

**Georgetown Annexation
 Information**

TREY GRAYSON
 SECRETARY OF STATE
 COMMONWEALTH OF KENTUCKY
 BY Gandie Adkinson

Year	Acreage	Ordinance Number	Comments
1951	37.2	609	
1955	83	724	Ord 724 Amended Ord 723
1956	48.7	733	
1957	26.1	767	
1957	18.6	769	
1957	*	776	*Adoption of proposed annexation 769
1959	118.4	812	
1959	74.3	819	
1959	*	824	*Adoption of proposed annexation 819
1960	95	853	
1960	67.5	855	
1961	*	863B	*Adoption of proposed annexation 855
1963	116.4	910	
1963	*	911	*Adoption of proposed annexation 910
1968	2	1010	
1968	*		*Adoption of proposed annexation 1010
1970	102	1044	
1970	*		*Adoption of proposed annexation 1044
1973	334.5	1096	
1973	*		*Adoption of proposed annexation 1096
1974	722.3	1116	
74 - '75	*		*Adoption of proposed annexation 1116
1977	172.5	77-004	
1977	*		*Adoption of proposed annexation 77-004
1977	50.3	77-013	
1977	*	77-014	*Identical to 77-004
1977	*		*Adoption of proposed annexation 77-013
1977	*		*Adoption of proposed annexation 77-014
1978	59	78-002	
1978	*		*Adoption of proposed annexation 78-002
1979	50.5	79-001	
1979	*		*Adoption of proposed annexation 79-001
1981	72.4	81-011	
1982	*	83-005	*Adoption of proposed annexation 81-011 (K)
1983	46	83-001 Truck Parking	
1983	*	83-010	*Adoption of proposed annexation 83-001
1987	1946.9	87-004	*1983 by deed - 1946.9 by survey (see 87-006)
1987	*	87-006	*Adoption of proposed annexation 87-004
1987		87-017	
1987	10.9	87-018	
1988	*	88-005	*Repealed 87-017
1988	* 87	88-007	*Adoption of proposed annexation 88-005
1988	*	88-009	*Adoption of proposed annexation 87-018
1988	* 454.8	88-010	*Adoption of proposed annexation 88-005
1988	13.1	88-027	
1988	*	88-029	*Adoption of proposed annexation 88-027

City of Georgetown

GEORGETOWN, KENTUCKY

SUE LEWIS, CITY CLERK

CERTIFICATION: KRS 81A.470 FILINGS

I certify I am the duly qualified City Clerk of the City of Georgetown, Kentucky,
and the foregoing 8 pages of Ordinance No. 99-031 is a true, correct and
complete copy duly adopted by the City Commission at a duly convened meeting held on
October 13, 1999, all as appears in the official records of said City.

WITNESS, my hand and Seal of the City of Georgetown, this 18th day of
October, 2005.



Sue Lewis
Signature of City Clerk

CITY OF GEORGETOWN
ORDINANCE NO. 99-037

AN ORDINANCE RELATED TO THE ANNEXATION OF PROPERTY CONTAINING 35.42 ACRES, MORE OR LESS, OWNED BY MARTIN G. & CHRISTINE B. WELLS, SITUATED ON THE EAST SIDE OF OLD U.S. 62 AT 2381 CYNTHIANA ROAD NORTHEAST OF GEORGETOWN IN SCOTT COUNTY, KENTUCKY.

WHEREAS, Martin G. & Christine B. Wells has consented to the annexation of said property; and

WHEREAS, all appropriate steps required under Chapter 81A of the Kentucky Revised Statutes have been performed or waived; and

WHEREAS, a copy of said consent having been made a part of the record in this matter and available for review with the minutes of this meeting; and

WHEREAS, said property is now embraced within the County of Scott, Kentucky, and is contiguous to the existing city limits and, having urban character and suitability for further urban development, is appropriate for annexation in its entirety to the City of Georgetown.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF GEORGETOWN, KENTUCKY:

SECTION I. PURPOSE: The hereinafter described property is urban in character, suitable for further urban land use development without unreasonable delay, and is contiguous to the existing city limits of the City of Georgetown, extending the boundaries of the city to include this property described as follows:

See Legal Description of property annexed attached hereto, incorporated herein, and made a part hereof by reference as EXHIBIT "A".

SECTION II. ANNEXATION: The above described property is hereby annexed into the City of Georgetown, all technical requirements having been satisfied or waived by consent being filed with the minutes of Georgetown City Council meeting dated the 5th day of Oct, 1999.

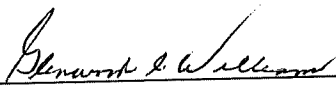
SECTION III. ZONE CLASSIFICATION: The annexation of this property shall not affect its zoning classification.

SECTION IV. EFFECTIVE DATE: This Ordinance shall become effective upon publication on the 13th day of April, 1999.

