



CERTIFICATION OF ORDINANCE

ORDINANCE 124-2023

I, Kathy Walker, certify I am the duly qualified City Clerk of the City of Nicholasville, Kentucky and the foregoing thirty-two (32) pages of Ordinance 124-2023 is a true, correct and complete copy duly adopted by the City Commission at a duly convened meeting held on August 28, 2023 all as appears in the official records of said city.

Further, said Ordinance, 124-2023, was published in The Jessamine Journal, as required by KRS 83A.060(9), on August 31, 2023.

WITNESS, my hand and the Seal of the City of Nicholasville, this 2nd day of October, 2023.



Kathy Walker
City Clerk

Seal

RECEIVED AND FILED
DATE October 3, 2023

MICHAEL G. ADAMS
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY [Signature]

ORDINANCE 124-2023

AN ORDINANCE ESTABLISHING A DECREE OF ANNEXATION OF 0.86 ACRES OF REAL PROPERTY LOCATED AT 200 MOORE DRIVE (LOT 1, BLOCK C, UNIT 1 OF HALF ACRE SUBDIVISION) INTO THE CITY OF NICHOLASVILLE, KENTUCKY

WHEREAS, on June 16, 2022, the landowner consented in writing to the annexation pursuant to KRS 81A.412, thereby making the adoption of an Ordinance of Intent to Annex unnecessary; and

WHEREAS, the landowner submitted to the City of Nicholasville the consent for annexation of all property known and described in Exhibit "A" Annexation Legal Description; and

WHEREAS, the property described in Exhibit "A" was adjacent or contiguous to the city's boundaries at the time the annexation proceeding was begun; and

WHEREAS, the property is urban in character or suitable for development for urban purposes without unreasonable delay; and

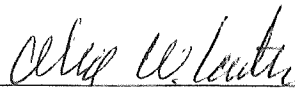
WHEREAS, the City of Nicholasville is desirous of extending its corporate city limits by annexing the property known and described in Exhibit "A" and it is deemed in the best interest of the City to annex same; and

WHEREAS, the Jessamine County Judge/Executive and the Jessamine Fiscal Court were given written notice on July 11, 2023, pursuant to 2023 Ky. Acts ch.128, sec. 3, subsec. 3(d).

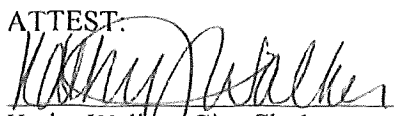
BE IT ORDAINED BY THE CITY OF NICHOLASVILLE that based on the findings in the aforesaid preambles which are incorporated by reference the property described in Exhibit "A" is annexed into the City Limits of the City of Nicholasville, Jessamine County, Kentucky and a map is attached hereto and identified as Exhibit "B", in accordance with KRS 81A.420.

FIRST READING (INTRODUCTION): July 24, 2023

SECOND READING AND ADOPTION: August 28, 2023



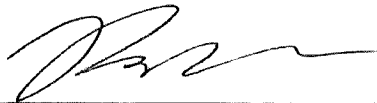
Alex Carter, Mayor

ATTEST.


Kathy Walker, City Clerk

ANNEXATION CONSENT

The undersigned, after first being duly sworn, states that he/she is a Member of TMC Acquisition, LLC, owner of the property described in Exhibit "A". As such he/she has the authority to dispose of the property described in Exhibit "A"; the authority to waive the enactment and waiting requirements of KRS 81A.420 (1) and (2); and the authority to waive the notice requirements of KRS 81A.425, all part of the LLC's request for annexation by the City of Nicholasville. Accordingly, he/she, as Member, gives the LLC's consent to waiver of the aforementioned requirements pursuant to KRS 81A.425.



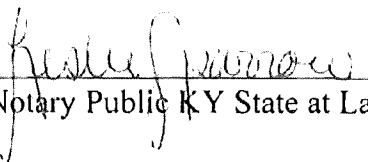
Ross Jordan, MEMBER

COMMONWEALTH OF KENTUCKY
COUNTY OF Warrick, SCT ...

Subscribed, sworn to and acknowledged before me by Ross Jordan, Member of and for and on behalf of TMC Acquisition, LLC, a Kentucky limited liability company on July 1, 2023.

My Commission expires: 9/16/2024.

Leslie B. Sparrow
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
ID. # KYNP15150
MY COMMISSION EXPIRES September 16, 2024



Notary Public KY State at Large No. KYNP15150

CITY HALL



517 North Main Street
Nicholasville, Kentucky 40356
859-885-1121

July 11, 2023

Jessamine County Judge Executive David K. West
and Jessamine County Fiscal Court
Jessamine County Courthouse
101 North Main Street
Nicholasville, KY 40356

Re: Property Annexation Notice

Dear Judge West and Magistrates:

The Kentucky legislature recently passed legislation that became law without the Governor's signature which affects annexation of property by cities. Senate Bill 141, Section 3, also cited as Kentucky Acts - Chapter 128, Section 3, imposes a moratorium on annexations with certain exceptions.

TMC Acquisition, LLC, owns 0.78 acres of property commonly known as 200 Moore Drive (Lot 1, Block C, Unit 1 of Half Acre Subdivision). This property is located near the intersection of US 27 north and Groggins Ferry Road and is joined on its east side by property already annexed into the City of Nicholasville.

