

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

April 2, 2026

5:00 P.M.

AGENDA

I. BUSINESS

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

II. APPLICATIONS - OLD

III. APPLICATIONS - NEW

- a) S-2026-08 – Thoney Charles is requesting a Conditional Use Permit for the construction of a secondary residence for a family member or farm worker at 630 Finnell Pike [Zoned A-1]
- b) S-2026-09 – Ron and Lori Skover are requesting a Conditional Use Permit for the construction of a secondary residence for a family member or farm worker at 100 Lighthouse Way [Zoned A-1]
- c) S-2026-10- Heather Smith is requesting a variance to reduce the minimum lot width requirement from 250 feet to 173.60 feet along the western property line at 661 Plummer Road [Zoned A-1]

IV. OTHER

- a) Election of officers.

V. ADJOURN

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

The meeting was called to order at 5:00 p.m. All members were present, except Volk. Holden Fleming, Elise Ketz, Rhett Shirley, Mark Carper, Toshi Tusam, and Noah Smith, were present as Staff to the Board. This is Sonja Barrett's last meeting.

Upon Motion by Holland, second by Barrett, the Board unanimously approved February 5, 2026, minutes, with the correction that Cooper was absent. The Board Attorney administered the oath to those signed in to speak.

Applications, Old:

Moved to end of agenda: Chair moved Queen/Royally Boarded, 95 La Costa Drive, Georgetown, KY, CUP pet boarding and grooming to the end of the agenda.

Applications, New:

a. **S-2026-06: Jonathan Ross and Infrastructure Precast Inc., represented by Harold Simms, Attorney,** requested a Conditional Use Permit (CUP) for outdoor storage and non-retail sales of pre-cast concrete products at TriPort Circle (Parcel ID: 161-40-005.000) [See staff report for details of application, proposed findings, and recommended conditions for approval.] The property is zoned B-2, Commercial. The applicable provision is §4.422(B) of the Scott County Zoning Ordinance. Notices were given. There was no opposition. Staff recommends approval.

Toshi presented the application, circumstances, request for waivers, findings, and proposed conditions of approval. Harold Simms, for applicant, concurred with staff and further described applicant's request before the Board. Applicant fabricates pre-cast concrete products in Western, KY. No manufacturing would take place on this site. Meets criteria in Ordinance.

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

b. **S-2026-07: Terry and Joy Snow, 248 Harmony Ridge Road, Georgetown, KY 40324,** requested a Conditional Use Permit (CUP) for the construction of a secondary residence for a family member or farm worker. The property is zoned A-1, Agriculture. The applicable provision is Section 4.12(L). Notices were given. There was opposition. Staff recommends approval.

Toshi presented the application, circumstances, proposed findings, and recommended conditions of approval. She advised the requested residence meets our ordinance and would not adversely affect the area, or the public health, safety, and welfare.

Neighbors Cozzi and Delfino opposed the application. Citing the Zoning Ordinance, they argued a secondary residence must be secondary to the principal residence. This proposed residence would not be secondary, but a primary residence. Therefore, not in compliance with the Zoning Ordinance. They argued that Article VII declares where there is a conflict between

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the Zoning Ordinance and deed restrictions, the more restrictive shall apply. The Board attorney responded that the Board cannot override a private deed restriction, but they may not enforce it either. Delfino argued approval of this second residence would change the character of our development. Neighbors argued the square footage of the secondary residence. Pursuant to KRS 100.237 a conditional use must be properly integrated into an area. This use, if approved, cannot be properly integrated because all other lots have only one home as provided by the restrictions.

Holden responded that P&Z doesn't ask for square footage of secondary residences. Staff doesn't ask for private obligations and restrictions.

Applicant offered to follow any conditions the Board may impose.

Upon motion to deny by Barrett, second by Holland, the Board unanimously denied the application based upon the restriction that would still apply even with Board approval, and because the proposed secondary residence would alter the character of the neighborhood.

Applications, Old:

a. S-2025-14: Ashley Queen/Royally Boarded La Costa Drive, Georgetown, KY, requested a Conditional Use Permit (CUP) for pet boarding and grooming services at 95 La Costa Drive. The property is zoned A-1, Agricultural. The applicable provision is Section 4.12 (K). Notices were given. There was opposition. Staff recommended approval. Reference must be made to the video of the hearing for the complete record.

Toshi presented the application, circumstances, proposed findings, and recommended conditions of approval. Reference should be made to the staff report for particulars. She advised the requested CUP satisfies our ordinance. The proposed use is listed as a CUP in the A-1 zone. With recommended conditions this use would not adversely affect the area, or the public health, safety, and welfare. Dog runs are located approximately forty-five (45) feet from the western property line and would need to be relocated to meet the one hundred (100) feet set back requirement. Staff recommends approval of the requested CUP.

The Board asked whether applicant had dogs on the property at the time of the hearing. Applicant answered there are no client dogs on the property.

Andre Regard, attorney for applicant, informed the Board that his client requests a small-scale dog grooming and boarding operation, a use expressly listed as CUP in the A-1 Zone at 95 La Costa Drive, a five-acre parcel zoned agriculture. The conditional use process is to assure the use is compatible with surrounding properties. He explained the neighbors opposing this application chose to purchase their properties adjacent to this A-1, Agricultural property. Ms. Queen has worked diligently in light of earlier staff reports, hearings, and testimony to reduce the scale of her operation to address the concerns of the neighboring residents.

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Ms. Queen has reduced the number of dogs boarded and groomed. There would be no more than ten (10) dogs boarded at a time. There would be no more than three (3) dogs groomed at one time. There would be no more than four (4) client dogs outside at one time. Applicant also owns five (5) dogs of her own. Traffic of three (3) grooming clients per day is negligible compared to the adjacent 4-plexes and single-family homes bordering the property. Hours of operation will cease at 8 p.m. Regard acknowledged the dog run must be moved. When approved, it will be moved to comply with the one hundred (100) feet setback. Applicant will have a six (6) feet tall fence, client dogs will be kept indoors. When they are outside, they will be supervised. Staff concluded with the conditions of approval, there would be no adverse impact to surrounding area. Ms. Queen has compromised her proposed operation to accommodate the concerns of her neighbors and staff report.

Ms. Queen is willing to comply with all the conditions of approval, with only a few practical clarifications. First clarification: the property remains A-1, Agriculture. This CUP will not alter the underlying agricultural use of the land. Second, Ms. Queen intends to install a six (6) feet tall privacy fence around the entire five-acre property. Therefore, she requests this fence and existing trees satisfy the vehicular landscaping buffer requirement. Third, Ms. Queen asks that the conditions referring to animals outside apply to client dogs associated with the business, and not to her personal pets or other animals. Therefore, no more than four (4) client dogs outside at one time. These conditions, with requested clarifications assure the property retains its agricultural character. Applicant has surveyed other kennels and found they do not have the evergreen buffering mentioned in the staff report. In answer to a Board question, there are currently goats, chickens, and roosters on the property. In answer to another Board question, waste will be handled as staff requires.

Holden re: the number of dogs outdoors. On an A-1 Agricultural parcel, there are numerous animals that may be outdoors and unsupervised. Staff refers only to client dogs up to four (4) that must be supervised. Concerning fencing: a six-foot fence around the perimeter of this five-acre parcel, Holden said, "that is a lot of fence," and if that is the case at our development plan review, it would satisfy our screening requirements.

