



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

October 15, 2024

Meeting 7:00 p.m.

1. Call to Order and Roll Call
2. Invocation (District #4) & Pledge
3. Approval of Meeting Minutes for September 30, 2024
3. Visitors would you like to introduce yourself?
4. Department Head Reports
5. Solid Waste Committee Meeting Minutes
6. Ordinance # 2024-2 – Regulatory Fees
7. 2nd Reading Ordinance #2024-6 – Zone change
8. 2nd Reading Ordinance # 2024-7 – Zone change
9. Sheriff's Report
10. County Clerk
 - a. Ad Valorem Tax
 - b. Deed Transfer Tax
 - c. Delinquent Tax
 - d. Storage Fees
11. Approval of Bill List
12. Other Business
13. Adjourn

ANDERSON COUNTY FISCAL COURT

SPECIAL CALLED MEETING

SEPTEMBER 30, 2024

10:00 A.M.

COUNTY JUDGE EXECUTIVE ORBREY GRITTON, III

COUNTY ATTORNEY ROBERT WIEDO

THE ANDERSON COUNTY FISCAL COURT MET ON SEPTEMBER 30, 2024, AT 10:00 A.M. FOR A SPECIAL CALLED MEETING. JUDGE EXECUTIVE ORBREY GRITTON CALLED THE MEETING TO ORDER. THOSE ANSWERING ROLL CALL WERE RODNEY DURR, MIKE RILEY, KENTON BOTTOMS, ORBREY GRITTON, DEAN DURR, DAVID MONTGOMERY, AND KENNY BARNETT. KENTON BOTTOMS GAVE THE INVOCATION FOR DISTRICT 3.

SEPTEMBER 17, 2024 MEETING MINUTES

A MOTION WAS MADE BY KENNY BARNETT, SECONDED BY DEAN DURR TO APPROVE THE MEETING MINUTES FROM SEPTEMBER 17, 2024. VOTING YES WERE RODNEY DURR, MIKE RILEY, KENTON BOTTOMS, ORBREY GRITTON, DEAN DURR, DAVID MONTGOMERY, AND KENNY BARNETT. MOTION PASSED 7-0.

DEPARTMENT HEAD REPORTS

A MOTION WAS MADE BY MIKE RILEY, SECONDED BY KENTON BOTTOMS TO APPROVE THE DEPARTMENT HEAD REPORTS AS GIVEN. VOTING YES WERE RODNEY DURR, MIKE RILEY, KENTON BOTTOMS, ORBREY GRITTON, DEAN DURR, DAVID MONTGOMERY, AND KENNY BARNETT. MOTION PASSED 7-0.

COUNTY CLERK – JASON DENNY

JASON INFORMED THE COURT THAT THE BOARD WOULD BE INSPECTING AND CERTIFYING IT ON FRIDAY, OCTOBER 4TH. HE ALSO TOLD THE COURT THAT THE ABSENTEE BALLOT PORTAL WOULD BE AVAILIABLE FROM SEPTEMBER 21ST THRU OCTOBER 22ND. JASON EMPHASIZED THE NEED TO VOTE EARLY TO AVOID LONG LINES ON ELECTION DAY.

Department Head Report
Anderson County Public Safety
9/30/24

- 9/18/24 – Dir. Powell, Dep. Shuttleworth and Major Womack attended the third Wildman race meeting at LPD.
- 9/21/24 – EMS worked the Wildman race. We provided two ambulances, one paramedic on the ATV and one commander.
- 9/26/24 – Dir. Powell gave a two-hour presentation in Louisville at the Animal Care and Control conference.
- 9/28/24 – Paramedic hood worked a 5k race at the park on the ATV.

CODE ENFORCEMENT-TOM BOND

Code Enforcement – September 30, 2024

September 2024 – 7 Permits Issued

Single Family (New) – 2 Single Family (R/A) – 1 Pole Barn – 2

In-Ground Pool – 1 Deck - 1

	<u>FY 2023-2024</u>	<u>FY 2024-2025</u>
# of Permits	28	21
Cost of Const.	\$3,651,920	\$3,041,680
Total Sq. Ft.	73,255	46,536
Total Fees	\$11,355.08	\$8390.96

Zoning/Floodplain – No Changes

Code Enforcement –

New Addresses –

1655 Ballard Rd.

2860 Bardstown Rd.

1100 Timber Creek Rd.

1100 Case Rd.

ANDERSON COUNTY PARKS & RECREATION

Park Report

September 30, 2024

1. Fall softball and tball will finish up this week.
2. Player fun night this Wednesday from 6-8. For all players that registered to play this fall.
3. Have already let soccer and football for next year's Wildman Triathlon.
4. Sign ups for home school basketball players will be begin in October.

