

**SCOTT COUNTY, KENTUCKY
ORDINANCE NO. 03-05**

AN ORDINANCE RELATING TO A ZONE CLASSIFICATION CHANGE FOR .988 ACRE, MORE OR LESS, AT 511 CHERRY BLOSSOM WAY IN SCOTT COUNTY, KENTUCKY, FROM A-1 (AGRICULTURAL) TO B-2 (HIGHWAY COMMERCIAL)

WHEREAS, the application of Price Farms - Price Smith having been properly filed with the Georgetown-Scott County Planning Commission (Planning Commission) to change the zone classification on certain real estate located in Scott County, Kentucky, consisting of .988 acre, more or less, and located at 511 Cherry Blossom Way, Scott County, Kentucky, from Agricultural A-1 to Highway Commercial (B-2); and

WHEREAS, this matter having been considered by the Georgetown-Scott County Planning and Zoning staff and further evidence and/or testimony concerning said application was heard before the Planning Commission at a duly noticed public hearing on August 14, 2003.

WHEREAS, after said public hearing the Planning Commission voted to recommend to the Scott County Fiscal Court that the requested zone classification change be granted subject to the requirements as set forth therein; and

WHEREAS, the Scott County Fiscal Court having considered the record of the planning commission's public hearing of August 14, 2003, the recommendations of the planning staff and the petition of the applicant for the zone change and being otherwise sufficiently advised hereby makes and adopts the following findings of fact:

FINDINGS OF FACT:

A) That the Amendment is in Agreement with the 1996 Comprehensive Plan;
i.e.:

1. The property is designated as Highway Commercial on the future land use map of the adopted 1996 Comprehensive Plan:
2. The proposed zoning and development are compatible with surrounding/existing zoning and land use;
3. All necessary and required urban services, including utilities, are present and can accommodate the proposed development.
4. At such time as the City limits expand across the railroad tracks into this area, the applicant will be required to be annexed.

NOW, THEREFORE, IN CONSIDERATION OF THE AFOREMENTIONED FINDINGS OF FACT, IT IS HEREBY DECIDED AND ORDAINED BY THE SCOTT FISCAL COURT AS FOLLOWS:

Section I: That the Georgetown/Sadieville/Stamping Ground/Scott County zoning ordinance be amended to show a change in the zone classification from A-1 (Agricultural) to B-2 (Highway Commercial) for the real property consisting of .988 acre, more or less, located at 511 Cherry Blossom Way, which is more particularly described as Exhibit A.

Section I: That the Georgetown/Sadieville/Stamping Ground/Scott County zoning ordinance be amended to show a change in the zone classification from A-1 (Agricultural) to B-2 (Highway Commercial) for the real property consisting of .988 acre, more or less, located at 511 Cherry Blossom Way, which is more particularly described as Exhibit A.

- Section II: That the Georgetown-Scott County Planning Commission is hereby directed to show this amendment on the official zoning map of Scott County, Kentucky and to make reference to the number of this ordinance on such change.
- Section III: That this zone change is subject to the general conditions set forth by the Planning Commission at the public hearing on August 14, 2003 which conditions are incorporated herein by reference the same as if set forth verbatim herein.
- Section IV: This ordinance was read for the first time on August 28, 2003 and for the second time on September 12, 2003.
- Section V: This ordinance will be effective on the date of its publication.

Scott County Fiscal Court

BY: George Lusby
George Lusby
Scott Judge Executive

Date: 9-12-03

ATTEST:

Martha Neclerio
Martha Neclerio
Fiscal Court Clerk

Date: 9-12-03

DATE OF PUBLICATION: 9-17-2003
THE GEORGETOWN NEWS-GRAPHIC