

CITY OF GEORGETOWN, KENTUCKY
ORDINANCE NO. 16-017

AN ORDINANCE RELATED TO CHANGING THE ZONE FOR CERTAIN REAL PROPERTY CONTAINING A TOTAL OF 99.73 ACRES, MORE OR LESS, OWNED BY WHITAKER LAND COMPANY, LTD, SAID PROPERTY SITUATED IN THE NORTHWEST QUADRANT OF THE INTERSTATE 75 AND KY 3552 INTERSECTION IN NORTHERN GEORGETOWN, SCOTT COUNTY, KENTUCKY.

WHEREAS, the application of Whitaker Land Company, Ltd., a Kentucky limited liability company, whose mailing address is P. O. Box 14037, Lexington, Kentucky 40512, having been filed with the Georgetown-Scott County Planning Commission on October 3, 2016, requesting a zoning classification change from Agricultural A-1 to Commercial B-5 for 38.90 acres, from Residential R-2 to Commercial B-5 for 50.31 acres, and from Residential R-2 to Professional Office P-1 for 10.52 acres, said property being situated in the northwest quadrant of the Interstate 75 and KY 3552 intersection in northern Georgetown, Scott County, Kentucky; and

WHEREAS, the matter having been heard publicly by the Planning Commission on the 10th day of November, 2016, 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 7 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 a total of 99.73 acres, more or less, from Agricultural A-1 to Commercial B-5 for 38.90 acres, from Residential R-2 to Commercial B-5 for 50.31 acres, and from Residential R-2 to Professional Office P-1 for 10.52 acres, all in accordance with the application for same, said property being more fully described as follows:

SEE LEGAL DESCRIPTION OF PROPERTY HEREBY REZONED ATTACHED HERETO, INCORPORATED HEREIN, AND MADE A PART HEREOF BY REFERENCE AS EXHIBIT "A", EXHIBIT "B" AND EXHIBIT "C".

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 12th day of December, 2016, and read for the second time on the 9th day of January, 2017, and become effective on the date of its publication.

PASSED CITY COUNCIL, GEORGETOWN, KENTUCKY, KENTUCKY,

by a vote of 8-0 on the 9th day of January, 2017, and published on the _____ day of _____, 2017.

CITY COUNCIL
GEORGETOWN, KENTUCKY,

By: 
TOM PRATHER
Mayor

ATTEST:


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. 16-017 relating to changing the zoning classifications as indicated in said Ordinance for property owned by Whitaker Land Company, Ltd., situated in the northwest quadrant of the Interstate 75 and KY 3552 intersection in northern Georgetown, Scott County, Kentucky.

IN TESTIMONY WHEREOF, witness my hand, the Seal of said City, on this the 11 day of January, 2017.

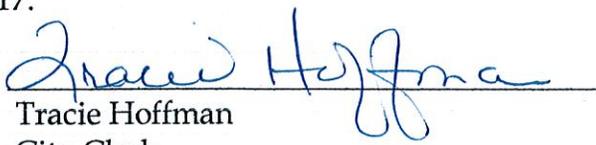

Tracie Hoffman
City Clerk

EXHIBIT "A"

Champion Way (a portion of)
Whitaker Land Company, Ltd.
Zone Change from A-1 to B-5
Georgetown, Scott County, Kentucky

A TRACT OR PARCEL OF LAND SITUATED IN THE NORTHWEST QUADRANT OF THE INTERSTATE 75 AND KY 3552 INTERSECTION IN NORTHERN GEORGETOWN, SCOTT COUNTY, KENTUCKY AND BEING MORE FULLY DESCRIBED AND BOUNDED AS FOLLOWS:

