

CITY OF FLORENCE, KENTUCKY
PLANNING AND ZONING COMMITTEE

IN RE: AGREED ADDITIONAL CONDITIONS - REQUEST OF BREW TEAM KY, LLC, PER BRIAN EVANS (APPLICANT) FOR GEORGE AND BEVERLY RAWLINGS (OWNER) FOR: (1) A ZONING MAP AMENDMENT FROM SUBURBAN RESIDENTIAL ONE (SR-1) AND OFFICE TWO (O-2) TO COMMERCIAL SERVICES (C-3) FOR AN APPROXIMATE 1.56 ACRE LOT LOCATED AT 8109-8113 US 42, FLORENCE, KENTUCKY; (2) A CHANGE OF CONCEPT DEVELOPMENT PLAN FOR AN APPROXIMATE 0.3 ACRE PORTION OF THE APPROXIMATE 1.56 ACRE LOT LOCTAED AT 8109-8113 US 42, FLORENCE, KENTUCKY; (3) A VARIANCE REDUCING THE BUFFER YARD A WIDTH ALONG THE EASTERNMOST BOUNDARY LINE FROM TEN (10) FEET TO THREE (3) FEET; (4) A VARIANCE REDUCING THE ONE-WAY DRIVE AISLE WIDTH FROM TWENTY (20) FEET TO SIXTEEN (16) FEET. THE REQUEST IS FOR A ZONE CHANGE, CHANGE OF CONCEPT DEVELOPMENT PLAN, AND VARIANCES FOR THE APPROXIMATE 1.56 ACRE PROPERTY LOCATED AT 8109-8113 US 42, FLORENCE, KENTUCKY, TO ALLOW FOR THE DEVELOPMENT OF A 510 SQUARE FOOT DRIVE-THROUGH ONLY COFFEE SHOP AND A 280 SQUARE FOOT REMOTE STORAGE/COOLER ACCESSORY STRUCTURE.

The Planning and Zoning Committee has recommended and the Applicant has agreed that the following additional conditions shall apply to the request described above.

1. The semi-circular pavement marking area shown in front parking lot shall be converted to a landscaping area with curbing, grass, low level shrubbery, and a sidewalk connection.
2. Site lighting shall comply with the photometric plan that was submitted at the February 12, 2025, Planning and Zoning Committee meeting.
3. Curbing shall be required on both sides of the rear driveway that connects to LaCresta Drive.
4. Flex LED lighting shall not be permitted on the rear building facade.
5. When the Major Site Plan is submitted for review, the City of Florence Engineer shall review the location and orientation of the underground detention outflow pipe and associated rip-rap/channel liner, to mitigate storm water impacts on the adjoining property owner to the south.
6. A Change in Concept Development Plan application shall be required if the restaurant changes from beverage sales only to food and beverage sales. This condition is being added to allow vehicle stacking, que lengths, and traffic safety in the parking lot and public streets to be re-evaluated based on the proposed restaurant model. This condition does not apply to pre-packaged food, which is served in a wrapper and possibly heated in a microwave.
7. Planning Commission condition #6 shall be modified as follows:

The proposed evergreen trees to be planted along the south side of the proposed access drive paralleling the south property line shall have a minimum height of ~~five (5)~~ six (6) feet when planted.

Agreed to this 14th day of February, 2025.

BY: [Signature]
(Applicant)

COUNTY OF Oldham STATE Kentucky

The foregoing instrument was acknowledged before me this 14th day of February, 2025, by BRIAN EVANS, the DIRECTOR OF ENTITLEMENTS on behalf of the company.

Theresa M. Whalen
NOTARY PUBLIC ID KYNP57202
State at Large Kentucky
My Commission Exp. August 27, 2026

[Signature]
NOTARY PUBLIC, State at Large
My Commission Expires: August 27, 2026

Agreed to this 14th day of February, 2025.

BY: [Signature]
(Property Owner)

COUNTY OF Oldham STATE Kentucky

The foregoing instrument was acknowledged before me this 14th day of February, 2025, by Beverly Rawlings, the Property Owner, on behalf of the company.


Stephanie Riordan
Notary Public, ID KYNP77031
State at Large, Kentucky
My Commission Expires on Sept. 27, 2027

[Signature]
NOTARY PUBLIC, State at Large
My Commission Expires: 9/27/27