Dean Ward, resident of White Oak, offered a power point presentation. Reference to that presentation should be made for the substance of his presentation and argument. He requested testimony from prior hearings be included in the record for this hearing. Ward showed an aerial view demonstrating the density of development around applicant's property. He stressed the purpose of this hearing is to see if the proposed use may be integrated into "our" community. He stated this use does not fit within this community. We disagree with staff. Approval of this application would adversely impact the public safety and alter the character of the "general vicinity." He cited the Zoning Ordinance definition of Home Occupation as a use that does not generate "atmospheric pollution, light flashes, glare, odor, noise, vibration, truck or other heavy traffic." This application does not meet that definition.

There is gravel at the La Costa entrance raising dust. Access to this site has limited traffic control. There will be increased traffic through an existing senior living development created by

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customers, deliveries, and even waste removal. There is already moderate senior pedestrian traffic.

Ward also expressed concern over applicant having moved an existing unpermitted business from Dudley Avenue to this property and without authority began operating. Violation enforcement brought Ms. Queen to this process. A stop work order was issued by Planning Commission Director Fleming. They did not stop. They have not stopped. Our residents are concerned at the lack of enforcement, questioning how future compliance could be assured. Ward made clear he was making no comment on applicant's ability in grooming and boarding. We have heard the positive comments about the business. However, this business is in our back yard.

They should not be in business now, nor doing business till approved by this Board and Planning Commission staff approve the minor development plan. He then drew attention to Facebook posts advertising this business. Ward showed the Board comments on Facebook after the date of the stop work order referring to services rendered at this address.

Ward summarized saying this business cannot properly integrate into the White Oak neighborhood. There are clear impacts on our neighborhood. Traffic will increase. A residential driveway is the business entrance and exit. There is no alternate access. The neighborhood continues to be concerned over the lack of inspections, lack of enforcement after complaints, and continued non-compliance if permits are approved. Staff's photos always show the view away from White Oak Village. If you look the opposite direction, you see White Oak to the south and Paynes Landing residences to the west, and the impacts of glare, dust, and noise. He also referenced a petition with fifty (50) to sixty (60) signatures.

Board member Cooper asked Ward about the noise he has experienced. Ward answered mostly vehicles in the driveway, no barking complaints. Wiborg, a resident adjacent to the McDonalds, spoke up saying she has heard dogs barking and traffic. Her front door faces the Queen property.

Paul Julian read a letter from the McDonalds who live adjacent to the Queen driveway. Their patio is disrupted from early morning till late. There is noise since there is no sound proofing, lights shine into their home and others nearby, dust, exhaust, and a nearby burn pile. It is also a matter of personal privacy. Headlights enter their home. Once a car stopped by the house and appeared to look in the residence.

Board member Meadows asked if, in general, these types of occurrences aren't typical with A-1 property.

Cassie Earnst, Paynes Landing, said applicant had no discussion with us. If there are complaints of violations, how would they be validated? Would it be our word against theirs? She suggested there be a method of tracking compliance.

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Board member Holland: Did the applicant ever speak to the neighbors? Regard: It is my understanding that was not done. Board member Meadows asked where applicant has been working. Queen said not on site. She has been doing in-home visits till this is finished.

Virginia Teague asked for a WEDCO approved plan for waste disposal. Answer was there has been none obtained until they have approval and know they can proceed.

Attorney Regard: Appreciate the comments. All the persons opposed to this application purchased their property adjacent to Agricultural, A-1. Others in the neighborhood have dogs. Residential property generally has more traffic than (Agricultural) property, and yet they are trying to restrict the A-1 use. Applicant agrees with all conditions, with only the couple of clarifications. Applicant's commitment to fence the entire property is a big commitment. Even staff was surprised. Regard closed saying Ms. Queen asks only to be able to operate her small home business, while at home with her special needs child, and make a little income.

Teague countered that when most of White Oak bought their property, it was owned by the College.

Board member Barrett, this isn't A-1 property surrounded by A-1 property. It is surrounded by Residential, R-2. I am looking at the impacts of this operation in A-1 on the surrounding R-2. As far as other animals on the A-1, we are not concerned with that. It is A-1. This application is for a commercial use. Regard responded Ag is commercial.

Ward concluded, this use is not appropriate for integration into the neighborhood. It is a business, not a farm.

Queen: The location of the relocated run will be determined at development plan, but it will be at least one hundred (100) feet from property line. Regard: all required permits will be obtained. Question: Will the six (6) feet fence be installed prior to operation. Regard: Yes.

Based on the history of non-compliance, Board member Cooper moved to deny because the use would impair the integrity and character of the adjacent zone, and no conditions could adequately buffer the impairment, noise for one, and dust levels and traffic for two, noise from the whole operation. Board member Holland seconded the motion. The Board unanimously approves, not unanimous.

Meeting Adjourned.

Attested:

Approved:

Charlie Perkins, Board Attorney
and Recording Secretary

Thomas Cooper, Chair

CONDITIONAL USE PERMIT APPLICATION

630 Finnell Pike

Staff Report to the Scott County Board of Adjustment

April 2, 2026

FILE NUMBER: S-2026-08

PROPOSAL: Conditional Use Permit for a secondary residence for a family member or farm worker

LOCATION: 630 Finnell Pike

PARCEL ID: 239-00-003.000

APPLICANT: Thoney Charles

CONSULTANT: N/A

STATISTICS:

Zone: A-1 (Agricultural)
Surrounding Zone (s): A-1 (Agricultural)
Site Acreage: 35.83 acres
Access (Directly): Finnell Pike
Access
(Nearest Arterial): Cynthiana Road [US-62]
Context: 1.95 miles north of the intersection of Finnell Pike and Cynthiana Road



BACKGROUND:

Thoney Charles ("Applicant") is requesting approval of a Conditional Use Permit for the construction of a secondary single-family residence for a family member or farm worker at the property addressed 630 Finnell Pike ("Project Site") with the Parcel ID: 239-00-003.000. The project site is a 35.83-acre parcel zoned A-1 (Agricultural). The site is currently developed with an existing single-family residence and a workshop. The site's topography is hilly and contoured.

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

APPLICATION REQUEST:

The Applicant proposes to construct a secondary single-family residence towards the south side of the existing primary residence, intended for personal residential use by family members. The site is currently developed with an existing single-family residence, an above-ground pool, and a 16 ft by 24 ft workshop structure. The existing residence is approximately 2,000 square feet and is located more than 100 feet from the proposed secondary dwelling location. The proposed dwelling will be approximately 24 feet by 36 feet in size.

Access to the proposed residence will be provided via a new driveway connecting to Finnell Pike. The secondary dwelling will be served by a cistern for water supply, a septic system (to be installed following site evaluation), and electric service from a nearby utility pole.

The proposed location of the secondary dwelling is situated over 200 feet from the nearest property line and is designed to maintain adequate separation from existing structures, while considering site topography, access, and utility connections.

ISSUES & ANALYSIS:

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

Per the Schedule of Area and Dimension Regulations, the A-1 zoning district allows one (1) dwelling unit per five (5) acres. With 35.83 acres, the subject property meets the density requirement to accommodate both the existing primary residence and the proposed secondary dwelling.

The proposed secondary residence meets the minimum setback requirement of 50 feet from all property lines, as it is located over 200 feet from the nearest property boundary.

The Applicant intends to propose a new driveway extending from the current access towards the south.

As per Article X- Section 1000 (Q)(1)(iv) of the *Georgetown-Scott County Subdivision and Development Regulations* :

"STREET ACCESS, a. Permitted and required number of driveway entrances: In rural or unincorporated areas, all lots shall have either frontage on an existing public street, private street or an approved access easement/driveway serving a maximum of three (3) lots."

