

ORDINANCE NO. 12-019

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF
GEORGETOWN

(19.34 Acres and 5.22 Acres, 252 McClellan Circle)

(25.97 Acres, Etter Lane)

WHEREAS, the Georgetown-Scott County Planning Commission made a favorable recommendation at its August 9, 2012, meeting for City Council to amend the City of Georgetown Zoning Map from A-1 (Agricultural District) to B-4 (PUD Commercial District) for 19.34 acres and to R-2 (PUD Residential District) for 5.22 acres located on the south side of McClelland Circle and more particularly described below; and, from A-1 (Agricultural District) to R-1A (PUD Residential District) for 25.97 acres fronting on Etter Lane and more particularly described below; and,

WHEREAS, the City Council concurs in said recommendation that the request be granted for the reasons set forth therein;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL, GEORGETOWN, KENTUCKY:

SECTION ONE

Pursuant to KRS 100.211, City of Georgetown Code of Ordinances, and Planning Commission recommendation dated August 9, 2012, 19.34 acres located at 252 McClellan Circle (and designated as EXHIBIT "A" attached hereto and incorporated herein) are rezoned from A-1 (Agricultural District) to B-4 (PUD Commercial District); 5.22 acres located on the south side of McClellan Circle (and designated as EXHIBIT "B" attached hereto and incorporated herein) are rezoned from A-1 (Agricultural District) to R-2 (PUD Residential District); and, 25.97 acres located on Etter Lane (and designated as EXHIBIT "C" attached hereto and incorporated herein) are rezoned from A-1 (Agricultural District) to R-1A (PUD Residential District).

SECTION TWO

If any section, subsection, sentence, clause, or phrase of this ordinance is held unconstitutional or otherwise invalid, such infirmities shall not affect the validity of the remaining portions of this ordinance.

SECTION THREE

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

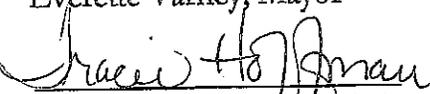
SECTION FOUR

This ordinance shall take effect upon its passage and publication according to law.

PUBLICLY INTRODUCED AND READ FIRST TIME: September 24, 2012

PUBLICLY READ SECOND TIME AND PASSED: October 22, 2012

APPROVED: 
Everette Varney, Mayor

ATTEST: 
Tracie Hoffman, City Clerk

SIKURA PROPERTIES
Zone Change From A-1 to B-4
252 McClelland Circle (a portion of)
Georgetown, Scott County, Kentucky

BEING A CERTAIN TRACT OR PARCEL OF LAND SITUATED ON THE SOUTH SIDE OF McCLELLAND CIRCLE APPROXIMATELY 2,100 FEET WEST OF THE INTERSECTION OF McCLELLAND CIRCLE AND LEXINGTON ROAD (U.S. 25) IN SOUTHERN, GEORGETOWN, SCOTT COUNTY, KENTUCKY AND BEING MORE FULLY DESCRIBED AND BOUNDED AS FOLLOWS:

BEGINNING AT A POINT in the existing south right of way of McClelland Circle, said point also being the northwestern corner of the Gano Baptist Church Property; thence with the western line of the Gano Baptist Church Property for the following three (3) calls: South 34 Degrees 04 Minutes 00 Seconds West, 191.80 feet to a point; thence South 32 Degrees 31 Minutes 00 Seconds West, 181.90 feet to a point; thence South 32 Degrees 04 Minutes 00 Seconds West, 441.00 feet to a point; thence leaving the Gano Baptist Church Property North 49 Degrees 35 Minutes 45 Seconds West, 970.79 feet to a point in the eastern line of the Lewis Bradley Property; thence with the eastern line of the Lewis Bradley Property for the following three (3) calls: North 24 Degrees 28 Minutes 00 Seconds East, 79.84 feet to a point; thence North 24 Degrees 40 Minutes 00 Seconds East, 714.60 feet to a point; thence North 23 Degrees 22 Minutes 00 Seconds East, 115.70 feet to a point in the existing south right of way of McClelland Circle; thence with said right of way for the following nine (9) calls: South 45 Degrees 00 Minutes 00 Seconds East, 117.40 feet to a point; thence South 49 Degrees 46 Minutes 00 Seconds East, 14.30 feet to a point; thence South 43 Degrees 01 Minutes 00 Seconds East, 199.00 feet to a point; thence South 40 Degrees 42 Minutes 00 Seconds East, 246.70 feet to a point; thence South 40 Degrees 41 Minutes 00 Seconds East, 30.10 feet to a point; thence South 40 Degrees 06 Minutes 00 seconds East, 74.70 feet to a point; thence South 50 Degrees 12 minutes 00 Seconds East, 251.40 feet to a point; thence South 53 Degrees 19 minutes 00 Seconds East, 75.30 feet to a point; thence South 55 Degrees 48 Minutes 00 Seconds East, 108.30 feet to the **POINT OF BEGINNING** and containing 19.34 acres gross and net.

