

ORDINANCE NO. 21 - 16

**AN ORDINANCE OF THE CITY OF RICHMOND, KENTUCKY ANNEXING
PROPERTY INTO THE CITY BOUNDARIES AND ASSIGNING ZONE
CLASSIFICATIONS FOR 422.82 ACRES OF LAND AT BARNES MILL ROAD AND
THE WEST SIDE OF GOGGINS LANE**

WHEREAS, 1326 Barnes Mill Road, LLC. And Ramsey Development Project, LLC, the owner of the property described below, has consented to the voluntary annexation into City limits of the said tract (hereinafter, the "Property"); and

WHEREAS, the property in question is contiguous to the City's boundaries, is urban in character, and is suitable for further development for urban purposes; and

WHEREAS, the Richmond Planning and Zoning Commission on May 19, 2021 and June 8, 2021 conducted two public hearings so as to be able to make a recommendation to the Board of Commissioners as to the appropriate zoning classification to be assigned to the property should it be so annexed; and

WHEREAS, at the conclusion of the public hearing, the Planning and Zoning Commission voted to adopt the Findings of Fact attached to this Ordinance, here incorporated in full, and to recommend that the property, if annexed, be assigned a zoning classification of Tract 1A of 375.83 acres PUD (Planned Urban Development), and Tract 1B of 46.99 acres AG (Agriculture); and

WHEREAS, the Board of Commissioners finds that it would be in the public interest that the property in question be annexed into the City boundaries and given a PUD and AG zoning classification;

NOW, THEREFORE, BE IT ORDAINED that:

SECTION I

In accordance with the provisions of Chapter 81A of the Kentucky Revised Statutes, the City of Richmond, Kentucky does hereby express its intention to annex into City limits those certain tracts of property more particularly described as follows, to wit:

**Tract 1A
375.83 Acres**

All that certain piece, parcel or tract of land located in Madison County, Kentucky, lying on the north side of Barnes Mill Road (KY Highway 876) and the west side of Goggins Lane, approximately 3,400 feet west of Interstate 75, and more particularly described as follows:

(All "rebar set" are 1/2" x 18" rebar with a red cap stamped "Spencer, PLS 4068")

(All "reference rebar set" are 1/2" x 18" rebar with a blue cap stamped "Ref Point, PLS 4068")

Beginning at a 5/8" rebar found (LS 3478) having KY State Plane Single Zone coordinates N 3,795,238.08 & E 5,330,300.92, said rebar being located in the westerly right-of-way line of Goggins Lane and being the northeasterly corner of White Oak Pond Church (DB 743, Pg 101); thence leaving Goggins Lane with the

line of White Oak Pond Church N 66°51'48" W a distance of 318.94' to a 5/8" rebar found (LS 3478); thence S 16°30'12" W a distance of 432.91' to a rebar set in the northerly right-of-way line of KY Highway 876, a.k.a. Barnes Mill Road (DB 345, Pg 472); thence with said right-of-way N 72°28'29" W a distance of 38.34' to a 1/2" rebar found no cap; thence S 82°12'18" W a distance of 167.84' to a 1/2" rebar found (LS 670), being a corner to Euzenith & Christine Sowers (DB 338, Pg 523); thence with the line of Sowers three (3) calls:

N 07°39'55" W a distance of 351.02' to a 1/2" rebar found (LS 670); thence S 75°32'22" W a distance of 252.95' to a 5/8" rebar found (LS 3478); thence S 05°33'35" E a distance of 327.48' to a 1/2" rebar found with no cap, found in the northerly right-of-way of line of Barnes Mill Road; thence continuing with said right-of-way sixteen (16) calls:

S 87°20'35" W a distance of 231.34' to a rebar set; thence

S 81°38'26" W a distance of 100.00' to a rebar set; thence

S 79°52'06" W a distance of 335.71' to a 5/8" rebar found (LS 3478); thence

S 79°20'55" W a distance of 191.56' to a 5/8" rebar found (no cap); thence

S 76°36'57" W a distance of 231.57' to a rebar set; thence S 67°30'04" W a distance of 135.19' to a rebar set; thence

