

CITY OF GEORGETOWN, KENTUCKY

ORDINANCE NO. 17-015

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY CONTAINING 122.2 ACRES LOCATED AT 1341 CINCINNATI ROAD, GEORGETOWN COUNTY, KENTUCKY FROM A-1 to R-1C (PUD) and C-1 (Conservation).

SUMMARY

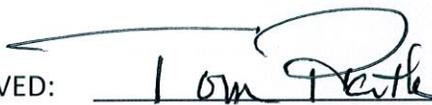
Amends the official Georgetown-Scott County Zoning Map to show a change in the zoning classification for certain real property consisting of certain real property consisting of a total of 122.2 acres located at 1341 Cincinnati Road, Georgetown, Scott County, Kentucky from A-1 (Agricultural) to R-1C (PUD) (Low Density Residential) and C-1 (Conservation); provides for severability, repeal of inconsistent ordinances and an effective date upon passage and publication.

The full text of Ordinance 17-015 is available for examination in the City Clerk's Office, 100 North Court Street, Georgetown, Kentucky 40324 or at www.georgetownky.gov.

INTRODUCED AND PUBLICLY READ FIRST TIME: November 27, 2017

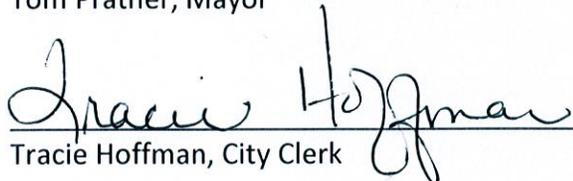
PUBLICLY READ SECOND TIME AND PASSED: December 11, 2017

APPROVED:



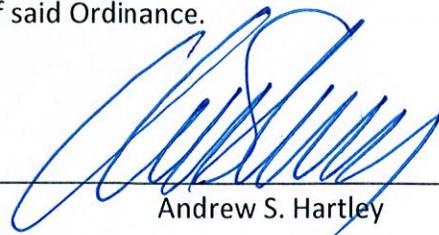
Tom Prather, Mayor

ATTEST:



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 17-015 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

ORDINANCE NO. 17-015

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY CONTAINING 122.2 ACRES LOCATED AT 1341 CINCINNATI ROAD, GEORGETOWN COUNTY, KENTUCKY FROM A-1 to R-1C (PUD) and C-1 (Conservation).

SPONSOR: Council Member Connie Tackett

WHEREAS, the application of Urban Groupe (initial applicant), and assigned and corrected applicant being HSC Ventures, LLC, with a mailing address of 153 Patchen Drive, Suite 51, Lexington, Kentucky, 40517 having been filed with the Georgetown-Scott County Planning Commission on or about the 1st day of September, 2017, requesting a zoning classification change of certain real property consisting of a total of 122.2 acres located at 1341 Cincinnati Road, Georgetown, Scott County, Kentucky from A-1 (Agricultural) to R-1C (PUD) (Low Density Residential) and C-1 (Conservation), as more particularly described in Exhibits A and B, attached hereto and incorporated by reference herein; and

WHEREAS, the matter having been heard publicly by the Planning Commission on the 9th day of November, 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 to make certain findings of fact and to recommend approval of the application to the Georgetown City Council; and

NOW, THEREFORE, Be it ordained by the City of Georgetown, Kentucky:

SECTION ONE

That the Findings of Fact and Recommendations of the Planning Commission are hereby adopted and incorporated herein as if fully copied at length.

SECTION TWO

That the Georgetown-Scott County official zoning map is hereby amended to show a change in the zoning classification for certain real property consisting of a total 122.2 acres located at 1341 Cincinnati Road, Georgetown, Scott County, Kentucky as more particularly described in Exhibits A and B, attached hereto and incorporated by reference herein, from A-1 (Agricultural) to R-1C (PUD) (Low Density Residential) and C-1 (Conservation) in the City of Georgetown, Scott County, Kentucky.