SIKURA PROPERTIES
Zone Change From A-1 to R-2
252 McClelland Circle (a portion of)
Georgetown, Scott County, Kentucky

BEING A CERTAIN TRACT OR PARCEL OF LAND SITUATED ON THE SOUTH SIDE OF McCLELLAND CIRCLE APPROXIMATELY 2,100 FEET WEST OF THE INTERSECTION OF McCLELLAND CIRCLE AND LEXINGTON ROAD (U.S. 25) IN SOUTHERN, GEORGETOWN, SCOTT COUNTY, KENTUCKY AND BEING MORE FULLY DESCRIBED AND BOUNDED AS FOLLOWS:

COMMENCING AT A POINT in the existing south right of way of McClelland Circle, said point also being the northeastern corner of the Lewis Bradley Property; thence with the eastern line of the Lewis Bradley Property for the following three (3) calls: South 23 Degrees 22 Minutes 00 Seconds West, 115.70 feet to a point; thence South 24 Degrees 40 Minutes 00 Seconds West, 714.60 feet to a point; thence South 24 Degrees 28 Minutes 00 Seconds West, 79.84 feet to the **TRUE POINT OF BEGINNING**; thence leaving said eastern line South 49 Degrees 35 Minutes 45 Seconds East, 779.69 feet to a point; thence South 52 Degrees 11 Minutes 26 Seconds West, 89.71 feet to a point; thence North 33 Degrees 32 Minutes 55 Seconds West, 70.00 feet to a point; thence South 62 Degrees 29 Minutes 00 Seconds West, 293.17 feet to a point; thence North 61 Degrees 31 Minutes 00 Seconds West, 361.60 feet to a point; thence North 11 Degrees 06 Minutes 58 Seconds West, 118.60 feet to a point; thence North 39 Degrees 06 Minutes 00 Seconds West, 42.80 feet to a point in the eastern line of Lewis Bradley Property; thence with said eastern line North 24 Degrees 28 Minutes 00 Seconds East, 346.56 feet to the **POINT OF BEGINNING** and containing 5.22 acres gross and net.

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SIKURA PROPERTIES
Zone Change From A-1 to R-1A
252 McClelland Circle (a portion of)
Georgetown, Scott County, Kentucky

BEING A CERTAIN TRACT OR PARCEL OF LAND SITUATED ON THE SOUTH SIDE OF McCLELLAND CIRCLE APPROXIMATELY 2,100 FEET WEST OF THE INTERSECTION OF McCLELLAND CIRCLE AND LEXINGTON ROAD (U.S. 25) IN SOUTHERN, GEORGETOWN, SCOTT COUNTY, KENTUCKY AND BEING MORE FULLY DESCRIBED AND BOUNDED AS FOLLOWS:

