

FRANKLIN COUNTY

Planning, Zoning & Building Codes Enforcement

End of the Year Report 2024

Photo by Ben Judah
Switzer Bridge, 2022

Franklin County
Planning & Zoning

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Introduction

Beginning for the year 2024, Franklin County Planning, Zoning and Building Codes Enforcement will produce an end of the year data report. The report aims to provide highlights of the planning and development trends in Franklin County. It will provide information regarding land use changes, entitlements, permits, and other relevant data points.

Purpose

This report aims to document and monitor planning and development data over time, celebrating this year's efforts while laying a foundation for future ones. Our goal is for this information to serve as a valuable resource for the public, as well as for current and future County officials and staff.

In 2024, the Planning, Zoning, and Building Codes Enforcement Department will, for the first time, release an official report detailing land use and development trends. Although the department has historically monitored various data points internally, no formal publication has been issued to date. This inaugural report will analyze and compare data from 2023 and 2024, establishing a baseline for ongoing annual trend comparisons in subsequent years.

History

Data Sources

The information presented in this document is gathered and reviewed by the staff of the Planning and Zoning Department. All data originates from Franklin County and is obtained using ArcGIS mapping tools, application logs and iWorQ system, the County's software for tracking building and electrical permits.

Disclaimer: This report, including all data and information contained herein, is provided "as is" and "as available" at the sole discretion of the Franklin County. Franklin County makes no warranties, express or implied, regarding the accuracy, completeness, or reliability of the information contained in this report and acknowledges the potential for errors in the collection, processing, or presentation.

Note from the Director



2024 was a year of exciting changes within the Planning, Zoning, and Building Codes Enforcement Department as leadership changed and the Comprehensive Planning process wrapped up, resulting in the adoption of the 2024 Frankfort/Franklin County Comprehensive Plan, *Distilled Together*.

Construction in our community remains steady, with a similar number of Building Permits issued between 2023 and 2024. County Electrical Inspectors continue to provide inspections for both County and City projects, with a slight decrease in inspections this year. We saw a significant uptick in Code Violations issued due to increased proactive enforcement by our Code Enforcement Officer, a relatively new position within our department. Short term rentals remain popular in our community with an increase in applications for conditional use permits for that use. We also saw modest increases in plats, zoning permits, and zone change requests.

We look forward to 2025 with a full plate and several exciting projects and goals on the horizon:

- Comprehensive Modernization of the Zoning Code and Land Subdivision Regulations
- Administration of SS4A and TAP grants awarded in 2024
- Updates to the Building Permits/Planning Fees Schedule
- Modernization and standardization of Planning Applications and check-in processes

Sincerely,

Autumn Goderwis, AICP
Director
Planning & Zoning

Highlights of 2024

1. Comprehensive Plan



It has been an exciting and busy year for Planning, Zoning and Building Code Enforcement as well as Franklin County. The Planning staff worked tirelessly with the Comp Plan consultants, city planning staff, the Planning Commission, stakeholders, and the community on the new Comprehensive Plan, which was approved, along with the Future Land Use Map at the November 14, 2024 Planning Commission meeting.



2. Rural Heritage Mixed Use (HD) District



Photo by Ben Judah
Scotland Estate, 2022

A new zoning district was established this year, the Rural Heritage Mixed Use (HD) District. A step in preserving our county's historic, cultural, and heritage sites by incorporating compatible mixed-use development that promotes tourism, economic vitality, and complements the historic character of the district. The aim is to allow adaptive re-use of significant historic buildings and introduce new uses at an intensity and scale that fit into the environs in a balanced and compatible manner, fostering a vibrant and sustainable district that celebrates its unique heritage assets.

