_\_\_

West: Zoned A-1. Vacant

\_\_\_\_\_

4. Proposed Rezoning: I-2 (Heavy Industry)

\_\_\_\_\_

5. Special circumstances which the Commission deems significant:

Remainder of property is already zones I-2 and this tract is combined with that property. The current future land use map identifies the property for interchange commercial area. Property is adjacent to I-2 zoning.

6. Comprehensive Plan Considerations:

The current comp plan recommends that this bluegrass interchange area be zoned for interchange commerce type businesses.

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## CONCLUSION AND RECOMMENDATION

The Commission finds that the proposed rezoning is in conformance with the community's Comprehensive Plan and therefore recommends that the rezoning be granted for the following reasons:

The proposed zoning is in conformity with the future land use map of the comprehensive plan and staff recommended approval for the proposed 15.66 acres.

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Respectfully submitted,

  
Chairman/Vice Chairman

August 13, 2024  
Date

Attest: I hereby certify that the above findings, conclusions, and recommendations were adopted by the Lawrenceburg/Anderson County Joint Planning Commission at its regular meeting held on the 9<sup>th</sup> day of July, 2024.

Renee D. Gano

Secretary

NEWS PAPER PUBLIC NOTICE

The Lawrenceburg/Anderson County KY Joint Planning Commission will hold a regularly scheduled meeting at 7:00 pm on July 9, 2024 at the Anderson County Judge Executives Office, 137 South Main Street, Lawrenceburg, Kentucky 40342.

The following Items will be addressed:

- 1) Docket # 24-004  
Owner Anthony Happeny, is requesting a zone change from A-1 (Agriculture) to A-2 (Small Community) for the property containing 2.21 acres, and located at 1030 Fairmont Road, Lawrenceburg, KY. 40342
- 2) Docket # 24-005  
Owner Steve Coleman, Elkhorn Farm LLC, is requesting a zone change from A-1 (Agriculture) to I-2 (Heavy Industry) for the property containing 15.66 acres, and located at 1010 Gilberts Creek Road, Lawrenceburg, KY. 40342
- 3) Comprehensive Plan Discussion.

Maps and conceptual plans are available for viewing by appointment at the Zoning Administration or visit our Facebook web page at <https://www.facebook.com/LawrenceburgAndCoPlanningZoning>

To view a draft of the Comprehensive Plan please visit the web link <https://andersoncounty.ky.gov/ordinances/Pages/default.aspx> and navigate to Zoning & Regulations.

Should you have any questions about this notice, please contact Renee Evans, Planning and Zoning Administrator, at 502-839-1505.

/s/ Betty J. Webb, Chair  
Lawrenceburg/Anderson Co., KY Joint Planning Commission

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**Please publish on 06/25/2024**

Bill to: Lawrenceburg/Anderson Co., KY Joint Planning Commission  
Acct #70025695  
C/O Renee D. Evans  
139 S. Main Street  
Lawrenceburg, KY 40342

Larry Springate  
4760 Rhema Way  
Lexington, KY. 40514

Greg & Tracie Hall  
1340 Gilberts Creek Road  
Lawrenceburg, KY. 40342

Anthony & Suzanne Tidie  
1114 Gilberts Creek Road  
Lawrenceburg, KY. 40342

Steve Coleman: Elkhorn Farm LLC  
PO Box 8201  
Lexington, KY. 40533

State of Kentucky  
County of Anderson

I, Morgan Inabnitt, Assistant Admin of the Lawrenceburg/Anderson Co., KY Joint Planning Commission, hereby certify that I have this day mailed written notice, U.S. postage prepaid, first class mail, to these named persons advising said persons of a public meeting to be held on July 09, 2024 at 7:00 p.m. at Anderson County Fiscal Court, 137 South Main Street, Lawrenceburg, KY, 40342. Mailed this the 25th day of June, 2024.

