



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

Leslie Edmondson
District 3

Dean Durr
District 4

David Montgomery
District 5

Kenny Barnett
District 6

FISCAL COURT AGENDA

November 18, 2025

Meeting 7:00 p.m.

1. Call to Order and Roll Call
2. Invocation (District #1) & Pledge
3. Approval of Meeting Minutes for November 4, 2025
4. Visitor's would you like to introduce yourself?
5. Department Head Reports
6. Electrical Inspector Contract
7. 2nd Reading Ordinance #2025-7
8. Sheriff's Report
9. Approval of Bill List
10. Other Business
11. Adjourn

ANDERSON COUNTY FISCAL COURT

REGULAR MEETING

November 4, 2025

10:00 A.M.

COUNTY JUDGE EXECUTIVE ORBREY GRITTON, III

COUNTY ATTORNEY ROBERT WIEDO

THE ANDERSON COUNTY FISCAL COURT MET ON NOVEMBER 4, 2025 AT 10:00 A.M. JUDGE EXECUTIVE ORBREY GRITTON CALLED THE MEETING TO ORDER. THOSE ANSWERING ROLL CALL WERE RODNEY DURR, MIKE RILEY, LESLIE EDMONDSON, ORBREY GRITTON, AND DAVID MONTGOMERY. KENNY BARNETT WAS ABSENT. ORBREY GRITTON GAVE THE INVOCATION FOR DISTRICT 6.

OCTOBER 21, 2025 REGULAR CALLED MEETING MINUTES

A MOTION WAS MADE BY MIKE RILEY, SECONDED BY RODNEY DURR TO APPROVE THE MEETING MINUTES FROM OCTOBER 21, 2025. VOTING YES WERE RODNEY DURR, MIKE RILEY, LESLIE EDMONDSON, ORBREY GRITTON, DEAN DURR, DAVID MONTGOMERY. KENNY BARNETT WAS ABSENT. MOTION PASSED 6-0.

VISITORS

BRAD SMITH AND JENNA SIMS FROM SMITHCO PROPERTIES. AMANDA BLAIR AND PATRIC MASON FROM THE ANDERSON COUNTY HEALTH DEPARTMENT.

DEPARTMENT HEAD REPORTS

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

COUNTY FIRE – ASSISTANT CHIEF JIMMY ROBINSON

- Issues with calls regarding boundaries
- Thanked Aaron Harvey for responding to call within the city
- Thanked cadets for cleaning up property in Tyrone.

WRITTEN REPORTS ON FOLLOWING PAGES

Anderson County EMS

Department Head Report

Tuesday, November 4, 2025

Monthly Activity:

Anderson County EMS responded to **366 runs** during October 2025.

Personnel Updates:

- **Mandy Durr** transitioned from part-time to **full-time Paramedic** effective **November 1, 2025**.
- **Alex Vincent** was hired as a **part-time EMT** and will begin orientation on **November 7, 2025**.

Meetings & Training:

- Anderson County EMS began its **AHA transition to the 2025 standards**, updating training and instructional materials to align with the new guidelines.
- **Director Hosp** and **Paramedic Amber Perraut** attended the **Frankfort Regional Medical Center EMS Meeting**, where FRMC commended **ACEMS** for excellent performance and communication regarding patient alerts.
 - FRMC announced plans to begin operating its own **transport ambulance** in the **first quarter of 2026**; until then, they will continue utilizing **Frankfort Fire & EMS, ACEMS, and Ameripro** for hospital transfers.

Events:

- **Director Hosp** and **Paramedic Amber Perraut** participated in the **Trick or Treat** event at the **Legion Park**.
- EMS provided medical coverage for the **final Anderson County High School football game** of the season. The department will receive payment to cover staffing costs associated with these events.

Anderson County Emergency Management Department Head Report

Anderson County Fiscal Court Meeting – November 4, 2025

Activity Report

October 22 thru 24, 2025

- Entering Solid Waste Debris documentation into FEMA Grants Portal.

October 28, 2025

- Accompanied the Road Department to Gilbert's Creek to look over some more debris cleanup from 2 residents that are still cleaning up from flood.

October 29, 2025

- Online zoom meeting to discuss mass notifications during an emergency.

October 30 thru 31, 2025

- Gathered flood documentation from Road Department and began uploading information to FEMA Grants Portal.

November 3, 2025

- Worked on the Anderson County LEPC Membership List (updates), Bylaws Review, and Inventory List as these will all be due this month to KyEM.

November 4, 2025

- Attended the Fiscal Court meeting and attending the Christmas Parade meeting being held at the LPD.

ROADS – GLENN HAWKINS

10/7/25 Boom mowed on New Liberty Rd and Ballard Rd. Started make a sign post to put on the Slab on Dry Dock Rd.
10/8/25 Boom mowed on New Liberty Rd and Ballard Rd. worked on the sign post for Dry Dock Rd.
10/9/25 Graded Love Ridge Spur and Driscoll Rd. and rocked them. Put the post we made on Dry Dock Rd.
10/10/24 Patched some bad Spots on McDonald Rd. Boom mowed on Ballard Rd.
10/13/25 to 10/15/25 Cleaned out bridge abutments
10/16/25 Cleaned out bridge abutments. Worked on the pickleball court
10/17/25 Cleaned out bridge abutments. Worked on the pickleball court
10/20/25 Cleaned out bridge abutments. Started getting dump trucks ready for snow and ice
10/21/25 Picked up Trees off of Baxter Ridge Rd. Worked on dump trucks getting them ready for snow and ice.
10/22/25 Worked on the curb on Clearwater Drive. Clean out a culvert on E Burgin Rd. and fixed the shoulder where the water washed it out. Worked on Dump trucks getting them ready for snow and ice
10/23/25 Worked on the curb on Clearwater Drive. Worked on dump trucks getting them ready for snow and ice.
10/24/25 Patched around the curb on Clearwater Drive with blacktop. Pothole patched on Clearwater drive. Driscoll Rd. Ballard Rd and Baxter Ridge Rd.
Worked on dump trucks getting them ready for snow and ice
10/27/25 Worked in the park on the softball field. Boom mowed on Ballard Rd. Worked on dump trucks getting them ready for snow and ice
10/28/25 Worked in the Park on the softball field. Boom mowed on Caldwell Rd. Worked on dump trucks getting them ready for snow and ice
10/29/25 worked in the shop getting dump trucks ready for snow and ice
10/30/25 worked in the shop getting dump trucks ready for snow and ice. Boom mowed on Caldwell Rd.
10/31/25 worked on dump trucks getting them ready for snow and ice. Boom mowed on Caldwell Rd.
11/3/25 Worked on dump trucks getting them ready for snow and ice. Boom mowed on Caldwell Rd. Cleaned out culverts on Hyatt Hill Rd.

ANDERSON COUNTY PARKS & RECREATION

November 4, 2025

1. Pickleball / Tennis Court fence being installed this week.
2. Paint and Lights have been ordered.
3. Two more tournaments this year, November the 8th and November 22nd.
4. We will close the Pavillion next to the playground again this year on December 1st and place porta toilets.

OCTOBER 2025
MONTHLY REPORT FOR ANDERSON COUNTY PLANNING AND ZONING

BOARD OF ZONING

ITEM	INTAKE	EXPENDITURE
CONDITIONAL USE PERMITS	2 @ \$100 EACH = \$200	
VARIANCE PERMITS	2 @ \$100 EACH = \$200	
PUBLICATION COST FOR LEGAL AD		\$92.81
CERT OF LAND USE RESTRICTION RECORDING FEES		
POSTAGE FOR ADJOINING PROPERTY OWNER NOTIFICATION		29 @ .76 EACH = \$22.04
POSTAGE FOR AGENDAS		\$0.00 (picked-up by members at P&Z Office)
TOTAL	\$400.00	\$114.85

LAWRENCEBURG/ANDERSON COUNTY JOINT PLANNING COMMISSION

ITEM	INTAKE	EXPENDITURE
ZONE CHANGES	1 @ \$450 EACH = \$450	
MINOR PLATS REVIEWED	10 @ \$100 EACH = \$1,000	
RETRACEMENT PLATS REVIEWED	2 @ \$100 EACH = \$200	
PRELIMINARY PLANS	1 @ \$250 EACH = \$250	
FINAL DEVELOPMENT PLANS	3 @ \$300 EACH = \$900	
LEGAL AD FEES		\$87.01
POSTAGE FOR ADJOINING PROPERTY OWNER NOTIFICATION		10 @ .76 EACH = \$7.60
POSTAGE FOR AGENDAS		\$0.00 Commissioners picked-up
TOTAL	\$2,800.00	\$94.61

ELECTRICAL PERMITS PROCESSED

37 @ \$15.00 EACH = \$555.00

TOTAL REVENUE: \$3,755.00

TOTAL EXPENDITURES: \$209.46

CODE ENFORCEMENT-TOM BOND

Code Enforcement – November 4, 2025
September 2025 – 19 Permits Issued
Single Family (New) – 10, MH-1, Pole Barn - 7
Carport – 1

	<u>FY 2024-2025</u>	<u>FY 2025-2026</u>
# of Permits	47	76
Cost of Const.	\$4,848,374	\$8,965,400
Total Sq. Ft.	74,120	116,672
Total Fees	\$15,721.76	\$31,952.00

Zoning/Floodplain – No Changes

Code Enforcement – Letters Issued

New Addresses – New Addresses Set

1300 Corinth Rd.

1420 Ballard Rd.

ANDERSON COUNTY HEALTH DEPARTMENT

Patrick Mason gave a presentation on the negative effects on the use of tobacco, cigarettes and vapes.