BEGINNING AT A POINT in the southwestern corner of Gano Baptist Church; thence with the southern line of Gano Baptist Church and Kelly/Owen for two (2) calls: South 57 degrees 00 minutes 00 seconds East, 275.90 feet to a point; thence South 57 degrees 33 minutes 00 seconds East, 322.20 feet to a point; thence with Kelly/Owen and Giles South 57 degrees 10 minutes 00 seconds East, 425.10 feet to a point in the southern line of Etterwood Subdivision; thence with said southern line for three (3) South 57 degrees 27 minutes 00 seconds East, 586.70 feet to a point; thence South 57 degrees 43 minutes 00 seconds East, 295.20 feet to a point; thence South 57 degrees 43 minutes 00 seconds East, 160.20 feet to a point in the western line of Etter Lane; thence with said western line for two (2) calls: South 23 degrees 05 minutes 00 seconds West, 147.90 feet to a point; thence South 21 degrees 53 minutes 00 seconds West, 424.90 feet to a point; thence leaving said western line North 19 degrees 15 minutes 00 seconds West, 96.30 feet to a point; thence North 58 degrees 00 minutes 00 seconds West, 903.70 feet to a point; thence North 65 degrees 23 minutes 00 seconds West, 229.90 feet to a point; thence North 67 degrees 53 minutes 00 seconds West, 300.80 feet to a point; thence North 41 degrees 36 minutes 00 seconds West, 80.20 feet to a point; thence North 22 degrees 07 minutes 00 seconds West, 71.80 feet to a point; thence North 10 degrees 00 minutes 00 seconds West, 35.90 feet to a point; thence South 83 degrees 40 minutes 00 seconds West, 56.40 feet to a point; thence South 46 degrees 38 minutes 00 seconds West, 51.40 feet to a point; thence North 11 degrees 41 minutes 00 seconds West, 61.50 feet to a point; thence North 77 degrees 17 minutes 00 seconds West, 66.00 feet to a point; thence North 27 degrees 46 minutes 00 seconds West, 44.60 feet to a point; thence North 21 degrees 48 minutes 00 seconds West, 67.10 feet to a point; thence North 2 degrees 44 minutes 00 seconds East, 43.70 feet to a point; thence North 16 degrees 42 minutes 00 seconds West, 21.70 feet to a point; thence North 43 degrees 02 minutes 00 seconds West, 42.60 feet to a point; thence North 2 degrees 15 minutes 00 seconds West, 106.00 feet to a point; thence North 24 degrees 09 minutes 00 seconds West, 66.00 feet to a point; thence North 34 degrees 20 minutes 00 seconds West, 103.20 feet to a point; thence South 25 degrees 00 minutes 59 seconds West, 103.20 feet to a point; thence North 7 degrees 46 minutes 01 seconds West, 92.30 feet to a point; thence North 5 degrees 54 minutes 37 seconds West, 56.41 feet to a point; thence North 12 degrees 20 minutes 00 seconds East, 68.10 feet to a point; thence North 32 degrees 28 minutes 00 seconds East, 81.30 feet to a point; thence North 34 degrees 50 minutes 00 seconds East, 148.15 feet to a point; thence

South 49 degrees 35 minutes 45 seconds East, 139.61 feet to the
POINT OF BEGINNING and containing 25.97 acres gross and net.

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ORDINANCE NO. 12-05

AN ORDINANCE AMENDING THE ZONING MAP
OF
SCOTT COUNTY, KENTUCKY
(46.99 Acres, Etter Lane)

WHEREAS, the Georgetown-Scott County Planning Commission made a favorable recommendation at its August 9, 2012, meeting for the Fiscal Court, Scott County, Kentucky, to amend the Georgetown-Scott County Zoning Map from A-1 (Agricultural District) to C-1 (Conservation District) for 46.99 acres fronting on Etter Lane and more particularly described below; and

WHEREAS, the Fiscal Court concurs in said recommendation that the request be granted for the reasons set forth therein;

NOW, THEREFORE, BE IT ORDAINED BY THE FISCAL COURT, SCOTT COUNTY, KENTUCKY:

SECTION ONE

Pursuant to KRS 100.211 and the Planning Commission recommendation dated August 9, 2012, 46.99 acres fronting on Etter Lane (and designated as EXHIBIT "A" attached hereto and incorporated herein) are rezoned from A-1 (Agricultural District) to C-1 (Conservation District).