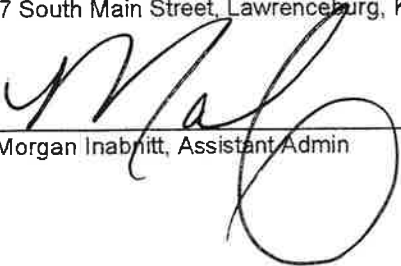
  
Morgan Inabnitt, Assistant Admin

Exhibit B  
DOC#24-005

LAWRENCEBURG/ANDERSON COUNTY, KENTUCKY  
JOINT PLANNING COMMISSION

139 SOUTH MAIN STREET  
LAWRENCEBURG, KENTUCKY 40342

BETTY WEBB, CHAIRMAN  
JODY HUGHES, VICE CHAIRMAN  
RENEE D. EVANS, PLANNING & ZONING ADMINISTRATOR

TELEPHONE  
502-839-1505  
FAX 502-839-8151

June 25, 2024

Dear Citizen:

The Lawrenceburg/Anderson County Kentucky Joint Planning Commission will hold a regularly scheduled meeting on July 9, 2024 at 7:00 p.m. at the Anderson County Judge Executive's Office, 137 South Main Street, Lawrenceburg, KY 40342.

The following item will be addressed:

Docket # 24-005:

Owner Steve Coleman, Elkhorn Farm LLC, is requesting a zone change from A-1 (Agriculture) to I-2 (Heavy Industry) for the property containing 15.66 acres, and located at 1010 Gilberts Creek Road, Lawrenceburg, KY, 40342.

You are receiving this notification because you are an adjacent property owner to the above mentioned location and are invited to attend this public meeting if you choose.

Publication of this notice can be found in the June 25, 2024 issue of the Anderson News.

Maps and conceptual plans are available for viewing by appointment at the Zoning Administration or on our Facebook page. Search Lawrenceburg/Anderson County Planning Commission or use our Facebook website address <https://www.facebook.com/LawrenceburgAndCoPlanningZoning>.

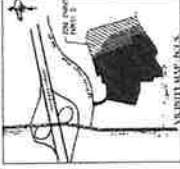
Should you have any questions regarding this notice please contact the Planning & Zoning Administrator at 502-839-1505.

