

ORDINANCE NO. 22-02

**AN ORDINANCE OF THE CITY OF RICHMOND, KENTUCKY ANNEXING
PROPERTY INTO THE CITY BOUNDARIES AND ASSIGNING ZONE
CLASSIFICATIONS FOR LAND AT 649 CALEAST ROAD**

WHEREAS, Cecil Paul Thomas and Renee Dianne Thomas, the owners 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 November 17, 2021 conducted a public hearing 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 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 an 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 1
152.18 Acres**

All that certain piece, parcel or tract of land located in Madison County, Kentucky, lying on the east side of Caleast Road (KY Highway 2881) and the west side of Interstate 75, approximately 0.41 miles south of Duncannon Lane, 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 rebar set in the easterly right-of-way line of Caleast Road, being the southwesterly corner of James C. Reece (DB 752, Pg 708), and having KY State Plane Single Zone coordinates N 3,768,657.49 & E 5,335,054.10; thence leaving Caleast Road with the line of James C. Reece S 89°10'17" E a distance of 195.03' to a 1/2" rebar set; thence N 01°03'41" E a distance of 225.75' to a 1/2" rebar found (LS 670) in the line of

Begley Properties, LLC (DB 674, Pg 415); thence leaving Reece with the line of Begley Properties, LLC, sixteen (16) calls:

S 88°15'45" E a distance of 279.27' to a 1/2" rebar found (LS 670); thence
S 89°06'22" E a distance of 189.76' to a 1/2" rebar found (LS 670); thence
S 88°26'05" E a distance of 235.02' to a 1/2" rebar found (LS 670); thence
S 87°38'05" E a distance of 242.46' to a 1/2" rebar found (LS 670); thence
S 88°12'03" E a distance of 423.49' to a 1/2" rebar found (LS 670); thence
S 00°25'47" W a distance of 131.35' to a 1/2" rebar found (LS 670); thence
S 00°22'29" W a distance of 132.26' to a rebar set; thence
S 01°29'20" W a distance of 321.85' to a 1/2" rebar found (LS 670); thence
S 01°13'58" W a distance of 225.49' to a 1/2" rebar found (LS 670); thence
S 00°34'50" E a distance of 139.01' to a 1/2" rebar found (LS 670); thence
S 02°23'09" W a distance of 152.77' to a 1/2" rebar found (LS 670); thence
S 02°12'51" W a distance of 335.04' to a 1/2" rebar found (LS 670); thence
S 01°37'27" W a distance of 256.76' to a rebar set; thence
S 87°30'34" E a distance of 260.27' to a 1/2" rebar found (LS 670); thence
S 87°56'24" E a distance of 312.05' to a rebar set; thence
S 83°28'41" E, passing a reference rebar set at 92.45', in all a distance of 94.45' to a corner in the westerly right-of-way line of Interstate 75; thence leaving Begley Properties, LLC with said right-of-way fifteen (15) calls:

S 31°20'15" E a distance of 68.51' to a rebar set; thence
S 06°08'10" W a distance of 398.22' to a rebar found (LS 670); thence
S 06°14'07" W a distance of 387.01' to a rebar found (LS 670); thence
S 06°15'49" W a distance of 155.09' to a rebar set; thence
S 77°35'11" W a distance of 51.29' to a rebar set; thence
S 05°48'01" W a distance of 46.81' to a rebar set; thence
S 32°57'42" E a distance of 76.15' to a rebar set; thence
S 05°38'30" W a distance of 72.34' to a rebar found (LS 670); thence
S 06°15'27" W a distance of 301.86' to a rebar found (LS 670); thence
S 06°14'43" W a distance of 391.30' to a rebar found (LS 670); thence
S 06°48'32" W a distance of 746.07' to a 1/2" rebar found (no cap); thence
S 07°41'40" W a distance of 111.40' to a rebar set; thence
S 31°49'54" W a distance of 81.05' to a rebar set; thence
S 35°43'41" E a distance of 53.60' to a rebar set; thence
S 04°21'52" W a distance of 40.66' to an iron pipe found, a corner to Joshua Casen & Lynsey Patton Daniel (DB 782, Pg 640); thence leaving said right-of-way line with the line of Daniel N 89°27'46" W a distance of 1,039.20' to a rebar set in the easterly right-of-way of Caleast Road; thence leaving Daniel with said right-of-way seven (7) calls:

N 03°46'26" W a distance of 193.46' to a rebar set; thence
234.11' along the arc of a curve turning to the left, having a radius of 1,218.96', a chord bearing N 13°29'36" W, and a chord length of 233.75', to a rebar set; thence
N 18°45'47" W a distance of 343.44' to a rebar set; thence
152.45' along the arc of a curve turning to the right, having a radius of 1,088.44', a chord bearing N 14°19'57" W, and a chord length of 152.33', to a point; thence
N 11°23'09" W a distance of 250.78' to a rebar set; thence
154.41' along the arc of a curve turning to the right, having a radius of 954.31', a chord bearing N 05°50'28" W, and a chord length of 154.24', to a rebar set; thence
N 02°45'17" W a distance of 563.44' to a rebar set, a corner to Jacques Dionne & Norma Lunsford (DB 714, Pg 474); thence leaving said right-of-way with Dionne & Lunsford three (3) calls:
N 79°16'25" E a distance of 324.18' to a rebar set; thence
N 01°08'51" E a distance of 613.49' to a rebar set; thence

S 79°30'22" W a distance of 556.22' to a rebar set in the easterly right-of-way line of Caleast Road; thence leaving Dionne & Lunsford with right-of-way of Caleast Road ten (10) calls:
N 26°09'37" W a distance of 187.15' to a rebar set; thence
N 22°00'28" W a distance of 231.52' to a rebar set; thence
111.87' along the arc of a curve turning to the right, having a radius of 524.41', a chord bearing N 13°20'16" W, and a chord length of 111.65', to a rebar set; thence
N 03°36'24" W a distance of 348.22' to a rebar set; thence
193.40' along the arc of a curve turning to the left, having a radius of 448.43', a chord bearing N 13°19'10" W, and a chord length of 191.91', to a rebar set; thence
N 27°05'11" W a distance of 104.45' to a rebar set; thence
171.29' along the arc of a curve turning to the right, having a radius of 290.63', a chord bearing N 10°47'36" W, and a chord length of 168.82', to a rebar set; thence
N 04°11'39" E a distance of 293.08' to a rebar set; thence
157.84' along the arc of a curve turning to the left, having a radius of 1,374.49', a chord bearing N 03°18'13" W, and a chord length of 157.75', to a rebar set; thence
N 05°13'59" W a distance of 254.95' to the Point of Beginning, having an area of 152.18 acres, as surveyed by Spencer Land Surveying (Job No. 2557) on September 16, 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 all of the lands conveyed to Cecil Paul Thomas & Renee Dianne Thomas on April 5, 2007, excluding that area between the centerline and the easterly right-of-way of Caleast Road, by deed recorded in DB 619, Pg 777, 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 152.18 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:	January 11, 2022
MOTION BY:	Commissioner Brewer
SECONDED BY:	Commissioner McDaniel
DATE OF SECOND READING:	January 25, 2022
MOTION BY:	Commissioner Arnold
SECONDED BY:	Commissioner Newby

VOTE

Commissioner Arnold
Commissioner Brewer
Commissioner McDaniel
Commissioner Newby
Mayor Blythe

YES

x
x
x
x
x

NO



Mayor Blythe

ATTEST:



City Clerk

APPROVED AS TO FORM:



City Attorney