



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

Juretta Wells

District 3

Dean Durr

District 4

David Montgomery

District 5

Kenny Barnett

District 6

FISCAL COURT AGENDA

December 5, 2023

Meeting 10:00 a.m.

1. Call to Order and Roll Call
2. Invocation (District #6) & Pledge
3. Approval of Meeting Minutes for November 21, 2023
4. Visitors would you like to introduce yourself?
5. Department Head Reports
6. Greg Miklavcic
7. Anderson County Cooperative Extension Service Lease
8. Commonwealth Tractor Pulling Association Report
9. 2nd Reading Ordinance #2023-6
10. 2nd Reading Ordinance #2023-7
11. 2nd Reading Ordinance #2023-8
12. County Clerk
 - a. Ad Valorem Tax
 - b. Delinquent Tax
 - c. Storage Fees
 - d. County Clerk Budget
 - e. County Clerk Maximum Annual Salary Cap
13. Approval of Bill List
14. Other Business
15. Adjourn

ANDERSON COUNTY FISCAL COURT

REGULAR MEETING

NOVEMBER 21, 2023

7:00 P.M.

COUNTY JUDGE EXECUTIVE ORBREY GRITTON, III

COUNTY ATTORNEY ROBERT WIEDO

THE ANDERSON COUNTY FISCAL COURT MET ON NOVEMBER 21, 2023, AT 7:00 P.M. JUDGE EXECUTIVE ORBREY GRITTON CALLED THE MEETING TO ORDER. THOSE ANSWERING ROLL CALL WERE RODNEY DURR, MIKE RILEY, ORBREY GRITTON, DEAN DURR, DAVID MONTGOMERY, AND KENNY BARNETT. JURETTA WELLS WAS ABSENT. DAVID MONTGOMERY GAVE THE INVOCATION FOR DISTRICT 5.

NOVEMBER 9, 2023 MINUTES

A MOTION WAS MADE BY KENNY BARNETT, SECONDED BY RODNEY DURR TO APPROVE THE MEETING MINUTES FROM NOVEMBER 9, 2023. VOTING YES WERE RODNEY DURR, MIKE RILEY, ORBREY GRITTON, DEAN DURR, DAVID MONTGOMERY, AND KENNY BARNETT. MOTION PASSED 6-0.

VISITORS

ANGIE AND JAY BALLARD
JULIE REESE

DEPARTMENT HEAD REPORTS

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

DEPARTMENT HEAD REPORT

Anderson County Department of Public Safety EMS/EM 11/21/23

- 10/17/23 - Director Powell attended the FRMC Board Meeting.
- 10/21/23 - Search and rescue for a missing hunter, which was a fatality.
- 10/31/23 - Director Powell attended a four hour Methodology class at the Richmond Fire Department training center.
- 11/8/23 - Director Powell attended a Child Fatality Review Team Meeting at the Frankfort Health Department.
- 11/9/23 - Director Powell, Deputy Shuttleworth and Major Womack attended a Christmas Parade Meeting at LPD.
- 11/14/23 - Director Powell, Deputy Shuttleworth and Major Womack attended a triathlon meeting at LPD.
- 11/17/23 - Third shift staff delivered a healthy baby girl.
- 11/21/23 - Director Powell attended the FRMC Board Meeting.

Note: Paramedic Hood remains off on medical leave.

Paramedic Troy Cook submitted his resignation effective December 1, 2023.

Paramedic Tristan Drury and his wife welcomed a new baby girl-Noah Lane on 11/12/23.

CORONER – LORA HARRISON

**CORONER'S OFFICE
OCTOBER 17-NOV 20 2023**

840 ON CALL HOURS 24/7 COUNTY AND CITY COVERAGE

30 OFFICE HOURS-RECORDS/REPORTS/DEATH CERTIFICATES/PHONES CALLS

6 SIGNATURE REQUEST FOR CREMATION

6 RECORDS REQUEST FROM BLUEGRASS NAVIGATORS/HOSPICE

7 DEATH CERTIFICATES COMPLETED

7 BODIES TRANSPORTED TO MEDICAL EXAMINER'S OFFICE FOR AUTOPSY

7 DEATHS FOR THE MONTH

NEXT OF KIN DEATH NOTIFICATION/PROFESSIONAL CURTIOUS TO FAYETTE COUNTY

- **2 ACCIDENT-AUTO FATALITY, HUNTING ACCIDENT**
- **2 GSW SUICIDES**
- **1 OVERDOSE**
- **2 NATURAL**

33 DEATHS FOR THE YEAR

- **1 HOMICIDE**
- **5 SUICIDE**
- **9 OVERDOSES**
- **14 NATURAL**
- **1 UNDETERMINED**
- **3 ACCIDENTAL**

All of us in the coroner's office would like to say THANK YOU to all of you for your support. We appreciate everything each of you have done for this office.

Happy Thanksgiving!



COMMONWEALTH OF KENTUCKY
TASHA HELLARD, ANDERSON COUNTY JAILER

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

OCTOBER 2023 FISCAL COURT REPORT

There were 52 people arrested for the month of October with 119 total charges. This is 3 more than last month with 32 more charges. We currently have 47 people in custody at Shelby 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 for the month 26

Total number of inmates transported for Court 47

Total number of transports for the month 114

We used 283 gallons of fuel at a cost of \$919.59

Total inmate housing for the month from Shelby County \$47,140.00

Work release credit \$915.00

I collected \$561.96 from the state for transporting felony inmates.

AI's	0
DUI's	13

Felony Charges

Tbut or disp contents from vehicle \$1,000 <\$10,000	1
Possession of controlled substance 1 st degree	4
Trafficking in a controlled substance 1 st	1
Trafficking in a controlled substance 2 nd	1
Wanton Endangerment 1 st	2
Trafficking in marijuana 1 st	1
Possession of handgun by convicted felon	1
Tampering with witness	1
Unlawful transaction with minor 1 st degree	1
Use of a minor under 18 in a sexual performance	1

Rape 3 rd degree	1
Sodomy 3 rd degree	1
Sexual abuse 1 st	1
Strangulation 1 st degree	1
Violation of Bond Condition	2
Operating on DUI suspended license 3 rd	1
Operating motor vehicle under influence 4 th	1

Individual Charges

Operating on suspended/revoked license 1 st	1
Operating on DUI suspended license 1 st	1
Theft by unlawful taking shoplifting	1
Terroristic Threatening 3 rd	2
Assault 4 th degree dating violence (minor injury)	1
Assault 4 th (domestic violence) minor injury	1
Assault 4 th degree (minor injury)	1
Violation of EPO/DVO	2
Public Intoxication	3
Controlled substance prescription not in proper container	1
Possession of a controlled substance 3 rd	1
Resisting arrest	2
Disorderly conduct 2 nd	1
Operating motor vehicle under influence 2 nd	4
Open container of alcohol in a motor vehicle	4
Possession of drug paraphernalia	5
Criminal trespass 3 rd	1
Menacing	2
Possession of marijuana	4

Failure of owner to maintain required insurance	1
Failure of non-owner to maintain required insurance	1
Fraudulent insurance acts under \$500	1
No Motorcycle/operator's license	10
Failure to notify address change to Department of Transportation	2
Failure to register transfer of motor vehicle	1
Unlawful transaction with a minor 3 rd degree	1

Traffic

* No registration plates	1
*No registration receipt	3
*Display of illegal/altered registration plate	2
*Failure to wear seatbelt	3
*Careless driving	2
*Reckless driving	6
*Failure to produce insurance card	2
*One headlight	1
*No tail lamps	1
*Speeding over limit	5
*Improper equipment	1
*Obstructed vision and/or windshield	1
*Failure to improper signal	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 Sherriff's Department, Kentucky State Police and probation and parole that patrol our county on a regular basis.



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: 11-1-23

Year and Make of Vehicle: 03 Ford | 12 Chevy | 19 Ford
Ending Mileage for the Month: 389326 | 358113 | 94550
Beginning Mileage for the Month: 389216 | 356677 | 91530
Miles driven for the Month: 110 | 1,436 | 3,020

Date:	Gallons/Costs	Mileage
1. 10-1-23	9 \$33.35	91582
2. 10-3-23	22 \$73.00	91966
3. 10-6-23	20 \$64.92	356728
4. 10-7-23	13 \$44.60	92198
5. 10-10-23	15 \$50.70	92473
6. 10-12-23	13 \$43.59	92715
7. 10-13-23	20 \$64.59	357040
8. 10-16-23	15 \$48.00	92973
9. 10-17-23	19 \$60.00	93312
10. 10-19-23	14 \$43.39	93572
11. 10-22-23	12 \$39.70	93785
12. 10-24-23	19 \$58.00	94113
13. 10-26-23	22 \$72.49	357780
14. 10-29-23	14 \$46.00	94359
15. 10-31-23	18 \$57.00	358059
Total fuel	<u>283</u>	Total Costs
		<u>\$919.59</u>
16. 10-31-23	14 \$46.00	94602
17. 10-19-23	29 \$74.31	357420

COUNTY CLERK – JASON DENNY



JASON DENNY
ANDERSON COUNTY CLERK
100 SOUTH MAIN STREET
LAWRENCEBURG, KY 40342
PHONE: 502-839-3041 FAX: 502-839-3043

The Anderson County Clerk's Motor Vehicle Department will be closed from December 30th thru January 9th for a statewide transition to a new motor vehicle computer system, known as KAVIS-Kentucky Automated Vehicle Information System. The current legacy system (AVIS) was developed in the late 70's and has been used in Clerk's and PVA's Offices across the state for over 40 years and is no longer sustainable. The Transportation Cabinet has been developing a replacement system for over 8 years and have been planning this implementation. It will take several days to migrate and transfer more than 350 million records. To make this successful, all motor vehicle transactions must cease for a few days, statewide. "Having served on the KAVIS Steering Committee for the past 8 years, I am excited about the scheduled implementation in early January," said Anderson County Clerk Jason Denny. "Even though the County Clerk's Motor Vehicle Departments will be closed for a short transition period, the positive improvements for our customers and staff will far outweigh the inconvenience this may cause." Even though Friday, December 29th is a county and state holiday, our office will remain open to assist you. We highly encourage you to take advantage of this early notice and come in early to renew your tags, pay taxes, transfer ownership, junk, etc. We will not be able to process any 2024 renewals or taxes until we re-open on January 10th.

All other services such as marriage license, real estate, notary and voter registration will resume on January 3, 2024. We will be working behind the scenes during this time preparing for the rollout and will be available to answer any motor vehicle related questions, notarize documents, etc.

We will post any updates on our facebook page at Anderson County Clerk – Lawrenceburg, KY

You can also visit our website at andersoncountyclerk.ky.gov

Feel free to contact us at 502-839-3041

ANIMAL CONTROL COMMITTEE MINUTES – NOVEMBER 14, 2023

A MOTION WAS MADE BY RODNEY DURR, SECONDED BY DAVID MONTGOMERY TO APPROVE THE BUDGET COMMITTEE MEETING MINUTES FROM NOVEMBER 14, 2023. VOTING YES WERE RODNEY DURR, MIKE RILEY, ORBREY GRITTON, DEAN DURR, DAVID MONTGOMERY, AND KENNY BARNETT. MOTION PASSED 6-0.

ANDERSON COUNTY FISCAL COURT

SPECIAL COMMITTEE MEETING

DATE: 11/14/2023

COMMITTEE NAME: Animal Control

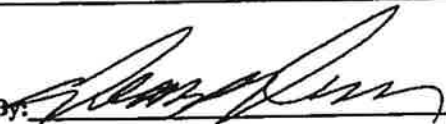
THOSE

PRESENT: Sherrita Wells Dean Durr
Judge Gritton Zack Cotton David Owens

SUBJECT: Discuss contract with Humane Society

ACTION

TAKEN: None Taken

Submitted By: 

SHERIFF'S REPORT

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



ANDERSON COUNTY SHERIFF'S OFFICE

Sheriff Joe Milam
208 South Main Street
Lawrenceburg, Kentucky 40342

November 6, 2023

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, 2023 through November 1, 2023:

Waiting on Fee Claim \$13,055.09

State	1,983,590.59	Commission	88,089.66
County	1,749,905.33	Commission	77,728.30
School	8,893,832.50	Commission	275,258.23
Library	1,035,477.85	Commission	45,993.57
Health	450,232.15	Commission	19,997.62
Fire	915,206.27	Commission	9,251.91
Extension	210,095.94	Commission	9,331.74

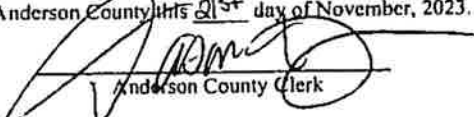
School Int \$65.86
S.O. Int \$57.60
Refunds \$10,377.69
Odd Refunds \$6,351.03

Business License Collections \$1,712.50
County \$1,198.75
S.O. \$513.75


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 21st day of November, 2023 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 21st day of November, 2023.