SECTION THREE

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

SECTION FOUR

If any portion of this Ordinance is for any reason held invalid or unlawful such portion shall be deemed a separate provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION FIVE

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

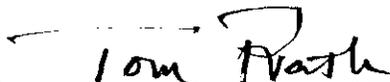
SECTION SIX

This Ordinance shall be in full force and effect upon passage and publication.

PUBLICLY INTRODUCED AND READ FIRST TIME: November 27, 2017

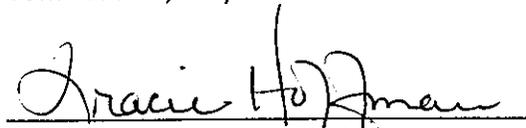
PUBLICLY READ SECOND TIME AND PASSED: December 11, 2017

APPROVED:



Tom Prather, Mayor

ATTEST:



Tracie Hoffman, City Clerk

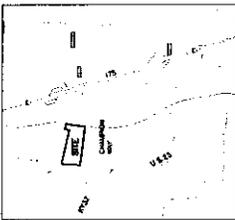
(1341 Cincinnati Road Property Description)

Exhibit A

Beginning at a point in the right-of-way of U.S. Highway 25, corner to John L. Drake, said corner being approximately 1.7 miles north of Georgetown, Scott County, Kentucky; thence N. 2° 09' E, 60 feet; N 5° 05' E, 1818.00 feet with the right-of-way of U.S. Highway 25 to the corner of Price estate; thence with the lines of Price estate S 76° 50' E, 2827.10 feet; N 16° 10' E, 426.70 feet; S 76° 50' E, 466.10 feet to the right-of-way of the Southern Railroad; thence with said right-of-way S 10° W, 200 feet; S 10° 40' W, 1548.5 feet to a point; thence with a new division line N 86° 22' W, 3094.00 feet to the point of beginning, and containing 122.17 acres.

Being the same property conveyed to Estill West and Walter West, husband and wife, from Louise Graves Cline and A.P. Cline, wife and husband, by Deed dated February 29, 1972, and recorded on March 3, 1972, in Deed Book 117, Page 399, in the Scott County Clerk's Office.

Being the same property conveyed to: (1) Linda W. Stratton n/k/a Linda Reynolds, a married person, by virtue of the Last Will and Testament of Estill D. West, recorded in Will Book 5, Page 210, in the Scott County Clerk's Office (probated in the Scott District Probate Court, Case No. 88-P-013), and the Last Will and Testament of Walter West, recorded in Will Book 8, Page 116, in the Scott County Clerk's Office (probated in the Scott District Probate Court, Case No. 94-P-227); (2) Sue W. Toncray, a married person, by virtue of the Last Will and Testament of Estill D. West, recorded in Will Book 5, Page 210, in the Scott County Clerk's Office (probated in the Scott District Probate Court, Case No. 88-P-013), and the Last Will and Testament of Walter West, recorded in Will Book 8, Page 116, in the Scott County Clerk's Office (probated in the Scott District Probate Court, Case No. 94-P-227); (3) George Thomas Burgess, a married person, by virtue of the Last Will and Testament of Walter West, recorded in Will Book 8, Page 116, in the Scott County Clerk's Office (probated in the Scott District Probate Court, Case No. 94-P-227); (4) Bobby Gene Griffith, as Trustee of the Exempt Family Trust Estate Created Under Subparagraph B1 of Article II of the Betty Yancey Griffith Trust Under Agreement Dated May 30, 2007, by virtue of that certain Deed dated February 24, 2009, in Deed Book 323, Page 109, and recorded on February 26, 2009 in the Scott County Clerk's Office; and Bobby Gene Griffith, a married person (now deceased), as 1/12 Tenant in Common, by virtue of that certain Deed dated May 16, 1997, in Deed Book 224, Page 590, and recorded in the Scott County Clerk's Office.



