

ORDINANCE NO. 920.116

**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 approximately 2.56 acres located on the north side of Tyree Chapel Road and southeast of I-65 in Simpson County, Kentucky, is hereby rezoned from I-1 to A-1, and the zoning map shall be amended accordingly, as requested by Steven Jones and wife, Melissa Jones, pursuant to the recommendation of the Franklin-Simpson Planning & Zoning Commission after a public hearing on November 10, 2020:

Beginning at an iron pin found #3290 in the northerly right-of-way of Old County Farm Road (30 ft. R/W), a corner of the subject owners, Harold Ratliff and wife, Pamela Ratliff as appears in Deed Book 297, Page 393 at a corner with the Simpson County Water District (Deed Book 233, Page 336); thence along the line of the subject owners with the Simpson County Water District, N 42° 52' 57" West 63.34 feet to a wood post with a witness iron pin found #3290 at base in the easterly right-of-way of Interstate Highway 65; thence along the easterly right-of-way of Interstate Highway 65, N 34° 08' 09" East 621.59 feet to an iron pin set; thence on a new division line, S 23° 32' 27" East 364.88 feet to a point in the northerly right-of-way of Tyree Chapel Road (30 ft. R/W) at a bend in said road, at a bend in said road [*sic*] at its intersection with Old County Farm Road, passing a witness iron pin set on line at 354.83 feet; thence along the meanders of the northerly right-of-way of Old County Farm Road, the following four calls: (1) S 62° 28' 10" East 41.49 feet; (2) thence S 63° 09' 28" West 201.64 feet; (3) thence S 63° 37' 33" West 151.23 feet; (4) thence S 63° 43' 47" West 110.67 feet to the point of beginning. Surveyed parcel contains 2.56 acres, more or less, and is a minor subdivision tract recorded in Plat Book 5, Page 136, subject to all legal conditions and easements of record. This description is based on an actual field survey performed by Gary Lee Dunning, Kentucky Registered Land Surveyor #3290 in September of 2018. Basis of bearing for this description is grid North, Kentucky South Zone, Lambert projection. Unless stated otherwise, all iron pins set this survey are 5/8" x 18" rebar with yellow plastic cap stamped "Dunning #3290."

Being the same property conveyed to Steven Jones and wife, Melissa Jones by Harold G. Ratliff and wife, Pamela Ratliff, by deed dated November 21, 2018, of record in Deed Book 338, Page 388, 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.

December 15, 2020 FIRST READING

January 5, 2021 SECOND READING

At a meeting of the Fiscal Court of the County of Simpson, Commonwealth of Kentucky held, 2020, on motion made by Honorable Marty Chandler and seconded by Honorable Nathaniel Downey, the foregoing ordinance was adopted, after full discussion, by the following vote:

<u>Yes</u>	Marty Chandler
<u>Yes</u>	Nathaniel Downey
<u>Yes</u>	Scott Poston
<u>Yes</u>	Myron Thurman
<u>Yes</u>	Mason Barnes

APPROVED:

BY: 

MASON BARNES, COUNTY JUDGE EXECUTIVE
COUNTY OF SIMPSON, COMMONWEALTH OF KENTUCKY

Attest:



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