

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

**February 5, 2026**

**5:00 P.M.**

**AGENDA**

**I. BUSINESS**

- a)** Approval of January 8, 2026 minutes.
- b)** Swear in speakers.

**II. APPLICATIONS - OLD**

**III. APPLICATIONS - NEW**

- a)** S-2026-04 -Wes Herald is requesting a Conditional Use Permit to allow construction of a family cemetery at the property addressed 1025 Galloway Road [Zoned A-1]
- b)** S-2026-05 -Old Friends Thoroughbred Retirement is requesting a Variance to reduce the side yard setback from 50 feet to 44 feet to allow construction of a feed shed at the property addressed 1869 Paynes Depot Road [Zoned A-1]

**IV. OTHER**

**V. ADJOURN**

**Scott County Board of Adjustments**  
**January 8, 2026, Minutes**

The meeting was called to order at 5:00 p.m. All members were present, except Volk. 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 December 4, 2025, minutes.** The Board Attorney administered the oath to those signed in to speak.

**Applications, Old: None**

**Applications, New:**

a. **S-2026-01: REMOVED FROM AGENDA. Scott County Humane Society.** To be heard by the Planning Commission.

b. **S-2026-02: Brad Browning, 116 Northwoods Court, Georgetown, KY 40324,** requested a variance to reduce the northern side yard setback from fifty (50) feet to twenty-five (25) feet for construction of a pole barn at 116 Northwoods Court, Georgetown, KY. The property is zoned A-1, Agriculture. The applicable provision is KRS 100.243. Notices were given. There was no opposition. Staff recommends approval.

Toshi presented the application, explained KRS 100.243, required findings of fact, explained conditions on which application is based. She presented an aerial photo. She submitted proposed findings and recommended conditions of approval. Staff recommended approval due to the topography. Denial would create and undue hardship through substantial reduction of applicant's reasonable use of the property. These are unique circumstances, not a circumvention of this Ordinance. The requested relief is the minimum relief necessary.

Applicant concurred with the staff report. Approval would not adversely impact the character of the neighborhood.

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

c. **S-2026-03: Rebecca Tribby, 105 Lena Court, Georgetown, KY 40324,** requested a variance to reduce the rear yard setback from one hundred (100) feet to fifty (50) feet for construction of a pole barn at 105 Lena Court, off Fishers Mill, Georgetown, KY. The property is zoned A-1, Agriculture. The applicable provision is KRS 100.243. Notices were given. There was opposition. Staff recommends denial.

Toshi presented the application, attendant circumstances, proposed findings, and her recommendation of denial. Rather than the fifty (50) feet reduction, Staff noted a thirty (30) feet reduction in the required one hundred (100) feet setback would suffice and better serve the intent of the Ordinance. Approval a variance of thirty (30) feet to the required setback would provide reasonable use of the property. Approval would not adversely impact the health, safety, and welfare of area or community, nor would it adversely impact the character of the neighborhood.

**Scott County Board of Adjustments  
January 8, 2026, Minutes  
Page two**

Applicant agreed with Staff suggesting a corrected layout with the barn rotated.

**Upon motion by Meadows, second by Cooper, the Board unanimously approved a thirty (30) feet reduction to the required one hundred (100) set back, resulting in a seventy (70) feet setback, which Applicant stipulated would work, subject to the Staff report.**

Approved:

Attested:

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Sonya Barrett, Chair

Charlie Perkins, Board Attorney  
and Recording Secretary

# CONDITIONAL USE PERMIT APPLICATION

## 1025 Galloway Road

Staff Report to the Scott County Board of Adjustment  
February 5, 2026

**FILE NUMBER:** S-2026-04

**PROPOSAL:** Conditional Use permit for the construction of a family cemetery

**LOCATION:** 1025 Galloway Road

**APPLICANT:** Wes Herald

**CONSULTANT:** N/A

### STATISTICS:

Zone: A-1 (Agricultural)

Surrounding Zone (s): R-1A (North, South)  
A-1 (East, West)

Site Acreage: 7.486 acres

Access (Directly): Galloway Road

Access

(Nearest Arterial): Frankfort Pike (US-460)

Context: Approximately 0.3 miles  
north of the intersection  
of Frankfort Pike (US-460)  
and Galloway Road



### BACKGROUND:

Wes Herald ("Applicant") is requesting approval of a Conditional Use Permit to allow construction a family cemetery on the property located at 1025 Galloway Road ("Project Site"). The property is zoned A-1 (Agricultural), consists of approximately 7.486 acres and is currently developed with a single-family residence and a barn. Existing structures meet the required 50-foot setback for A-1 zoned properties. There are no previous Board of Adjustment applications on file for the Project Site.