ROADS-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 onn 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.
- 8/21/24 Side Mowed on Ballard Rd, Alford Rd, Puncheon Creek Rd, Avenstoke Rd, Crawford Rd, and Pigeon Fork Rd, and Otis franklin Rd
- 8/22/24 Side mowed on Tracy Rd, Benson Creek Rd, Ballard Rd, Puncheon Creek Rd, Hungry Run Rd, and Dugansville Rd,
- 8/23/24 Side mowed on Benson Creek Rd, Corinth Rd, Hammonds Creek Rd Ballard Rd, Caldwell Rd, and Hoophole Rd
- 8/26/24 Side mowed on Hoophole Rd, Ballard Rd, and Hammonds Creek Rd
- 8/27/24 Worked on the boat ramp
- 8/28/24 Worked on the boat ramp.
- 8/29/24 Worked on the boat ramp.
- 8/30/24 Worked on the boat ramp

9/2/24 Holiday

9/3/24 Boom mowed on Lock Rd. and Powell Taylor Rd. Worked on the football field

9/4/24 Patched the Shoulder on Ruritan Dr. Boom mowed on Powell Taylor Rd. Worked on the football field in the park

9/5/24 Boom mowed on Powell Taylor Rd. Worked on the football Field

9/6/24 Boom mowed on Powell Taylor Rd

9/9/24 to 9/12/24 Boom mowed on Powell Taylor Rd. and Johnson Rd. Side mowed Bear Creek Rd

9/13/24 Boom mowed on Johnson Rd. Powell Taylor Rd. and Rice Rd

9/16/24 Boom mowed on Rice Rd. Side mowed on Bear Creek Rd

9/17/24 Boom mowed on Rice Rd. Side mowed on Mays Rd. Duncan Rd. and Edmonson Rd. Worked in the park on the pickleball court

9/18/24 Boom mowed on Rice Rd. Side Mowed on Old 62. Worked on the pickleball court.

9/19/24 Boom mowed on Fox Creek Goshen Rd. Side mowed on old 62. Worked on the Pickleball court. Put out Message boards for the wild man triathlon

9/20/24 Boom mowed on Fox Creek Goshen Rd. Side mowed on Waldrige and Barns Rd. and McDonald Rd.

9/23/24 Picked up the message board From the wild man triathlon. Started building a shed for the Fuel Tanks

9/24/24 Boom mowed on Fox Creek Goshen Rd. Worked on the Shed for the fuel tanks

9/25/24 Boom mowed in North Wood Loop. Worked on the shed

9/26/24 Boom mowed in North Wood Loop. Worked on the Shed.

9/27/24 Got trees out of the road from the storms

9/30/24 Started cleaning up trees from the storms

2ND READING ORDINANCE 2024-2/ABC REGULATION FEE

JUDGE GRITTON ANNOUNCED THAT SECOND READING FOR ORDINANCE 2024-2/ABC REGULATORY FEES WOULD BE HELD ON OCTOBER 21ST DURING THE REGULAR MEETING.

2ND READING ORDINANCE 2024-6/ANTHONY HAPPENY-ZONING CHANGE

JUDGE GRITTON ANNOUNCED THAT THE SECOND READING FOR ORDINANCE 2024-6/ANTHONY HAPPENING 1030 FAIRMOUNT ROAD-ZONING CHANGE WOULD BE HELD ON OCTOBER 21ST DURING THE REGULAR MEETING.

2ND READING ORDINANCE 2024-7/STEVE COLEMAN-ZONING CHANGE

JUDGE GRITTON ANNOUNCED THAT THE SECOND READING FOR ORDINANCE 2024-7/STEVE COLEMAN 1010 GILBERTS CREEK ROAD-ZONING CHANGE WOULD BE HELD ON OCTOBER 21ST DURING THE REGULAR MEETING.

TOURISM UPDATE-ROBBIE MORGAN

TOURISM DIRECTOR, ROBBIE MORGAN GAVE A WRAP UP ON THE WILDMAN TRIATHALON HELD THIS PAST WEEKEND. EVEN THOUGH THE EVENT CREATED SEVERAL TRAFFIC, ETC. ISSUES, IT WAS A SUCCESS, BRINGING HUNDREDS OF RUNNERS AND SPECTATORS TO THE COUNTY. PLANS FOR NEXT YEAR ARE ALREADY IN THE WORKS AND MEETINGS TO IMPROVE THE ROUTE AND TRAFFIC ARE BEING HELD SOON.

BILLS LIST

A MOTION WAS MADE BY KENNY BARNETT, SECONDED BY RODNEY DURR TO APPROVE THE BILLS LIST VOTING YES WERE RODNEY DURR, MIKE RILEY, KENTON BOTTOMS, ORBREY GRITTON, DEAN DURR, DAVID MONTGOMERY, AND KENNY BARNETT. MOTION PASSED 7-0.