SECTION TWO

If any section, subsection, sentence, clause, or phrase of this ordinance is held unconstitutional or otherwise invalid, such infirmities shall not affect the validity of the remaining portions of this ordinance.

SECTION THREE

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION FOUR

This ordinance shall take effect upon its passage and publication according to law.

PASSED SCOTT FISCAL COURT by a vote of UNANIMOUS on the 2 day of NOVEMBER, 2012, and published on the 6 day of NOVEMBER, 2012.

SCOTT FISCAL COURT
SCOTT COUNTY, KENTUCKY

BY: George Lusby
GEORGE LUSBY
County Judge Executive

ATTEST:

Stacy Hamilton
Clerk
Scott Fiscal Court
Scott County, Kentucky

STATE OF KENTUCKY)
 (SCT.
COUNTY OF SCOTT)

I, Clerk of the Scott County Fiscal Court, State of Kentucky, and as such custodian of the Seal and all the records of or pertaining to said Court, do hereby certify the foregoing to be a true and accurate copy of Ordinance No. 12-05.

IN TESTIMONY WHEREOF, witness my hand, the Seal of said Court, on this the 2 day of November, 2012.

Stacy Hamilton
Clerk
Scott Fiscal Court
Scott County, Kentucky

SIKORA PROPERTIES
 Zone Change From A-1 to Conservation District
 252 McClelland Circle (a portion of)
 Georgetown, Scott County, Kentucky

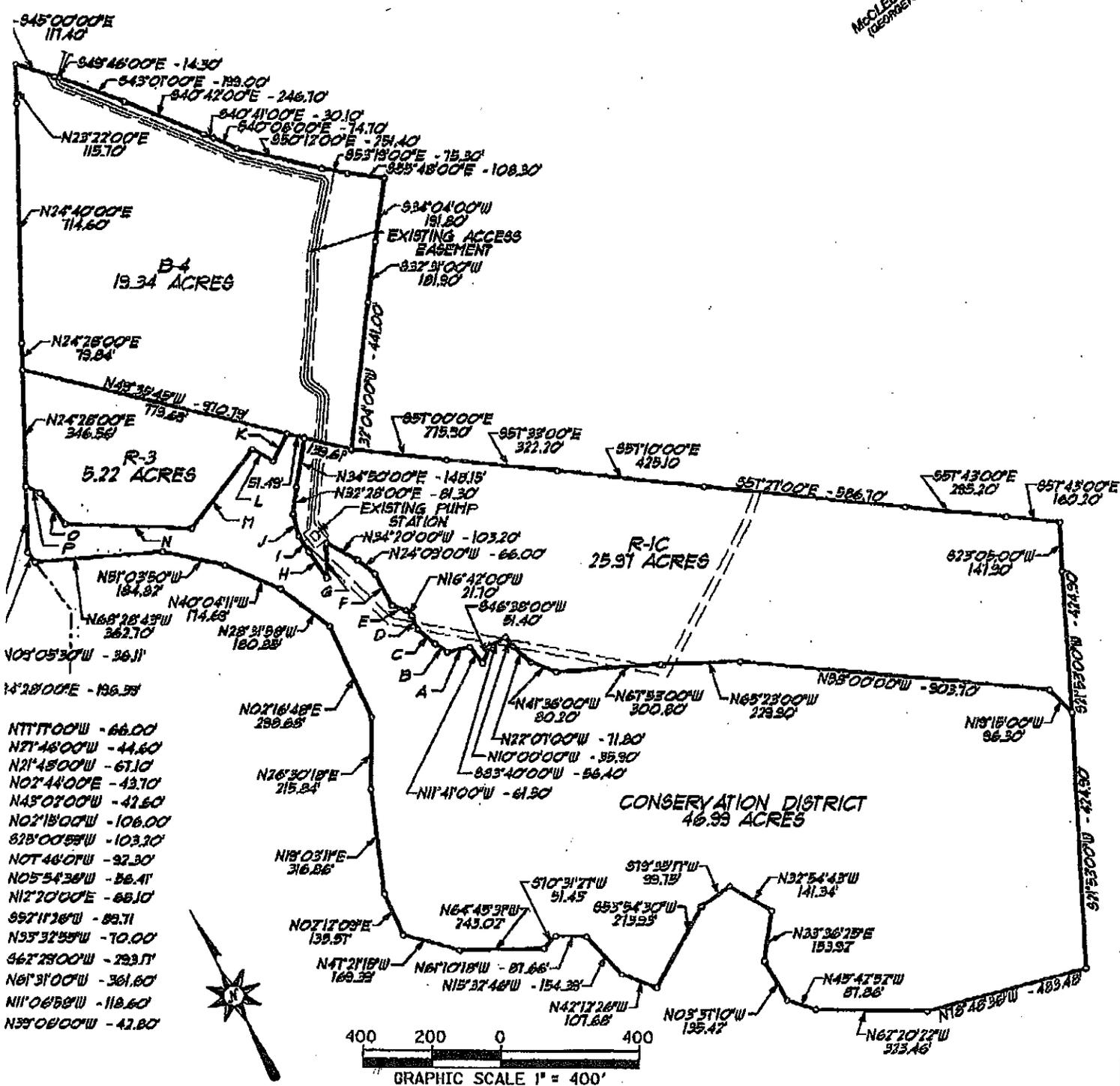
BEING A CERTAIN TRACT OR PARCEL OF LAND SITUATED ON THE SOUTH SIDE OF McCLELLAND CIRCLE APPROXIMATELY 2,100 FEET WEST OF THE INTERSECTION OF McCLELLAND CIRCLE AND LEXINGTON ROAD (U.S. 25) IN SOUTHERN, GEORGETOWN, SCOTT COUNTY, KENTUCKY AND BEING MORE FULLY DESCRIBED AND BOUNDED AS FOLLOWS:

COMMENCING AT A POINT in the southeastern corner of Etterwood Subdivision, said point also lying in the western line of the Etter Lane; thence with the western line of Etter Lane for the following two (2) calls: South 23 degrees 53 minutes 00 seconds West, 147.90 feet to a point; thence South 21 degrees 53 minutes 00 seconds West, 424.90 feet to the TRUE POINT OF BEGINNING; thence continuing with the western line of Etter Lane South 22 degrees 56 minutes 22 seconds West, 771.34 feet to a point in the center of Cane Run Creek; thence with the center of Cane Run Creek for the following twenty three (23) calls: North 78 degrees 48 minutes 36 seconds West, 483.48 feet to a point; thence North 62 degrees 20 minutes 22 seconds West, 323.46 feet to a point; thence North 45 degrees 42 minutes 52 seconds West, 87.86 feet to a point; thence North 3 degrees 37 minutes 10 seconds West, 135.42 feet to a point; thence North 33 degrees 36 minutes 25 seconds East, 153.92 feet to a point; thence North 32 degrees 54 minutes 43 seconds West, 141.34 feet to a point; thence South 79 degrees 35 minutes 17 seconds West, 99.75 feet to a point; thence South 53 degrees 54 minutes 30 seconds West, 273.93 feet to a point; thence North 42 degrees 12 minutes 26 seconds West, 107.68 feet to a point; thence North 15 degrees 32 minutes 46 seconds West, 154.39 feet to a point; thence North 61 degrees 10 minutes 18 seconds West, 87.66 feet to a point; thence South 70 degrees 31 minutes 27 seconds West, 51.43 feet to a point; thence North 64 degrees 45 minutes 31 seconds West, 243.02 feet to a point; thence North 47 degrees 21 minutes 15 seconds West, 169.39 feet to a point; thence North 2 degrees 12 minutes 09 seconds East, 135.57 feet to a point; thence North 19 degrees 03 minutes 11 seconds East, 316.86 feet to a point; thence North 26 degrees 30 minutes 18 seconds East, 215.84 feet to a point; thence North 2 degrees 16 minutes 48 seconds East, 298.68 feet to a point; thence North 25 degrees 31 minutes 59 seconds West, 180.85 feet to a point; thence North 40 degrees 04 minutes 11 seconds West, 174.69 feet to a point; thence North 51 degrees 03 minutes 50 seconds West, 184.82 feet to a point; thence North 68 degrees 28 minutes 43 seconds West, 362.70 feet to a point in the eastern line of the Lewis Bradley Property; thence with said eastern line for the following two (2) calls: North 9 degrees 05 minutes 30 seconds West, 36.11 feet to a point; thence North 24 degrees 28 minutes 00 seconds East, 196.39 feet to a point; thence leaving said eastern line South 39 degrees 06 minutes 00 seconds East, 42.80 feet to a point; thence South 11 degrees 06 minutes 58 seconds East, 118.60 feet to a point; thence South 61 degrees 31 minutes 00 seconds East, 361.60 feet to a point; thence North 62 degrees 29 minutes 00 seconds East, 293.17 feet to a

