

ORDINANCE NO. 920.101

**AN ORDINANCE RELATING TO
A ZONE CHANGE**

BE IT ORDAINED BY THE FISCAL COURT OF THE COUNTY OF SIMPSON, COMMONWEALTH OF KENTUCKY, after the passage, approval, and publication of this ordinance as follows:

1. The following-described property consisting of 2.276 acres located at the northeast corner of the intersection of Springfield Road and Coates-Hatter Road, Franklin, Simpson County, Kentucky, is hereby rezoned from AG to B-3, and the zoning map shall be amended accordingly, as requested by J. A. West and J & J Country Market, LLC pursuant to the recommendation of the Franklin-Simpson Planning & Zoning Commission after a public hearing on March 7, 2017:

A certain tract of land in Simpson County, Ky. located just west of Franklin situated at the northeast intersection of Springfield Road and Coates-Hatter Road, and further described from a survey made January 25, 2017, under the supervision of Robert G. May, LPSL # 2142, as follows:

Unless stated otherwise, any monument referred to herein as a pin and cap is a set ½" x 18" rebar with yellow plastic cap stamped R G May 2142. All bearings stated herein are referred to the recorded bearing along the north line of parent tract as shown in DB 314 PG 551 in the Office of the Simpson County Court Clerk.

Beginning at a pin and cap where a line running 25 feet north of the existing centerline of Springfield Road intersects a line running 15 feet east of the existing centerline of Coates-Hatter Road (Order Book 11 PG 316), the southwest corner to this tract;

Thence running 15 feet east of and parallel to the existing centerline of Coates-Hatter Road, (3) calls; (1) N 07° 30' 38" W – 335.78 feet, (2) on a curve to the right with a radius of 62,776.86 feet, a cord of N 05° 13' 36" W – 150.95 feet, an arc length of 150.95 feet (3) N 01° 56' 11" W – 21.42 feet to a found iron pin (cap #2142) a corner to Randall & Susan Barton (DB 296 PG 547);

Thence with the line of Barton, N 75° 33' 27" E – 189.16 feet to a pin and cap in the line of same a new corner to J.W. West (DB 314 PG 551);

Thence on a new line with West, S 08° 05' 11" E – 497.80 feet to a pin and cap a new corner to same and located 25 feet north of the existing centerline of Springfield Road;

Thence running 25 feet north of and parallel to the existing centerline of Springfield Rd., S 73° 09' 51" W – 203.57 feet to the beginning point.

Containing 2.276 acres.

Being Minor Subdivision Lot #1, a part of the same property (by new survey description) conveyed to J.A. West, unmarried, by Judy West, unmarried, by deed dated April 24, 2015, of record in **Deed Book 314, Page 551**, Simpson County Clerk's Office. See also **Minor Subdivision Plat Book 1, Page 134**, Simpson County Clerk's Office.

2. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions hereof. All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

March 21, 2017 FIRST READING

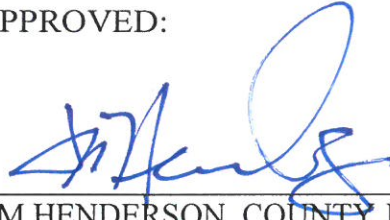
April 4, 2017 SECOND READING

At a meeting of the Fiscal Court of the County of Simpson, Commonwealth of Kentucky held April 4, 2017, on motion made by Honorable Blake Tarpley and seconded by Honorable Bobby Bush, the foregoing ordinance was adopted, after full discussion, by the following vote:

<u>Yes</u>	Marty Chandler
<u>Yes</u>	Bobby Bush
<u>Yes</u>	Larry Randolph
<u>Yes</u>	Blake Tarpley
<u>Yes</u>	Jim Henderson

APPROVED:

BY:



JIM HENDERSON, COUNTY JUDGE EXECUTIVE
COUNTY OF SIMPSON, COMMONWEALTH OF KENTUCKY

Attest:



Pam Rohrs, Fiscal Court Clerk
County of Simpson, Commonwealth of Kentucky