1st READING OF ORDINANCE 2025-7/EAGLE LAKE

Judge Gritton announced that this meeting would serve as the 1st Reading of Ordinance 2025-7, changing the Zoning on a parcel of land at Eagle Lake from I-1 to an R-3. Brad Smith gave a presentation and explained the plans. The second reading will be on December 2nd.

ADVALOREM-OCTOBER-COUNTY CLERK

A MOTION WAS MADE BY DEAN DURR, SECONDED BY LESLIE EDMONDSON TO ACCEPT A CHECK IN THE AMOUNT OF \$ 26,182.80 FROM COUNTY CLERK JASON DENNY FOR ADVALOREM TAX COLLECTED IN OCTOBER. VOTING YES WERE RODNEY DURR, MIKE RILEY, LESLIE EDMONDSON, ORBREY GRITTON, DEAN DURR, DAVID MONTGOMERY. KENNY BARNETT WAS ABSENT. MOTION PASSED 6-0.

DELINQUENT TAX-OCTOBER-COUNTY CLERK

A MOTION WAS MADE BY MIKE RILEY, SECONDED BY DAVID MONTGOMERY TO ACCEPT A CHECK IN THE AMOUNT OF \$ 511.83 FROM COUNTY CLERK JASON DENNY FOR DELINQUENT TAX COLLECTED IN OCTOBER. VOTING YES WERE RODNEY DURR, MIKE RILEY, LESLIE EDMONDSON, ORBREY GRITTON, DEAN DURR, DAVID MONTGOMERY. KENNY BARNETT WAS ABSENT. MOTION PASSED 6-0.

STORAGE FEES-OCTOBER-COUNTY CLERK

A MOTION WAS MADE DAVID MONTGOMERY, SECONDED BY RODNEY DURR TO ACCEPT A CHECK IN THE AMOUNT OF \$ 3950.00 FROM COUNTY CLERK JASON DENNY FOR STORAGE FEES COLLECTED IN OCTOBER. VOTING YES WERE RODNEY DURR, MIKE RILEY, LESLIE EDMONDSON, ORBREY GRITTON, DEAN DURR, DAVID MONTGOMERY. KENNY BARNETT WAS ABSENT. MOTION PASSED 6-0.

BILLS LIST AND ADDENDUM D

A MOTION WAS MADE BY RODNEY DURR, SECONDED BY MIKE RILEY TO APPROVE THE BILLS LIST AND ADDENDUM D. VOTING YES WERE RODNEY DURR, MIKE RILEY, LESLIE EDMONDSON, ORBREY GRITTON, DEAN DURR, DAVID MONTGOMERY. KENNY BARNETT WAS ABSENT.
MOTION PASSED 6-0.

**Anderson County Fiscal Court
Bill List**

November 4, 2025

Source Name	Memo	Account	Paid Amount
<u>Airgas</u>			
Airgas	P O # 64923	5201 Medical Supplies - Dispos	251.37
Total Airgas			251.37
<u>Amazon Capital Services</u>			
Amazon Capital Services	P O # 64924	5310 EMS Bldg Maint & Repair	806.84
Amazon Capital Services	P O # 64925	5310 EMS Bldg Maint & Repair	67.96
Amazon Capital Services	P O # 64931	5309 EMS Vehicle Maint & Re	360.46
Amazon Capital Services	P O # 64980	5310 EMS Bldg Maint & Repair	113.88
Amazon Capital Services	P O # 64981	5316 EMS Uniforms	131.55
Amazon Capital Services	P O # 64982	5314 EMS Office Supplies	28.78
Amazon Capital Services	P O # 64982	5308 EMS Computer Maint &	19.98
Amazon Capital Services	P O # 64982	5314 EMS Office Supplies	22.85
Total Amazon Capital Services			1,552.30
<u>Bill Curtsinger</u>			
Bill Curtsinger	Nextel Reimb	5917 Employee Nextel Reimburs	10.00
Total Bill Curtsinger			10.00
<u>Blue Ridge Office</u>			
Blue Ridge Office	P O # 64962	5146 Office Supplies	8.61
Total Blue Ridge Office			8.61
<u>County Equipment Company</u>			
County Equipment Company	P O # 64943	5504 Park Supplies and Equip	760.00
Total County Equipment Company			760.00
<u>David Montgomery (exp)</u>			
David Montgomery (exp)		5053 Magistrate Expenses	300.00
Total David Montgomery (exp)			300.00
<u>Dean Durr (exp)</u>			
Dean Durr (exp)		5053 Magistrate Expenses	300.00
Total Dean Durr (exp)			300.00
<u>Defense Pest Control</u>			
Defense Pest Control	P O # 64999	5142 County Building Pest Con	70.00
Defense Pest Control	P O # 64999	5142 County Building Pest Con	65.00
Defense Pest Control	P O # 64999	5499 Park Building's Maint	70.00
Defense Pest Control	P O # 64999	5310 EMS Bldg Maint & Repair	65.00
Defense Pest Control	P O # 64999	5433 Animal Shelter Maintenan	60.00
Defense Pest Control	P O # 64999	5142 County Building Pest Con	60.00
Defense Pest Control	P O # 64999	5433 Animal Shelter Maintenan	60.00
Total Defense Pest Control			390.00
<u>Forward Edge</u>			
Forward Edge	P O # 65000	5461 Drug Testing - Employees	176.00
Total Forward Edge			176.00
<u>Forward Edge Associates</u>			
Forward Edge Associates	P O # 65009	5461 Drug Testing - Employees	51.00
Total Forward Edge Associates			51.00
<u>Freedom Tactical</u>			
Freedom Tactical	P O # 64926	5316 EMS Uniforms	180.00
Freedom Tactical	P O # 64972	5604 Road Uniforms	2,135.00
Total Freedom Tactical			2,315.00

Anderson County Fiscal Court

Bill List

November 4, 2025

Source Name	Memo	Account	Paid Amount
<u>G & J Pepsi Cola</u>			
G & J Pepsi Cola	P O # 65005	5502 Park Concessions	281 50
Total G & J Pepsi Cola			281 60
<u>General Rental Ctr.</u>			
General Rental Ctr	P O # 64905	6004 Road Equipment Lease P	320 75
General Rental Ctr	P O # 64909	5504 Park Supplies and Equip	59 24
Total General Rental Ctr			380 00
<u>Glensboro Baptist Church</u>			
Glensboro Baptist Church	P O # 64979	5069 Litter Abatement	1 009 90
Total Glensboro Baptist Church			1 009 90
<u>Global Supply & Floor Equipment</u>			
Global Supply & Floor Equipment	P O # 64964	5161 Custodial Supplies - Cour	471 58
Global Supply & Floor Equipment	P O # 65004	5161 Custodial Supplies - Cour	30 00
Total Global Supply & Floor Equipment			501 58
<u>Gold Medal</u>			
Gold Medal	P O # 65008	5502 Park Concessions	44 90
Total Gold Medal			44 90
<u>Government Utilities Technology</u>			
Government Utilities Technology	P O # 65013	5036 Property Tax Postage	1 493 22
Total Government Utilities Technology			1 493 22
<u>Harrod Concrete and Stone</u>			
Harrod Concrete and Stone	P O # 64945	5504 Park Supplies and Equip	870 71
Total Harrod Concrete and Stone			870 71
<u>IMI</u>			
IMI	P O # 65014	5613 Chip Seal Maintenance (S	455 50
Total IMI			455 50
<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>Jeanne Hosp</u>			
Jeanne Hosp	P O # 64927	5310 EMS Bldg Maint & Repair	233 29
Total Jeanne Hosp			233 29
<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>KACO Leasing Trust-County Clerk Office-#2</u>			
KACO Leasing Trust-County Clerk Office-#2	P O # 64966	6026 County Clerk Office Serv	1 855 21
Total KACO Leasing Trust-County Clerk Office-#2			1 855 21
<u>Kaco Leasing Trust-Sheriff BACH#41</u>			
Kaco Leasing Trust-Sheriff BACH#41	P O # 64969	5037 Sheriff Vehicle	5 795 34
Total Kaco Leasing Trust-Sheriff BACH#41			5 795 34