### APPLICATION REQUEST:

The Applicant is requesting approval of a Conditional Use Permit to allow construction of a private family cemetery on the southern portion of the property. The proposed cemetery area would encompass approximately 0.65 acres, (or approximately 28,000 square feet) of the total site.

A 20-foot waterline easement currently runs through the center of the proposed cemetery area. The Applicant has indicated an intent to relocate this easement toward the southern property boundary, running parallel to the boundary line, to accommodate the cemetery. Any relocation of the easement will be subject to approval by the appropriate utility authority.

The proposed cemetery is intended solely for private family use. No commercial burial services, public access, supporting structures, or related facilities are proposed. The use is limited in scale and is designed to remain consistent with the rural agricultural character of the surrounding area. No new buildings, parking areas, or infrastructure improvements are proposed as part of this request.

### **ISSUES & ANALYSIS:**

It is the applicant's burden to provide evidence justifying findings of fact satisfying KRS 100.237. The purpose of this standard is to ensure the proposed use is compatible with the surrounding area and consistent with the intent of the zoning ordinance.

Section 4.12 (A) of the *Scott County Zoning Ordinance* lists "Cemeteries" as conditional uses in all Agricultural zoning districts, including A-1. Because the proposed use is an expressly listed conditional use, approval from the Board of Adjustment is required before operations may begin.

Being 7.486 acres in total area, this parcel has sufficient acreage to accommodate a family cemetery. Access to the property is provided by a private driveway extending from Galloway Road, which is shared with the adjacent properties at 1027 and 1029 Galloway Road. The proposed cemetery area is separated from the remainder of the property by this driveway and would be accessed from it.

The Project Site is located in a predominantly rural area characterized by agricultural uses and low-density residential development. A private family cemetery is generally compatible with such settings due to its low intensity, infrequent visitation, and minimal operational impacts. No commercial activity, public services, or large gatherings are anticipated, and the proposed use is not expected to adversely affect adjacent properties.

Staff further reviewed Section 6.14 of the *Landscape & Land Use Buffer Ordinance* related to agricultural buffering. The proposed use does not include the construction of new buildings or structures and does not involve development of land zoned other than A-1 adjacent to agricultural property. As such, the minimum 50-foot setback and mandatory fencing provisions of Section 6.14 are not triggered by this request.

However, pursuant to KRS 100.237(1), the Board of Adjustment may attach reasonable conditions necessary to ensure proper integration of the use into the community, even where specific buffering or screening requirements are not otherwise mandated by ordinance.

Based on the information provided, staff finds that the request satisfies the requirements of Section 4.12(A) of the Zoning Ordinance.

## **FINDINGS:**

1. The Project Site is 7.486 acres parcel zoned A-1 (Agricultural), which provides sufficient area to accommodate a private family cemetery.
2. Cemeteries are listed as conditional uses within the A-1 zoning district pursuant to Section 4.12(A) of the *Scott County Zoning Ordinance*.
3. The proposed cemetery is intended solely for private family use and does not include commercial or public operations.
4. The proposed use is compatible with the surrounding agricultural and low-density residential context.
5. The proposed use is low in intensity and is not expected to adversely affect public health, safety, or welfare.
6. The application satisfies the criteria of KRS 100.237 for the proper integration of a conditional use into the community.

## **RECOMMENDATIONS:**

Staff recommends **Approval** of the Conditional Use Permit to allow construction of a family cemetery in the A-1 (Agricultural) zoning district at 1025 Galloway Road. 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. 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 return to the Board prior to any changes in the approved conditions or new uses.
4. The conditional use permit shall become null and void upon the transfer of ownership or sale of the Project Site.
5. Any relocation of the existing waterline easement shall be subject to review and approval by the appropriate utility authority.
6. The cemetery shall comply with all applicable setback requirements of the A-1 zoning district.