VICINITY MAP

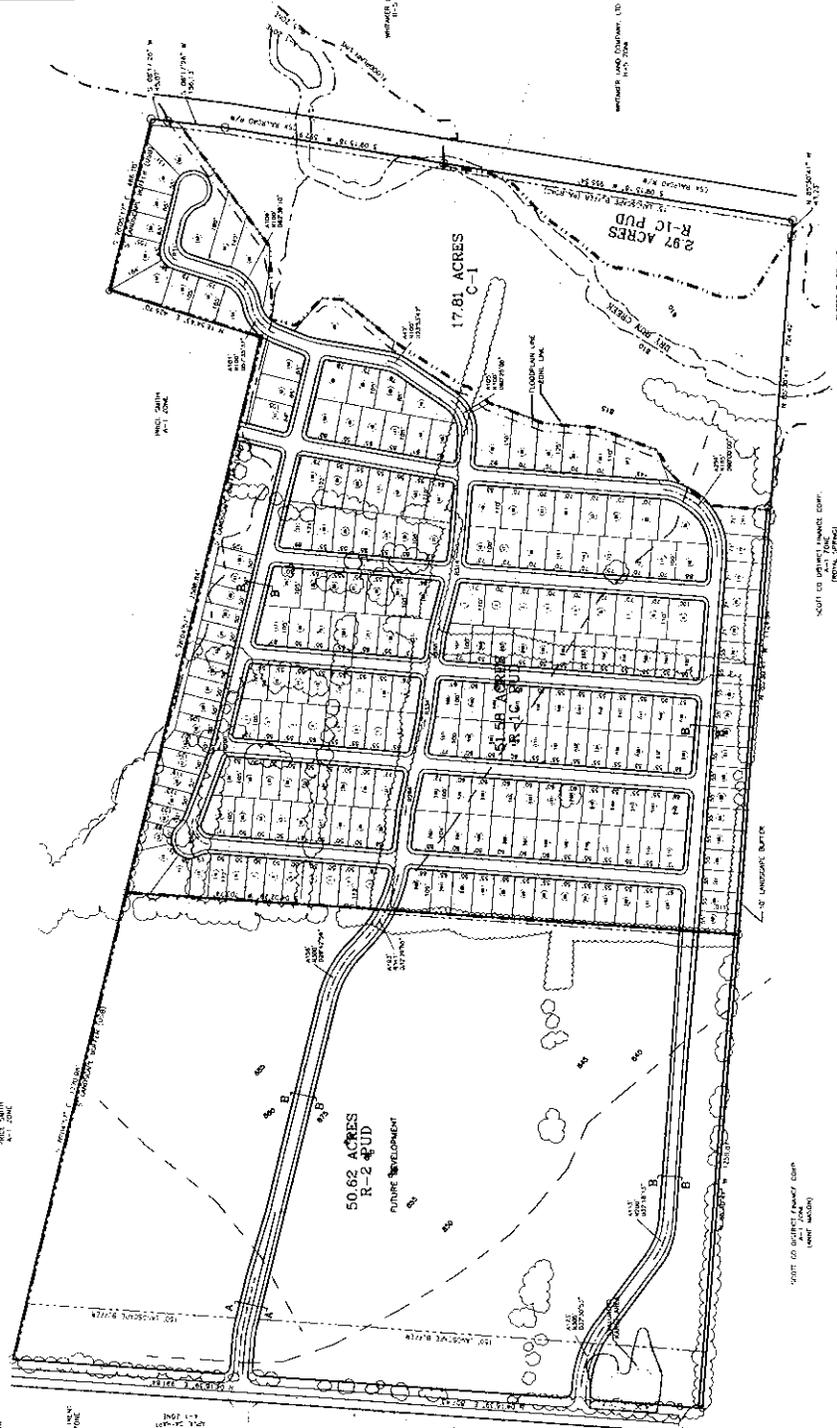
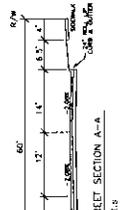
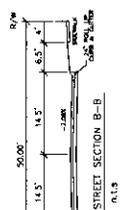