One of the exceptions to the law is the City may proceed with and annex property contiguous to its boundary as long as it provides 45 days' notice to the Jessamine County Fiscal Court of its intended action prior to enacting the annexation ordinance. This letter is intended as compliance with the Act on behalf of the Nicholasville City Commission and the City of Nicholasville.

Please contact me if you have any questions concerning the above and thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Darren T. Sammons". The signature is written in a cursive, flowing style.

Darren T. Sammons
City Attorney

ORDINANCE 120-2023

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF NICHOLASVILLE FROM B-1 (COUNTY) HIGHWAY BUSINESS TO B-1 (CITY) CENTRAL BUSINESS DISTRICT FOR APPROXIMATELY 0.69 ACRES OF PROPERTY LOCATED AT 200 MOORE DRIVE, PVA PARCEL #057-00-00-011.08; ALSO KNOWN AS LOT 1 OF THE HALF ACRES SUBDIVISION, UNIT 1, BLOCK C.

**200 MOORE DRIVE
(PVA PARCEL #057-00-00-011.08)**

WHEREAS, the Nicholasville Planning Commission held a public hearing on May 22, 2023, concerning certain amendments to the Official Zoning Map of Nicholasville and recommended approval of a zone change request from B-1(County) to B-1 (City) for approximately 0.69 acres of property located at 200 Moore Drive as shown on Exhibit A; and

WHEREAS, the Nicholasville Planning Commission voted 5-0 to forward a recommendation of approval to the City Commission with conditions; and

WHEREAS, the zone map amendment request was determined by the Planning Commission to satisfy the findings required in Article 13, Section 1350, Recommendation of Commission for Zoning Map Amendments and KRS 100.213; and

WHEREAS, the City Commission of the City of Nicholasville has considered the respective record and desires to affirm the above recommendation;

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF NICHOLASVILLE, WHILE IN REGULAR SESSION on June 26, 2023, that it accepts and adopts the Findings of Fact and Conclusions of Law made by the Nicholasville Planning Commission and rezones the subject property as described herein.

BE IT FURTHER ORDAINED by the City Commission that the Official Zoning Map of the City of Nicholasville shall be amended to reflect the above change.

This ordinance will take effect upon adoption, execution and publication.

FIRST READING (INTRODUCTION): June 12, 2023

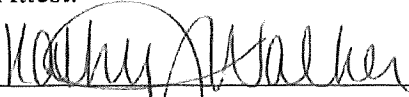
SECOND READING AND ADOPTION: June 26, 2023



Alex Carter, Mayor

ORDINANCE 120-2023

Attest:



Kathy Walker, City Clerk

ORDINANCE 120-2023

SUMMARY OF ORDINANCE

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF NICHOLASVILLE FROM B-1 (COUNTY) HIGHWAY BUSINESS TO B-1 (CITY) CENTRAL BUSINESS DISTRICT FOR APPROXIMATELY 0.69 ACRES OF PROPERTY LOCATED AT 200 MOORE DRIVE, PVA PARCEL #057-00-00-011.08; ALSO KNOWN AS LOT 1 OF THE HALF ACRES SUBDIVISION, UNIT 1, BLOCK C.

**200 MOORE DRIVE
(PVA PARCEL #057-00-00-011.08)**

This ordinance amends the Official Zoning Map of the City of Nicholasville in accordance with the recommendation of the Nicholasville Planning Commission to approve the zone map amendment to B-1 (Central Business District) for approximately 0.69 acres of property located at 200 Moore Drive, PVA Parcel #057-00-00-011.08.



City Commission

TO: Nicholasville City Commission

FROM: Planning and Zoning Department

SUBJECT: Zone Map Amendment from B-1(County) to B-1 (City)
200 Moore Drive (0.69 acres)
 PVA Parcel #057-00-00-011.08
 TMC Acquisitions, LLC – Applicant & Property Owner
 ORDINANCE 114-2023 - ZONING MAP AMENDMENT

DATE: June 12, 2023 - 1st Reading
 June 26, 2023 - 2nd Reading

Location: PVA Parcel #057-00-00-011.08
(Refer to Exhibits A & B)

PC Action: The Planning Commission considered this request during their regular meeting of May 22, 2023. Principal points of discussion and the applicant's submitted justifications focused on:

- a) The applicant, TMC Acquisitions, LLC, is requesting a zone change for 200 Moore Drive from B-1 (County) to B-1 (City) for approximately 0.69 acres. This parcel has an existing commercial activity and will be part of an expansion that will be connecting to a proposed 2-story building and associated parking.
- b) The parcel is surrounded by existing commercial development.

Final PC action on the above items was to: recommend approval of a zone map amendment from B-1 (County) to B-1(City) for approximately 0.69 acres of property located at 200 Moore Drive, PVA Parcel #057-00-00-011.08, to the City Commission; forward the annexation of the site as recommended by the Annexation Committee and approve the final development plan.