Anderson County Fiscal Court

Bill List

November 4, 2025

Source Name	Memo	Account	Paid Amount
<u>Kaco Leasing Trust-Sheriffs - 2011 C</u>			
Kaco Leasing Trust Sheriffs - 2011 C	P O # 64965	5039 Sheriff Bldg Loan-C Bonds	2 643 75
Total Kaco Leasing Trust Sheriffs - 2011 C			2 643 75
<u>Kaco Leasing Trust - Voting Machines</u>			
Kaco Leasing Trust - Voting Machines	P O # 64967	6028 Voting Machine Lease Pa	3 204 53
Total Kaco Leasing Trust - Voting Machines			3 204 53
<u>KACO Leasing Trust - #42 Trucks</u>			
KACO Leasing Trust - #42 Trucks	P O # 64968	5136 Code Enforcement:Bldg I	676 58
KACO Leasing Trust - #42 Trucks	P O # 64968	5446 Animal Shelter Vehicle Le	729 70
KACO Leasing Trust - #42 Trucks	P O # 64968	6004 Road Equipment Lease P	902 87
Total KACO Leasing Trust - #42 Trucks			2 309 15
<u>Kenneth Barnett (exp)</u>			
Kenneth Barnett (exp)		5053 Magistrate Expenses	300 00
Total Kenneth Barnett (exp)			300 00
<u>Leslie Edmondson (exp)</u>			
Leslie Edmondson (exp)		5053 Magistrate Expenses	300 00
Total Leslie Edmondson (exp)			300 00
<u>Life-Assist</u>			
Life-Assist	P O # 64983	5201 Medical Supplies - Dispos	693 18
Total Life-Assist			693 18
<u>Life Assist</u>			
Life Assist	P O # 64928	5201 Medical Supplies - Dispos	1 846 76
Total Life Assist			1 846 76
<u>Linda Curtsinger</u>			
Linda Curtsinger		5915 Jail Nextel Phones	10 00
Total Linda Curtsinger			10 00
<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>Premier Energy</u>			
Premier Energy	P O # 64930	5312 EMS Fuel	524 34
Premier Energy	P O # 65010	5615 Road Fuel	408 77
Premier Energy	P O # 64964	5312 EMS Fuel	697 56
Premier Energy	P O # 65018	5615 Road Fuel	433 73
Total Premier Energy			2 064 40
<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

Anderson County Fiscal Court

Bill List

November 4, 2025

Source Name	Memo	Account	Paid Amount
<u>Saf-Ti-Co</u>			
Saf-Ti Co	P O # 04942	5620 Road Signs & Posts	351 32
Total Saf Ti-Co			351 32
<u>Shelbyville Chrysler</u>			
Shelbyville Chrysler	P O # 64940	5612 Road Equipment Repairs	1 343 95
Total Shelbyville Chrysler			1 343 95
<u>Sims Diesel Tech</u>			
Sims Diesel Tech	P O # 64929	5309 EMS Vehicle Maint. & Re	8 218 89
Total Sims Diesel Tech			8 218 89
<u>Stericycle Inc.</u>			
Stericycle Inc	P O # 64985	5331 EMS Medical Waste	142 34
Total Stericycle Inc			142 34
<u>Suzanne Rogers, Ph D</u>			
Suzanne Rogers Ph D	P O # 65001	5160 Attorney Fees	430 00
Total Suzanne Rogers Ph D			430 00
<u>Terry Duckwall</u>			
Terry Duckwall		5917 Employee Nextel Reimbur	10 00
Total Terry Duckwall			10 00
<u>Total Truck Parts</u>			
Total Truck Parts	P O # 64950	5617 Road Parts	351 96
Total Total Truck Parts			351 96
<u>W. Dudley Shryock (exp)</u>			
W Dudley Shryock (exp)		5081 Co Treasurer Office Allo	598 92
Total W Dudley Shryock (exp)			598 92
<u>Zoll Medical Corporation</u>			
Zoll Medical Corporation	P O # 64985	5201 Medical Supplies - Dispos	516 00
Total Zoll Medical Corporation			516 00
TOTAL			56,962.66

Anderson County Fiscal Court
Bill List-Addendum D
November 8, 2025

Source Name	Memo	Account	Paid Amount
<u>Ace Hardware</u>			
Ace Hardware	P O # Various	5504 Park Supplies and Equip	18 99
Ace Hardware	P O # Various	5504 Park Supplies and Equip	70 75
Ace Hardware	P O # Various	5504 Park Supplies and Equip	54 96
Ace Hardware	P O # Various	5614 Road Garage Supplies	47 11
Total Ace Hardware			191 81
<u>AutoZone</u>			
AutoZone	P O # Various	5504 Park Supplies and Equip	7 74
AutoZone	P O # Various	5504 Park Supplies and Equip	3 90
Total AutoZone			11 64
<u>Bluegrass Integrated Communications</u>			
Bluegrass Integrated Communications	P O # 65023	5123 Election Printing & Adv	197 03
Total Bluegrass Integrated Communications			197 03
<u>Capital One</u>			
Capital One	P O # 65026	5497 Park Custodial Supplies	66 15
Capital One	P O # 65026	5453 Solid Waste Supplies &	204 62
Capital One	P O # 65026	5434 Animal Shelter Supplies	550 12
Capital One	P O # 65026	5146 Office Supplies	701 06
Capital One	P O # 65026	5310 EMS Bldg Maint & Re	103 97
Capital One	P O # 65026	5316 EMS Uniforms	23 96
Capital One	P O # 65026	5205 EMS Education Program	12 33
Capital One	P O # 65026	5310 EMS Bldg Maint & Re	-18 47
Total Capital One			1 643 76
<u>Fastenal</u>			
Fastenal	P O # 64963	5504 Park Supplies and Equip	677 60
Total Fastenal			677 60
<u>Hydraulic Supply Company</u>			
Hydraulic Supply Company	P O # 65006	5617 Road Parts	505 44
Total Hydraulic Supply Company			505 44
<u>KY State Treasurer</u>			
KY State Treasurer	P O # 65021	5520 Audit Services	7 442 49
Total KY State Treasurer			7 442 49
<u>Mago Construction</u>			
Mago Construction	P O # 65022	5498 Park Ground Maintena	5 057 36
Total Mago Construction			5 057 36
<u>Napa Auto Parts</u>			
Napa Auto Parts	P O # Various	5042 Coroner Expenses	264 06
Napa Auto Parts	P O # Various	5617 Road Parts	363 44
Napa Auto Parts	P O # Various	5309 EMS Vehicle Maint &	378 08
Napa Auto Parts	P O # Various	5617 Road Parts	215 76
Napa Auto Parts	P O # Various	5617 Road Parts	33 91
Napa Auto Parts	P O # Various	5617 Road Parts	559 38
Napa Auto Parts	P O # Various	5504 Park Supplies and Equip	170 06
Total Napa Auto Parts			1 985 29
TOTAL			17,712 42

BILLS LIST ADDENDUM A- EDMONDSON'S

A MOTION WAS MADE BY RODNEY DURR, SECONDED BY DEAN DURR TO APPROVE BILLS LIST ADDENDUM A TO EDMONDSON'S. VOTING YES WERE RODNEY DURR, MIKE RILEY, ORBREY GRITTON, DEAN DURR, DAVID MONTGOMERY. LESLIE EDMONDSON RECUSED. KENNY BARNETT WAS ABSENT. MOTION PASSED 5 YES-1 RECUSSAL.

**Anderson County Fiscal Court
Bill List-Addendum A**

November 5, 2025

Source Name	Memo	Account	Paid Amount
<u>Edmondson Plumbing</u>			
Edmondson Plumbing	P O # 64978	5614 Road Garage Supplies	84.83
Total Edmondson Plumbing			84.83
TOTAL			84.83

BILLS LIST ADDENDUM B- LAWRENCEBURG SUPPLY

A MOTION WAS MADE BY DEAN DURR, SECONDED BY DAVID MONTGOMERY TO APPROVE BILLS LIST ADDENDUM B TO EDMONDSON'S. VOTING YES WERE RODNEY DURR, LESLIE EDMONDSON, ORBREY GRITTON, DEAN DURR, DAVID MONTGOMERY. MIKE RILEY RECUSED. KENNY BARNETT WAS ABSENT. MOTION PASSED 5 YES-1 RECUSSAL.

**Anderson County Fiscal Court
Bill List-Addendum B**

November 6, 2025

Source Name	Memo	Account	Paid Amount
<u>Lawrenceburg Supply</u>			
Lawrenceburg Supply	P O # Various	6305 Courthouse Fine Repairs	160.52
Lawrenceburg Supply	P O # Various	6305 Courthouse Fine Repairs	98.98
Lawrenceburg Supply	P O # Various	5504 Park Supplies and Equi	177.28
Lawrenceburg Supply	P O # Various	6305 Courthouse Fine Repairs	34.76
Lawrenceburg Supply	P O # Various	5614 Road Garage Supplies	112.87
Lawrenceburg Supply	P O # Various	5614 Road Garage Supplies	130.75
Total Lawrenceburg Supply			715.16
TOTAL			715.16

A MOTION WAS MADE BY MIKE RILEY, SECONDED BY RODNEY DURR TO APPROVE BILLS LIST ADDENDUM C FOR MARY & MARTHA'S. VOTING YES WERE RODNEY DURR, MIKE RILEY, LESLIE EDMONDSON, AND DEAN DURR. DAVID MONTGOMERY AND ORBREY GRITTON RECUSED. KENNY BARNETT WAS ABSENT. MOTION PASSED 4 YES-1 RESUSSAL.