BEGINNING AT A POINT in the eastern property line of Whitaker Land Company, Ltd. as recorded in Deed Book 174, Page 338 in the Office of the County Clerk of Scott County, Kentucky said point also lying in the existing western right of way of Interstate 75 located 675.00 feet left of Station 5144+00.00 as defined in Kentucky Transportation Cabinet Project Item Number 7-425.0 (FD52 105 0075 126-128); thence with the said right of way for the following three (3) calls: South 33 Degrees 29 Minutes 03 Seconds West a distance of 123.02 feet; thence South 67 Degrees 52 Minutes 30 Seconds West a distance of 330.92 feet; thence South 58 Degrees 36 Minutes 48 Seconds West a distance of 72.57 feet to a point in the existing A-1/R-2 zone line; thence with the existing zone line North 72 Degrees 12 Minutes 33 Seconds West a distance of 2028.36 feet to a point in the centerline of the western track of Southern Railway; thence with the said line North 08 Degrees 15 Minutes 14 Seconds East a distance of 196.60 feet; thence leaving said centerline and with the proposed zone line for the following eight (8) calls: South 81 Degrees 44 Minutes 46 Seconds East a distance of 50.00 feet; thence North 42 Degrees 32 Minutes 18 Seconds East a distance of 751.58 feet; thence North 65 Degrees 39 Minutes 02 Seconds East a distance of 331.32 feet; thence South 59 Degrees 19 Minutes 22 Seconds East a distance of 215.80 feet; thence South 38 Degrees 06 Minutes 39 Seconds East a distance of 806.54 feet; thence along an arc 253.30 feet to the right, having a radius of 1075.00 feet, the chord of which is North 64 Degrees 56 Minutes 14 Seconds East for a distance of 252.72 feet; thence South 18 Degrees 18 Minutes 45 Seconds East a distance of 50.00 feet; thence South 45 Degrees 14 Minutes 31 Seconds East a distance of 777.41 feet **TO THE POINT OF BEGINNING.**

The above described parcel contains 38.90 acres.

EXHIBIT "B"

Champion Way (a portion of)
Whitaker Land Company, Ltd.
Zone Change from R-2 to B-5
Georgetown, Scott County, Kentucky

A TRACT OR PARCEL OF LAND SITUATED IN THE NORTHWEST QUADRANT OF THE INTERSTATE 75 AND KY 3552 INTERSECTION IN NORTHERN GEORGETOWN, SCOTT COUNTY, KENTUCKY AND BEING MORE FULLY DESCRIBED AND BOUNDED AS FOLLOWS:

BEGINNING AT A POINT in the southern property line of Whitaker Land Company, Ltd. as recorded in Deed Book 174, Page 338 in the Office of the County Clerk of Scott County, Kentucky said point also lying in the existing northern right of way of KY 3552 located 110.00 feet left of Station 114+50 as defined in Kentucky Transportation Cabinet Project Item Number 7-425.0 (FD52 105 0075 126-128 thence with the said right of way for the following three (3) calls: South 47 Degrees 20 Minutes 12 Seconds West a distance of 497.77 feet; thence South 35 Degrees 24 Minutes 55 Seconds West a distance of 530.21 feet; thence South 39 Degrees 15 Minutes 14 Seconds West a distance of 464.02 feet to a point in the centerline of Champion Way; thence with the said centerline for the following two (2) calls: along an arc 806.74 feet to the left, having a radius of 1968.04 feet, the chord of which is North 68 Degrees 45 Minutes 31 Seconds West for a distance of 801.10 feet; thence North 80 Degrees 30 Minutes 07 Seconds West a distance of 331.21 feet to a point in the centerline of the western rail of Southern Railway; thence with the said centerline for the following two (2) calls: North 3 Degrees 45 Minutes 29 Seconds East a distance of 70.75 feet; thence North 8 Degrees 15 Minutes 14 Seconds East a distance of 1407.24 feet to a point in the existing A-1/R-2 Zone line; thence with the said line South 72 Degrees 12 Minutes 33 Seconds East a distance of 2028.36 feet to a point in the northern right of way of KY 3552; thence South 58 Degrees 36 Minutes 48 Seconds West a distance of 114.53 feet **TO THE POINT OF BEGINNING.**

The above described parcel contains 50.31 acres.