Sincerely,



Betty J. Webb, Chair  
Lawrenceburg/Anderson Co., KY Joint Planning Commission

ZONE CHANGE SITE PLAN EXHIBIT



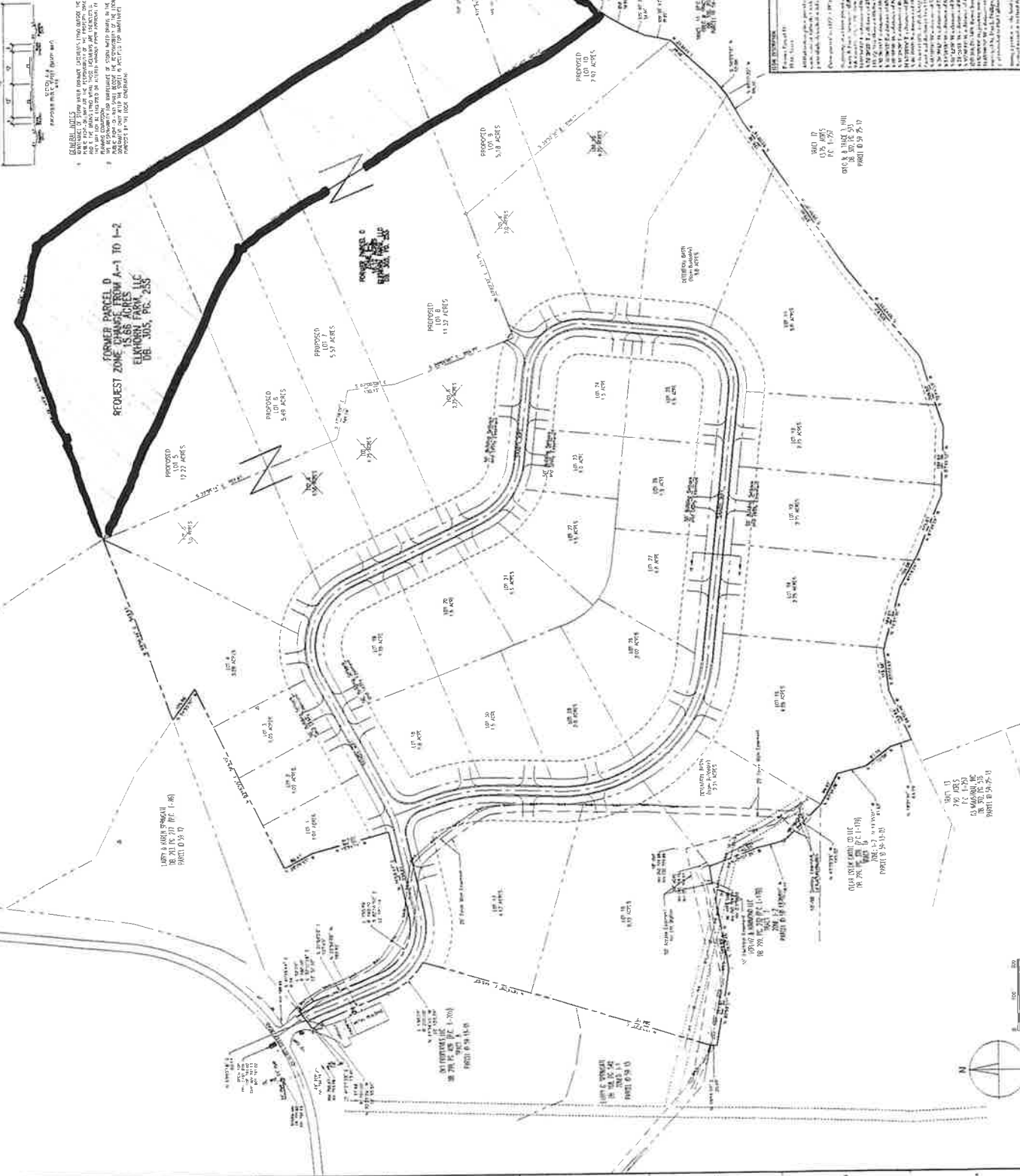
**GENERAL NOTES**  
1. THE ZONE CHANGE IS SUBJECT TO THE APPROVAL OF THE ZONING BOARD AND THE CITY OF LAWRENCEBURG.  
2. THE ZONE CHANGE IS SUBJECT TO THE APPROVAL OF THE KENTUCKY DEPARTMENT OF REVENUE.  
3. THE ZONE CHANGE IS SUBJECT TO THE APPROVAL OF THE KENTUCKY DEPARTMENT OF TRANSPORTATION.  
4. THE ZONE CHANGE IS SUBJECT TO THE APPROVAL OF THE KENTUCKY DEPARTMENT OF REVENUE.  
5. THE ZONE CHANGE IS SUBJECT TO THE APPROVAL OF THE KENTUCKY DEPARTMENT OF TRANSPORTATION.

**OWNER / DEVELOPER**  
HYPHEN, LLC  
11000 W. 100th St.  
Lawrenceburg, KY 40343

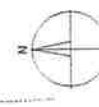
**PROPOSED ZONING**  
IND-1

**PROPOSED SUBDIVISION**

LOT 1	1.00 ACRES
LOT 2	1.00 ACRES
LOT 3	1.00 ACRES
LOT 4	1.00 ACRES
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**GENERAL NOTES**  
1. THE ZONE CHANGE IS SUBJECT TO THE APPROVAL OF THE ZONING BOARD AND THE CITY OF LAWRENCEBURG.  
2. THE ZONE CHANGE IS SUBJECT TO THE APPROVAL OF THE KENTUCKY DEPARTMENT OF REVENUE.  
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5. THE ZONE CHANGE IS SUBJECT TO THE APPROVAL OF THE KENTUCKY DEPARTMENT OF TRANSPORTATION.



# MINUTES OF THE LAWRENCEBURG/ANDERSON COUNTY, KENTUCKY

## JOINT PLANNING COMMISSION

HELD ON

JULY 9, 2024

The six hundred and thirty fifth meeting of the Lawrenceburg/Anderson County, Kentucky Joint Planning Commission was held at 7:00 p.m. at the Anderson County Fiscal Court Room, 137 South Main Street, Lawrenceburg, Kentucky.