**Anderson County Fiscal Court
Bill List-Addendum C**

November 7, 2025

Source Name	Memo	Account	Paid Amount
<u>Mary and Martha's Cleaning Service</u>			
Mary and Martha's Cleaning Service	P O # 65017	5140 Courthouse Contract Cl	2.035.00
Total Mary and Martha's Cleaning Service			2.035.00
			2.035.00

EXECUTIVE ORDER 2025-40/AMANDA DURR

A MOTION WAS MADE BY RODNEY DURR, SECONDED BY MIKE RILEY TO APPROVE EXECUTIVE ORDER 2025-40, PROMOTING AMANDA DURR FROM PART TIME TO FULL TIME PARAMEDIC EFFECTIVE NOVEMBER 1, 2025. VOTING YES WERE RODNEY DURR, MIKE RILEY, LESLIE EDMONDSON, ORBREY GRITTON, DEAN DURR, DAVID MONTGOMERY. KENNY BARNETT WAS ABSENT. 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

Leslie Edmondson
District 3

Dean Durr
District 4

David Montgomery
District 5

Kenny Barnett
District 6

EXECUTIVE ORDER #2025-40

NOVEMBER 4, 2025

Pursuant to KRS 67.710(7) I, Orbrey Gritton, County Judge/Executive of Anderson County, do hereby promote/appoints Amanda Durr as a Full time Paramedic at \$21.90 an hour, (effective date 11-01-2025) Lawrenceburg, Kentucky, for Anderson County.

Said Position will be Full-time

Upon a motion by Magistrate Rodney Durr, seconded by Magistrate Mike Riley, with yea and nay votes as follows, by the Anderson County Fiscal Court meeting on this 4th day of November, 2025, hereby approves this Executive Order.

Rodney Durr

yes

Dean Durr

yes

Mike Riley

yes

David Montgomery

yes

Leslie Edmondson

yes

Kenny Barnett

absent

Orbrey Gritton

yes

Orbrey Gritton
ORBREY GRITTON
County Judge/Executive

Jason Denny
ATTEST: JASON DENNY
Anderson County Court Clerk

ADJOURN

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

HONORABLE ORBREY GRITTON
ANDERSON COUNTY JUDGE EXECUTIVE



ANDERSON COUNTY SHERIFF'S OFFICE

Sheriff Joe Milam
208 South Main Street
Lawrenceburg, Kentucky 40342

November 6, 2025

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 October 1, 2025 through October 31, 2025:

Waiting on Fee Claim \$11,599.55

State	2,053,762.45	Commission	91,184.46
County	1,857,343.92	Commission	82,467.43
School	9,952,200.49	Commission	307,896.19
Library	1,079,636.38	Commission	47,936.69
Health	498,237.63	Commission	22,121.93
Fire	1,040,851.25	Commission	10,518.40
Extension	232,516.21	Commission	10,323.79
School Int	\$1,152.94		
S.O. Int	\$1,008.15		
Refunds	\$5,433.50		
S.O. Fees	\$0		
Business License Collections	\$912.50		
County	\$638.75		
S.O.	\$273.75		

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 November, 2025 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 November, 2025.

Anderson County Clerk

**AN ORDINANCE RELATING TO THE AMENDMENT OF THE
ANDERSON COUNTY ZONING MAP
ORDINANCE NO. 2025-7**

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. 25-004 including the record of the public hearing held by the Planning Commission on September 09, 2025 and the actions and recommendation of the Planning Commission and its staff as set out in the minutes of its September 09, 2025 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 request conforms to the Comprehensive Plan Update 2003 Map.

SECTION III

Therefore, the Zoning Map of Anderson County, Kentucky is hereby amended as it affects the property described here in from I-1 (Light Industrial) to R-3 (Multi-Family Housing). The property so rezoned, owned by SmithCo, LLC, is located on the west side of the intersection of Highway 127 North and Highway 151, Lawrenceburg, Kentucky and is more fully described as follows:

EXHIBIT A

A Description of Lots 1 through 6 of Plat Cabinet C Slide 73 and Lot 7 of Plat Cabinet C Slide 86 of the Eagle Lake Business Park Division – 8.144 Acres (more or less)

Being the same property of SmithCo Properties, Inc as described in Deed Book 227 Page 637 and Plat Cabinet C Slide 73 and Plat Cabinet C Slide 86, said property being located at the intersection of US Hwy 127 and Eagle Lake Drive and lying on the south and west side of Eagle Lake Drive, in Anderson County, Kentucky, which is more particularly described as follows:

Beginning at an iron pin in the right of way of Eagle Lake Drive (Plat Cabinet C Slide 86), said iron pin being corner to Darby Falls LLC (Deed Book 297, Page 367).

thence leaving the line of Darby Falls LLC and with the right of way of Eagle Lake Drive, with a curve turning to the right with an arc length of 49.79', with a radius of 82.50', with a chord bearing of S 33°39'57" W, with a chord length of 49.04', to an iron pin with cap stamped 3558;

thence S 52°09'40" W a distance of 111.00', to an iron pin with cap stamped 3558;

thence with a curve turning to the left with an arc length of 22.45', with a radius of 220.00', with a chord bearing of S 49°14'25" W, with a chord length of 22.44', to an iron pin with cap stamped 3558;

thence with a curve turning to the left with an arc length of 163.58', with a radius of 220.00', with a chord bearing of S 24°53'15" W, with a chord length of 159.84', to an iron pin with cap stamped 3558;

thence S 00°04'04" E a distance of 20.86', to an iron pin with cap stamped 3558;

thence S 00°04'04" E a distance of 163.08', to an iron pin with cap stamped 3558;

thence S 00°04'04" E a distance of 137.80', to an iron pin with cap stamped 3558;

thence S 00°04'04" E a distance of 225.10', to an iron pin with cap stamped 3558;

thence S 00°04'04" E a distance of 193.98', to an iron pin with cap stamped 3558;

thence with a curve turning to the left with an arc length of 150.96', with a radius of 100.00', with a chord bearing of S 43°18'55" E, with a chord length of 137.03', to an iron pin with cap stamped 3558;

thence S 86°26'09" E a distance of 132.12', to an iron pin with cap stamped 3558, said iron pin is in the US Hwy 127 right of way (Plat Cabinet C Slide 73);

thence leaving the right of way of Eagle Lake Drive and with the right of way of US Hwy 127 right of way, S 06°02'31" W a distance of 286.71' to an iron pin with cap stamped Grigg, said iron pin corner to Norfolk Southern Right of Way;

thence leaving the right of way of US Hwy 127 and with the right of way of Norfolk Southern, S 77°08'00" W a distance of 128.46' to an iron pin with cap stamped Grigg;

thence with a curve turning to the right with an arc length of 371.66', with a radius of 1363.40', with a chord bearing of N 25°50'32" W, with a chord length of 370.51', to an iron pin with cap stamped 3558;

thence with a curve turning to the right with an arc length of 279.08', with a radius of 1363.40', with a chord bearing of N 12°10'07" W, with a chord length of 278.59', to an iron pin with cap stamped Grigg;

thence N 08°52'00" W a distance of 17.74', to an iron pin with cap stamped 3558;

thence N 08°48'20" W a distance of 81.70', to an iron pin with cap stamped 3558;

thence N 08°48'20" W a distance of 140.08', to an iron pin with cap stamped 3558;

thence N 08°48'20" W a distance of 180.00', to an iron pin with cap stamped 3558;

thence N 08°48'20" W a distance of 170.16', to an iron pin with cap stamped 3558;

thence N 86°12'03" W a distance of 27.66', to an iron pin with cap stamped 3558;

thence N 08°48'20" W a distance of 91.30', to an iron pin with cap stamped 3558;

thence N 08°48'20" W a distance of 104.20', to an iron pin with cap stamped 3558;

thence N 10°22'41" W a distance of 63.24', to an iron pin with cap stamped DPS 3432, said iron pin corner to Darby Falls LLC;

thence leaving the right of way of Norfolk Southern and with the line of Darby Falls LLC, S 70°12'24" E a distance of 563.45', to an iron pin with cap stamped DPS 3432;

thence S 68°28'38" E a distance of 4.95', to a found iron pin, which is the point of beginning containing 8.144 acres (more or less), and being subject to all legal right of ways and easements apparent or not and being subject to all easements of underground or overhead utilities and being the same property as conveyed to of SmithCo Properties, Inc as described in Deed Book 227 Page 637 and Plat Cabinet C Slide 73 and Plat Cabinet C Slide 86. This description is subject to all rights-of-way, easements, restrictions, and other encumbrances of record. It is provided solely for zoning and planning purposes and shall not be used for deeds, conveyances, or other instruments of property transfer.