# 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: 12/29/2025 M.C.

1. APPLICANT Wes Herald

MAILING ADDRESS \_\_\_\_\_

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

EMAIL \_\_\_\_\_

2. TYPE OF REQUEST (Check one or more)

VARIANCE

CONDITIONAL USE PERMIT

HOME OCCUPATION (CUP)

ADMINISTRATIVE REVIEW

3. PROJECT SITE 1025 Galloway Road Stamping Ground

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

5. EXISTING USE Residence

ZONING DISTRICT A-1

6. DESCRIPTION OF REQUEST A conditional use permit for a family cemetery

## 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

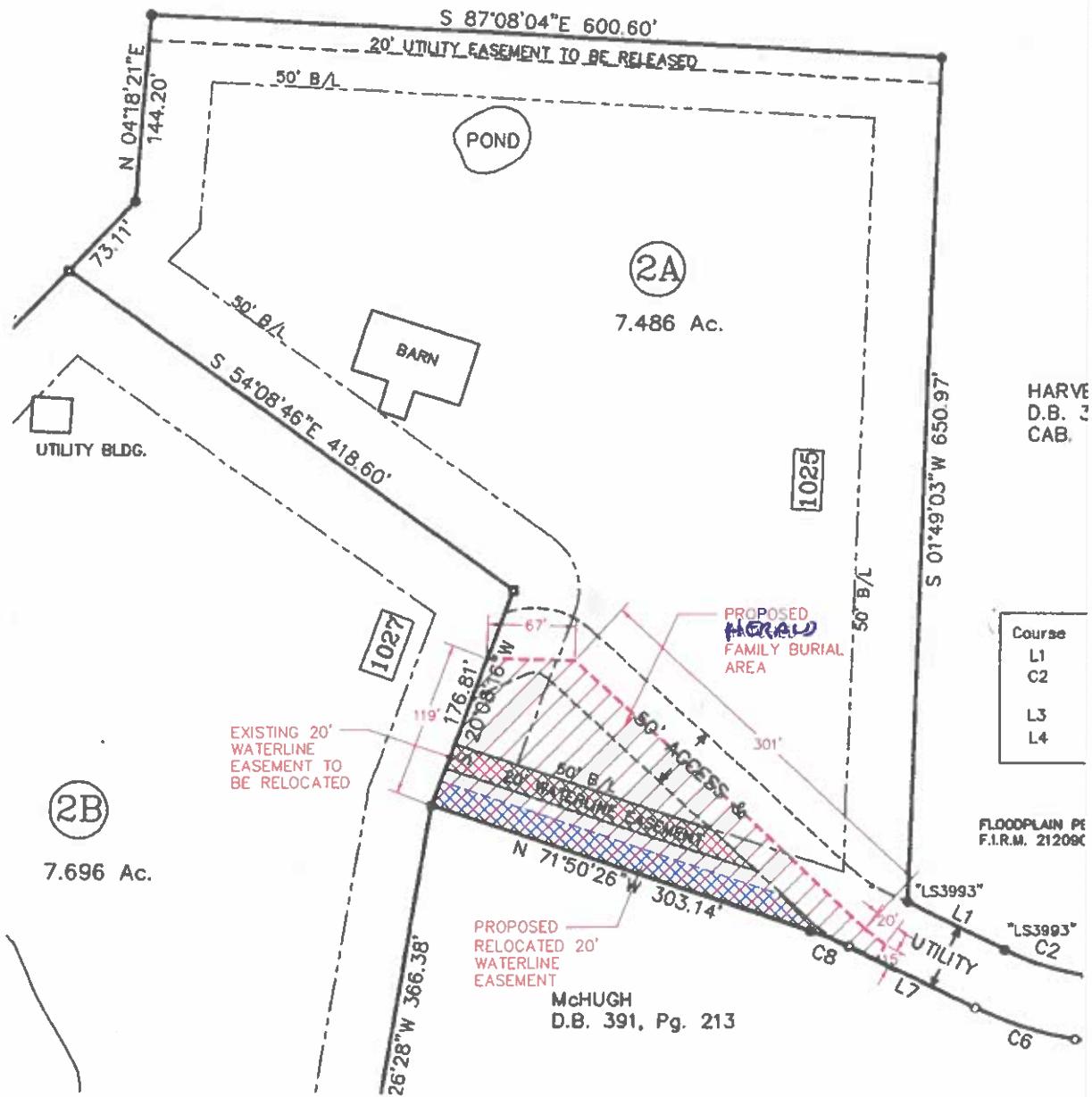
I hereby certify that the information contained in this application and supporting attachments is true and correct. I acknowledge that if I withdraw my case, the paid fee will not be returned after legal notice have been submitted. If the applicant is not the owner of the project site, an affidavit will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

