


**A SUMMARY OF ORDINANCE NO. 2006-24 ENTITLED
“AN ORDINANCE REZONING PROPERTY OWNED BY GEORGE HEIRS, LOCATED
AT HAL ROGERS PARKWAY AND KENTUCKY HIGHWAY 472, LONDON,
KENTUCKY”**

This summary is prepared pursuant to KRS 83A 060(4) as a correct summary of this Ordinance. The main points of this Ordinance are that public hearings were conducted by the London-Laurel County Zoning and Planning Commission (“the Commission”) on October 10, 2006, and October 17, 2006, following a written request to the Commission that the property be rezoned. This property is located at Highway 80, and is particularly described in the full text of the Ordinance. All of the requirements of KRS 100.211 have been met. The Zoning and Planning Commission recommended that this property be zoned from split zoning of R-2 (Residential) and C-2 (Commercial) to C-2 (Commercial) for the entire tract and that the Zoning map be amended to reflect this change. The London-Laurel County Zoning and Planning Commission made findings, pursuant to KRS 100.213 that the property is split zoned and that there have been major changes in the economic and physical nature in the area which has altered the character of the property. The Ordinance as written accepts the Commission’s recommendation and ordains that this property be rezoned from split zoning of R-2 (Residential) and C-2 (Commercial) to C-2 (Commercial) for the entire tract. There has been compliance with KRS Chapter 100.

This summary is certified by City Attorney Larry G. Bryson to comply with KRS 83A.060(9), and will be effective upon publication of the summary.



LARRY G. BRYSON
LONDON CITY ATTORNEY

COMMONWEALTH OF KENTUCKY
CITY OF LONDON
ORDINANCE NO. 2006-24

AN ORDINANCE REZONING PROPERTY OWNED BY GEORGE HEIRS LOCATED AT HAL ROGERS PARKWAY AND KENTUCKY HIGHWAY 472, LONDON, KENTUCKY:

BE IT ORDAINED BY THE CITY OF LONDON AS FOLLOWS:

Public hearings were conducted by the London-Laurel County Zoning and Planning Commission on October 10, 2006, and October 17, 2006, concerning the rezoning of property owned by the following person:

(1) George Heirs property located at Hal Rogers Parkway and Kentucky Highway 472, London, Kentucky; this property is currently zoned both R-2 (residential) and C-2 (commercial), the owner has requested that this property be rezoned to all C-2 (commercial). It has been represented to the City Council of the City of London that all requirements of public notice have been met in keeping with KRS 100.211, that all legal requirements have been met and that there has been compliance with all applicable provisions of KRS Chapter 100. The rezoning of the tract of property was requested by the property owner and the hearings were conducted in a timely manner. The London-Laurel County Zoning and Planning Commission made findings, pursuant to KRS 100.213(1) that the existing zoning classifications given to the property are inappropriate because of multiple classifications and that the proposed zoning classification is appropriate and that there have been major changes of an economic and physical nature within the area involved due to other permissible commercial development which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area, and has made a recommendation of approval of this requested zone change and that the zoning map be amended to reflect these changes.

IT IS THEREFORE ORDAINED AS FOLLOWS:

(1) The property of George Heirs located at Hal Rogers Parkway and Kentucky Highway 472, London, Kentucky be rezoned from R-2 and C-2 to all C-2 and that the zoning map reflect these zone changes. A description of the property is more particularly set out hereinbelow:

Bearings are referenced to magnetic north observed at the site on October 3, 2006. All "IP" herein described being a 5/8" diameter X 18" long rebar with a yellow plastic cap stamped "KEN WILSON, PLS 2834" (set this survey), all "WITNESS IP" being a 5/8" diameter X 18" long rebar with an orange plastic cap stamped "WITNESS, PLS 2834" (set this survey), and all trees referenced as corners herein were hacked this survey or found hacked.

Lying in Laurel County, Kentucky on the waters of Little Laurel River, lying southwes of Hal Rogers Parkway approximately 0.1 to 0.5 miles northwesterly from the intersection with

Ordinance No. 2006-24 continued
Kentucky Highway 472 in the city of London, Kentucky.

