

**COMMONWEALTH OF KENTUCKY
COUNTY OF KENTON
ORDINANCE NO. 924.63**

**AN ORDINANCE AMENDING THE ZONING MAP OF THE COUNTY OF
KENTON, KENTUCKY TO CHANGE THE UNINCORPORATED KENTON
COUNTY ZONING ORDINANCE FROM A-1 (AGRICULTURAL) ZONE TO
RC (RURAL COMMERCIAL) ZONE FOR PROPERTY LOCATED AT
41052 DIXIE HIGHWAY**

WHEREAS, a request for a map amendment was submitted to the Kenton County Planning Commission by Viox & Viox, on behalf of Salim Bajric to change the Unincorporated Kenton County Zoning Ordinance from A-1 (an agricultural zone) to RC (a rural commercial zone) on property located at 14052 Dixie Highway for the purpose of redeveloping the existing site for the sale of used trucks, trailers, and related equipment, including new access points, parking lot pavement, landscape buffers, and signage; and

WHEREAS, PDS staff reviewed application PC2206-0006 and recommended that the proposed map amendment be approved, finding that the site in question generally is in agreement with the adopted comprehensive plan; the proposed development will provide visual and safety improvements to a declining non-conforming use; and will provide a commercial service which can serve the rural population while remaining at a scale generally consistent with a commercial zone; and

WHEREAS, the Kenton County Planning Commission, upon reviewing the PDS staff recommendations and after holding a public hearing, on August 4, 2022, voted finding a favorable recommendation for a proposed map amendment for the property located at 14052 Dixie Highway to the RC (rural commercial) zone from the A-1 (agricultural) zone, including finding that: given the nonconforming nature of the property the current zone is not appropriate and the new zone is appropriate; that the submitted Stage I Development plan meets the Unincorporated Kenton County Zoning Ordinance except with the exception that a traffic engineering report will be required to establish that there are no adverse effects on the roadway; and the party either provide sidewalks or seek a future waiver of the Fiscal Court.

**NOW THEREFORE, BE IT ORDAINED BY THE COUNTY OF KENTON,
COMMONWEALTH OF KENTUCKY:**

Section I

That the Kenton County Fiscal Court hereby approves said Zoning Map Amendment to change an area of property located at 14052 Dixie Highway from A-1 (a agricultural zone) to RC (a rural commercial zone) for the purpose of redeveloping the

existing site for the sale of used trucks, trailers, and related equipment, including new access points, parking lot pavement, landscape buffers, and signage, subject to compliance with the conditions set forth by the Kenton County Planning Commission as set forth in its recommendations for application Number PC2206-0006.

Section II

That should any section or part of any section or any provision of this Ordinance be declared invalid by a Court of competent jurisdiction, for any reason, such declaration shall not invalidate, or adversely affect, the remainder of this Ordinance.

Section III

That this Ordinance shall take effect and be in full force when passed, published and recorded according to the law.

Adopted this _____ day of _____, 2022.

1st Reading – September 14, 2022

2nd Reading - _____, 2022

Vote: _____, Yes, _____, No

County of Kenton
Commonwealth of Kentucky

By: _____

Kris Knochelmann
Judge-Executive

Attest:

Clerk