Champion Way (a portion of)
Whitaker Land Company, Ltd.
Zone Change from R-2 to P-1
Georgetown, Scott County, Kentucky

A TRACT OR PARCEL OF LAND SITUATED IN THE SOUTHWEST QUADRANT OF THE INTERSTATE 75 AND KY 3552 INTERCHANGE IN NORTHERN GEORGETOWN, SCOTT COUNTY, KENTUCKY AND BEING MORE FULLY DESCRIBED AND BOUNDED AS FOLLOWS:

BEGINNING AT A POINT lying in the existing southern right of way of KY 3552 located 120.00 feet right of KY 3552 Station 110+90 as defined in Kentucky Transportation Cabinet Project Item Number 7-425.0 (FD52 105 0075 126-128 thence with the said right of way thence North 52 Degrees 01 Minutes 14 Seconds East a distance of 276.64 feet to a point in the proposed zone line; thence with the proposed zone line for the following seven (7) calls: along an arc 197.33 feet to the left, having a radius of 500.00 feet, the chord of which is South 51 Degrees 27 Minutes 34 Seconds East for a distance of 196.05 feet; thence South 62 Degrees 45 Minutes 57 Seconds East a distance of 131.10 feet; thence South 27 Degrees 14 Minutes 03 Seconds West a distance of 39.13 feet; thence along an arc 181.20 feet to the right, having a radius of 350.00 feet, the chord of which is South 42 Degrees 03 Minutes 56 Seconds West for a distance of 179.18 feet; thence South 56 Degrees 53 Minutes 49 Seconds West a distance of 91.36 feet; thence along an arc 183.43 feet to the left, having a radius of 500.00 feet, the chord of which is South 46 Degrees 23 Minutes 15 Seconds West for a distance of 182.40 feet; thence South 35 Degrees 52 Minutes 41 Seconds West a distance of 937.55 feet to a point in the centerline of Champion Way; thence with the said centerline along an arc 342.06 feet to the left, having a radius of 1968.04 feet, the chord of which is North 44 Degrees 42 Minutes 05 Seconds West for a distance of 341.63 feet; thence leaving the said centerline and with the southern right of way of KY 3552 for the following two (2) calls: North 37 Degrees 56 Minutes 34 Seconds East a distance of 392.03 feet; thence North 35 Degrees 52 Minutes 41 Seconds East a distance of 694.97 feet **TO THE POINT OF BEGINNING.**

The above described parcel contains 10.52 acres.

CITY OF GEORGETOWN, KENTUCKY

ORDINANCE NO. 16-017

AN ORDINANCE AMENDING THE GEORGETOWN-SCOTT COUNTY ZONING ORDINANCE

SUMMARY

Amends the Georgetown-Scott County Zoning Ordinance to show a change in the zoning classification for certain real property consisting of a total of 99.73 acres located at the North-West quadrant of the intersection of Interstate 75 and KY 3552 in Georgetown, Kentucky, for 38.90 acres from Agricultural A-1 to Commercial B-5; for 50.31 acres from Residential R-2 to Commercial B-5; and for 10.52 acres from Residential R-2 to Commercial Professional Office P-1; provides for an effective date upon passage and publication.

The full text of Ordinance 16-017 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: December 12, 2016

PUBLICLY READ SECOND TIME AND PASSED: January 9, 2017

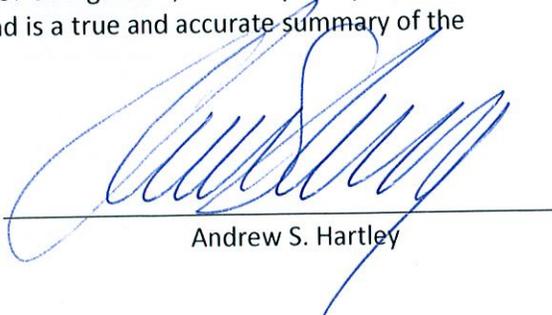
APPROVED:


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 16-017 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