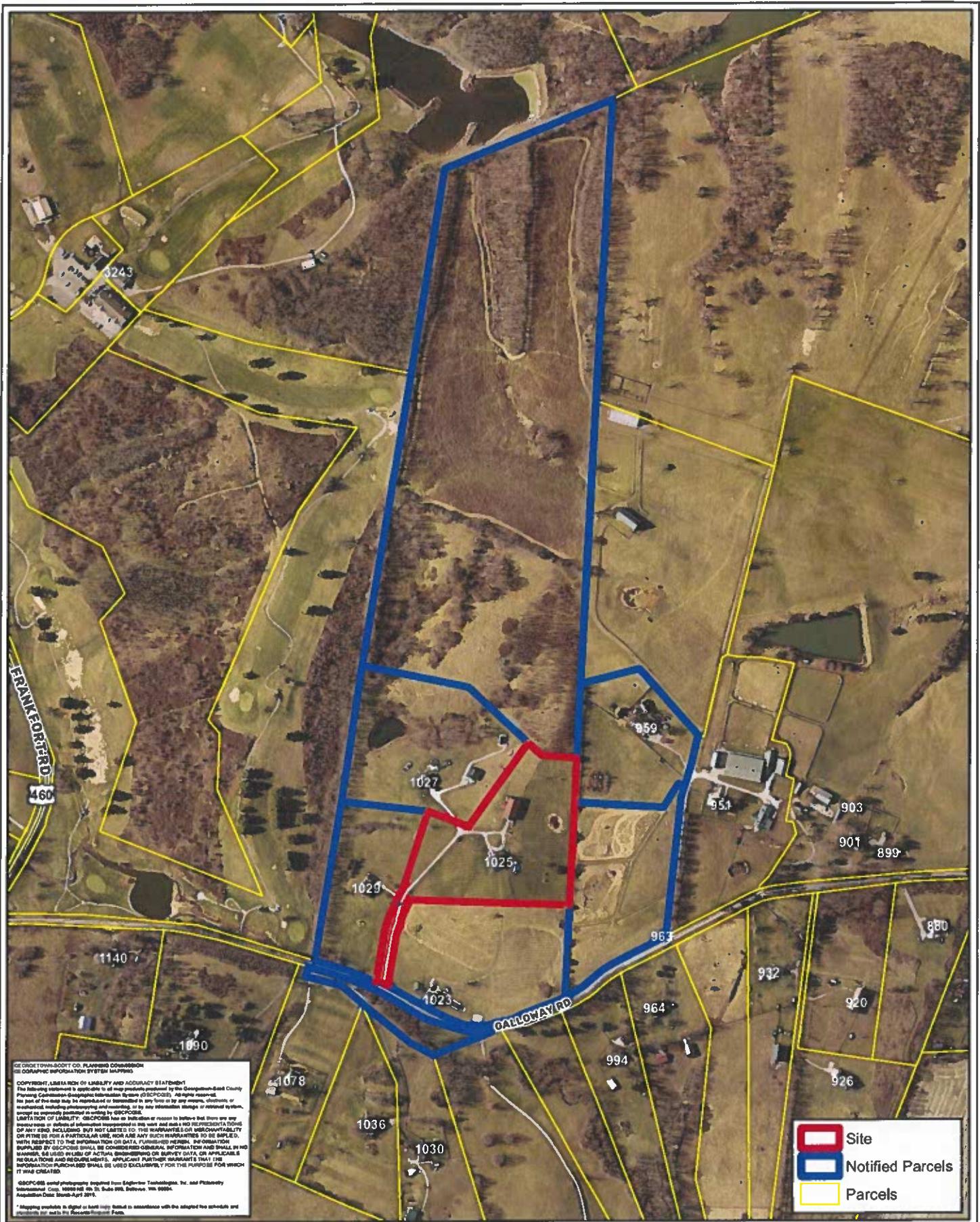
Wes Herald

APPLICANT

12/22/25

DATE





W.M.-SOFT CO. PLACEMENT INFORMATION  
INFORMATION SYSTEM (MAPPS).

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11. **PHOTOGRAPHIC MATERIALS**  
\* GSPC-058 color photography supplied from Eastman Kodak Company and Polaroid International Corp., 10000 Rockville Pike, Bethesda, MD 20892, Bethesda, MD 20892.  
Acceptance Date: March 4, 1979.  
\* Shipping expenses in digital or hard copy format in accordance with the adopted fee schedule and  
\* shipping costs, to the Project Manager.

