

CITY OF GEORGETOWN, KENTUCKY

ORDINANCE NO. 18-004

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY CONTAINING 3.014 ACRES LOCATED AT 110 E. SHOWALTER DR. IN GEORGETOWN, SCOTT COUNTY, KENTUCKY FROM I-1 to B-2.

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 3.014 acres located at 10 E. Showalter Rd. in the City of Georgetown, Scott County, Kentucky from I-1 (Light Industrial) to B-2 (Highway Commercial); provides for severability, repeal of inconsistent ordinances and an effective date upon passage and publication.

The full text of this Ordinance is available for examination in the City Clerk's Office, 100 North Court Street, Georgetown, Kentucky 40324 or at [www.georgetownky.gov](http://www.georgetownky.gov).

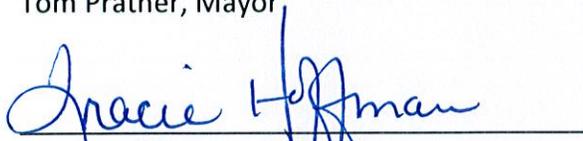
INTRODUCED AND PUBLICLY READ FIRST TIME: January 8, 2018

PUBLICLY READ SECOND TIME AND PASSED: January 22, 2018

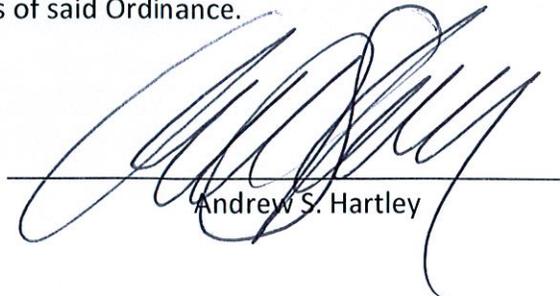
APPROVED:

  
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 18-004 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. 18-004

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY CONTAINING 3.014 ACRES LOCATED AT 110 E. SHOWALTER DR. IN GEORGETOWN, SCOTT COUNTY, KENTUCKY FROM I-1 to B-2.

SPONSOR: Connie Tackett

WHEREAS, the application of MRM Precision Machining, whose address is 110 E. Showalter Rd., Georgetown, KY 40324 having been filed with the Georgetown-Scott County Planning Commission requesting a zoning classification change of certain real property consisting of a total of 3.014 acres located at 110 E. Showalter Rd. in the City of Georgetown, Scott County, Kentucky as more particularly described in Exhibit A, attached hereto and incorporated by reference herein from I-1 (Light Industrial) to B-2 (Highway Commercial); 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 of 3.014 acres located at 110 E. Showalter Rd. in the City of Georgetown, Scott County, Kentucky as more

particularly described in Exhibits A and B, attached hereto and incorporated by reference herein from I-1 (Light Industrial) to B-2 (Highway Commercial).

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.

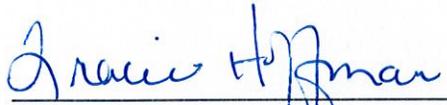
SECTION SIX

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

PUBLICLY INTRODUCED AND READ FIRST TIME: January 8, 2018

PUBLICLY READ SECOND TIME AND PASSED: January 22, 2018

APPROVED:   
Tom Prather, Mayor

ATTEST:   
Tracie Hoffman, City Clerk

**EXHIBIT "A"**

**GIS #168-10-336.000, 168-10-336.001, 168-10-336.002**

**TRACT A:**

**Parcel One:**

Lying and being in the City of Georgetown, Scott County, Kentucky, and facing on Showalter Drive thereon and more particularly described as follows: Beginning at a point on the south side of Showalter Drive and on the northerly line of the property of Hydro-Plastic, Inc., said point being N 87\*58' W 50 feet from the northwest corner of the property of Dow Furnace Company (formerly the property of Showalter); thence S 05\*17' W 175 feet to a point; thence S 87\*58' E 50 feet to a point in the common boundary line between the property of Hydro-Plastic, Inc. and the property of Dow Furnace Company (formerly the property of Showalter) as such boundary line existed prior to this deed; thence N 05\*17' E 175 feet along said common boundary line to a point, said point being on the south side of Showalter Drive; thence N 87\*58' W 50 feet along the south side of Showalter Drive to the point and place of beginning.

Said property is shown on the Plat of the Showalter Property on U.S. 25, dated October 7, 1966, of record in Plat Slide 233, in the Scott County Clerk's Office.

**Parcel Two:**

**Tract #2:**

That certain tract or parcel of land lying and being immediately south of and adjoining Tract #1 above described, and beginning at the southwest corner of Tract #1, an iron pin; thence with the line of Tract #1, S 87\*58' E 270 feet to an iron pin in the corner of Tract #1; thence with the line of Showalter Brothers, S 05\*17' W 325 feet to an iron pin corner to property of Showalter Brothers; thence with the line of Showalter Brothers, N 87\*58' W 270 feet to an iron pin corner to Hydro-Plastic, Inc.; thence with its line N 05\*17' E 325 feet to an iron pin and the point of beginning. Said property is shown on the Plat of the Showalter Property on U.S. 25, dated October 7, 1966, of record in Plat Slide 233, in the Scott County Clerk's Office.

NOTE: The aforementioned Tract #1 is more particularly described in that deed dated July 14, 2008 of record in Deed Book 319, Page 261.

**AND BEING** the same property conveyed to MRM Precision Machining, LLC, a Ky. limited liability company, by Deed dated February 23, 2015, and of record in Deed Book 366, Page 791, Scott County Clerk's Office.

**TRACT B:**

That certain tract or parcel of land lying and being on the south side of Showalter Drive in the City of Georgetown, Scott County, Kentucky, beginning at a point on the south side of Showalter Drive, corner to the property of Hydro-Plastic, Inc., an iron pin; thence with the line of Showalter Drive, S 87\*58' E 270 feet to an iron pin; thence with a new line of Showalter Brothers S 05\*17' W 125 feet corner to Tract #2, an iron pin; thence with the line of Tract #2, N 87\*58' W 270 feet to an iron pin in the line of Hydro-

Plastic, Inc.; thence with the line of Hydro-Plastic, Inc., N 05\*17' E 125 feet to an iron pin and point of beginning.

Said property is shown on the Plat of the Showalter Property on U.S. 25, dated October 7, 1966, of record in Plat Slide 233, in the Scott County Clerk's Office.

**AND BEING** the same property conveyed to MRM Precision Machining, LLC, a Ky. limited liability company, by Deed dated July 21, 2015, and of record in Deed Book 370, Page 632, Scott County Clerk's Office.