

ORDINANCE 89-005

SCOTT COUNTY FISCAL COURT

AN ORDINANCE RELATED TO THE AMENDMENT OF THE CITY/COUNTY ZONING ORDINANCE BY THE AMENDMENT OF THE PROVISIONS IN ARTICLE IV, SECTION 4.1 REGULATING SINKHOLES IN A-1S ZONES.

WHEREAS: The Planning Commission held a public hearing on February 9, 1989, continued to March 9, 1989, pursuant to Kentucky Revised Statutes Chapters 100 and 424, and after said hearing, by a vote of 6-0 recommended the passage of an Ordinance amendment to the original A-1S Ordinance, adopted August 8, 1988, which created and governs the A-1S zone classification provisions as set out below; and

WHEREAS: The Scott Fiscal Court having considered the recommended Ordinance and the recommended Ordinance and the record created by the Planning Commission, desires to adopt the recommended Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE SCOTT FISCAL COURT, SCOTT COUNTY, KENTUCKY, AS FOLLOWS:

SECTION ONE: Article IV, 4.1 Agricultural Districts, paragraph 4.11 Permitted Uses, subparagraph D. is amended as follows:

4.11 PERMITTED USES

A: Agricultural uses including farm dwellings storage of farm products (See Section 2.1).

B: Accessory buildings.

C: Mobile homes and dwellings for tenants and family members.

D: In A-1S zone only, Automobile Salvage Operations, defined as: A place of business maintained, operated or used for storing, keeping, buying or selling junked, wrecked, abandoned or inoperative automobiles, vehicles, farm vehicles or the parts thereof. This term shall not include general scrap metal recycling facilities or general materials storage and re-processing operations; where the following requirements are met:

1. The proposed storage site must contain no prime farmland or farmland of state-wide importance, as defined by the Soil Conservation Service of the United States Department of Agricultural; and
2. The proposed storage site must have its entrance on a public road and no more than one mile from a primary two-lane road; and

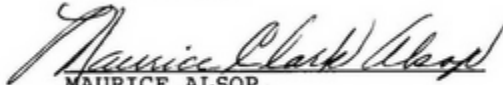
3. The topography of the proposed site must be such that the site is not visible from any from any roadway or neighboring property. Minimal topographical deficiencies may be corrected with plantings, the design of which must be approved by the Commission as part of the development plan approval; and
4. The proposed storage site must be removed from all floodplains and property lines a minimum of five hundred (500) feet; and
5. the applicant seeking approval for an automobile salvage operation must document all sinkholes located within five hundred (500) feet of the automobile salvage operation and demonstrate that either:
 - a. the proximity of the sinkholes to the operation poses no threat to underground water quality, eg. the sinkhole is located in an area which shall not receive drainage from the salvage operation or that the drainage received by the sinkhole shall not degrade underground water quality. The applicant's basis for satisfying this requirement shall valid scientific evidence related to topography, geology, or hydrology; or
 - b. proposed engineering of the salvage operation shall prevent any run-off from the operation from entering the sinkhole.
6. The proposed storage site must be designed to include adequate firelanes between storage areas, i.e. the distance between lanes must not be greater than the fire hose can reach.
7. The proposed storage site, development plan, or automobile salvage operation meets any additional special conditions adopted with the rezoning ordinance that are necessary to protect the environment and the public from potential negative impacts that are particular to the site or proposed use.

SECTION TWO: This Ordinance shall take effect upon passage and publication.

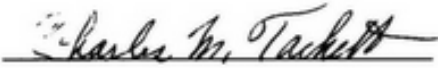
SECTION THREE: This Ordinance shall be codified and incorporated into the Georgetown/Scott County Zoning Ordinance with reference to be made to this Ordinance by number and date.

The foregoing Ordinance was read for the first time April 3, 1989, read for the second time, adopted and approved April 10, 1989.

ATTESTED BY:


MAURICE ALSOP,
FISCAL COURT CLERK

APPROVED BY:


CHARLES M. TACKETT, JUDGE