**Anderson County Fiscal Court
Bill List
October 1, 2024**

Source Name	Memo	Account	Paid Amount
<u>Airgas</u>			
Airgas	P O # 62781	5201 Medical Supples - Depos	607.52
Total Airgas			607.52
<u>Amazon Capital Services</u>			
Amazon Capital Services	P O # 62782	5309 EMS Vehicle Maint. & Re-	113.70
Amazon Capital Services	P O # 62783	5310 EMS Bldg. Maint. & Repair	91.95
Total Amazon Capital Services			205.65
<u>Amber Perraut</u>			
Amber Perraut	P O # 62854	5205 EMS Education Program	180.55
Total Amber Perraut			180.55
<u>Anderson County Planning Commission</u>			
Anderson County Planning Commission	Quarterly Funding	5134 Matching Share Planning	3,025.00
Anderson County Planning Commission	Quarterly Funding	5132 Planning Advisor	1,000.00
Total Anderson County Planning Commission			4,025.00
<u>Anderson County Senior Citizens</u>			
Anderson County Senior Citizens	Quarterly Payment	5480 Senior Citizens Program	8,628.75
Total Anderson County Senior Citizens			8,628.75
<u>Anderson County Tire</u>			
Anderson County Tire	P O # Various	5309 EMS Vehicle Maint. & Re-	15.90
Anderson County Tire	P O # Various	5623 Road Tires	1,667.15
Total Anderson County Tire			1,683.05
<u>Anderson County Tourism Commission</u>			
Anderson County Tourism Commission		6503 Tourism Program Support	2,500.00
Total Anderson County Tourism Commission			2,500.00
<u>AutoZone</u>			
AutoZone	P O # Various	5504 Park Supplies and Equip	18.43
AutoZone	P O # Various	5068 Vehicle Maintenance	12.12
Total AutoZone			30.55
<u>AWG</u>			
AWG	P O # 52870	5614 Road Garage Supplies	411.76
Total AWG			411.76
<u>Baptist Health Occupational Medicine</u>			
Baptist Health Occupational Medicine	P O # 62828	5601 CDL Drug Testing & Phys	100.00
Total Baptist Health Occupational Medicine			100.00
<u>Bart Powell</u>			
Bart Powell	P O # 62858	5312 EMS Fuel	68.34
Total Bart Powell			68.34
<u>Bill Curtisinger</u>			
Bill Curtisinger	Nextel Reimb	5917 Employee Nextel Reimbur	10.00
Total Bill Curtisinger			10.00
<u>Blue Rooster</u>			
Blue Rooster	P O # 52826	5514 Park Uniforms	4,738.00
Total Blue Rooster			4,738.00

Anderson County Fiscal Court
Bill List
 October 1, 2024

Source Name	Memo	Account	Paid Amount
<u>Airgas</u>			60.52
Airgas	P O # 62781	5201 Medical Supplies - Dispos	607.52
Total Airgas			
<u>Amazon Capital Services</u>			113.70
Amazon Capital Services	P O # 62782	5309 EMS Vehicle Maint. & Re	91.95
Amazon Capital Services	P O # 62783	5310 EMS Bldg Maint. & Repair	205.65
Total Amazon Capital Services			
<u>Amber Perraut</u>			180.55
Amber Perraut	P O # 62854	5205 EMS Education Program	180.55
Total Amber Perraut			
<u>Anderson County Planning Commission</u>			3,025.00
Anderson County Planning Commission	Quarterly Funding	5134 Matching Share, Planning	1,000.00
Anderson County Planning Commission	Quarterly Funding	5132 Planning Advisor	4,025.00
Total Anderson County Planning Commission			
<u>Anderson County Senior Citizens</u>			8,628.75
Anderson County Senior Citizens	Quarterly Payment	5480 Senior Citizens Program	8,628.75
Total Anderson County Senior Citizens			
<u>Anderson County Tire</u>			15.90
Anderson County Tire	P O # Various	5309 EMS Vehicle Maint. & Re	1,667.15
Anderson County Tire	P O # Various	5623 Road Tires	1,683.05
Total Anderson County Tire			
<u>Anderson County Tourism Commission</u>			2,500.00
Anderson County Tourism Commission		6503 Tourism Program Support	2,500.00
Total Anderson County Tourism Commission			
<u>AutoZone</u>			18.43
AutoZone	P O # Various	5504 Park Supplies and Equip	12.12
AutoZone	P O # Various	5068 Vehicle Maintenance	30.55
Total AutoZone			
<u>AWG</u>			411.76
AWG	P O # 62820	5514 Road Garage Supplies	411.76
Total AWG			
<u>Baptist Health Occupational Medicine</u>			100.00
Baptist Health Occupational Medicine	P O # 62828	5601 CDL Drug Testing & Phys	100.00
Total Baptist Health Occupational Medicine			
<u>Bart Powell</u>			68.34
Bart Powell	P O # 62858	5312 EMS Fuel	68.34
Total Bart Powell			
<u>Bill Curtsinger</u>			10.00
Bill Curtsinger	Nextel Ramb	5917 Employee Nextel Reimbur	10.00
Total Bill Curtsinger			
<u>Blue Rooster</u>			4,738.00
Blue Rooster	P O # 62826	5514 Park Uniforms	4,738.00
Total Blue Rooster			