WHEREUPON, the foregoing Ordinance was read for the first time on the 16 day of September, 1999, read for the second time, passed and approved on the 5th day of October, 1999.


EVERETTE L. VARNEY, Mayor

ATTEST:



GLENWOOD C. WILLIAMS
City Clerk

EXHIBIT "A"
MARTIN G. AND CHRISTINE B. WELLS
OLD U.S. HIGHWAY 62
2381 CYNTHIANA ROAD

A tract of land located on the east side of Old U.S. Highway 62 at 2381 Cynthiana Road northeast of the City of Georgetown, Kentucky and more particularly bounded and described as follows;

Beginning at a point in the east right-of-way of Old U.S. Highway 62 corner to the property of East Kentucky Paving Corporation; thence leaving said right-of-way and with the line of East Kentucky Paving Corporation

S 62 45' 00" E 196.68 feet; thence

S 65 30' 00" E 861.30 feet; thence

S 07 15' 00" W 1178.00 feet; thence

N 71 00' 00" W 1504.14 feet to a point in the east right-of-way of Old U. S Highway 62; thence with said right-of-way

N 28 00' 00" E 829.95 feet; thence

N 29 30' 00" E 321.42 feet; thence

N 29 30' 00" E 125.40 feet to the point of beginning.

Containing approximately 35.42 acres more or less.

This property has not been surveyed by Thoroughbred Engineering, Inc.

HOWARD PROPERTY – Old U.S. 62

Staff Report to the Georgetown-Scott County Planning Commission August 12, 1999

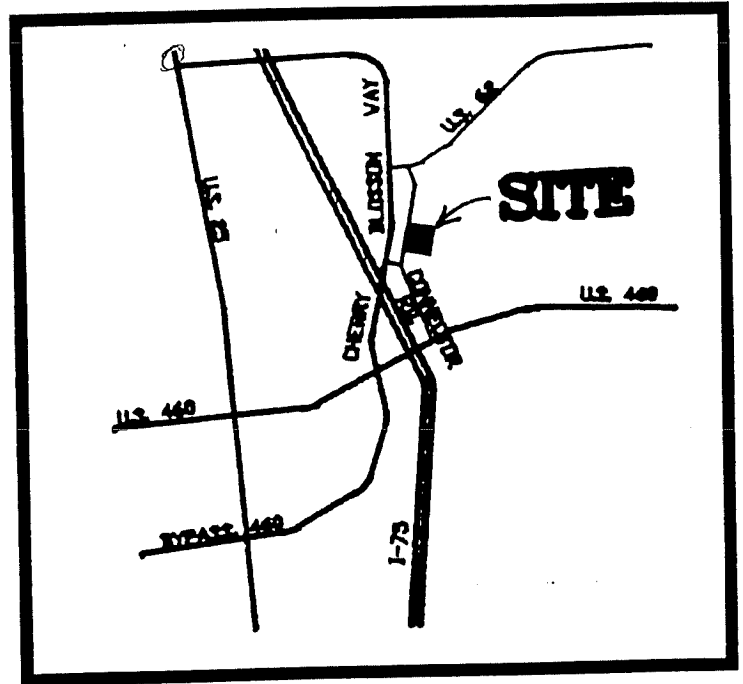
FILE NUMBER: ZMA-1999-42

PROPOSAL: Rezoning Request for 35.42 acres from A-1 Agricultural to R-2 (PUD).

LOCATION: Southeast side of Old U.S. 62, Northeast of Connector Road, Northwest of Old Oxford Road.

APPLICANT: William Howard

**ENGINEER/
SURVEYOR:** Thoroughbred Engineering, Inc.



STATISTICS:

Zone	A-1
Proposed zone	R-2 (PUD)
Surrounding zones	A-1, R-2 (PUD),
Acreage	35.42 (gross); 31.92 (net)
# of D.U. proposed	134
Dwelling Units/Acre	3.78 du/ac (dwelling unit per acres)
Min. lot size proposed	7,500 sq.ft
Average lot size	NA (unknown at this time)
Bldg. Ground Coverage	NA
Parking sp. Required	NA
Parking sp. Provided	NA
New street required	Yes
Water/sewer available	Yes/Yes*
Access	Access is via Old U.S. 62, a rural collector road with approximately 19' of pavement.
Variances	None

* = At the time of submission, the applicant had obtained sewer capacity for 5.0 acres per a previous sewer capacity reservation. The remaining acreage/capacity is currently being addressed as part of a proposed major sanitary sewer improvement within the Lane's Run Basin.

KEY ISSUES/COMMENTS:

The applicant is requesting zone change approval for approximately 35.42 acres from A-1 Agricultural to R-2 (PUD) General Residential. The concept plan indicates the development of 112 single-family lots and 11 duplex lots for a total of 134 residential units or 3.79 du/ac (gross); 4.2 du/ac (net). In addition, the concept plan identifies approximately 3.5 acres of open space that includes two existing ponds and a small creek.

