

ORDINANCE NUMBER 8 - 2025

COUNTY OF FRANKLIN, KENTUCKY

AN ORDINANCE AMENDING THE TABLE OF SPECIAL ORDINANCES, SECTION 1 ZONING MAP CHANGES OF THE FRANKLIN COUNTY CODE OF ORDINANCES FOR A PORTION OF THE PROPERTY (47 ACRES) AT 5700-5930 U.S. 127 SOUTH (PARCEL #053-00-00-004.00); A PORTION OF THE PROPERTY (70 ACRES) AT 6238 U.S. 127 SOUTH (PARCEL #053-00-00-007.00); AND A PORTION OF THE PROPERTY (57.696 ACRES) AT 2024 KEATON LANE (PARCEL #053-00-00-008.00)

WHEREAS, The Franklin County Fiscal Court, having heretofore enacted an Ordinance relating to zoning regulations and zoning district maps titled, "The Zoning Ordinance of Franklin County," in accordance with a Comprehensive Plan and KRS 100; and

WHEREAS, the aforesaid Ordinance provides for amendments to the zoning ordinance text and maps and requires the Frankfort/Franklin County Planning Commission to forward their recommendations for approval or denial of the zone map amendments, along with their findings of fact, to the Franklin County Fiscal Court for action; and

WHEREAS, The Frankfort/Franklin County Planning Commission held public hearings on June 18, 2025 and July 10, 2025, and adopted a summary of the evidence and findings of fact on July 22, 2025, as required by K.R.S. 100; and

WHEREAS, the Frankfort/Franklin County Planning Commission recommended to the Franklin County Fiscal Court approval of the Zone Map Amendment; and

NOW, THEREFORE, BE IT ORDAINED BY THE FISCAL COURT OF THE COUNTY OF FRANKLIN, COMMONWEALTH OF KENTUCKY, THAT:

SECTION I. The Code of Ordinances, Table of Special Ordinances Section 1 Zoning Map Changes, is hereby amended to read as follows:

A portion of the property (47 acres) at 5700-5930 U.S. 127 south (parcel #053-00-00-004.00); a portion of the property (70 acres) at 6238 U.S. 127 south (parcel #053-00-00-007.00); and a portion of the property (57.696 acres) at 2024 Keaton lane (parcel #053-00-00-008.00) is hereby amended from Rural Residential District "RR" to Planned Commercial/Planning Industrial "PC" District, based on the following findings of fact from the staff report:

The Future Land Use map of the Comprehensive Plan property identifies the subject property with a Planned Commercial Future Lane Use Designation.

A traffic study and concept plan is included in the application in conformance with requirements for this request to appear before the Planning Commission.

Based upon these facts, staff recommends APPROVAL of this zone map amendment. The recommendation is based upon the finding that the request is in agreement with the current Franklin County Comprehensive Plan.


SECTION II. CODIFICATION. The provisions of Section I of this Ordinance shall be published as appropriate in the Franklin County Code of Ordinances as soon as practicable.

SECTION III. SEVERABILITY CLAUSE. If any section, part of provision of this Ordinance is declared unconstitutional or invalid by a court of competent jurisdiction, then it is expressly provided and it is the intention of the Franklin County Fiscal Court in passing this Ordinance that its parts shall be severable and all other parts of this Ordinance shall not be affected thereby and they shall remain in full force and effect.

SECTION IV. PUBLICATION AND EFFECTIVE DATE. This Ordinance shall take effect immediately upon its passage and publication according to law.

INTRODUCED AND GIVEN FIRST READING IN SUMMARY at a duly convened meeting of the Fiscal Court of Franklin County, Kentucky, held on the 16th day of July, 2025.

GIVEN SECOND READING AND APPROVED at a duly convened meeting of the Fiscal Court of Franklin County, Kentucky, held on the 27 day of August 2025 and of record in Fiscal Court Order Book 36, Page 241.



Michael Mueller
Franklin County Judge/Executive

ATTESTED TO:



Kim Cox
Fiscal Court Clerk

SUMMARY

This ordinance is a first reading to approve or deny a zone map amendment from Rural Residential "RR" District to Planned Commercial/Planning Industrial "PC" District for a portion of the property (47 acres) at 5700-5930 U.S. 127 south (parcel #053-00-00-004.00); a portion of the property (70 acres) at 6238 U.S. 127 south (parcel #053-00-00-007.00); and a portion of the property (57.696 acres) at 2024 Keaton lane (parcel #053-00-00-008.00)