After discussion and consideration of the request, the Commission determined, by a vote of 5-0, that the proposed zone change request met the findings necessary for a zoning map amendment in Article 1350 of the Nicholasville zoning ordinance and in KRS 100.213 as follows; and adopted the findings (justifications) submitted by the applicant (attached):

1. Before any map amendment is granted, the planning commission or the legislative body of fiscal court must find that the map amendment is in agreement with the adopted comprehensive plan, or in the absence of such a finding, that one (1) or more of the following apply and such finding shall be recorded in the minutes and records of the planning commission or the legislative body or fiscal court:

- (a) That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate.
- (b) That there have been major changes of an economic, physical or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area.

Background: 1. TMC Acquisitions, LLC of 200 Moore Drive, Nicholasville, KY 40356, has filed an application for a Zone Map Amendment from B-1 (County) Highway Business to B-1 (City) Central Business District for approximately 0.69 acres of property located at 200 Moore Drive, PVA Parcel #057-00-00-011.08; also known as Lot 1 of the Half Acres Subdivision, Unit 1, Block C.

2. The entire parcel is contiguous to the following zones:

	<u>ZONE</u>	<u>EXISTING USE</u>
North	B-1 (County)	County Highway Business
East	B-1 (City)	Commercial
South	B-2 (City)	Vacant Land
West	B-1 (County)	County Highway Business

- 3. The subject site is currently zoned B-1 (County) Highway Business and has a land use designation of Commercial on the Wilmore/Nicholasville/Jessamine County 2017 Current Land Use Map.
- 4. Adjoining property owners (list submitted by the applicant) have been notified by first-class mail, in accordance with KRS 100 and KRS 424.

Discussion: The property owner is requesting annexation of the entire property and then rezone the subject property from B-1 (County) to B-1 (City). The site is located inside the Urban Service Boundary of the City of Nicholasville. Approximately 0.79 acres will be rezoned B-1 and will be a part of an expansion of the commercial activity at the site.

At the February 14, 2023 Annexation Committee meeting, the applicant requested annexation for approximately 0.78 acres (Lot and R.O.W. Parcel) in order to seek a City B-1 (Central Business District) zoned use.

- Considerations:**
- 1. See attached applicant's Justifications.
 - 2. See attached exhibits submitted by the applicant.
 - 3. The City Commission shall determine if they accept the findings and recommendation of the Planning Commission and whether or not this zone change request is in compliance with Section 1350 of the Nicholasville Zoning Ordinance and the Comprehensive Plan as required by KRS 100.213 that was listed previously (see above).

Summary:

Zone Map Amendment: If the City Commission finds that the zone map amendment, from B-1 (County) to the B-1 (City) District, is consistent with the requirements listed in Section 1350 of the zoning ordinance and in KRS 100.213, approval should be considered. Staff suggested conditions of approval to the Planning Commission and a recommendation of approval was forwarded to the City Commission.

FDP: The final development plan was approved with conditions by the Planning Commission on May 22, 2023 and will be voided if the City Commission does not approve the zone change request to B-1.

Recommendation: The Planning Commission recommended approval of the zone change request to the City Commission with the following conditions of approval.

1. If the zone change request is not approved by the City Commission, the final development plan approval shall be voided.
2. As a further condition to the granting of a zone change, the planning unit may require that substantial construction be initiated within two years of City Commission approval; provided that such zone change shall not revert to its original destination unless there has been a public hearing [Section 1390 of the Zoning Ordinance].

Suggested Motion: Move to adopt the findings of fact and conclusions of law as required by Section 1350 of the Nicholasville Zoning Ordinance and KRS 100.213 and as determined by the Planning Commission (submitted by the applicant), and approve Ordinance 114-2023 for the zone change of the subject property from County B-1 to City I-1, with the conditions as noted.

**EXHIBIT A
ORDINANCE 107-2023**

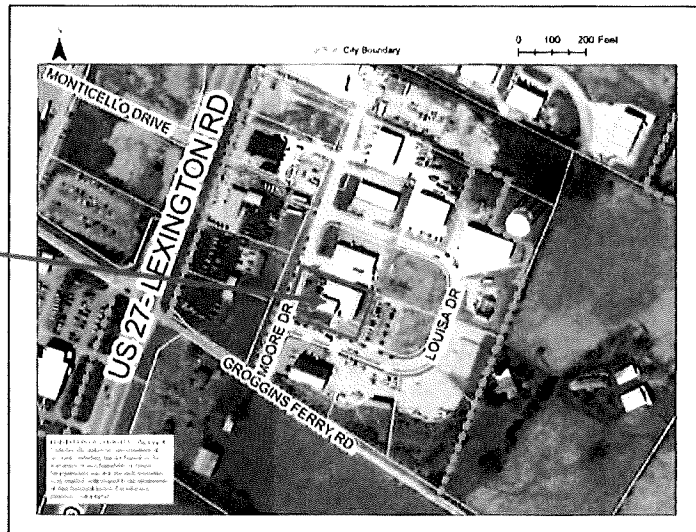
**ZONING MAP AMENDMENT
200 MOORE DRIVE
CONSISTING OF 0.69 ACRES AND CURRENTLY
KNOWN AS PVA PARCEL #057-00-00-011.08**

This sheet is an Exhibit to Ordinance No. 114-2023 adopted by the City Commission of the City of Nicholasville, KY on the 26th of June, 2023. The Official Zoning Map is hereby amended by the City Commission of the City of Nicholasville as noted here and consistent with Ordinance 114-2023.