Staff finds that the existing access easement currently serves eight (8) lots, including the subject property, which exceeds the recommended standard outlined in Section 1000(Q) of the Subdivision and Development Regulations. The proposed secondary dwelling would introduce an additional residential use on the property, resulting in increased vehicular traffic, including daily trips, service access, and overall use of the existing access easement. This additional traffic would further intensify reliance on an access easement that is already overburdened, thereby compounding existing conditions and placing additional strain on its capacity, design, and functionality.

Given that access easements are intended to serve a limited number of lots and are not designed to function as higher-capacity access routes, Staff finds that the cumulative impact of the existing development pattern and the proposed secondary dwelling results in an access condition that is inadequate to safely and effectively accommodate the increased use.

As such, the proposed secondary dwelling, in conjunction with the existing access conditions, does not provide adequate and appropriate access consistent with the intent of the Subdivision and Development Regulations.

Based on the above, Staff finds that the request may adversely affect public health, safety, and welfare by increasing traffic on an already overburdened access easement and failing to ensure safe and adequate ingress and egress to the property.

FINDINGS:

1. The Project Site is a 35.83-acre parcel zoned A-1 (Agricultural).
2. Section 4.12(L) permits secondary residences as a conditional use in the A-1 district.
3. The A-1 zoning district permits one (1) dwelling unit per five (5) acres; the subject property meets this requirement.
4. The proposed secondary dwelling meets the minimum setback requirement of 50 feet from all property lines.
5. The subject property is accessed via an existing access easement that currently serves eight (8) lots, exceeding the recommended standard of Section 1000(Q).
6. The proposed secondary dwelling would increase traffic on the existing access easement.
7. The increased traffic would further burden an already overutilized access arrangement, raising concerns related to safety and adequacy of access.
8. The proposal is not consistent with the intent of the Subdivision and Development Regulations and may adversely affect public health, safety, and welfare.

RECOMMENDATIONS:

Staff recommends **Denial** of the Conditional Use Permit for a secondary residence for a family member or farm worker at 630 Finnell Pike. 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 to eliminate the need for a Variance should the property be subdivided in the future.
8. If a new driveway is proposed or required, the Applicant shall provide off-site improvements to the existing access easement serving at least the adjacent three (3) lots to ensure safe and adequate access.

APPLICATION TO BOARD OF ADJUSTMENT

230 E. Main Street, Georgetown, KY 40324

Phone (502) 867-3701

Fax (502) 867-3705

RECEIVED

PLANNING COMMISSION
MAR 10 2026

FOR OFFICIAL USE ONLY:

APPLICATION NO: _____

DATE FEE RECEIVED: 3-10-26

paid cash

1. APPLICANT THONY CHARLES

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 SAME AS ABOVE

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

5. EXISTING USE RURAL RESIDENTIAL

ZONING DISTRICT _____

6. DESCRIPTION OF REQUEST SECONDARY RESIDENCE

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.

Thony Charles
APPLICANT

3/10/26
DATE

RECEIVED

MAR 10 2026

PLANNING COMMISSION

950ft

700ft

JOHNSON
WAYNE
JOHNSON
MELEA

CHA
THONLYR
CHARLES
NICOLE
M

Private Road

HUGHES
THERISA

PROPOSED HOUSE

JOHNSON
WAYNE P
JOHNSON
MELEA

Private Road

24x
75YNG
FROM F



Re: Application (S-2026-08) Scott County Board of Adjustment

From Thoney Charles [REDACTED]**Date** Tue 3/17/2026 6:48 PM**To** Toshi Tusam [REDACTED]

[Sent from Yahoo Mail for iPhone](#)

On Tuesday, March 17, 2026, 1:45 PM, Toshi Tusam [REDACTED] wrote:

Hi Mr. Charles,

I hope you're doing well. I'm reaching out regarding your application (S-2026-08) with the Scott County Board of Adjustment.

As I'm preparing the staff report, I had a few questions and would appreciate your clarification:

- The request is for a conditional use permit for a secondary dwelling on your existing 35-acre parcel. Since there is already a residence on the property, could you provide some details about the existing structure?
- Are there any other structures currently on the parcel?

Yes. A 2000 square foot house more than 100 foot from the proposed structure.

- What is the intended use of the proposed secondary dwelling?

The proposed secondary dwelling is intended for personal residential use by family members. It is intended to support long-term use and upkeep of the property.

- Will the new residence use the existing driveway, or are you planning to construct a new one?

We will construct a new driveway.

- What is the approximate size of the proposed dwelling?

The building demensions will be approximately 24'x36'.

- How will the secondary dwelling be served (water, sewer/septic, electric)?

A cistern will provide water, septic will be installed after site evaluation, electric service from nearest pole (southwest corner)

- Please confirm that the proposed structure will meet the A-1 zoning setback requirements (50 feet from all property lines).

Over 200 feet from nearest property line.

- Could you also share the reasoning behind the proposed location of the secondary dwelling?

The location of the proposed secondary dwelling was selected to make efficient use of the property while maintaining appropriate distance from our barn and the neighboring properties. The placement also takes into account the most logical location based on the topography, ease of access, and proximity to utility connections, while still maintaining privacy and minimizing impact to surrounding areas

Thank you, and please feel free to reach out if you have any questions.

