

COMMONWEALTH OF KENTUCKY
CITY OF LONDON
ORDINANCE NO. 2025-17

**AN ORDINANCE REZONING PROPERTY OWNED BY CHESNUT PLACE, LLC
AT KENTUCKY ROUTE 1006 AND AT KENTUCKY ROUTE 363, LONDON,
KENTUCKY FROM R-2 to C-2**

WHEREAS, Public hearings were conducted by the London-Laurel County Zoning and Planning Commission on August 21, 2025, and October 23, 2025, concerning the rezoning of property owned by the following; and

WHEREAS, Chesnut Place, LLC, is located at Kentucky Route 1006 and at Kentucky Route 363, London, Kentucky, with a legal description of the property contained at **Exhibit A** hereto (the "Property"); the Property is currently zoned R-2 (multi family residential) and the owner has requested that this property be rezoned to all be zoned C-2 (general business); and

WHEREAS, following the public hearings, and as required by law, 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 (the "Findings").

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF LONDON, KENTUCKY, AS FOLLOWS:

- (1) That the City Council reincorporates the Findings of the London-Laurel County Zoning and Planning Commission as to this map amendment 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;

- (2) That the Property of Chesnut Place, LLC, located at at Kentucky Route 1006 and at Kentucky Route 363, London, Kentucky be rezoned from R-2 to all be zoned C-2, and that the zoning map reflect these zone changes; and
- (3) That this ordinance shall be effective on the date of its publication. If any section, sentence, clause, or phrase of this Ordinance is held unconstitutional or otherwise invalid, such infirmity shall not effect the validity of the remaining ordinance.

First Reading: December ____, 2025
Second Reading: _____, 2025
Publication: _____, 2025

Mayor

ATTEST: _____
CITY CLERK

EXHIBIT A (legal description)

A certain tract or parcel of land lying on the waters of Sampson Branch in the City of London, Laurel County Kentucky, and located approximately 0.19 miles Southwest of the junction of KY Highway 363 (Keavy Road) and KY Highway 192 at a Latitude of 37°06'09.99" North and Latitude of - 84°05'11.82" West and being the remainder of the same tracts of land conveyed to Chesnut Place, LLC by deeds dated January 5, 2007 and recorded in deed book 617 Page 269, deed dated December 14, 2007 recorded in deed book 631 page 673, deed dated January 14, 2008 and recorded in deed book 632 page 550, deed dated October 3, 2012 recorded in deed book 684 page 116, and deed dated May 23, 2019 recorded in deed book 753 page 421, and all of deed book 824 page 436, all records of the Laurel County Clerk, London, Kentucky, bounded and described as follows to-wit:

Beginning on a found 3" aluminum cap stamped KY Dept of Transportation in the Western Right of Way of KY Highway 363 (Keavy Road) just South of its intersection with Market Place Spur, said monument having NAD 83 KY Single Zone coordinates of: Northing 3565544.72, Easting 5406720.82; thence with the Western right of way of said highway the following calls: S 21°54'47" W 170.73 feet to a found 3" aluminum cap stamped KY Dept of Transportation; thence S 19°06'44" W 300.93 feet to a found 5/8" rebar with a blue plastic cap stamped James D. Blanton, PLS 3409; thence S 25°32'35" W 187.27 feet to a found mag nail with brass tag stamped JDB PLS 3409, said nail being a corner common to David Herrell (DB 255 PG 439, DB 344 PG 379, DB 474 PG 537); thence leaving said highway and with line common to said Herrell and remains of an old fence N 68°49'26" W 882.20 feet to a found fence post (witnessed by a found 5/8" rebar with a red plastic cap stamped Ref Mon PLS 3409 bearing N 01°44'35" W 5.0 feet), a corner common to Charles Wittenback (DB 733 PG 183); thence with two lines common to said Wittenback and the remains of an old fence N 14°38'57" E 118.56 feet to a found wood post (witnessed by a found 5/8" rebar with a plastic cap stamped Turner PLS 2942 bearing S 09°31'16" W 3.36 feet, and a found 1/2" rebar with a plastic cap stamped A&L PLS 2788 bearing N 12°14'20" W 0.94 feet); thence N 75°12'48" W 400.90 feet to a found 5/8" rebar with a plastic cap stamped RSP PLS 2776, a corner common to Barry