0 250 500 Feet

S-2026-04  
Scott County, Kentucky



MapNumber	Name1	Name2	MailAddress	CityStateZ	Complete_A
061-00-292.000	MCHUGH DANIEL H				1029 GALLOWAY RD
061-00-287.001	MARSHALL MATTHEW T & ASHLEY M				1027 GALLOWAY RD
061-00-285.000	ABNEY JERRY R JR & KATHRYN M &				959 GALLOWAY RD
061-00-283.001	ABNEY JERRY R JR & KATHRYN M &				GALLOWAY RD
061-00-186.000	LONGVIEW PROPERTIES LLC				FRANKFORT RD
061-00-289.000	HARVEY MARY				1023 GALLOWAY RD
061-00-287.000	HERALD JAMES W & VICKI				1025 GALLOWAY RD

# VARIANCE APPLICATION

## 1869 Paynes Depot Road

### Staff Report to the Scott County Board of Adjustment

### February 5, 2026

**FILE NUMBER:** S-2026-05

**PROPOSAL:** Variance to reduce the northern side yard setback from 50 feet to 44 feet for the construction of a feed shed

**LOCATION:** 1869 Paynes Depot Road

**APPLICANT:** Old Friends Thoroughbred Retirement

**CONSULTANT:** N/A



#### STATISTICS:

Zone:	A-1 (Agricultural)
Surrounding Zone (s):	A-1R (North) A-1 (South, West and East)
Site Acreage:	44.8 acres
Access (Directly):	Paynes Depot Road
Access (Nearest Arterial):	McClelland Circle (US 460)
Context:	1.5 miles south of the intersection of McClelland Circle (US-460) and Paynes Depot Road

#### BACKGROUND:

Old Friends Thoroughbred Retirement ("Applicant") is requesting approval of a Variance to reduce the required northern side yard setback on their parcel from 50 feet to 44 feet to allow construction of a feed shed at the property addressed 1869 Paynes Depot Road ("Project Site"). The property is zoned A-1 (Agricultural) and consists of 44.8 acres.

In April 2021, the Board of Adjustment approved a Conditional Use Permit for a secondary single-family residence on the property, which complied with all applicable zoning regulations and required setbacks.

## **APPLICATION REQUEST:**

The Applicant is requesting approval of a Variance to reduce the required 50-foot northern side yard setback to 44 feet to allow for the construction of a feed shed measuring approximately 16 feet by 52 feet. The proposed feed shed is intended to support the ongoing agricultural operations of the thoroughbred retirement facility by providing consolidated feed storage near the center of the farm.

The subject property at 1869 Paynes Depot Road is developed with two residential structures consisting of a trailer and a double-wide trailer which are used as employee housing. In addition, the property contains multiple agricultural structures associated with the operation of the thoroughbred retirement farm, including horse sheds, hay storage areas, and equipment storage buildings. The Applicant has indicated that there are more than eleven paddocks located across the entirety of the farm, each containing a run-in shed that provides shelter for horses.

The Applicant has also indicated that two existing feed sheds, each approximately 11 feet by 15 feet in size as reflected in the PVA records, are located on the adjoining parcel at 1831 Paynes Depot Road, which is also owned by Old Friends Farm. These existing feed sheds are proposed to be removed because they are no longer adequate to meet the operational needs of the farm given the number of horses on-site and due to ongoing rodent infestation issues.

In addition, the Applicant anticipates a future renovation of the barn located near the existing feed sheds, which would also necessitate their removal and relocation. The Applicant intends to replace these structures with a single new feed shed located on the subject property at 1869 Paynes Depot Road to provide more efficient and consolidated feed storage.

The Applicant owns the subject property as well as the adjoining properties located at 1831, 1841, and 1897 Paynes Depot Road. The Applicant indicated that these parcels function operationally as one farm, and the internal fencing between parcels was not considered in relation to zoning setback requirements at the time the feed shed was placed. The structure was installed under the assumption that it qualified for a farm exemption.

Upon review with the electrical official, it was determined that the feed shed does not meet the minimum 50-foot side yard setback requirement of the A-1 Agricultural zoning district. Further review confirmed that the structure is located approximately 44 feet from the northern property boundary, resulting in a six-foot encroachment into the required setback. As a result, the Applicant is requesting a Variance for the already-placed feed shed.

## **ISSUES & ANALYSIS:**

*"KRS 100.243 Findings necessary for granting variances.*

*1. Before any variance is granted, the board must find that the granting of the variance will not adversely affect the public health, safety, or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations. In making these findings, the board shall consider whether:*

*a. The requested variance arises from special circumstances which do not generally apply to land in the vicinity, or in the same zone;*

- Staff Analysis : The subject property is part of a large, multi-parcel agricultural operation under single ownership, which functions as one integrated farm. The internal parcel boundaries and*

fencing contributed to a misunderstanding of applicable setback requirements. These circumstances are specific to this property configuration and do not generally apply to other parcels in the A-1 zoning district.

