

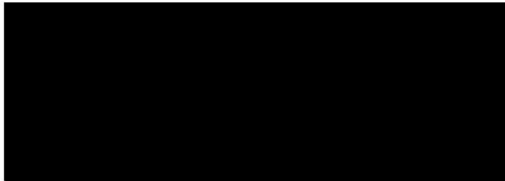
TRIPLE S PLANNING COMMISSION

419 WASHINGTON ST.
SHELBYVILLE, KENTUCKY 40065

OFFICE HOURS
8:30 - 4:30
Monday - Friday

PHONE: 633-1718
www.shelbypz.com

April 8, 2025



**Re: Zoning Certification Letter
Beechridge Road, Frankfort, KY
PVA Map No. 106-00-014**

Dear Mr. [REDACTED]:

The portion of the property located on Beechridge Road, Frankfort, Shelby County, Kentucky identified by Shelby County PVA Map No. 106-00-014 and highlighted on the attached Exhibit #1 provided by you is zoned Agricultural (A) per the Shelby County Official Zoning Map and the Shelby County Zoning Regulations. The zoning requirements for the Agricultural district can be found in Article VI, Section 652 of the Shelby County Zoning Regulations (www.shelbypz.com).

The current allowed uses are attached hereto as Exhibit #2. There are no current zoning violations that our office is aware of. The cell tower was approved by the Triple S Planning Commission on October 10, 2017. The Agricultural (A) zoning district allows a septic system for the permitted, conditionally permitted and accessory uses with meeting the requirements of the North Central District Health Department (NCDHD).

If you have any questions, please feel free to contact the Commission office at (502) 633-1718.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ryan K. Libke".

Ryan K. Libke, Executive Director
Triple S Planning Commission

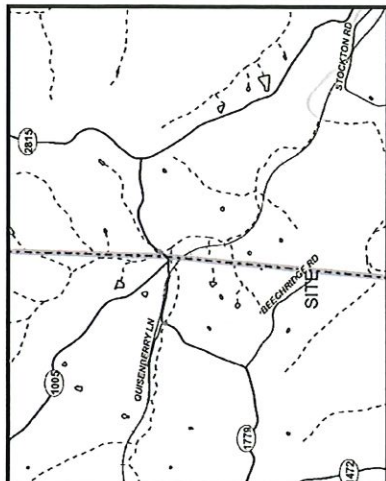
HEATH LAND SURVEYING LLC
ZACHARY W. HEATH KY PLS #4648
P.O. BOX 985 GEORGETOWN, KY 40324
CELL: (270) 331-7250

PROPERTY SURVEY PLAT FOR:
PARCEL OWNER / PARCEL LOCATION
DAVE RODGERS & WIFE
230 TINDERWOOD DRIVE
FRANKFORT, KY 40601

3-3-2025

REV	DATE
1	3-3-2025

SHEET
1 OF 1



LEGEND

These symbols will be found in the drawing:

- APPROXIMATE ADJOINING PROPERTY LINE
- SUBJECT PROPERTY LINE
- CENTERLINE OF 30' WIDE OVERHEAD ELECTRIC EASEMENT
- RESERVED RIGHT OF WAY 30' FROM CENTER
- EXISTING FENCE LINE
- APPROXIMATE FLOOD ZONE AREA
- BUILDING SETBACKS AS LISTED
- 1/2" DIA. STEEL PIN WITH CAP #3141 FOUND
- MAG NAIL WITH WASHER STAMPED #3141 FOUND
- POINT ON A BANK
- 1/2" DIA. STEEL PIN FOUND
- MEANDER POINT IN CENTER OF BEECHCREEK ROAD
- 58" DIA. STEEL PIN STAMPED CAPR (WITNESS) FOUND
- MEANDER POINT IN THE CENTER OF A CREEK
- 1/2" DIA. STEEL PIN WITH CAP #3241 FOUND
- 1/2" DIA. X 24" LNS. STEEL PIN WITH CAP #4648 SET
- 24" DIA. OAK TREE FOUND