### ROLL CALL

Chair Betty Webb called the meeting to order with the following members answering to roll call: David Bird, Freddy Carter, Ann Chilton, Jody Hughes, Will Halmhuber, Eddie Hanks, Art Nearhoof, and John Thomas. Also present were Commission Attorney Ed Logan, Planning and Zoning Administrator Renee Evans, Administrative Assistant Morgan Inabnitt, Regional Planner Linden Smith and others.

### APPROVAL OF MINUTES

There being no amendments to the minutes of the meeting held on June 11, 2024 they stood as submitted.

### PUBLIC HEARINGS

#### Docket #24-004 - Happeny, A-1 to A-2:

1. This application was filed June 10, 2024, the fee was paid, and a list of adjoining property owners was delivered to the Planning Commission secretary.
2. Letters to all adjacent property owners were mailed June 25, 2024.
3. Notice of the Public hearing was printed in the June 25, 2024 issue of the Anderson News, and fees for the ad have been paid.
4. A sign in conformance with KRS 100.212 was posted on the property for at least 14 days prior to this hearing.

Owner Tony Happeny is requesting a zone change from A-1 (Agriculture) to A-2 (Small Community) for the property containing 2.21 acres and located at 1030 Fairmount Road, Lawrenceburg, KY 40342.

#### -STAFF REPORT-

<b>DATE:</b>	6/25/2024
<b>JURISDICTION:</b>	Lawrenceburg/Anderson County Joint Planning Commission
<b>DEVELOPMENT SITE LOCATION:</b>	On the East side of Fairmont Road, nearly adjacent to the Nelson County line on the far west side of Anderson County
<b>APPLICANT/OWNER:</b>	Tony Happeny 1090 Fairmont Road Lawrenceburg, Ky 40342

<b>CURRENT ZONE:</b>	A-1 (Agricultural)
<b>REQUESTED ZONE:</b>	A-2 (Agricultural Small Community District)

**SITE CHARACTERISTICS/PURPOSE**

The owner is requesting a zoned change from A-1 (Agricultural) to A-2 (Small Community District) for the subject property containing 4.23 acres and located on the east side of Fairmont Road, Lawrenceburg, Kentucky. The site has a current use as a Bed and Breakfast called Bourbon Barrel Retreats.

The proposal is for A-2 zoning for 4.23 acres to allow for a restaurant.

**SURROUNDING ZONING AND USES:**

- North**          Zoned A-1    Agricultural use.
- South**         Zoned A-1    Agricultural use.
- East**            Zoned A-1    Agricultural use.
- West**            Zoned A-1    Agricultural use.

**STAFF REVIEW/FINDINGS:**

This request is to construct a restaurant to serve as a complimentary use to an existing bed and breakfast business called “Bourbon Barrel Retreats”. This current business is permitted as a conditional use under the A-1 zone.

The current request is for A-2 “Small Community District” which includes restaurants as a permitted use. A-2, “Small Community District” is a zone which makes rural and farming areas a bit more complete as a viable economic venture.

The current Comprehensive Plan was adopted in 2017, which is over the five year extent for Comprehensive Plans to be updated or readopted. The Future Land Use Map of the current Comprehensive Plan did not anticipate this property being developed in this manner. The use being proposed is an offshoot of tourism surrounding the Bourbon industry, which has experienced explosive growth over the past several years.

From the Goals and Objectives of the Anderson County Comprehensive Plan;

**VII. ECONOMIC DEVELOPMENT**

**Goals:**

- A. Create and adopt policies and regulations that support a stable and diversified economic base for Lawrenceburg and Anderson County.
  - 2. Ensure that existing public policy supports and encourages economic development while protecting the health, safety and general welfare of residents.

**STAFF RECOMMENDATION**

Staff recommends APPROVAL with the following findings for this request.

- 1. Staff finds that the current Comprehensive Plan does encourage the development of economic ventures that is complimentary to existing businesses, per Goal A of the Section on Economic Development, as listed above.