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

GIVEN FIRST READING ON THE 4th day of November, 2025.

PUBLISHED in the Anderson News on the 13th day of November, 2025.

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 _____, 2025 with yea and nay votes as follows:

GIVEN FINAL PUBLICATION in the Anderson News on the _____ day of _____, 2025.

Rodney Durr	_____
Mike Riley	_____
Leslie Edmonson	_____
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. 25-004

APPLICANT: SmithCo Properties Inc.
1010 Crossroads Plaza
Lawrenceburg, KY 40342

Date Application Filed: August 12, 2025

Public Hearing Date: September 09, 2025

This matter came before the Lawrenceburg/Anderson County Joint Planning Commission on applicant's request for rezoning from: I-1 (Light Industrial),
to: R-3 (Multi-Family Housing).

In compliance with the notice requirements of KRS 100.212, the attached newspaper notice (Exhibit A) was published in the Anderson News on August 28, 2025. 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 August 26, 2025.

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: _____

I-1 (Light Industrial) Eagle Lake is located on the west side of
the intersection of Highway 127 North and Highway 151.

2. Existing land use on the site: Vacant property.

3. Surrounding zoning and land uses:

North: B-3 (Small Business) Small business and
restaurants.

South: I-2 (Industry) Factory (Prysmian Group)

East: I-1 (Light Industrial) Retail store, restaurants, and
vacant lots.

West: N/A (Norfolk Southern Rail)

4. Proposed Rezoning: R-3 (Multi-Family Residential)

5. Special circumstances which the Commission deems significant:

The proposed location has access to full urban services and
fire hydrants with public water and electricity. The current shortage
of affordable housing in Anderson County will be addressed by an
additional 160 new apartment complex.

6. Comprehensive Plan Considerations:

The Future Land Use Map recommends industrial use for this
property. The recently adopted Goals and Objectives sets forth a
need for more affordable housing in the County. The objectives
seek to increase availability and flexibility of housing options. The
proposed use is more in accord with the recommendations of the
Comprehensive Plan than the current zoning and is in agreement
with Goals 2, 11, and 13.

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 use is in agreement with Goals #2, #11, and #13 of the Comprehensive Plan.

Respectfully submitted,

Bobby Allen

Chairman / Vice Chair

09 September 2025

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 September, 2025.

A. Rachelle Lee

Secretary

NEWS PAPER PUBLIC NOTICE

The Lawrenceburg/Anderson County KY Joint Planning Commission will hold a regularly scheduled meeting at 7:00 pm on September 09, 2025 at the Anderson County Judge Executives Office, 137 South Main Street, Lawrenceburg, Kentucky 40342.

The following items will be addressed.

Docket #25-004 (Zone Change I-1 to R-3):

Owners SmithCo Properties Inc. is requesting a zone change from I-1 (Industrial) to R-3 (Multi-Family Residential) for the property located in Eagle Lake Business Park, subject property is platted lots #1 - #7, and lies abutting the railroad, on the western side of the junction of HWY 127 Bypass and HWY 151, Lawrenceburg, KY 40342 and containing 8.41 acres.

Final Development Plan:

Owner G & G Contracting, Inc. (Greg Lakes) is requesting approval of a final development plan to construct a 5,040 square foot, pre-engineered metal building, to be located in the Parkway Industrial Development Center, Lot #19, 1010 Gilbert's Creek Road, Lawrenceburg, KY and zoned I-2 (Heavy Industrial).

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

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 August 28, 2025

Bill to: Lawrenceburg/Anderson Co., KY Joint Planning Commission
Acct #70025695, Lawrenceburg
C/O A. Rachelle Lile
139 S. Main Street
Lawrenceburg, KY 40342

7 Star, LLC
1104 Carmargo Road
Mount Sterling, KY 40353

BG/127 Truckstop, LLC
150 Aachen Way
Versailles, KY 40383

Eddie Carey
1007 Rockcreek Road
Lawrenceburg, KY 40342

Carey's Enterprises, LLC
1050 Industry Road
Lawrenceburg, KY 40342

Daniel & Lisabeth Clark
P.O. Box 165
Lawrenceburg, KY 40342

Clear Creek Cattle Co, LLC
PO Box 1664
Versailles, KY 40383

Commonwealth of Kentucky
Department of Transportation
Bureau of Highways
Frankfort, KY 40601

Joseph & June Denny
2050 Bypass South
Lawrenceburg, KY 40342

Judith Alaina Ellis
1200 Puncheon Creek Road
Lawrenceburg, KY 40342

Family Protection Dynasty Trust
c/o Charles L. Caudill
1201 Hawthorne Road
Lawrenceburg, KY 40342

G3 Industrial, Inc.
1340 Gilberts Creek Road
Lawrenceburg, KY 40342

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

Hebron Christian Church
Harrodsburg Road
Lawrenceburg, KY 40342

Eric Ray Lanham
2097 Williamsburg Road
Lexington, KY 40504

OKT Properties, LLC
1000 Gilberts Creek Road
Lawrenceburg, KY 40342

Royal Beverages, LLC
124 Shoppers Village Plaza
Winchester, KY 40391

Robert & Teresa Searcy
1051 Highview Drive
Lawrenceburg, KY 40342

Larry & Karen Springate
4760 Rhema Way
Lexington, KY 40514

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

Euro Tech, Inc
771 Corporate Drive #500
Lexington, KY 40503

Darby Falls, LLC
771 Corporate Drive
Lexington, KY 40503

Southern Petroleum Inc.
P.O. Box 803
Somerset, KY 40502

Forest Hill Inc.
1033 Cordy Lane
Lawrenceburg, KY 40342

Norfolk Southern Corporation
1200 Peachtree Street NE
Atlanta, Georgia 30309

SmithCO Properties Inc.
1010 Crossroads Plaza
Lawrenceburg, KY 40342

County of Anderson

I, A. Rachelle Lile, secretary for the Joint Planning Commission, hereby certify that I have this day mailed written notice, U.S. postage prepaid, first class mail, to the above named persons advising said persons of a public meeting to be held on Tuesday, 09 September 2025 at 7:00 p.m. at the Anderson County Judge Executives Office, 137 South Main Street, Lawrenceburg, Kentucky.

Mailed this the 26th day of August, 2025.

A. Rachelle Lile

LAWRENCEBURG/ANDERSON COUNTY, KENTUCKY
JOINT PLANNING COMMISSION

139 SOUTH MAIN STREET
LAWRENCEBURG, KENTUCKY 40342

BETTY WEBB, CHAIRMAN
JODY HUGHES, VICE CHAIRMAN
RACHELLE LILE, ZONING ADMINISTRATOR

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

August 26, 2025

Dear Citizen:

The Lawrenceburg/Anderson County Kentucky Joint Planning Commission will hold a regularly scheduled meeting on September 9, 2025 at 7:00 p.m. at the Anderson County Judge Executives Office, 137 South Main Street, Lawrenceburg, KY 40342.

The following item was scheduled to this date:

Docket #25-004 (Zone Change I-1 to R-3):

Owners SmithCo Properties Inc. is requesting a zone change from I-1 (Industrial) to R-3 (Multi-Family Residential) for the property located in Eagle Lake Business Park, subject property is platted lots #1 - #7, and lies abutting the railroad, on the western side of the junction of HWY 127 Bypass and HWY 151, Lawrenceburg, KY 40342 and containing 8.41 acres.

Because you are an adjoining owner to the above-mentioned property, you are invited to attend this meeting.

Publication of this notice can be found in the August 28, 2025 issue of the Anderson News.

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

Should you have any questions regarding this notice please contact Rachelle Lile, 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

SEPTEMBER 9, 2025

The six hundred and forty-sixth meeting of the Lawrenceburg/Anderson County, Kentucky Joint Planning Commission was held at 7:00 p.m. at the Anderson County Judge Executive's Office, 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, Jody Hughes, John Thomas, and Art Nearhoof. Freddie Carter and Eddie Hanks were absent. Also present were Commission Attorney Ed Logan, Linden Smith, Regional Planner, and Zoning Administrator Rachelle Lile.

APPROVAL OF MINUTES

There being no corrections or additions to the minutes from the June 11, 2025 meeting, the minutes stood as written.

PUBLIC HEARINGS

Docket #25-004 - Zone Change I-1 to R-3 (SmithCo):

TRC STAFF REPORT

DATE: 8/26/2025	Date of Technical Review
JURISDICTION:	Lawrenceburg/Anderson County Joint Planning Commission
DEVELOPMENT SITE LOCATION:	1085 Eagle Lake Lawrenceburg KY 40342
APPLICANT/OWNER	Brad Smith Lawrenceburg KY 40342
CURRENT ZONE:	I-1 (Light Industrial District)
REQUESTED ZONE:	R-3 (Multi-Family Residential District)

SITE CHARACTERISTICS/PURPOSE

The owner is requesting a zone change from I-1 (Light Industry) to R-3 (Multi-Family Residential District) for the subject property containing 8.41 acres and located north of Lawrenceburg, on US-127, just south of Alton Road. The site has access to public water, and electricity. The owner proposes to build 4 apartment buildings with a total of 80 units.