Toshi Tusam

Planner 1

Georgetown-Scott County Planning Commission

230 E Main St, Georgetown, KY 40324

502-867-3701 | <https://www.gscplanning.com>

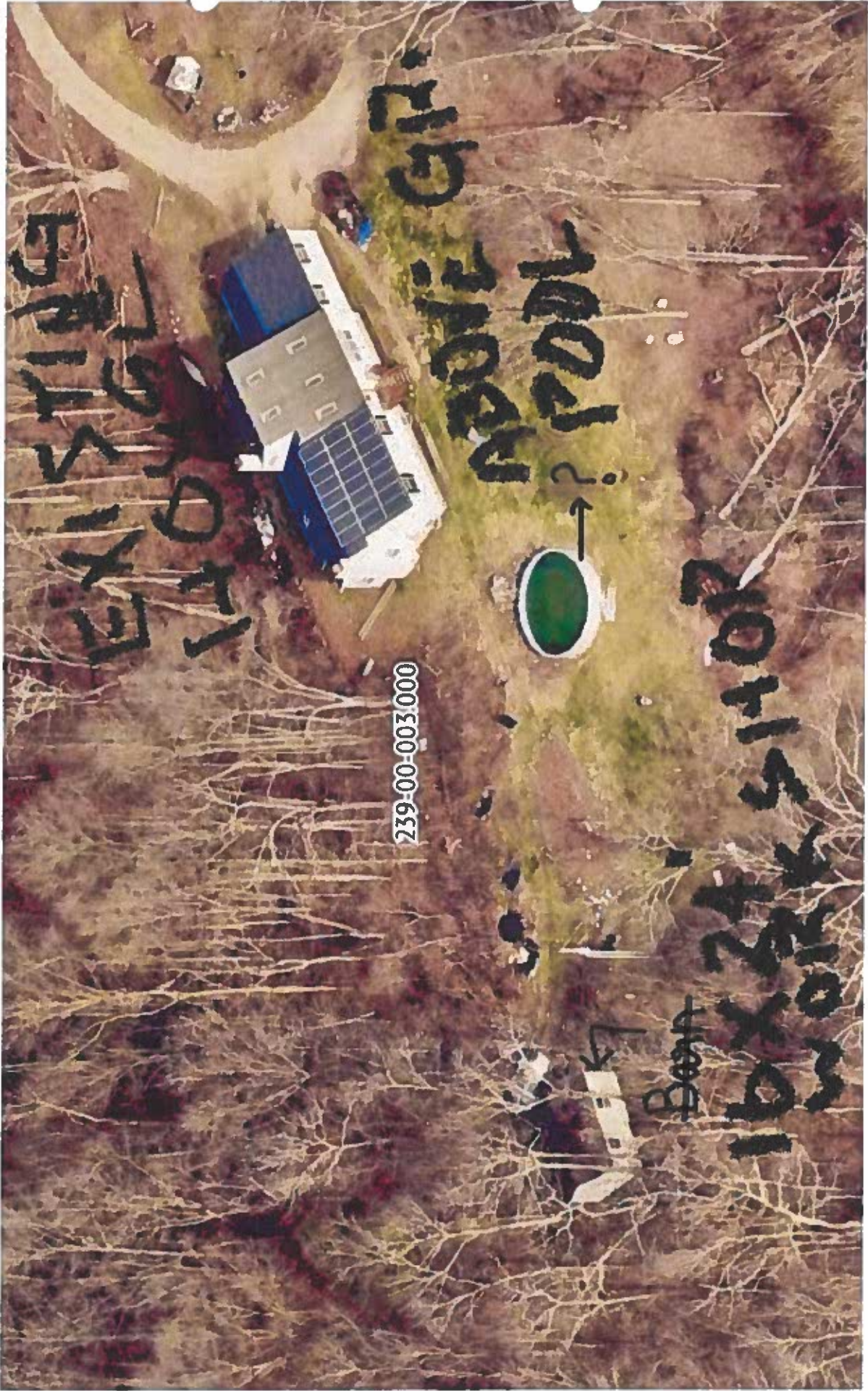


EXHIBIT 1710

ROAD GR

POOL?

239-00-003000

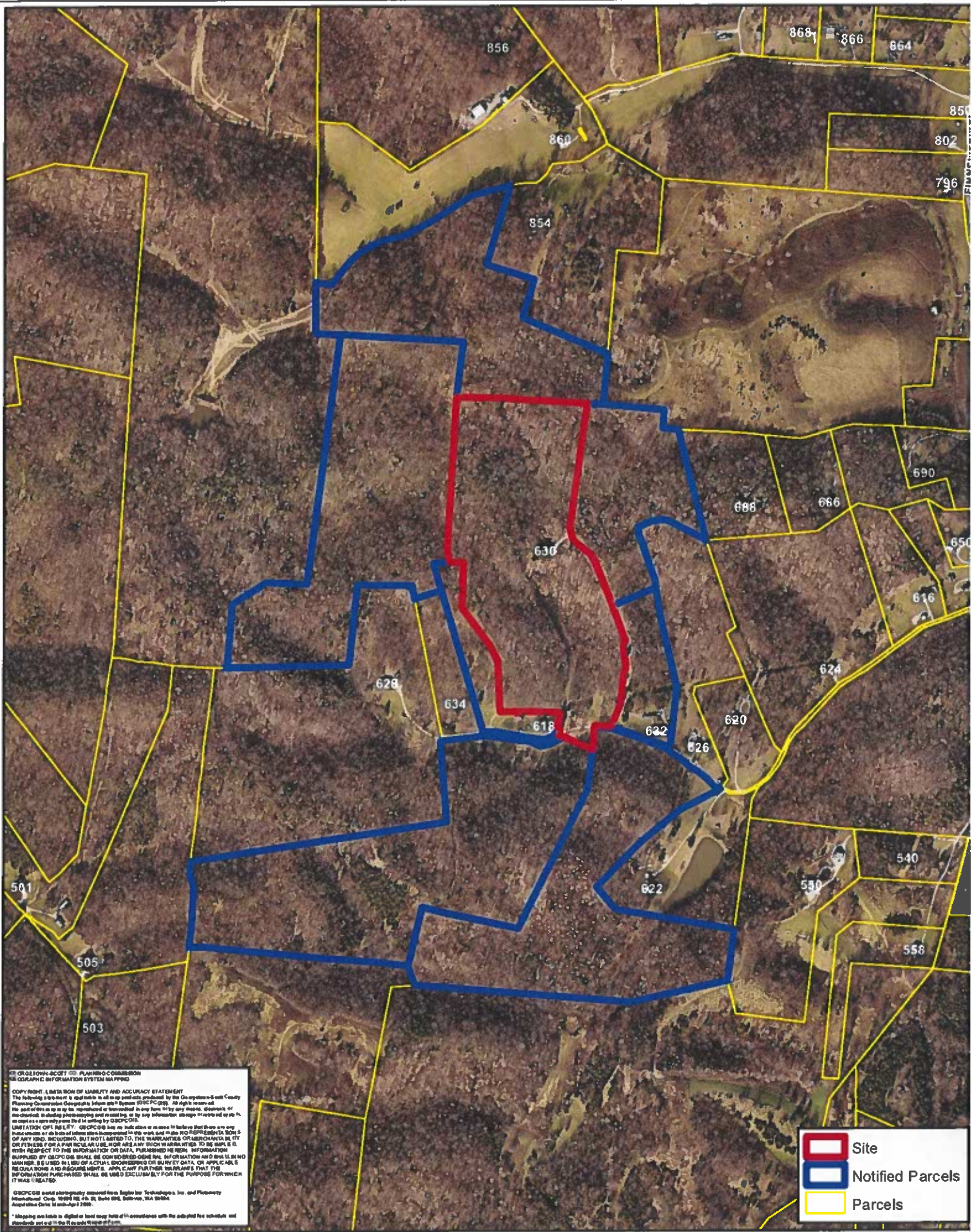
16x20x24 51402

Bent



Point House

ROAD






SCOTT COUNTY - SCOTTSBURGH PLANNING COMMISSION

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	Site
	Notified Parcels
	Parcels



MapNumber	Name1	Name2	MailAddress	CityStateZ	Complete_A
239-00-003.000	CHARLES THONEY R & NICOLE M	630 FINNELL PIKE	630 FINNELL PIKE	GEORGETOWN KY 40324-9031	630 FINNELL PIKE
239-00-005.000	JOHNSON WAYNE & MELEA	632 FINNELL PIKE	632 FINNELL PIKE	GEORGETOWN KY 40324	FINNELL PIKE
239-00-010.000	HUGHES THERISA	618 FINNELL PIKE	618 FINNELL PIKE	GEORGETOWN KY 40324	618 FINNELL PIKE
239-00-015.000	JOHNSON WAYNE P & MELEA	632 FINNELL PIKE	632 FINNELL PIKE	GEORGETOWN KY 40324	632 FINNELL PIKE
239-00-028.000	WESTHOFF DANIEL J & GAIL R	622 FINNELL PIKE	622 FINNELL PIKE	GEORGETOWN KY 40324	FINNELL PIKE
239-00-001.001	WILSON DAVID G	860 FINNELL PIKE	860 FINNELL PIKE	GEORGETOWN KY 40324-9032	FINNELL PIKE
239-00-023.000	HAMM DENNIS WAYNE JR	628 FINNELL PIKE	628 FINNELL PIKE	GEORGETOWN KY 40324-9031	FINNELL PIKE
239-00-002.000	WICKLINE DONALD W & LYNELL J	610 CHARLBURY RD	610 CHARLBURY RD	LEXINGTON KY 40505	FINNELL PIKE

CONDITIONAL USE PERMIT APPLICATION
100 Lighthouse Way
Staff Report to the Scott County Board of Adjustment
April 2, 2026

FILE NUMBER: S-2026-09

PROPOSAL: Conditional Use Permit for a secondary residence for a family member or farm worker

LOCATION: 100 Lighthouse Way

PARCEL ID: 028-00-004.000

APPLICANT: Ron and Lori Skover

CONSULTANT: N/A



STATISTICS:

Zone: A-1 (Agricultural)

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

Site Acreage: 14.12 acres

Access (Directly): Lighthouse Way

Access (Nearest Arterial): Ironworks Road [KY-1973]

Context: South of Ironworks Road,
West of Hidden Creek Drive

BACKGROUND:

Ron and Lori Skover ("Applicant") are requesting approval of a Conditional Use Permit to construct a secondary single-family residence for a family member or farm worker on the property located at 100 Lighthouse Way (Parcel ID: 028-00-004.000) ("Project Site").