Anderson County Clerk

BILLS LIST AND ADDENDUM A

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

**Anderson County Fiscal Court
Bill List
November 21, 2023**

<u>Source Name</u>	<u>Memo</u>	<u>Account</u>	<u>Paid Amount</u>
<u>ACHS Football</u>			
ACHS Football	P.O.# 61089	5069 - Litter Abatement	1,060.50
Total ACHS Football			1,060.50
<u>Anderson County EMS</u>			
Anderson County EMS	P.O.# 61112	5603 - Road Mileage and Training	138.00
Total Anderson County EMS			138.00
<u>AWG</u>			
AWG	P.O. # 61113	5814 - Road Garage Supplies	59.47
Total AWG			59.47
<u>Bates Security</u>			
Bates Security	P.O.# 61121	5602 - Road Bldg. Maintenance	75.50
Total Bates Security			75.50
<u>Brandels</u>			
Brandels	P.O. # 61115	5617 - Road Parts	152.83
Total Brandels			152.83
<u>Canon Financial Services, Inc.</u>			
Canon Financial Services, Inc.	P.O. # 61123	5144 - Copier Lease - Annex	55.81
Total Canon Financial Services, Inc.			55.81
<u>Cardmember Service</u>			
Cardmember Service	P.O.# Various	5315 - Recertification/Relicensure	468.44
Cardmember Service	P.O.# Various	5201 - Medical Supplies - Dispos...	703.84
Cardmember Service	P.O.# Various	5504 - Park Supplies and Equip...	8.00
Cardmember Service	P.O.# Various	5614 - Road Garage Supplies	189.98
Cardmember Service	P.O.# Various	5148 - Office Supplies	231.87
Cardmember Service	P.O.# Various	5614 - Road Garage Supplies	330.25
Cardmember Service	P.O.# Various	5905 - Jail Training	406.26
Cardmember Service	P.O.# Various	5146 - Office Supplies	85.49
Cardmember Service	P.O.# Various	5504 - Park Supplies and Equip...	115.88
Cardmember Service	P.O.# Various	5614 - Road Garage Supplies	297.84
Cardmember Service	P.O.# Various	5434 - Animal Shelter Supplies	0.99
Cardmember Service	P.O.# Various	5308 - EMS Computer Maint. & ...	29.29
Cardmember Service	P.O.# Various	5614 - Road Garage Supplies	599.75
Total Cardmember Service			3,475.96
<u>Clean Cut Lawn Care</u>			
Clean Cut Lawn Care	P.O.# 61088	5145 - Ground Maintenance	1,940.00
Total Clean Cut Lawn Care			1,940.00
<u>Collins Fire Protection</u>			
Collins Fire Protection	P.O.# 6113	6305 - Courthouse Fine Repairs	75.00
Total Collins Fire Protection			75.00
<u>Countryside Industries LLC</u>			
Countryside Industries LLC	P.O.# 61117	5451 - Solid Waste Carcass Re...	2,700.00
Total Countryside Industries LLC			2,700.00
<u>Enterprise Fleet Management</u>			
Enterprise Fleet Management	P.O.# 61114	5446 - Animal Shelter Vehicle Le...	2,468.25
Total Enterprise Fleet Management			2,468.25

Anderson County Fiscal Court
Bill List
November 21, 2023

Source Name	Memo	Account	Paid Amount
<u>Mago Construction</u>			
Mago Construction	P. O. # 61116	5626 - Contract Highway Paving	70,628.67
Total Mago Construction			70,628.67
<u>McCoy Construction and Forestry</u>			
McCoy Construction and Forestry	P.O.# 61011	5612 - Road Equipment Repairs	797.16
Total McCoy Construction and Forestry			797.16
<u>Pitney Bowes</u>			
Pitney Bowes	P.O.# 61118	5147 - Postage - Annex	224.76
Total Pitney Bowes			224.76
<u>Shelbyville Hospital</u>			
Shelbyville Hospital	P.O.# 61134	5910 - Jail Routine Medical	1,035.52
Total Shelbyville Hospital			1,035.52
<u>Trailer Parts & Service</u>			
Trailer Parts & Service	P. O. # Various	5617 - Road Parts	374.00
Trailer Parts & Service	P. O. # Various	5817 - Road Parts	242.02
Total Trailer Parts & Service			616.02
TOTAL			85,501.45

Anderson County Fiscal Court
Bill List-Addendum A
November 22, 2023

Source Name	Memo	Account	Paid Amount
<u>De Lage Landen Financial</u>			
De Lage Landen Financial	P.O.# 61098	5306 - EMS Lease - Copler M...	381.31
Total De Lage Landen Financial			381.31
<u>Southern Petroleum</u>			
Southern Petroleum	P.O.# 61102	5312 - EMS Fuel	2,419.32
Total Southern Petroleum			2,419.32
TOTAL			2,800.63

BILLS LIST ADDENDUM B

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

**Anderson County Fiscal Court
Bill List-Addendum B
November 23, 2023**

<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. # 61148	5140 · Courthouse Contract Cl...	1,985.00
Total Mary and Martha's Cleaning Service			1,985.00
TOTAL			1,985.00

COMMITTEE MEETINGS PAY INCREASE

A MOTION WAS MADE BY DAVID MONTGOMERY, SECONDED BY KENNY BARNETT TO INCREASE THE PAY FOR COMMITTEE MEETINGS FROM \$150 TO \$300 PER MONTH EFFECTIVE JANUARY 1, 2024. VOTING YES WERE RODNEY DURR, MIKE RILEY, ORBREY GRITTON, DEAN DURR, DAVID MONTGOMERY, AND KENNY BARNETT. MOTION PASSED 6-0.

ADJOURN

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

HONORABLE ORBREY GRITTON
ANDERSON COUNTY JUDGE EXECUTIVE

Cooperative Extension Service

Anderson County
1026 County Park Road
Lawrenceburg, KY 40342
(502) 839-7271
Fax: (502)839-9829
<http://extension.ca.uky.edu>



November 16, 2023

TO: Anderson County Fiscal Court

FROM: Susan Campbell, Extension Agent for 4-H/Youth Development

RE: Lease Agreement between the Anderson County Cooperative Extension Service and the Anderson County Fiscal Court

Per the terms of our lease agreement with the Anderson County Fiscal Court, please be advised that the Anderson County Cooperative Extension Service wishes to renew our yearly lease for the year beginning January 1, 2024 to December 31, 2024.

Sincerely,

Susan Campbell
Anderson County Extension Agent for
4-H Youth Development

SC:jm

**Cooperative
Extension Service**

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

MARTIN-GATTON COLLEGE OF AGRICULTURE, FOOD AND ENVIRONMENT

Educational programs of Kentucky Cooperative Extension serve all people regardless of economic or social status and will not discriminate on the basis of race, color, ethnic origin, national origin, creed, religion, political belief, sex, sexual orientation, gender identity, gender expression, pregnancy, marital status, genetic information, age, veteran status, physical or mental disability or reprisal or retaliation for prior civil rights activity. Reasonable accommodation of disability may be available with prior notice. Program information may be made available in languages other than English. University of Kentucky, Kentucky State University, U.S. Department of Agriculture, and Kentucky Counties, Cooperating.
Lexington, KY 40506



Disabilities
accommodated
with prior notification.

Commonwealth Garden Tractor Pulling Association

PK 1000
#300

Receipts and Disbursements	6/24/2023	8/26/2023	9/9/2023	9/23/2023	10/7/2023	10/20/2023
Number of Hooks	113	113	132	123	108	98
\$ Hooks	\$1,695.00	\$1,695.00	\$1,980.00	\$1,845.00	\$1,620.00	\$1,470.00
50% Payback	\$847.50	\$847.50	\$990.00	\$922.50	\$810.00	\$735.00
Test Hook	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Non-Member	\$20.00	\$10.00	\$45.00	\$35.00	\$65.00	\$35.00
Fun Run	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Receipts	\$867.50	\$857.50	\$1,035.00	\$957.50	\$875.00	\$770.00
Disbursements						
Maintenance (sled & roller)	\$134.00	\$85.00	\$250.00	\$134.00	\$120.00	\$0.00
Port-a-potty	\$180.00	\$105.00	\$105.00	\$105.00	\$105.00	\$105.00
Insurance	\$368.50	\$368.50	\$368.50	\$368.50	\$368.50	\$368.50
Gas & Diesel	\$65.00	\$65.00	\$70.00	\$65.00	\$60.00	\$60.00
Clean up Trash	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00
Points Fund	\$160.00	\$160.00	\$160.00	\$160.00	\$160.00	\$160.00
Fiscal Court	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00
Total Disbursements	\$992.50	\$868.50	\$1,038.50	\$917.50	\$898.50	\$778.50
Total Receipts	\$867.50	\$857.50	\$1,035.00	\$957.50	\$875.00	\$770.00
Total Disbursements	\$992.50	\$868.50	\$1,038.50	\$917.50	\$898.50	\$778.50
	-\$125.00	-\$11.00	-\$35.00	\$40.00	-\$23.50	-\$8.50

**AN ORDINANCE RELATING TO THE AMENDMENT OF THE
ANDERSON COUNTY ZONING MAP
ORDINANCE NO. 2023-6**

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. 23-005 including the record of the public hearing held by the Planning Commission on August 8, 2023 and the actions and recommendation of the Planning Commission and its staff as set out in the minutes of its August 8, 2023 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 current zoning of I-1 is inappropriate for the subject property due to the property being historically used for retail purposes. Changes in economic circumstances in the area make a zone change to B-3 appropriate and consistent with the basic character of the area. The zone change meets the requirements of KRS 100.213.

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 Industry) to B-3 (Highway Service Business) owned by Larry Armstrong located at 1006 Commercial Drive, Lawrenceburg, Kentucky 40342..

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 _____, 2023.

PUBLISHED in the Anderson News on the _____ day of _____, 2023.

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 _____, 2023 with yea and nay votes as follows:

GIVEN FINAL PUBLICATION in the Anderson News on the _____ day of _____, 2023.

Rodney Durr	_____
Mike Riley	_____
Jurretta Wells	_____
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. 23-005

APPLICANT: Andrew Prokulevich
1220 Stoneridge Road
Lawrenceburg, KY 40342
Property Owner: Larry Armstrong

DATE APPLICATION FILED: July 11, 2023

PUBLIC HEARING DATE: August 8, 2023

THIS MATTER CAME BEFORE THE LAWRENCEBURG/ANDERSON COUNTY JOINT PLANNING COMMISSION ON APPLICANT'S REQUEST FOR REZONING FROM: I-1 (Light Industry) to B-3 (Highway Service Business).

IN COMPLIANCE WITH THE NOTICE REQUIREMENTS OF KRS 100.212, THE ATTACHED NEWSPAPER NOTICE (EXHIBIT A) WAS PUBLISHED IN THE ANDERSON NEWS ON July 27, 2023.

IN ADDITION, A SIGN WAS POSTED ON THE PROPERTY AND HAS BEEN CONTINUOUSLY POSTED THERE SINCE 14 days prior to this hearing.

ATTACHED WRITTEN NOTICE WAS MAILED TO SURROUNDING PROPERTY OWNERS (EXHIBIT B) HERETO ON July 25, 2023.

AT THE CONCLUSION OF THE PUBLIC HEARING, THE PLANNING COMMISSION MET IN OPEN EXECUTIVE SESSION AND ADOPTED THE FOLLOWING FINDINGS OF FACT AND RECOMMENDATION:

FINDINGS OF FACT

1. LOCATION AND CURRENT ZONING OF THE PROPERTY:

1006 Commercial Drive, Lawrenceburg, KY 40342

2. EXISTING LAND USE ON THE SITE: Auto Body Shop.

3. SURROUNDING LAND USES:

NORTH: Zoned I-1. Light Industry. Auto Repair Services

EAST: Zoned I-1. Light Industry. Auto and Farm
Machinery Repair Services

SOUTH: Zoned I-1. Light Industry. Vacant Land & Summit
Polymer

WEST: Zoned I-1. Light Industry. Event Rentals

4. PROPOSED REZONING: I-1 (Light Industry) to B-3 (Highway
Service Business) for retail use.

5. SPECIAL CIRCUMSTANCES WHICH THE COMMISSION DEEMS

SIGNIFICANT: The subject property has historically
been used as retail property consistent with B-3
zoning.

Other B-3 uses exist in the area.

6. COMPREHENSIVE PLAN CONSIDERATIONS:

Whether the proposed zone change is consistent
with the Comprehensive Plan.

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 current zoning of I-1 is inappropriate for the subject
property due to the property being historically used for
retail purposes. Changes in economic circumstances
in the area make a zone change to B-3 appropriate and
consistent with the basic character of the area. The zone
change meets the requirements of KRS 100.213.

RESPECTFULLY SUBMITTED,



CHAIRMAN/VICE CHAIRMAN

9/12/23

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 SEPTEMBER 12 , 2023 .



SECRETARY

NEWS PAPER PUBLIC NOTICE

The Lawrenceburg/Anderson County Joint Planning Commission will hold a regularly scheduled meeting at 7:00 pm on August 8, 2023 at the Anderson County Judge Executives Office, 137 South Main Street, Lawrenceburg, Kentucky 40342.

The following Items will be heard:

- 1) Docket # 23-004:
Owners Anderson Distilling Company by Greg & Katie Keeley are requesting a zone change from A-1 (Agriculture) and B-3 (Highway Service Business) to I-2 (Heavy Industry) for the subject property located at 1319 Versailles Road, Lawrenceburg, KY 40342.
- 2) Docket # 23-005:
Applicant Andrew Prokulevich is requesting a zone change from I-1 (Light Industry) to B-3 (Highway Service Business) for the subject property located at 1006 Commercial Drive, Lawrenceburg, KY 40342.
- 3) Lawrenceburg/Anderson County Comprehensive Plan Progress:
Please visit bgadd.org/lawandcomp and click heading "Proposed Changes" to see a draft of these proposed changes to the Comprehensive plan.

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>

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 July 27, 2023

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

Exhibit B

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

July 25, 2023

Dear Citizen:

The Lawrenceburg/Anderson County Kentucky Joint Planning Commission will hold a regularly scheduled meeting on August 8, 2023 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 heard:

Docket # 23-005:

Applicant Andrew Prokulevich is requesting a zone change from I-1 (Light Industry) to B-3 (Highway Service Business) for the subject property located at 1006 Commercial Drive, Lawrenceburg, KY 40342.

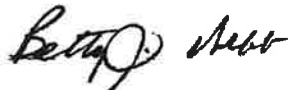
Because you are an adjoining owner to the above mentioned property, you are invited to attend this hearing.

Publication of this notice can be found in the July 27, 2023 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 Renee Evans, Planning & Zoning Administrator at 502-839-1505.