SURROUNDING ZONING AND USES:

North	Zoned I-1	Retail Use
South	Zoned I-1	Agricultural/Open Space Use
East	Zoned I-1	Retail Use
West	Zoned I-1	Industrial and Agricultural Use

STAFF REVIEW/FINDINGS:

The property is 8.41 acres of land southwest of the intersection of Alton Road and US 127. The proposal is to construct four apartment buildings with 80 units, a total of 160 bedrooms with 207 parking spaces. It has access to full urban services, and will have two fire hydrants at a minimum. A recreational area is planned for on the north end of the property, with open spaces, and yes, pickleball courts.

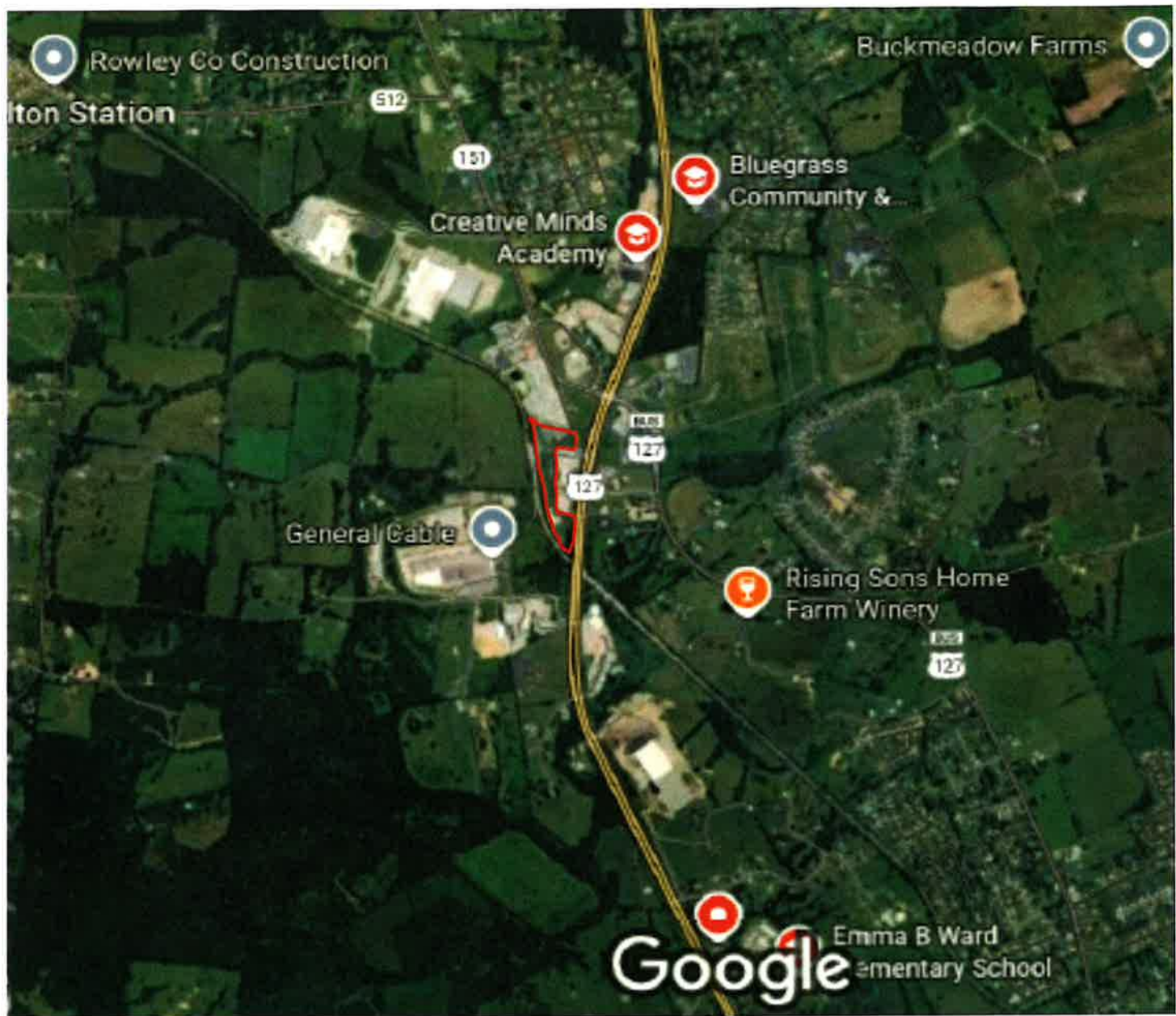
Development Standards (R-3)

	<u>Single Family</u>	<u>Multi-family</u>
Minimum lot area on public sewer	7,200 sq. ft.	7,200 sq. ft. for the first unit plus 2,000 sq.ft for each additional dwelling
no public sewer	43,560 sq. ft.	Not permitted
Min. lot width at building line	60 feet 25 feet	60 feet plus Minimum front yard 25 feet
Minimum side yard (each side)	8 feet	8 feet
Accessory building	5 feet	5 feet
Minimum rear yard	25 feet	25 feet
Accessory building	5 feet*	5 feet*
Max. percentage of lot covered by buildings	40 %	40%
Signs	See Article XI	See Article XI
Parking	See Article X	See Article X

*Rear yards are measured from the property line, unless there are utility easements along the rear property line; all structures must be located a minimum of five feet from the easement.

The parcel size and the density of the apartments meet the requirements of the Development Standards. For 80 units, 3.79 acres would be the minimum requirement. The proposal is to have 80 units on 8.41 acres.

Parking is required to have 2 parking spaces per dwelling unit. So for 80 dwelling units as proposed by this development, 160 would be required, while 207 are being proposed. The parking is split between two areas. 182 parking spaces are directly connected to the 4 apartment buildings on the north end of the property. The recreation area has 33 parking spaces associated with it on the south end of the property. I counted 215 parking spaces, while the conceptual design has 207.



The property is an “Awkward” remnant of land remaining after lots around it have developed. It is long and thin and would be difficult to develop as an industrial site. As a residential site it has a “Formal recreation area” with 33 parking spaces. This could potentially be accessed by a larger range of residents with an open field, basketball court and hard courts for tennis and pickleball.

Typically, affordable housing has shortcomings in location and are remote or compromised in other ways. This property is centrally located and would provide lower transportation costs for young families and workers at the nearby industries and businesses. Transportation is second only to housing in the daily costs of family budgets, and locational factors have a big impact when budgets are tight.

Development close by the proposed site; employment, education, recreation, shopping and restaurants.

While the recently approved Comprehensive Plan ‘s future land use map shows a recommendation of industrial use, the Goals and Objectives contain statements for affordable housing, which is one of the most insurmountable challenges facing Amderson County today.

While the Future Land Use Map recommends industrial use for this property, it is important to note that this property and the surrounding area has been zoned I-1 for many years. Under this zoning, there are mixed uses including a gas station, a Dollar General Store, restaurants and shops. In making the Future Land Use Map an individual property would not be considered for a change in the recommendation. As such, it can be considered that the use proposed is more in line with the Goals and Objectives than the existing zoning.

Pertinent Goals and Objectives

Logistics & Land Use

Goal 2: Encourage growth in a concentrated and logical manner that makes efficient use of existing and future public facilities, services, and utilities.

Objective 2.1: Prioritize the Urban Service Boundary (USB) for non-agricultural uses to maximize efficiency of services.

Housing

Goal 11: Create a diverse mix of quality, affordable housing for all income levels and needs.

Objective 11.1: Encourage flexible residential development strategies to produce a wider range of housing types.

Objective 11.3: Work to eliminate substandard housing conditions.

Objective 11.4: Increase availability and flexibility of housing options for elderly residents.

Economy

Goal 13: Create and adopt policies and regulations that support a stable and diversified economic base for Lawrenceburg and Anderson County.

Implementation Strategies Goals and Objectives:

2) Encourage growth in a concentrated and logical manner that makes efficient use of existing and future public facilities, services and utilities.

2.1) Prioritize the Urban Service Boundary for non-agricultural uses to maximize efficiency of services.

STAFF RECOMMENDATION

Staff recommends APPROVAL with the following findings and conditions for this request.

1. The proposed use is more in accord with the recommendations of the Comprehensive Plan than the current zoning.
2. The request is in agreement with the Comprehensive Plan, Goal 2 and Goal 11, and 13, listed above.

Staff has two concerns with the proposal. First, the proximity of the railroad tracks would be intrusive from the noise. Second, the safety of residents from accessing the railroad tracks.

Accordingly, staff recommends the following conditions.