BEING a 46.52 acre tract (by survey) conveyed to Manuel Dee George, Naomi Eileen Downey, William Alfred George, Wanda Ann Chaney and Mona Sue George per Affidavit of Descent as recorded in Deed Book 502 at page 658, as recorded in Will Book 024 at page 609, and as recorded in Deed Book 097 at page 072, all aforesaid documents recorded in the Laurel County Court Clerk's Office, London, said tract more particularly described as follows;

BEGINNING at an IP at a southeast corner of the property in the southwesterly right-of-way (hereinafter R/W) of Hal Rogers Parkway (Deed Book 204 at page 411 and Deed Book 206 at page 196), said point also being in the southwest line of a frontage road (Kentucky Highway 6262), approximately 0.1 miles northwesterly from the intersection with Kentucky Highway 472, said IP also being the north corner of Bledsoe, LLC (Deed Book 572 at page 180, now or formerly);

THENCE leaving said R/W, with Bledsoe, LLC S 31° 03' 03" W, 619.36' to a six inch diameter round wood post in a woven wire fence corner witnessed by a WITNESS IP bearing N 03° 11' 35" E, 0.91' from said post, also being a northwest corner of Priscilla K. Chu (Deed Book 522 at page 393, now or formerly) also a northeast corner of Victor S. Williams (Deed Book 530 at page 448, now or formerly);

THENCE leaving Bledsoe, LLC and Chu, with Williams and approximately with the woven wire fence for two courses:

1) N 52° 10' 43" W, 807.30' to 36" diameter chestnut oak tree witnessed by a WITNESS IP bearing N 06° 17' 43" E, 2.68' from said tree; and,

2) S 79° 07' 57" W, 334.06' to a 12" diameter wood fence post at the intersection of the aforesaid woven wire fence and a barbed wire fence, said post witnessed by a WITNESS IP bearing N 73° 12' 14" E, 0.92' from said post, a northeast corner to Henry Magee (Deed Book 347 at page 465, now or formerly);

THENCE leaving Williams and leaving the woven wire fence, with McGee and approximately with the barbed wire fence N 28° 59' 11" W, 546.84' to a 5/8" diameter rebar with a yellow plastic cap stamped "RWF 1857" (found), a northeast corner of Ernest D. Tackett and Sheila Tackett (Deed Book 473 at page 422, now or formerly);

THENCE leaving McGee, with Tackett for three courses:

1) continuing approximately with the barbed wire fence N 11° 26' 40" W, 426.59' to an IP;

2) leaving the barbed wire fence N 60° 24' 19" W, 499.27' to an IP; and,

3) N 10° 08' 08" W, 228.11' to a dead 18" diameter poplar tree in a barbed wire fence corner witnessed by a 5/8" diameter rebar with a yellow plastic cap stamped "RWS 3233" (found) bearing N 49° 36' 40" E, 14.51' from said tree, a southeast corner to Orr Family, LLC (Deed Book 602 at page 275 and Deed Book 571 at page 552), now or formerly);

THENCE leaving Tackett, with Orr Family, LLC and approximately with the barbed wire fence where it exists for five courses;

4) N 46° 28' 28" E, 405.55' to a 10" diameter white oak tree witnessed by a 5/8" diameter rebar with a yellow plastic cap stamped "RWS 3233" (found) bearing S 66° 33' 52" W, 0.56' from said tree;

5) S 68° 41' 45" E, 349.56' to a 1/2" diameter rebar with an orange plastic cap

Ordinance No. 2006-24 continued
stamped "A & L 2788" (found);

6) S 70° 34' 20" E, 111.35' to a 6" diameter beech tree witnessed by a ½" diameter rebar with an orange plastic cap stamped "A & L 2788" (found) bearing N 08° 54' 45" W, 1.03' from said tree;

7) S 67° 53' 53" E, 352.71' to a 32" diameter maple tree witnessed by a ½" diameter rebar with an orange plastic cap stamped "A & L 2788" (found) bearing N 89° 27' 39" W, 2.49' from said tree;

8) S 71° 42' 01" E, 205.18' to a ½" diameter rebar with an orange plastic cap stamped "A & L 2788" (found) in the aforesaid R/W;

THENCE leaving ORR Family, LLC and leaving the barbed wire fence, with said R/W for three courses;

9) with the R/W fence S 40° 40' 13" E, 1,043.02' to an IP at the northeast corner of the terminus of the aforesaid frontage road;

10) leaving the R/W fence, with the aforesaid terminus S 49° 49' 21" E, 70.96' to an IP at the northwest corner of said terminus;

11) leaving said terminus, with said frontage road, S 34° 07' 12" E, 423.07' to the Point of Beginning, having an area of 46.52 acres, as surveyed by and/or under the direct supervision of Wm Kenneth Wilson, PLS 2834, all field work completed on October 9, 2006.

This Ordinance shall be effective upon publication.



MAYOR KENNETH SMITH
CITY OF LONDON

FIRST READING: 11/06/06
SECOND READING: 12/04/06
PUBLICATION DATE: 12/08/06

ATTESTED:



CONNIE MCKNIGHT, CITY CLERK