S 67°58'26" W a distance of 252.91' to a rebar set; thence S 66°21'24" W a distance of 177.18' to a rebar set; thence

S 75°01'38" W a distance of 93.12' to a rebar set; thence S 58°20'33" W a distance of 105.10' to a rebar set; thence

S 46°51'45" W a distance of 90.17' to a rebar set; thence S 53°19'51" W a distance of 293.43' to a rebar set; thence

S 62°17'08" W a distance of 212.11' to a rebar set; thence S 76°11'14" W a distance of 160.40' to a rebar set; thence

S 77°40'26" W a distance of 331.77' to a rebar set; thence S 73°37'52" W a distance of 283.69' to a rebar set at the southeast corner of Deer Creek Subdivision (PB 9, Pg 247 & PB 9, Pg 365 & PB 10, Pg 137) ; thence leaving Barnes Mill Road with the line of the Deer Creek Subdivision, N 03°12'12" W a distance of 2,409.14' to a 1/2" rebar found with no cap; thence N 03°24'30" W a distance of 1,029.73' to a 5/8" rebar found LS 3103; thence N 03°43'09" W a distance of 1,212.07' to a point in the center of an unnamed creek and being a corner to David & Rita McCord (DB 472, Pg 329); thence with the McCord line and the center of the creek twelve (12) calls:

N 13°13'40" W a distance of 464.69' to a point; thence N 65°25'36" E a distance of 141.39' to a point; thence

N 48°42'13" E a distance of 222.73' to a point; thence N 39°39'03" E a distance of 129.89' to a point; thence

S 81°15'17" E a distance of 45.19' to a point; thence N 43°43'49" E a distance of 79.47' to a point; thence

N 28°40'46" W a distance of 31.76' to a point; thence N 50°46'58" E a distance of 138.62' to a point; thence

N 30°34'48" E a distance of 106.87' to a point; thence S 81°08'12" W a distance of 75.41' to a point; thence

N 21°58'20" E a distance of 191.55' to a point; thence N 53°14'45" E a distance of 117.83' to a point at the

intersection with Finney Fork, referenced by a 1/2" rebar found with no cap, bearing N 31°07'19" E a distance of 97.61', said point also being a corner to Wayne & Anna Winkler (DB 695, Pg 308); thence with the center of Finney Fork and the Winkler line eight (8) calls:

S 37°25'27" E a distance of 90.71' to a point; thence S 57°18'31" E a distance of 77.85' to a point; thence

S 19°03'55" E a distance of 94.62' to a point; thence S 32°05'56" E a distance of 102.44' to a point; thence

S 11°29'32" E a distance of 114.60' to a point; thence S 24°35'17" E a distance of 129.76' to a point; thence

S 07°23'41" E a distance of 112.84' to a point; thence S 13°55'27" E a distance of 231.61' to a point; thence leaving the center of Finney Fork and continuing with the Winkler lines sixteen (16) calls:

N 65°58'18" E, passing a 5/8" rebar found (LS 3478) at 44.27', in all a distance of 169.41' to a rebar set; thence