The Project Site consists of approximately 14.12 acres and is zoned A-1 (Agricultural). The property is currently developed with an existing single-family residence and a barn. It is identified as Lot 124 on Plat Cabinet 7, Page 399, recorded in August 2003 as part of a consolidation plat.

In March 2025, a variance request for a reduced northeast side yard setback, from 50 feet to 10 feet for an accessory structure, was presented to the Board of Adjustment and denied.

APPLICATION REQUEST:

The Project Site is currently developed with a primary residence, a barn, and multiple horse paddocks. Both the existing primary residence and barn meet the required setbacks. The Applicant proposes to construct a secondary single-family residence for use by family members on the subject property. The proposed dwelling will be located toward the eastern portion of the site, near the existing barn and primary residence. It will be approximately 26 feet by 38 feet in size and constructed on a slab foundation. The proposed location is intended to maintain functional proximity to existing structures while accommodating existing site features, including paddocks and accessory structures.

Access to the proposed secondary residence will be provided via the existing driveway extending from Lighthouse Way. No new access points or easements are proposed. The existing residence is served by an on-site septic system, and the proposed dwelling will be served by a separate septic service.

ISSUES & ANALYSIS:

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

Per the Schedule of Area and Dimension Regulations, the A-1 zoning district allows one (1) dwelling unit per five (5) acres. With a total area of 14.12 acres, the subject property meets the density requirement to support both the existing primary residence and the proposed secondary dwelling.

The Applicant indicates that the proposed structure will comply with the minimum setback requirement of 50 feet from all property lines and will be located approximately 60 to 70 feet from the existing barn. Given the presence of paddocks, accessory structures, and the primary residence, the site layout presents constraints. The proposed placement appears reasonable as it maintains appropriate separation between structures while working within existing site conditions.

The development will utilize existing access and infrastructure, and no additional easements are proposed. The location of the proposed structure takes into account existing utilities and site features.

Based on the information provided, the request is consistent with the intent of the A-1 zoning district. Approval of this request would not adversely affect public health, safety, or welfare, would not alter the character of the surrounding area, would not create a hazard or nuisance, and would not result in an unreasonable circumvention of the zoning regulations.

FINDINGS:

1. The Project Site is a 14.12-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, which the staff recommends adding as a condition of approval.
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 at 100 Lighthouse Way. 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 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

RECEIVED

MAR 10 2026
PLANNING COMMISSION

FOR OFFICIAL USE ONLY:

APPLICATION NO: _____

DATE FEE RECEIVED: 3-10-26

paid cash

1. APPLICANT Ron & Lori Skover

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 100 Lighthouse Way

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

5. EXISTING USE _____

ZONING DISTRICT _____

6. DESCRIPTION OF REQUEST 2nd dwelling (ADU)

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.

Daniel Skover
APPLICANT

3/10/26
DATE



cdn.houseplansservices.com



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MAR 10 2026
PLANNING COMMISSION

↓ w1024.jpg (215 KB)

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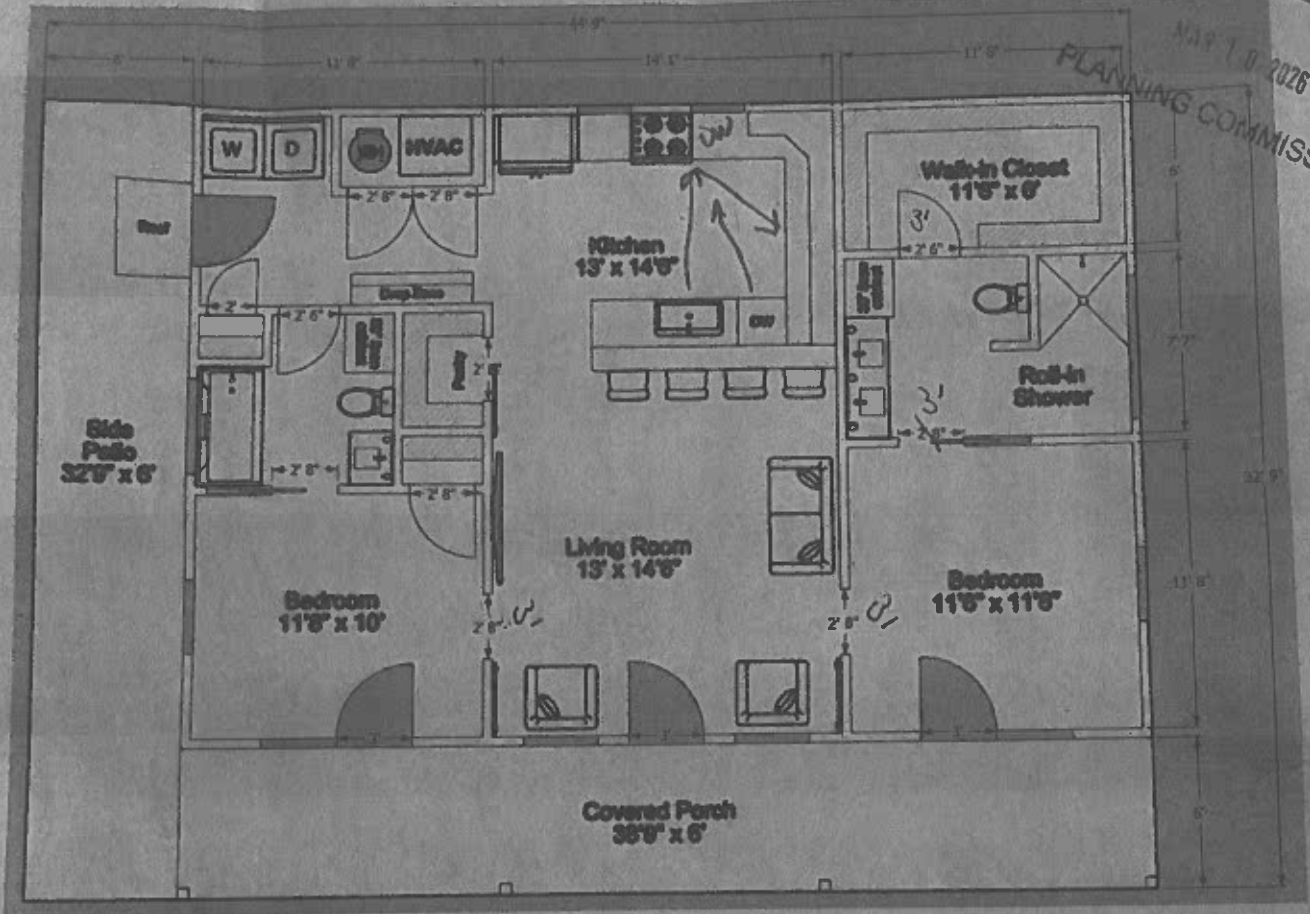
8/31/25, 9:06 AM

