

**SCOTT COUNTY BOARD OF ADJUSTMENT MEETING**  
**SCOTT COUNTY FISCAL COURT**  
**101 EAST MAIN STREET**

**March 5, 2026**

**5:00 P.M.**

**AGENDA**

**I. BUSINESS**

- a) Approval of February 5, 2026 minutes.
- b) Swear in speakers.

**II. APPLICATIONS - OLD**

- a) S-2025-14 - Ashley Queen/Royally Boarded is seeking a Conditional Use Permit for pet boarding and grooming services at 95 La Costa Drive. [Zoned A-1]

**III. APPLICATIONS - NEW**

- a) S-2026-06 - Jonathan Ross and Infrastructure Precast Inc. are requesting a Conditional Use Permit for outdoor storage and non-retail sales of pre-cast concrete products at Triport Circle (Parcel ID: 161-40-005.000)
- b) S-2026-07 - Terry Snow and Joy Snow are requesting a Conditional Use Permit for the construction of a secondary residence for a family member or farm worker at 1215 Stamping Ground Road.

**IV. OTHER**

**V. ADJOURN**

**Scott County Board of Adjustments  
February 5, 2026, Minutes**

The meeting was called to order at 5:00 p.m. All members were present. Rhett Shirley, Mark Carper, Toshi Tusam, and Noah Smith, were present as Staff to the Board.

**Upon Motion by Barrett, second by Holland, the Board unanimously approved January 8, 2025, minutes.** The Board Attorney administered the oath to those signed in to speak.

**Applications, Old: None**

**Applications, New:**

a. **S-2026-04: POSTPONED: Wes Herald, 1025 Galloway Road, Stamp Ground, Ky, 40370**, request for a Conditional Use Permit [CUP] for a family cemetery, zoned A-1.

b. **S-2026-05: Old Friends Thoroughbred Retirement, 1841 Paynes Depot Road, Georgetown, KY 40324**, requested a variance to reduce the side yard setback from fifty (50) feet to forty-four (44) feet for construction of feed shed at 1869 Paynes Depot Road, Georgetown, KY. The property is zoned A-1, Agriculture. The applicable provision is KRS 100.243 and Zoning Ordinance, Schedule of Area and Dimension Regulations. Notices were given. There was no opposition. Staff recommends approval.

Toshi presented the application, circumstances, requirements for variances, findings, and recommended conditions of approval. The shed exists. Applicant believed they were farm exempt. The shed for which approval is sought replaces two (2) that will be removed due to infestation and needed renovations. Unique site conditions create the need for the requested variance, not an intentional avoidance of regulation. Staff recommended approval with conditions. Applicant concurred with the staff report. Approval would not adversely impact the character of the neighbored.

**Upon motion by Holland, second by Barrett, the Board unanimously approved the application, subject to the Staff Report.**

Attested:

Approved:

\_\_\_\_\_  
Charlie Perkins, Board Attorney  
and Recording Secretary

\_\_\_\_\_  
Sonya Barrett, Chair

**CONDITIONAL USE PERMIT APPLICATION**  
**95 LA COSTA DRIVE**  
**Staff Report to the Scott County Board of Adjustment**  
**March 5, 2026**

**FILE NUMBER:** S-2025-14

**PROPOSAL:** Conditional Use Permit for the operation of a pet boarding and grooming business

**LOCATION:** 95 La Costa Drive

**APPLICANT:** Ashley Queen  
(property owner)

**CONSULTANT:** n/a



**STATISTICS:**

Zone:	A-1 (Agricultural)
Surrounding Zone (s):	A-1
Site Acreage:	5.0 acres
Access (Directly):	Delissa Drive to La Costa Drive
Access (Nearest Arterial):	Frankfort Road [US-460]
Context:	North of Paynes Depot Road

**BACKGROUND:**

Ashley Queen ("Applicant") is seeking a Conditional Use Permit for the operation of a pet boarding and grooming services at the property addressed 95 La Costa Drive ("Project Site"). The Project Site is a 5.0-acre parcel, is zoned A-1 and is surrounded by other residential zones such as R-1C and R-2.

The property has previously been before the Scott County Board of Adjustment regarding similar requests.

In March 2025 (Application S-2025-11), the Board heard a Conditional Use Permit request for dog boarding and grooming services at the subject property. Following the hearing, the board denied the application, finding that the proposed use could not sufficiently safeguard surrounding residential properties and was not compatible with the neighborhood context.

In May 2025, the Applicant submitted a second application (Application S-2025-14) proposing modifications, including a reduction in the number of dogs and adjusted hours of operation. At the June 2025 meeting, after discussion regarding whether the second application was materially different from the first, the Board voted not to hear the matter, determining that the second application was substantially the same as the previously denied request.

The current application has been submitted for consideration before the Board. Staff's review below evaluates the request based on the Zoning Ordinance.

**APPLICATION REQUEST:**

The Applicant is requesting a Conditional Use Permit to operate a pet boarding and grooming business at 95 La Costa Drive. The proposed operation includes overnight boarding of up to 10 non-personal dogs, with a maximum of 14 non-personal dogs on site at any time, including grooming services. Boarding and grooming activities will occur within the principal structure, specifically in the basement level, with access to a fenced outdoor exercise run located at the northwestern corner of the building. The outdoor run measures approximately 41 feet by 82 feet (3,362 square feet) and is enclosed by a six-foot wooden fence.

Proposed hours of operation are 8:00 A.M. to 8:00 P.M., seven days per week, with grooming services by appointment only between 10:00 A.M. and 6:00 P.M. The Applicant anticipates no more than three client drop-offs or pick-ups per day and no more than three grooming appointments daily. Five on-site parking spaces are available for clients, and the Applicant indicates that no more than two clients would be present at any given time.

The Applicant states that all dogs will be supervised when outdoors, waste will be collected daily, and operations will remain limited in scope consistent with the submitted business plan.

**ISSUES & ANALYSIS:**

Conditional Uses are those uses which are essential to or would promote the public health, safety, or welfare in one or more zones, but which would impair the integrity and character of the zone in which it is located or in adjoining zones **unless** restrictions on location, size, extent and character of performance are imposed in addition to those imposed in the zoning regulation. Conditional uses may be permitted in districts as designated under the zoning district regulations but only when specifically approved by the Board of Adjustment.

A Conditional Use Permit is legal authorization to undertake conditional use, issued by the Administrative Official pursuant to authorization by the Board of Adjustment consisting of two parts:

- a) A statement of the factual determination by the Board of Adjustment which justifies the issuance of the permit.
- b) A statement of the special conditions which must be met in order for the use to be permitted.

**Regulations:**

Section 4.12 (g) lists home occupations as follows:

Home occupations that exceed the limitations in the definition of such.

**Section 2.1 Defines Home Occupations as:**

Professional office, one professional with no staff, studio or personal services maintained or conducted within a dwelling or accessory building. Home occupations must meet the following conditions:

- A. The home occupation must be incidental to the principal residential use of the residence and be limited to 25% of the ground floor area, in no event to exceed 300 square feet.
- B. The home occupation shall result in no exterior evidence, except a wall sign not to exceed 5 square feet in area which may identify the home occupation. Complete sign information can be found in the Sign Ordinance, Appendix C.
- C. The home occupation shall not generate any atmospheric pollution, light flashes, glare, odor, noise, vibration, truck or other heavy traffic. (Amendment dated 1/26/88)

Staff finds that with conditions, the proposed home occupation for an animal grooming business would be an appropriate use with minimal impacts to the general vicinity.

Section 4.12 (K) of the Zoning Ordinance lists kennels as a conditional use in the A-1 zoning district. Kennels are defined in Section 2.1 as:

*A commercial business for the sale or temporary boarding of three (3) or more dogs over the age of six (6) months, not including those owned by the residents or property owner.*

Section 2.56 gives these performance and design standards for kennels:

Kennels shall be designed according to the following guidelines:

- A. All buildings and areas used in whole or in part for a commercial kennel, including animal runs, shall be a minimum 100' from all property lines.

**Staff Analysis:** Based on the submitted materials, the proposed outdoor run is located approximately 45-50 feet from the western property line and does not meet the required 100-foot setback. Compliance with this standard would require modification of the site layout and demonstration of conformance through the Development Plan review process.

- B. All animal runs, exercise yards or any outside area used for the kennel shall be located on the property so as to minimize any off-site impacts including but not limited to noise. The Board of Adjustments and/or the Planning Commission may direct the location of such areas as part of the conditional use and development plan, respectively.

**Staff Analysis:** The proposed outdoor run is located in the northwestern portion of the property with proper fence and buffer installation. Final placement and any additional buffering measures may be evaluated during development plan review to ensure off-site impacts are minimized. As described, staff finds that this requirement is sufficiently satisfied.

- C. All animal runs, exercise yards or any outside area used for the kennel shall be fenced to ensure that no animals may leave the site. In addition, any outside areas used in conjunction with the kennel must be screened by a row of evergreen trees no more than 30' on center.

**Staff Analysis:** The Applicant has indicated that the run will be enclosed by a six-foot wooden fence. Landscaping shall be added pursuant to this regulation and reviewed through the development plan.

- D. Any area where dogs are kept overnight shall be soundproofed to minimize any off-site impacts.

**Staff Analysis:** Overnight boarding is proposed within the basement of the principal structure, and documentation of sound mitigation measures may be required to confirm compliance.

- E. All signage shall be reviewed and approved by the Board of Adjustments as part of the conditional use request.

**Staff Analysis:** No signage has been submitted at this time and thus none shall be approved. If the applicant requires signages, an amended Conditional Use Permit application shall be required.

- F. Applicants for conditional use approval shall state the maximum number of animals to be kept on site.

**Staff Analysis:** The Applicant has stated a maximum of 14 non-personal dogs on site at any time, with no more than 10 boarding overnight. Staff recommends that this number be incorporated as a condition of approval.

There are additional County ordinances and regulations governing the keeping of animals for personal or commercial purposes, including matters related to animal control and animal welfare. Enforcement of those regulations is administered by the appropriate County agencies and is not within the jurisdiction of the Planning Commission or the Board of Adjustment. Approval of this Conditional Use Permit does not relieve the Applicant of the obligation to obtain any required approvals or permits from Animal Control or other applicable regulatory authorities.