Anderson County Fiscal Court
Bill List
 October 1, 2024

Source Name	Memo	Account	Paid Amount
Canon Financial Services, Inc.			
Canon Financial Services, Inc.	P O # 62814	5144 Copier Lease - Annex	205 60
Total Canon Financial Services, Inc.			205 60
Chelsea Norris			
Chelsea Norris	P O # 62853	5205 EMS Education Program	180 55
Total Chelsea Norris			180 55
Cintas			
Cintas	P O # 62851	5614 Road Garage Supplies	199 48
Total Cintas			199 48
Cumberland Products			
Cumberland Products	P O # 62786	5309 EMS Vehicle Maint & Re	59 80
Total Cumberland Products			59 80
David Montgomery (exp)			
David Montgomery (exp)		5053 Magistrate Expenses	300 00
Total David Montgomery (exp)			300 00
Dean Durr (exp)			
Dean Durr (exp)		5053 Magistrate Expenses	300 00
Total Dean Durr (exp)			300 00
Defense Pest Control			
Defense Pest Control	P O # 62844	5142 County Building Pest Con	70 00
Defense Pest Control	P O # 62844	5142 County Building Pest Con	65 00
Defense Pest Control	P O # 62844	5499 Park Building's Maint.	100 00
Defense Pest Control	P O # 62844	5310 EMS Bldg. Maint. & Repair	65 00
Defense Pest Control	P O # 62844	5433 Animal Shelter Maintenanc	60 00
Defense Pest Control	P O # 62844	5433 Animal Shelter Maintenanc	80 00
Total Defense Pest Control			420 00
Forward Edge			
Forward Edge	P O # 62813	5461 Drug Testing - Employees	210 00
Total Forward Edge			210 00
G & J Pepsi Cola			
G & J Pepsi Cola	P O # 62825	5502 Park Concessions	504 60
Total G & J Pepsi Cola			504 60
Glenn Hawkins			
Glenn Hawkins	P O # 62839	5604 Road Uniforms	124 99
Total Glenn Hawkins			124 99
Gold Medal			
Gold Medal	P O # 62869	5502 Park Concessions	297 60
Total Gold Medal			297 60
Heather Jackson			
Heather Jackson	P O # 62829	5443 Animal Shelter Uniforms	180 00
Total Heather Jackson			180 00

Anderson County Fiscal Court
Bill List
 October 1, 2024

Source Name	Memo	Account	Paid Amount
<u>Heidelberg Materials Midwest Agg. Inc.</u>			
Heidelberg Materials Midwest Agg. Inc.	P.O # 62815	5613 Chip Seal Maintenance S.	629.64
Heidelberg Materials Midwest Agg. Inc.	P.O # 62816	5613 Chip Seal Maintenance S.	1,047.58
Total Heidelberg Materials Midwest Agg. Inc.			1,677.22
<u>Hydraulic Supply Company</u>			
Hydraulic Supply Company	P.O # 62822	5617 Road Parts	236.13
Total Hydraulic Supply Company			236.13
<u>Jason Denny (County Clerk)</u>			
Jason Denny (County Clerk)	Expense	5020 Clerk of the Fiscal Court	497.16
Total Jason Denny (County Clerk)			497.16
<u>Jerry Waldridge</u>			
Jerry Waldridge	P.O # 62845	5604 Road Uniforms	150.00
Total Jerry Waldridge			150.00
<u>Joe Milam, Sheriff</u>			
Joe Milam, Sheriff	Monthly Funding	5031 Sheriff Program Support	10,094.82
Total Joe Milam, Sheriff			10,094.82
<u>Johnson Small Engine</u>			
Johnson Small Engine	P.O # 62812	5504 Park Supplies and Equip	88.00
Total Johnson Small Engine			88.00
<u>KACO Leasing Trust-County Clerk Office-#2</u>			
KACO Leasing Trust-County Clerk Office-#2	P.O # 62833	6026 County Clerk Office-Sene	1,895.83
Total KACO Leasing Trust-County Clerk Office-#2			1,895.83
<u>Kaco Leasing Trust-Sheriff BACH#41</u>			
Kaco Leasing Trust-Sheriff BACH#41	P.O # 62837	5037 Sheriff Vehicle	5,832.99
Total Kaco Leasing Trust-Sheriff BACH#41			5,832.99
<u>Kaco Leasing Trust-Sheriffs - 2011 C</u>			
Kaco Leasing Trust-Sheriffs - 2011 C	P.O # 62832	5039 Sheriff Bldg Loan-C Bonds	2,315.62
Total Kaco Leasing Trust-Sheriffs - 2011 C			2,315.62
<u>Kaco Leasing Trust - AEMS #40</u>			
Kaco Leasing Trust - AEMS #40	P.O # 62836	5311 Ambulance Payments-31	4,024.24
Total Kaco Leasing Trust - AEMS #40			4,024.24
<u>Kaco Leasing Trust - Voting Machines</u>			
Kaco Leasing Trust - Voting Machines	P.O # 62834	6028 Voting Machine Lease Pa.	3,220.09
Total Kaco Leasing Trust - Voting Machines			3,220.09
<u>Kaco Leasing Trust -Coroner Van</u>			
Kaco Leasing Trust -Coroner Van	P.O # 62835	5047 Coroner Vehicle Lease P	1,127.25
Total Kaco Leasing Trust -Coroner Van			1,127.25
<u>KACO Leasing Trust - #42 Trucks</u>			
KACO Leasing Trust - #42 Trucks	P.O # 62840	5136 Code Enforcement/Bldg I	675.58
KACO Leasing Trust - #42 Trucks	P.O # 62840	5446 Animal Shelter Vehicle Le	729.70
KACO Leasing Trust - #42 Trucks	P.O # 62840	6004 Road Equipment Lease P	902.87
Total KACO Leasing Trust - #42 Trucks			2,309.15