Screenshot 2025-08-29 at 2:15:49 PM.png

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MAY 10 2026

PLANNING COMMISSION

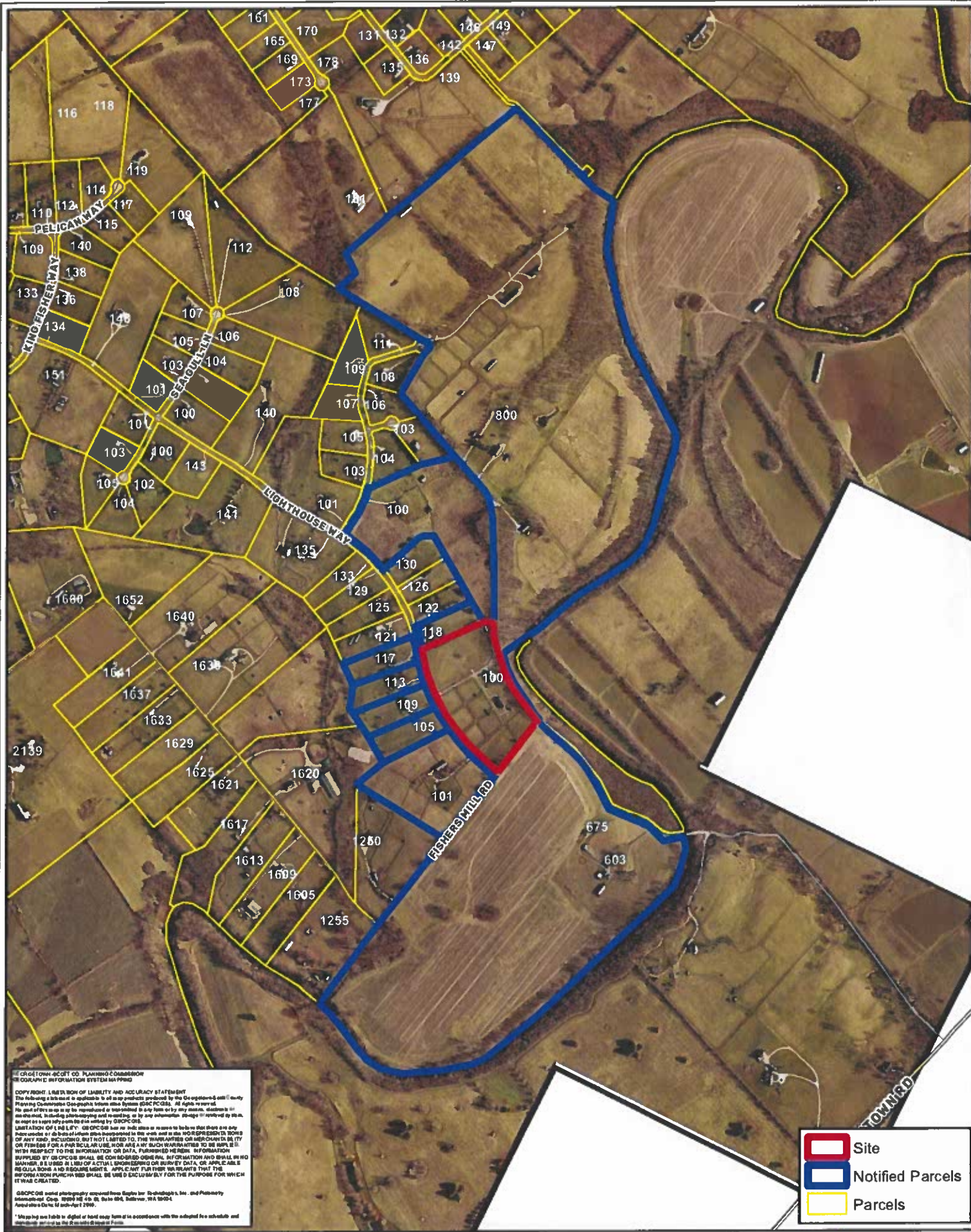


↑
 NOTUB
 JUST "HOTEL" SHOWER
 SLIDER DOOR

3' - "?" - ACCESS DURING
 IN "ROLL IN"
 SHOWER?

MOVE SINK + DW
 + 1 BIG WINDOW
 NOT 2 SMALL
 STOVE + OVEN
 TO SOUTH WALL

WHAT IS "DROP ZONE"?



SCOTT COUNTY, KENTUCKY PLANNING COMMISSION
 GEOPAC, INC. INFORMATION SYSTEMS DIVISION

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Site
 Notified Parcels
 Parcels



MapNumber	Name1	Name2	MailAddress	CityStateZ	Complete_A
028-00-002.000	RIDDLE ROBERT LEE		603 FISHERS MILL RD	MIDWAY KY 40347	603 FISHERS MILL RD
044-00-031.000	PINEDA MATTHEW		800 FISHERS MILL RD	MIDWAY KY 40347-9402	800 FISHERS MILL RD
027-00-051.000	LINEBERRY G T & DIANA		109 LIGHTHOUSE WAY	MIDWAY KY 40347	109 LIGHTHOUSE WAY
027-00-053.000	SALGADO SIMONNE M T & JOSEPH P BOWMAN		113 LIGHTHOUSE WAY	MIDWAY KY 40347	113 LIGHTHOUSE WAY
027-00-054.000	LINEBERRY G T & DIANA		109 LIGHTHOUSE WAY	MIDWAY KY 40347	105 LIGHTHOUSE WAY
027-00-056.000	REESE DEAN A & DEBORAH A		117 LIGHTHOUSE WAY	MIDWAY KY 40347	117 LIGHTHOUSE WAY
027-00-066.000	HIBBARD BOBBY L & JANET		118 LIGHTHOUSE WAY	MIDWAY KY 40347	118 LIGHTHOUSE WAY
027-00-072.000	BEZOLD LOUIS I & MARSHA L		100 LANTERN TRI	MIDWAY KY 40347-9030	100 LANTERN TRL
028-00-003.000	CONGLETON JAMES E & PATRICIA J		P O BOX 4246	MIDWAY KY 40347-4246	101 LIGHTHOUSE WAY
028-00-004.000	FALK-SKOVER & RONALD SKOVER		100 LIGHTHOUSE WAY	MIDWAY KY 40347-9795	100 LIGHTHOUSE WAY

CONDITIONAL USE PERMIT APPLICATION
661 Plummer Road
Staff Report to the Scott County Board of Adjustment
April 2, 2026

FILE NUMBER: S-2026-10

PROPOSAL: Variance to reduce the minimum lot width at the building line from 250 feet to 173.60 feet for the lot subdivision

LOCATION: 661 Plummer Road

PARCEL ID: 031-00-025.000

APPLICANT: Heather Smith

CONSULTANT: Heath Land Surveying LLC

STATISTICS:

Zone: A-1 (Agricultural)

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

Site Acreage: 105 acres

Access (Directly): Plummer Road

Access (Nearest Arterial): Interstate 75

Context: South side of Plummer Road, 350 feet west of the intersection with Sutterville Road



BACKGROUND: Heather Smith ("Applicant") is requesting approval of a Variance to reduce the minimum lot width at the building line from 250 feet to 173.60 feet for lot subdivision at the property addressed 661 Plummer Road ("Project Site") with the Parcel ID: 031-00-025.000. The project site is a 105-acre tract. The applicant proposes to subdivide a portion of the property at the northern end to create a new tract (Tract 2) of approximately 5.03 acres.

The parent tract currently contains two existing residential structures that were established under prior ownership around 2017. These homes are located relatively close to one another and do not allow for a

compliant subdivision that meets the 250-foot minimum lot width requirement while also maintaining required 50 foot setbacks for the A-1 Zone.

As shown on the submitted plat, the proposed subdivision line is placed between the two existing homes. The intent is to create two conforming residential tracts while ensuring both homes meet the required setbacks from the newly created property line.

There are no prior Board of Adjustment applications associated with this property.