point; thence South 33 degrees 32 minutes 55 seconds East, 70.00 feet to a point; thence North 52 degrees 11 minutes 26 seconds East, 89.71 feet to a point; thence South 49 degrees 35 minutes 45 seconds East, 51.49 feet to a point; thence South 34 degrees 50 minutes 00 seconds West, 148.15 feet to a point; thence South 32 degrees 28 minutes 00 seconds West, 81.30 feet to a point; thence South 12 degrees 20 minutes 00 seconds West, 68.10 feet to a point; thence South 5 degrees 54 minutes 37 seconds East, 56.41 feet to a point; thence South 7 degrees 46 minutes 01 seconds East, 92.30 feet to a point; thence North 25 degrees 00 minutes 59 seconds East, 103.20 feet to a point; thence South 34 degrees 20 minutes 00 seconds East, 103.20 feet to a point; thence South 24 degrees 09 minutes 00 seconds East, 66.00 feet to a point; thence South 2 degrees 15 minutes 00 seconds East, 106.00 feet to a point; thence South 43 degrees 02 minutes 00 seconds East, 42.60 feet to a point; thence South 16 degrees 42 minutes 00 seconds East, 21.70 feet to a point; thence South 2 degrees 44 minutes 00 seconds West, 43.70 feet to a point; thence South 21 degrees 48 minutes 00 seconds East, 67.10 feet to a point; thence South 27 degrees 46 minutes 00 seconds East, 44.60 feet to a point; thence South 77 degrees 17 minutes 00 seconds East, 66.00 feet to a point; thence South 11 degrees 41 minutes 00 seconds East, 61.50 feet to a point; thence North 46 degrees 38 minutes 00 seconds East, 51.40 feet to a point; thence North 83 degrees 40 minutes 00 seconds East, 56.40 feet to a point; thence South 10 degrees 00 minutes 00 seconds East, 35.90 feet to a point; thence South 22 degrees 07 minutes 00 seconds East, 71.80 feet to a point; thence South 41 degrees 36 minutes 00 seconds East, 80.20 feet to a point; thence South 67 degrees 53 minutes 00 seconds East, 300.80 feet to a point; thence South 65 degrees 23 minutes 00 seconds East, 229.90 feet to a point; thence South 58 degrees 00 minutes 00 seconds East, 903.70 feet to a point; thence South 19 degrees 15 minutes 00 seconds East, 96.30 feet to the POINT OF BEGINNING and containing 46.99 acres gross and net.

LEXINGTON RD. (U.S. 28)

MCCLELLAND CIRCLE
(GEORGETOWN BY-PASS)



EA Partners, PLLC



ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS

311 WALL STREET
LEXINGTON, KENTUCKY 40503
PHONE: (606) 251-6668

EXHIBIT
SIKURA PROPERTIES
252 McCLELLAND CIRCLE
GEORGETOWN, SCOTT COUNTY, KENTUCKY