

**A SUMMARY OF ORDINANCE NO. 2011-01 ENTITLED
AN ORDINANCE REZONING PROPERTY OWNED BY WILLIAM TODD PETREY
LOCATED AT 1806 NORTH MILL STREET, 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 December 14, 2010, following a written request to the Commission that the property be rezoned. This property is located at 1806 North Mill Street, London, Kentucky, 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 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(1) that the existing zoning classifications given to the property are inappropriate because the proposed zoning classification is appropriate and that the requested change is anticipated in the adopted comprehensive plan. The Ordinance as written accepts the Commission's recommendation and ordains that this property be rezoned from 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. 2011-01

AN ORDINANCE REZONING PROPERTY OWNED BY WILLIAM TODD PETREY
LOCATED AT 1806 NORTH MILL STREET, 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 December 14, 2010, concerning the rezoning of property owned by the following persons:

(1) William Todd Petrey, property located at 1806 North Mill Street, London, Kentucky; this property is currently zoned R-2 (residential) and C2 (commercial), the owner has requested that this property be rezoned to 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 the proposed zoning classification is appropriate and that the requested change is anticipated in the adopted comprehensive plan, 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 William Todd Petrey, property located at 1806 North Mill Street, London, Kentucky, be rezoned from R-2 and C2 to C-2 and that the zoning map reflect these zone changes. A description of the property is more particularly set out hereinbelow:

A certain tract or parcel of land, lying and being in the City of London, on North Mill Street, approximately 135 feet West of its junction with West 17th Street, in the County of Laurel, State of Kentucky, more particularly being a part of Lot 40, part of Lot 41, part of Lot 42 and a part of 43 of the George Hodge Subdivision, a plat of which is recorded in Deed Book 135, at page 571 in the office of the Laurel County Court Clerk at London, Kentucky, and bounded and described as follows:

Beginning at a steel rebar set, 18 feet North of centerline North Mill Street, no deed of record found, a corner to Handy Hand Enterprises, Inc., thence leaving said Handy Hand Enterprises, Inc., and with said North Mill Street, N 82-22-35 W, 100.00 feet to a steel rebar set, a corner to the Lonnie and Doris Lee reserve parcel, DB 377, PG 91, D.B. 205, Pg 103, DB 163, Pg 560, Plat in DB 135, Pg 571, and from which a 1 3/8" steel pipe found, a corner to Lee, Lot 44, George Hodge Subdivision, DB 377, Pg 91, and Lee, Lot 45, George Hodge Subdivision, DB 205, pg 103, bears N 82-22-35 W, 25.00 feet, thence leaving said North Mill Street and severing the land of said Lee with all new lines N 12-56-52 E, 67.53 feet to a steel rebar set, thence N 30-4556 E, 19.13 feet to a steel rebar set, thence N 55-32-44 E, 105.43 feet to a steel rebar set, 4 feet South of centerline branch, a corner of A.E. Smith, DB 196, PG 532, now or formerly, thence leaving said Lee reserve parcel and with a line of said Smith, S 65-15-16 E, 100.00 feet to a steel rebar set, on the line of the aforementioned Handy Hand Enterprises, Inc., DB 531, Pg 458, thence leaving said Smith and with lines of said Handy Hand Enterprises, Inc., S 51-59-44 W, 118.00 feet to a steel rebar set, thence S 14-34-44 W, 42.00 feet to the Place of Beginning and containing thirty-eight hundredths (0.38) acres more or less, with all bearings referred to the 2004 magnetic meridian, as observed on October 20, 2004, by Peters Land Surveying, and all steel rebars set being 5/8" x 20" with yellow plastic caps stamped RSP, PLS 2776, all according to a survey by Peters Land Surveying, Ralph S. Peters, Licensed Professional Land Surveyor, 2276, on October 20, 2004.

AND

A certain tract or parcel of land, lying and being in the City of London, on North Mill Street, approximately 235 feet West of its junction with West 17th Street, in the County of Laurel, State of Kentucky and bounded and described as follows to-wit:

Beginning at a steel rebar found, 18 feet North of centerline North Mill Street, no deed of record found, a corner to William Todd Petrey, D.B. 585, Pg. 509, thence leaving said Petrey and with said North Mill Street, N 82-22-35 W, 25.00 feet to a found 1 3/8" steel pipe, 14 feet North of centerline North Mill Street, a corner to the Lonnie W. and Doris J. Lee reserve parcel, D.B. 377, Pg. 91, D.B. 205 Pg.103, D.B. 163, Pg. 560, the same being a corner to Lot 44, and Lot 45, George Hodge Subdivision, Plat in D.B. 135, Pg. 571, thence leaving said North Mill Street and severing the land of said Lee with all new lines, N 12-51-50 E, 94.00 feet to a steel rebar set, N 31-55-06 W, 69.37 feet to a steel rebar set, thence N 07-53-40 W, 62.94 feet to a 2" steel rebar found, with aluminum cap stamped Ky. Surveys, PLS 2581, 8 feet North of centerline branch, a corner to Clay and Ann Blankenship, D.B. 272, Pg. 453, B & E, Properties of Kentucky, LP, D.B. 589, Pg. 53, D.B. 589, Pg. 56, thence leaving said Lee reserve parcel and said Blankenship, and with a line of said B & E, Properties of Kentucky, LP, S 65-15-16 E, 164.71 feet to a 2" steel rebar found, with aluminum cap stamped Ky. Surveys, PLS 2581, a corner to William Todd Petrey, D.B. 585, Pg. 501, thence leaving said B & E Properties of Kentucky LP, and with a line of said Petrey, S 65-15-16 E, 12.59 feet to a steel rebar found, 4 feet South of centerline branch, a corner to the aforementioned William Todd Petrey, D.B. 585, Pg. 509, thence leaving said Petrey, D.B. 585, Pg. 501, and with lines of said Petrey, D.B. 585, Pg. 509, S 55-32-44 W, 105.43 feet to a steel rebar found, thence S 30-45-56 W, 19.13 feet to a steel rebar found, thence S 12-56-52 W, 67.53 feet to the Place of Beginning and containing twenty-nine hundredths (0.29) acres more or less, with all bearings referred to the 2004 magnetic meridian, as observed on October 20, 2004, by Peters Land Surveying, and all steel rebars found and set being 5/8" x 20" with yellow plastic caps stamped RSP, PLS 2776, all according to a survey by Peters Land Surveying, Ralph S. Peters, Licensed Professional Land Surveyor, 2776, on April 25, 2007.

This Ordinance shall be effective upon publication.

Troy Rudder
TROY RUDDER, MAYOR

ATTEST:

Carolyn Adams
CAROLYN ADAMS, City Clerk

First Reading: February 7, 2011
Second Reading: March 7, 2011
Publication Date: March 11, 2011

LARRY G. BRYSON
LONDON CITY ATTORNEY