Sincerely,



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

Shawn & Misty Rutherford
1331 Lock Road
Lawrenceburg, KY 40342

Maurice Corn Estate
% Troy Alsabrook
2021 Nathan Way
Lawrenceburg, KY 40342

Marla Jo (Corn) Smith
162 Hickory Road
Lawrenceburg, KY 40342

William & Brittany Beach
55 Boone Creek Estate
Frankfort, KY 40601

Tab Erwin
1021 Forest Hill Drive
Lawrenceburg, KY 40342

Mark Lancaster Enterprises LLC
1041 Commercial Drive
Lawrenceburg, KY 40342

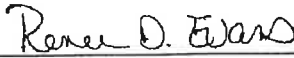
Store More of KTY Inc.
1030 Commercial Drive
Lawrenceburg, KY 40342

Dedman, Chasidy Price & Jason
1008 Commercial Drive
Lawrenceburg, KY 40342

Events with Designs LLC
1007 Commercial Drive
Lawrenceburg, KY 40342

State of Kentucky
County of Anderson

I, Renee D. Evans, Secretary 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 25, 2023 at 7:00 p.m. at Anderson County Fiscal Court, 137 South Main Street, Lawrenceburg, KY, 40342. Mailed this the 8th day of August, 2023.



Renee D. Evans, Secretary

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 Chairman or Vice Chairman 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 #23-005 – Prokulevich, I-1 to B-3:

1. This application was filed July 11, 2023, 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 July 25, 2023.
3. Notice of the Public hearing was printed in the July 27, 2023 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.

Applicant Andrew Prokulevich requested a zone change from I-1 (Light Industry) to B-3 (Highway Service Business) for the subject property located at 1006 Commercial Drive, Lawrenceburg, Kentucky, 40342. The subject property is owned by Larry Armstrong.

ZONE CHANGE TRC STAFF REPORT

DATE:	7/25/2023
JURISDICTION:	Lawrenceburg/ Anderson County Technical Review Committee
DEVELOPMENT / SITE NAME:	1006 Commercial Drive Lawrenceburg, KY 40342
APPLICANT/OWNER	Andrew Prokulevich/Larry Armstrong 1220 Stoneridge Road Lawrenceburg, KY 40342
CURRENT ZONE: REQUESTED ZONE:	I-1 (Light Industrial) B-3 (Highway Business)

SITE CHARACTERISTICS/PURPOSE

The subject property is 1006 Commercial Drive, which is on the corner of Commercial Drive and Highway 127. The current use of the property is a body shop.

The applicant is proposing the rezoning of the property from I-1 (light industrial) to B-3 (highway business) for the purposes of operating a retail store for flooring and cabinets.

SURROUNDING ZONING AND USES OF THE SUBJECT PROPERTY:

North Zoned I-1
 South Zoned I-1
 East Zoned I-1
 West Zoned I-1

STAFF REVIEW/COMMENTS:

Before any map amendment is granted, the planning commission or the legislative body or fiscal court must find that the map amendment is in agreement with the adopted comprehensive plan, or, in the absence of such a finding, that 1 (one) or more of the following apply:

- a. That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate: and
- b. That there have been major changes of an economic, physical or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area.

The applicant is claiming that the existing zoning classification of the property in question is inappropriate or improper because there is retail already in the area, and a B-3 zone change will help get more business in the area. While reviewing the application, the area was identified as more industrial than commercial due to the existing land uses, as well as the close proximity to the Summit Polymers site. The Comprehensive Plan designates the future land use of the proposed site, as well as the surrounding area, as industrial.

STAFF RECOMMENDATION

For 1006 Commercial Drive, staff finds this zone change request does not meet the requirements of KRS 100.213 for approval of a zoning map amendment based on the above findings, and therefore recommends denial of the zoning map amendment.

-END OF STAFF REPORT -

Came the applicant, Andrew Prokulevich to present his request for the zone change. He stated that he was originally from Ukraine and came here when he was ten years old. He stated that he has worked in construction his whole life. He stated that he was trying to purchase this property and change the zone. He stated that the current owner has a body shop on this property. He stated that he wanted to use the property for a retail store to sell cabinets and flooring. He stated that he installs cabinets and flooring for a living and has 10 employees. He stated that there were already retail sales in the area down the street, where they sell much and the like, although that property's use is grandfathered. He stated that the property he is trying to buy is the first lot off of 127, the largest lot, and visible from the street. He stated that he would make it look nice and pave the parking lot.

When questioned by Commissioner Thomas, Mr. Prokulevich stated that he would employ approximately 20 people. He stated that there were two buildings on the site: one for installing cabinets and the other for a showroom. He stated that there were two offices in the building where employees would be working as well. He stated that he would remodel the building but not make structural changes.

Commission Bird clarified that one building would have retail sales with a lot of daily traffic in and out, where the traffic flow would not be unlike what was at the body shop because everything else would be a shop.

Mr. Prokulevich agreed. He stated that there would be storage; they would build the cabinets on one side, and on the other side there would be an office and showroom.

Came Joe Black, Regional Planner, stating that when he originally reviewed this application and made his recommendation, he was told that it would be a show room only, but if they would be building the cabinets on site, they would not need a zone change.

Mr. Prokulevich stated that he would also be selling a variety of flooring products at retail, which is why he was wanting the zone change.

Commissioner Nearhoof stated that there were other retail businesses present. He stated that he had bought granite countertops in Nicholasville. This is classified as warehouse retail in Jessamine

County, which he stated looked good, and he added that the parking lot was nice. He stated that he understood how the applicant would work it out and that it most likely would work out.

Discussion ensued.

Mr. Prokulevich stated that he would be buying flooring items wholesale, basically discontinued items, and then selling them at this location.

Discussion ensued.

Chairman Webb called for further comments in favor or opposition. There was no one to speak.

Chairman Webb closed the public hearing and called for discussion among the Commission.

Commissioner Carter stated that this area was all I-1.

When questioned by Commissioner Carter regarding the uses in the area, Renee Evans stated that the area is zoned I-1 but the uses to the south are the polymer plant and some vacant land; to the north there is a farm machinery/auto repair; across the street from this property is an event rental; and behind the property is auto/equipment repair.

Commissioner Carter stated that he knew that there had been uses there that were not I-1 uses.

When questioned by Commissioner Carter regarding the need for a zone change, Ms. Evans stated that if they are selling a commodity that is not made on site, there is no conditional use in an I-1 that would allow that, but he could sell the cabinets they make there at retail without a zone change.

When questioned by Commissioner Thomas regarding Mr. Lancaster having retail sales there, Ms. Evans stated that Mr. Lancaster did have retail sales, but he was there pre-zoning.

Discussion ensued.

Commissioner Bird stated that there has been dynamic change in the area.

When questioned by Chairman Webb, Ms. Evans stated that the staff report would not have to be rewritten.

Commissioner Chilton asked if, if he were constructing the cabinets on site, they could be zoned industrial.

Ms. Evans stated that it could be industrial, and he could sell them because they are made on site, but Mr. Prokulevich wants to sell other items that are not made on site.

Discussion ensued.

Commissioner Carter stated that there was a carpet store across the street at one time.

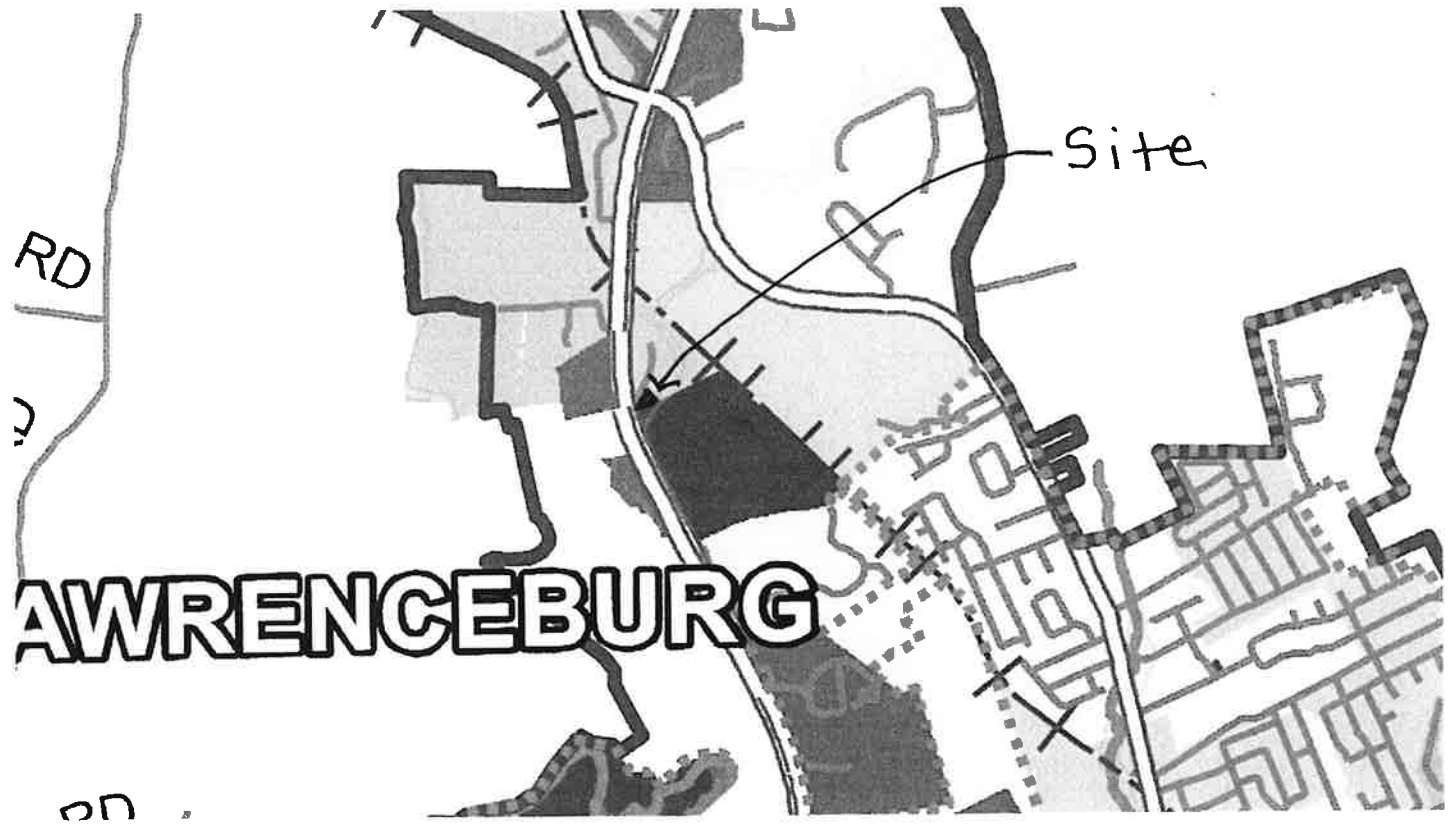
Commissioner Bird stated that this would be within the historic commercial use of the neighborhood.

Commissioner Carter stated that there was no opposition here.

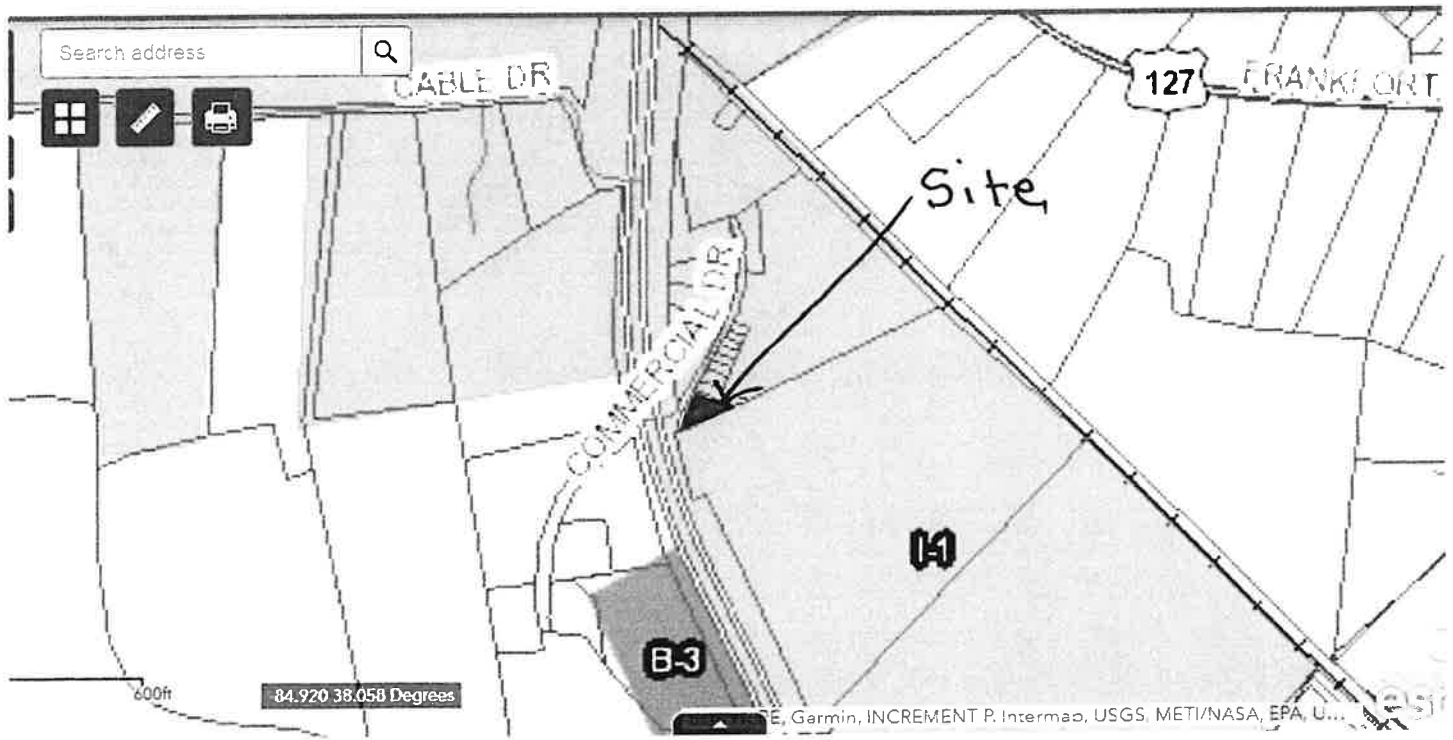
Following discussion, motion was made by Freddy Carter, seconded by Will Halmhuber, to approve the zone change from I-1 to B-3 as requested due to the fact that the property has historically been used for retail purposes and that the current zoning classification is not appropriate and the requested zoning is more appropriate. Motion passed unanimously.

