

CITY OF RUSSELLVILLE, KENTUCKY
ORDINANCE NO. 2020-02

AN ORDINANCE ADOPTING THE ZONING MAP AMENDMENT RECOMMENDED BY THE LOGAN JOINT CITIES/COUNTY PLANNING COMMISSION REGARDING A ZONING CHANGE OF FOUR TRACTS OF LAND ADJACENT TO U.S. HWY. 68-80 SOUTHERN BYPASS AND HERNDON ROAD NEAR HWY. 79 FROM COMMERCIAL B-2 TO COMMERCIAL B-3

WHEREAS, James R. Riley and Sarah E. Riley, applied to the Logan Joint Cities/County Planning Commission (hereinafter "The Commission") for a change in the Zoning Map of the City of Russellville, Kentucky, from Commercial B-2 to Commercial B-3, regarding certain realty consisting of four tracts of land adjacent to U.S. Hwy. 68-80 Southern Bypass and Herndon Road near Hwy. 79; and

WHEREAS, on January 9, 2020, The Commission 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 Commission dated January 9, 2020, 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 4 tracts of land adjacent to U.S. Hwy 68-80 Southern Bypass and Herndon Road near Hwy. 79 in Russellville, Kentucky, shall be changed from Commercial B2 to


Commercial B-3. Said property is more particularly described in the application of James R. Riley and Sarah E. Riley, 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- (4) All portions of any ordinance or rule or regulation in conflict herewith are hereby repealed to the extent of that conflict only.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 3rd day of March, 2020.

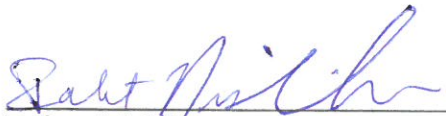
SECOND READING conducted and **PASSAGE** on the 17th day of March, 2020.

APPROVED BY:



Mark Stratton
Mayor

ATTEST:



Robert Nishibun
City Clerk

At a meeting of the City Council of the City of Russellville, Kentucky, held on March 17, 2020, the foregoing ordinance was adopted, after full discussion, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAINING:

Pat Bell

Jimmy Davenport

Darlene Gooch

Sandra Kinser

Larry Wilcutt

Diane Walker

**LOGAN JOINT CITIES/COUNTY
PLANNING COMMISSION**

In RE: The Application of James R. Riley/Sarah E. Riley

FINDINGS OF FACT AND RECOMMENDATION

This matter having come before the Logan Joint Cities/County Planning Commission (Commission) on January 9, 2020, on the Application for Zoning District Map Amendment (Application) of James R. Riley and Sarah E. Riley (Applicant) for an Amendment to the Zoning Map of the City of Russellville for four tracts of land adjacent to U.S. Hwy 68-80 Southern Bypass and Herndon Rd. near Hwy. 79 from Commercial B-2 to Commercial B-3. The Commission finds that by NOTICE OF PUBLIC HEARING, the public was duly notified of the Hearing. Additionally, Notice was posted on the Commission's Facebook page. The Commission further finds that a written notice was given to all surrounding neighbors by Joe Perry, Russellville Zoning Administrator, and no objection was made. The Commission further finds that all fees have been paid. Joe Perry 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 the FINDINGS OF FACT (Findings), and the Commission having considered same, and being sufficiently advised, does hereby enter the following as its Findings:

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. Joe Perry explained the purpose of the Application, and the contents of all of the record. The entire record was considered by the Commission and is adopted by reference and made a part of these Findings. The members of the Commission that were present were R. V. Woodward, Clarence Gamble, Jim Trimble, Dwight Cockrill, Roger Martin, Ken Brown, and Justin Hopkins.

3. The evidence shows as follows:

- a. No objection was made to the granting of the Application;
- b. Evidence presented confirmed all of 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, including, but not limited to, the construction of the Highway 68-80 Southern Bypass and significant commercial development nearby along Highway 79 toward the City of Russellville.

4. Incorporated herein by reference as if fully copied herein are any Minutes of the Hearing.

5. On motion of Roger Martin, seconded by R. V. Woodward, passed on

roll call vote by those present, the Application for the rezoning of the property hereinabove referred to from Commercial B-2 to Commercial B-3, was approved.

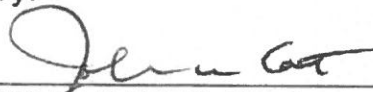
RECOMMENDATION

The Commission, having considered the entire record, including the Application and the evidence presented, having on January 9, 2020, accepted the evidence offered on behalf of the Applicant, noting that due notice was given and no objection was made to the granting of the Application, 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 James R. Riley and Sarah E. Riley be approved after due statutory notice, and this is the final action of the Commission on this Application.

