

ORDINANCE NO. 920.122

**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 23.36 acres of land located at the southeast of I-65 and Kentucky state Highway 585 (Gold City Road) in Franklin, Simpson County, Kentucky, is hereby rezoned from AG to R-1, and the zoning map shall be amended accordingly, as requested by Brock Perdue, pursuant to the recommendation of the Franklin-Simpson Planning & Zoning Commission after a public hearing on February 7, 2023:

Beginning at an iron pin found #3290 at the record southwesterly located of the subject owner Brock Perdue and wife, April Jo Perdue as described in Deed Book 357, Page 580, at a corner with the Brock Perdue 10.00 acre house tract record in Minor Plat Book 1, Page 61, said pin is in the easterly right of way of Perdue Farms Road thence along the southerly line of the Brock Perdue property as recorded in Deed Book 357, Page 580, S 78° 36' 02" E 1177.84 feet to an iron pin found #3290 at the southwesterly corner of the Paul Kelley II and wife, Alaura Kelley property as described in Deed Book 331, Page 353 and shown in Minor Plat Book 1, Page 192; thence along the line of the subject owner with Kelley, N 00° 00' 04" W 768.19 feet to an iron pin set at a corner of amended minor plat Lot 3 of the Robert Perdue minor plat, recently conveyed to Steve Kelley; thence along the line of the amended minor plat Lot 3, S 89° 59' 18" W 175.55 feet to an iron pin found #3290 at the southeasterly corner of Brandon West; thence along the lines of the subject owner with Brandon West the following four calls: S 89° 59' 25" W 196.47 feet to an iron pin found #3290; thence S 89° 59' 25" W 24.30 feet to an iron pin found #3290; thence N 00° 00' 30" W 29.07 feet to an iron pin found #3290 at the southwesterly corner of the original platted minor plat Lot 4 of the Robert Perdue property; thence along the westerly line of the original Lot 4 of the Robert Perdue minor plat, N 00° 00' 30" W 430.89 feet to an iron pin found #3290 in the southerly right of way of Perdue Farms Road (approximately 15 feet from centerline); thence along the meanders of the southerly and easterly right of way of Perdue Farms Road the following seven calls: N 82° 23' 41" W 111.59 feet to an iron pin set; thence N 82° 26' 02" W 108.20 feet to an iron pin set at a point of curvature; thence along the arc of a curve to the left, having a field radius of 412.62 feet, a chord bearing of S 57° 09' 34" W a chord distance of 500.65 feet (arc length = 537.94 feet) to a point of tangent; thence S 12° 38' 19" W 96.38 feet to an iron pin set; thence S 10° 07' 53" W 115.02 feet to an iron pin found #3290 at the northwesterly corner of the Brock Perdue property as described in Deed Book

357, Page 580; thence along the westerly line of the Brock Perdue property as described in Deed Book 357, Page 580, S 08° 01' 59" W 378.85 feet to the point of beginning. Surveyed parcel **contains 23.36 acres more or less**, intended for a zone change to R-1, based on an actual field survey originally performed by Gary Lee Dunning, Kentucky Registered Land Surveyor #3290 in April & May of 2019 and revised in September of 2022, amended in January of 2023. Basis of bearing for this survey is grid North, Kentucky South Zone Lambert Projection. Unless stated otherwise, all iron pins set this survey are 5/8" x 18" rebar with plastic identification cap stamped, "Dunning #3290."

Being the same property conveyed to Brock Marlin Perdue and wife, April Jo Perdue by Robert Marlin Perdue and wife, Helen Jean Perdue, by deed dated June 18, 2021, of record in Deed Book 357, Page 580, Simpson County Clerk's Office; and the same property conveyed to Brock Marlin Perdue and wife, April Jo Perdue by Robert Marlin Perdue and wife, Helen Jean Perdue, by deed dated July 12, 2022 of record in Deed Book 366, Page 682, 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 7, 2023 FIRST READING

March 21, 2023 SECOND READING


At a meeting of the Fiscal Court of the County of Simpson, Commonwealth of Kentucky held March 21, 2023, on motion made by Honorable Marty Chandler and seconded by Honorable Myron Thurman, the foregoing ordinance was adopted, after full discussion, by the following vote:

<u>Yes</u>	Marty Chandler
<u>Yes</u>	Jeffrey Burr
<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