

COMMONWEALTH OF KENTUCKY
CITY OF LONDON
ORDINANCE NO. 2020-04

**A SUMMARY OF CITY OF LONDON ORDINANCE NO. 2020-04
“AN ORDINANCE REZONING PROPERTY OWNED BY DONNIE LEE PHILPOT
AND NEVA PHILPOT AT ARMORY STREET, LONDON, KENTUCKY”**

This Summary is prepared pursuant to KRS 83A.060(4).

The following is intended to be a summary of Ordinance No. 2020-04 as herein above stated. This summary is prepared by Larry G. Bryson, the attorney for the City of London, Kentucky, who is authorized to practice law in the Commonwealth of Kentucky and who further states that this document is a true and correct summary of Ordinance No. 2020-04.

A public hearing was conducted by the London Planning and Zoning Commission on March 19, 2020, following a request to the London Planning and Zoning Commission that the property be rezoned. This property is located at 203 Armory Street, London, Kentucky and is more particularly described in the full text of the Ordinance. All of the requirements of KRS 100.211 have been met. Donnie Lee Philpot and Neva Philpot own property that is located at 203 Armory Street, London, Kentucky; this property is currently zoned R-2 (residential), the owner requested that this property be rezoned to C-2 (general business). The London Planning and Zoning Commission's recommendation of approval of this requested zone change is this property is currently zoned R-2 (residential), it has been requested that this property be rezoned to C-2 (general business). There has been compliance with KRS Chapter 100.

Any Ordinances or parts of Ordinances in conflict with this Ordinance are repealed and this Ordinance is effective on publication. The full text of the Ordinance is on file in the Office of the City of London Clerk, 501 South Main Street, London, Kentucky where it may be inspected. This summary is intended to comply with KRS 83A.060(4) as a true and accurate summary of this Ordinance. The Summary of this Ordinance is certified pursuant to KRS 83A.060(9), by Attorney Larry G. Bryson, an attorney licensed to practice law in the Commonwealth of Kentucky and will be effective upon publication of the Summary.



LARRY G. BRYSON
ATTORNEY FOR THE CITY OF LONDON

COMMONWEALTH OF KENTUCKY
CITY OF LONDON
ORDINANCE NO. 2020-04

AN ORDINANCE REZONING PROPERTY OWNED BY DONNIE LEE PHILPOT AND NEVA PHILPOT AT ARMORY STREET, LONDON, KENTUCKY

BE IT ORDAINED BY THE CITY OF LONDON AS FOLLOWS:

A Public Hearing was conducted by the London Planning and Zoning Commission on March 19, 2020, concerning the rezoning of property owned by the following person:

(1) Donnie Lee Philpot and Neva Philpot own property that is located at 203 Armory Street, London, Kentucky; this property is currently zoned R-2 (residential), the owner has requested that this property be rezoned to C-2 (general business). 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 Planning and Zoning 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:

The property of Donnie Lee Philpot and Neva Philpot located at 203 Armory Street, London, Kentucky be rezoned from R-2 to C-2 and that the zoning map reflect these zone changes.

A description of the property is more particularly set out herein below:

A certain tract or parcel of land, lying and being in the City of London on Armory Street, and approximately 250 feet Southwest of junction Armory Street, in the County of Laurel, State of Kentucky and bounded and described as follows to-wit:

Beginning at a ½" steel pipe found, 15 feet Southeast of centerline Armory Street, D.B. 102, Pg. 355, D.B. 122, Pg. 327, a corner to Wanda Allen, D.B. 423, Pg. 346, D.B. 423, Pg. 349, thence leaving said Allen and Parallel to the centerline of said Armory Street, N 62-37-52 E, at 190.00 feet crossing a steel rebar reference monument set, in all 200.00 feet to a wood post found, a corner to Harvey and Sophia Brock, D.B. 214, Pg. 387, Plat in D.B. 122, Pg. 327, thence leaving said Armory Street and with a line of said Brock, S. 26-18-16 E. 203.83 feet to a steel rebar set, a corner to G & G Farms reserve parcel, D.B. 359, Pg. 312, part of Lot 2, and part of Lot 3, the same being part of Lot 9, part of Lot 10, and part of Lot 8, of the Herman House Subdivision, Plat recorded in D.B. 102, Pg. 355, also see Misc Bk. 72, Pg. 98 and Misc. Bk 72, Pg. 96, thence leaving said Brock and with a line of said G & G Farms and reserve parcel, S 62-37-52 W, 200.00 feet to a steel rebar set, 3 feet Northwest of centerline said branch, a corner to the aforementioned

Wanda Allen, thence leaving said G & G Farms reserve parcel, and with a line of said Allen, N 26-18-16 W, at 3.93 feet crossing at a steel drive shaft, in all 203.83 feet to the Place of Beginning and containing ninety-four hundredths (0.94) more or less, with all bearings referred to the meridian of D.B. 679, Pg. 194, from ties to found monuments, and all steel rebar reference monuments set being 5/8" x 20" with yellow plastic caps stamped RSP, PLS 2776, Ref, Mon., all according a survey by Peters Land Surveying, Ralph S. Peters, Licensed Professional Land Surveyor, 2776 on December 27, 2017 thru April 3, 2018.

The above described parcel of land may be subject to recorded or unrecorded rights of ways or easements which are not shown or described by this boundary survey.

This Ordinance shall become effective on the date of its publication. If any section, sentence, clause or phrase of the Ordinance is held unconstitutional or otherwise invalid, such infirmity shall not affect the validity of the remaining Ordinance.

FIRST READING: June 1, 2020
SECOND READING: June 10 2020
PUBLICATION: June 17, 2020



TROY RUDDER, MAYOR

ATTEST: 

CAROLYN ADAMS, CITY CLERK