Since the proposal includes outdoor site improvements, staff would require submission and approval of a Development Plan showing all existing and proposed uses, the location and dimensions of outdoor run areas,

parking layout, access routes, required setbacks, landscaping, and buffering.

With appropriate conditions, development plan approval, and compliance with all applicable regulations, staff finds that the proposed use can be designed and operated in a manner that will not adversely affect public health, safety, or welfare. The site's A-1 zoning and parcel size provide sufficient area to accommodate the use, subject to adherence to ordinance standards.

**Operational Plan:**

**Kennel Operations – Dog Boarding:**

The business plan submitted by the applicant proposes the overnight boarding of up to ten (10) dogs, with two additional dogs being kept on the premises for day care. The Applicant states that there are ten individual enclosures to provide a safe and secure environment for the dogs, as well as food, water, and bedding, are located in the basement of the principal structure. Furthermore, the Applicant states that there is an outside run at the north-western corner of the building that is 41 feet by 82 feet (3,362 square feet) and is enclosed by a six-foot high wooden fence. The proposed dog run is within a range of 45 to 50 feet of the western property line. The run is located approximately 130 feet from the nearest habitable structure. The Applicant states that the dogs will be under supervision at all times when being kept outside.

The proposed hours of operation are from 8:00 A.M. to 8:00 P.M., seven days per week. On some occasions of special circumstances with clients, hours may vary. The expected duration of a stay for one dog may range from one weekend up to ten days. The maximum number of drop-offs and pick-ups per day for boarding purposes is expected to be limited to no more than three, although there may be days when there are no drop-offs or pick-ups.

**Home Occupation – Grooming Operation:**

The proposed hours for grooming are from 10:00 A.M. to 6:00 P.M. by appointment only. No walks-ins would be accepted. Grooming would be one dog at a time, with a maximum of three grooming clients per day. The maximum capacity of dogs on site for boarding and grooming is no more than 14.

Images provided by the Applicant indicate that access from the basement, where the individual enclosures are located, to the exterior dog run is by steps with an exit through the garage. The grooming area is located in the basement along with the enclosures, while the client reception area is within the principal structure. Five parking spaces are available on-site for clients, and the Applicant states that no more than two clients would be present at any given time. The Applicant has not indicated whether additional staff will be employed who may require parking accommodations. To minimize impacts to surrounding properties, Staff recommends a condition requiring that all client and visitor parking occur on-site and prohibiting any off-site or street parking associated with this operation.

**Site Description:**

Although under county jurisdiction, the subject property adjoins Georgetown city limits on all sides, to include urban level density residential neighborhoods to the west and south. Access to this property is by way of Paynes Landing Boulevard, which connects to US-460 approximately a quarter mile south. A private driveway also extends to the property from Frankfort Road to Delissa Drive.

Aerial imagery indicates that a wooden fence has been recently constructed in the rear yard towards the north-west corner of the main structure, a portion of which is to serve as the dog run for the proposed activity. The property has some landscaping along its boundaries, which may be patchy and insufficient in mitigating for light and noise.

**Impacts:**

Waste is to be picked up daily and removed from the site to ensure cleanliness and no odor. Staff recommends conditioning that all waste material generated by this operation and the dogs themselves must be collected, contained, and disposed of in a manner that prevents all material, sights, or odors from affecting adjoining property owners.

The application proposes commercial activity in a residential setting. It may be appropriate for the proposed activity to be addressed as the development of commercial property and to be screened as if it were commercially zoned.

#### **FINDINGS:**

1. The Project Site is a 5.0-acre parcel zoned A-1 (Agricultural), accessed through a developed residential neighborhood and surrounded by residential zoning classifications including R-2 and R-1C.
2. Sections 4.12(G) and 4.12(K) of the Zoning Ordinance identify home occupations exceeding standard limitations and kennels as conditional uses within the A-1 zoning district.
3. The proposed use includes overnight boarding of up to 10 non-personal dogs and grooming services, with a maximum of 14 non-personal dogs permitted on site at any time.
4. The outdoor exercise run is located approximately 45–50 feet from the western property line and approximately 130 feet from the nearest habitable structure and will require further review through the Development Plan process to confirm compliance.
5. Access to the site is from Paynes Landing Boulevard via La Costa Drive, and the Applicant has indicated limited client trips, estimated at no more than 3 per day.
6. The Applicant has proposed operational limits including restricted hours, limited number of dogs outdoors at one time, daily waste removal, and on-site parking to mitigate potential impacts to surrounding residential properties.
7. Compliance with Section 2.56 performance standards, including setbacks, fencing, screening, sound mitigation, and maximum animal limits, will be required through Development Plan review and conditions of approval.
8. Animal control and welfare regulations are administered by the appropriate County agencies, and approval of this Conditional Use Permit does not relieve the Applicant of compliance with those additional permits and requirements.
9. With adherence to ordinance standards, Development Plan and regulatory compliance, the proposed use would be designed and operated in a manner that does not adversely affect public health, safety, or welfare.

#### **RECOMMENDATION:**

Staff recommends **Approval** of the request for a Conditional Use Permit to allow a home occupation for grooming services pursuant to Section 4.12(G) of the Zoning Ordinance, and **Approval** of a Conditional Use Permit to allow operation of a kennel for dog boarding pursuant to Section 4.12(K), at the property located at 95 La Costa Drive. Should the Board approve the application, staff recommend including the following conditions of approval:

#### Conditions of Approval:

1. This property is subject to all requirements of the Georgetown – Scott County Zoning Ordinance and Subdivision and Development Regulations.
2. The Applicant shall comply with all requirements of other federal, state, and local regulatory entities. The Applicant shall provide copies to the Board of Adjustment of all permits issued on behalf of the Applicant as a result of this approval including, but not limited to, business-related certifications, licenses, regulatory permits, and any recertification when required.
3. The Applicant shall submit a minor development plan for the Project Site in compliance with the design guidelines for kennels outlined in Section 2.56 of the Zoning Ordinance. Business operations shall not occur on the property until such a time that the Planning Commission Staff approve the minor development plan and all requirements have been installed according to the said regulations.

4. Per the design guidelines for operation as a kennel, all structures associated with this activity are to be a minimum of 100 feet from all property lines. A site plan showing the location of existing and kennel-associated structures and their respective distances to property lines is required.
5. Property perimeter landscaping shall be installed along all property boundaries. All required landscaping shall comply with the Landscape & Land Uses Buffer Ordinance, Section 6.12(2), including a minimum 15-foot-wide buffer area with one (1) tree per forty (40) linear feet of boundary, together with a six (6) foot tall hedge, wall, or fence. The required buffer shall be clearly shown on the minor development plan. Existing vegetation may be credited toward this requirement only upon submission of a detailed landscaping plan demonstrating that current plantings meet or exceed the standards of Section 6.12(2). Planning Commission Staff shall review existing plantings and may require additional landscaping where necessary to achieve full compliance.
6. Per the Landscape & Land Uses Buffer Ordinance, Section 6.13(1)-Vehicular Use Area Perimeter Requirements, a continuous planting with an average height of three (3) feet shall be installed along the vehicular use area where it faces the southern property boundary toward White Oak Village. This requirement shall be shown on the minor development plan. Alternatively, the applicant may include this on a landscaping plan, demonstrating that existing vegetation satisfies the requirements of Section 6.13(1).
7. Waste generated by this operation shall be collected daily, contained, and disposed of in a manner that will prevent any off-site effects. The applicant shall provide details as to how the waste material is to be contained while on site and how and on what schedule it will be removed from the site, and to where it will be taken.
8. The Applicant shall direct all clients to access the property via La Costa Drive off Paynes Landing Boulevard as the primary route of entry and exit, as this route minimizes impacts to surrounding residential properties. Clients shall not be directed to use the access point from Delissa Drive off Frankfort Pike. In addition, on-site signage shall be installed at the property entrance clearly indicating the approved route of access.
9. Hours of operation shall cease at 8:00 PM on any given day.
10. No more than 14 non-personal dogs shall be on the property as part of commercial activity. No more than 10 non-personal dogs shall board overnight on the property.
11. The Applicant shall not exceed 4 dogs outside at any time.
12. There shall be no allowance of animals outdoors without proper supervision and containment.
13. There shall be no more than 3 grooming appointments per day.
14. No off-site or on-street parking shall be permitted for clients or visitors associated with this operation. All parking shall occur on the subject property within the designated parking area.
15. The Applicant shall comply with all applicable County animal control and regulatory requirements. Approval of this Conditional Use Permit does not waive the need for any separate permits or approvals.
16. The Applicant shall return to the Board prior to any changes in the approved conditions.
17. Pursuant to KRS 100.237, failure to comply with the conditions of this permit shall constitute review of this application.

APPLICATION TO BOARD OF ADJUSTMENT

230 E. Main Street, Georgetown, KY 40324

Phone (502) 867-3701

Fax (502) 867-3725

FOR OFFICIAL USE ONLY:

APPLICATION NO: 5-2025-14 DATE FEE RECEIVED: 5-14-25 Credit Card

1. APPLICANT Ashley Queen / Royally Boarded

MAILING ADDRESS 95 1a Costa drive Georgetown Ky 40324

PHONE NO. [REDACTED] EMAIL [REDACTED]

2. TYPE OF REQUEST (Check one or more)  VARIANCE  CONDITIONAL USE PERMIT  HOME OCCUPATION (CUP)  ADMINISTRATIVE REVIEW

3. PROJECT SITE 95 1a Costa drive

4. JURISDICTION (Please Circle) Georgetown / Sadieville / Stamping Ground / Scott County

5. EXISTING USE Residential ZONING DISTRICT A-1

6. DESCRIPTION OF REQUEST luxury Boarding along with grooming

7. SUPPORTING INFORMATION:

VARIANCE (\$150.00) – Attach plans drawn to scale showing the dimensions and shape of the lot or land, the size and location of existing buildings, the location and dimensions of proposed buildings or additions, and any natural or topographic peculiarities of the lot in question. In order for a variance to be granted, the applicant must prove to the Board that the following items are true: (Please attach these comments on a separate sheet)

- A. Special conditions exist peculiar to the lot, land, or building(s) in question.
- B. That a literal interpretation of the zoning ordinance would deprive the applicant of the rights enjoyed by other property owners.
- C. That the special conditions do not result from previous actions of the applicant.
- D. That the requested variance is the minimum variance that will allow a reasonable use of the lot, land, or building(s).