APPLICATION REQUEST:

The Applicant is requesting a variance to reduce the required minimum lot width at the building line from 250 feet to 173.60 feet. Based on the submitted materials and justification letter, the existing residences are located approximately 120 feet apart, and one residence is currently positioned approximately 44.75 feet from an existing property line, creating an existing nonconforming condition. In addition to the existing residences, the property includes two garages, a carport, and a barn, as well as a cemetery located along the western edge of the site.

The proposed subdivision line has been designed to address this condition by placing the new lot line between the two homes in such a way that both residences will meet the required 50-foot setback from the new property boundary. Following subdivision, each residence will be located approximately 60 feet from the new lot line, thereby meeting and exceeding the setback requirements of the A-1 zoning district.

The proposed tract will contain approximately 5.03 acres, which meets the density requirement of one dwelling unit per five acres in the A-1 district. Access to the newly created tract will be provided through an existing 12-foot-wide access easement extending from Plummer Road. The request represents the minimum reduction necessary to allow subdivision while maintaining compliance with setback standards.

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 Project Site contains two existing residential structures that were established prior to the current ownership and are located in close proximity to one another. This existing development pattern creates a constraint that prevents the creation of conforming lots meeting the 250-foot minimum lot width requirement while maintaining required 50-foot setbacks. Staff finds that this condition is unique to the property and does not generally apply to other parcels in the vicinity.

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 application of the minimum lot width requirement would prevent the subdivision of

the property in a manner that allows both existing residences to meet the required 50-foot setbacks. This would limit the ability to reasonably subdivide the property for separate ownership. Staff finds that the requested variance allows reasonable use of the property while maintaining compliance with setback requirements.

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 placement of the two residences predates the current ownership and was not the result of actions taken by the Applicant to create a hardship. Staff finds that this criteria is satisfied.

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 on the Project Site.

Staff finds that the requested variance represents the minimum relief necessary to allow subdivision of the property while ensuring both existing residences meet the required setbacks. The proposed subdivision remains consistent with the rural character of the area and does not introduce additional density beyond what is permitted in the A-1 zoning district.

FINDINGS:

1. The Project Site is a 105-acre parcel zoned A-1 (Agricultural) and contains two existing residential structures located in close proximity.
2. Section 4.13(D) of the *Zoning Ordinance* requires a minimum lot width of 250 feet at the building line, which cannot be met due to the existing placement of the two residences.
3. The requested variance arises from unique circumstances related to existing development on the property and does not generally apply to other lands in the vicinity.
4. Strict application of the ordinance would limit reasonable subdivision of the property and prevent both residences from meeting required 50-foot setback standards.
5. The hardship is not self-imposed, as the existing structures were established under previous ownership.
6. Based on the criteria set forth in KRS 100.243, the requested variance will not adversely affect the public health, safety, or welfare, will not alter the essential character of the area, and does not represent an unreasonable circumvention of the zoning regulations.
7. The requested variance represents the minimum relief necessary to allow subdivision while maintaining compliance with setback requirements.

RECOMMENDATIONS:

Staff recommends **Approval** of the variance to reduce the minimum lot width at the building line from 250 feet to 173.60 feet at the property addressed 661 Plummer 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.

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APPLICATION TO BOARD OF ADJUSTMENT

230 E. Main Street, Georgetown, KY 40324

Phone (502) 867-3701

Fax (502) 867-3725

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MAR 12 2026
PLANNING COMMISSION

FOR OFFICIAL USE ONLY:

APPLICATION NO: _____ DATE FEE RECEIVED: 3/12/26 pd cc

1. APPLICANT Heather Smith

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 661 Plummer Road Stamping Ground KY

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

5. EXISTING USE Residential ZONING DISTRICT A-1

6. DESCRIPTION OF REQUEST Min Lot width variance request.

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.
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- 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

3/12/26
DATE

Heather Smith BOA Application - Variance

From Zachary W. Heath [REDACTED]
Date Fri 3/13/2026 11:16 AM
To Rhett Shirley [REDACTED]

 1 attachment (4 MB)
SMITH 18X24.pdf;

Hey Rhett,

I am not sure if you are the right person to send this to. Below is the justification for the Heather Smith BOA Application:

This request seeks a variance to reduce the minimum lot width, allowing for the division shown on the attached plat. A nonconformity exists because the house we are wishing to cutout is currently 44.75 feet away from an existing property line. These two residences were established by building permits in 2017 when the property was owned by the previous owners, Robert & Elizabeth Woodrum. The residences are too close together to meet the required 250' minimum lot width in an A-1 zone while allowing the 50ft building setback line. The proposed lot width shown on the plat is the minimum variance that allows for reasonable use of the lot and conforms with the required 50ft building setback line as both houses are approximately 60ft from the new proposed division line. Allowing this will essentially clean up this property from actions outside the current owner's control while allowing for future conformity across the entire property.

Please let me know if any additional information is required or if there are any questions.

--

Thank you!

Zachary W. Heath, Owner
KY PLS #4648
Heath Land Surveying LLC
[REDACTED]

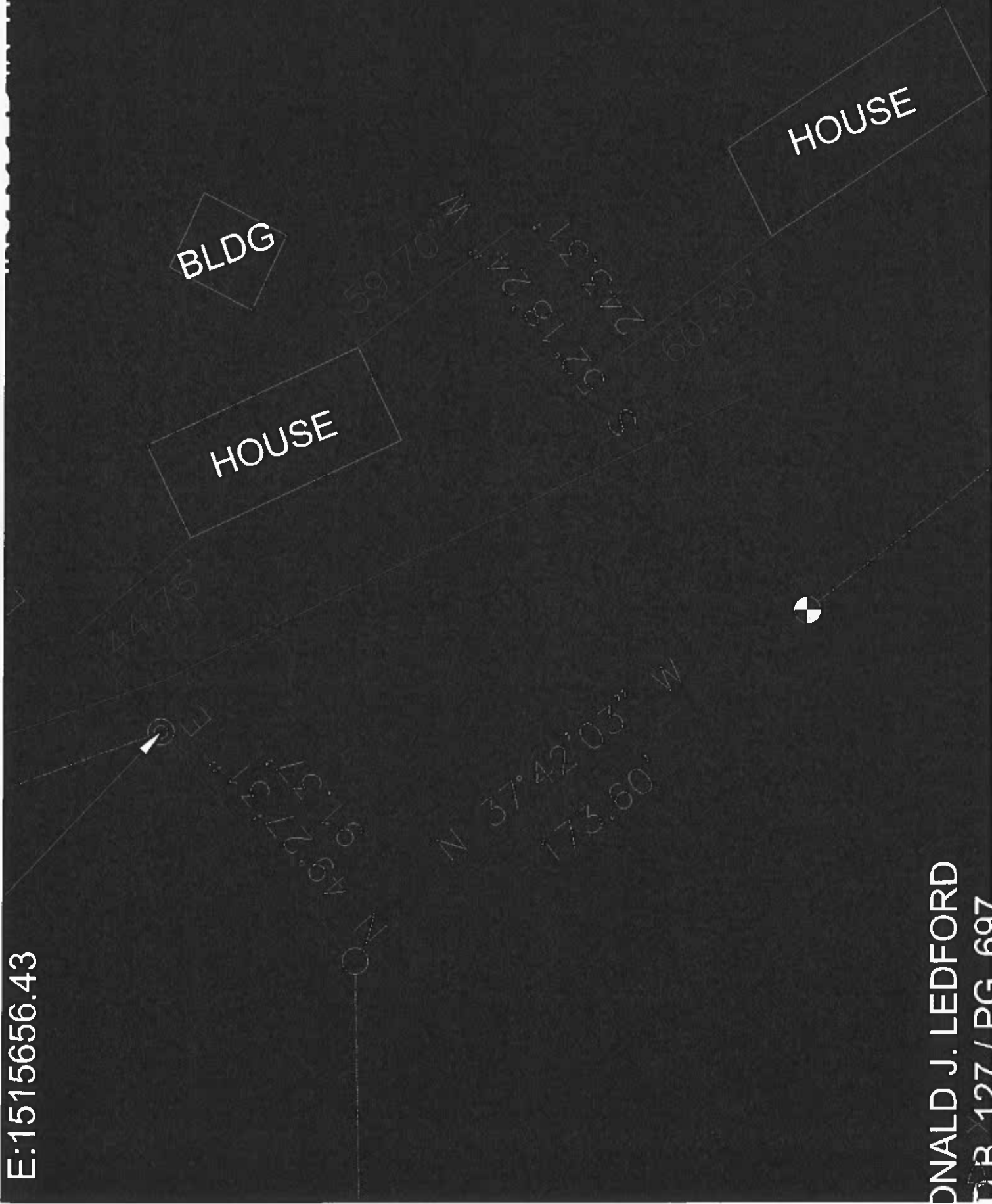
[Leave us a Google Review](#)