This 9th day of January, 2020.

THE JOINT LOGAN COUNTY AND
LOGAN CITIES PLANNING COMMISSION

by:



JOHN CATES, Chairman

Received on behalf of
City of Russellville, Kentucky,
this 7th day of FEBRUARY, 2020.



MARK STRATTON, MAYOR
CITY OF RUSSELLVILLE

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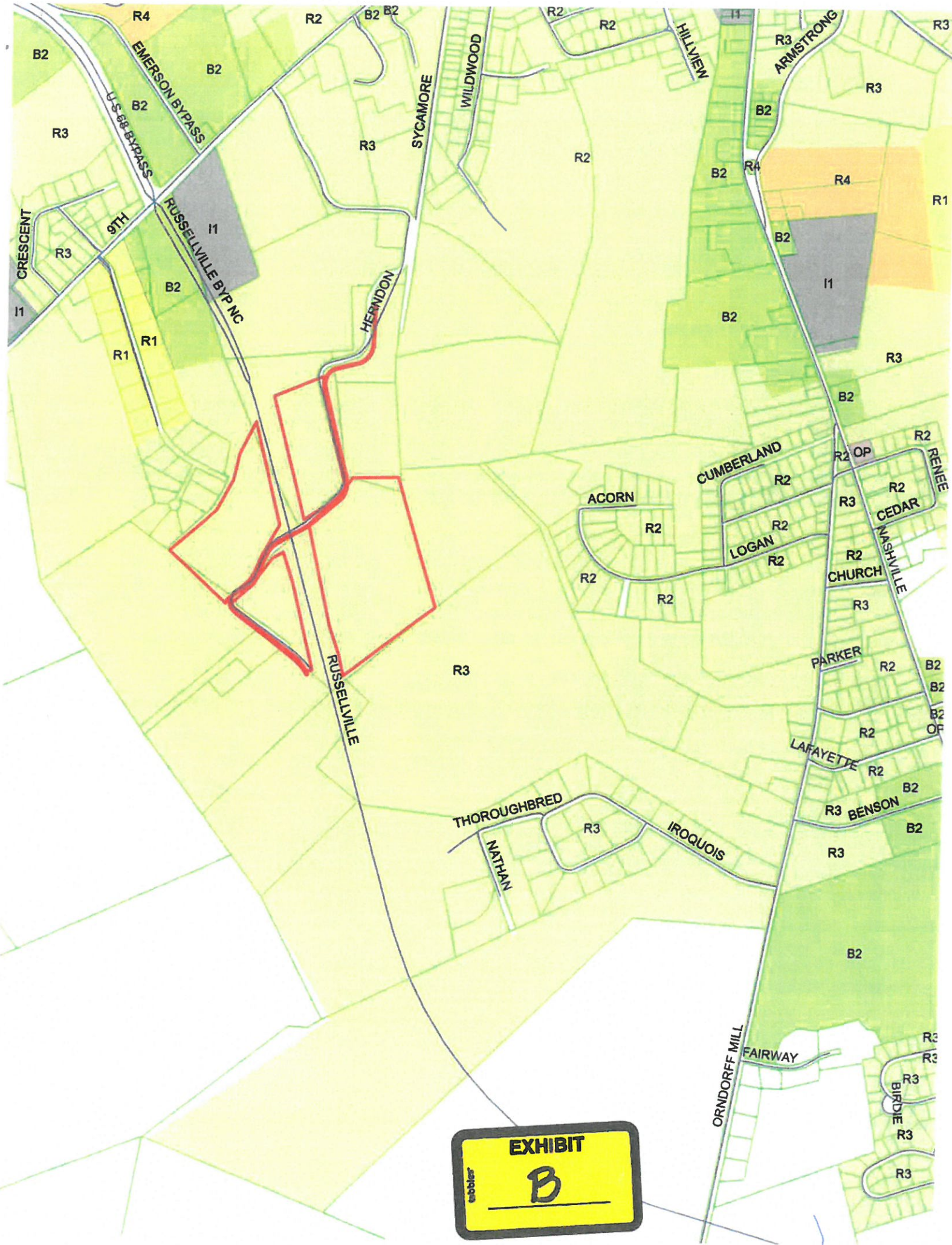


EXHIBIT
B