CONDITIONAL USE PERMIT (CUP) (\$150.00) – Attach a plan for the proposed use showing the location of buildings, parking and loading areas, traffic access and circulation drives, open space, landscaping, utilities, signs, yards, and refuse service areas. Also, attach a narrative statement relative to the above requirements and also explain any economic, noise, glare, or odor effects on adjoining property and the general compatibility with other properties in the district.

HOME OCCUPATION (CUP) (\$150.00) – In order for a home occupation conditional use permit to be granted, the applicant must prove to the Board that the following items are true: (Please attach these comments on a separate sheet)

- A. The home occupation must be incidental to the principal residential use of the residence and be limited to 25% of the ground floor area, in no event to exceed 300 square feet.
- B. The home occupation shall result in no exterior evidence, except an unlighted wall sign not to exceed five (5) square feet in area, which may identify the home occupation.
- C. The home occupation shall not generate any atmospheric pollution, light flashes, glare, odor, noise, vibration, truck or other heavy traffic.

ADMINISTRATIVE REVIEW (\$150.00) – Attach a narrative statement describing the action or decision made by the administrative official including an outline of information supporting your claim for which relief is sought.

**APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT MEETING FOR THE BOARD TO CONSIDER APPLICATION**

I hereby certify that the information contained in this application and supporting attachments is true and correct. I acknowledge that if I withdraw my case, the paid fee will not be returned after legal notice have been submitted. If the applicant is not the owner of the project site, an affidavit will need to be completed.

RECEIVED

A Queen

APPLICANT

MAY 14 2025

PLANNING COMMISSION

5-14-25

DATE



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**[EXT]Re: Additional Information Required - 95 La Costa Drive Use Permit Application**

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From ashley queen [REDACTED]

Date Thu 5/29/2025 8:08 AM

To Elise Ketz [REDACTED]

Cc Mark Carper [REDACTED]; Andre Regard [REDACTED]

To whom it may concern,

Our business plan would allow for ten dogs to be boarded overnight and two dogs to be kept during the day for daycare. Business hours would be 8a.m. to 8pm. seven days a week with hours varying if emergent cases arose for clients. Some days may have a couple drop offs/pickups, while other days there may be none. Drop offs/pickups would not be an all day occurring event. The average stay for a dog can vary for just a weekend or up to seven to ten days. Most client's have multiple dogs so that cuts down on traffic coming and going.

In regards to grooming, the hours of operation would be 10a.m.-6p.m. We would not accept walk in clients, all clients would be required to be scheduled. Only one grooming client at a time. We would have a maximum of three grooming clients in one day.

There are no current plans to improve the property. The property is surrounded with an abundance of greenery and trees. The dog run is fenced at six feet high and dogs are always accompanied by a person. Outside of the dog run fence is another farm fence on the perimeter of the property as a double security enclosure for the farm. The dog housing is newly built ensuring dogs have their own rooms, food, water and comfort items in the basement. The grooming area is a newly built room with new equipment as well. We have 5 parking spaces for clients, but would never have more than two clients at any given time.

If we were at maximum capacity for boarding and grooming, I would estimate no more than 14 dogs at any given point. Some grooming clients have multiple dogs so that number could vary by one or two.

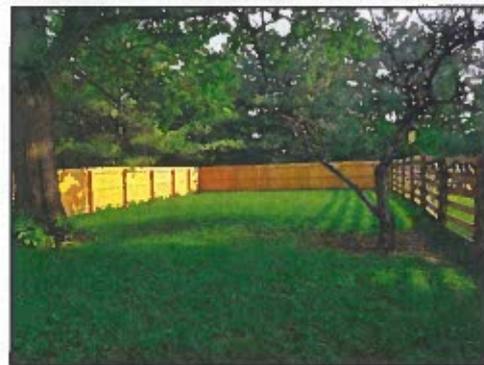
Pictures of the areas can be provided as well, just let me know if you would like me to send those. Please let me know if there is anything else I need to do for my application.

Thanks,

Ashley Queen

On Wed, May 28, 2025, 5:08 PM Elise Ketz [REDACTED] wrote:

# 95 La Costa Drive



**Scott County Board of Adjustments  
June 6, 2025, Minutes**

The meeting was called to order at 5:00 p.m. All members were present except Volk. Rhett Shirley and Mark Carper were present as Staff to the Board.

**Upon Motion by Cooper, second by Meadows, the Board unanimously approved May 1, 2025, minutes.** The Board Attorney administered the oath to those signed in to speak.

**Applications Old:** None

**Applications:** New

a. **S-2025-14: Ashley Queen/Royally Boarded, 95 La Costa Drive, Georgetown, KY 40324**, requested a Conditional Use Permit (CUP) for pet boarding and grooming services at 95 La Costa Drive, Georgetown, KY 40324. The property is zoned A-1, Agricultural. The applicable provision is Zoning Ordinance, Section 4.12 (g). Required notices were given. There was Opposition. Staff recommended approval. Reference should be made to the video for more complete record of the proceeding.

Mark Carper presented the application. He presented background information, his proposed findings, and recommended conditions of approval. The application meets all Ordinance requirements. The proposed use is listed as a conditional use in the Ordinance. He explained the proposed operation parameters. All facilities to be 100 feet from property line. He displayed photos of facilities. Recommended approval with conditions to avoid adverse impact. His conditions included one hundred (100) feet set back.

The Chair noted applicant has adjusted to shorter hours, and asked if there were other changes? [The number of dogs was also reduced from thirty (30) to fourteen (14).] This is a new application. Is there anything else distinctively changed from the last application? Mark answered there is more detail in the management of the dogs and between the boarding and grooming operations.

Chair asked applicant's attorney to summarize the changes between this application and the previous one.

Andre Regard, applicant's attorney, answered that the changes Mark went through are the changes that have been made. We were in communication with your staff in the preparation of this application. He noted the reduction in the number of animals and hours. He was pleased Staff recommended approval for the second time. Attorney then commented on Staff recommendations saying that applicant has already complied with the applicable regulations. The Board could approve this application as submitted. He then discussed the fence location. He explained the dogs' sleeping areas are in the house. Applicant and family want no extra noise, much less what neighbors might hear. The attorney questioned the need for additional perimeter landscaping. Applicant's attorney then asked for approval of the application.

Board member Cooper asked if applicant were still operating. The attorney acknowledged applicant is still operating due to advanced scheduling, which was discussed with P&Z staff.

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The Chair said the only change to the prior application is the number of dogs and the hours of time, which when we denied this a lot of this was due to just the suitability of the proximity to the residential properties and that's not changed. She then asked whether the Board has the right to say this is not a new application?

The Board attorney answered: If the Board feels this is substantially the same application, albeit with some smaller numbers, then the appeal time for the last decision is over and they really shouldn't be here. That is, if the Board feels this is substantially the same application. If that is so, the Board could make a motion, state it's reasons why this is the same application, and move that we are not going to hear this. At that point, applicant still can't appeal the original decision, because time for that is thirty (30) days and that time is up. They can appeal your decision not to hear this application. The first thing I would mention is that we don't have a rule that says applicant can't come back. But, the law on conditional use permits is, as well as any other actions of the Board of Adjustment, they have a right of appeal under a specific statute and it's to the Circuit Court. It's within thirty (30) days. That appeal is not what this is. The statute does not provide for a rehearing of a denial any more than an opponent could come in and say they want a rehearing on an approval. The statute provides one appeal that goes to Circuit Court. That time is up.

The Board attorney added, the motion needs to say, we've heard this. This application is substantially the same. Time for appeal is run. It is not proper for this Board.

Attorney Regard addressed the issue: "There is not a provision for time periods between applications in Scott County. There's no time-period that says when an application could be resubmitted. So, when it comes to the point of whether it's a rehearing of the same application, it's not relevant, because there's no provision that says what time-period must expire before our application can be made. Secondly, at this point you've already taken testimony. So, I would argue as the Board is considering this, you've already put yourself in a position that you're hearing this. If you had not chosen to hear it; then that should have been stated by the Board of Adjustment before staff made their recommendation, and you should have chosen that you did not have jurisdiction. I would like to make my record that you did not have jurisdiction.

The Chair said to the Board's attorney, that she could not choose whether its new until they have a chance to tell me if it's new.

The Board attorney responded that the gentleman is making his record. The counter statement to that is: You could not have made that decision until you had some basis on which to decide it. The only way you have a basis on which to decide it is receive a presentation and you then say, "that's the same one." Otherwise, you would be making a decision based on something that's not here on the official record. You can't do that.

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Attorney Regard argued this application is substantially different from the former one. It is in the same location, but it was thirty (30) animals versus ten (10) animals overnight. He expressed surprise that this use is addressed as a commercial use. He said that the Board is talking about ten (10) animals hopefully being there multiple nights, two (2) or three (3) cars and maybe a grooming dog now and then. This is substantially different from a “vet clinic” with people scheduled throughout the day. This is a substantially different application.

**Board member Cooper moved for the Board not to hear application S-2025-14. He said we’ve heard this from both sides. The present application is substantially the same as the application we’ve already heard. If applicant wanted to appeal, it should have been appealed. This is not the right place for that. [Board’s attorney assisted with Board member Cooper’s motion, with Cooper stating when asked, “Yes, that is what I am saying.”] Board member Holland seconded the motion. The motion was approved by unanimous vote.**

The Chair announced a five-minute recess to allow persons to exit.

**b. S-2025-15: Donna and John Peabody, 681 Skiddersburg Road, Stamping Ground, KY 40379,** requested a Conditional Use Permit (CUP) to prepare and package food products for off-site sales at project site, 681 Skiddersburg Road, Stamping Ground Road. The property is zoned A-1, Agriculture. The applicable provision is Zoning Ordinance, Section 4.12 (g) (??) and Section 2.1 of the zoning Ordinance. Required notices were given. There was no opposition. Staff recommended approval.

Rhett presented the application. He presented background information, his proposed findings, and recommended conditions of approval. The application meets all Ordinance requirements. The proposed use is listed as a conditional use in the Ordinance. Approval would not adversely impact the health, safety, and welfare of the area or community, nor would it adversely impact the character of the neighborhood.