N 72°27'45" E a distance of 272.03' to a rebar set; thence

N 60°08'02" E a distance of 133.00' to a 5/8" rebar found (LS 3478); thence

N 57°12'26" E a distance of 207.92' to a rebar set; thence

N 66°26'34" E a distance of 83.20' to a rebar set; thence

N 83°52'20" E a distance of 60.88' to a 5/8" rebar found (LS 3478); thence

N 85°45'00" E a distance of 85.13' to a 5/8" rebar found (LS 3478); thence

S 72°34'43" E a distance of 503.67' to a rebar set; thence
 S 18°45'08" W a distance of 458.16' to a 5/8" rebar found (LS 3478); thence
 S 16°48'57" W a distance of 81.62' to a 5/8" rebar found (LS 3478); thence
 S 59°14'45" E a distance of 226.20' to a rebar set; thence
 S 61°29'12" E a distance of 256.58' to a 5/8" rebar found (LS 3478); thence
 S 64°10'50" E a distance of 393.00' to a rebar set; thence
 S 71°14'26" E a distance of 754.82' to a 5/8" rebar found (LS 3478); thence
 S 71°24'46" E a distance of 931.11' to a 5/8" rebar found (LS 3478) in the south line of a 12' lane; thence
 crossing the lane N 66°59'16" E a distance of 24.37' to a 5/8" rebar found with no cap at a fence corner and
 corner to Evelyn Ross Welanetz (DB 416, Pg 741; PB 24, Pg 124) ; thence with the north line of the lane and
 the line of Welanetz, S 52°28'30" E a distance of 936.31' to a rebar set in the westerly right-of-way of
 Goggins Lane (DB 528, Pg 120); thence with the right-of-way of Goggins Lane S 32°18'13" W a distance of
 25.10' to a rebar set at the northeast corner of Annexation Tract 1B (a.k.a. Tract A, PB 29, Pg 293) ; thence
 leaving the right-of-way of Goggins Lane with the line of Tract 1B, eleven (11) calls:
 N 52°28'30" W a distance of 884.57' a rebar set; thence
 N 71°24'46" W a distance of 992.37' to a rebar set; thence
 N 71°14'26" W a distance of 221.70' to a rebar set; thence
 S 30°50'23" W a distance of 667.93' to a rebar set; thence
 S 11°18'49" E a distance of 37.07' to a rebar set; thence
 94.78' along the arc of a curve turning to the right, having a radius of 126.00', a chord bearing S 26°13'25"
 E, and a chord length of 92.56', to a rebar set; thence
 44.40' along the arc of a curve turning to the left, having a radius of 50.00', a chord bearing S 30°06'46" E,
 and a chord length of 42.96', to a rebar set; thence
 1,031.62' along the arc of a curve turning to the left, having a radius of 2,296.92', a chord bearing S 68°25'08"
 E, and a chord length of 1,022.97', to a rebar set; thence
 441.23' along the arc of a curve turning to the right, having a radius of 1,856.75', a chord bearing S 74°28'30"
 E, and a chord length of 440.19', to a point; thence
 S 28°51'05" W a distance of 927.31' to a rebar set; thence
 S 59°28'44" E a distance of 428.66' to a rebar set in the westerly right-of-way of Goggins Lane; thence with
 the right-of-way of Goggins Lane (6) calls:
 S 32°18'13" W a distance of 159.31' to a rebar set; thence S 58°52'07" W a distance of 67.08' to a rebar set;
 thence
 S 32°18'13" W a distance of 50.00' to a rebar set; thence S 05°44'19" W a distance of 67.08' to a rebar set;
 thence
 S 32°18'13" W a distance of 95.25' to a rebar set; thence S 26°14'17" W a distance of 219.67' to the Point of
 Beginning, having an area of 375.83 Acres as surveyed by Spencer Land Surveying (Job No. 1821) on April
 11, 2021, Stuart W. Spencer, PLS #4068, as depicted on a plat recorded in PB _____, Pg _____, in the office
 of the Madison County Clerk.

Being a portion of the lands conveyed to 1326 Barnes Mill, LLC and to Ramsey Development Project, LLC,
 by deeds recorded in DB 802, Pg 1 & DB 783, Pg 365, in the office of the Madison County Clerk.

Tract 1B **46.99 Acres**

All that certain piece, parcel or tract of land located in Madison County, Kentucky, lying on the north side
 of Barnes Mill Road (KY Highway 876) and the west side of Goggins Lane, approximately 3,400 feet west
 of Interstate 75, and more particularly described as follows:

(All "rebar set" are 1/2" x 18" rebar with a red cap stamped "Spencer, PLS 4068")

(All "reference rebar set" are 1/2" x 18" rebar with a blue cap stamped "Ref Point, PLS 4068")

Commencing at a rebar set having Kentucky State Plane Single Zone coordinates N 3,797,142.78 &