3. SS4A Action Plan Grant



On July 6, 2023, Judge/Executive Michael Mueller, signed Resolution No. 17-2023 in support of the submission of an application for grant funds with the United States Department of Transportation's Safe Streets and Roads for All (SS4A) Grant. The

Franklin County Fiscal Court commits to achieving the goal of a dramatic decrease in roadway fatalities and serious injuries and zero roadway fatalities and serious injuries by the year 2050; adopting the Vision Zero Initiative. In 2024, Franklin County received a \$250,000 Planning Grant. The grant will be used to develop a comprehensive Safety Action Plan, which will outline

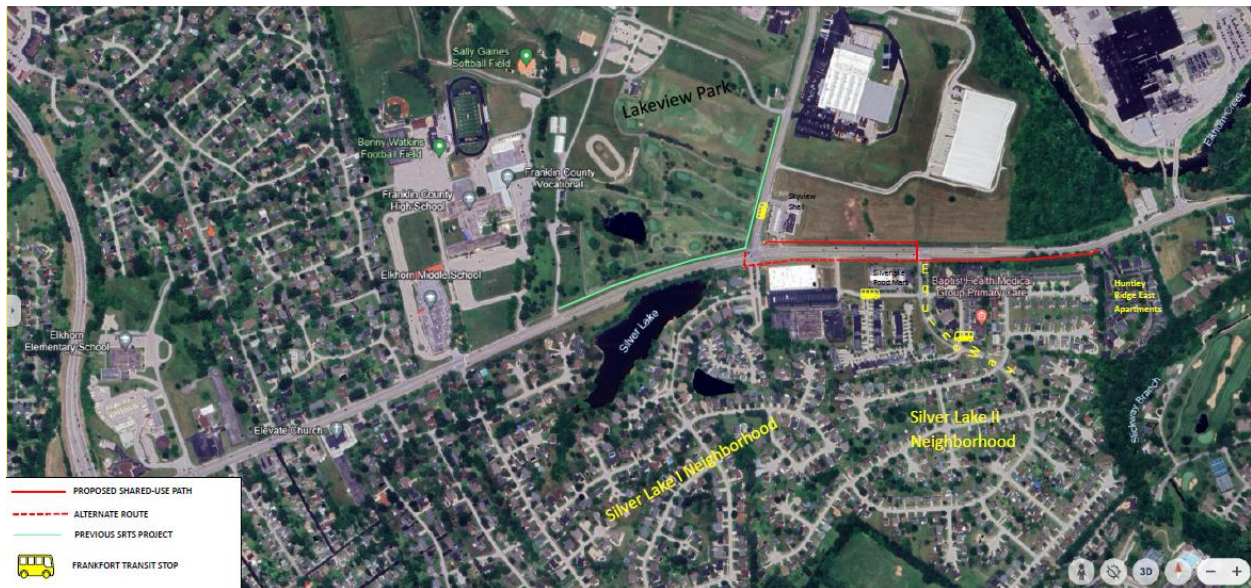
strategies to prevent roadway fatalities and injuries in the County. HMB Engineering firm was awarded as the consultants for the project.

4. Stantec Engineering, Inc.



Stantec Engineering, Inc. is conducting dry weather screening for MS4. The consultant was hired to map all of Franklin County's stormwater outfalls.

5. Tap Grant- Shared Use Path, U.S. 460 Georgetown Road



The Franklin County Fiscal Court proposes a 10-foot wide, one-half-mile long shared-use path connecting Steadmantown Lane to neighborhoods and an apartment complex. The route will follow US 460 from Steadmantown Lane to Huntley Ridge East Apartments (formerly Raven Crest Apartments). Currently, the path is proposed on the north side of US 460 from Steadmantown Lane to Equine Way and the south side for the remainder, crossing US 460 at Equine Way. The county intends to study the preferred alignment in the preliminary engineering phase to determine the safest location to cross pedestrians and cyclists over US 460. An alternate crossing would be at Steadmantown Lane where a crosswalk already exists. Some portions of the path may need to be reduced to 8' to minimize right of way and utility impacts in some areas. These areas will be determined in preliminary and final engineering design. The trail will allow a safe route for commuters and expand opportunities for walking/jogging, hiking, and biking.

2024 Developments



1



Springhill Suites, 55 Mill Road



2



Townhomes at Copperleaf

3



Central KY AG Credit, 2311 Lawrenceburg Road



4



Arts Electric Storage Building, 190 Commerce Blvd.