The adopted *Lane's Run Basin Component of the Comprehensive Plan* and the *1996 Comprehensive Plan* identify this site for residential development. Multi-family residential uses are identified for those properties immediately adjacent to Cherry Blossom Way, or those areas that are not conducive to single family residential development. Staff is concerned that the area identified for duplexes does not meet the conditional criteria for more intensive development than single family residential per the *Comprehensive Plan* or the PUD concept. The Planned Unit Development (PUD) concept permits a mixture of residential styles and lot sizes within a defined, cohesive development. It can be further defined as a complex of structures and uses planned as an integral unit or community development. Existing PUD's include Canewood and The Colony; future developments include the Whitaker Property (Champion Way) and The Mansion Estates.

This site is bounded by a row of existing, mature trees to the south and dispersed mature trees along Old U.S. 62. Great care should be given to the preservation of these trees and the existing ponds on the site. The *Lane's Run Basin Component* encourages the preservation and enhancement of the area through the use of scenic corridors, including the preservation of trees, stone fences and the creek.

This site is bounded by the following properties:

<u>Location</u>	<u>Property</u>	<u>Zoning</u>	<u>Designation</u>	<u>Current Land Use</u>
North	Ruth	A-1	Residential	Vacant/Agricultural
South	McDaniel	A-1	Residential Commercial	Vacant/Agricultural
East	Amick	R-2 (PUD)	Residential	Vacant (proposed mixed use residential)
West	Forest Oaks	R-2 (PUD)	Residential	Duplexes (primarily)

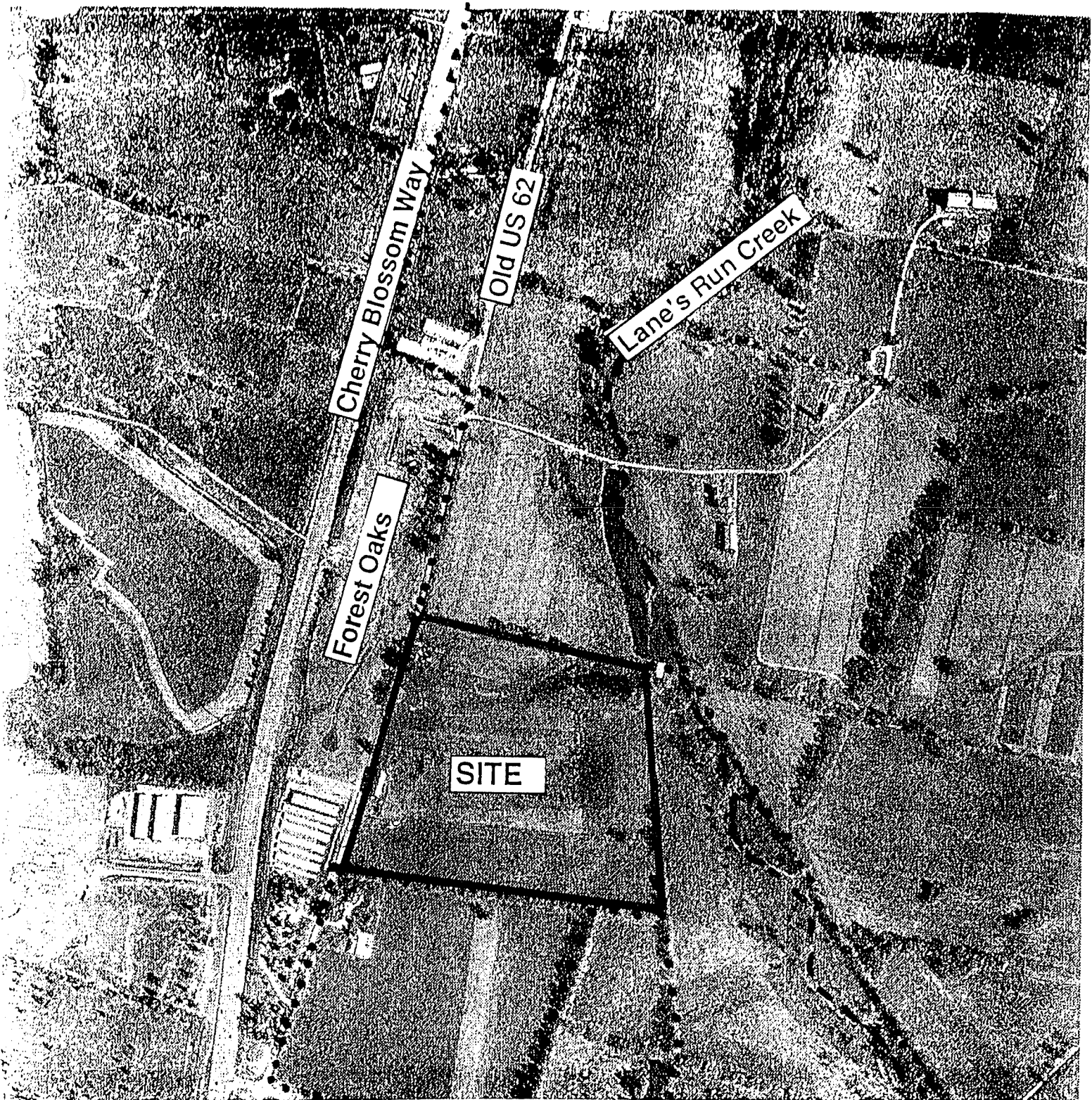
The site has sufficient sight distance per the Subdivision & Development Regulations standards for intersection sight distance. There is some minor vegetation and some low lying tree branches that may need to be removed; however, a minimum of 450' can be achieved. The City Engineer has stated that additional improvements may be required for the primary subdivision access, including possible turn lanes and/or accel/decel lanes. The developer is currently working with GMWSS regarding sanitary sewer capacity and probable system upgrades and improvements within the *Lane's Run Basin*. These issues will need to be addressed prior to the approval of a preliminary subdivision plat.