Property Description: Said land consist of the following property, also shown graphically below and as further identified in the legal description on Sheet 2:

1. Portion of PVA Parcel #057-00-00-011.08, consisting of 0.69 acres.
2. Zone Map Amendment from B-1 (County) Highway Business District to B-1 (City) Central Business District

Zone Map
Amendment of
0.69 acres; known
as PVA Parcel
#57-00-00-011.08
from B-1 (County)
to I-1 (City).



Kathy Walker
City Clerk
City of Nicholasville

ZONE MAP AMENDMENT REQUEST
HALF-ACRE SUBDIVISION
LOT 1, BLOCK C, UNIT 1
PLAT CABINET 8; SLIDE 197

All that tract or parcel of land being situated in the north-easterly quadrant of the intersection of Moore Drive and Louisa Drive and being adjacent to the existing corporate limits of Nicholasville, Jessamine County, Kentucky (Ordinance #940-2016) and being more particularly described as follows, TO WIT:

REQUESTED ZONE CHANGE ZONE B-1 (COUNTY) TO B-1 (CITY)

Beginning at a point on the centerline of Moore Drive, said point being the intersection of the centerline of Moore Drive and the northerly right-of-way of Louisa Drive, thence with the centerline of Moore Drive, N 19°12'55" E – 150.00' to a point, said point being the intersection of the centerline of Moore Drive and the northerly property line of Lot 1, Block C, Unit 1, Half-Acre Subdivision (P.C. 8l Sl. 197), thence leaving the centerline of Moore Drive and continuing with the northerly property line of Lot 1, Block C, Unit 1, Half-Acre Subdivision, S 70°47'05" E – 225.00' to a point, common corner to Lot 2, Block C, Unit 1, Half-Acre Subdivision and Lots 7 and 8, Unit 2, Half-Acre Subdivision (P.C. 11; Sl. 32), thence with the common line of Lot 7, S 19°12'55" W – 150.00' to a point on the northerly right-of-way of Louisa Drive, thence with the northerly right-of-way of Louisa Drive, N 70°47'05" W – 225.00' to the beginning and containing 0.79 Acres.

The above-described property, excluding Moore Drive right-of-way, being comprised of Lot 1, Block C as shown on plat of record of Half-Acre Subdivision, Unit 1 lodged in Plat Cabinet 8; Slide 197 in the Jessamine County Clerk's office. Title to same currently held by TMC Acquisition, LLC., as per Deed Book 851; Page 647 lodged in the Jessamine County Clerk's office.

200 MOORE DRIVE

JUSTIFICATIONS/FINDINGS OF FACT

Zone Map Amendment for .69 acres from B-1 (County) to B-1 (City).

INTRODUCTION

The subject property is occupied by Tailor Made Compounding. 200 Moore Drive is located immediately east of the intersection of US 27 and Groggins Ferry Road on the corner of Moore Drive and Louisa Drive. It touches the Nicholasville city limits on its southern and eastern boundaries. The area surrounding 200 Moore Drive is used predominately for commercial purposes and a business has been conducted at this site for approximately 15 years.

The requested zone change affecting the subject property agrees with the text of the current Comprehensive Plan (2017) for Nicholasville, including without limitation the following Goals and Objectives, in the following respects:

I. ECONOMIC AND COMMERCIAL DEVELOPMENT

Goal A. - Create a regulatory and policy environment attractive to environmentally responsible, diverse and stable businesses and industries capable of providing a variety of goods and services as well as quality employment opportunities for Jessamine County residents.

Objectives

3. Ensure that adequate land is available for commercial and industrial expansion as well as new development. **(This zone change is part of an expansion of the commercial activity at this site.)**
4. Promote the existing urban areas of Nicholasville and Wilmore as the primary commercial and industrial centers for Jessamine County. **(The expansion occurring at this site is of a pre-existing commercial enterprise.)**

Goal E. - Ensure that new non-residential development is sensitive to and compatible with existing surroundings, especially adjacent residential and agricultural areas and rural communities.

Objectives

1. Consider potential impacts to the natural environment and adjacent existing development when evaluating industrial and commercial development plans. **(The property is an existing commercial use and will not create any adverse impacts to the existing and surrounding commercial environment.)**

2. Ensure that new non-residential development complements established businesses and commercial districts. **(This property is already located in commercial district – B-1 County.)**

III. TRANSPORTATION

Goal B. - Provide for an adequate, efficient and safe transportation system that supports and encourages alternate routes and modes of transportation.

Objectives

2. Require new development plans to address level of service, access and circulation issues for all modes of transportation, both within the development and as it connects to existing road networks. **(The property is already integrated into the existing transportation system.)**

IV. INFRASTRUCTURE AND COMMUNITY FACILITIES

Goal B. - Develop a plan for efficient expansion of existing infrastructure and community facilities to meet current and future needs.

