

CITY OF GEORGETOWN
ORDINANCE NO. 2017-008

AN ORDINANCE RELATED TO CHANGING THE ZONE FOR CERTAIN REAL PROPERTY CONSISTING OF A TOTAL OF 9.9634 ACRES, MORE OR LESS, OWNED BY RALPH C. GILES, JR., SAID PROPERTY SITUATED ALONG AND SOUTH OF MCCLELLAND CIRCLE AND WEST OF ETTERWOOD SUBDIVISION, AND 25.97 ACRES, MORE OR LESS, OWNED BY RICHARD AND CONNIE SNYDER, SAID PROPERTY SITUATED AT 270 ETTER LANE, IN SCOTT COUNTY, KENTUCKY.

SUMMARY

Amends the official Georgetown-Scott County Zoning Map to show a change in the zoning classification for certain real property consisting of 9.9634 acres lying along and south of McClelland Circle and west of Etterwood subdivision in the City of Georgetown, Scott County, Kentucky from A-1 (Agricultural) to R-2 (Medium Density Residential) and 25.97 acres situated at 270 Etter Lane in the City of Georgetown, Scott Count, Kentucky from R-1A (Residential) to R-2 (Medium Density Residential); provides for an effective date upon passage and publication.

PUBLICLY INTRODUCED AND READ FIRST TIME: May 22, 2017

PUBLICLY READ SECOND TIME AND PASSED: June 12, 2017

APPROVED:

A handwritten signature in black ink, appearing to read "Tom Prather", is written over a horizontal line.

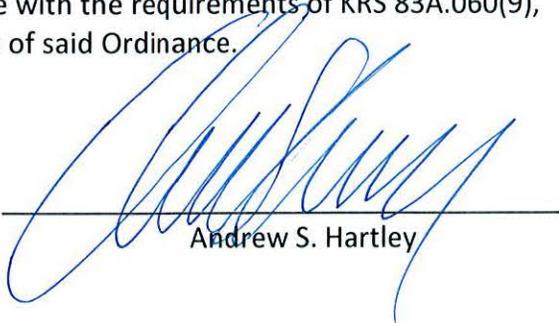
Tom Prather, Mayor

ATTEST:

A handwritten signature in blue ink, appearing to read "Tracie Hoffman", is written over a horizontal line.

Tracie Hoffman, City Clerk

I, Andrew S. Hartley, hereby certify I am an Attorney licensed to practice law in the Commonwealth of Kentucky. My office is located at 100 North Court Street, Georgetown, Kentucky 40324. I further certify the foregoing Summary of Ordinance 17-008 of the City of Georgetown, Kentucky, was prepared in accordance with the requirements of KRS 83A.060(9), and is a true and accurate summary of the contents of said Ordinance.



Andrew S. Hartley

CITY OF GEORGETOWN, KENTUCKY
ORDINANCE NO. 17-008

AN ORDINANCE RELATED TO CHANGING THE ZONE FOR CERTAIN REAL PROPERTY CONTAINING A TOTAL OF 9.9634 ACRES, MORE OR LESS, OWNED BY RALPH C. GILES, JR., SAID PROPERTY SITUATED ALONG AND SOUTH OF MCCLELLAND CIRCLE AND WEST OF ETTERWOOD SUBDIVISION, AND 25.97 ACRES, MORE OR LESS, OWNED BY RICHARD AND CONNIE SNYDER, SAID PROPERTY SITUATED AT 270 ETTER LANE, IN SCOTT COUNTY, KENTUCKY.

WHEREAS, the application of Continental Real Estate Companies, whose mailing address is 150 East Broad Street, Suite 200, Columbus, Ohio 43215 (proposed purchaser), having been filed with the Georgetown-Scott County Planning Commission on April 3, 2017, requesting a zoning classification change from Agricultural A-1 to Residential R-2 for 9.9634 acres (the Giles property situated on McClelland Circle west of and adjacent to Etterwood Subdivision) and from Residential R-1A to Residential R-2 for 25.97 acres (the Snyder property situated at 270 Etter Lane), in the City of Georgetown, Scott County, Kentucky; and

WHEREAS, the matter having been heard publicly by the Planning Commission on the 11th day of May, 2017, pursuant to notice according to law, and with a quorum present and voting; and

WHEREAS, after taking testimony on the application and fully considering same, the Planning Commission voted 8 to 0 to recommend approval of the application which it found to be consistent with the Community's Comprehensive Plan; and

WHEREAS, the City Council's adoption of this Ordinance, after fully considering the application, record and recommendation of the Planning Commission, shall constitute acceptance and adoption of the Planning Commission's recommendation for the granting of the requested zoning classification changes for the subject property as indicated above.