Anderson County Fiscal Court
Bill List
 October 1, 2024

Source Name	Memo	Account	Paid Amount
<u>Kenneth Barnett (exp)</u>			
Kenneth Barnett (exp)		5053 Magistrate Expenses	300.00
Total Kenneth Barnett (exp)			300.00
<u>Kenton Bottoms (exp)</u>			
Kenton Bottoms (exp)		5053 Magistrate Expenses	300.00
Total Kenton Bottoms (exp)			300.00
<u>Kentucky Barns, LLC</u>			
Kentucky Barns, LLC	P O # 62824	5504 Park Supplies and Equip	836.00
Total Kentucky Barns, LLC			836.00
<u>Kentucky Labor Law Poster Service</u>			
Kentucky Labor Law Poster Service	P O # 62841	5146 Office Supplies	377.00
Total Kentucky Labor Law Poster Service			377.00
<u>KY State Treasurer</u>			
KY State Treasurer	P O # 62850	5520 Audit Services	16,501.99
Total KY State Treasurer			16,501.99
<u>Life Assist</u>			
Life Assist	P O # 62787	5201 Medical Supplies - Dispos	2,236.48
Total Life Assist			2,236.48
<u>Linda Curtsinger</u>			
Linda Curtsinger		5915 Jail Nextel Phones	10.00
Total Linda Curtsinger			10.00
<u>Louisville Emergency Med Associates</u>			
Louisville Emergency Med Associates	P O # 62821	5910 Jail Routine Medical	125.56
Total Louisville Emergency Med Associates			125.56
<u>Mark A. Sloan</u>			
Mark A. Sloan	Medical Director	5200 Medical Director	1,000.00
Total Mark A. Sloan			1,000.00
<u>Mike Riley (Exp)</u>			
Mike Riley (Exp)	Magistrate Expense Check	5053 Magistrate Expenses	300.00
Total Mike Riley (Exp)			300.00
<u>Modern Imaging Solutions</u>			
Modern imaging Solutions	P O # 62852	5201 Medical Supplies - Dispos	319.80
Total Modern Imaging Solutions			319.80
<u>Napa Auto Parts</u>			
Napa Auto Parts	P O # Various	5617 Road Parts	97.64
Napa Auto Parts	P O # Various	5617 Road Parts	472.09
Napa Auto Parts	P O # Various	5617 Road Parts	32.99
Napa Auto Parts	P O # Various	5617 Road Parts	250.68
Napa Auto Parts	P O # Various	5309 EMS Vehicle Maint & Re	331.34
Napa Auto Parts	P O # Various	5068 Vehicle Maintenance	149.25
Napa Auto Parts	P O # Various	5504 Park Supplies and Equip	33.40
Napa Auto Parts	P O # Various	5617 Road Parts	315.60
Napa Auto Parts	P O # Various	5617 Road Parts	155.45
Napa Auto Parts	P O # Various	5504 Park Supplies and Equip	13.60
Napa Auto Parts	P O # Various	5617 Road Parts	20.56
Napa Auto Parts	P O # Various	5309 EMS Vehicle Maint & Re	299.31
Napa Auto Parts	P O # Various	5617 Road Parts	42.99

Anderson County Fiscal Court
Bill List
 October 1, 2024

Source Name	Memo	Account	Paid Amount
Napa Auto Parts	P O # Various	5309 EMS Vehicle Maint & Re	465.84
Napa Auto Parts	P O # Various	5309 EMS Vehicle Maint. & Re	135.31
Total Napa Auto Parts			2,816.05
<u>Nursing Home Ombudsman</u>			
Nursing Home Ombudsman	Quarterly Funding	5462 Nursing Home Ombudsman	125.00
Total Nursing Home Ombudsman			125.00
<u>Orbrey Gritton</u>			
Orbrey Gritton	Travel Reimbursement	5008 Judge Expense Allowance	300.00
Total Orbrey Gritton			300.00
<u>Pitney Bowes</u>			
Pitney Bowes	P O # 62810	5147 Postage - Annex	401.00
Total Pitney Bowes			401.00
<u>Public Entity</u>			
Public Entity	P O # 62855	5330 EMS Insurance - Fireman	26,754.00
Total Public Entity			26,754.00
<u>Robert Wiedo (exp)</u>			
Robert Wiedo (exp)		5012 Co Attorney Office Allow	400.00
Total Robert Wiedo (exp)			400.00
<u>Rodney Durr</u>			
Rodney Durr		5053 Magistrate Expenses	300.00
Total Rodney Durr			300.00
<u>Southern Petroleum</u>			
Southern Petroleum	P O # 62856	5312 EMS Fuel	2,006.61
Total Southern Petroleum			2,006.61
<u>Suzanne Rogers, Ph. D</u>			
Suzanne Rogers, Ph. D	P O # 62808	5100 Attorney Fees	350.00
Total Suzanne Rogers, Ph. D			350.00
<u>Teleflex</u>			
Teleflex	P O # 62857	5201 Medical Supplies - Dispos	1,165.50
Total Teleflex			1,165.50
<u>Terry Duckwall</u>			
Terry Duckwall		5917 Employee Nextel Reimbur	10.00
Total Terry Duckwall			10.00
<u>University of Kentucky</u>			
University of Kentucky	P O # 62809	5053 Magistrate Expenses	190.00
Total University of Kentucky			190.00
<u>W. Dudley Shryock (exp)</u>			
W. Dudley Shryock (exp)		508 Co Treasurer Office Allo	598.92
Total W. Dudley Shryock (exp)			598.92
TOTAL			119,464.20