AGRICULTURAL PLAT
RODGERS FARM SUBDIVISION
ADDRESS OF PROPERTY: 1771 BEECHCREEK ROAD
FRANKFORT, KY 40601
SHELBY COUNTY PVA #100-00-014
OWNER: DAVE RODGERS
230 TINDERWOOD DRIVE FRANKFORT, KY 40601
DEVELOPER: DAVE RODGERS
230 TINDERWOOD DRIVE FRANKFORT, KY 40601
DATE PREPARED: 3-3-2025
SCALE: 1" = 300'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	558.00	84.12	84.12	E 84°12'00"
C2	558.00	84.12	84.12	E 84°12'00"
C3	558.00	84.12	84.12	E 84°12'00"
C4	558.00	84.12	84.12	E 84°12'00"
C5	558.00	84.12	84.12	E 84°12'00"
C6	558.00	84.12	84.12	E 84°12'00"
C7	558.00	84.12	84.12	E 84°12'00"
C8	558.00	84.12	84.12	E 84°12'00"
C9	558.00	84.12	84.12	E 84°12'00"
C10	558.00	84.12	84.12	E 84°12'00"
C11	558.00	84.12	84.12	E 84°12'00"
C12	558.00	84.12	84.12	E 84°12'00"
C13	558.00	84.12	84.12	E 84°12'00"
C14	558.00	84.12	84.12	E 84°12'00"
C15	558.00	84.12	84.12	E 84°12'00"
C16	558.00	84.12	84.12	E 84°12'00"
C17	558.00	84.12	84.12	E 84°12'00"
C18	558.00	84.12	84.12	E 84°12'00"
C19	558.00	84.12	84.12	E 84°12'00"
C20	558.00	84.12	84.12	E 84°12'00"

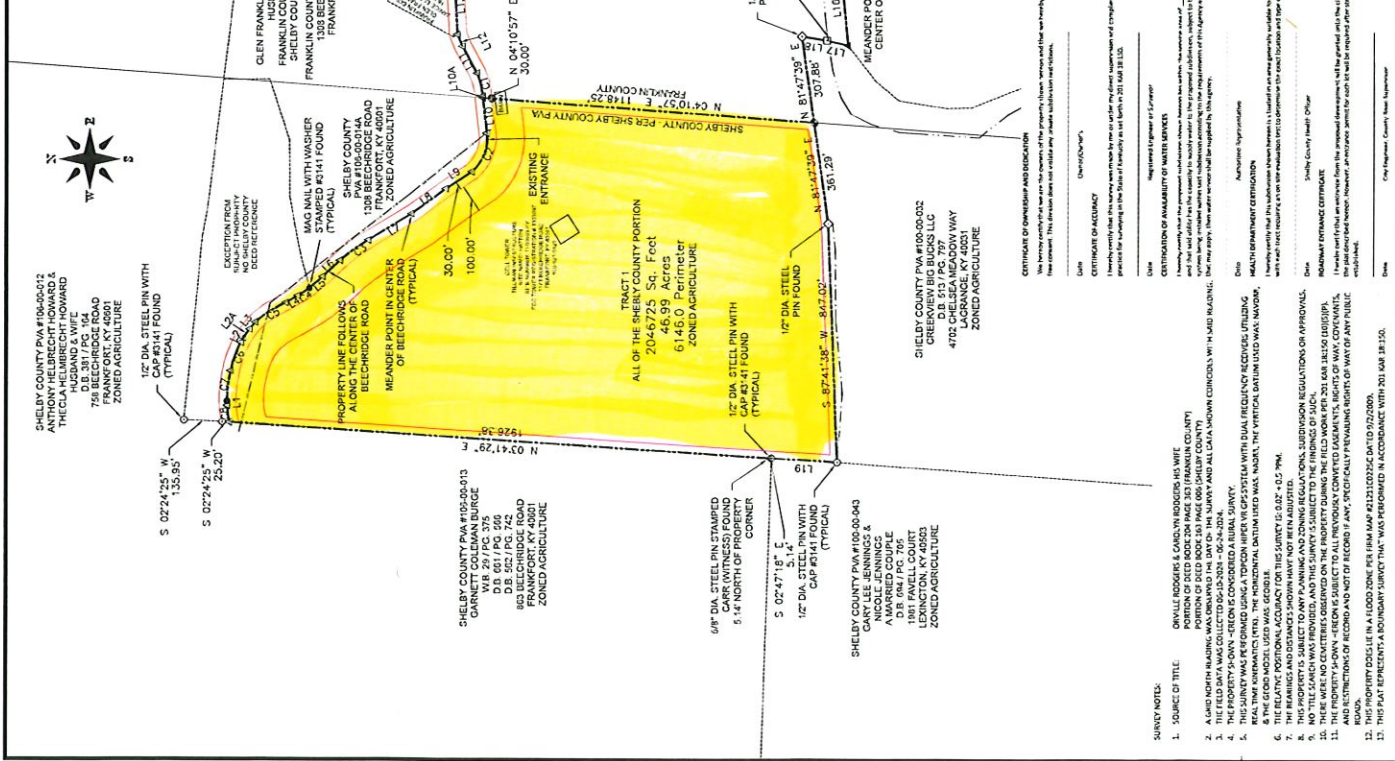


EXHIBIT #2

Section 652 Agricultural District (A)

The purpose of the Agricultural District (A) is to maintain the agricultural endeavors within the unincorporated areas of Shelby County.