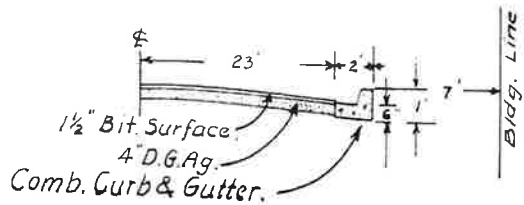
The details of the application, findings of fact, special circumstances that the Commission deemed significant, Comprehensive Plan considerations, conclusions, and recommendations of the Planning Commission were incorporated into a standard format for forwarding to the legislative body. Upon review of the completed form the Commission approved, and adopted the form as completed and

Future Land Use Map



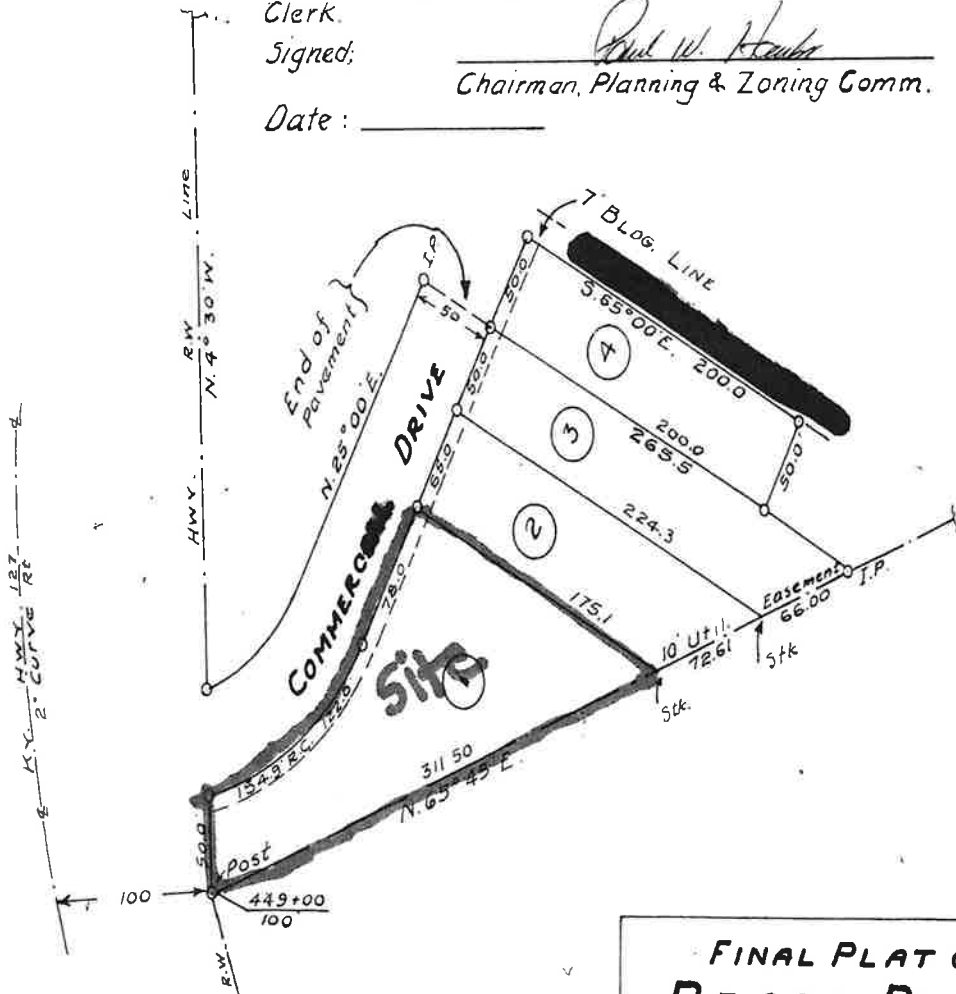
Zoning Map





**TYPICAL HALF SECTION
OF STREET**

Scale: 1"=10'



CERTIFICATION OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Lawrenceburg, Ky, with the exception of such variances if any as noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the County Clerk.

Signed:

Paul W. Hawks

Chairman, Planning & Zoning Comm.

Date: _____

I hereby Certify that the Survey Shown on this Plat was made by me and that the Angular measurements shown hereon are correct to the best of my knowledge and belief.

CIVIL ENGR. 2695

**FINAL PLAT OF
PEACH PLAZA**

**ANDERSON COUNTY
LAWRENCEBURG, KY.**

Scale: 1"=60' June, 1972

TOTAL AREA 1.65 Ac.



**AN ORDINANCE RELATING TO THE AMENDMENT OF THE
ANDERSON COUNTY ZONING MAP
ORDINANCE NO. 2023-7**

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. 23-004 including the record of the public hearing held by the Planning Commission on August 8, 2023 and the actions and recommendation of the Planning Commission and its staff as set out in the minutes of its August 8, 2023 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 historic and economic development potential of the Anderson County distillery heritage is promoted and protected. The zone change encourages growth in a concentrated manner making efficient use of existing public facilities, services and utilities. It creates a new commercial opportunity for Anderson County's existing economic base. The zone change to I-2 meets the requirements of KRS 100.213.

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 & B-3 (Highway Service Business) to I-2 (Heavy Industry) with a conditional use permit for above ground alcohol storage in excess of 500 gallons. The property so rezoned, owned by Greg & Katie Keeley (Anderson County Distilling Company) is located at 1319 Versailles Road, Lawrenceburg, Kentucky 40342.

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 _____, 2023.

PUBLISHED in the Anderson News on the ____ day of _____, 2023.

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 _____, 2023 with yea and nay votes as follows:

GIVEN FINAL PUBLICATION in the Anderson News on the ____ day of _____, 2023.

Rodney Durr	_____
Mike Riley	_____
Jurretta Wells	_____
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. 23-004

APPLICANT: Anderson County Distilling Company
By Greg & Katie Keeley
1737 Mill Creek Pike
Lawrenceburg, KY 40342

DATE APPLICATION FILED: July 11, 2023

PUBLIC HEARING DATE: August 8, 2023

THIS MATTER CAME BEFORE THE LAWRENCEBURG/ANDERSON COUNTY JOINT PLANNING COMMISSION ON APPLICANT'S REQUEST FOR REZONING FROM: A-1& B-3 to: I-2 with a conditional use permit for above ground storage of alcohol in excess of 500 gallons.

IN COMPLIANCE WITH THE NOTICE REQUIREMENTS OF KRS 100.212, THE ATTACHED NEWSPAPER NOTICE (EXHIBIT A) WAS PUBLISHED IN THE ANDERSON NEWS ON July 27, 2023.

IN ADDITION, A SIGN WAS POSTED ON THE PROPERTY AND HAS BEEN CONTINUOUSLY POSTED THERE SINCE 14 days prior to this hearing.

ATTACHED WRITTEN NOTICE WAS MAILED TO SURROUNDING PROPERTY OWNERS (EXHIBIT B) HERETO ON July 25, 2023.

AT THE CONCLUSION OF THE PUBLIC HEARING, THE PLANNING COMMISSION MET IN OPEN EXECUTIVE SESSION AND ADOPTED THE FOLLOWING FINDINGS OF FACT AND RECOMMENDATION:

FINDINGS OF FACT

1. LOCATION AND CURRENT ZONING OF THE PROPERTY:

1319 Versailles Road, Lawrenceburg, KY 40342

2. EXISTING LAND USE ON THE SITE: Farm Equipment and
large machinery retail showroom, and repair warehouse.

3. SURROUNDING LAND USES:

NORTH: Zoned A-1. Agricultural Use.

EAST: Zoned A-1. Agricultural Use.

SOUTH: Zoned A-1. Single Family Residential Use.

WEST: Zoned A-1. Residential Use.

4. PROPOSED REZONING: A-1 (Agriculture) and B-3
(Highway Service Business) to I-2 (Heavy Industry) for
distillation of alcoholic beverages, and a conditional use
permit for above ground storage of alcohol in excess of
500 gallons

5. SPECIAL CIRCUMSTANCES WHICH THE COMMISSION DEEMS SIGNIFICANT: _____

6. COMPREHENSIVE PLAN CONSIDERATIONS:

The historic and visual character of Lawrenceburg and Anderson County is protected by promoting the economic development potential of Anderson County's distilling history. Growth would be encouraged in a concentrated manner using the existing and planned public services and utilities. The proposed use would be a new commercial opportunity for Anderson County.

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 historic and economic development potential of Anderson County distiller heritage is promoted and protected. The zone change encourages growth in a concentrated manner making efficient use of existing public facilities, services, and utilities. It created a new commercial opportunity for Anderson County's existing economic base. The zone change to I-2 meets the Requirements of KRS 100.213.

RESPECTFULLY SUBMITTED,


CHAIRMAN/VICE CHAIRMAN

9/12/2023
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 AUGUST 8TH , 2023 .



SECRETARY

NEWS PAPER PUBLIC NOTICE

The Lawrenceburg/Anderson County Joint Planning Commission will hold a regularly scheduled meeting at 7:00 pm on August 8, 2023 at the Anderson County Judge Executives Office, 137 South Main Street, Lawrenceburg, Kentucky 40342.

The following Items will be heard:

- 1) Docket # 23-004:
Owners Anderson Distilling Company by Greg & Katie Keeley are requesting a zone change from A-1 (Agriculture) and B-3 (Highway Service Business) to I-2 (Heavy Industry) for the subject property located at 1319 Versailles Road, Lawrenceburg, KY 40342.
- 2) Docket # 23-005:
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- 3) Lawrenceburg/Anderson County Comprehensive Plan Progress:
Please visit bgadd.org/lawandcomp and click heading "Proposed Changes" to see a draft of these proposed changes to the Comprehensive plan.

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>

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 July 27, 2023

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

Exhibit B

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

July 25, 2023

Dear Citizen:

The Lawrenceburg/Anderson County Kentucky Joint Planning Commission will hold a regularly scheduled meeting on August 8, 2023 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 heard:

Docket # 23-004:

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

Publication of this notice can be found in the July 27, 2023 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 Renee Evans, Planning & Zoning Administrator at 502-839-1505.

Sincerely,



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

Shawn & Misty Rutherford
1331 Lock Road
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Maurice Corn Estate
% Troy Alsabrook
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1030 Commercial Drive
Lawrenceburg, KY 40342

Dedman, Chasidy Price & Jason
1008 Commercial Drive
Lawrenceburg, KY 40342

Events with Designs LLC
1007 Commercial Drive
Lawrenceburg, KY 40342

State of Kentucky
County of Anderson

I, Renee D. Evans, Secretary 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 25, 2023 at 7:00 p.m. at Anderson County Fiscal Court, 137 South Main Street, Lawrenceburg, KY, 40342. Mailed this the 8th day of August, 2023.



Renee D. Evans, Secretary

MINUTES OF THE LAWRENCEBURG/ANDERSON COUNTY, KENTUCKY

JOINT PLANNING COMMISSION

HELD ON

AUGUST 8, 2023

The six hundred and twenty eighth 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

Chairman Betty Webb called the meeting to order with the following members answering to roll call: Ann Chilton, Freddy Carter, Eddie Hanks, John Thomas, Art Nearhoof, Will Halmhuber and David Bird. Jody Hughes was absent. Also present were Commission Attorney Brian Logan, Bluegrass ADD Regional Planner Joe Black, Planning and Zoning Administrator Renee Evans and others.

APPROVAL OF MINUTES

The minutes of the meeting held on July 11, 2023 were unanimously approved.

PUBLIC HEARINGS

Docket #23-003 – Anderson Distilling Company, A-1 and B-3 to I-2:

1. This application was filed July 11, 2023, 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 July 25, 2023.
3. Notice of the Public hearing was printed in the July 27, 2023 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.

Owners Company by Greg and Katie Keeley Anderson Distilling Company requested a zone change from A-1 (Agriculture) and B-3 (Highway Service Business) to I-2 (Heavy Industry) for the subject property located at 1319 Versailles Road, Lawrenceburg, Kentucky 40342.

ZONE CHANGE TRC STAFF REPORT

DATE:	7/25/2023
JURISDICTION:	Lawrenceburg/ Anderson County Technical Review Committee
DEVELOPMENT / SITE NAME:	1319 Versailles Road Lawrenceburg, KY 40342 (County Equipment East site)
APPLICANT/OWNER	Greg & Katie Keeley 1737 Mill Creek Pike Lawrenceburg, KY 40342
CURRENT ZONE:	A-1 (Agricultural) and B-3 (Highway Business)
REQUESTED ZONE:	I-2 (Heavy Industrial) in conjunction with a Conditional Use Permit

SITE CHARACTERISTICS/PURPOSE

The subject property is 1319 Versailles Road, the current site occupied by County Equipment East. The site is 2.33 acres and is bordered to the east by undeveloped land, north by undeveloped land, south by U.S. Highway 62 and a residential development, and west by single-family home(s). The site is 0.3 miles from the entrance to Wild Turkey Distillery's main plant and visitor campus, and 0.5 miles from the Anderson County Solid Waste Site and Humane Society.

The applicant is proposing the site to be rezoned from A-1 and B-3 to I-2 in conjunction with a Conditional Use Permit to allow alcohol storage above ground and the manufacturing and distillation of alcohol and alcoholic beverages. The applicant is seeking for this property to be rezoned to develop a "veteran-owned, all-immersive craft distillery with tourism, manufacturing, and distillation as well as storage of alcohol on the property."

SURROUNDING ZONING AND USES OF THE SUBJECT PROPERTY:

North	Zoned A-1	Agriculture
South	Zoned A-1	Single-family residential
East	Zoned A-1	Agricultural
West	Zoned A-1	Residential

STAFF REVIEW/COMMENTS:

Before any map amendment is granted, the planning commission or the legislative body or fiscal court must find that the map amendment is in agreement with the adopted comprehensive plan:

The applicant has stated that the proposed zoning map amendment is consistent with the adopted Comprehensive Plan. Specifically, the application is proposing this application will support the sections of the Comprehensive Plan:

A. Historical Resources Goal: Protect the historic and visual character of Lawrenceburg and Anderson County.

Objective 3: Promote the historic and economic development potential of Anderson County's distillery heritage.