1. The proposal should include a tall fence, dense vegetative screening, and windows which are designed to block noise.
2. That the design provide walking and biking access to adjoining areas, which contain a wide range of employment, education, recreation, and shopping land uses.

Came to speak Brad Smith, SmithCo Properties, who advised he had put-in Eagle Lake approximately 22-25 years prior. With roughly one half of that development abutting US 127 ByPass and the other one half abutting 151, toward Florida Tile. When this development took place it was primarily industrial in nature; however, that is no longer the case. The area is now home to various dining and shopping establishments. For whatever reason the development has moved into a zone more appropriately classified as B-3, with such businesses as Don Pedro's (restaurant) and H&R Block. From its inception Mr. Smith has been thorough when addressing infrastructure. Including, but not limited to, water, sewer, streets, and a 1.2 acre retention basin. The area also offers five (5) highway entrances, some of which do offer turning lanes. This leaves approximately fourteen and one-half (14.5) acres, of the entirety of the thirty-four (34) acre Eagle Lake Development, not yet built on. It is fully developed, to include a retention basin, multi-gravity flow sewer lines, gas, and 12" water; all of which has combined to make a pretty big investment.

Mr. Smith pauses here to introduce representatives of the Sarabi Group. Mr. Smith explained this group had approached him with the intent to develop this site. They have proposed an eighty (80) unit apartment complex. They have entered into a letter of intent to do so. However, for this to happen the first step is for the zoning of that property to be changed from I-1 to R-3.

Mr. Smith utilized a display board, with a conceptual, to assist the Commissioners in familiarizing themselves with the tract of land as well as the surrounding businesses already operating on the adjoining properties. He advised the tract in question contains 8.41 acres. This tract abuts the rail along the rear of the property and fronts on Eagle Lake Drive. Development of this site will leave approximately 4.25 acres still available for future development, and still zoned I-1 (Industrial). Mr. Smith then explained, in compliance with procedure for zone change application, he was providing a conceptual plan. Additionally, he would like to ask the Commission to allow Mr. Sarabi, architect with Sarabi Enterprises, as well as Steve, a member of his support team, to speak on his behalf.

Mr. Smith referred to his boards, to point out the green space, walking and bike trails, and a sports center; all envisioned by himself and the development team. Mr. Smith pointed out previously constructed the retention basin, designed to take on storm water for the entire area.

Additionally, Mr. Smith added it is his belief that all those in attendance can agree this would be a good use of property. Particularly when considered from the aspect of the significant housing shortage our County is now facing. That shortage has come about, in no small part, due to the number of non-owner occupied short-term rentals (B&B's) operating within the City/County. While Mr. Smith emphasized he holds no fault with the landlords, who are business people and simply chasing a dollar, he does view the housing shortage as a serious problem faced by people today. Due to this he was heavily involved in the 160 apartments constructed at Court Street and Versailles Road. Eighty (80) family apartments, with one (1) to four (4) bedroom units, came before the Joint Planning Commission several years ago, and were quickly filled with a wait list from the opening until present day. Mr. Smith then referenced a study that was completed approximately five (5) years ago. That study estimated the shortage of apartments in Anderson County as numbering 600.

The same group with whom Mr. Smith partnered to build the afore mentioned eighty (80) apartments then approached Mr. Smith with the proposal to partner again. Mr. Smith entered into a venture with that group, for a second time. This time with the goal of providing senior-living spaces. Those apartments were filled almost immediately; and there is now a significant waiting list for those as well.

Mr. Smith stated there is a new housing development he believes all members are aware of. That being located across the road, by McDonalds. It is his desire to fill the housing shortage, and believes this

is a good fit. He emphasized the fact that, if approved, he is actually zoning down. While the current zone for this tract offers far wider options, as an I-1 (Industrial) zoning district, the requested R-3 (Multi-family Dwelling) zoning district poses more restrictions while affording fewer opportunities for development. However, in consideration of the housing needs faced by the citizens of Anderson County, Mr. Smith feels this is the best use for his property.

Commissioner Nearhoof asked where, on the conceptual board, is the fencing company currently located?

Mr. Smith indicated a green space on the board which is currently occupied by a fencing company.

Commissioner Nearhoof asked if they (the fencing company) would be gone, if this were to be approved?

Mr. Smith advised the Planning Commission that the fencing company in question currently leases that space from his company. Upon approval/completion of this zone change it will become necessary for the fencing company to relocate.

Commissioner Nearhoof stated that, at present, the space is occupied by a fencing company. If approved, that company will have to close and re-open in another location?

Mr. Smith quickly summed up the situation: He owns the property from which the fencing company currently operates. Said property is leased by the fencing company from Mr. Smith. Should this zone change be approved relocation would become unavoidable. At which time it is Mr. Smith's intention to assist the fencing company in the relocation process. Mr. Smith explained that he is not in the business of 'kicking-out' paying tenants; he will, therefore, work to find another suitable location which would allow the fencing company to continue operating.

In an effort to maintain transparency, Mr. Smith also shared the contents of the letter of intent, entered into between SmithCo and The Sarabi Group. Although the Sarabi Group will undertake the development of the space, continuity of ownership will remain unbroken. The Sarabi Group will lease the property, with Mr. Smith maintaining ownership. Mr. Smith stated this project will require an extended investment of time, perhaps one to one and one-half years into the future.

Commissioner Nearhoof posed his concern for the potential danger imposed to children who live in this development. Eighty units, filled with a client-base of low to moderate income tenants, it is a safe assumption that there will be children living in those apartments. Those children will be walking to Don Pedro's, the fuel station, Subway, the Dollar General store, etc. Commissioner Nearhoof is aware there is, in his opinion, already a substantial amount of traffic in that area. Due to the potential for children, both walking and on bicycles, he has a major issue of safety concern for those children in traffic. While he agrees with the need for housing, it is his belief that this is the wrong location for 80 apartments due to the potential for injury.

Mr. Smith responded by equating this location with the apartments previously mentioned on Versailles Road. Children reside at that location, with restaurants/fuel stations and shopping within walking distance. However, the apartments on Versailles Road sit on six (6) acres; whereas this proposed project will occupy eight and one-half acres. With a substantial portion of this development devoted to green space and a sports area, both of which are serviced by a walking and bike trail. Also of note is the traffic flow on Eagle Lake Drive is not busy as opposed to Versailles Road.

Commissioner Nearhoof countered with a comparison of the lay of the roads. He pointed out that the entry and egress to the Versailles Road development is positioned on a 'straight shot'; whereas the entry and egress from 151 into Eagle Lake Drive lies in a curve.

Discussion ensued.

Ms. Lile offered information from the staff report, citing the suggestion for the sidewalk to be extended to the area of concern. This would help to control pedestrian traffic.

Linden Smith, Planner for Anderson County, expanded on the topic of a walking trail. Stating the developer had included a bicycle and walking trail throughout the development; however, in the interest of safety it was his recommendation that the trail also provide access to retail spaces adjacent to the housing development. Additionally, Mr. Smith recommended a fence or wall be added to the plans between the development and the rail road tracks. While he acknowledged the effort made toward noise abatement in the form of extensive tree planting, as a matter of child-safety the addition of a fence or wall would be required for his approval.

Mr. Smith advised the Commission those plans could be changed to accommodate the extended sidewalk request. As well as any other safety concerns; including, but not limited to, a fence along the train tracks.

Came to speak Mr. Sarabi, representing the Sarabi Group, who stated that this project has been developed with families, and children, in mind. He directed the Commission's attention to the substantial amount of land dedicated to green spaces and explained that those would be large enough for soccer or football games to be held. He reiterated the thoughts shared previously by Mr. Smith in regards to the sidewalks and biking trails. Sating those, along with the sporting area and green space were included in the design with the purpose of keeping children occupied or busy, because it is the child with nothing to do who becomes bored and too often falls prey to dangerous activities.

Mr. Sarabi pointed out the placement of parking, which provides for self-policing by adults in the community. He also drew attention to the glass fronted office manager's space; one that prominently placed. This allows for adult supervision as well as rapid response to any emergencies that may arise.

Commissioner Nearhoof asked how many entrances were being considered?

Mr. Smith pointed out the five (5) points of entrance and egress; three (3) are located on Highway 151 and two (2) are on 127. All of which already service the Eagle Lake development. Additionally, at least three (3) driving spaces are included for those who would prefer to drive their children to the activity spaces. He also directed the Commission's attention to the additional fire hydrants and their locations; which were added in compliance with a request from the Fire Department representatives at the meeting of the Technical Review Committee.

Commissioner Bird pointed out the Transportation Cabinet may consider different needs, in regards to a turning lane, based on different zones. In this case the study was conducted twenty years ago to service an I-1 zoning district; however, a change to R-3 combined with changes in traffic flow may return different results today. Given the difference in the demographic of drivers, the difference if peak time of traffic flow, and potential to increase the traffic on an already busy portion of road, he asked if a turning lane had been – or was to be – considered. Or if there are plans for a new traffic study to be requested?

