

ORDINANCE NO. 93- 9

AN ORDINANCE AMENDING ORDINANCE NO. 84-4, THE "ZONING ORDINANCE OF THE CITY OF RUSSELLVILLE" BY REZONING CERTAIN PROPERTY FROM R-4 TO I; WITH REPEALER AND SEVERABILITY CLAUSES; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City of Russellville, Kentucky, has previously enacted Ordinance 84-4, the "Zoning Ordinance of the City of Russellville, Kentucky", and said ordinance included the designation of zoning classifications for all property within the City;

AND WHEREAS, the Joint Cities-County Planning Commission has conducted a public hearing regarding the proposed changes in that ordinance relating to the zoning classification of certain property and that Commission has recommended the adoption of these proposed changes;

AND WHEREAS, the City has agreed with that recommendation and has determined that said changes are needed in the best interest of the City;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF RUSSELLVILLE, THAT:

1. The parcel of land more particularly described on Exhibit "A" as attached hereto and incorporated herein by reference, being certain property fronting 315 feet on Highway 79 North and having a depth of 440 feet is hereby rezoned from R-4 to I.

2. In the event any provision of this Ordinance is invalid for any reason, such invalidity shall not affect the validity of any other provision.

3. All portions of any section of any ordinance or rule or regulation in conflict herewith are hereby repealed to the extent of that conflict only.

4. This Ordinance shall be effective upon its passage and publication according to law.

FIRST READING CONDUCTED on July 6, 1993.

SECOND READING AND PASSAGE by roll call vote this 20th day of July, 1993.

AYES:	NAYES:	ABSTAINING:	ABSENT:
<u>Willie Hampton</u>	<u>None</u>	<u>None</u>	<u>Howard Wren</u>
<u>Patricia Basham</u>	<u></u>	<u></u>	<u></u>
<u>Russell Jones</u>	<u></u>	<u></u>	<u></u>
<u>Jean Hankins</u>	<u></u>	<u></u>	<u></u>
<u>Ken Barrett</u>	<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>	<u></u>



KEN SMITH, MAYOR

ATTEST:



PEGGY JENKINS, CITY CLERK

APPROVED

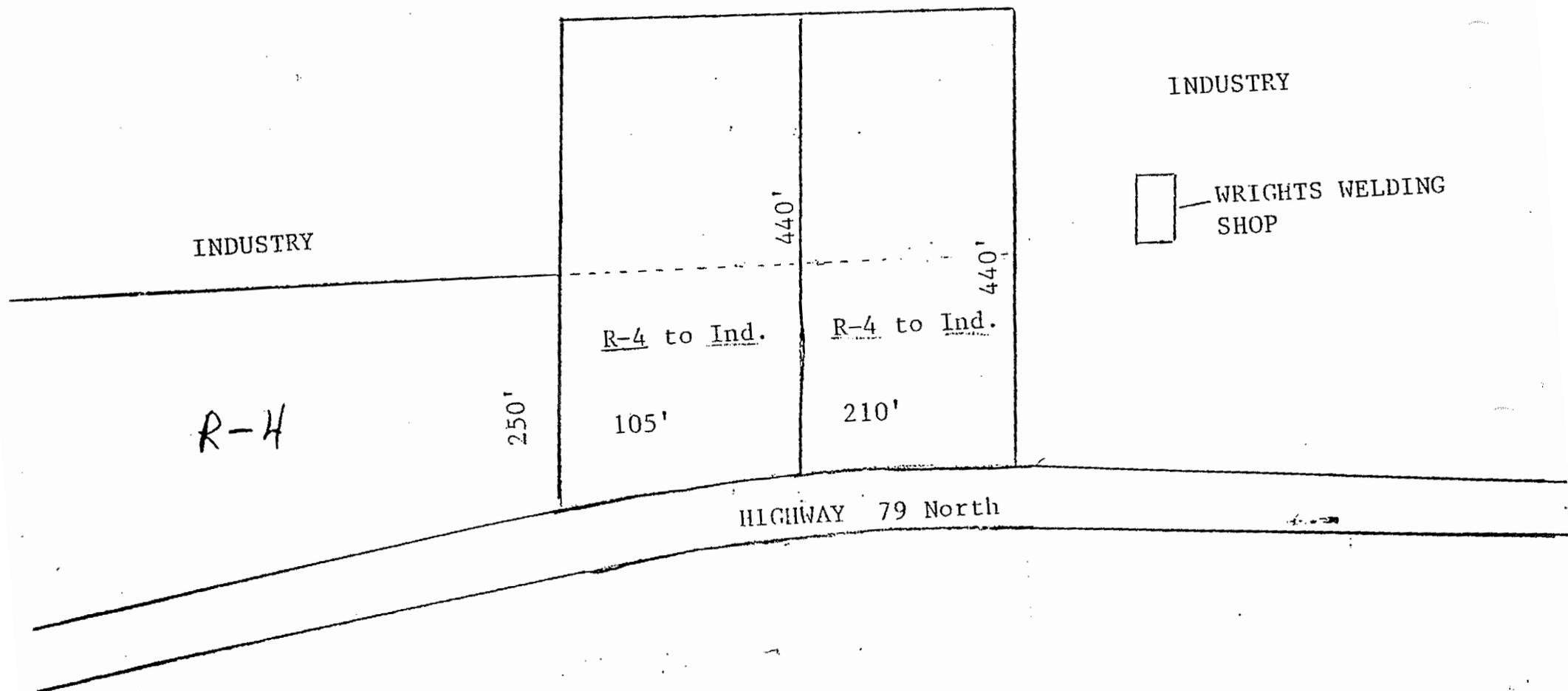
Date May 3, 1993

Joint Logan County -
Cities Planning Commission

Thomas H. Finch
Chairman
Acting

Rezoning status for property owned by Mid-South Paving.

INDUSTRY





BUILDING OFFICIAL & CODE ADMINISTRATOR

CITY OF RUSSELLVILLE
RUSSELLVILLE, KENTUCKY 42276

July 6, 1993

On May 3, 1993 a Public Hearing was held by the Joint Logan County and Logan Cities Planning Commission. The Hearing was held at the request of Mid South Paving to have a piece of property rezoned from R-4 to Industry. The property is located on Highway 79 North adjacent to Wrights Welding Shop and access from Mrs. Lucy Lockheart.

The meeting was opened by acting Chairman Tom Kirkpatrick asking Tom Kemp, one of the owners of Mid South Paving, to explain the need, and purpose for the rezoning of the property.

Mr. Kemp explained that Mid South had bought this property, 2 lots which total 315' of Frontage by 440' in depth, to build an office with a maintenance garage in the back. He said that they would only be opened during regular business hours, and possibly into the evening on occasion for truck and machine repair only when necessary.

He further explained that they had no intention of being a bad neighbor or to be detrimental to the area in any way. They plan to put up a nice appealing metal type building which would blend well with the area and would certainly look much better than the old house which they demolished.

Chairman Kirkpatrick asked for further input from the others present. Mrs. Lucy Lockheart explained that this area receives a lot of traffic, and she was concerned about this and the fact that slower moving trucks might present a problem. Mrs. Lockheart also wanted to know about the hours of operation and after hearing Mr. Kemp explained this, she was really not against the rezoning of Mid South. She just wanted to express an opinion on the traffic and gain more information.

Mr. Kenny Davenport who lives next door to the Kemp property, was there to ask that Mid South not do anything which would turn "run off" water toward his house. He explained that in the past that he had a lot of trouble with this, and that he really had worked hard to stop the water problem with ditching and water breaks. He was concerned that Mid South Paving in their preparation of the building lot might destroy or alter what had been accomplished.

Mr. Kemp assured him that they would take every precaution to preserve the current flow of water, and if needed Mid South would build or have the Bulldozer Operator to make a water break or burm which would turn this water away from Mr. Davenport's house.

After all parties had spoken Mr. Kirkpatrick asked for a vote, the vote was unanimous for the change from R-4 to Industry.

Mr. Kirkpatrick asked for other business; I informed him that Jim Turner was present to ask that the Board consider a change in Building Lot dimensions. Mr. Turner then presented the problem to the Board which concerned 2 lots in the last sections of Bellevue Subdivision. Apparently a water way and power line interference hampered the best use of the lots. Mr. Turner therefore asked that an amendment be made to the plat so that the dimensions would change slightly. Since there were no detrimental effects to this change a vote was taken which passed unanimously. With no other business the meeting was adjourned.

Members present at the meeting were:

Tom Kirkpatrick, Bob Gregory, Henry Ashby, Micheal Smith, Loyd Houchens, James Foster, Kenny Coleman, and John Cates

Others present were:

Mrs. Lucy Lockheart, Kenny Davenport, Tom Kemp, Tommy Kemp, and Jim Turner.

Zoning Administrator, Bill Pearson
City Engineer, Ken Peters

Bill Pearson

Bill Pearson
Building Inspector
File form: LBP93.117