The applicant shared that because of the location, this site meets those goals and objectives. The proposed site is near where the first Bourbon Distillery was established in Anderson County in 1850, Wild Turkey Hill. That same distillery company eventually was renamed the Anderson County Distilling Company before becoming Wild Turkey, with the applicant hoping to bring that namesake back to the area. The applicant notes that there are two entries of the Kentucky Bourbon Trail in Anderson County, but none in the Kentucky Bourbon Trail Craft Tour, which reported "787,287 total participants in 2022". In addition, the applicant notes that the company looking to locate on-site currently employs six people and is forecasting that number to triple in Fiscal Year 2024 with a mix of skilled and unskilled positions.

Also in the application, the applicant noted that the close proximity to Wild Turkey would make this an ideal location for this development because it would utilize existing traffic flow and public infrastructure in place because of Wild Turkey, which would support Goal B of the Land Use Element:

- "Encourage growth in a concentrated and logical manner that makes efficient use of existing and planned public facilities, services, and utilities".

The development would also support the following non-residential land use policies:

A. Identify and pursue economic growth opportunities

Relating to economic development, the proposed zone change would support the following Goal and Objective:

- A. Create and adopt policies and regulations that support a stable and diversified economic base for Lawrenceburg and Anderson County.
 4. Identify and pursue new commercial and industrial opportunities related to the County's existing economic base.

The Future Land Use Map (FLUM) of the map designates the area as neighborhood business and agricultural. The adjacent land uses are all agricultural or residential, but near a light industrial area where Wild Turkey and the Anderson County Solid Waste facility operate.

STAFF RECOMMENDATION

For the 1319 Versailles Road, staff finds this zone change request to meet the requirements of KRS 100.213 for approval of a zoning map amendment based on the above findings, and therefore recommends approval of the zoning map amendment, contingent upon receiving a Conditional Use Permit from the Anderson County Board of Zoning Adjustments (BOZA) for alcohol storage above ground and the manufacturing and distillation of alcohol and alcoholic beverages.

-END OF STAFF REPORT -

Came Katie Keeley of the Anderson Distilling Company to request the Commission assess their application with respect to the history of the property, the present use of the property, and the future potential of their business on this site. She stated that the Comprehensive Plan has a historical element with a stated goal to "protect the historic and visual character of Lawrenceburg and Anderson County." She stated that they believe that both their namesake and the location of the property will further this goal. In 1850, Lawrenceburg's Ripy family established the first distillery on Wild Turkey Hill. By 1940, this distillery had been renamed the Anderson County Distilling Company. Mergers and acquisitions over time resulted in the establishment of Wild Turkey on that site, and the name Anderson County Distilling Company was lost to history until now. She stated that they discovered the history of the Anderson County Distilling Company, and in 2023, they licensed it as the parent of their flagship brand, the Lawrenceburg Bourbon Company. She stated that by rezoning the property to be their home, they intend to bring the spotlight back to Anderson County's craft bourbon history. She stated that the property's legacy, along with Anderson County's bourbon pedigree, inspired them to create Anderson County Distilling Company. On the property, they plan to create a premier tourist destination, a micro-distillery, on the Kentucky Bourbon Trail Craft Tour using existing traffic and public infrastructure in place and similarly leveraged by the property's neighbor, Wild Turkey Distillery, which is 0.3 miles down the road. As a result, they anticipate a minimal additional flow of traffic in and around the property and minimal infringement or inconvenience to the surrounding property owners. She stated that they are proud of their reputation as good neighbors and expect to emulate the examples of other Anderson County distilleries nestled among rural residences, including their personal neighbor, Four Roses Distillery. She stated that their vision is to create an immersive craft bourbon experience that the community will be proud of. Anderson County Distilling Company is your county's name on their company, and Lawrenceburg on their products. She stated that in the 2017 Anderson County Lawrenceburg Comprehensive Plan, "Anderson County has an interesting history centered on the distillery trade," which they agree with. She stated that Anderson County currently has two prime entries on the Kentucky Bourbon Trail: Four Roses and Wild Turkey, but there are none on the craft bourbon trail. She stated that the Kentucky Bourbon Craft Trail reported 738,287 total visitors in 2022. She stated that these people could bring money to the community. She stated

that they assess that rezoning this property will enable them to realize the ambition of the Comprehensive Plan to "take advantage of the tourism potential of bourbon, whiskey, and wine production facilities throughout the Bluegrass Region." She stated that they work with and support local Anderson County businesses, including printing, manufacturing, construction, insurance, banking, and financial services, as well as cottage industry suppliers. She stated that their contribution to the regional economy has been small, but they hope that it will grow and sustain jobs. She stated that they look forward to partnering with Lawrenceburg City and Anderson County to grow Anderson County Distilling Company and establish a national, sustainable brand in our area with jobs that you will be proud of.

Came Greg Keeley also of the Anderson County Distilling Company, submitted photos* of the proposed project. He stated that they were not going to make any major changes to the building other than aesthetics. He stated that they would remove the gravel from the front of the lot and replant the grounds. He stated that there are two separate buildings joined in the middle through a hallway, which would give them two separate sections to operate in for the forward-facing and the bar areas. He stated that this is a veteran-owned business and the only distillery in the United States that is accredited by the Veteran's Administration. He stated that they employ 50 percent veterans, which also includes first responders.

When questioned by Commissioner Nearhoof regarding visitors, Mr. Keeley stated that Wild Turkey gets about 40,000 visitors a year, and they were hoping to attract about seven to ten percent of those visitors. He stated that there is existing parking to the side, and they would have parking in the back after the temporary storage buildings and containers are removed from the area.

Ms. Keeley stated that they would like to leave a lot of the back open because it is a big open area. She stated that once the area gets cleaned out by the storage containers being removed, they will have a better idea of parking spaces. She stated that they were not anticipating expanding to the rear because there are 1.5 acres of agricultural land behind it and they were not planning to develop. She stated that they would use the existing footprint of the building's asphalt, which does not go all the way back. They would extend that some by adding more gravel in the back to clean it up. She stated that they may need room for the bourbon bus parking and an area where they can turn around. She stated that they could not give an actual number of spaces, but they would use the existing space, which should be sufficient.

Commissioner Bird asked if they were projecting about 4,000 visitors per year.

Mr. Keeley stated that they were hoping for more than that.

Commissioner Bird stated that out of 240 days a year, there would be 10 to 20 visitors. He stated that the current business there handles that much business and more visitors.

Mr. Keeley stated that they are hoping to have more than that. He stated that once Wild Turkey has tours again, he anticipates that that will increase the amount of traffic.

Commissioner Bird questioned, since they would have a micro-distillery on site, how much product they would be distilling.

Mr. Keeley stated that they were looking at a 2,000-gallon still, which would produce about one barrel every four or five days.

Commission Thomas stated that he felt this was a good idea, but he was concerned about parking. He stated that he was a frequent visitor to Mr. Corn's business and knew what kind of traffic flow they could generate. He felt that there may be a big traffic and parking problem. He stated that the proposed turn-around in the back would be needed because the parking places come in at an angle and you cannot back out. He questioned what their plan was for addressing the overflow of parking.

Ms. Keeley stated that they did not anticipate that the parking would be overwhelming. She stated that their plan is to remove some of the landscaping in the front, which they would turn into a parking area should a traffic problem arise. She stated that they want to make sure that the community understands that they want to increase the appeal of the outside of the building in the way that it looks, so that it contributes to the betterment of the community and not takes away from it. She stated that if they were to need to expand parking, they would reduce some of the green space.

When questioned by Commissioner Thomas, Mr. Keeley stated that they did not plan to move more parking to the rear; they plan to plant that area as a corn or wheat field that can be seen all the time.

Chairman Webb called for further comments or questions.

Came Troy Alsbrook, 1329 Versailles Road, Lawrenceburg, Kentucky, stating that there are 28 acres behind this property, with an easement that comes in through the Keeley's property. He stated that they wanted to make sure that the easement was safe. He stated that when his grandfather [Maurice Corn] passed away, he did not change his will regarding the easement to these 28 acres in the back.

Ms. Evans stated that Mr. Corn had filed a plat approximately three years ago, which separated that easement and arranged it to the side of Keeley's property. She stated that the easement now belonged to those 28 acres and should not be an issue. She offered to provide a copy of the plat to Mr. Alsbrook.

Mr. Alsbrook stated that he was not opposed to the zone change, but he did have concerns about additional traffic on Versailles Road. He stated that there was already truck and semi traffic on the road, and it was dangerous.

Commissioner Chilton stated that the Department of Transportation has plans to widen the road to the bridge and take out the curve. She stated that there would be some safety turns added. She stated that those were proposed to start this fall.

Chairman Webb called for further comments or questions in favor or opposition.

Ms. Evans stated that the applicants were also requesting a conditional use permit for the storage of alcohol above ground in excess of 500 gallons as part of their zone change.

There being no further comments Chairman Webb closed the public hearing and called for discussion among the Commission.

Commissioner Bird stated that he tends to be opposed to changing land from agriculture to industrial, but he felt that this was a particularly good location for this proposal and that the facility would be a positive. He stated he has questions in mind about traffic studies, but ultimately the traffic study could only go on what information they give them, and he did not see the need to ask for a traffic study. He stated that he drives a "slop" truck on that road three times a day and understands the traffic. He stated that he was good with this.

Commissioner Nearhoof stated that this fits exactly in with what we are looking for, along with being able to pick up business from a business that is already sitting there without having to change the imprint that it already has. He stated that he thought that the business was really good, that it could help the community, and that it was a plus all around.

Following discussion, motion was made by David Bird, seconded by Art Nearhoof, to approve the zone change from A-1 and B-3 to I-2 with a conditional use permit for above ground storage of alcohol in excess of 500 gallons as requested. 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 Chairman or Vice Chairman 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 #23-005 - Prokulevich, I-1 to B-3:

1. This application was filed July 11, 2023, 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 July 25, 2023.
3. Notice of the Public hearing was printed in the July 27, 2023 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.

Applicant Andrew Prokulevich requested a zone change from I-1 (Light Industry) to B-3 (Highway Service Business) for the subject property located at 1006 Commercial Drive, Lawrenceburg, Kentucky, 40342. The subject property is owned by Larry Armstrong.

ZONE CHANGE TRC STAFF REPORT

DATE:	7/25/2023
JURISDICTION:	Lawrenceburg/ Anderson County Technical Review Committee
DEVELOPMENT / SITE NAME:	1006 Commercial Drive Lawrenceburg, KY 40342
APPLICANT/OWNER	Andrew Prokulevich/Larry Armstrong 1220 Stoneridge Road Lawrenceburg, KY 40342
CURRENT ZONE: REQUESTED ZONE:	I-1 (Light Industrial) B-3 (Highway Business)

SITE CHARACTERISTICS/PURPOSE

The subject property is 1006 Commercial Drive, which is on the corner of Commercial Drive and Highway 127. The current use of the property is a body shop.

The applicant is proposing the rezoning of the property from I-1 (light industrial) to B-3 (highway business) for the purposes of operating a retail store for flooring and cabinets.

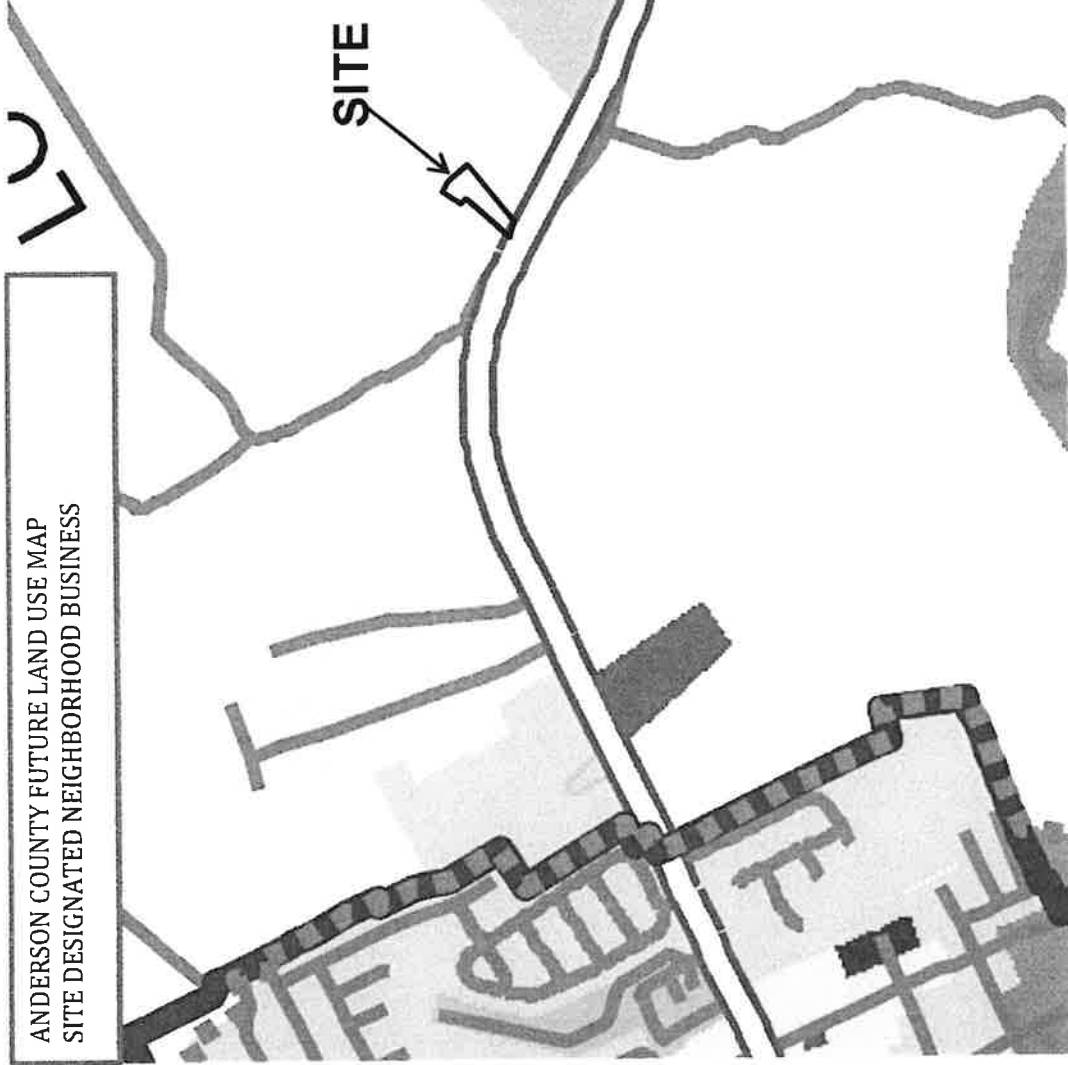
SURROUNDING ZONING AND USES OF THE SUBJECT PROPERTY:

North Zoned I-1
 South Zoned I-1
 East Zoned I-1
 West Zoned I-1

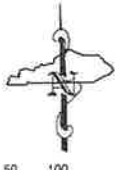
STAFF REVIEW/COMMENTS:

Before any map amendment is granted, the planning commission or the legislative body or fiscal court must find that the map amendment is in agreement with the adopted comprehensive plan, or, in the absence of such a finding, that 1 (one) or more of the following apply:

ANDERSON COUNTY FUTURE LAND USE MAP
 SITE DESIGNATED NEIGHBORHOOD BUSINESS



	Urban Service Boundary (USB)		Mobile Home Park
Land Use		Neighborhood Business	
Revised Land Use			Community Business
	A-1/Undeveloped		Regional Business
	A-2		Interchange Commerce Area
	Low Density Residential		Light Industrial
	Medium Density Residential		Heavy Industrial
	High Density Residential		Public/Semi-Public

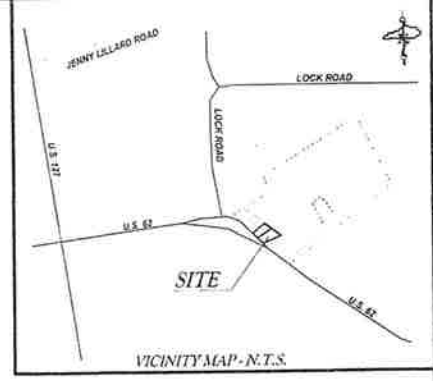


Scale 1" = 100'

BASIS OF BEARING
THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON KENTUCKY STATE PLANE GRID NORTH, KENTUCKY STATE PLANE NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83). PARTICULARLY, THE BEARINGS AND COORDINATES ARE BASED ON A GNSS SURVEY UTILIZING A SPECTRA PRECISION SP90 GNSS RECEIVER AND THE NKTCC VRS SYSTEM.

LEGEND

- IPS - IRON PIN SET (1/2" X 10" REBAR WCAP P.L.S. #3432)
- IPF - IRON PIN FOUND (STATED)
- PLAT CALL
- POWER POLE
- WATER METER
- CENTER LINE OF ROAD
- ADJOINING PROPERTY LINE
- POWER LINE
- CENTER LINE DRIVE
- WATER LINE
- OPEN TOP PIPE
- REBAR



VICINITY MAP - N.T.S.



- PURPOSE:**
- 1) CREATE PARCEL 4 OUT OF TRACT 4 DB 219, PG. 439
 - 2) COMBINE PARCEL 4 TO TRACT 3 PLAT CAB. C, SLIDE 69
 - 3) CREATE PARCEL 5A OUT OF TRACT 5
 - 4) COMBINE PARCEL 5A WITH TRACT 4 SO TRACT 4 MAINTAINS ROAD FRONTAGE.

SITE DATA:
TRACT 3 2.33 ACRES
TRACT 4 28.62 ACRES REMAINING
TRACT 5 70.79 ACRES REMAINING

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

ENCROACHMENT PERMIT
DEPARTMENT OF HIGHWAYS PERMITS BRANCH ENCROACHMENT PERMIT PERMIT NO. N/A

- SURVEY NOTES:**
- 1) THIS SURVEY IS SUBJECT TO ANY RIGHT-OF-WAYS OR EASEMENTS, PUBLIC OR PRIVATE, WHETHER OF RECORD OR NOT, AND IS SUBJECT TO LOCAL CITY AND COUNTY ZONING ORDINANCES.
 - 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
 - 3) THIS SURVEYOR IS NOT RESPONSIBLE FOR ANY INACCURATE INDEXING OF RECORDS THAT THE COUNTY CLERK OR THE PROPERTY VALUATION OFFICE MAY HAVE MADE.
 - 4) THIS SURVEY COMPLIES WITH 201 KAR 18.150.

SURVEYORS CERTIFICATE
I DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED UNDER MY DIRECT SUPERVISION BY THE METHOD OF RANDOM TRAVERSE WITH AN UNADJUSTED FIELD CLOSURE OF 1:15,384 AND HAS NOT BEEN ADJUSTED. THIS IS AN URBAN CLASS SURVEY. THE BASIS FOR BEARINGS IS GRID NORTH. ALL MONUMENTS HAVE BEEN SET AS SHOWN ON FINAL PLAT.

Dan Phillips 09-01-2021
DAN PHILLIPS, P.L.S. #3432 DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION
I (WE) HEREBY CERTIFY THAT I (AM / WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADD THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT IN COMPLIANCE WITH EXISTING ZONING, DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SPACE TO PUBLIC OR PRIVATE USE AS NOTED, AND UNDERSTAND AND AGREE TO ABIDE BY THE FOLLOWING RESTRICTIONS.

UTILITY EASEMENT RESTRICTIONS
THE SPACES OUTLINED BY DASHED LINES AND MARKED "UTILITY EASEMENTS" ARE HEREBY RESERVED FOR THE USE OF THE UTILITY COMPANIES FOR UTILITY PURPOSES, WHICH INCLUDE:

- 1) THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, REPLACE, OR REBUILD POLE LINES AND OR UNDERGROUND CABLE SYSTEMS AND PIPES.
- 2) THE RIGHT OF INGRESS AND EGRESS OVER ALL LOTS TO AND FROM SAID EASEMENTS INDICATED.
- 3) THE RIGHT TO REMOVE ANY TREE NECESSARY TO MAINTAIN PROPER SERVICE AND
- 4) THE RIGHT TO KEEP SAID EASEMENTS FREE OF ANY STRUCTURES OR OBSTACLES THAT MAY CREATE A HAZARD TO MAINTENANCE OF PROPER SERVICE. NO PERMANENT STRUCTURE SHALL BE ERRECTED WITHIN THE EASEMENT. SHRUBBERY, FENCES, AND GARDENS MAY OCCUPY EASEMENTS AT OWNERS RISK.

THE EASEMENTS SHOWN ON THIS PLAT SHALL BE MAINTAINED AND PRESERVED IN THEIR PRESENT CONDITION AND NO ENCROACHMENT THEREON AND NO CHANGE OF GRADE OR ELEVATION SHALL BE MADE BY ANY PERSON OR LOT OWNER WITHOUT THE CONSENT, IN WRITING, OF THE UTILITIES OCCUPYING THE EASEMENT. THESE RIGHTS, BUT IS NOT SHOWN, A FIVE (5) FOOT UTILITY EASEMENT ALONG EACH SIDE LOT LINE.

Maurice Corn 9-2-21
OWNER DATE

E. Alan Ridd 9/2/21
OWNER DATE

Dan Phillips 09-01-2021
NOTARY PUBLIC KYNP13325

NY COMMISSION EXPIRES *Sept 2, 2021* *Out 2024*

CERTIFICATE OF STREETS AND UTILITIES

I HEREBY CERTIFY THAT THE STREETS, UTILITIES, AND OTHER IMPROVEMENTS IN THIS SUBDIVISION HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE APPLICABLE SPECIFICATIONS AND THE KENTUCKY STATE HEALTH DEPARTMENT OR THAT A SECURITY BOND HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN THE CASE OF DEFAULT. WHERE SEPTIC TANK SYSTEMS ARE PROPOSED TO BE USED, NOTE THAT ALTHOUGH THE SUBDIVISION AREAS HAVE BEEN SITE EVALUATED, EACH LOT HAS NOT BEEN INDIVIDUALLY PERC-TESTED AND THE LANDOWNER SHOULD CONTACT THE LOCAL HEALTH AUTHORITY PRIOR TO BUILDING CONSTRUCTION.

ROAD SUPERVISOR N/A WATER DISTRICT N/A
LOCAL HEALTH AUTHORITY N/A SEWER DISTRICT N/A

CERTIFICATE OF ON-SITE SEWAGE DISPOSAL

THE LOT OR LOTS CONTAINED WITHIN THIS PLAT HAVE BEEN EVALUATED AND APPROVAL FOR ON-SITE SEWAGE DISPOSAL SYSTEMS; ANY CHANGES FROM THE ORIGINAL PLAT WILL VOID THE APPROVAL.

LOCAL HEALTH AUTHORITY N/A DATE _____

CERTIFICATE OF PLAT APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR LAWRENCEBURG / ANDERSON COUNTY, KENTUCKY, WITH THE EXCEPTIONS OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION.

Dan Phillips 9/2/21
CHAIRMAN OR VICE CHAIRMAN DATE

LAWRENCEBURG / ANDERSON CO. PLANNING COMMISSION

OWNER: MAURICE CORN
1329 VERSAILLES ROAD
LAWRENCEBURG, KY. 40342

DPS
LAND SURVEYORS, INC.

DAN PHILLIPS
1138 BEAR CREEK ROAD
LAWRENCEBURG, KY. 40342

LAWRENCEBURG: 1-502-859-5534
EMAIL:
dpslandsurveying@gmail.com

05-03B	20-030
JOB NO.	21-221
FIELD COMPLETION DATE	02-24-2020
PLAT COMPLETION DATE	02-18-2020
DRAWN BY:	DAN
CHECKED BY:	DAN PHILLIPS

PLAT AMENDMENT
OF
TRACT 3 - CHARLES MCGINNIS DIVISION
PLAT CABINET A, SLIDE 69
OF THE

MAURICE CORN PROPERTY
1329 VERSAILLES ROAD
(HWY. 62)

SOURCE OF SURVEY: P.C. A, SL. 17, DB. 141, PG. 307,
& DB. 173, PG. 427, & DB. 219, PG. 439
AND PLAT CAB. C-69

ANDERSON COUNTY, KENTUCKY

DOCUMENT NO 258569
RECORDED September 02, 2021 11:45:00 AM
TOTAL FEES \$50.00
COUNTY CLERK JASON DENNY
DEPUTY CLERK JAIME PHILLIPS
COUNTY ANDERSON COUNTY
BOOK PCE PAGES 224 - 224

**AN ORDINANCE RELATING TO THE AMENDMENT OF THE
ANDERSON COUNTY ZONING MAP
ORDINANCE NO. 2023-8**

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. 23-003 including the record of the public hearing held by the Planning Commission on July 11, 2023 and the actions and recommendation of the Planning Commission and its staff as set out in the minutes of its July 11, 2023 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 property is designated R-1 on the Future Land Use Map and lies within the Urban Service Boundary.

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 R-1 (Single Family Residential District). The property so rezoned, containing 1.40 acres owned by Eddie Hanks and Steve Carrier is located on the north side of KY Hwy 151, approximately 1.83 Miles northwest of the intersection of KY Hwy 151 and US Hwy 127, Lawrenceburg, Kentucky 40342 and is more fully described as follows:

Said property are tracts #1 and #2 as shown on a plat recorded in office of the Anderson County Clerk, located in Plat Cabinet "E", Slide 395.

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 _____, 2023.

PUBLISHED in the Anderson News on the ____ day of _____, 2023.

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 _____, 2023 with yea and nay votes as follows:

GIVEN FINAL PUBLICATION in the Anderson News on the ____ day of _____, 2023.

Rodney Durr	_____
Mike Riley	_____
Jurretta Wells	_____
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. 23-003

APPLICANT: Eddie Hanks
1174 Wildcat Road
Lawrenceburg, KY 40342

DATE APPLICATION FILED: June 13, 2023

PUBLIC HEARING DATE: July 11, 2023

THIS MATTER CAME BEFORE THE LAWRENCEBURG/ANDERSON COUNTY JOINT PLANNING COMMISSION ON APPLICANT'S REQUEST FOR REZONING FROM: A-1 to: R-1.

IN COMPLIANCE WITH THE NOTICE REQUIREMENTS OF KRS 100.212, THE ATTACHED NEWSPAPER NOTICE (EXHIBIT A) WAS PUBLISHED IN THE ANDERSON NEWS ON June 29, 2023.

IN ADDITION, A SIGN WAS POSTED ON THE PROPERTY AND HAS BEEN CONTINUOUSLY POSTED THERE SINCE 14 days prior to this hearing.

ATTACHED WRITTEN NOTICE WAS MAILED TO SURROUNDING PROPERTY OWNERS (EXHIBIT B) HERETO ON June 26, 2023.

AT THE CONCLUSION OF THE PUBLIC HEARING, THE PLANNING COMMISSION MET IN OPEN EXECUTIVE SESSION AND ADOPTED THE FOLLOWING FINDINGS OF FACT AND RECOMMENDATION:

FINDINGS OF FACT

1. LOCATION AND CURRENT ZONING OF THE PROPERTY:

Property is located 1.83 miles northwest of KY Hwy 151
and US Hwy 127 and lying on the north side of KY Hwy 151.

2. EXISTING LAND USE ON THE SITE: Residential (Single
Family Home)

3. SURROUNDING LAND USES:

NORTH: Zoned A-1. Residential Use.

EAST: Zoned A-1. Residential Use.

SOUTH: Zoned A-1. Residential Use.