Ed Logan, Attorney for the Joint Planning Commission, advised it falls within the purview of the Commission to request a new traffic study be conducted.

Mr. Smith stated that his thirty-six (36) years of experience have afforded him with some measure of insight into this process. It is customary for a developer to invest in traffic studies after approval of a zone change. This makes more sense than the developer investing large fees in engineers, architects, traffic studies, etc. only to learn that the project cannot move beyond this initial investment of application for zone change. Assuming approval is received from the Joint Planning Commission, and the zone change then passes the governing body, the preliminary and then final development plans will be submitted again for review by TRC, and will again return to the Planning Commission for review. At

such time, it will be more appropriate to address these concerns; rather than during a hearing for zone change where only a conceptual plan is available for consideration.

Vice-Chair Hughes asked what type of fence did Mr. Smith consider placing as a barrier between the housing development and the railway?

Mr. Smith jokingly responded he had not considered any type of fence until it was suggested. He then explained following the concerns and recommendation shared in the staff report he understood and was prepared to begin researching acceptable fencing following approval for zone change.

(All laughed)

Linden Smith advised that his primary concern, when reviewing the conceptual plan for this project, was that of children residing in the apartments attempting to play on and/or near the railroad tracks. This is a particular concern, rather than that of children crossing the street. Children will be more likely to join their friends and go to the green space to play ball; and afterward they do have access to purchase a cold drink without crossing a major thoroughfare. However, the noise from trains can be easily reduced by planting a row of evergreen trees. Likewise, access to the tracks can be easily averted by adding adequate fencing to the area.

Mr. Sarabi offered that his son, as a young child, was fascinated by trains. This makes him sympathetic to the concerns expressed by staff. As such, he is more than willing to address the safety issue of the easily accessed train tracks if this will ensure the safety of those children who will live in this development. He concurred that the danger from a train, which is much harder to stop, was far greater than that of crossing a street. That combined with the inherent curiosity of children makes the topic of safety fencing one he is happy to address.

Vice-Chair Hughes stated that the train and fencing issue had been his primary concern, and had been adequately addressed.

Commissioner Nearhoof asked would it be possible to lower the speed limit on Eagle Lake Drive? Or how difficult would it be to lower the speed limit to 15 mph and to install speed control bumps, or islands, such as have been installed at other locations? He reiterated that he is still concerned that some seven (7) or nine (9) year old will dart out in front of traffic when they decide to go grab a drink or a snack.

Discussion ensued.

Ed Logan, Commission Attorney, explained that it does fall within the purview of the Planning Commission to require traffic control measures. That request will not specify, particularly at this juncture, any particular traffic control device be included in the plan.

Mr. Smith expressed his willingness to approach the judge, or any governing body, and request appropriate and adequate traffic control measures for the area. It is his desire that no one be harmed on the property, particularly that no child is injured, if it can be prevented by those measures.

Commissioner Thomas recalled that a motorcycle fatality had occurred at the entrance a few years ago. He also stated that, despite the existence of other entrances, the majority of drivers opt to use the entrance on 151 in lieu of the others. He also shared that he is, himself, by that area multiple times per day and has noted individuals who drive at an excessive rate of speed when entering the curve onto which the entrance to Eagle Lake lies. Adding another 100 drivers per day, particularly at rush hour, could easily spell disaster.

Mr. Smith shared that a service road has been requested. He openly admits there will be several other issues to work through, and he believes in transparency in business. Therefore, if the Commission is inclined to pass this zone change request he welcomes the addition of any verbiage detailing the future

inclusion of safety measures; including the previously discussed fencing, an access road, and/or speed control devices.

Discussion ensued.

Madam Chair Webb asked for comments in favor or opposition. There came no one to speak.

There being no further discussion, motion was made by Art Nearhoof, seconded by Jody Hughes, to recommend approval of the zone change to R-3 (Multi-Family Residential) with the inclusion of traffic-control measures being added and the inclusion of the green space remaining reserved in the final development plan.

Following the motion the vote passed as follows: Hughes, yes. Thomas, no. Nearhoof, yes. Bird, yes. Yocum, yes.

Attorney Logan advised that the motion, having been passed by the Joint Planning Commission, would now be recommended to the County Fiscal Court. The zone change will now pass through their (the Fiscal Court's) proceedings.

*End

Development Plan - Parkway Industrial:

**TRC STAFF REPORT
DEVELOPMENT PLAN**

TRC DATE:	August 20, 2025
JURISDICTION:	Lawrenceburg/Anderson County Joint Planning Commission
DEVELOPMENT / SITE NAME:	Lot 19 Sandy Way
APPLICANT:	Greg Lakes
CURRENT ZONE:	I-2

SITE CHARACTERISTICS/PURPOSE

This property is part of the Parkway Industrial Development Center which is zoned for I-2 use.

The subject property is located South East of the intersection of the Bluegrass Parkway and Highway 127. It contains 1.75 acres. It is not in the city limits of Lawrenceburg.

The applicant is proposing to construct a pre-engineered metal building of 5040 square feet in area. The site will be the location for G&G Contracting.

The applicant proposes 6 parking spaces, which meets the requirements of two parking spaces per employee. (Zoning Ordinance Article X, Subsection 1030.E)

Existing utilities available to the site will be utilized - sanitary sewer, water and sewer. All areas designated for traffic and parking use will be paved. There will be a gravel area for storage of materials and equipment.



COMMONWEALTH OF KENTUCKY

TASHA HELLARD, ANDERSON COUNTY JAILER

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

OCTOBER FISCAL COURT REPORT

There were 46 people arrested in October with 74 total charges. This is 14 more than last month with 3 more charges. We currently have 47 in custody at Franklin County Regional Jail. 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 36

Total number of inmates transported for Court 53

Total number of transports for the month 106

We used 143 gallons of fuel at a cost of \$413.76. Plus \$10.00 for charge account, total \$423.76.

Total inmate housing for the month from Franklin County \$65,057.00

Total number of hours spent in the hospital with an inmate 66

I collected \$298.87 from the state for transporting felony inmates.

AI's	2
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DUI's	4
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Felony Charges

Possession of controlled substance 1 st degree	5
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Trafficking in a controlled substance 1 st	1
---	---

Fleeing or evading police 1 st (motor vehicle)	1
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Arson 1 st	1
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Wanton Endangerment 1 st	3
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Possession of handgun by convicted felon	1
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Unlawful Imprisonment 1 st degree	1
--	---

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

Assault 2 nd -Domestic Violence	1
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Operating motor vehicle under influence 4 th	1
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Individual Charges

Operating on suspended/revoked license 1 st	3
Operating on DUI suspended license 1 st	1
Failure to surrender revoked license	1
Unlawful access to computer 4 th degree	1
Assault 4 th degree (domestic violence) minor injury	4
Assault 4 th degree (no visible injury)	1
Violation of EPO/DVO	2
Disorderly conduct 2 nd	1
Wanton Endangerment 2 nd degree	2
Operating motor vehicle under influence 2 nd	3
Operating motor vehicle under influence 3 rd	2
Open container of alcohol in a motor vehicle	2
Possession of drug paraphernalia	4
Failure of owner to maintain required insurance	3
Failure of non-owner to maintain required insurance	1
Failure to notify address change to Department of Transportation	1
Failure to register transfer of motor vehicle	1
Racing motor vehicle on public highway	1

Traffic

*No registration receipt	2
*Driving too fast for traffic conditions	1
*Careless driving	1
*Reckless driving	3
*Operating on expired license	1

*Failure to produce insurance card	5
*Instructional permit violations	1
*Failure to dim head lights	1
*Failure to illuminate head lamps	1
*Speeding over limit	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: 10-1-25

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

Ending Mileage for the Month: 392727 | 381577 | 127150

Beginning Mileage for the Month: 392641 | 380796 | 125692

Miles driven for the Month: 86 | 781 | 1,458

Date:	Gallons/Costs	Mileage
1. <u>10-3-25</u>	<u>20 \$60.25</u>	<u>381005</u>
2. <u>10-6-25</u>	<u>14 \$41.82</u>	<u>125863</u>
3. <u>10-9-25</u>	<u>14 \$42.74</u>	<u>126119</u>
4. <u>10-14-25</u>	<u>14 \$42.00</u>	<u>126350</u>
5. <u>10-17-25</u>	<u>20 \$54.53</u>	<u>381291</u>
6. <u>10-20-25</u>	<u>13 \$37.02</u>	<u>126542</u>
7. <u>10-25-25</u>	<u>11 \$31.32</u>	<u>126734</u>
8. <u>10-27-25</u>	<u>11 \$32.00</u>	<u>126936</u>
9. <u>10-30-25</u>	<u>15 \$42.05</u>	<u>318503</u>
10. <u>10-31-25</u>	<u>11 \$30.03</u>	<u>127118</u>
11. _____	_____	_____
12. _____	_____	_____
13. _____	_____	_____
14. _____	_____	_____

Total fuel

143

Total Costs

\$413.76