BILLS LIST ADDENDUM A – MARY AND MARTHA’S

A MOTION WAS MADE BY MIKE RILEY, SECONDED BY DEAN DURR TO APPROVE BILLS LIST ADDENDUM A FOR MARY AND MARTHA’S. VOTING YES WERE RODNEY DURR, MIKE RILEY, KENTON BOTTOMS, DEAN DURR, AND KENNY BARNETT. ORBREY GRITTON AND DAVID MONTGOMERY RECUSED. MOTION PASSED 5 YES – 2 RECUSE.

**Anderson County Fiscal Court
Bill List-Addendum A
October 2, 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 # 62843	5140 Courthouse Contract Cl	1,985.00
Total Mary and Martha's Cleaning Service			1,985.00
TOTAL			1,985.00

BILLS LIST ADDENDUM B- FREEDOM AIR

A MOTION WAS MADE BY DEAN DURR, SECONDED BY DAVID MONTGOMERY TO APPROVE BILLS LIST ADDENDUM B FOR FREEDOM AIR. VOTING YES WERE RODNEY DURR, MIKE RILEY, KENTON BOTTOMS, DEAN DURR, DAVID MONTGOMERY AND KENNY BARNETT. ORBREY GRITTON RECUSED. MOTION PASSED 6 YES – 1 RECUSE.

**Anderson County Fiscal Court
Bill List-Addendum B
October 3, 2024**

<u>Source Name</u>	<u>Memo</u>	<u>Account</u>	<u>Paid Amount</u>
<u>Freedom Air</u>			
Freedom Air	P O # 62817	6305 Courthouse Fine Repairs	2,573.00
Total Freedom Air			2,573.00
TOTAL			2,573.00

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, DAVID MONTGOMERY, AND KENNY BARNETT. MOTION PASSED 7-0.

HONORABLE ORBREY GRITTON
ANDERSON COUNTY JUDGE EXECUTIVE

ANDERSON COUNTY FISCAL COURT

SPECIAL COMMITTEE MEETING

DATE: 9-26-24

COMMITTEE NAME: Solid Waste

THOSE PRESENT: Dean, Justin, Audrey & Rodney

SUBJECT: Discussion up coming Contract

ACTION TAKEN: None

Submitted By: Rodney Dean

**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.

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 9th day of July, 2024.

Rene D. Carr

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

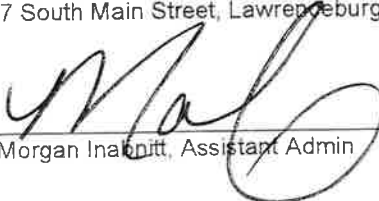
Please publish on 06/25/2024

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.



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

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

3eg in
*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-

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

CURRENT ZONE:	A-1 (Agricultural)
REQUESTED ZONE:	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 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.

ind * The details of the application, findings of fact, special circumstance 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-

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

Betty A. Hill
Chair

Renee P. Wilson
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:

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.

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,

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, Eikhorn 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)

_____ businesses.

_____ interchange area be zoned for interchange commerce type

_____ The current comp plan recommends that this bluegrass

6. Comprehensive Plan Considerations:

_____ Property is adjacent to I-2 zoning.

_____ identifies the property for interchange commercial area.

_____ combined with that property. The current future land use map

_____ Remainder of property is already zones I-2 and this tract is

5. Special circumstances which the Commission deems significant:

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.

Respectfully submitted,

Brian J. Mac
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 9th day of July, 2024.

Reverie D. Guano

Secretary

Docket # 24-005

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

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

NEWS PAPER PUBLIC NOTICE

EXHIBIT A

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

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

Larry Springate
4760 Rhema Way
Lexington, KY 40514

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.

Morgan Inabnitt, Assistant Admin

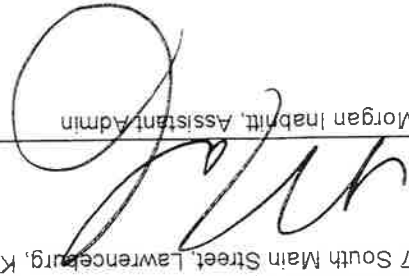


Exhibit B
Doc # 24-005

LAWRENCEBURG/ANDERSON COUNTY, KENT
JOINT PLANNING COMMISSION
139 SOUTH MAIN STREET
LAWRENCEBURG, KENTUCKY 40342

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

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

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, Eikhorn 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>