WEST: Zoned A-1. Residential Use.

4. PROPOSED REZONING: A-1 (Agriculture) to R-1 (Single
Residential)

5. SPECIAL CIRCUMSTANCES WHICH THE COMMISSION DEEMS

SIGNIFICANT: The proposed site is adjacent to the
existing zoning of A-1 and R-1 that are also
residential uses. The property lies within the
Urban Service Boundary.

6. COMPREHENSIVE PLAN CONSIDERATIONS:

The proposed zone change is consistent with the
Comprehensive Plan. The site is designated R-1
on the Future Land Use Map.

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 property is designated R-1 on the Future Land Use
Map and lies within the Urban Service Boundary.

RESPECTFULLY SUBMITTED,

Brody Webb

CHAIRMAN/VICE CHAIRMAN

August 7, 2023

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 JULY 11TH, 2023.



SECRETARY

Various new laws taking effect in Kentucky

FRANKFORT — New laws related to child abuse, drugs, gambling, mental health, recorder services, education and dozens of other topics are set to take effect on Thursday after receiving a nod from the Kentucky General Assembly earlier this year.

State lawmakers passed more than 170 bills during the 2023 legislative session, and the Kentucky Constitution states that new laws take effect 90 days after the legislature adjourns, making June 29 the effective date for most measures.

The only exceptions are bills that have special effective dates, are general appropriations measures, or include emergency clauses that make them effective immediately upon becoming law.

That means that, among many changes to state law this week, people convicted of murdering children will face tougher penalties, operators of gray machines could be subject to fines, certain workforce training programs will qualify for state scholarships, and wellness programs will provide more confidentiality for doctors and police.

Here's a look at some of the measures taking effect on Thursday:

Child Abuse: Senate Bill 229 seeks to ensure that law enforcement, social services and other authorities are properly notified and are communicating with each other in cases of child abuse. It also requires agencies under investigation to cooperate with authorities.

Child Murder: House Bill 249 makes the intentional killing of a child under age 12 an aggravating circumstance. That ensures that a per-

son who is guilty of killing a child would either be subject to life in prison without parole or the death penalty.

Delta-8 THC: House Bill 544 directs the state Cabinet for Health and Family Services to develop regulations to develop regulations related to delta-8 THC.

That includes regulations on product testing, packaging and labeling, along with prohibitions that prevent anyone under 21 from buying or possessing delta-8 products. While the bill technically takes effect on Thursday, Kentuckians will not see many changes until the cabinet's regulations are finalized and implemented.

DUI Restitution: Senate Bill 268 allows courts to order restitution for children whose parents are killed or permanently disabled by an intoxicated driver.

ESG Investing: House Bill 236 requires that the state's public pension investments be based on financial risks and returns and not on environmental, social and governance factors, commonly known as ESG.

Fentanyl Test Strips: House Bill 353 removes fentanyl test strips from state prohibitions on drug paraphernalia unless the strips are used in the manufacture or selling of the drug.

Gender and Sexuality: Senate Bill 150 is a wide-ranging bill focused on health services and school poli-

cies related to gender and human sexuality. Many provisions in the bill took effect immediately, including the portions on school policies. However, the June 29 effective date applies to a section of the bill that bans puberty blockers, hormones and gender-related surgeries for minors.

Gray Machines: House Bill 594 clarifies that certain gaming machines, often called "gray machines" or "skill games," are illegal in Kentucky. The devices are called gray machines because they have operated in a gray area in the state's gambling laws, while growing more prevalent at gas stations and convenience stores over the past two years.

Under HB 594, anyone who manages or owns the machines could be subject to a \$25,000 fine per device.

Hazing: Senate Bill 9, known as "Lofton's Law," elevates reckless or dangerous acts of hazing to a crime. First-degree hazing will qualify as a Class D felony, while second-degree hazing will be a Class A misdemeanor.

Incest: House Bill 78 more specifically defines Kentucky's incest laws by prohibiting a person from having sexual intercourse with his or her parent, child, grandparent, grandchild, great-grandparent, great-grandchild,

uncle, aunt, nephew, niece, brother, sister, first cousin, ancestor or descendant.

Juvenile Detention: House Bill 3 requires that juveniles charged with a violent felony offense be detained up to 48 hours pending a detention hearing with a judge, beginning July 1, 2024. The bill also seeks to improve parental accountability, expand mental health interventions and enhance options for restorative justice. Other provisions provide funds toward the reopening of the Jefferson County Regional Juvenile Detention Center.

KEES for Workforce Training: Senate Bill 54 allows students to use a Kentucky Educational Excellence Scholarship to attend certain proprietary school programs and workforce training programs that are focused on high-demand work sectors. Students could also use KEES funds at an eligible college of art and design.

Motor Vehicle Racing: Senate Bill 96 sets up a framework for local governments in grant permits for motor vehicle racing events as long as certain conditions are met on insurance, security and emergency services. It also allows local governments to temporarily close roadways and waive traffic regulations for the events.

Physician Wellness: Senate Bill 12 allows physicians to participate in wellness and error fatigue programs without disclosing their participation to employers. Supporters say it will help physicians deal with job-related burnout without fear of retaliation.

Police Wellness: House Bill 207 allows law enforcement agencies to provide confidential wellness programs to support employee mental health. Specifically, it shields records of a wellness program from subpoenas and open records requests.

Postpartum Depression: Senate Bill 135 calls on the state Cabinet for Health and Family Services to create a panel focused on perinatal mental health disorders and provide related information and assessment tools online.

Religious Freedom in Schools: House Bill 547 modifies religious freedoms for public school teachers, faculty and staff, including the right to engage in religious expression and prayer during breaks and to display religious items in personal spaces.

Sex Offenders: Senate Bill 80 prohibits registered sex offenders from loitering or operating a mobile business within 1,000 feet of schools, daycares, and public playgrounds or swimming pools. One section of this bill related to sex offender residences does not take effect until next year.

Sports Wagering: House Bill 551 creates a structure to legalize, regulate and tax sports wagering in Kentucky under the auspices of the Kentucky Horse Racing Commission. Only licensed tracks will be permitted to obtain a sports wagering license, and the bill sets up a fund to address problem gambling. It also prohibits minors from placing bets or their views by calling the General Assembly's toll-free message line at 1-800-372-7151.

will not see many changes until the racing commission finalizes and implements regulations related to sports wagering.

Student Discipline: Under House Bill 538, school boards are required to adopt policies related to expelling students who pose a threat to the safety and well-being of others and disciplining students who have physically assaulted, battered or abused personnel or other students off school property if the incident is likely to disrupt the educational process. HB 538 also provides more flexibility to place students into alternative learning programs.

Teacher Shortages: House Bill 319 aims to ease teacher shortages by cementing Kentucky's place in the Interstate Teacher Mobility Compact. The compact seeks to ease licensing barriers for teachers moving into the state. HB 319 also requires the Kentucky Department of Education to establish a state-wide job posting system.

Tracking Devices: Senate Bill 199 outlaws, with some exceptions, the installation of tracking devices on motor vehicles without the consent of the vehicle owner or lessee.

Learn more about the Kentucky General Assembly by visiting the legislature's webpage. Kentuckians can research bills and resolutions from the 2023 session.

LEGAL
NEWS PAPER PUBLIC NOTICE

The Lawrenceburg/Anderson County Joint Planning Commission will hold a regularly scheduled meeting for public hearings at 1:00 pm on July 11, 2023 at the Anderson County Judge & Executive Office, 137 South Main Street, Lawrenceburg, Kentucky 40342.

The following items will be heard:

Docket # 23-003
Owner: Eddie Hank & Steve Carter are requesting a zone change from A1 (agricultural) to P1 (single family residential) for the subject property containing 1.40 acres located on the north side of KY Hwy 151, approximately 1.83 miles northwest of the intersection of KY Hwy 151 and US Hwy 127, Lawrenceburg, KY 40342.

Amended Development Plan - BD4127 Truck Stop
Owner: BD4127 Truck Stop, LLC proposes to amend a development plan to expand a canopy for a truck stop to be located at 1904 Standiford Road, Lawrenceburg, Kentucky 40342.

Development Plan - S1000
Owner: Brian Simmons proposes to construct 8 single water houses to be located on Lot 47 of Briar Creek Crossings, Lawrenceburg, Kentucky 40342.

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 visit our Facebook website address: <http://www.lawrenceburgandco.com/planning/zoning>

Should you have any questions about this notice, please contact: Renee Evans, Planning and Zoning Administrator, at 502-839-1305.

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

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Effective January 1, 2023

LEGAL

NOTICE OF PERIODIC SETTLEMENT

THE FOLLOWING PERIOD SETTLEMENT HAS BEEN FILED AND SET FOR HEARING ON 7-18-23 AT 9:00 AM. EXCEPTION TO THESE SETTLEMENTS MUST BE FILED WITH ANDERSON DISTRICT COURT PRIOR TO THE HEARING.

ESTATE OF: Wanda B. Glabe
ATTORNEY: Shawn Bang FIDUCIARY: Cherie Proffman

**This notice is published in accordance with KRS 395.025

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Jeremy Schell

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 26, 2023

Dear Citizen:

The Lawrenceburg/Anderson County Kentucky Joint Planning Commission will hold a regularly scheduled meeting on July 11, 2023 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 heard:

Docket # 23-003:

Owners Eddie Hanks & Steve Carrier are requesting a zone change from A-1 (Agriculture) to R-1 (Single Family Residential) for the subject property containing 1.40 acres located on the north side of KY Hwy 151, approximately 1.83 miles northwest of the intersection of KY Hwy 151 and US Hwy 127, Lawrenceburg, KY 40342.

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

Publication of this notice can be found in the June 29, 2023 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 Renee Evans, Planning & Zoning Administrator at 502-839-1505.

Sincerely,



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

Certification of Letters mailed

Raymond Cheak
%Kenneth Cheak
340 Clifton Road
Versailles, KY 40383

Cathy & Gary Sloan
✓1677 Old Frankfort Road
Lawrenceburg, KY 40342

Elizabeth Hughes
✓1669 Graefenburg Road
Lawrenceburg, KY 40342

Paul Hawkins
1163 Herndon Road
Lawrenceburg, KY 40342

Kelly Goins
✓PO Box 57
Waddy, KY 40076

Barton & Chanda Reivitt
✓1667 Old Frankfort Road
Lawrenceburg, KY 40342

Joseph & June Denny
2050 Bypass South
Lawrenceburg, KY 40342

Judith Ellis
1200 Puncheon Creek Road
Lawrenceburg, KY 40342

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

Elk Horn Farm, LLC
415 Rebmann Lane
Lexington, KY 40504

Larry & Karen Springate
4760 Rhema Way
Lexington, KY 40514

Alton Warford
1063 Gilberts Creek Road
Lawrenceburg, KY 40342

Commonwealth of KY
Bureau of Highways
Frankfort, KY 40601

Katya Sverdlov & Michael Ashikhimin
1014 Bypass South
Lawrenceburg, KY 40342

Judith Schaefer
1008 Bypass South
Lawrenceburg, KY 40342

Albert Peach
1015 Woodsvie Court
Lawrenceburg, KY 40342

Burkehead Realty Holdings
123 Brenda Drive
Lawrenceburg, KY 40342

Sunny Desert Corp
125 Brenda Drive
Lawrenceburg, KY 40342

Marsha Woodrow Blevins
127 Brenda Drive
Lawrenceburg, KY 40342

Paul & Michelle Cabe
131 Brenda Drive
Lawrenceburg, KY 40342

Jennifer Pruitt
129 Brenda Drive
Lawrenceburg, KY 40342


Sunny Desert Corp
133 Brenda Drive
Lawrenceburg, KY 40342

Michael Mahan
4313 Watertrace Court
Lexington, KY 40515

Sims Investments
PO Box 73
Lawrenceburg, KY 40342

State of Kentucky
County of Anderson

I, Renee D. Evans, Secretary 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 11, 2023 at 7:00 p.m. at Anderson County Fiscal Court, 137 South Main Street, Lawrenceburg, KY, 40342. Mailed this the 26th day of June, 2023.



Renee D. Evans, Secretary

MINUTES OF THE LAWRENCEBURG/ANDERSON COUNTY, KENTUCKY

JOINT PLANNING COMMISSION

HELD ON

JULY 11, 2023

The six hundred and twenty seventh 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

Chairman Betty Webb called the meeting to order with the following members answering to roll call: Jody Hughes, John Thomas, David Bird, Art Nearhoof, Eddie Hanks, and Ann Chilton. Freddy Carter and Will Halmhuber were absent. Also present were Commission Attorney Ed Logan, Bluegrass ADD Regional Planner Joe Black, and others.

APPROVAL OF MINUTES

The minutes of the meeting held on April 11, 2023 were unanimously approved.

PUBLIC HEARINGS

Docket #23-003 – Hanks/Carrier, A-1 to R-1:

1. This application was filed June 13, 2023, 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 26, 2023.
3. Notice of the Public hearing was printed in the June 29, 2023 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.

Owners Eddie Hanks & Steve Carrier are requesting a zone change from A-1 (Agricultural District) to R-1 (Single Family Residential District) zoning district for the subject property containing 1.40 acres locate on the north side of KY Hwy 151, approximately 1.83 miles northwest of the intersection of KY Hwy 151 and US Hwy 127, Lawrenceburg, KY 40342.

STAFF REPORT

DATE:	6/27/22
JURISDICTION:	Lawrenceburg/Anderson County Technical Review Committee
DEVELOPMENT / SITE NAME:	1.83 miles northwest of KY Hwy 151 and US Hwy 127 and lying on the north side of KY Hwy 151.
APPLICANT/OWNER:	Eddie Hanks 1174 Wildcat Road Lawrenceburg, KY 40342
CURRENT ZONE:	A-1 (Agricultural)
REQUESTED ZONE:	R-1 (Single family home)

SITE CHARACTERISTICS/PURPOSE

The subject property contains two lots. Tract 1 is 0.72 acres and tract 2 is 0.68 acres for a total of 1.4 acres.