Bingham (DB 668 PG 106); thence with line common to said Bingham and an old fence N 53°12'02" W 310.65 feet to a found 5/8" rebar with a plastic cap stamped RSP PLS 2776, a corner common to Beverly Marcum (DB 776 PG 218); thence partially with line common to said Marcum and partially with line common to James Hibbard (DB 379 PG 395) and the remains of an old fence N 52°49'57" W 315.38 feet to a found ½" rebar with a plastic cap stamped A&L PLS 2788, thence N 57°02'07" W 13.07 feet to a found ¾" iron pipe; thence N 52°34'28" W 198.94 feet to a found set stone (set a mag nail with an aluminum tag in top stamped PLS 3358); thence continuing with line common to said Hibbard and an old fenceline S 14°40'17" W 649.35 feet to a set ½" by 18" rebar with an orange plastic cap stamped Richard A Reece, PLS 3358 in the Northern edge of Highway 1006 (Old Whitley Road) (30 feet from its approximate centerline) (60' width per KY DOT Planset NH 75-5 (72) 38); thence with the Northern edge of said road (30 feet from and parallel to its approximate centerline) N 69°49'22" W 254.68 feet to a point: thence N 70°37'47" W 212.43 feet to a set ½" by 18" rebar with an orange plastic cap stamped Richard A Reece, PLS 3358, a corner common to Jim Bundy (et.ux.) (DB 473 PG 203, DB 781 PG 796); thence with line common to said Bundy and an old fenceline N 22°32'54" E 385.64 feet to a set ½" by 18" rebar with an orange plastic cap stamped Richard A Reece, PLS 3358; thence continuing partially with line common to said Bundy and partially with line common to Dogwood Hills II, LTD (DB 354 PG 440) N 29°52'21" E 367.61 feet to a found 8" fence post (witnessed by a found 5/8" rebar with a red plastic cap stamped Ref Mon PLS 3409 bearing S 79°06'07" E 5.05 feet); thence continuing with four lines common to said Dogwood Hills and an old fenceline N 36°39'28" E 103.94 feet to a found ½" rebar with plastic cap stamped PLS 3523; thence N 29°21'20" E 161.26 feet to a found ½" rebar with plastic cap stamped A&L PLS 2788; thence N 32°51'48" E 22.95 feet to a found 5/8" rebar with a blue plastic cap stamped James D. Blanton, PLS 3409; thence N 18°08'36" E 34.03 feet to a found ½" rebar with a plastic cap stamped A&L PLS 2788, a corner common to Neighbors of London, LLC (DB 783 PG 537); thence with 2 lines common to said Neighbors and an old fenceline N 18°20'16" E 45.45 feet to a found 5/8" rebar with a blue plastic cap stamped James D. Blanton, PLS 3409; thence N 30°35'53" E 352.57 feet to a found fence post (witnessed by a found ½" rebar no identification bearing N 72°31'36" W 1.38 feet), a corner common to Galileo London Marketplace LLC (DB 593 PG 297); thence with two lines common to said Marketplace S 59°20'56" E 888.50 feet to a found ½" rebar with a plastic cap stamped A&L PLS 2788; thence S 57°05'25" E 565.33 feet to a found 5/8" rebar with a plastic cap stamped Turner PLS 2942, a corner common to Lowes Home Center Inc., (DB 617 PG 263); thence with five lines common to said Lowes S 17°29'04" W 185.92 feet to a found 5/8" rebar with a blue plastic cap

stamped James D. Blanton, PLS 3409; thence S 22°32'03" E 88.77 feet to a found 5/8" rebar with a plastic cap stamped Turner PLS 2942; thence S 72°43'49" E 305.57 feet to a found 5/8" rebar with a plastic cap stamped Turner PLS 2942; thence S 79°59'38" E 350.91 feet to a found 5/8" rebar with a blue plastic cap stamped James D. Blanton, PLS 3409; thence S 57°26'37" E 80.64 feet to a found 5/8" rebar with a blue plastic cap stamped James D. Blanton, PLS 3409; thence N 15°49'12" E 11.27 feet to a found 3" aluminum cap stamped KY Dept of Transportation at the end of Market Place Spur Road; thence across the end of said road S 57°30'20" E 41.60 feet to a found 3" aluminum cap stamped KY Dept of Transportation in the Southwestern Right of Way of KY Highway 363; thence with said right of way S 57°24'40" E 55.38 feet back to the Point of Beginning, containing 46.71 acres all according to a survey performed by Richard A. Reece, PLS 3358 in August, 2025.
All bearings referred to Grid North Ky Single Zone as obtained from an OPUS solution.