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

Section 1 - That the Georgetown-Scott County Zoning Ordinance be amended to show a change in the zoning classification for that certain property containing 9.9634 acres (the Giles property situated on McClelland Circle west of and adjacent to Etterwood Subdivision) from Agricultural A-1 to Residential R-2 and for that certain property containing 25.97 acres (the Snyder property situated at 270 Etter Lane) from Residential R-1A to Residential R-2, all in accordance with the application for same, said properties being more fully described as follows:

SEE LEGAL DESCRIPTIONS OF PROPERTIES HEREBY REZONED ATTACHED HERETO, INCORPORATED HEREIN, AND MADE A PART HEREOF BY REFERENCE AS EXHIBITS "A" AND "B".

Section 2 - That the Georgetown-Scott County Planning Commission is hereby directed to show the zoning classification changes on the official zone map and to make reference to the number of this Ordinance.

Section 3 - That this Ordinance be read for the first time on the 22nd day of May, 2017, and read for the second time on the 12th day of June, 2017, and become effective on the date of its publication.

PASSED CITY COUNCIL, GEORGETOWN, KENTUCKY, KENTUCKY,
by a vote of 6-0 on the 12th day of June, 2017, and published on
the 15th day of June, 2017.

CITY COUNCIL
GEORGETOWN, KENTUCKY,

By: Tom Prather
TOM PRATHER
Mayor

ATTEST:
Tracie Hoffman
TRACIE HOFFMAN
City Clerk

STATE OF KENTUCKY)
(SCT.
COUNTY OF SCOTT)

I, Clerk of the City of Georgetown, Kentucky, and as such custodian of the Seal and all the records of or pertaining to said City, do hereby certify the foregoing to be a true and accurate copy of Ordinance No. 2017-008 relating to changing the zoning classifications as indicated in said Ordinance for properties owned by Ralph C. Giles, Jr. (9.9634 acres situated on McClelland Circle west of and adjacent to Etterwood Subdivision) and Richard and Connie Snyder (25.97 acres situated at 270 Etter Lane) in Georgetown, Scott County, Kentucky.

IN TESTIMONY WHEREOF, witness my hand, the Seal of said City, on
this the 19th day of June, 2017.

Tracie Hoffman
Tracie Hoffman
City Clerk

McClelland Circle

A tract of land lying along and south of the Georgetown Hwy. Bypass road (McClelland Circle) and west of U.S. Hwy. 25 near the southern city limits of Georgetown, Scott County, Kentucky.

Beginning at a 1/2" iron bar (found) at the southern right-of-way of the Georgetown Bypass road and a common corner to Bevins (D.B. 82, Pg. 246);

Thence North 61 degrees 23 minutes 59 seconds East for a distance of 78.88 feet with the southern right-of-way of said road;

Thence South 81 degrees 46 minutes 28 seconds East for a distance of 212.27 feet with same;

Thence South 87 degrees 22 minutes 21 seconds East for a distance of 328.63 feet with same to a wooden post;

Thence South 46 degrees 08 minutes 01 seconds West for a distance of 1274.12 feet leaving said road and with the western boundary of Eter Woods Subdivision to a wooden post;

Thence North 57 degrees 18 minutes 51 seconds West for a distance of 335.47 feet to a 1/2" iron bar (found);

Thence North 39 degrees 54 minutes 19 seconds East for a distance of 924.84 feet with the common line of said Bevins to the beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 9.9634 acres more or less, according to survey prepared by Meridian Associates and filed of record in Plat Slide 2268, Scott County Clerk's Office.

Being a part of the same property conveyed to Ralph C. Giles and Lucy Jane Giles (aka Lucy W. Giles), his wife, by Deed of Conveyance from Hattie Hamon, a widow, dated April 3, 1961, and of record in Deed Book 90, Page 265. Ralph C. Giles died testate a resident of Georgetown, Scott County, Kentucky, on June 9, 1996, and by the terms of the survivorship language contained in said Deed, all of Ralph C. Giles interest in said property vested in his wife, Lucy Jane Giles (aka Lucy W. Giles). Lucy W. Giles (aka Lucy Jane Giles) died testate a resident of Georgetown, Scott County, Kentucky, on June 17, 2009. Her Will was probated in Will Book 18, Page 81, Scott County Clerk's Office, and by the terms of said will, the Co-Executors are authorized to convey said property.