**Upon motion by Holland, second by Cooper, the Board unanimously approved the application, subject to the Staff Report.**

**c. S-2025-16: Jason Sammet, Industrial Tech Services, 321 TriPort Road, Georgetown, KY 40324,** requested a variance to reduce the front yard setback for an accessory structure from fifty (50) feet to thirteen (13) feet for the construction of a parking lot canopy on which solar panels will be arrayed at 321 TriPort Road. The canopy will be approximately twenty-one hundred (2100) square feet. The property is zoned I-1. The applicable provision is Section 2.53 of the Zoning Ordinance and KRS 100.243. Notices were given. There was no opposition. Staff recommended approval.

Rhett presented the application, the circumstances, his proposed findings, and conditions of approval. The application meets all Ordinance requirements. Solar parking canopy over existing parking spaces. Applicant, as a Toyota contractor, is doing this to comply with TMMK’s Carbon Neutral Challenge. The Comp Plan encourages solar. The proposal meets statutory

**Scott County Board of Adjustments**  
**June 6, 2025, Minutes**  
**Page four**

requirements in KRS 100.243. The requested variance creates no further encroachment since it only covers a section of existing parking. Approval would not adversely impact the health, safety, and welfare of area or community, nor would it adversely impact the character of the neighborhood. Approval would not constitute an unreasonable circumvention of the Ordinance.

Applicant, Jason Sammet, described need to plan. Meadows asked regarding maintenance and ultimate decommissioning of the array. Sammet addressed her concerns.

**Upon motion by Holland, second by Meadows, the Board unanimously approved the application, subject to the Staff Report.**

d. **S-2025-17: Shannon Causey, Wilderness Trace Solar**, 70 Stewarts Lane North, Danville, KY 40422, requested a variance to reduce the side yard setback from fifty (50) feet to twenty (20) feet for the installation of a small-scale solar array of less than twenty-five hundred (2500) square feet at 391 Etter Lane, Georgetown, KY 40324. The property is zoned A-1, Agriculture. Required notices were given. There was no opposition. Staff recommended approval.

Rhett presented the application, circumstances, proposed findings, and conditions of approval, including, approval of a prior installation and the current smaller installation. The application meets all Ordinance requirements and those of the statute, KRS 100.243.

Meadows questioned whether this installation, as it degrades, would threaten surrounding A-1 area. She asked about the array's maintenance. Applicant responded to her questions.

**Upon motion by Meadows, second by Barrett, the Board unanimously approved the application, subject to the Staff Report.**

e. **S-2025-18: Ronnie and Emily Lewis, Sioux Trail, Georgetown, KY 40324**, requested a variance from the required fifty (50) feet to fifteen (15) feet for the construction of a home on Gaines Road, parcel 102-00-003.000 as designated by PVA. The property is zoned A-1, Agriculture. The applicable provision is KRS 100.243. Required notices were given. There was opposition.

Mark presented the application, the circumstances, his proposed finding, and recommended conditions of approval. Staff recommended approval due to topography.

Neighbors, Katie and Doug Adams, and Dean and Jean Gillispie opposed the application. After lengthy discussion of the location of a shared drive, the property line, and a water line serving the Gillispie family, the Chair asked for a motion.

**Scott County Board of Adjustments  
June 6, 2025, Minutes  
Page five**

**Upon motion by Cooper, second by Holland, the Board unanimously approved the application, subject to the Staff Report.**

Attested:



Charlie Perkins, Board Attorney  
and Recording Secretary

Approved:



---

Sonja Barrett, Chair

Queen hearing Planning Commision



Toshi Tusam

To: Andre Regard [REDACTED]

Reply Reply all Forward

Tue 2/17/2026 10:50 AM

Staff Report S-2025-14.pdf  
211 KB

Hi Andre,

I tried reaching you earlier and wanted to follow up. I'll be working on this application and am beginning my review.

As I get started, could you let me know whether there are any changes being proposed with this submission, or if it will remain largely the same as previously presented? It would be helpful to understand that upfront as I prepare the staff report.

If you have any supplemental materials that you'd like staff to consider, including updated site plans, operational details, or photos of the property, please feel free to share them.

Please refer to the staff report attached for reference.

Thank you,

**Toshi Tusam**

Planner I

Georgetown-Scott County Planning Commission

230 E Main St, Georgetown, KY 40324

Queen hearing Planning Commision



Andre Regard [REDACTED]

To: Toshi Tusam

Reply Reply all Forward

Wed 2/18/2026 9:04 PM

Some content in this message has been blocked because the sender isn't in your Safe senders list.

Trust sender

Show blocked content

There are no changes to the application previously submitted which, in accordance with the order of the Court, should proceed to a public hearing.

Sincerely,

Andre Regard

**Regard Law Group PLLC**

1500 Leestown Rd.

Suite 307

Lexington, Kentucky 40511

[www.regardlaw.com](http://www.regardlaw.com)



Attach a file

Reply Forward



SCOTT COUNTY PLANNING COMMISSION  
 230 S. MAIN ST., SCOTT COUNTY, KY 40226  
 606-867-3701 | www.scottcountypa.com

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GIS/CAD aerial photography provided from GeoView Technologies, Inc. and Planimetry International Corp. 19999 NE 40 St, Suite 400, Bellevue, WA 98004.  
 September 2016/January 2017.

\* Mapping provided in digital or hard print format in accordance with the adopted fee schedule and provided as part of the Records Retrieval Fee.

	Site
	Notification Area
	Parcels



OID	MapNumber	Name1	Name2	MailAddress	City/State/Zip	Completa A
0	139-40-009.000	CRAWFORD MICHAEL P & PAM		216 PAYNES LANDING BLVD	GEORGETOWN KY 40324	216 PAYNES LANDING BLVD
1	139-40-011.000	ADAMS LAURA ANN & MICHAEL ALLEN		214 PAYNES LANDING BLVD	GEORGETOWN KY 40324-8682	214 PAYNES LANDING BLVD
2	139-40-012.000	EDWARD PENN		212 PAYNES LANDING BLVD	GEORGETOWN KY 40324	212 PAYNES LANDING BLVD
3	139-40-013.000	ERNST WILLIAM M & CASSANDRA M COX		210 PAYNES LANDING BLVD	GEORGETOWN KY 40324	210 PAYNES LANDING BLVD
4	139-40-014.000	FISHER BRUCE S & AMY C		208 PAYNES LANDING BLVD	GEORGETOWN KY 40324	208 PAYNES LANDING BLVD
5	139-40-015.000	DUCKER CRYSTAL		206 PAYNES LANDING BLVD	GEORGETOWN KY 40324	206 PAYNES LANDING BLVD
6	139-40-016.000	GREATHOUSE KRISTA		204 PAYNES LANDING BLVD	GEORGETOWN KY 40324	204 PAYNES LANDING BLVD
7	139-40-017.000	HICKERSON DOUGLAS A & TREVA KAY		202 PAYNES LANDING BLVD	GEORGETOWN KY 40324	202 PAYNES LANDING BLVD
8	139-40-018.000	RAY WANDA F		200 PAYNES LANDING BLVD	GEORGETOWN KY 40324	200 PAYNES LANDING BLVD
9	139-40-019.000	BRYAN PATRICIA P IRREVOCABLE TRUST	ALAN A BRYAN TRUSTEE	143 ANNE JENNINGS WAY	GEORGETOWN KY 40324-6160	140 CHRISTAL DR
10	139-40-020.000	ESCOBAR BARBARA LAVERTY		136 CHRISTAL DR	GEORGETOWN KY 40324-8872	136 CHRISTAL DR
11	139-40-021.000	ERLEY CAROLYN M		138 CHRISTAL DR	GEORGETOWN KY 40324-8872	138 CHRISTAL DR
12	139-40-022.000	BURGER CHRISTINE E & LAWRENCE		134 CHRISTAL DR	GEORGETOWN KY 40324-8872	134 CHRISTAL DR
13	139-40-023.000	WHITE OAK VILLAGE CONDOMINIUM ASSOCIATIO	C/O VIRGINIA D TEAGUE	103 CHRISTAL DR	GEORGETOWN KY 40324-8872	AUTUMN LEAF PATH
14	139-40-023.015	DUSELL TERENCE & ADRIENNE		150 CHRISTAL DR	GEORGETOWN KY 40324-8872	150 CHR STAL DR
15	139-40-023.016	KAISER JOHN J & BILLIE E		152 CHRISTAL DR	GEORGETOWN KY 40324-8872	152 CHR STAL DR
16	139-40-023.017	POLADIAN ALEXANDER S & EMILY C		1835 BRONWYN CT	BRENTWOOD TN 37027-8160	154 CHRISTAL DR
17	139-40-023.018	ANDERSON JANICE IRENE DURBIN REVOC TRUST		156 CHRISTAL DR	GEORGETOWN KY 40324-8872	156 CHRISTAL DR
18	139-40-023.019	SHOWALTER JAMES E II & KIMBERLY KAY		158 CHRISTAL DR	GEORGETOWN KY 40324-8872	158 CHRISTAL DR
19	139-40-023.020	MCKENNEY LAVERNE REVOCABLE LIVING TRUST		160 CHRISTAL DR	GEORGETOWN KY 40324-8872	160 CHR STAL DR
20	139-40-023.021	JULIAN PAUL & DEBBIE L		162 CHRISTAL DR	GEORGETOWN KY 40324-8872	162 CHR STAL DR
21	139-40-023.022	MCDONALD DENNIS & DEBORAH		164 CHRISTAL DR	GEORGETOWN KY 40324-8872	164 CHR STAL DR
22	139-40-023.023	DAVDSON ANN & JULIE FLAIG		166 CHRISTAL DR	GEORGETOWN KY 40324-8872	166 CHRISTAL DR
23	139-40-023.024	WIBORG CLOETTA JEAN		168 CHRISTAL DR	GEORGETOWN KY 40324-8872	168 CHRISTAL DR
24	139-40-023.025	THOMAS LINDA		170 CHRISTAL DR	GEORGETOWN KY 40324-8872	170 CHRISTAL DR
25	139-40-023.026	BRADLEY MATTHEW ALAN & ARDEAN L MARKS		172 CHRISTAL DR	GEORGETOWN KY 40324-8872	172 CHRISTAL DR
26	139-40-024.000	KATTELUS DIANNE J		132 CHRISTAL DR	GEORGETOWN KY 40324-8872	132 CHRISTAL DR
27	139-40-025.000	FREEMAN TALTON N & JUDY G		130 CHR STAL DR	GEORGETOWN KY 40324-8872	130 CHRISTAL DR
28	139-40-026.000	QUEEN ASHLEY NICHELLE TRUST		95 LA COSTA DR	GEORGETOWN KY 40324-8502	95 LA COSTA DR
29	139-40-026.002	CORNETT ROY M &	ROBERT H & LINDA F CORNETT	126 EAST MAIN ST STE 3	GEORGETOWN KY 40324	94 DELISSA DR
30	139-40-027.000	BROWN DAVID MICHAEL & JOYCE EVELYN		128 CHR STAL DR	GEORGETOWN KY 40324-8872	128 CHRISTAL DR
31	139-40-047.000	WHITE OAK VILLAGE CONDOMINIUM ASSOCIATIO	C/O VIRGINIA D TEAGUE	103 CHRISTAL DR	GEORGETOWN KY 40324-8872	ACORN PATH
32	139-40-047.017	ABNER ANCE V		142 CHRISTAL DR	GEORGETOWN KY 40324-8872	142 CHRISTAL DR
33	139-40-047.018	BERN MARGARET		144 CHRISTAL DR	GEORGETOWN KY 40324-8872	144 CHRISTAL DR
34	139-40-047.019	BURKE DAVID SCOTT		146 CHRISTAL DR	GEORGETOWN KY 40324-8872	146 CHRISTAL DR
35	139-40-047.020	WARREN RONALD		148 CHRISTAL DR	GEORGETOWN KY 40324-8872	148 CHRISTAL DR
36	139-40-051.000	WHITE OAK VILLAGE CONDOMINIUM ASSOCIATIO	C/O VIRGINIA D TEAGUE	103 CHRISTAL DR	GEORGETOWN KY 40324-8872	116 DELISSA DR