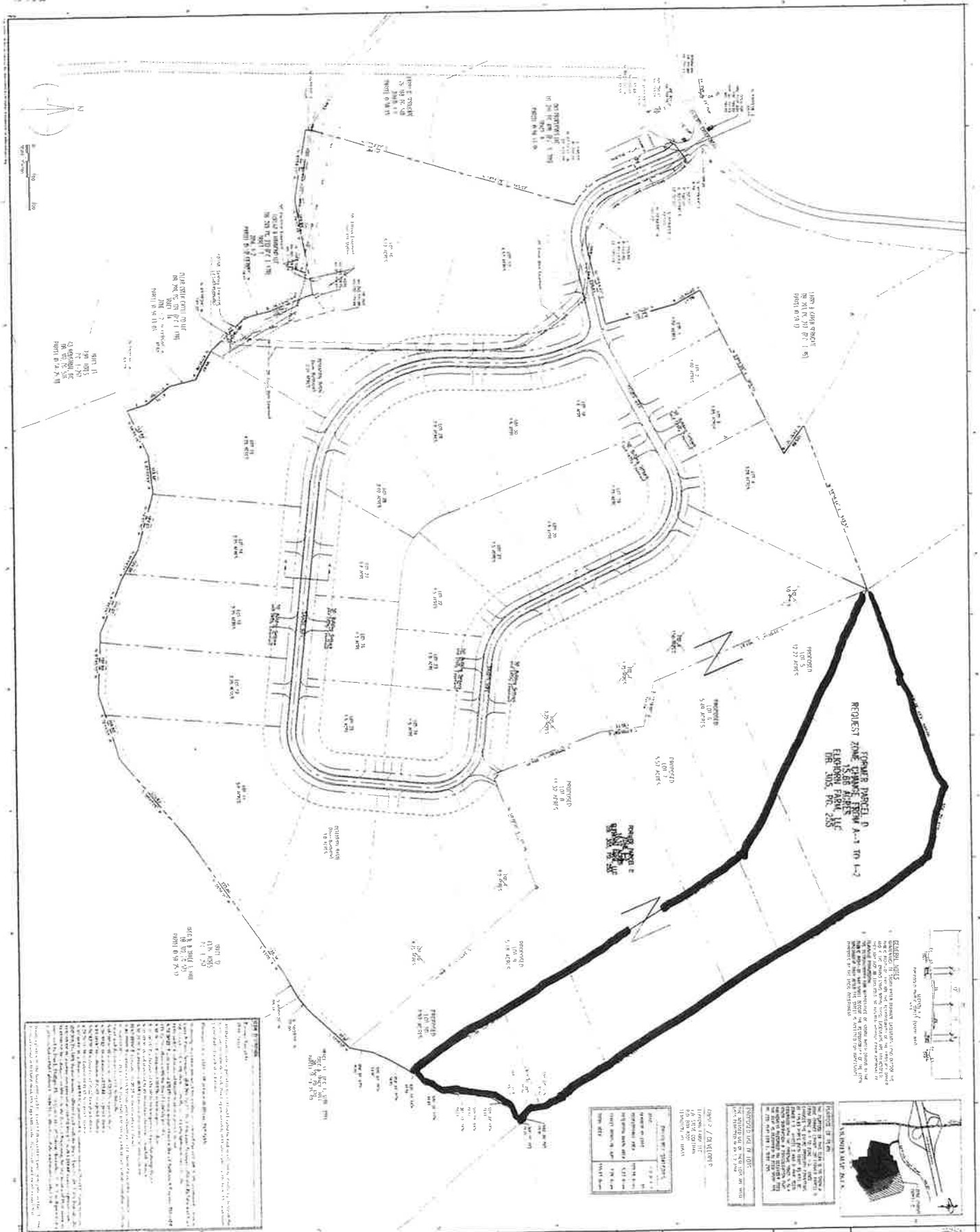
Should you have any questions regarding this notice please contact the Planning & Zoning Administrator at 502-839-1505.

Sincerely,



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

1500-24-001



GENERAL NOTES

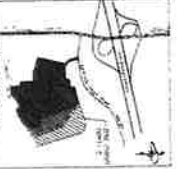
1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.

2. THE PROPOSED ZONE A-1 TO I-2 IS SHOWN IN THICK BLACK LINE.

3. THE ELABORATE PARK LOT OR 205 PER 285 IS SHOWN IN THICK BLACK LINE.

4. THE PROPOSED ZONE A-1 TO I-2 IS SHOWN IN THICK BLACK LINE.

5. THE ELABORATE PARK LOT OR 205 PER 285 IS SHOWN IN THICK BLACK LINE.



PROPOSED ZONE A-1 TO I-2

ELABORATE PARK LOT OR 205 PER 285

PROPOSED ZONE A-1 TO I-2

ELABORATE PARK LOT OR 205 PER 285

PROPOSED ZONE A-1 TO I-2

ELABORATE PARK LOT OR 205 PER 285

DATE	DESCRIPTION
1/15/2011	PRELIMINARY
2/15/2011	REVISED
3/15/2011	REVISED
4/15/2011	REVISED
5/15/2011	REVISED
6/15/2011	REVISED
7/15/2011	REVISED
8/15/2011	REVISED
9/15/2011	REVISED
10/15/2011	REVISED
11/15/2011	REVISED
12/15/2011	REVISED

PROPOSED ZONE A-1 TO I-2

ELABORATE PARK LOT OR 205 PER 285

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, Arn Chilton, Jody Hughes, Will Halmhuber, Eddie Hanks, Art Nearhoo, and John Thomas. Also present were Commission Attorney Ed Logan, Planning and Zoning Administrator Renee Evans, Administrative Assistant Morgan Inabitt, 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-

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

CURRENT ZONE: A-1 (Agricultural)	REQUESTED ZONE: 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 Nearhooft 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 Nearhooft, 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-

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

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

Discussion Ensued.

