

**MEADE COUNTY, KENTUCKY
ZONING MAP AMENDMENT NO. 2024R-074**

**ZONING MAP AMENDMENT – TRANSMITTAL OF MOTION AND FINDING OF FACTS
REQUEST ID: 2024R-074
APPLICANT/OWNER: DANNY SHANKS
SUBJECT PROPERTY: 116 ABBY CT., VINE GROVE, KY 40175
PARCEL 152-00-00-071
CURRENT ZONING: R4 REQUESTED ZONING: B1**

This Zoning Map Amendment No. 2024R-074 passed with a 4-1 vote on September 3, 2024, by the Planning and Zoning Commission.

The full version of this zoning map amendment can be obtained in the Meade County Planning and Zoning Office at the Meade County courthouse, 516 Hillcrest Drive, Brandenburg, KY 40108.

Given First Reading on the 10th day of September, 2024, and approved by at least a majority of the fiscal court members.

This zoning map amendment will be read again, considered again, and possibly adopted by the Meade County Fiscal Court in the main courtroom of the Meade County Courthouse, 516 Hillcrest Drive, Brandenburg, Kentucky, on the 8th day of October, 2024.

Meade County Planning and Zoning

516 Hillcrest Drive, Brandenburg, Kentucky 40108

PHONE: 270-422-4676 FAX: 270-422-4845

Zoning Map Amendment – Transmittal of Motion and Findings of Fact

Request ID: 2024R-074 Rezoning from R-4 to B-1

Applicant/Owner: Danny Shanks
Subject Property's: 116 Abby Ct. Vine Grove, KY 40175
152-00-00-071

Current Zoning: R-4
Requested Zoning: B-1

The Meade County Planning and Zoning Commission met in a Regular Meeting on September 3, 2024, to consider this request for zoning map amendment.

Motion was made by Commissioner Doman to forward the request to Meade County Fiscal Court with a recommendation that the amendment BE APPROVED.

The Motion was seconded by Commissioner Bickett and passed by the Commission with a 4-1 vote.

This recommendation is based upon these findings as follows:

1. The Application requested rezoning of land identified in the application as currently zoned as R-4 Residential to Neighborhood Business (B-2) zoning.
2. The Application identifies the use that will be conducted on the property as a mechanic shop.
3. Testimony from individuals in the public hearing indicated a particular concern with traffic issues. Multiple people stated that the increase of traffic and the speeding of the traffic makes the road unsafe for the kids in the neighborhood.
4. Applicant stated that they have talked with delivery drivers to slow down on the road.
5. Neighbors stated they have no issue with applicant or business, it is with the traffic on the road.
6. Neighbor stated that they did not want to see applicant shut down business.
7. Requests for zoning map amendments presented by an owner of property to this Commission are governed by KRS Chapter 100 and by ordinances adopted by Meade County Fiscal Court. Pursuant to KRS Chapter 100, a Comprehensive Plan has been adopted for Meade County, as has a zoning ordinance.
8. The property for which a zoning change has been requested are primarily zoned as R-4. Section 3.6.6. of the Meade County Zoning Ordinance (MCZO) defines the purpose of the "R-4 Residential" zoning district as being "to provide a location for the establishment of



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manufactured mobile home and manufactured sectional home development with lot size sufficient for individual water and sewer facilities.”

9. Pursuant to MCZO 3.6.6.a., permitted uses in an R-4 Residential Zone include 1. Single Family Dwellings, 2. Principle uses listed in the R-1 District.
10. The Commission finds that the proposed rezoning is in agreement with the adopted comprehensive plan.
 - a. Goal 5: Encourage industrial and commercial development and recruitment that supports the community’s growth by paying a living wage.
 - i. Objective 3: Support and enhance the business marketing plan for Meade County.
11. The Commission finds that no land use restrictions were proposed by the Applicant to address or alleviate the concerns raised.

These Findings and Recommendation are based on evidence in the record of this zoning map amendment, consisting of the Application and supporting materials filed by the Applicant, and the evidence presented at the public hearing, including:

- a. A presentation by or on behalf of the applicant.
- b. Statements and testimony given by the public.

With this recommendation, the Planning Commission makes the following assurances to the authorizing legislative body;

- a. The applicant has filed all required materials for a map amendment and paid all fees.
- b. The Planning Commission made all required notices, via first class mail to all adjoining property owners, signage posted on the subject property, and the notice of the Planning Commission Open Meeting was provided as required by KRS Chapter 424.
- c. That a public hearing was held at an open meeting of the Planning Commission.
- d. That all attending were given the opportunity to be heard on the application.
- e. That this recommendation is made in the spirit of promoting the Goals and Objectives of the Comprehensive Plan, and is intended to promote harmonious and sustainable growth for the County.

Respectfully submitted,

Chris Kincade
P & Z Administrator