2. The current zoning is less appropriate, and the requested zoning is more appropriate considering the proposal which would expand an existing business that is a complement to the production of distilled spirits and tourism within Anderson County.
3. The subject property is adjacent to existing bed and breakfast business and builds upon the success of that economic venture.

-END OF REPORT-

Came the owner Tony Happeny, 1090 Fairmount Road, Lawrenceburg, KY 40342 to request a rezone from A-1 to A-2. He stated that he would like to build a small restaurant where his bed and breakfast retreats are. He stated that he studied the traffic flow himself, and there will not be many cars and having the restaurant there would cut down on traffic. He stated that this will be primarily used for the bed and breakfast occupants, with the possibility of an occasional event. He stated that no wedding venues will be there. He stated that they would be removing an existing barn on the property and plan to replace it with the restaurant building. He is expecting to have around 20 people at the restaurant and this is an expansion of the bed and breakfast retreats as they exist. He stated that the restaurant will be adjacent to the bed and breakfast retreats.

Commissioner Thomas stated that he had visited the site.

Chair Webb called for comments in opposition.

Came Steven Osborne, 1230 Fairmount Road, Lawrenceburg, KY 40342. He is not opposed to the Bed and Breakfast's but stated he did not move to that area to be in the city. He stated this property is thirty (30) miles outside the city limits. He stated that the neighbors do not want a restaurant there and zoning changes promote more zone changes. He stated that this may result in absentee property owner if the bourbon industry goes down. He then asked if there have been any environmental or traffic studies. He stated that Hwy 62 can handle the traffic, but Fairmount Road cannot. He stated that the zoning notice sign had been down for a few days. He stated that this is essentially a hotel and questioned how the bed and breakfast retreats were allowed there. He questioned that if this zone change was allowed; where this would stop? He stated that he can hear all noises on his ridge and does not want there to be entertainment done on Happeny property. He stated that this is a situation where the city and county are seeing tax dollars and this would be a big addition of taxes. He stated that his taxes will go up which is not fair.

Again came Mr. Happeny stating that he had a similar business like this in Tennessee, but he has moved here now and will not be an absentee owner. He stated that he lives there on the property. He stated that the zoning notice sign was taken down so they could mow and then it was put back up. When questioned, he stated he would meet all of the health department and environmental requirements. He stated that on a normal day there are about eleven (11) vehicles in and out, and there would be less traffic if people stay at the property to eat at the restaurant. He stated that noise has never been a problem and there would be no weddings or music there. He stated that he wants a peaceful environment there. He stated that the closest restaurant to them in Anderson County is Bob-O-Link and Nelson County is a seventeen (17) mile drive away.

Discussion Ensued.

Mr. Happeny stated that this would be a private restaurant for the bed and breakfast guests and only open around dinner time. He stated there would be a no additional barrel homes or people.

Came Rhonda and Adam Schmidt, 1155 Fairmount Road, Lawrenceburg, KY 40342 to voice their concerns.

Adam Schmidt stated that Mr. Happeny told him in the past there would be no restaurant or business there.

Mr. Happeny stated that has changed because of guest demand.

Discussion Ensued

Mr. Happeny stated that he has thirty (30) acres as a buffer and there would be no concerts or wedding venues.

Mr. Schmidt stated that before Tony Happeny broke ground for the barrels he told him there would not be a restaurant. He stated that it was thirty (30) miles to the nearest restaurant. He stated that he lives in the country for a reason.

Discussion Ensued

Rhonda Schmidt questioned if others could do this same thing Mr. Happeny is doing.

Commission Attorney Ed Logan stated that others would have to request a zone change for something like this.

Came Steve Mattingly, 1140 Fairmount Road Lawrenceburg, KY stating that he has concerns about truck traffic.

Discussion Ensued

Mr. Happeny stated that only his renters would go to the restaurant; approximately twenty (20) people. He stated that any trucks that bring in food would be no different than the garbage truck on the road.

Chair Betty Webb called for further comments in opposition or favor.

There being no one else to speak, Chair Betty Webb closed the hearing and called for discussion among the commission.

Commissioner Carter questioned about the TRC staff report.