# CONDITIONAL USE PERMIT APPLICATION

## Triport Circle (Parcel ID: 161-40-005.000) Staff Report to the Scott County Board of Adjustment March 5, 2026

**FILE NUMBER:** S-2026-06  
**PROPOSAL:** Conditional Use Permit for an outdoor storage facility and non-retail sales of pre-cast concrete products  
**LOCATION:** Triport Circle  
(Parcel ID: 161-40-005.000)  
**APPLICANT:** Jonathan Ross and Infrastructure Precast Inc.  
**CONSULTANT:** N/A

**STATISTICS:**  
Zone: B-2 (Highway Commercial)  
Surrounding Zone (s): A-1 (Agricultural)-West, I-1 (Light Industrial District)-North and East, B-2 (Highway Commercial)-South and East

Site Acreage: 15.65 acres  
Access (Directly): Triport Road  
Access (Nearest Arterial): Interstate I-75  
Context: 0.1 miles from the intersection of Cherry Blossom Way (US-620) and Interstate I-75



### BACKGROUND:

Jonathan Ross and Infrastructure Precast Inc. ("Applicant") is requesting approval of a Conditional Use Permit for an outdoor storage facility and non-retail sales of pre-cast concrete products used in the infrastructure construction and utility services industries at the property addressed at Triport Circle ("Project Site") with the Parcel ID: 161-40-005.000. The subject property consists of approximately 15.65 acres of undeveloped land zoned B-2 (Highway Commercial) located in the Triport Industrial Park.

The Project Site is depicted as Parcel 2B-1 on plat cabinet 5 page 175, which was recorded in April 1997 as part of the subdivision plat.

There are no previous applications to the Board of Adjustment for the Project Site.

**APPLICATION REQUEST:**

The Applicant is requesting a conditional use permit to develop and operate a Central Kentucky storage and fulfillment location for pre-cast concrete products used in infrastructure construction and utility services industries. The property is approximately 15.65 acres, and the applicant proposes to utilize approximately 10 acres for outdoor storage of the materials. The use is not retail in nature and will not operate as a general public showroom.

Products to be stored outdoors includes precast concrete drain holes, sanitary manholes, headwalls, reinforced concrete pipes, cast iron castings for drainage structures, precast accessories including sealants, exterior wraps and grout materials. All manufacturing occurs off-site and the current property will function strictly as a storage and distribution facility.

The applicant anticipates 3 to 7 employees on site daily, with hours of operation Monday to Friday, 7:00 am to 5:00 pm. Truck traffic is estimated at 5 to 20 trips per day, with an average of approximately 8 daily trips. Vehicles will primarily consist of semi-trailers and trucks, and 2-3 company trucks and trailers will be parked overnight on site.

A red-iron metal warehouse building is proposed for indoor storage of weather-sensitive materials and overnight parking of smaller equipment. Exact building placement will be determined during engineering and Development Plan review. Parking will be located in front of the warehouse and paved; the storage yard will be gravel surfaced. One driveway is anticipated from Triport Circle.

Concept materials indicate a proposed detention pond along the southern portion of the site. A stream exists on the eastern edge of the property which contains floodplain so additional permits and approvals may be required prior to construction. The applicant has stated no encroachment into floodplain areas will occur.

**ISSUES & ANALYSIS:**

Section 4.422 (B) of the *Georgetown-Scott County Zoning Ordinance* lists "Outdoor storage and processing" as a Conditional Use within the B-2 zoning (Highway Commercial) zoning district. The proposed use qualifies under this provision, as the primary activity is outdoor storage of commercial products in conjunction with warehouse operations.

The property is surrounded by I-1 (Light Industrial) zoning to the north and east, B-2 zoning to the south and east, and A-1 (Agricultural) zoning to the west. The location is adjacent to interstate infrastructure and other commercial and industrial uses.

While outdoor storage can present visual impacts, the overall character of the area includes highway-oriented commercial and industrial activity. The proposal is operational in nature but does not involve on-site manufacturing, fabrication, or processing.

**Traffic:**

The applicant anticipates an average of 8 truck trips per day, with peak activity potentially reaching 20 trips. Given the proximity to Interstate I-75 and Cherry Blossom Way (US-620), truck access is accommodated by existing roadway infrastructure and should not significantly impact residential streets.

One driveway is proposed. The gravel storage yard will be constructed to roadway standards to allow internal truck circulation throughout the site.

**Noise & Operations:**

Noise-generating activity will consist of trucks and forklifts operating during business hours only (7:00 a.m. to 5:00 p.m., Monday–Friday). No manufacturing or processing noise is anticipated.

Given the surrounding commercial and interstate context, staff finds that the anticipated operational noise should not exceed levels typical of the area.

**Screening:**

The applicant has not proposed screening for the outdoor storage area. Since the property has double frontage along Interstate I-75, Section 6.12(5) of the *Landscape and Land Use Buffer Ordinance* requires a minimum 10-foot buffer along the freeway edge, including one tree per 30 linear feet and a continuous 6-foot high planting, wall, hedge, or fence. Staff recommends including this requirement as a condition of approval to be reviewed during the Development Plan process.

**Lighting & Signage:**

Light poles are proposed along the main entry to the warehouse. A freestanding sign is proposed near the road with preliminary dimensions of approximately 12 feet by 6 feet.

All lighting and signage will require compliance with applicable ordinance standards and review during Development Plan approval.

**Stormwater:**

A detention pond is anticipated along the southern portion of the site; however, engineering has not yet been completed. A stream exists on the east side of the site, running parallel to the boundary line from north to south and includes limited floodplain areas. The applicant has stated that no floodplain encroachment will occur.

Dust control measures will include use of non-dusting gravel and potentially geogrid reinforcement in roadway areas.

Since there will be improvements and increase in site activity, Staff would require that a Development Plan be submitted that shows all existing uses on the Project Site, the size and exact location of the storage area, proposed parking and turnaround area, and the access.

With appropriate conditions related to buffering, development plan approval, and regulatory compliance, staff finds that the proposal will not adversely affect public health, safety, or welfare. The site's location within a commercial corridor near interstate infrastructure supports the suitability of the storage operations.

### **FINDINGS:**

1. The Project Site is a 15.65 acres parcel, zoned B-2 (Highway Commercial) located along Triport Circle with immediate access to Interstate I-75 and Cherry Blossom Way (US-620).
2. Section 4.422(B) of the *Georgetown-Scott County Zoning Ordinance* identifies outdoor storage and processing as a Conditional Use in the B-2 zoning district.
3. The proposed use consists solely of storage and fulfillment of pre-cast concrete products manufactured off-site and distributed to contractors and infrastructure service providers.
4. The surrounding zoning pattern includes commercial and light industrial districts, supporting compatibility of the proposed use within the general area.
5. Operational hours are limited to standard weekday business hours, and anticipated truck traffic is moderate for a highway commercial corridor.
6. With appropriate buffering, stormwater controls, and Development Plan review, the proposal will not adversely affect public health, safety, or welfare nor significantly alter the character of the vicinity.

### **RECOMMENDATIONS:**

Staff recommends **Approval** of the Conditional Use Permit for the outdoor storage and non-retail sales of pre-cast concrete products at Triport Circle, Parcel ID: 161-40-005.000. Should the Board approve the application, staff recommends including the following conditions of approval:

#### Conditions of Approval:

1. This property is subject to all requirements of the *Georgetown – Scott County Zoning Ordinance and Subdivision and Development Regulations*.
2. The Applicant shall comply with all requirements of other federal, state, and local regulatory entities and shall provide copies to the Board of Adjustment of all permits issued on behalf of the Applicant as a result of this approval including, but not limited to, business-related certifications, licenses, regulatory permits, and any recertification when required.
3. The Applicant shall obtain a building permit from the Building Inspection Office prior to construction on the Project Site.
4. The Conditional Use Permit shall become null and void upon the transfer of ownership of the property.
5. The Applicant shall return to the Board prior to any changes in the approved conditions.
6. The Applicant shall submit and obtain approval of a Development Plan prior to commencement of operations. The Development Plan shall show building location, parking layout, driveway design, truck circulation, detention facilities, lighting, signage, storage areas, and required landscaping/buffers.
7. No encroachment into any delineated floodplain or stream buffer shall occur without appropriate approvals.
8. All signage shall comply with applicable ordinance standards and receive required permits.
9. The project site should be operated only as an outdoor storage facility and no operations related to manufacturing, fabrication or processing would be allowed.