Chair

Freddy Carter

The motion passed unanimously.

There being no further business, motion was made by David Bird, seconded by Freddy Carter, to

ADJOURN

Secretary

David Bird



ANDERSON COUNTY SHERIFF'S OFFICE

Sheriff Joe Milam
208 South Main Street
Lawrenceburg, Kentucky 40342

October 2, 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 September 1, 2024 through September 30, 2024:

Waiting on Fee Claim \$10,216.71

State	0	Commission	0
County	46.21	Commission	2.05
School	234.87	Commission	7.26
Library	26.79	Commission	1.19
Health	11.65	Commission	.52
Fire	0	Commission	0
Extension	5.44	Commission	.24
School Int	\$4.69		
S.O. Int	\$4.10		
Refunds	\$0		
S.O. Fees	\$0		
Business License Collections	\$1,165.00		
County	\$815.50		
S.O.	\$349.50		

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 ____ day of October, 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 ____ day of October, 2024.

Anderson County Clerk



COMMONWEALTH OF KENTUCKY
TASHA HELLARD, ANDERSON COUNTY JAILER

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

SEPTEMBER 2024 FISCAL COURT REPORT

There were 40 people arrested in September with 100 total charges. This is 13 less than last month with 7 less charges. We currently have 45 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 46

Total number of transports for the month 94

We used 141 gallons of fuel at a cost of \$432.23

Total inmate housing for the month from Franklin County \$59,010.00

Total inmate housing for the month from Woodford County \$1,500.00

Total housing cost \$60,510.00

I collected \$288.69 from the state for transporting felony inmates.

AI's 0

DUI's 7

Felony Charges

Promoting Contraband 1st degree 1

Possession of controlled substance 1st degree 4

Trafficking in a controlled substance 1st 3

Fleeing or evading police 2nd degree 1

Burglary 3rd 1

Wanton Endangerment 1st 2

Trafficking in marijuana 1st 1

Possession of handgun by convicted felon 1

Tampering with physical evidence 1

Failure to comply with sex offender registration 1 st	1
Probation Violation	2
Violation of Bond Condition	3
Impersonating a peace officer	1

Individual Charges

Operating on suspended/revoked license 1 st	3
Operating on DUI suspended license 1 st	1
No person shall have more than one operators license	1
Theft by unlawful taking u/1,000	2
Terroristic Threatening 3 rd	1
Assault 3 rd -peace officer-communicable bodily fluid (attempt)	1
Violation of EPO/DVO	1
Public Intoxication	3
Controlled substance prescription not in proper container	2
Resisting arrest	1
Obstructing a highway	1
Disorderly conduct 2 nd	2
Distribute obscene material to minors 1 st	1
Distribute of sexually explicit images no consent 1 st	1
Registered sex offender school restrictions	1
Registered sex offender pool/splash pad restrictions	2
Prostitution	1
Fleeing or evading police 3 rd	1
Operating motor vehicle under influence 2 nd	3
Operating motor vehicle under influence 3 rd	2
Open container of alcohol in a motor vehicle	3
Ignition interlock driver license-use violation	1
Possession of a synthetic drug 1 st	2

Possession of drug paraphernalia	4
Criminal trespass 3 rd	3
Possession of marijuana	2
Criminal mischief 2 nd (attempt)	1
Criminal littering	1
Failure of owner to maintain required insurance	1
Failure of non-owner to maintain required insurance	2
Failure to notify address change to Department of Transportation	1
Probation Violation (misdemeanor offence)	2

Traffic

* No registration plates	2
*No registration receipt	2
*Rim or frame obscuring lettering	1
*Following another vehicle too closely	1
*Reckless driving	1
*Failure to produce insurance card	1
*Instructional permit violations	1
*Improper parking fire lane/block traveled portion of highway	1
*No rear-view mirror	1
*Speeding over limit	1
*Improper equipment	2
*Improper or no windshield	1
*Failure to improper signal	1
* Vehicle a nuisance, noisy etc.	1

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.



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ANDERSON COUNTY JAIL FUEL LOGS

Date: 10-1-24

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

Ending Mileage for the Month: 391141 | 371819 | 112047

Beginning Mileage for the Month: 391022 | 370816 | 110955

Miles driven for the Month: 119 | 1,003 | 1,092

Date:	Gallons/Costs	Mileage
1. 9-2-24	15 \$45.00	111051
2. 9-3-24	11 \$33.00	111233
3. 9-6-24	17 \$57.30	371066
4. 9-13-24	13 \$37.81	111440
5. 9-18-24	9 \$26.59	371209
6. 9-19-24	11 \$33.72	111642
7. 9-23-24	14 \$42.35	371417
8. 9-23-24	15 \$51.00	391082
9. 9-24-24	12 \$35.46	111835
10. 9-26-24	24 \$70.00	371767
11.		
12.		
13.		
14.		

Total fuel
141

Total Costs
\$ 432.23