For current source of title, see Deed Book 335, Page 121, in said Clerk's Office.

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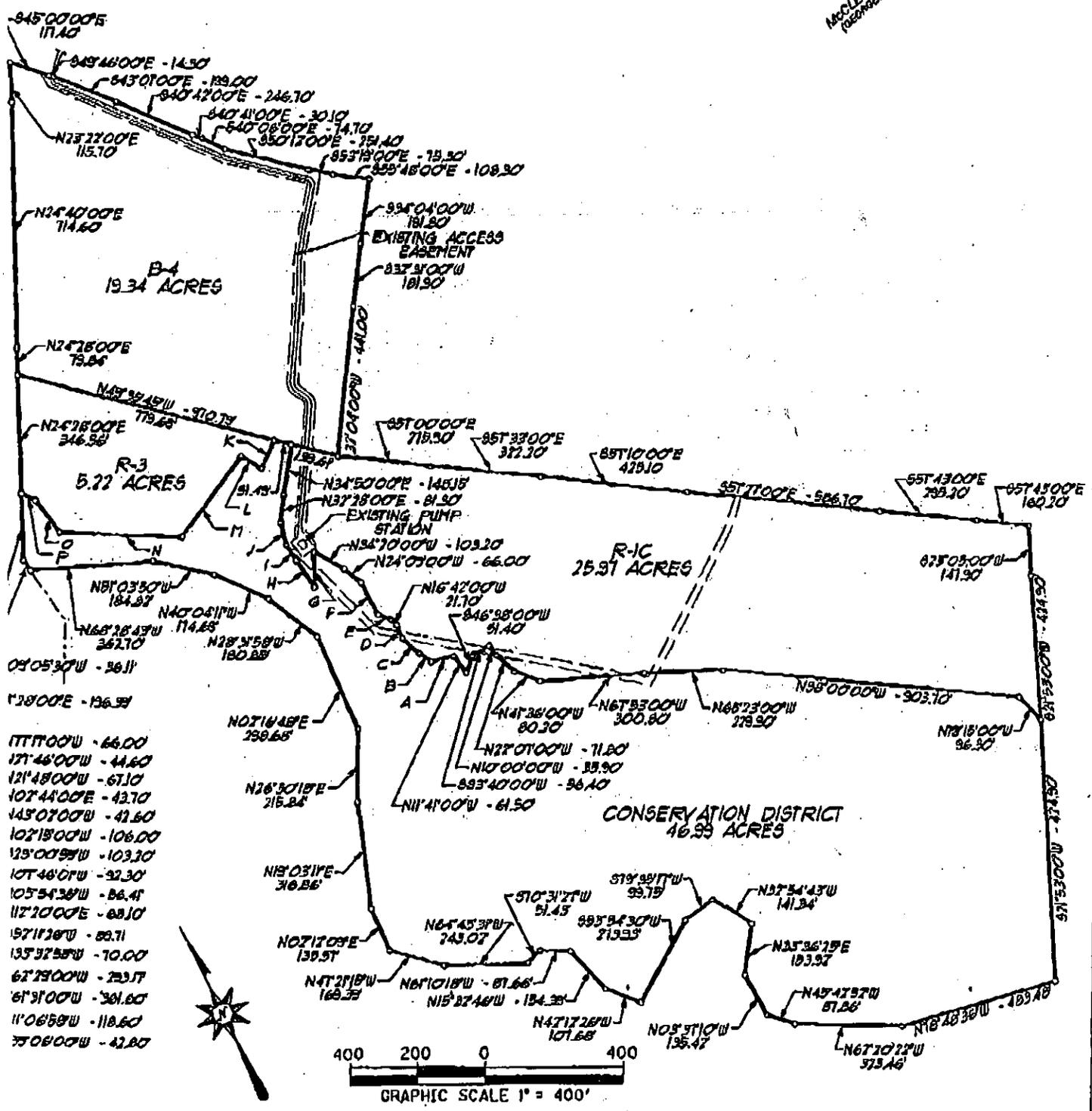
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EXHIBIT "B"

Snyder

McCLELLAND CIRCLE
(200' x 250' x 50' x 250')

LEXINGTON RD. (U.S. 29)



Es Partners, PLLC



ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS

30 HALL STREET
LEXINGTON, KENTUCKY 40503
PHONE (606) 794-4445

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