APPLICATION TO BOARD OF ADJUSTMENT

230 E. Main Street, Georgetown, KY 40324

Phone (502) 867-3701

Fax (502) 867-3725

FOR OFFICIAL USE ONLY.

APPLICATION NO: \_\_\_\_\_

DATE FEE RECEIVED 2-3-26 CK # 5848

1. APPLICANT Jonathan Ross and Infrastructure Precast, Inc. a Ky corp d/b/a ICAS

MAILING ADDRESS 981 W 7th Street, Beaver Dam, KY 42320

PHONE NO. \_\_\_\_\_

EMAIL \_\_\_\_\_

2. TYPE OF REQUEST (Check one or more)  VARIANCE  CONDITIONAL USE PERMIT  
 HOME OCCUPATION (CUP)  ADMINISTRATIVE REVIEW

3. PROJECT SITE 15.65 Ac. Triport Circle, Scott County, KY. (Scott PVA Parcel # 161-40-005 000)

4. JURISDICTION (Please Circle) Georgetown / Sadieville / Stamping Ground / Scott County

5. EXISTING USE undeveloped commercial property ZONING DISTRICT B-2

6. DESCRIPTION OF REQUEST Conditional Use Permit (CUP) to develop and operate a Central Ky location for on-site storage and non-retail sales of pre-cast concrete products used in the infrastructure building and services industries

7. SUPPORTING INFORMATION: PLEASE SEE ATTACHED - Pre-cast concrete products mfgd elsewhere

VARIANCE (\$150.00) - Attach plans drawn to scale showing the dimensions and shape of the lot or land, the size and location of existing buildings, the location and dimensions of proposed buildings or additions, and any natural or topographic peculiarities of the lot in question. In order for a variance to be granted, the applicant must prove to the Board that the following items are true. (Please attach these comments on a separate sheet.)

- A. Special conditions exist peculiar to the lot, land, or building(s) in question.
- B. That a literal interpretation of the zoning ordinance would deprive the applicant of the rights enjoyed by other property owners.
- C. That the special conditions do not result from previous actions of the applicant.
- D. That the requested variance is the minimum variance that will allow a reasonable use of the lot, land, or building(s).

CONDITIONAL USE PERMIT (CUP) (\$150.00) - Attach a plan for the proposed use showing the location of buildings, parking and loading areas, traffic access and circulation drives, open space, landscaping, utilities, signs, yards, and refuse service areas. Also attach a narrative statement relative to the above requirements and also explain any economic, noise, glare, or odor effects on adjoining property and the general compatibility with other properties in the district.

HOME OCCUPATION (CUP) (\$150.00) - In order for a home occupation conditional use permit to be granted, the applicant must prove to the Board that the following items are true. (Please attach these comments on a separate sheet.)

- A. The home occupation must be incidental to the principal residential use of the residence and be limited to 25% of the ground floor area, in no event to exceed 300 square feet.
- B. The home occupation shall result in no exterior evidence, except an unlighted wall sign not to exceed five (5) square feet in area, which may identify the home occupation.
- C. The home occupation shall not generate any atmospheric pollution, light flashes, glare, odor, noise, vibration, truck or other heavy traffic.

ADMINISTRATIVE REVIEW (\$150.00) - Attach a narrative statement describing the action or decision made by the administrative official including an outline of information supporting your claim for which relief is sought.

**APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT MEETING FOR THE BOARD TO CONSIDER APPLICATION**

I hereby certify that the information contained in this application and supporting attachments is true and correct. I acknowledge that if I withdraw my case, the paid fee will not be returned after legal notice have been submitted. If the applicant is not the owner of the project site, an affidavit will need to be completed.

[Signature]  
APPLICANT: Jonathan Ross & Jonathan Ross, President

02/2/2026  
DATE



## ABOUT US

### Welcome to Infrastructure Precast, Inc.

ICAST, a family-owned precast concrete product and pipe manufacturer dedicated to delivering exceptional quality and unparalleled customer service to the infrastructure industry. Founded in 2015 in response to the growing demand for superior construction solutions, ICAST proudly serves customers within a 600-mile radius of Beaver Dam, KY. Our commitment to excellence and strong family values drive us to provide innovative products that meet the highest industry standards, ensuring that we contribute to the infrastructure needs of our communities.

At ICAST, we believe in building lasting relationships grounded in trust and reliability.

With a steadfast commitment to quality, safety, and exceptional customer service, we take pride in delivering durable solutions tailored to meet your needs. Our expert team ensures that every product not only meets industry standards but reflects our core values of integrity and dependability. At ICAST, we consider our customers part of the family, working collaboratively to provide innovative concrete solutions that stand the test of time.



**John A. Burke**  
Property Valuation Administrator  
Scott County, Kentucky



**Overview**



**Legend**

- Parcels
- Roads
- USA Major Highways**
- Limited Access
- Highway
- Major Road
- Local Road
- Ramp
- Pedestrian Way
- Streams and Rivers
- Rural 5 Foot Contours
- County Outlines**
- Scott
- <all other values>

Parcel ID	161-40-005.000	Physical Address	TRIPORT CIR	Land Value	\$782,500	Last 2 Sales	
Property Class	Commercial	Mailing Address	V V G REAL ESTATE HOLDINGS LLC	Improvement Value	\$0	Date	Price
Taxing District	00		2429 PECK RD	Total Taxable Value	\$782,500	5/21/2024	0
Acres	15.65		WHITTIER CA 90601-1605	Living Area	0	6/24/2022	\$782500

Scott County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the working tax roll. All data is subject to change before the next certified tax roll.

Map to be used for identification purposes only, NOT for conveyance.

Date created: 1/20/2026  
Last Data Uploaded: 1/19/2026 5:07:48 PM

Developed by SCHNEIDER  
GEOSPATIAL



NOT FOR CONSTRUCTION

DATE: \_\_\_\_\_

SCALE: 1" = 80'

PROJECT NO: 23-7827

SHEET NO: C-1

CHAIRMAN: DEVELOPER  
 DEVELOPER: PEI  
 100 HARRISON ROAD, SUITE 100  
 PO BOX 77, HARTFORD, CT 06102

**CONCEPTUAL PLAN**  
 PROJECT TITLE: TRIPPORT CIRCLE STORAGE YARD / WAREHOUSE  
 LOCATION: GERMANTOWN, CT

**Georgetown/Scott County Planning Commission**  
230 East Main Street, Georgetown, Kentucky 40324  
502-867 3701

**AFFIDAVIT**

This Affidavit certifies that Harold F. Simms, Attorney can represent my interest at the Planning Commission/Board of Adjustment Public Hearing scheduled for \* March 2026 SCBA meeting to discuss the CUP app. on 15.65 Ac. Triport Circle project.



Owner or Owners Agent: Jonathan Ross, President  
ICast, a Ky. corp

SUBSCRIBED AND SWORN to before me by  
. Applicant, On this the 2nd day of  
February, 2026.

Notary Public  
State at Large



KYNPS1436

11-08-2027

Expiration date

\* Owners Agent must be certified by notarized letter from the owner indicating the appointment of the agent

Outlook

RE: SCBOA- (S-2026-06) -Supplemental Material Required

From Jonathon Ross [REDACTED]  
 Date Thu 2/19/2026 10:55 AM  
 To Toshi Tusam [REDACTED]

Hi Toshi:

Please see answers below in red, let me know if you have any questions, thank you!

Thank You,



**Jonathon Ross, PE**  
 Infrastructure Precast, Inc.

Phone: [REDACTED]  
 Email: [REDACTED]

**Physical Address:** 981 W 7<sup>th</sup> St, Beaver Dam, KY 42320  
**Mailing Address:** PO Box 27, Hartford, KY 42347

Send quote requests to [sales@icastinc.com](mailto:sales@icastinc.com)

From: Toshi Tusam [REDACTED]  
 Sent: Thursday, February 19, 2026 9:23 AM  
 To: Jonathon Ross [REDACTED]  
 Subject: Re: SCBOA- (S-2026-06) -Supplemental Material Required

Hi Jon,

As I'm working on the staff report for your Conditional Use Permit application (S-2026-06) before the Scott County Board of Adjustment, I had a few follow-up questions. You can respond directly to this email. Your clarification will help ensure the report and presentation are accurate.

1. Please provide a detailed list of all materials and products that will be stored outdoors.

Precast Concrete Structures including drain boxes, sanitary manholes, headwalls  
 Reinforced Concrete Pipe  
 Cast Iron Castings used for drain boxes and sanitary manholes  
 Precast Accessories such as sealants, exterior wraps, buckets of grout

2. Will any manufacturing, fabrication, or processing occur on site, or is this strictly storage and distribution?

Storage/Fulfillment only

3. What are the hours of operation? (Weekday, Weekend and delivery hours?)

Monday through Friday, 7 am to 5 pm

4. How many employees will work on site daily?

3 to 7 anticipated currently

5. How many truck trips per day are anticipated (average and peak)?

Estimate 5 to 20 with 8 being average

6. What size vehicles will access the site (trucks, semi-trailers, etc.)?

Mostly heavy trucks with semi-trailers, and "straight" trucks

7. Will any heavy equipment (forklifts, loaders, cranes) be stored outdoors?

Forklifts would be used and likely stored outdoors

8. Are there any parking proposed on site in general? If yes, please provide a parking layout on the property?

There would be parking directly in front of the building. The building location is not yet determined exactly, until we do site engineering, but all parking would be right in front of the building.

9. Will there be any overnight truck or equipment parking?

Yes, our trucks would be parked overnight. Anticipate 2 to 3 trucks and trailers.

10. The application plan shows approximately 10 acres of storage area. What surface material is proposed for this area (gravel, pavement, concrete, etc)?

Gravel in the storage area, pavement for parking only.

11. What type of warehouse is proposed? What will be the primary use for this?

The warehouse would be a red-iron metal building used to warehouse items that should be stored indoors and out of the weather, as well as a place to park smaller equipment overnight.

12. Are there any additional accessory structures proposed?

Not at this time.

