

**Joint City-County Planning Commission of Nelson County
Fiscal Court Room, 2nd Floor, Old Courthouse Building
One Court Square
Bardstown, Kentucky**

**PUBLIC HEARING & SPECIAL MEETING AGENDA
Tuesday, March 11, 2015
6:00 p.m.**

- A. Call to Order
- B. Public Hearing & Consideration – Fee Schedule & Zoning Text Amendments

(1) Zoning Regulations Amendments

(a) Article 3: Administration

- 1. Amend Section 3.2B to add an exception for temporary structures from zoning compliance permits.
- 2. Change current Section 3.3J to 3.3K and add new Section 3.3J to require an as-built footer survey for professional office, commercial, and industrial structures and any structure requiring a variance.

(b) Article 4: Boards of Adjustment

- 1. Amend Sections 4.3B and 4.3C to incorporate KRS 100 language for variances and conditional use permits.

(c) Article 5: Definitions

- 1. Amend Article 5 to add definitions for accessory dwelling, agricultural enterprise, micro-brewery, craft distillery, distilled spirits, event facility, temporary structure, and value-added agricultural products.
- 2. Amend Article 5 to amend definitions for agricultural operation, roadside stand.

(d) Article 6: Zoning Districts

- 1. Section 6.1: Agriculture District (A-1)
 - a. Amend Section 6.1A to add distilled spirit storage as a permitted principal use and/or amend Section 6.1C(8) to add distilled spirit storage as a conditional use.
 - b. Delete Section 6.1C(7) to eliminate conditional use for principal or accessory manufactured home (mobile home) on lots 1 acre or more in size.
 - c. Amend 6.1A to allow single-wide manufactured home on lot one acre or more in size as a permitted principal use.
 - d. Amend 6.1B to allow an accessory single-wide manufactured home on lot 2 or acre or more in size as a permitted accessory use.
 - e. Amend Section 6.1C to allow an event facility as a conditional use.
 - f. Amend Section 6.1C(1) to change conditional use for roadside stand to conditional use for agricultural enterprise.

Public Hearing & Special Meeting Agenda
Tuesday, March 11, 2015
6:00 p.m.

- g. Delete Section 6.1C(12) to eliminate CUP for residential lot under minimum lot size and amend Section 6.1E to allow special exception to minimum lot size.
- h. Delete Section 6.1C(14) to eliminate accessory dwelling as a conditional use and amend Section 6.1B to allow accessory dwelling as permitted accessory use;

2. Sections 6.12 – Section 6.16 (Business Districts)

- a. Amend Sections 6.12C, 6.13C, 6.14C, 6.15C, and 6.16C to allow micro-brewery as conditional use.
- b. Amend Sections 6.12C, 6.13C, 6.14C, 6.15C, and 6.16C to allow craft distillery as conditional use.

3. Sections 6.17 – Section 6.18 (Light & Moderate Industrial Districts)

- a. Amend Sections 6.17A and 6.18A to allow micro-brewery as permitted principal use.
- b. Amend Sections 6.17A and 6.18A to allow craft distillery as permitted principal use.
- c. Amend 6.17A and 6.18A to add research and development facilities, corporate headquarters, regional headquarters, and administrative offices as permitted principal use.

(e) Article 9: General Zoning District Regulations

- 1. Amend Section 9.4 to revise location and height requirements for agricultural, accessory and temporary structures.
- 2. Amend Section 9.10B to revise height exceptions.
- 3. Delete Section 9.10C to eliminate duplicate zoning compliance permit exceptions.

(f) Article 13: Amendment Procedures

- 1. Amend Article 13 to ensure compliance with zoning regulations text amendment process in KRS 100 and to provide for an alternative zone change process;

(2) Fee Schedule Amendments

- (a) Eliminate \$50 Conditional Use Permit annual review fee
- (b) Reduce Planning Commission special meeting fee from \$2,000 to \$1,000
- (c) Delete City of Bardstown sign permit and related fee
- (d) Delete Certificate of Appropriateness fee schedule
- (e) Delete Historic District Design Standards Manual copy fee

C. Adjournment