Came Linden Smith, Regional Planner stating that he was recommending approval and went over the staff report. He stated that this is an extension of the existing business, similar to, for example, when value added products from farms such as beef and pork raised there are served to customers. The Comprehensive plan encourages these types of ventures, and this request follows the spirit of the comprehensive plan.

Vice Chair Hughes stated he is big on property rights. He stated this should not affect traffic in that area. He stated he lives out in the county as well, and traffic is going to happen. He stated that people have property rights and this would not be that offensive.

Discussion Ensued

Commissioner Art Nearhoof stated that people who live in the county want to see trees, but people also want to be able to do things with their property.

Discussion Ensued

Following discussion, motion was made by Art Nearhoof, seconded by Jody Hughes, to grant the zone change. Motion passed unanimously.

The details of the application, findings of fact, special circumstances that the Commission deemed significant, Comprehensive Plan considerations, conclusions, and recommendations of the Planning Commission were incorporated into a standard format for forwarding to the legislative body. Upon review of the completed form the Commission approved, and adopted the form as completed and authorized the Chair or Vice Chair to sign and forward the form to the next regularly scheduled meeting of the appropriate legislative body as the official record of its findings.

**Docket 24-005 - Coleman, A-1 to I-2:**

1. This application was filed June 9, 2024, the fee was paid, and a list of adjoining property owners was delivered to the Planning Commission secretary.
2. Letters to all adjacent property owners were mailed June 25, 2024.
3. Notice of the Public hearing was printed in the June 25, 2024 issue of the Anderson News, and fees for the ad have been paid.
4. A sign in conformance with KRS 100.212 was posted on the property for at least 14 days prior to this hearing.

Owner Steve Coleman, Elkhorn Farm, LLC is requesting a zone change from A-1 (Agriculture) to I-2 (Heavy Industry) for the property containing 15.66 acres, and located at 1010 Gilberts Creek Road, Lawrenceburg, KY 40342.

-STAFF REPORT-

<b>DATE:</b>	6/25/24
<b>JURISDICTION:</b>	Lawrenceburg/Anderson County Joint Planning Commission
<b>DEVELOPMENT SITE LOCATION:</b>	Southeast corner of Bluegrass Parkway and Harrodsburg Road. To the rear of the existing I-2 Industrial Park.
<b>APPLICANT/OWNER</b>	Steve Coleman, Elkhorn Farm LLC PO Box 8201 Lexington KY, 40533
<b>CURRENT ZONE:</b>	A-1 (Agricultural)
<b>REQUESTED ZONE:</b>	I-2 (Heavy Industrial District)

**SITE CHARACTERISTICS/PURPOSE**

The owner is requesting a zoned change from A-1 (Agricultural) to I-2 (Heavy Industrial District) for the subject property containing 15.66 acres and located on the Southeast corner of Industry Road and Gilberts Creek Road, Lawrenceburg, Kentucky.

**Surrounding zoning and uses:**

- North**      Zoned A-1    Agricultural District A-1
- South**      Zoned A-1    Agricultural District A-1
- East**        Zoned A-1    Agricultural District A-1
- West**        Zoned I-2     Heavy Industrial I-2 District

## STAFF REVIEW/FINDINGS:

The current Comprehensive Plan Future Land Use Map shows this property as being recommended for "Interchange Commerce Area". Defined from the current Plan;

### Interchange Commerce Area (ICA)

Permitted Zoning: Mix of business and industrial uses from B-1, B-3, I-1.

The Interchange Commerce Area (ICA) is an economic growth node that allows for a mixture of commercial and industrial type development along the southern portion of the County at the Bluegrass Parkway interchange. The current area depicted on the map is roughly a half mile radius around the interchange that follows certain property lines. Staff has modified this boundary based on rezoning and development in that area and expanded the boundary to include a one-mile radius circle. This will provide some flexibility for surrounding property owners who may not be in the boundary to still be included.

The subject property is a part of an existing development that is principally focused on cattle shipping. The location being adjacent to the Parkway Interchange facilitates this use and minimizes the impact of the use to the public.

## STAFF RECOMMENDATION

Staff recommends APPROVAL with the following findings for this request.

