

CITY OF GEORGETOWN, KENTUCKY

ORDINANCE NO. 18-007

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY CONTAINING 6.0390 ACRES LOCATED AT 3189 PARIS PIKE IN GEORGETOWN, SCOTT COUNTY, KENTUCKY FROM B-2 TO R-3.

SUMMARY

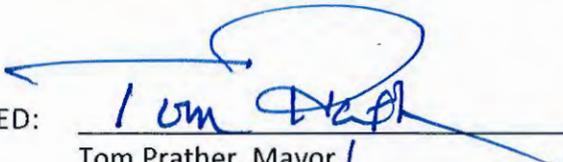
Amends the official Georgetown-Scott County Zoning Map to show a change in the zoning classification for certain real property consisting of a total of 6.0390 acres located 3189 Paris Pike in the City of Georgetown, Scott County, Kentucky, as more particularly described in Exhibit A, attached hereto and incorporated by reference herein from B-2 (Highway Commercial) to R-3 (Residential); 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).

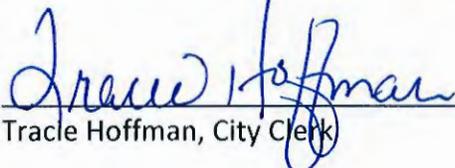
INTRODUCED AND PUBLICLY READ FIRST TIME: February 12, 2018

PUBLICLY READ SECOND TIME AND PASSED: February 26, 2018

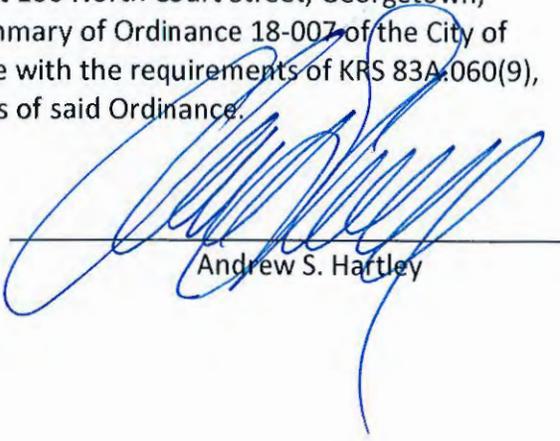
APPROVED:

  
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 18-007 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. 18-007

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY CONTAINING 6.0390 ACRES LOCATED AT 3189 PARIS PIKE IN GEORGETOWN, SCOTT COUNTY, KENTUCKY FROM B-2 TO R-3.

SPONSOR: Council Member Marvin Thompson

WHEREAS, the application of KDC Georgetown Land, LLC, whose address is 320 Whittington Parkway, Suite 304, Louisville, Kentucky 40222 having been filed with the Georgetown-Scott County Planning Commission requesting a zoning classification change of certain real property consisting of a total of 6.0390 acres located at 3189 Paris Pike, in Georgetown, Scott County, Kentucky, as more particularly described in Exhibit A, attached hereto and incorporated by reference herein, from B-2 (Highway Commercial) to R-3 (Residential); and

WHEREAS, the matter having been heard publicly by the Planning Commission on the 11th day of January 2018, 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 6.0390 acres located in the City of Georgetown, Scott County, Kentucky as more particularly described in

Exhibits A, attached hereto and incorporated by reference herein from B-2 (Highway Commercial) to R-3 (Residential).

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

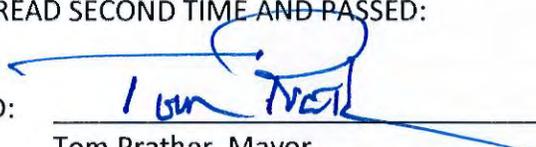
All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

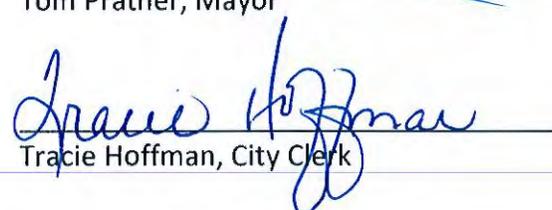
SECTION SIX

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

PUBLICLY INTRODUCED AND READ FIRST TIME: February 12, 2018

PUBLICLY READ SECOND TIME AND PASSED: February 26, 2018

APPROVED:   
Tom Prather, Mayor

ATTEST:   
Tracie Hoffman, City Clerk

## EXHIBIT "A"

**GIS #190-20-109.00**

### **REVISED TRACT 2A of PLAT CABINET 9, SLIDE 53:**

#### **Lot One (1):**

Lying and being in the City of Georgetown, Scott County, Kentucky, and facing on Paris Pike (US 460) and more particularly described as follows: Beginning at an iron pin on the south side of Paris Pike and the northerly property line of KDC-Georgetown Land, LLC, and being the Revised Tract 2A northwest property corner; thence S3° 34' 21"W, 147.79 feet to a point on the Revised Tract 2A westerly line; thence N83° 29' 56"E, 256.76 feet to a point; thence along a curve to the left 38.58 feet, having a radius of 20.00 feet and a chord N28° 14' 20"E, 32.87 feet to a point; thence along a curve to the right 77.00 feet, having a radius of 215.00 feet and a chord N16° 45' 40"W, 76.59 feet to a point; thence N6° 30' 04"W, 43.13 feet to a point on the Revised Tract 2A northerly line; thence S83° 29' 56"W, 236.00 feet to an iron pin and the place of beginning containing 36,873 Sq. Ft. (0.8465 acres).

