

CITY OF RUSSELLVILLE, KENTUCKY
ORDINANCE NO. 2017-08

**AN ORDINANCE ADOPTING THE ZONING MAP AMENDMENT RECOMMENDED
BY THE LOGAN JOINT CITIES/COUNTY PLANNING COMMISSION REGARDING
A ZONING CHANGE OF A CERTAIN LOTS LOCATED AT 237 EAST 6TH STREET,
237, 241 AND 263 SOUTH SUMMER STREET.
FROM RESIDENTIAL R-3 TO COMMERCIAL B-2**

WHEREAS, Natalie Nofsinger and Christi Farmer, applied to the Logan Joint Cities/County Planning Commission (hereinafter "LJCCPC") for a change in the Zoning Map of the City of Russellville, Kentucky, from Residential R-3 to Commercial B-2, regarding certain realty located at 237 East 6th Street, 237, 241, and 263 South Summer Street, Russellville, Kentucky; and

WHEREAS, on October 5, 2017, the LJCCPC held a public hearing on said application and, after making certain written findings of fact, made a written recommendation to the City Council of Russellville that said application be approved; and

WHEREAS, the City Council and the Mayor, on behalf of the City of Russellville, deem said zoning change as beneficial to the City of Russellville, and that all legal requirements have been met in order to proceed with said zoning change.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL IN AND FOR THE CITY OF RUSSELLVILLE, KENTUCKY AS FOLLOWS:

- (1) The written "Findings of Fact and Recommendation" of the LJCCPC dated November 2, 2017, attached hereto as Exhibit "A", is hereby adopted and approved by the City of Russellville and is incorporated herein as if set forth in its entirety.
- (2) The Zoning Map of the City of Russellville, Kentucky, shall be and is hereby amended such that the properties located at 237 East 6th Street, 237, 241 and 263 South Summer Street, Russellville, Kentucky, shall be

changed from Residential R-3 to Commercial B-2. Said property is more particularly described in the application of Natalie Nofsinger and Christi Farmer, and is reflected on the attached Zoning Map, labeled as Exhibit "B".

- (3) In the event any provision of this Ordinance is invalid for any reason, such invalidity shall not affect any other provision.
- (4) All portions of any ordinance or rule or regulation in conflict herewith are hereby repealed to the extent of that conflict only.
- (5) This Ordinance shall be effective upon its passage and publication according to law.

FIRST READING conducted on the 7th day of November 2017.

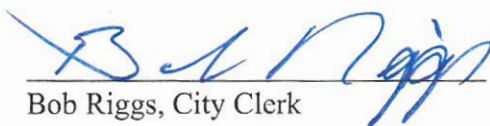
SECOND READING conducted and **PASSAGE** on the 9th day of November 2017.

APPROVED BY:



Mark Stratton, Mayor

ATTEST:


Bob Riggs, City Clerk

At a meeting of the City Council of the City of Russellville, Kentucky, held on November 9, 2017, the foregoing ordinance was adopted, after full discussion, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAINING:

Jimmy Davenport

Pat Bell

Sandra Kinser

Jack Whipple

Larry Wilcutt

Darlene Gooch

**LOGAN JOINT CITIES/COUNTY
PLANNING COMMISSION**

In RE: The Application of Natalie Nofsinger/Christi Farmer

FINDINGS OF FACT AND RECOMMENDATION

This matter having come before the Logan Joint Cities/County Planning Commission (Commission) on October 5, 2017, on the Application for Zoning District Map Amendment (Application) of Natalie Nofsinger and Christi Farmer (Applicant) for an Amendment to the Zoning Map of the City of Russellville for 237 East 6th Street from Residential R-3 to Commercial B-2. The Commission finds that by NOTICE OF PUBLIC HEARING, the public was duly notified of the Hearing. The Commission further finds that a written notice was given to all surrounding neighbors by Bill Pearson, Russellville Zoning Administrator, and they have signed stating they are in agreement with the rezoning of their properties at 237, 241, and 263 South Summer Street. The Commission further finds that all fees have been paid. Bill Pearson explained the purpose of the Application, and the contents of the record, including but not limited to, the Application, which is adopted, by reference and made a part of these Findings, and the Commission having considered same, and being sufficiently advised, does hereby enter the following as its FINDINGS OF FACT:

FINDINGS OF FACT

1. Due notice of the meeting was given. (A copy of the NOTICE OF PUBLIC HEARING is hereto attached and incorporated herein by reference.) A

Hearing was held, and a quorum was present.

2. Bill Pearson explained the purpose of the Application, and the contents of the record, including but not limited to, the Application adopted by reference and made a part of these Findings, and the Commission considered same. The members of the Commission that were present were John Cates, R. V. Woodward, Jim Trimble, Gerald Hildabrand, Dwight Cockrill, Roger Martin, and Ken Brown.

3. The evidence shows as follows:

- a. All property owners agreed to the granting of the Application;
- b. Evidence presented confirmed all the contents of the Application and other filings;
- c. The proposed zoning classification is appropriate; and
- d. Granting of the Application is in the best interest of City of Russellville and, in particular, the area involved.

There have been major changes in the economic, physical, or social nature within the area involved which were not anticipated in the adopted Comprehensive Plan.

4. Incorporated herein by reference as if fully copied herein are the audio tapes and Minutes of the Hearing.

5. On motion of Jim Trimble, seconded by Gerald Hildabrand, passed on roll call vote by those present, the Application for the rezoning of the property hereinabove referred to from Residential R-3 to Commercial B-2, was approved.


RECOMMENDATION

The Commission, having considered the Application and the evidence presented, having on October 5, 2017, accepted the evidence offered on behalf of the Applicant, and noting that due notice was given, those in attendance did not object, and therefore having approved the Application, and having made its FINDINGS OF FACT, does hereby recommend to the City Council of the City of Russellville that the Application as amended of Natalie Nofsinger and Christi Farmer, 237 East 6th Street, Russellville, Kentucky, 42276, be approved after due statutory notice, and this is the final action of the Commission on this Application.

This 2nd day of November, 2017.

THE JOINT LOGAN COUNTY AND
LOGAN CITIES PLANNING COMMISSION

by:



JOHN CATES, Chairman

Received on behalf of
City of Russellville, Kentucky,
this 3rd day of November, 2017.



MARK STRATTON, MAYOR
CITY OF RUSSELLVILLE

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