The current use of the property is a single-family home. The applicant is proposing the demolition of the site and having a new, single family home to be constructed. The applicant is seeking a zone change from A-1 to A-1.

Surrounding zoning and uses of the subject property:

North	Zoned A-1	Agriculture
South	Zoned A-1	Single-family residential
East	Zoned R-1	Single-family residential
West	Zoned A-1	Single-family residential

STAFF REVIEW/COMMENTS:

Before any map amendment is granted, the planning commission or the legislative body or fiscal court must find that the map amendment is in agreement with the adopted comprehensive plan:

The proposed zone change is consistent with the Comprehensive Plan. The site lies within the Urban Serve Boundary, which is designed to restrict non-urban development and agricultural uses. The plan states "Once a property in this area seeks rezoning to a city or urban classification (i.e. single family, multifamily, commercial, or industrial) then going back to a farm or agricultural land use designation should be restricted or avoided (pg. 17). The site is also adjacent to sites that are either A-1 or R-1, ensuring it is consistent with all residential land use policies (pg. 19), and the site is designated as R-1 on the Future Land Use Map (see attached map).

-END OF STAFF REPORT -

Eddie Hanks excused and recused himself from the panel.

Came Engineer Monty Rhody to present the zone change, stating that when they surveyed the lot for Eddie Hanks, portions of the neighbor’s property line was not correct, hand his hours and barn were partly over the lines onto Eddie Hanks’ lot; the neighbor being Steve Carrier. He stated that the lots were already non-conforming and have been reconfigured to adjust the property lines but they are still non-conforming in size for an A-1 zone. He stated that the lot sizes meet the requirement for an R-1 zone.

Chairman Webb called for further comments in favor; there came no one to speak.

Chairman Webb called for comments in opposition; there came no one to speak.

Chairman Webb closed the public hearing and called for discussion among the Commission.

Following discussion, motion was made by Art Nearhoof, seconded by David Bird, to approve the zone change as requested. 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 Chairman or Vice Chairman to sign and forward the form to the next regularly scheduled meeting of the appropriate legislative body as the official record of its findings.

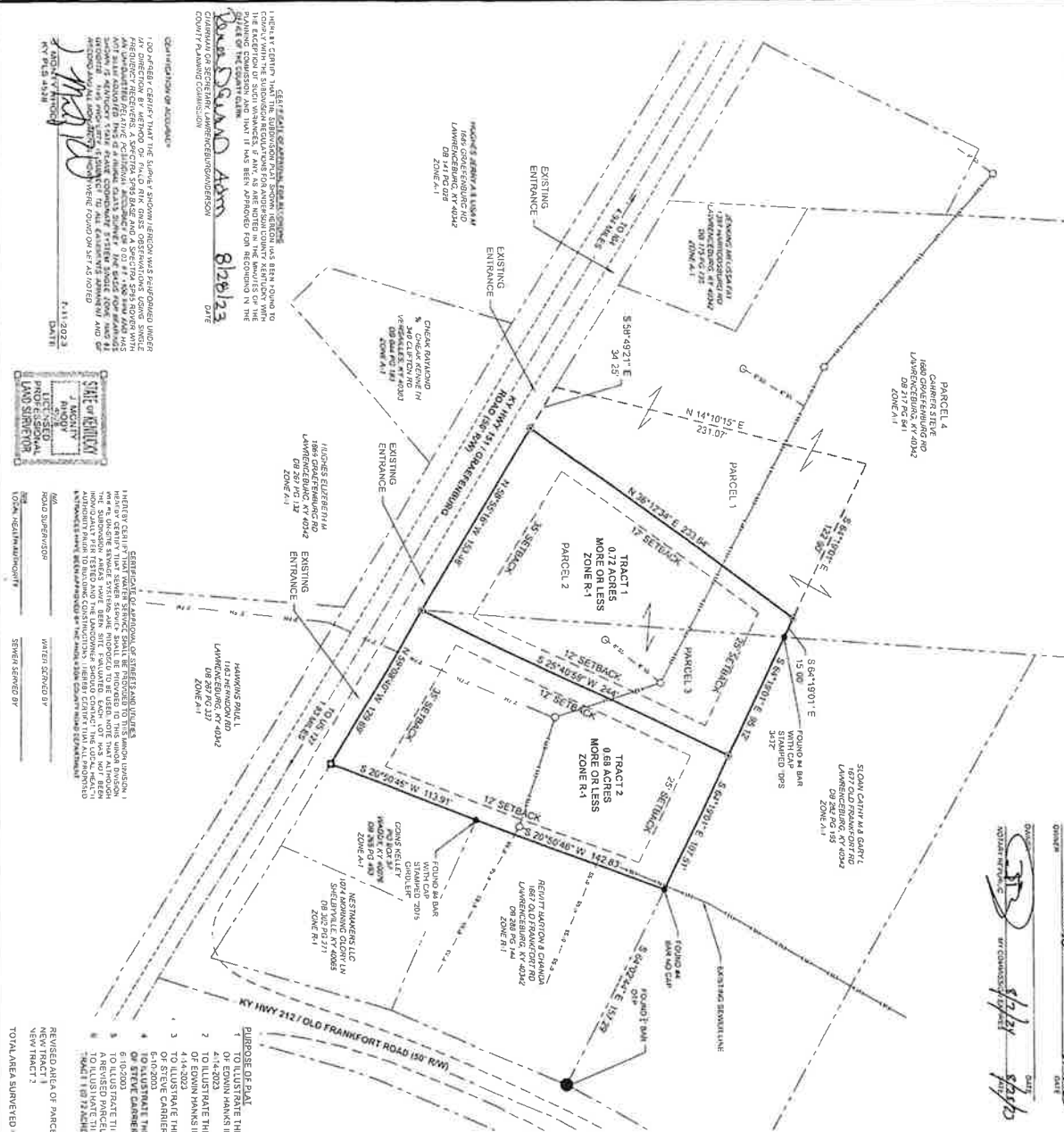
Eddie Hanks returned to the panel.

- MONUMENTATION PERIOD
- SET 1/2" SCALE BAR ON PLAN EAST - NORTH
- MASTING, SET 7" MAGN. WITH STAINLESS STEEL W/SHRIMP BRAD 3/16" DIA
- IRON FOUNDATION FOUNDATIONS NOTED
- RAW - RIGHT OF WAY



1. I hereby certify that I am a duly licensed Professional Engineer in the State of Kentucky and that I am duly qualified to perform the duties of an Engineer. I have prepared this plan in accordance with the laws and regulations of the State of Kentucky and I am not aware of any facts or circumstances which would render this plan inaccurate or misleading. I have also prepared this plan in accordance with the laws and regulations of the State of Kentucky and I am not aware of any facts or circumstances which would render this plan inaccurate or misleading.

DATE: 8/12/23
 ENGINEER: [Signature]
 SURVEYOR: [Signature]
 TITLE: [Signature]



DESCRIPTION OF PARCEL

1. TO ILLUSTRATE THE DIVISION OF PARCEL 1 (1.18 ACRES) FROM THE PROPERTY OF STEVE CARRIER AS DESCRIBED IN DEED BOOK 308 PAGE 718 DATED 6/11/2023

2. TO ILLUSTRATE THE DIVISION OF PARCEL 2 (0.68 ACRES) FROM THE PROPERTY OF EDWIN HANNAH AS DESCRIBED IN DEED BOOK 308 PAGE 718 DATED 6/11/2023

3. TO ILLUSTRATE THE DIVISION OF PARCEL 3 (0.77 ACRES) FROM THE PROPERTY OF STEVE CARRIER AS DESCRIBED IN DEED BOOK 217 PAGE 641 DATED 6/10/2003

4. TO ILLUSTRATE THE CONSOLIDATION OF PARCEL 1 WITH PARCEL 2 TO CREATE A REVISED PARCEL 1 (1.87 ACRES BY AREA)

5. TO ILLUSTRATE THE CONSOLIDATION OF PARCEL 2 WITH PARCEL 3 TO CREATE A REVISED PARCEL 2 (1.45 ACRES BY AREA)

PURPOSE OF PLAT

1. TO ILLUSTRATE THE DIVISION OF PARCEL 1 (1.18 ACRES) FROM THE PROPERTY OF STEVE CARRIER AS DESCRIBED IN DEED BOOK 308 PAGE 718 DATED 6/11/2023

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5. TO ILLUSTRATE THE CONSOLIDATION OF PARCEL 2 WITH PARCEL 3 TO CREATE A REVISED PARCEL 2 (1.45 ACRES BY AREA)

REVISIONS

1. 1.18 ACRES BY AREA MORE OR LESS

2. 0.68 ACRES BY AREA MORE OR LESS

3. 0.77 ACRES BY AREA MORE OR LESS

4. 1.87 ACRES BY AREA MORE OR LESS

5. 1.45 ACRES BY AREA MORE OR LESS

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2. 0.68 ACRES BY AREA MORE OR LESS

3. 0.77 ACRES BY AREA MORE OR LESS

4. 1.87 ACRES BY AREA MORE OR LESS

5. 1.45 ACRES BY AREA MORE OR LESS

DOCUMENT NO. 28818
 RECORDED August 22, 2023 02:29:00 PM
 TOTAL FEES \$50.00
 COUNTY CLERK: JASON DENNY
 DEPUTY CLERK: JAMIE PHILLIPS
 COUNTY: ANDERSON COUNTY
 BOOK: PGF PAGE: 395 - 396

TITLE SOURCE DEED BOOK 308 PAGE 718 DEED BOOK 217 PAGE 641

CLIENT: STEVE CARRIER
 1174 WILDCAT ROAD
 LAWRENCEBURG, KY 40342

OWNER: STEVE CARRIER
 1174 WILDCAT ROAD
 LAWRENCEBURG, KY 40342

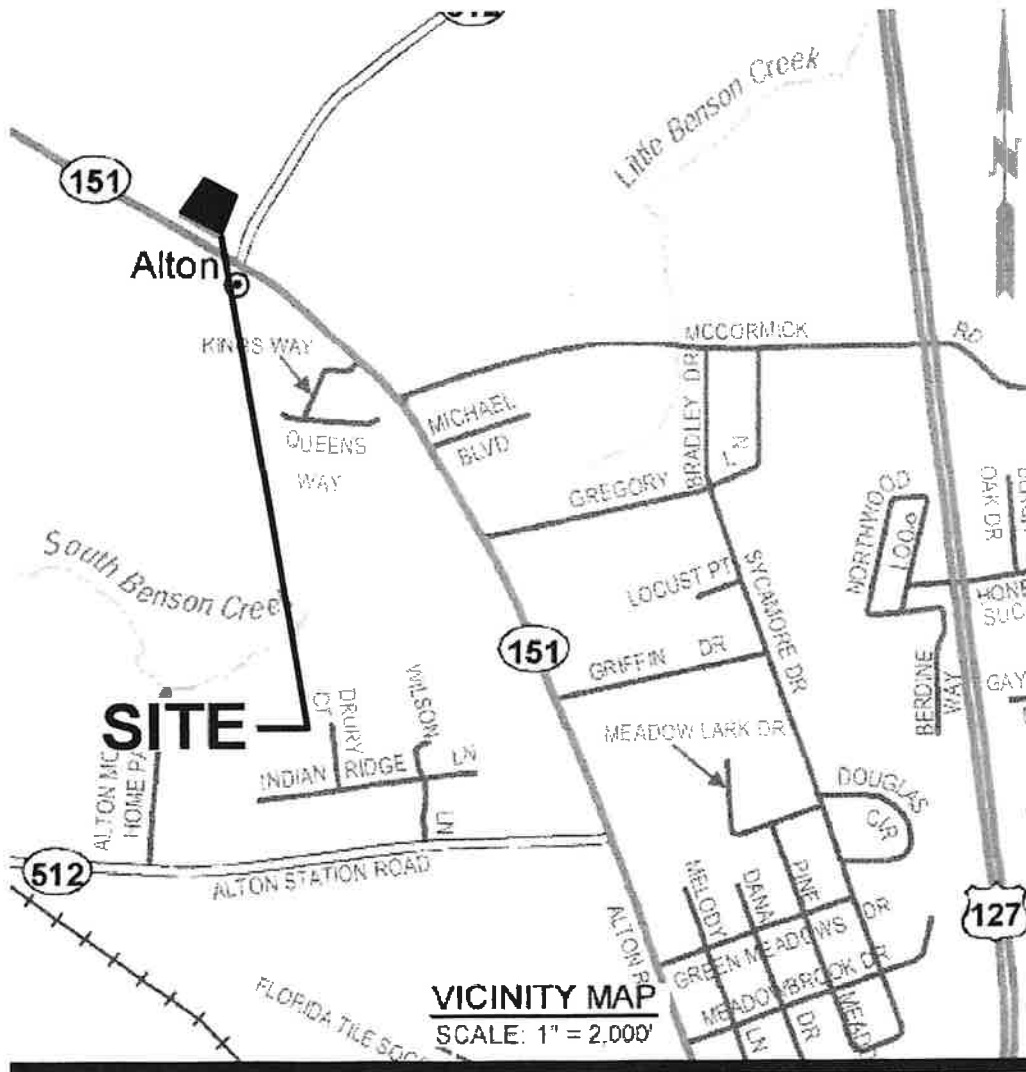
MINOR CONSOLIDATION PLAT
 HANNAH AND CARRIER PROPERTY, LAWRENCEBURG, KY
 ANDERSON COUNTY

ADDRESS OF PROPERTY SURVEYED
 1672 & 1674 GRAEFENBURG ROAD, LAWRENCEBURG, KY 40342

RE Rhody | ENGINEERING
 Civil Engineering and Land Surveying

1111 Westwood Drive, Lawrenceburg, KY 40342
 Phone: 502-343-8515 Email: monty@rhodyeng.com

Legal Description PL "E" slide 395 Tracts 1 & 2



SUBJECT SURVEY LOCATED APPROXIMATELY 1.83 MILES NORTHWEST OF THE INTERSECTION OF US HWY 127 AND KY HWY 151 AND LYING ON THE NORTH SIDE OF KY HWY 151.

HANKS VICINITY MAP