Objectives

1. Ensure that all development plans include adequate provisions for storm water management. **(The developer will construct new stormwater management facilities as part of the project that meet Nicholasville’s specifications.)**

5. Coordinate land development decisions with public service, infrastructure and community facility providers in a way that will provide services in an orderly, efficient manner. **(Utilities are already on-site)**

6. Plan and monitor the location, timing and density of development to coincide with existing and planned infrastructure and community facilities. **(The subject property is located within the Nicholasville Urban Service Boundary.)**

7. Encourage contiguous development to make most efficient use of existing and planned infrastructure capabilities. **(This property is surrounded by existing commercial development.)**

A public hearing on the Zone Map Amendment Application was held before the Planning Commission on May 22, 2023. The minutes, transcript of the hearing before the Planning Commission (including all exhibits shown), and the Planning Commission’s administrative file are incorporated herein by reference to provide a brief summary of the proceedings which occurred.

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REGULAR MEETING OF THE
CITY OF NICHOLASVILLE, KENTUCKY
PLANNING COMMISSION

Transcript of Zone Map Amendment
In Re: 200 Moore Drive
TMC Acquisitions, LC
Nicholasville, Kentucky 40356

May 22, 2023,
commencing at 7 p.m.

Lisa Colston, FCRR, RPR
Federal Certified Realtime Reporter

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A P P E A R A N C E S

Planning Commission:

CHAIRMAN:

John Quinn

BOARD MEMBERS:

Jared Hager
Paula Elder
Lawrence Riley
Brian Welch
Ron Shearer

STAFF MEMBERS:

Michael Eakins
Commercial Building Official

Jennifer Crabtree, Secretary

Robert L. Gullette, III, Esq.
City Attorney

1 CHAIRMAN QUINN: At this time I
2 would like to call the May 22nd, 2023
3 Nicholasville Planning Commission to order.
4 Our first item of business will be
5 the roll call, please, Jennifer.
6 MS. CRABTREE: Richard Collins is
7 absent.
8 Paula Elder.
9 MS. ELDER: Here.
10 MS. CRABTREE: Shane Floyd is
11 absent.
12 Jared Hager.
13 MR. HAGER: Yes, ma'am.
14 MS. CRABTREE: Ruby Mason is
15 absent.
16 John Quinn.
17 MR. QUINN: Here.
18 MS. CRABTREE: Lawrence Riley.
19 MR. RILEY: Here.
20 MS. CRABTREE: Ron Shearer.
21 MR. SHEARER: Here.
22 MS. CRABTREE: Brian Welch.
23 MR. WELCH: Here.
24 CHAIRMAN QUINN: Our next item will
25 be the minutes from the April 24th, 2023

1 meeting.

2 (Intervening proceedings were had,
3 after which the following proceedings
4 occurred at 7:11 p.m.)

5 CHAIRMAN QUINN: Our next item is
6 200 Moore Drive, Zone Map Amendment from B-1
7 (County) Highway Commercial to B-1 (City)
8 Central Business District for approximately
9 0.69 acres of property, PVA Parcel No.
10 057-00-00-011.08, requested by TMC
11 Acquisitions, LC of Nicholasville, Kentucky
12 40356. Mr. Smith.

13 MR. SMITH: Thank you,
14 Mr. Chairman. Once again, Banks Engineering
15 and Bruce Smith representing TMC
16 Acquisitions. That's an existing business
17 that operates in this area. This is, once
18 again, a small PVA map. This is U.S. 27,
19 Baker Lane, and Groggins Ferry intersection
20 (indicating). Moore Drive is just, you know,
21 one lot back.

22 Outlined in blue is the lot that we
23 are re-zoning. We get to the development
24 plan, and it is involving these two lots here
25 (indicating). The zone change and annexation

1 is only required for the lot outlined in
2 blue. That is 200 Moore Drive. It is
3 presently zoned B-1 (County). We are asking
4 for a zone change from B-1 (County) to B-1
5 (City). The owners are currently involved in
6 the annexation process with the City. This
7 is part and parcel of an expansion of that
8 business, which will involve an additional
9 building on this lot and parking
10 (indicating).

11 So we have had a business, this
12 particular business, a related business
13 operating there for I think at least
14 15 years, and it is business use. It is
15 surrounded by business uses. We think it
16 agrees with the comprehensive plan, and we
17 have cited to you sections of the text that
18 we believe support that.

19 This is the development plan. And
20 as you can see, this is the lot in question
21 here (indicating). The development plan
22 really does not involve the zone change lot.
23 This is the area that is going to be
24 developed (indicating). This is the
25 additional building (indicating). This is

1 the parking and surroundings (indicating).
2 We note that the staff recommends
3 approval of this zone change and, I guess,
4 adoption of the development plan conditional
5 on the City Commission passing the zone
6 change. We are not asking for any variances.
7 We have got, I would call it once again, a
8 clean staff report. We would respectfully
9 ask for your approval of the zone change and
10 conditional adoption of the final development
11 plan.

12 If there are any questions, please
13 fire away. I will be happy to attempt an
14 answer.

15 MR. EAKINS: So, Bruce, the other
16 two lots that were already in the City, this
17 came in front of this Board a few months ago
18 for an approval, so that development plan for
19 the lots existing in the City has already
20 been approved by this Board.

21 MR. SMITH: All right. I was not
22 aware of that. Thank you.

23 MR. EAKINS: Josh and I figured
24 that we would leave those two on there to
25 show you all the expansion of this building

1 so that we all kind of see the full project
2 going on for this current zone change.

3 MR. SMITH: So are you saying it is
4 unnecessary to further adopt this plan that
5 I've got up here tonight since you have
6 already adopted it once before?