1. Principal Permitted Uses

- a. Land used exclusively for agricultural endeavors
- b. Agricultural use services
- c. Hunting, trapping, wildlife refuge, forestry
- d. Single family detached dwelling
- e. One mobile home as principal residence on a tract of land of at least fifteen (15) acres minimum, maximum one (1) mobile home per farm (see Section 910)
- f. Agricultural Home Occupations (As defined)
- g. Production and/or storage of distilled spirits for human consumption
 - 1) At least twenty-five percent (25%) of the property shall be dedicated to agricultural uses as defined in KRS Chapter 100 and/or preserved as a conservation area.
 - 2) The total combined lot area shall be not less than 100 acres.
 - 3) The site shall have direct access to a state or county road with a minimum pavement width of eighteen (18) feet.
 - 4) The maximum building footprint for any single structure shall not exceed 60,000 square feet, excluding stairwells and open docks.
 - 5) The maximum allowed building height shall be 72 feet.
 - 6) All structures associated with distillation and storage of distilled spirits shall be setback a minimum of 200 feet from all property lines.
 - 7) Facility tours, visitor centers, food service operations, restaurant, and the sale of products produced on site and complementary products directly to consumers are permitted.
 - 8) Festivals or similar public gatherings which serve to promote the sale of locally-produced products are permitted, provided any single event shall not exceed fifty-six (56) continuous hours in length.
 - 9) Development Plan Approval:

Prior to issuance of a zoning permit for any structure, the applicant shall submit a development plan for review in accordance with the Planning

Commission requirements for development plan approval.

10) Spill and runoff protection

Earthen dykes and/or containment trenches shall surround each barreled spirit storage building to contain spills and any fire protection water run-off.

2. Conditionally Permitted Uses

- a. Schools, churches, cemeteries
- b. Private landing strips for the land owners use only
- c. Veterinarian clinics
- d. Agricultural Community Farm
 - 1) Farmers Market – refers to any activity where the farmer sells agricultural, value added agricultural products, and complementary products primarily in Shelby County directly to consumers at a stand located on or near the farm.
 - 2) Farm tours with the primary activity of promoting, educating, and selling to the public, agricultural, value added agricultural products, and complimentary products produced primarily in Shelby County and Kentucky.
 - 3) A restaurant owned and operated/managed by the farm owner who resides thereon and sells to the public agricultural, value added agricultural products, and complimentary products produced primarily in Shelby County and Kentucky.
 - 4) Rental of booths or similar space owned and operated/managed by the farm owner who resides thereon and is actively involved in the farming operation. The space rented shall be of a short term nature and be used to substantially promote the agricultural operation. The assembly shall also be subject to any pertinent local and state regulations.
 - 5) Festivals or similar public gatherings held on an Agricultural Community Farm shall which serve to promote the sale of locally produced agricultural and/or Agricultural value-added products. Such events shall be permitted event-by-event. The event shall not exceed fifty-six (56) continuous hours in length.
- e. Recreational facilities, including playgrounds, golf courses, country clubs, sportsman's farms, riding stables, fishing lakes, private clubs, and RV parks (See Article IX) but not including amusement parks and other commercial endeavors which require large amounts of construction or equipment or which are incompatible with a rural atmosphere.
- f. Bed and breakfast occupied by the owner or manager serving only breakfast to guests only.

3. Permitted Accessory Uses

- a. Accessory uses in connection with agriculture, such as tenant homes and single-family dwellings, for occupancy by full-time employees of the farm operation, agriculture structures, stables, and parking areas
- b. Roadside stands offering for sale only agricultural products grown on the premises and on-premise signs advertising such stands according to standards in Article XI.
- c. Keeping of roomers or boarders by a resident family
- d. Swimming pools and tennis courts for private use
- e. Horse training track, boarding of horses, riding classes