E:1515656.43

BLDG

HOUSE

HOUSE



DONALD J. LEDFORD
DB 127 / PG. 697

661 house
& Garage

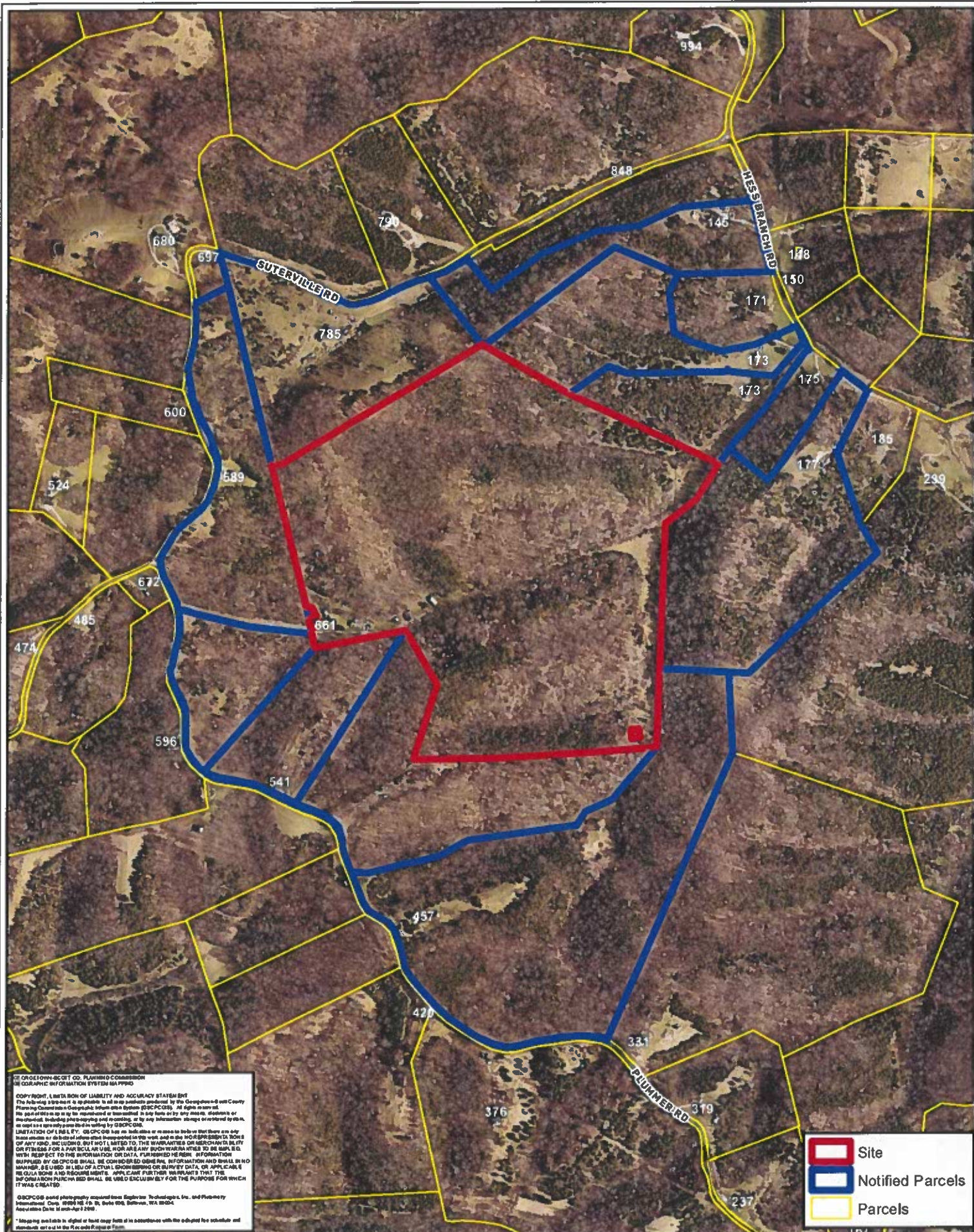
661

665 house

carport

large garage

barn



SCOTT COUNTY PLANNING COMMISSION
GEOGRAPHIC INFORMATION SYSTEMS MAPS

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	Site
	Notified Parcels
	Parcels

Map created by the Geographic Information System Planning Commission
230 E. Main St., Georgetown, KY 40324
502-867-3781 www.geoinfo.org
Printed 3/16/2026 JWP



S-2026-10
Scott County, Kentucky



Parcels from the Scott County PVA. For Reference Purposes Only. Not for Construction and Subject to Change at any Time.

MapNumber	Name1	Name2	MailAddress	City/State/Z	Complete_A
031-00-025.000	SHARP RONALD & TINA &	ROBERT JR & HEATHER SMITH	661 PLUMMER RD	STAMPING GRD KY 40379-9663	661 PLUMMER RD
032-00-015.000	STEPHENS TROY M & ANN L		457 PLUMMER RD	STAMPING GROUND KY 40379	457 PLUMMER RD
032-00-023.001	JONES JOSEPH A & CHARLOTTE A		177 HESS BRANCH RD	STAMPING GROUND KY 40379	177 HESS BRANCH RD
031-00-023.002	LEDFOORD RONALD		422 N BROADWAY ST TRL 3	GEORGETOWN KY 40324-1982	PLUMMER RD
031-00-028.000	COLLINS REBECCA (BECKY)		173 HESS BRANCH RD	STAMPING GROUND KY 40379	173 HESS BRANCH RD
031-00-024.000	MILLER MICHAEL		785 SUTERVILLE RD	STAMPING GROUND KY 40379	785 SUTERVILLE RD
031-00-021.000	EVANS RICKIE D & RHONDA B		315 GUNNELL RD	GEORGETOWN KY 40324-9548	589 SUTERVILLE RD
031-00-025.001	CEMETERY				PLUMMER RD
031-00-025.002	CEMETERY				PLUMMER RD
050-00-005.000	LEACH CHESTER C III & MICHELLE		145 HESS BRANCH RD	STAMPING GROUND KY 40379-9617	145 HESS BRANCH RD
031-00-028.001	MESZAROS CHRISTOPHER JORDAN & ANDREW C		173 1/2 HESS BRANCH RD	STAMPING GROUND KY 40379-9617	173.5 HESS BRANCH RD
031-00-023.001	LEDFOORD RONALD		422 N BROADWAY ST TRL 3	GEORGETOWN KY 40324-1982	PLUMMER RD
031-00-023.000	LEDFOORD RONALD		422 N BROADWAY ST TRL 3	GEORGETOWN KY 40324-1982	541 PLUMMER RD