- b. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;*
    - Staff Analysis: Strict enforcement of the 50-foot side yard setback would require relocation or removal of the feed shed, resulting in additional expense and disruption to established farm operations. The feed shed supports essential agricultural functions and is intended to replace two existing feed sheds proposed for removal due to their inadequacy in serving the current number of horses on the farm and ongoing rodent infestation issues, as well as anticipated barn renovations nearby. Staff finds that strict application of the regulation would create an unnecessary hardship.
  - c. The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulations from which relief is sought.*
    - Staff Analysis: The feed shed was placed under the assumption that it qualified for a farm exemption, and the Applicant was unaware that the structure's proximity to the parcel boundary would create a setback issue. The request does not appear to be the result of an intentional attempt to circumvent zoning regulations, but rather a misunderstanding regarding setback applicability across internal farm parcels.
2. *The board shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulations from which relief is sought."*
- Staff Analysis: There is no evidence of any willful violation of the zoning regulations by the Applicant.

## **FINDINGS:**

1. The subject property consists of approximately 44.8 acres and is zoned A-1 (Agricultural).
2. The project site contains two single-family residences consisting of a trailer and a double-wide trailer used as employee housing, in addition to multiple agricultural structures associated with the Thoroughbred Retirement Farm.
3. More than eleven paddocks with individual run-in sheds are present across the farm, each providing shelter for horses.
4. Two existing feed sheds located at 1831 Paynes Depot Road are proposed to be removed due to their inability to meet current operational needs, ongoing rodent infestation and in anticipation of planned barn renovations, and replaced with a single feed shed on the subject property at 1869 Paynes Depot Road.
5. The proposed feed shed has already been placed on the property under the assumption that it qualified for a farm exemption.
6. The feed shed is located approximately 44 feet from the northern property boundary, resulting in a six-foot encroachment into the required 50-foot side yard setback.

## **RECOMMENDATIONS:**

Staff recommends **Approval** of the variance to reduce the required northern side yard setback from 50 feet to 44 feet in the A-1 (Agricultural) zoning district at 1869 Paynes Depot Road. 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. 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 obtain a building permit from the Building Inspection Office prior to any construction.
4. The Applicant shall return to the Board prior to any changes in the approved conditions.

APPLICATION TO BOARD OF ADJUSTMENT

230 E. Main Street, Georgetown, KY 40324

Phone (502) 867-3701

Fax (502) 867-3725

RECEIVED

FOR OFFICIAL USE ONLY:

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

DATE FEE RECEIVED: 1-16-26 credit card

JAN 16 2026

1. APPLICANT Old Friends Thoroughbreds Retirement PLANNING COMMISSION

MAILING ADDRESS: \_\_\_\_\_

PHONE NO. \_\_\_\_\_ EMAIL: \_\_\_\_\_

2. TYPE OF REQUEST (Check one or more)  VARIANCE  CONDITIONAL USE PERMIT

HOME OCCUPATION (CUP)  ADMINISTRATIVE REVIEW

3. PROJECT SITE 1841 Paynes Depot Road 1869 Paynes Depot Road T T

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

5. EXISTING USE Equine Retirement Farm ZONING DISTRICT A-1 A-1

6. DESCRIPTION OF REQUEST Set back to be 44' instead of 50' for a new feed shed. T T

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.

John Nicholson  
APPLICANT

DATE

1/16/26



**January 20, 2026**

**Georgetown-Scott County Planning Commission  
230 E Main St  
Georgetown, KY 40324**

**Re: Variance**

**Old Friends is requesting a variance for their new feed shed. They have placed it on the premise of being farm exempt and the shed is located in the middle of their farm. They never thought that the old boundary (from an additional land purchase) would be an issue. The shed is 44' from the old boundary, which is 6' less, then the suggested 50' setback requirement.**

**The overall size of this shed is 16'x52'.**

**Respectfully,**

  
**Patrick Riley  
Treasurer  
Old Friends Inc.**





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**Re: Request for additional Information**

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From Toshi Tusam [REDACTED]

Date Wed 1/28/2026 2:36 PM

To John Nicholson [REDACTED]

Cc Roy Cornett [REDACTED]; susan [REDACTED]

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Hi John,

Thanks for clarifying. This information is sufficient via email and I can attach the screenshot of it for the packets. This helps me prepare the Staff Report which is due tomorrow from my end. I'll send over the packet via email tomorrow when I've it ready.