13. Please provide a plan showing proposed driveways and any additional access points/circulation on site?

At this point, we only anticipate one driveway for the property. All of the gravel storage area would be built to roadway standards, meaning traffic could move around anywhere on the lot, depending on how we layout the storage yard.

14. Will the outdoor storage area be screened?

We do not have plans to screen the storage area.

15. Are there any existing trees to remain or be cleared?

The site has been mostly cleared already, we do not anticipate cleaning more trees unless required for creating the detention pond.

16. Please provide images of similar facilities you operate to illustrate how materials are typically stored and screened.

We only have one other facility now. Here is an overview and a street view. This site is a bit different because we manufacture on this site. But do not plan to manufacture in Georgetown, so it would be storage only.







**17. What type of detention facility is proposed? What is the anticipated size?**

We anticipate a detention pond but do not yet have an engineering design on this yet. We will proceed with engineering design once the conditional use permit is approved, allowing the purchase process to proceed.

**18. Does any portion of the site lie within a floodplain?**

There is a stream onsite that likely is in a floodplain within 10' either side of the stream. We have a floodplain delineation site visit planned, pending approval of the CUP. If a floodplain is found, we would not encroach upon it.

**19. How will dust be controlled within the storage yard?**

The gravel used will be non-dusting (poorly graded aggregate) and potentially use a geogrid gravel reinforcement that completely eliminates dust, in the roadway areas.

**20. Are new light poles proposed?**

Yes we would propose light poles along the main entry to the warehouse.

**21. What type of signage is proposed, if any (monument, wall sign, size)?**

We would like to install a sign at the road, preliminary estimated size being 12'x6'.

**22. Will there be any noise-generating equipment operating outdoors?**

Yes we would have forklifts and trucks operating onsite. We do not anticipate this being louder than the nearby truck stop.

Thank you,  
Toshi Tusam  
Planner 1

Georgetown - Scott County Planning Commission  
230 E Main St, Georgetown, KY 40324  
502-867-3701 | <https://www.gscplanning.com>



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 Acquisition Date: March-April 2025

\* Mapping available in digital or hard copy format in accordance with the adopted fee schedule and available for use in the Records Room of the County.

- Site
- Notified Parcels
- Parcels



MapNumber	Name1	Name2	MailAddress	CityStateZ	Complete_A
161-40-002.000	CITY OF GEORGETOWN THE		100 COURT ST	GEORGETOWN KY 40324	235 W YUSEN WAY
161-40-004.000	CREECH & WASH PROPERTIES LLC		P O BOX 808	GEORGETOWN KY 40324	116 TRIPORT CIR
161-40-008.000	PROVIDENCE ACREAGE LLC		3070 LAKECREST CIR STE 400 BOX 219	LEXINGTON KY 40513	107 TRIPORT CIR
161-40-009.000	DSPECS LLC		6589 EAST BEND DR	BURLINGTON KY 41005	101 TRIPORT CIR
162-20-001.000	PILOT TRAVEL CENTERS LLC		PO BOX 54470	LEXINGTON KY 40555	110 TRIPORT RD
161-40-005.000	V V G REAL ESTATE HOLDINGS LLC		2429 PECK RD	WHITTIER CA 90601-1605	TRIPORT CIR
161-20-007.000	T L D PROPERTIES LLC		6614 WILBANKS RD	KNOXVILLE TN 37912-1313	W YUSEN WAY

# CONDITIONAL USE PERMIT APPLICATION

## 1215 Stamping Ground Staff Report to the Scott County Board of Adjustment March 5, 2026

**FILE NUMBER:** S-2026-07

**PROPOSAL:** Conditional Use Permit for a secondary residence for family members or farm workers

**LOCATION:** 1215 Stamping Ground Road

**APPLICANT:** Terry Snow and Joy Snow

**CONSULTANT:** N/A



**STATISTICS:**

Zone: A-1 (Agricultural)

Surrounding Zone (s): A-1 (Agricultural)

Site Acreage: 10.21 acres

Access (Directly): Stamping Ground Road

Access (Nearest Arterial): McClelland Circle (US-460)

Context: 0.3 miles from the intersection of Stamping Ground Road and Betsay Way

### BACKGROUND:

Terry Snow and Joy Snow ("Applicant") are seeking approval of a Conditional Use Permit for a secondary residence for a family member or farm worker at 1215 Stamping Ground Road ("Project Site"). The Project Site is a 10.21-acre parcel zoned A-1 (Agricultural). The site is currently undeveloped.

The project site is depicted as Tract 2 on plat cabinet 12 page 203, which was recorded in February 2019 as part of the subdivision plat. There are no previous applications to the Board of Adjustment for this property.

**APPLICATION REQUEST:**

The Applicant proposes to construct a secondary single-family residence on the same tract as a future primary dwelling. Each residence is approximately 50 feet by 50 feet and is centrally positioned on the parcel. Access will be provided via an existing 50-foot access easement extending from Stamping Ground Road along the western property line, as established by the 2019 subdivision plat. A new internal driveway is proposed within the property, which will be shared by both residences and will connect to this easement.

The secondary residence is proposed to be located approximately 100 feet from the nearest property line. No accessory structures are included in this request.

**ISSUES & ANALYSIS:**

Section 4.12(L) of the *Georgetown-Scott County Zoning Ordinance* lists secondary single-family residences for related family members or hired farm workers as a conditional use in the A-1 zoning district.

Per the Schedule of Area and Dimension Regulations, the A-1 zone permits one dwelling unit per five acres. With 10.21 acres, the property has sufficient acreage to accommodate two dwellings.

The proposed location satisfies the required minimum setback of 50 feet from all property lines. Staff recommends an additional condition requiring the secondary dwelling to be located at least 100 feet from the primary residence and any future accessory structures. This ensures compliance and eliminates the need for a variance should the property be subdivided in the future.

Legacy overhead electric lines run along the southern property boundary, and an underground waterline exists near the southeast corner. No conflicts with the proposed building areas have been identified at this time.

Approval of this application would not adversely impact the public health, safety, or welfare. It would not alter the character of the general vicinity. Approval of this application would not cause a hazard or nuisance to the public and would not allow an unreasonable circumvention of the requirements of the zoning regulations.

**FINDINGS:**

1. The Project Site is a 10.21-acre parcel zoned A-1 (Agricultural).
2. Section 4.12(L) permits secondary residences for family members or farm workers as a conditional use in the A-1 district.
3. The A-1 zone permits one dwelling per five acres; the subject property meets this density requirement.
4. The proposal meets the minimum 50-foot setback requirement from property lines.
5. Approval of the Conditional Use Permit is not anticipated to adversely impact public health, safety, or welfare or alter the character of the general vicinity.

**RECOMMENDATIONS:**

Staff recommends **Approval** of the Conditional Use Permit for a secondary residence for a family member or farm worker. Should the Board approve the application, staff recommends including the following conditions of approval:

Conditions of Approval:

1. This property is subject to all requirements of the *Georgetown – Scott County Zoning Ordinance and Subdivision and Development Regulations*.
2. The Applicant shall comply with all requirements of other federal, state, and local regulatory entities and shall provide copies to the Board of Adjustment of all permits issued on behalf of the Applicant as a result of this approval including, but not limited to, business-related certifications, licenses, regulatory permits, and any recertification when required.
3. The Conditional Use Permit shall become null and void upon the sale or transfer of ownership of the Project Site.
4. The Applicant shall return to the Board prior to any changes in the approved conditions.
5. The Applicant shall acquire an address for the dwelling, free of cost, from the GSCPC GIS Department.
6. The Applicant shall build the secondary residence at least 50 feet from all property lines.
7. The Applicant shall build the secondary residence at least 100 feet from the primary residence and any other accessory structure to be proposed on the property to eliminate the need for a Variance should the property be subdivided in the future.

APPLICATION TO BOARD OF ADJUSTMENT

230 E. Main Street, Georgetown, KY 40324

Phone (502) 867-3701

Fax (502) 867-3725

FOR OFFICIAL USE ONLY:

APPLICATION NO: \_\_\_\_\_

DATE FEE RECEIVED: 2-11-26 CK# 105

1. APPLICANT Terry Snow and Joy Snow

MAILING ADDRESS 248 Harmony Ridge Road, Georgetown, KY 40324

PHONE NO. \_\_\_\_\_

EMAIL \_\_\_\_\_

2. TYPE OF REQUEST (Check one or more)  VARIANCE  CONDITIONAL USE PERMIT  
 HOME OCCUPATION (CUP)  ADMINISTRATIVE REVIEW

3. PROJECT SITE 1215 Stamping Ground Road, Georgetown, KY 40324

4. JURISDICTION (Please Circle) Georgetown / Sadieville / Stamping Ground / Scott County

5. EXISTING USE Agricultural/Farm ZONING DISTRICT A-1

6. DESCRIPTION OF REQUEST Requesting permission to build a primary and secondary dwellings on the property. Intended use is for related family residences.

7. SUPPORTING INFORMATION:

VARIANCE (\$150.00) – Attach plans drawn to scale showing the dimensions and shape of the lot or land, the size and location of existing buildings, the location and dimensions of proposed buildings or additions, and any natural or topographic peculiarities of the lot in question. In order for a variance to be granted, the applicant must prove to the Board that the following items are true: (Please attach these comments on a separate sheet)

- A. Special conditions exist peculiar to the lot, land, or building(s) in question.
- B. That a literal interpretation of the zoning ordinance would deprive the applicant of the rights enjoyed by other property owners.
- C. That the special conditions do not result from previous actions of the applicant.
- D. That the requested variance is the minimum variance that will allow a reasonable use of the lot, land, or building(s).

CONDITIONAL USE PERMIT (CUP) (\$150.00) – Attach a plan for the proposed use showing the location of buildings, parking and loading areas, traffic access and circulation drives, open space, landscaping, utilities, signs, yards, and refuse service areas. Also, attach a narrative statement relative to the above requirements and also explain any economic, noise, glare, or odor effects on adjoining property and the general compatibility with other properties in the district.

