

THE PIONEER NEWS

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PIONEER NEWS

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MONDAY, SEPTEMBER 25, 2023

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PROFESSIONAL SERVICES

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Kenny's Dumpster Service
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Locally owned and operated
We offer residential and
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20 and 30 yard dumpsters
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Keith's Tree Service

Trimming, Topping
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Senior Citizen and
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check
thisout

WHATEVER
IT TAKES
2ND ANNUAL
TRUNK OR TREAT
AND CAR SHOW.
SATURDAY,
OCTOBER 14TH
2PM-5PM.
ENTER THROUGH
THE BACK GATE
BY RALLY'S.
FOOD TRUCK,
FACE PAINTING
& MORE.

PUBLIC NOTICE

Donna Wine & Spirits LLC,
2329 Highway 44 West,
Shepherdsville, Ky. 40165,
hereby declares intentions
to apply for a NQ Retail Malt
Beverage Package and Quota
Retail Package licenses no
later than Sept. 20, 2023. The
business to be licensed will
be located at 2329 Highway
44 West, Shepherdsville,
Ky. 40165, doing business
as Donna Wine & Spirits.
The member is Shirinkumar
Patel, 11800 Peak Place Apt.
203, Louisville, Ky. 40229.
Any person, association,
corporation or body politic
may protest the granting of
the licenses by writing the
Dept. of Alcoholic Beverage
Control, 500 Mero Street,
2NE33, Frankfort, Ky. 40601-
8400, within days (KRS
243.430) of the date of this
legal publication.

CONCRETE
& CONSTRUCTION

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Garage & Basement Floors
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Specializing in Decorative Stamp

f

PUBLIC
NOTICES

PUBLIC NOTICE

Exclusive Motors, 1116 Ulrich
Avenue, Louisville, Ky. 40219,
Ronnie Lea, owner, will
auction or scrap the following
vehicle if we are not noticed:
2020 Toyota Camry
VIN 4T1G11AK3LU345176

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8400, within days (KRS
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Notice of Public Hearing on Proposed
City of Hillview Tax Rates

The City of Hillview will hold a public hearing on
Monday, September 25, 2023 at 6:00PM at the Hillview
Government Center, Louisville, Kentucky 40229 to
hear comments from the public regarding proposed
2023 tax rates on real and tangible personal property.

As required by State Law KRS 132.027, this notice
includes the following information:

The General Fund tax rate levied in 2022 on real
property for the City of Hillview general purposes was
12.14 cents per \$100 of assessed valuation and produced
expected revenue of \$897,655.21. The proposed tax rate
for the City of Hillview general purposes for 2023 on real
property is 11.2 cents per \$100 of assessed valuation and
is expected to produce \$1,190,773.04. Revenue from
new real property for the City of Hillview is expected
to total \$128,377.24 in 2023. The City of Hillview's
compensating tax rate for general purposes for 2023
would be 10.8 cents per \$100 of assessed valuation
and when applied to real property would produce
\$1,148,245.43.

The City of Hillview's proposed real property tax rate of
11.2 cents per \$100 of assessed valuation is four percent
(4%) greater than Hillview's compensating tax rate of
10.8 cents per \$100 of assessed valuation. The revenue in
excess of 2022 revenue from real and tangible personal
property will be spent in the following general areas of
Hillview Government: police protection, public works,
and other necessary purposes.

The General Assembly has required publication of this
advertisement and the information contained herein.

ORDINANCE NO. 2023-09

AN ORDINANCE RELATING TO THE REZONING (DOCKET 2023Z-27) OF 100.987 ACRES MORE OR LESS LOCATED ON E. SANDERS LANE PARCEL #082-000-00-012 AND OWNED BY TWIN EAGLES LANDING, LP

WHEREAS Twin Eagles Landing, LP is the owner of 100.987 acres, located on E Sanders Lane and Highway 44E in the City of Mt. Washington,

WHEREAS, said owner has applied, according to law for a change of zoning of said acreage from R-2 Residential to Planned Unit Development (PUD), and

WHEREAS the Bullitt County Planning and Zoning Commission sends this requested zoning change with an unfavorable recommendation to the City of Mt. Washington and suggests the request be denied

X- The request for PUD designation was denied due to the fact that the R-2 zoning was denied.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MT. WASHINGTON, BULLITT COUNTY, KENTUCKY THAT:

SECTION ONE: The City Council of the City of Mt. Washington Rejects the recommendation of the Bullitt County Planning and Zoning Commission for the following reasons: Based on the findings and facts upon a review of the testimony and evidence presented at the Bullitt County Planning and Zoning hearing, including the Minutes of such hearing.

The property is presently zoned R-3 with restrictions as evidenced by Mt. Washington Ordinance 12-15 and recorded in the Office of the Bullitt County Clerk. There are two (2) applications for zoning map amendments; the ultimate effect would result in amending the classification to R-2 with a Planned Unit Development ("PUD") zone classification.