1. Staff finds that the current Comprehensive Plan recommends that the Bluegrass Interchange area be zoned for Interchange Commerce type businesses that can take advantage of the proximity of heavy roads.
2. The subject property is adjacent to existing industrial land and is near existing I-2 zoning and land uses.

-END OR REPORT-

Came engineer Brad Boaz, 249 East Main Street., Lexington, KY to present the zone change from A-1 to I-2 for property located at 1010 Gilberts Creek Road Lawrenceburg, KY. Mr. Boaz stated that the majority of the property is already zoned I-2 and the owner Steve Coleman wanted to rezone the rest of the property from A-1 to I-2. He stated they have no development plan yet, but rezoning the property makes it more attractive to purchasers.

Chair Betty Webb called for further comments in favor or opposition.

Came Susan Ackers stating she had concerns about the traffic in the area and around Nevins Station and Bonds Mill roads. She stated that she and her family travel that area.

Mr. Boaz stated that a traffic study had been done in the past and this development would be using Gilberts Creek Road to get to the property. He stated that the use on this property would be commercial and industry. He stated they use Gilberts Creek Road to 127 Bypass and they were adding fifteen (15) acres to their original seventy (70) acre development to expand the I-2 zone.

There being no further public comment, Chair Betty Webb closed the hearing and called for further discussion among the commission.

Came Commissioner David Bird asking if this property was located in the ICA (Interchange Commerce Area)

Regional planner Linden Smith confirmed that it was.

Commissioner David Bird stated that he was not opposed to this, but there is already I-2 property there that is not developed yet. Until he saw what will happen there with development, he could not be for the zone change.

Commissioner Art Nearhoof stated that the area is designated for industry and people could choose not to develop property. He stated it was not the commissions choice to make people develop their property.

Commissioner Jody Hughes agreed with Art Nearhoof.

Following discussion, motion was made by Art Nearhoof, seconded by Jody Hughes, to approve the zone change. Motion passed with David Bird and Will Halmhuber voting no.

The details of the application, findings of fact, special circumstances that the Commission deemed significant, Comprehensive Plan considerations, conclusions, and recommendations of the Planning Commission were incorporated into a standard format for forwarding to the legislative body. Upon review of the completed form the Commission approved, and adopted the form as completed and authorized the Chair or Vice Chair to sign and forward the form to the next regularly scheduled meeting of the appropriate legislative body as the official record of its findings.

## OTHER BUSINESS

### Discussion - Comprehensive Plan Draft:

Regional Planner Linden Smith stated that the comprehensive plan draft was moving along. He stated that they have been working on the future land use map and reducing the ICA designated area by half. He stated that some areas that were considered to be included in the USB (Urban Service Boundary) area have been taken out of that boundary now. He stated that the text of the plan was 98% complete, and he requested feed back from the commission regarding the content. He stated that there would need to be a public hearing for the comprehensive plan. He stated that the public could view the plan on the website. He asked the commission to check for errors or inconsistencies in the plan.

Commissioner David Bird stated that he has been a "hold-out" on the plan, and now that changes have been made to the plan, he feels satisfied that he has been heard.

Commissioner Freddy Carter agreed and asked about the next part of the process.

Linden Smith suggested that the commission could review the draft, do one more discussion meeting, and start the process for a public hearing after that.

Commissioner Freddy Carter stated that he would like to see the maps.

Linden Smith stated the maps have been sent to G.I.S Department to be updated and he would have them posted on the website. He stated that there has been little change made from the previous one to this one.

Vice Chair Jody Hughes agreed he wanted to see the maps too.

Linden Smith stated that the comp plan was ready to be formatted, pictures and graphs inserted and the elements organized. He stated that the maps to be included in the plan would be 11" x 17" fold outs.

Discussion Ensued

Came Annette Coffey to speak and discuss her written comments about the plan.

Commission Attorney Ed Logan stated that Mrs. Coffey should bring comments at the time of the public hearing for the commission to consider.

Discussion Ensued.

ADJOURN

There being no further business, motion was made by David Bird, seconded by Freddy Carter, to adjourn. The motion passed unanimously.

Bobby McCall

Chair

Renee D. Adams

Secretary