STATISTICS
 TOTAL AREA 122.2 ACRES
 RECORDED P-1-C PUD 2.97 ACRES
 TOTAL PUD AREA 177.81 ACRES
 TOTAL LOTS 1,172
 LOTS PER ACRE 6.61
 LOTS PER ACRE (MINIMUM) 6.00
 LOTS PER ACRE (MAXIMUM) 7.20
 TOTAL ROADWAY AREA 1.50 ACRES
 TOTAL UTILITY AREA 0.25 ACRES
 TOTAL OPEN SPACE 1.00 ACRES
 TOTAL PARKING AREA 0.50 ACRES
 TOTAL LOT AREA 177.81 ACRES
 TOTAL ROADWAY AREA 1.50 ACRES
 TOTAL UTILITY AREA 0.25 ACRES
 TOTAL OPEN SPACE 1.00 ACRES
 TOTAL PARKING AREA 0.50 ACRES

OWNER: BETTY YANCEY GRIFFITH TRUST
 ARCHITECT: THOROUGHBRED ENGINEERING, LLC
 110 E. MAIN ST., SUITE 208, GEORGETOWN, KY 40324
 CINCINNATI, KY 45217
 SCALE: 1" = 150'



THOROUGHBRED ENGINEERING
 110 E. MAIN ST., SUITE 208, GEORGETOWN, KY 40324
 CINCINNATI, KY 45217
 CIVIL DESIGN - GEOTECHNICAL ENGINEERING - AS SPECIAL INSPECTIONS - MATERIAL TESTING - LAND SURVEYING - GEOTECHNICAL DRILLING



CERTIFICATION OF OWNERSHIP AND DEEDS
 I, LAND GRANTOR HEREBY CERTIFY THAT I AM THE AND THE ONLY LEGAL OWNER AND THAT I HAVE FULL POWER AND AUTHORITY TO EXECUTE THIS INSTRUMENT AND THAT I HAVE NOT BEEN CONVICTED OF ANY CRIME THAT WOULD DISQUALIFY ME FROM HOLDING OFFICE OR FROM EXERCISING MY RIGHTS AS AN OWNER OF REAL PROPERTY IN THE STATE OF KENTUCKY. I HAVE NOT BEEN CONVICTED OF ANY CRIME THAT WOULD DISQUALIFY ME FROM HOLDING OFFICE OR FROM EXERCISING MY RIGHTS AS AN OWNER OF REAL PROPERTY IN THE STATE OF KENTUCKY. I HAVE NOT BEEN CONVICTED OF ANY CRIME THAT WOULD DISQUALIFY ME FROM HOLDING OFFICE OR FROM EXERCISING MY RIGHTS AS AN OWNER OF REAL PROPERTY IN THE STATE OF KENTUCKY.

CERTIFICATION OF PRELIMINARY PLAN
 I HEREBY CERTIFY THAT THE PRELIMINARY PLAN FOR THIS SUBDIVISION WAS PREPARED BY A LICENSED PROFESSIONAL ENGINEER AND THAT THE PLAN COMPLIES WITH ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS OF THE STATE OF KENTUCKY AND THE COUNTY OF GEORGETOWN, KENTUCKY. I HAVE NOT BEEN CONVICTED OF ANY CRIME THAT WOULD DISQUALIFY ME FROM HOLDING OFFICE OR FROM EXERCISING MY RIGHTS AS AN OWNER OF REAL PROPERTY IN THE STATE OF KENTUCKY.

NOTE:
 THE DATE OF RECORDING THIS INSTRUMENT SHALL BE THE DATE OF RECORDING THIS INSTRUMENT IN THE PUBLIC RECORDS OF THE COUNTY OF GEORGETOWN, KENTUCKY.

ZONE AMENDMENT EXHIBIT AND PRELIMINARY SUBDIVISION PLAT
BETTY YANCEY GRIFFITH TRUST PROPERTY
 CINCINNATI PIKE GEORGETOWN, KENTUCKY

SCALE:	1" = 150'
DATE:	5-29-17
REVISION:	10-5-17
DESIGNER:	A.B.C.
CHECKER:	the work with contour-resubmit.dwg