The proposed map amendment is consistent with the Bullitt County Comprehensive Plan and is based upon the comprehensive plan anticipating continued residential growth on Hwy 44, and the proposed map amendment's consistency with the Comprehensive Plan is supported by the detailed Justification Statement submitted into the record by Applicant, and the said Justification Statement is incorporated by reference in this Motion.

Under the current R-3 restrictions, the developer would have the right to develop the entirety of the property using "Dwelling Groups", which would permit two single-family units per lot, and the proposed map amendment is more consistent with the Comprehensive Plan than the very dense land uses authorized by the existing R-3 zoning.

The Comprehensive Plan's and Zoning Ordinance's R-3 classification allows for up to 17.224 units per acre and the testimony and exhibits presented at the planning and zoning hearing indicated the proposed development would be 4.13 units per acre.

Considering the potential impact of the proposed zoning map amendment on traffic and drainage issues and conclude that the proposed amendment is a better alternative for traffic and drainage than would be full development under the existing R-3 zoning classification. Upon agreement by Applicant, this approval is subject to the following restrictions:

- Turning lanes and merging lanes for East Sanders Lane and Bluegrass Meadows must be constructed and completed before any construction can take place.
- The Developer must escrow the sum of \$100,000.00 with the City of Mt. Washington or another third-party acceptable to the City of Mt. Washington to be used by the City to cover any drainage issues that are created during or after construction of this development.
- The apartments will be moved to the front of the development, consistent with the plans submitted by the Developer in their prior zoning map amendment application.
- The developer will use retention ponds as opposed to detention basins to mitigate any water drainage issues on surrounding properties.
- No Dwelling Group or Dwelling Group Units, as the terms are used in the Zoning Ordinance in effect in Mt. Washington, may be constructed in lieu of single-family homes.
- Fifty percent of single-family home lots must be held for local builders to purchase and build and these builders; these builders must be based in Bullitt County. All remaining lots for outside builders must be approved by the City Council in an open meeting.
- All single-family homes must be constructed utilizing 70% brick or hardy board material on the exterior.
- Apartments must be constructed with a minimum exterior of 50% brick.
- No trees may be disturbed or removed within 100 feet of any private property connected with this development.
- The final development of the property shall be consistent with plans submitted of record by the Applicant before the Planning Commission and the City Council unless deviation is approved by the City Council by Resolution.
- A 10-foot easement be granted on the southeast side of E. Sanders Lane outside of the existing easement for future road widening.
- The Applicant's agreement to the aforementioned conditions shall be documented by a Certificate of Land Use Restriction (aka Zoning Restriction) recorded in the chain of title of the subject property within 60-days of the approval of the zoning map amendment by the Mt. Washington City Council. The City Attorney is directed to forthwith prepare such instrument and circulate it to Applicant's Counsel for review and execution by Applicant in recordable form.

SECTION TWO: This Ordinance shall take effect upon publication according to law.

SECTION THREE: Should any clause, line, paragraph, or part of this Ordinance be held unconstitutional or invalid for any reason, the same shall not affect the remainder of this Ordinance.

SECTION FOUR: All Ordinances or parts of Ordinances in conflict with this Ordinance or any part of this Ordinance are hereby repealed.

First Reading: June 26, 2023

Second Reading: July 10, 2023

Adopted this 10th day of July 2023.

The result of the roll call vote is as follows:

YES	NO	ABSTAIN
LAYNE ABELL	X	
TROY BARR		X
GREG GENTRY		
BRUCE GOODEN	X	
SANDRA HOCKENBURY	X	
CURT HUDSON	X	

ATTEST:

/s/Harry Webster
City Administrator

/s/Stuart Owen
Mayor

ORDINANCE NO. 2023- 08

AN ORDINANCE RELATING TO THE REZONING (DOCKET 2023Z-26) OF 100.987 ACRES MORE OR LESS LOCATED ON E. SANDERS LANE PARCEL #082-000-00-012 AND OWNED BY TWIN EAGLES LANDING, LP

WHEREAS Twin Eagles Landing, LP is the owner of 100.987 acres, located on E Sanders Lane and Highway 44E in the City of Mt. Washington,

WHEREAS, said owner has applied, according to law for a change of zoning of said acreage from R-3 Residential to R-2 Residential, and

WHEREAS the Bullitt County Planning and Zoning Commission sends this requested zoning change with no recommendation to the City of Mt. Washington

X- Because of the testimony received at the public hearing.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MT. WASHINGTON, BULLITT COUNTY, KENTUCKY THAT:

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GREG GENTRY		X
BRUCE GOODEN	X	
SANDRA HOCKENBURY	X	
CURT HUDSON	X	

ATTEST:

Harry Webster
City Administrator

Stuart Owen
Mayor