7 MR. EAKINS: We left the other two
8 lots on there so they would just have the
9 visual of the four lots coming together with
10 this zone change for the one single lot.

11 MR. SMITH: Okay. Mr. Banks, is
12 there anything on this plan that...

13 MR. BANKS: Just bringing in the
14 County development, getting it approved in
15 the City, which is just showing the original
16 building, bringing that in.

17 MR. SMITH: Okay. It is obviously
18 there and not going to change.

19 MR. BANKS: Yeah.

20 MR. SMITH: It is kind of a large
21 gray building. I don't know how many of you
22 when you are zipping down 27 how many times
23 you notice it. It is kind of easy to miss
24 unless you are looking in that direction.

25 But any other questions or

1 comments?

2 CHAIRMAN QUINN: Commission
3 Members?

4 (No response)

5 CHAIRMAN QUINN: Does anyone in the
6 audience have any questions, concerns, or
7 comments on this?

8 (No response)

9 CHAIRMAN QUINN: I would entertain
10 a motion, please.

11 MS. ELDER: I would like to move to
12 adopt the findings provided by this applicant
13 and recommend approval of the Zone Map
14 Amendment from A-1 (County) [sic] to
15 B-1 (City) for approximately 0.69 acres
16 located at 200 Moore Drive, PVA Parcel No.
17 057-00-00-011.08 to the City Commission
18 subject to the above-listed condition and the
19 annexation of the site, as recommended by the
20 Annexation Committee. And make a motion to
21 move to conditionally approve the final
22 development plan for property located at
23 200 Moore Drive, PVA Parcel No.
24 057-00-00-011.08, subject to the above-listed
25 condition.

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CHAIRMAN QUINN: We have a motion.

MR. RILEY: Second.

CHAIRMAN QUINN: Second by
Mr. Riley.

All in favor.

(Aye)

CHAIRMAN QUINN: Opposed.

(No response)

(Proceedings concluded at 7:18 p.m.)

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C E R T I F I C A T E

I, LISA MARIE COLSTON, FCRR, RPR, and
Notary Public in and for the Commonwealth of Kentucky
at-large, hereby certify that the foregoing record
represents the original record of the proceedings of
the City of Nicholasville Planning Commission; the
record is an accurate and complete recording of the
proceeding; and a transcript of this record has been
produced and delivered to the City of Nicholasville
Planning Commission.

IN WITNESS WHEREOF, I have affixed my
signature and seal this 23rd day of May, 2023.

/s/ Lisa M. Colston
Lisa Marie Colston, FCRR, RPR
Notary Public, State-at-Large
Notary ID 63575

My Commission Expires: January 20, 2027

PUBLIC NOTICE

**NOTICE OF ENACTMENT
OF ORDINANCE**

Notice is hereby given that on June 26, 2023, the Nicholasville City Commission enacted an ordinance, the full text of which is available for inspection in the office of the City Clerk, 517 North Main Street, Nicholasville, KY. The ordinance by title and summary: **ORDINANCE 120-2023: AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF NICHOLASVILLE FROM B-1 (COUNTY) HIGHWAY BUSINESS TO B-1 (CITY) CENTRAL BUSINESS DISTRICT FOR APPROXIMATELY 0.69 ACRES OF PROPERTY LOCATED AT 200 MOORE DRIVE, PVA PARCEL #057-00-00-011.08); ALSO KNOWN AS LOT 1 OF**

THE HALF ACRES SUBDIVISION, UNIT 1, BLOCK C. (This ordinance amends the Official Zoning Map of the City of Nicholasville in accordance with the recommendation of the Nicholasville Planning Commission to approve the zone map amendment to B-1 [Central Business District] for approximately 0.69 acres of property located at 200 Moore Drive, PVA Parcel #057-00-00-011.08.)

Kathy Walker, City Clerk
June 29, 2023

Jessamine Journal:
Jun. 29, 2023
ORD 120-2023

Publisher's Certificate of Publication

ORD_124-2023_030

STATE OF KENTUCKY

PUBLIC NOTICE

NOTICE OF ENACTMENT OF ORDINANCE

Jeff Kuerzi, being duly sworn, on oath says he is and during all times herein stated has been an employee of The Bluegrass Newsmedia, publisher and printer of the Jessamine Journal. (The "Newspaper"), has full knowledge of the facts herein stated as follows:

1. The Newspaper printed the copy of the matter attached hereto (the "Notice") was copied from the columns of the Newspaper and was printed and published in the English language on the following days and dates:

06/29/23

2. The sum charged by the Newspaper for said publication is the actual lowest classified rate paid by commercial customer for an advertisement of similar size and frequency in the same newspaper in which the Notice was published.