Thanks again,

**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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**From:** John Nicholson [REDACTED]

**Sent:** Wednesday, January 28, 2026 1:48 PM

**To:** Toshi Tusam [REDACTED]

**Cc:** Roy Cornett [REDACTED]; susan [REDACTED]

**Subject:** Re: Request for additional Information

Good Morning Toshi,

Thank you for your patience as we deal with this immoderate weather situation. We're certainly looking forward to things becoming once again somewhat normal.

To specifically answer your questions, besides the hay storage structures, the other two structures in the images are a trailer and a double wide trailer which are residences for employees. I can further confirm that there are more than 11 paddocks on the totality of the farm, each with a run in shed that provides shelter for horses. It can be further confirmed that the general conditions and reasoning for our application are as you stated in your narrative. I would add, however, that the primary reason that the other sheds are being dismantled is because they are no longer adequate to meet our needs regarding the number of horses on the farm. We also are anticipating a renovation of the barn close to the existing shed which also would require their relocation.

I hope this is helpful. Can the additional justification you referenced be in email form to you? When is the deadline to have that submitted?

Thank you, Toshi, for your guidance and assistance.

John

On Wed, Jan 28, 2026 at 9:01 AM Toshi Tusam [REDACTED] wrote:

Hi John,

No worries at all. I completely understand given the weather and appreciate the update. Whenever you get a chance today, you can share the information. I just wanted to check in since the staff packet deadline is tomorrow, January 29, so I'm aiming to wrap up the report today.

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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**From:** John Nicholson [REDACTED]  
**Sent:** Tuesday, January 27, 2026 12:49 PM  
**To:** Toshi Tusam [REDACTED]  
**Cc:** Roy Cornett [REDACTED]; susan [REDACTED]  
**Subject:** Re: Request for additional Information

Hello Toshi,

Not surprisingly, we have been in emergency weather mode in the last few days. I will hopefully be back to normal office hours tomorrow. I will get a good response to your inquiries then. Thank you for your patience.

John

On Tue, Jan 27, 2026 at 11:54AM Toshi Tusam [REDACTED] wrote:

Hello,  
I was checking in to see if anyone at the office has got the chance to get back on this?

Thanks,  
**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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**From:** Toshi Tusam [REDACTED]  
**Sent:** Friday, January 23, 2026 2:15 PM  
**To:** Roy Cornett [REDACTED]  
**Cc:** John Nicholson [REDACTED]; susan [REDACTED]  
[REDACTED]  
**Subject:** Request for additional Information

Hi Roy,

Thank you again for providing the materials to date as I prepare the staff report. I have a few follow-up questions and would appreciate your help clarifying them. For the record, we will need additional description and justification from the applicant in written form. You may reply directly to this email.

I have attached two images showing the existing structures on the project site at [1869 Paynes Depot Road](#), which is approximately 44 acres and is the subject of the variance application. Based on our site visit yesterday, two structures near the proposed new feed shed were identified as hay barns used for storage. Could you please identify the remaining structures on the site as shown in the attached images?

