

**APRIL 12, 2018**

**PORTION OF 4981 JACK HINTON RD**

**ZONE CHANGE**

<b>From:</b>	R-1A Single-Family Residential, I-1 Light Industrial & A-R Rural Agriculture
<b>To:</b>	<b>B-4 General Business</b>
<b>Proposed Use:</b>	Retail Sales
<b>Acreage:</b>	1.42
<b>Applicant:</b>	Susan Cox Development, LLC; Crandall Properties, LLC (1804.2039)
<b>Surrounding Zoning Classifications:</b>	
<b>North:</b> A-R	<b>South:</b> A-R
<b>East:</b> I-1, A-U	<b>West:</b> A-R

**Proposed Zone & Land Use Plan**

The applicant is seeking a B-4 General Business zone. The subject property is located in a Rural Community Plan Area where General Business uses are appropriate in limited locations.

**SPECIFIC LAND USE CRITERIA**

(a) **Building and lot patterns; outdoor storage yards** – Building and lot patterns should conform to the criteria for “Nonresidential Development” (D7), and outdoor storage yards, with “Buffers for Outdoor Storage Yards” (D1).

(f) **New locations in rural communities** – In Rural Community plan areas, new locations of General Business zones should be “major-street oriented” (D2) and should be sited at corners of intersecting streets if located in close proximity to existing dwellings.

**Planning Staff Review**

**GENERAL LAND USE CRITERIA**

**Environment**

- It appears that the subject property is not located in a wetlands area per the US Department of Agriculture Soil Conservation Service dated March 6, 1990.
- The subject property is partially located in a special flood hazard area per FIRM Map 21059CO305D.
- It appears that this property may be designated as prime agricultural farmland per the US Department of Agriculture Soil Conservation Service map dated March 1980.
- The developer is responsible for obtaining permits from the Division of Water, The Army Corp of Engineers, FEMA, the EPA, the OMPC building/electrical/HVAC division or other state and federal agencies as may be applicable.

**Urban Services**

Electricity, water and gas are available to the subject property. Sanitary sewage disposal is accomplished by an on-site septic system.

**Development Patterns**

The subject property is a 7.6 acre parcel at the northwest intersection of Highway 54 and Jack Hinton Road, known as 4981 Jack Hinton Road. The property is currently split zoned R-1A Single Family Residential, A-R Rural Agriculture and I-1

Light Industrial. The applicant wishes to rezone a 1.42 acre portion of the subject property to B-4 General Business to allow the construction of a retail business, specifically a Dollar General Store.

This area includes a mixture of residential, industrial and agricultural properties. Properties to the north are zoned A-R and I-1. Properties to the east, across Jack Hinton Road and to the south across Highway 54 are zoned A-R.

The applicant will be required to provide landscape buffer screening in compliance with Article 17 of the zoning ordinance along the western property boundary where adjacent to residential property. Vehicular use area screening will also be required where adjacent to residential properties or public street rights-of-way.

Highway 54 in this location is classified as a principal arterial roadway with a 75 foot building setback line and a 60 foot roadway buffer. Access to the site must be compliant with applicable sections of the zoning ordinance and will require Kentucky Transportation Cabinet approval. The Access Management Manual does not apply to this site since it is located outside the urban service area.

Due to the proximity to existing residential zones, all lighting for the subject property shall be directed away from the residential property to reduce the glare and impact of the lighting on the residential uses.

Prior to occupancy of the property the applicant must obtain approval of a site plan to demonstrate compliance with zoning ordinance requirements including, but not limited to, parking, landscaping, building setbacks, access management and signage.

**SPECIFIC LAND USE CRITERIA**

The applicant's proposal is in compliance with the Comprehensive Plan. The proposed use as general business conforms to the criteria for nonresidential development. The property is considered major-street oriented and is sited at the corners of intersecting streets, Highway 54 and Jack Hinton Road.

**Planning Staff Recommendations**

The planning staff recommends approval subject to the conditions and findings of fact that follow:

**Conditions:**

1. Approval of a subdivision plat creating the proposed 1.42 acre lot.
2. Approval of a site plan demonstrating compliance with zoning ordinance requirements including, but not limited to, parking, landscaping, building setbacks, access management and signage.
3. Access to the site shall be compliant with applicable zoning ordinance regulations. If access to Highway 54 is proposed, KYTC approval will be required prior to site plan or development plan approval.

**Findings of Fact:**

1. Staff recommends approval because the proposal is in compliance with the community's adopted Comprehensive Plan;
2. The subject property is located in a Rural Community Plan Area where general business uses are appropriate in limited locations;
3. The proposed use as retail sales conforms to the criteria for nonresidential development;
4. The property is major street oriented, located along Highway 54; and
5. The property is sited at the corner of intersecting streets, Highway 54 and Jack Hinton Road.