HOME OCCUPATION (CUP) (\$150.00) – In order for a home occupation conditional use permit to be granted, the applicant must prove to the Board that the following items are true: (Please attach these comments on a separate sheet)

- A. The home occupation must be incidental to the principal residential use of the residence and be limited to 25% of the ground floor area, in no event to exceed 300 square feet.
- B. The home occupation shall result in no exterior evidence, except an unlighted wall sign not to exceed five (5) square feet in area, which may identify the home occupation.
- C. The home occupation shall not generate any atmospheric pollution, light flashes, glare, odor, noise, vibration, truck or other heavy traffic.

ADMINISTRATIVE REVIEW (\$150.00) – Attach a narrative statement describing the action or decision made by the administrative official including an outline of information supporting your claim for which relief is sought.

**APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT MEETING FOR THE BOARD TO CONSIDER APPLICATION**

I hereby certify that the information contained in this application and supporting attachments is true and correct. I acknowledge that if I withdraw my case, the paid fee will not be returned after legal notice have been submitted. If the applicant is not the owner of the project site, an affidavit will need to be completed.

Terry Snow and Joy Snow

APPLICANT

02/11/2026

DATE

February 11, 2026

To: Scott County Board of Adjustment,

Re: Conditional Use Permit Application – Section 4.12(L) (A-1 Zoning District)

The Applicants respectfully request approval of a Conditional Use Permit pursuant to Section 4.12(L) of the Georgetown-Scott County Zoning Ordinance to allow a secondary single-family residence on same tract for related family members or hired farm workers within the A-1 Agricultural District.

The subject property comprises more than 10 acres, providing sufficient area to accommodate this request while preserving the agricultural and rural character of the area. The proposed dwelling will be used solely as permitted under this section and will remain compatible with surrounding A-1 agricultural and low-density residential uses.

This request satisfies the required findings for a conditional use permit. The proposed use is expressly authorized under Section 4.12(L), and will comply with all applicable dimensional and development standards, and will not adversely affect adjacent properties, traffic patterns, public utilities, or agricultural operations. The scale and placement of the dwelling will maintain consistency with the intent of the A-1 district and the goals of the Comprehensive Plan for rural land use.

For these reasons, the Applicants request approval of this Conditional Use Permit.

Respectfully,

Terry Snow

Joy Snow





Re: Application S-2026-07 CUP

From Toshi Tusam [REDACTED]

Date Thu 2/19/2026 2:38 PM

To Snow, Terry [REDACTED]

Cc [REDACTED]

2 attachments (99 KB)

S-2026-07 Notification Letter.docx; S-2026-07 Notification List.xls;

Hi Terry,  
Please find attached Notice Letter along with the list of adjoining property owners.

Thanks for responding to my questions. If I need any additional information, I'll let you know.

Thank you,  
**Toshi Tusam**  
Planner 1  
Georgetown-Scott County Planning Commission  
230 E Main St, Georgetown, KY 40324  
502-867-3701 | <https://www.gscplanning.com>

From: Snow, Terry [REDACTED]  
Sent: Thursday, February 19, 2026 1:56 PM  
To: Toshi Tusam [REDACTED]  
Cc: [REDACTED]  
Subject: FW: Application S-2026-07 CUP

Toshi,

May I have a copy of the notification letter that will be mailed to the nearby property owners, and a list of those owners?

Please see my responses **in red** below:

- Are both proposed houses meeting the 50-foot setback requirement for the A-1 zone? **Yes**. If so, could you confirm the distance from each house to the western property line? **They will be offset at least 100'**.(Please see the attached image for reference.)
- What are the approximate dimensions of each house in feet? **Approximately 50' x 50'**.
- Are you planning any barns or accessory structures on the property? If yes, please provide an updated site plan showing their location and distances from the property boundaries. **No current plans for accessory structures**.
- Are there any existing utilities on site, such as septic systems or drainage easements? If so, please share a marked image identifying their locations. **There are existing water and electric**

(legacy overhead) lines, [redacted] no active service. See attached [redacted] wing update, with lines W and E denoted.

Also, it would be helpful if you could send a few images of the site for presentation and report purposes. Please see attached.

Terry

## Business Use

**From:** Terry Snow [redacted]  
**Sent:** Thursday, February 19, 2026 1:16 PM  
**To:** Snow, Terry [redacted]  
**Subject:** Fwd: Application S-2026-07 CUP

EXTERNAL email. STOP and THINK before responding, clicking on links, or opening attachments.

----- Forwarded message -----

**From:** Toshi Tusam [redacted]  
**Date:** Wed, Feb 18, 2026 at 2:31 PM  
**Subject:** Re: Application S-2026-07 CUP  
**To:** [redacted]

Hi Terry,

I tried reaching you earlier but couldn't get through.

As I'm working on the staff report for your Conditional Use Permit application (S-2026-07) before the Scott County Board of Adjustment, I had a few follow-up questions. You can respond directly to this email. Your clarification will help ensure the report and presentation are accurate.

- Are both proposed houses meeting the 50-foot setback requirement for the A-1 zone? If so, could you confirm the distance from each house to the western property line? (Please see the attached image for reference.)
- What are the approximate dimensions of each house in feet?
- Are you planning any barns or accessory structures on the property? If yes, please provide an updated site plan showing their location and distances from the property boundaries.
- Are there any existing utilities on site, such as septic systems or drainage easements? If so, please share a marked image identifying their locations.

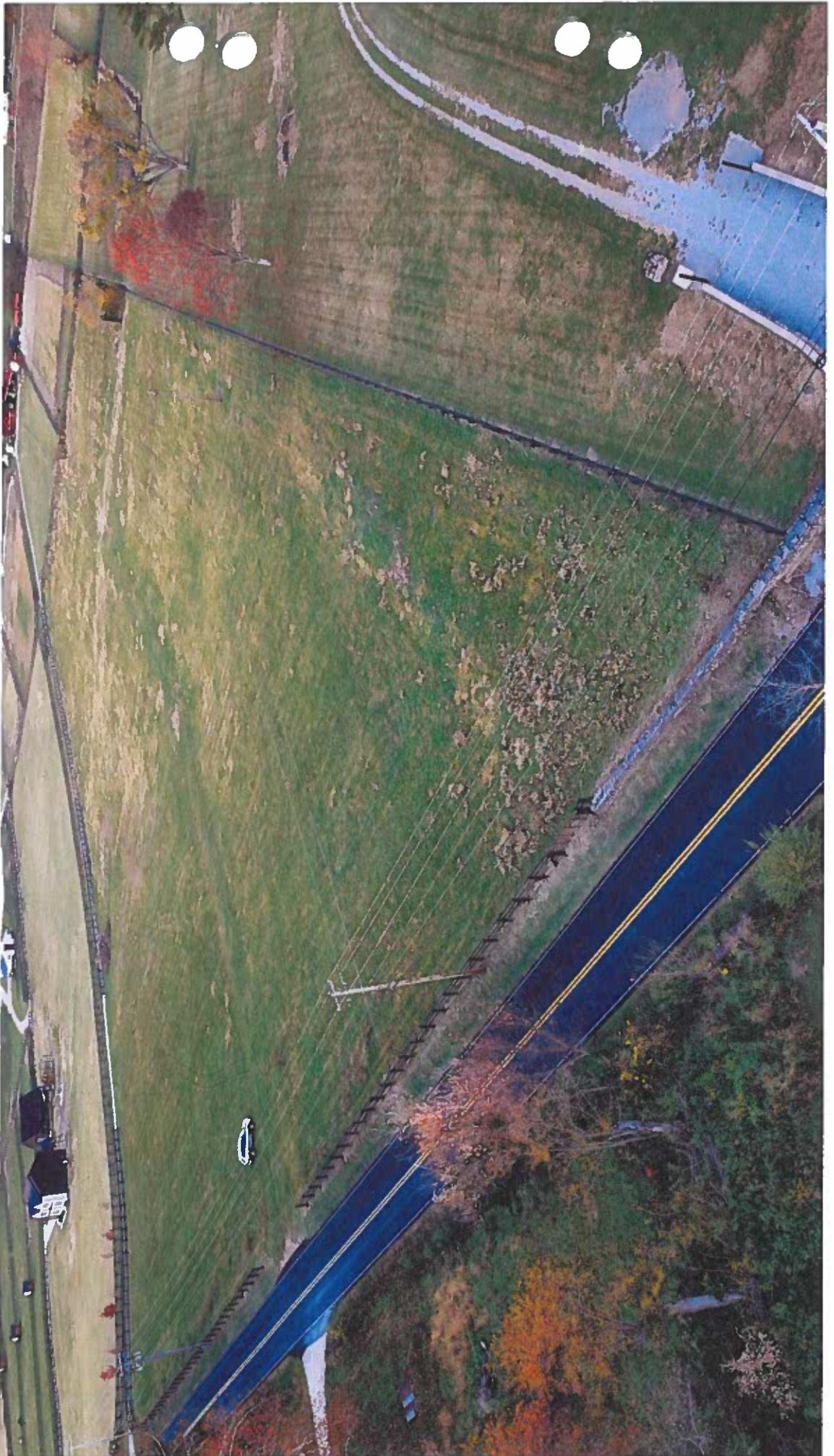
Also, it would be helpful if you could send a few images of the site for presentation and report purposes.

Thank you,

**Toshi**  
Planner 1  
Georgetown-Scott County Planning Commission

230 E Main St, Georgetown, KY 40324  
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MapNumber	Name1	Name2	MailAddress	CityStateZ	Complete_A
111-30-010.001	SNOW TERRY ALAN & JOY SERENA SCHAIBLE		110 DAWNING CT	GEORGETOWN KY 40324-9698	1215 STAMPING GROUND RD
111-30-010.002	DELFINO TROY A & CAROL S RAY-DELFINO		1227 STAMPING GROUND RD	GEORGETOWN KY 40324-9129	1227 STAMPING GROUND RD
111-30-010.004	BRUNEAU DANIEL & RACHEL		1261 STAMPING GROUND RD	GEORGETOWN KY 40324	1261 STAMPING GROUND RD
111-30-010.005	HOSKINS ALAN B		PO BOX 422	GEORGETOWN KY 40324	1167 STAMPING GROUND RD
111-30-010.007	COHEN BRYAN J & KELSEY D		900 MOHEGAN TRL	GEORGETOWN KY 40324-1018	136 LLOYD RD
112-30-001.002	TAYLOR CATHERINE S		1210 STAMPING GROUND RD	GEORGETOWN KY 40324	1210 STAMPING GROUND RD