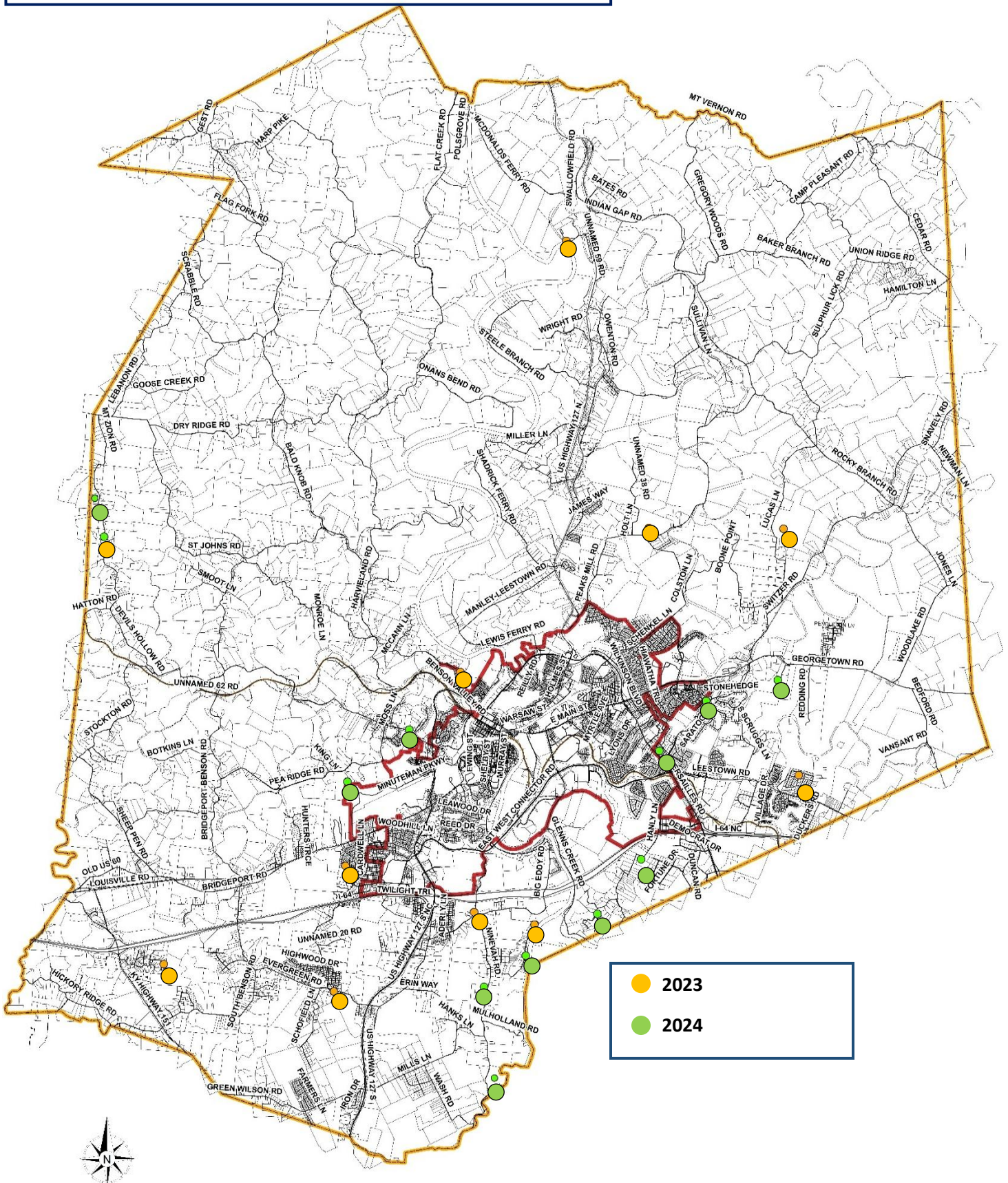
Other Approved Developments:

- Ford Dealership
- Residence at Elkhorn 460 (apartment complex)
 - 22 Oaks (apartment complex)
- Expansion of the Forks (campground)
- The Barrel Vault (bourbon warehouse)
 - Woodspring Suites (hotel)
 - Shyco Wood Products, Inc.
 - 120 Fortune Drive, Phase II