3. There are no agreements between the Newspaper, publisher, manager or printer and the officer or attorney charged with the duty of placing the attached legal advertising notice whereby any advantage, gain or profit accrued to said officer or attorney

Notice is hereby given that on June 26, 2023, the Nicholasville City Commission enacted an ordinance, the full text of which is available for inspection in the office of the City Clerk, 517 North Main Street, Nicholasville, KY. The ordinance by title and summary: **ORDINANCE 120-2023: AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF NICHOLASVILLE FROM B-1 (COUNTY) HIGHWAY BUSINESS TO B-1 (CITY) CENTRAL BUSINESS DISTRICT FOR APPROXIMATELY 0.69 ACRES OF PROPERTY LOCATED AT 200 MOORE DRIVE, PVA PARCEL #057-00-00-011.08); ALSO KNOWN AS LOT 1 OF THE HALF ACRES SUBDIVISION, UNIT 1, BLOCK C.** (This ordinance amends the Official Zoning Map of the City of Nicholasville in accordance with the recommendation of the Nicholasville Planning Commission to approve the zone map amendment to B-1 [Central Business District] for approximately 0.69 acres of property located at 200 Moore Drive, PVA Parcel #057-00-00-011.08.)

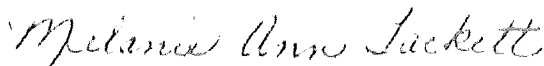
Kathy Walker, City Clerk
June 29, 2023

Jessamine Journal:
Jun. 29, 2023
ORD 120-2023



Jeff Kuerzi, publisher

Subscribed and sworn to before me this
29th Day of June, 2023



Melanie Tackett, Notary Public
Kentucky State at Large
KYNP59534
My commission expires 09-27-2026

Account #
Ad # 1668025

CITY OF NICHOLASVILLE
PO BOX 450
NICHOLASVILLE KY 40340

PUBLIC NOTICE

**NOTICE OF ENACTMENT
OF ORDINANCE**

Notice is hereby given that on August 28, 2023, the Nicholasville City Commission enacted an ordinance, the full text of which is available for inspection in the office of the City Clerk, 517 North Main Street, Nicholasville, KY. The ordinance by title and summary: **ORDINANCE 124-2023: AN ORDINANCE ESTABLISHING A DECREE OF ANNEXATION OF 0.86**

Public Notices

ACRES OF REAL PROPERTY LOCATED AT 200 MOORE DRIVE (LOT 1, BLOCK C, UNIT 1 OF HALF ACRE SUBDIVISION) INTO THE CITY OF NICHOLASVILLE, KENTUCKY. (This Ordinance establishes a decree of annexation for the .86 acres of property located at 200 Moore Drive in the City of Nicholasville, Kentucky.)

Kathy Walker, City Clerk
August 31, 2023

Jessamine Journal: Aug. 31, 2023
ORD 124-2023

Publisher's Certificate of Publication

STATE OF KENTUCKY

PUBLIC NOTICE

NOTICE OF ENACTMENT OF ORDINANCE

Jeff Kuerzi, being duly sworn, on oath says he is and during all times herein stated has been an employee of The Bluegrass Newsmedia, publisher and printer of the Jessamine Journal. (The "Newspaper"), has full knowledge of the facts herein stated as follows:

1. The Newspaper printed the copy of the matter attached hereto (the "Notice") was copied from the columns of the Newspaper and was printed and published in the English language on the following days and dates:

08/31/23

2. The sum charged by the Newspaper for said publication is the actual lowest classified rate paid by commercial customer for an advertisement of similar size and frequency in the same newspaper in which the Notice was published.

3. There are no agreements between the Newspaper, publisher, manager or printer and the officer or attorney charged with the duty of placing the attached legal advertising notice whereby any advantage, gain or profit accrued to said officer or attorney

Notice is hereby given that on August 28, 2023, the Nicholasville City Commission enacted an ordinance, the full text of which is available for inspection in the office of the City Clerk, 517 North Main Street, Nicholasville, KY. The ordinance by title and summary: **ORDINANCE 124-2023: AN ORDINANCE ESTABLISHING A DECREE OF ANNEXATION OF 0.86 ACRES OF REAL PROPERTY LOCATED AT 200 MOORE DRIVE (LOT 1, BLOCK C, UNIT 1 OF HALF ACRE SUBDIVISION) INTO THE CITY OF NICHOLASVILLE, KENTUCKY.** (This Ordinance establishes a decree of annexation for the .86 acres of property located at 200 Moore Drive in the City of Nicholasville, Kentucky.)

Kathy Walker, City Clerk
August 31, 2023

Jessamine Journal: Aug. 31, 2023
ORD 124-2023

Jeff Kuerzi
Pres. + Publisher

Jeff Kuerzi, publisher

Subscribed and sworn to before me this
31st Day of August, 2023

Melanie Ann Tackett



Melanie Tackett, Notary Public
Kentucky State at Large
KYNP59534
My commission expires 09-27-2026