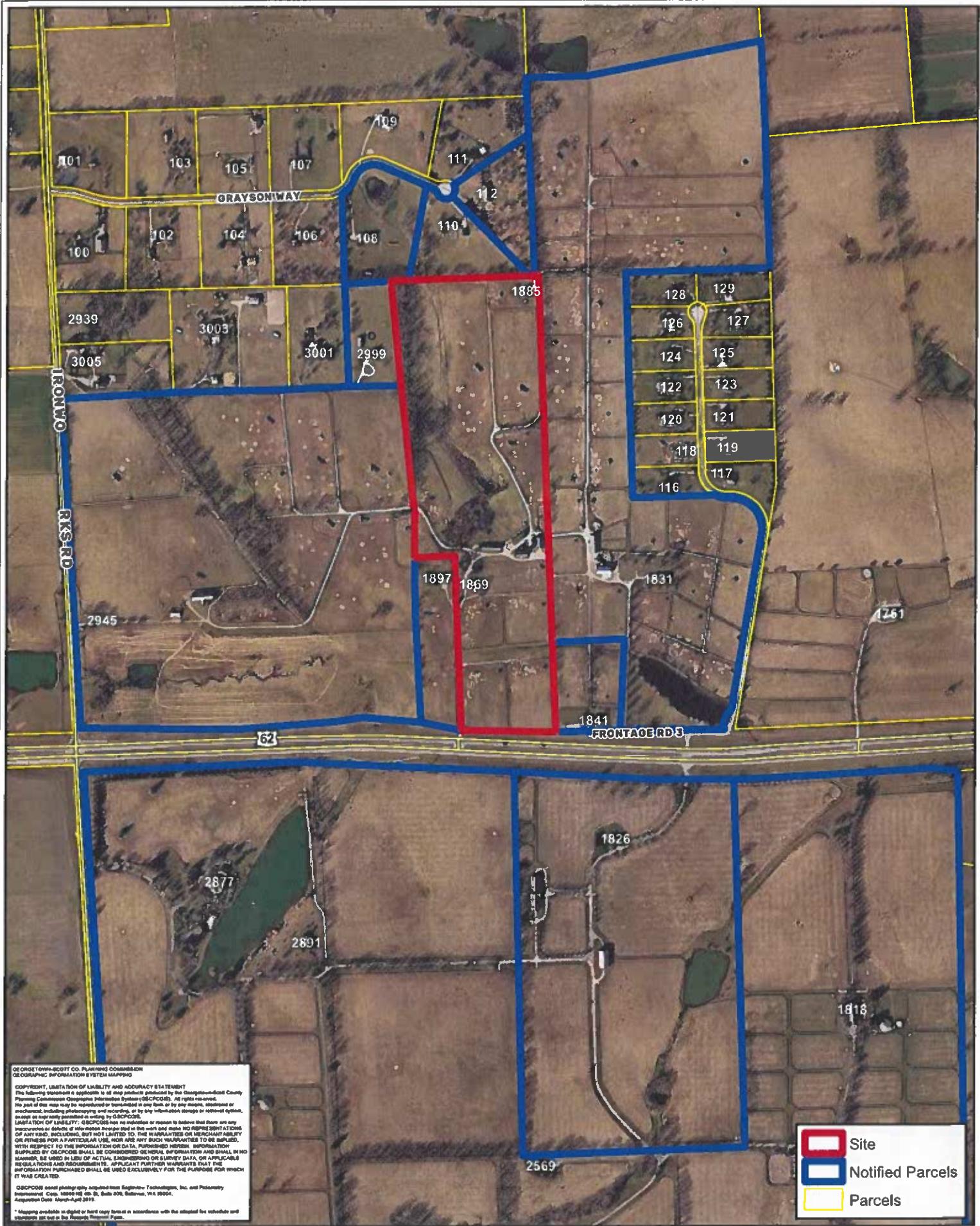
Additionally, please describe the purpose of the proposed feed shed.

For data required in the staff report, my understanding is that there are approximately 11 horse tracts on the subject property, each with one horse shed. Please confirm if this is correct.

I would also appreciate confirmation that the applicant intends to remove the two existing feed sheds (approximately 11 feet by 15 feet, as noted on the PVA) located on [1831 Paynes Depot Road](#) due to rodent infestation, and to construct a single new feed shed on [1869 Paynes Depot Road](#) with approximate dimensions of 16 feet by 52 feet, for which the variance is requested. As discussed, the feed shed has already been placed on the property under the assumption of a farm exemption and is located near the center of the farm. The applicant was not aware that the old boundary would be an issue. The shed is located approximately 44 feet from the old boundary, which is 6 feet less than the required 50-foot setback.

Thank you for your assistance. Please let me know if you have any questions.

Best regards,  
Toshi



GEORGETOWN-SCOTT CO. PLANNING COMMISSION  
GEOGRAPHIC INFORMATION SYSTEM MAPPING

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Acquisition Date: March-April 2004

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expenses are to be the Plaintiff's responsibility.

- Site
- Notified Parcels
- Parcels



MapNumber	Name1	Name2	MailAddress	CityStateZ	Complete_A
114-40-004.000	HORTMAN CHRISTOPHER B & MARY JOY				112 GRAYSON WAY
114-40-010.000	PITTS JOHN D & MARY D				110 GRAYSON WAY
115-20-001.000	GATES RICHARD B & NANCY A WALKER				108 GRAYSON WAY
115-20-011.000	WALTERS CHARLEY & ALINE				2945 IRONWORKS RD
115-20-009.000	GREEN JASON				2999 IRONWORKS RD
142-10-001.000	SUMMER WIND FARM LTD PARTNERSHIP				1826 PAYNES DEPOT RD
115-20-012.000	OLD FRIENDS INC				1897 PAYNES DEPOT RD
142-30-002.000	SUMMER WIND FARM LIMITED PARTNERSHIP				2877 IRONWORKS RD
114-40-016.000	OLD FRIENDS INC				1831 PAYNES DEPOT RD
115-20-013.000	OLD FRIENDS INC				1841 PAYNES DEPOT RD