Permits and Entitlements

Planning, Zoning and Building Code Enforcement		
Permits and Entitlements	2023	2024
Zoning	31	40
Signage	19	17
Mobile Home	17	19
Building	198	205
Building (Expanded Jurisdiction)	5	6
Electric (County)	410	373
Electric (City)	416	364
Stream Construction	4	10
Farmstead Exemption	24	19
Conditional Use (STR)	10	15
Conditional Use (Multi-family unit)	1	1
Conditional Use (Residential Recovery)	1	0
Conditional Use (Campground)	0	2
Assembly Hall/Reception	0	1
Conditional Use (Air Soft Range)	1	0
Conditional Use (other)	1	1
Developments		
Development Plans	9	8
Minor Plats	38	46
Major Subdivisions	1	1
Zone Change Requests	2	4
Variance	1	1
Modification of Standards	0	2
Other		
Road Dedication	0	1
Zoning Ordinance Text Amendments	0	1
Business License Review	232	339
Code Violations	39	101

Short-term Rental (2023) and (2024) Locations



Public Hearing Dates/Addresses of Short-term Rental (2023-2024)	2023			
	Filing Date	BZA Public Hearing	Address	Total (\$)
	9/19/2023	1/10/2023	340 & 360 Strohmeier Road	150.00
	1/17/2023	2/24/2023	300 Manor House Lane	150.00
	5/9/2023	6/15/2023	112 Bamboo Drive	150.00
	5/16/2023	2/14/2023	125 Clifty DR	150.00
	5/10/2023	7/11/2023	298 River Valley Road	150.00
	6/30/2023	8/8/2023	5344 Sleepy Hollow Drive	150.00
	7/12/2023	8/8/2023	2351 Peaks Mill Road	150.00
	8/3/2023	9/12/2023	2865 Evergreen Rd., Frankfort, KY 40601	150.00
	8/7/2023	9/12/2023	1133 Old Lawrenceburg Rd	150.00
	12/9/2023	1/9/2024	1426 Mt. Zion Rd.	150.00
	12/12/2023	1/9/2024	1313 and 1327 Ninevah Rd.	150.00
	2024			\$1,650
	Filing Date	BZA Public Hearing	Address	
	1/10/2024	2/13/2024	2065 Mt. Zion Road	150.00
	1/30/2024	3/12/2024	1323 Pea Ridge Road	150.00
	2/9/2024	3/12/2024	2794 Ninevah Road	150.00
	3/5/2024	4/9/2024	813 Hanley Lane	150.00
	5/14/2024	6/11/2024	1311 Deerwood Drive	150.00
	6/28/2024	8/13/2024 and 9/3/2024	240 River Valley Road	150.00
	8/12/2024	9/10/2024	1990 Elkhorn Hills LN	150.00
	7/19/2024	9/10/2024	321 Secretariat Way	150.00
	8/1/2024	9/10/2024	121 Randolph Rd	150.00
	8/13/2024	9/10/2024	534 Devils Hollow Road	150.00
	9/9/2024	10/8/2024	1323 Pea Ridge Road (new owner)	150.00
	10/15/2024	11/12/2024	108 Weehawken Lane East	\$1,650

Rezoning (2023) and (2024)

Rezoning 2023				
Applicant	Address	Zone Change	Approval	Total (\$)
Raymond & Crystal Baker	1190 Pea Ridge Rd.	Rural Residential (RR) to Agricultural (AG)	Approved	300.00
P & N Development	205 Shepherd Way	Planned Commercial (PC) to Rural High Density Multi-family (RH)	Approved	300.00
				\$600

Rezoning 2024				
Applicant	Address	Zone Change	Approval	Total (\$)
Dewey & Candis Woods	110 & 112 Hawkeegan Drive	Rural Residential (RR) to Rural Residential "B" (RB)	Approved	300.00
Tom Cropper	1501-1507 Twilight Trail	Industrial Commercial (IC) to (CL) Rural Limited Commercial	Approved	300.00
Cardwell 827, LLC	827 Cardwell Lane	(RB) to Rural Low Density Multi-Family District (RL)	Approved	300.00
KT Holdings, LLC	850 Hickman Hill	(RR) to Agricultural (AG)	Approved	300.00
KT Holdings, LLC	6761, 6765, 6759 US 127 North	(RR) to (AG)	First Reading 12/11/2024 Fiscal Court	300.00
				\$1,500