Said property is a portion of Revised Tract 2A owned by KDC-Georgetown Land, LLC of record in Plat Cabinet 9, Slide 53, in the Scott County Clerk's Office.

#### **Lot Two (2):**

Lying and being in the City of Georgetown, Scott County, Kentucky, and facing on Paris Pike (US 460) and more particularly described as follows: Beginning at an iron pin on the south side of Paris Pike and the northerly property line of KDC-Georgetown Land, LLC, and being a Revised Tract 2A northerly property corner; thence S0° 48' 25"E, 20.14 feet to an iron pin on the Revised Tract 2A northerly line; thence S83° 29' 56"W, 178.88 feet to a point on the Revised Tract 2A northerly line; thence S6° 30' 04"E, 104.54 feet to a point; thence along a curve to the left 92.70 feet, having a radius of 166.71 feet and a chord S44° 02' 31"E, 91.51 feet to a point; thence N83° 29' 56"E, 196.61 feet to a point; thence N6° 30' 04"W, 194.46 feet to a point on the Revised Tract 2A northerly line; thence S85° 38' 45"W, 71.54 feet to an iron pin and the place of beginning containing 44,420 Sq. Ft. (1.0197 acres).

Said property is a portion of Revised Tract 2A owned by KDC-Georgetown Land, LLC of record in Plat Cabinet 9, Slide 53, in the Scott County Clerk's Office.

#### **Lot Three (3):**

Lying and being in the City of Georgetown, Scott County, Kentucky, and facing on Paris Pike (US 460) and more particularly described as follows: Beginning at an iron pin on the south side of Paris Pike and the northerly property line of KDC-Georgetown Land, LLC, and being the Revised Tract 2A northeast property corner; thence S85° 38' 45"W, 197.58 feet to a point on the Revised Tract 2A northerly line; thence S6° 30' 04"E, 194.46 feet to a point; thence S83° 29' 56"W, 196.61 feet to a point; thence along a curve to the right 92.70 feet, having a radius of 166.71 feet and a chord N44° 02' 31"W, 91.51 feet to a point; thence N6° 30' 04"W, 104.54 feet to a point on the Revised Tract 2A northerly line; thence S83° 29' 56"W, 60.00 feet to a point on the Revised Tract 2A northerly line; thence S6° 30' 04"E, 43.13 feet to

a point; thence along a curve to the left 77.00 feet, having a radius of 215.00 feet and a chord S16° 45' 40"E, 76.59 feet to a point; thence along a curve to the right 38.58 feet, having a radius of 20.00 feet and a chord S28° 14' 20"W, 32.87 feet to a point; thence S83° 29' 56"W, 256.76 feet to a point on the Revised Tract 2A westerly line; thence S3° 34' 21"W, 213.74 feet to an iron pin being the Revised Tract 2A southwest property corner; thence S86° 25' 39"E, 413.59 feet to an iron pin on the Revised Tract 2A southerly line; thence S86° 25' 39"E, 230.56 feet to an iron pin on the Revised Tract 2A southerly line; thence N69° 58' 24"E, 66.03 feet to an iron pin on the Revised Tract 2A southerly line; thence S71° 12' 20"E, 17.66 feet to an iron pin being the Revised Tract 2A southeast property corner; thence N18° 47' 40"E, 113.02 feet to an iron pin on the Revised Tract 2A easterly line; thence S72° 00' 34"E, 59.45 feet to an iron pin on the Revised Tract 2A easterly line; thence N17° 59' 26"E, 123.51 feet to an iron pin on the Revised Tract 2A easterly line; thence along a curve to the left 195.20 feet, having a radius of 170.00 feet and a chord N14° 54' 12"W, 184.65 feet to an iron pin on the Revised Tract 2A easterly line; thence along a curve to the right 98.74 feet, having a radius of 130.00 feet and a chord N26° 02' 19"W, 96.38 feet to an iron pin on the Revised Tract 2A easterly line; thence N4° 16' 48"W, 7.27 feet to an iron pin and the place of beginning containing 263,058 Sq. Ft. (6.0390 acres).

Said property is a portion of Revised Tract 2A owned by KDC-Georgetown Land, LLC of record in Plat Cabinet 9, Slide 53, in the Scott County Clerk's Office