RECOMMENDATION:

Deny R-2 (PUD) because it permits increased residential densities and more intense development than identified by the adopted Comprehensive Plan.

Approve R-1C (PUD) because this designation is supported by Comprehensive Plan and permits residential development that is compatible to surrounding properties and developments, subject to:

1. All requirements of GMWSS regarding sanitary sewer capacity. The sewer capacity and routing issue should be resolved prior to the approval of a preliminary subdivision plat (PSP).
2. As part of a PSP, designing the internal road system to provide a minimum 250' intersection separation distance.
3. Preserving the existing tree line along the rear property line of lots 55-71 and along Old U.S. 62.
4. If the proposed road connection is not necessary to the McDaniel Property, as determined by the TRC during review of a preliminary subdivision plat, allow the redesign of that section of lots to permit one additional lot.
5. If the proposed (main) road that provides access from Old U.S. 62 to the Amick Homes property is relocated and provides a direct route, requiring a "round-about" or other traffic calming device, as approved by staff, to reduce vehicle speeds and increase levels of safety.
6. There shall be no grading or construction on the site until all required plans (i.e., construction plans and soil erosion control plans) have been reviewed by the Planning Commission Engineer and USDA-NRCS (as applicable).
7. Annexation by the City of Georgetown.
8. All requirements of the *Zoning Ordinance*.
9. All requirements of the *Subdivision & Development Regulations*.



Howard Property

From: A-1 Agricultural
To: R-2 PUD

ZMA-1999-42
Photo: 10-24-98

**Motion by Sutton, second by Lee, to approve the four applications on the Consent Agenda, subject to their respective conditions of approval.
Motion carried.**

ZMA-1999-42 Howard Property – Old U.S. 62 – Rezoning request for 35.42 acres from A-1 Agricultural to R-2 PUD, located on the southeast side of Old U.S. 62, northeast of Connector Rd., northwest of Old Oxford Rd. (PUBLIC HEARING)

Mr. Klepper reviewed the staff report, which recommended approval of an R-1C PUD zoning instead of the requested R-2 PUD, due to support by the Comprehensive Plan and compatibility with the surrounding properties.

Commissioner Sharpe expressed concern about increased population in the area and its impact on the schools. Mr. Klepper stated during the Comprehensive Plan process, the school system indicated that they will accommodate increased enrollment as it occurs. They have not responded to recent requests to be involved in the Technical Review process.

Steven Howard, applicant and homebuilder, stated that they have not decided on the price range of homes to be built.

Commissioner Sharpe suggested postponing the matter until the September meeting so that the representatives of the school system can be consulted about their future plans. Commissioner Williams asked staff to write to the superintendent requesting a meeting to discuss the matter. Chairman Gritton recalled that the same concerns about school capacity have been voiced in the past, and no answers could be obtained from the school system. To delay this applicant when similar requests have been approved in the past without obtaining the future plans for schools would be unfair. Commissioner Sutton added that since the area is planned residential in the Comprehensive Plan, the issue is not something new that needs discussed at this point.

Mr. Howard noted that the surrounding properties that have been zoned residential have a higher density than what he is requesting.

Chairman Gritton closed the public hearing.

Motion by Sharpe, second by Hopkins, to continue the public hearing until the September meeting to allow time to look into the school capacity issue. Motion denied 6-2, with Williams, Peters, Sutton, Lee, Thomason, and Brock dissenting.

Motion by Thomason, second by Sutton, to recommend approval of the zone change to R-1C PUD based on its consistency with the