E 5,331,465.90, said rebar being located in the westerly right-of-way line of Goggins Lane (Deed Book 528, Page 120) and being the southeasterly corner of Evelyn Ross Welanetz (Deed Book 416, Page 741 & Plat Book 24, Page 124); thence leaving Evelyn Ross Welanetz with the right-of-way of Goggins Lane S 32°18'13" W a distance of 25.10' to a rebar set which is the **Point of Beginning**; thence with Goggins Lane seven (7) calls:

S 32°18'13" W a distance of 113.68' to a rebar set; thence S 54°06'18" W a distance of 26.93' to a rebar set; thence

S 32°18'13" W a distance of 50.00' to a rebar set; thence S 10°30'08" W a distance of 26.93' to a rebar set; thence

S 32°18'13" W a distance of 310.00' to a rebar set; thence S 20°59'37" W a distance of 50.99' to a rebar set; thence

S 32°18'13" W a distance of 990.69' to a point and corner to Annexation Tract 1A (aka Tract B, PB 29, Pg 293); thence leaving the right-of-way of Goggins Lane with Tract 1A, eleven (11) calls:

N 59°28'44" W a distance of 428.66' to a rebar set; thence N 28°51'05" E a distance of 927.31' to a point; thence 441.23' along the arc of a curve turning to the left, having a radius of 1,856.75', a chord bearing N 74°28'30" W, and a chord length of 440.19', to a rebar set; thence

1,031.62' along the arc of a curve turning to the right, having a radius of 2,296.92', a chord bearing N 68°25'08" W, and a chord length of 1,022.97', to a rebar set; thence

44.40' along the arc of a curve turning to the right, having a radius of 50.00', a chord bearing N 30°06'46" W, and a chord length of 42.96', to a rebar set; thence

94.78' along the arc of a curve turning to the left, having a radius of 126.00', a chord bearing N 26°13'25" W, and a chord length of 92.56', to a rebar set; thence

N 11°18'49" W a distance of 37.07' to a rebar set; thence N 30°50'23" E a distance of 667.93' to a rebar set; thence

S 71°14'26" E a distance of 221.70' to a rebar set; thence S 71°24'46" E a distance of 992.37' to a rebar set; thence

S 52°28'30" E a distance of 884.57' to the Point of Beginning, having an area of 46.99 acres as surveyed by Spencer Land Surveying (Job No. 1821) on April 11, 2021, Stuart W. Spencer, PLS #4068, as depicted on a plat recorded in Plat Book _____, Page _____, in the office of the Madison County Clerk.

Being a portion of the lands conveyed to 1326 Barnes Mill, LLC and to Ramsey Development Project, LLC, by deeds recorded in Deed Book 802, Page 1 & Deed Book 783, Page 365, in the office of the Madison County Clerk.

The Property is hereby annexed into City boundaries. In accordance with the Findings of Fact and recommendation of the Richmond Planning and Zoning Commission, which Findings of Fact the Board does adopt as its findings, the Property shall be, and is hereby, zoned **Tract 1A of 375.83 acres PUD (Planned Urban Development)**, and **Tract 1B of 46.99 acres AG (Agriculture)**.

The Department of Planning and Zoning, and the GIS Department, shall make the appropriate changes to the City's official map, and the City Clerk shall forward this Ordinance, together with other necessary information and documentation, to the appropriate local and state authorities.

SECTION II

This Ordinance shall become effective immediately upon its enactment following second reading and publication in accordance with the provisions of applicable Kentucky law.

DATE OF FIRST READING:
MOTION BY:
SECONDED BY:

June 22, 2021
Commissioner McDaniel
Commissioner Brewer

DATE OF SECOND READING:
MOTION BY:
SECONDED BY:

July 13, 2021
Commissioner McDaniel
Commissioner Brewer

VOTE

Commissioner Arnold
Commissioner Brewer
Commissioner McDaniel
Commissioner Newby
Mayor Blythe

YES	NO
x	
x	
x	
	x
	x




Mayor Blythe

ATTEST:



City Clerk

APPROVED AS TO FORM:



City Attorney