Account #
Ad # 1701910


CITY OF NICHOLASVILLE
PO BOX 450
NICHOLASVILLE KY 40340

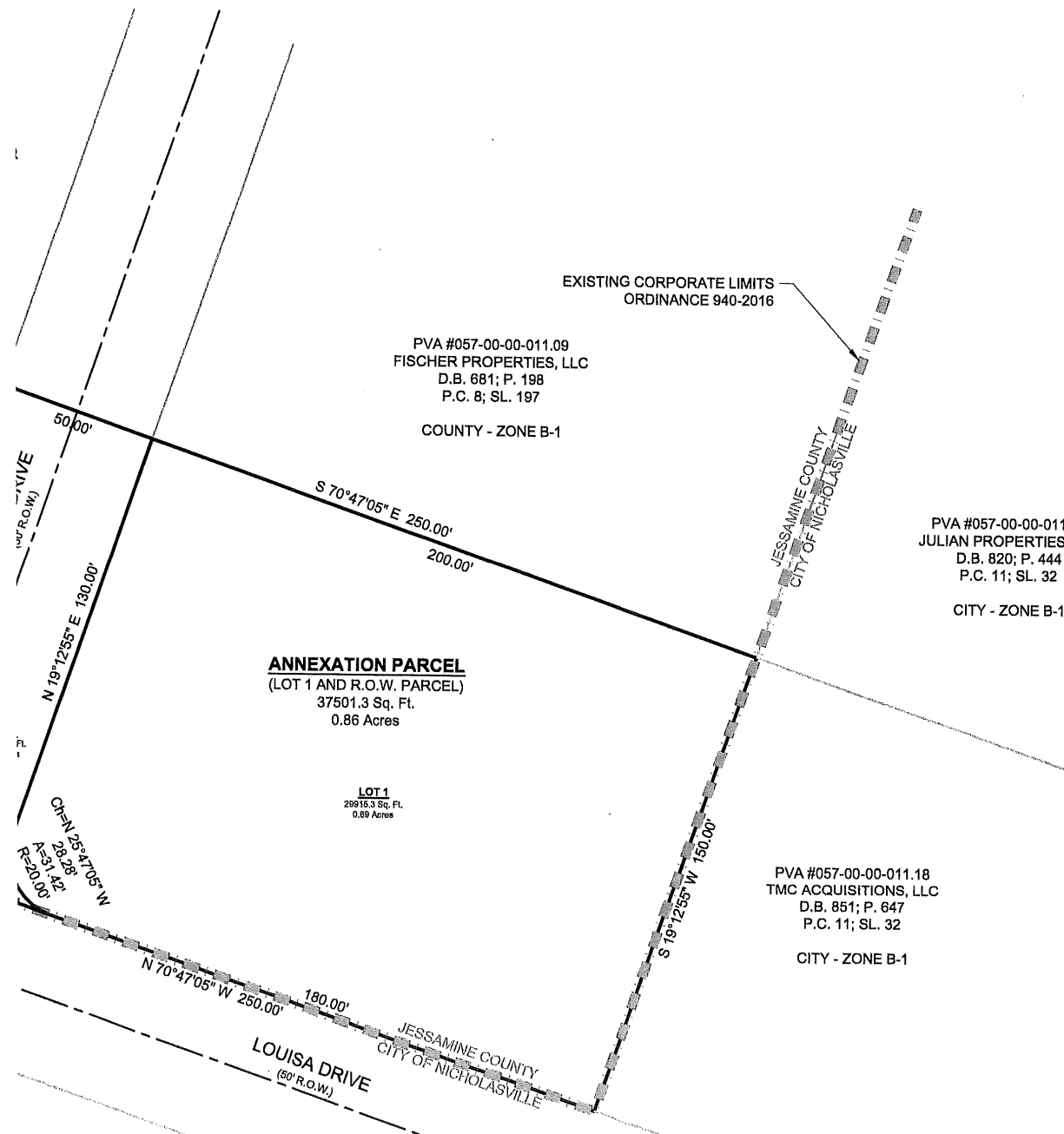
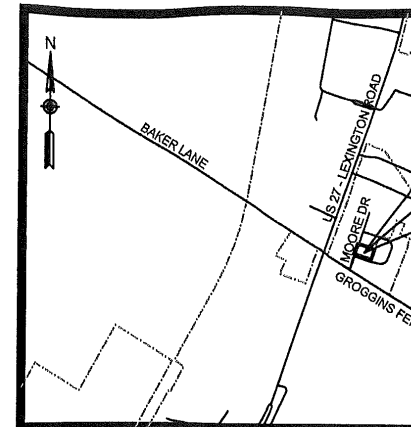
ANNEXATION BOUNDARY
HALF-ACRE SUBDIVISION
LOT 1, BLOCK C, UNIT 1
PLAT CABINET 8; SLIDE 197

All that tract or parcel of land being situated in the north-easterly quadrant of the intersection of Moore Drive and Louisa Drive and being adjacent to the existing corporate limits of Nicholasville, Jessamine County, Kentucky (Ordinance #940-2016) and being more particularly described as follows, TO WIT:

Beginning at a point on the westerly right-of-way of Moore Drive, said point being the intersection of the westerly right-of-way of Moore Drive and the northerly right-of-way of Louisa Drive, thence with the westerly right-of-way of Moore Drive, N 19°12'55" E – 150.00' to a point, said point being the intersection of the westerly right-of-way of Moore Drive and the northerly property line of Lot 1, Block C, Unit 1, Half-Acre Subdivision (P.C. 8l Sl. 197), thence leaving the westerly right-of-way of Moore Drive and continuing with the northerly property line of Lot 1, Block C, Unit 1, Half-Acre Subdivision, S 70°47'05" E – 250.00' to a point, common corner to Lot 2, Block C, Unit 1, Half-Acre Subdivision and Lots 7 and 8, Unit 2, Half-Acre Subdivision (P.C. 11; Sl. 32), thence with the common line of Lot 7, S 19°12'55" W – 150.00' to a point on the northerly right-of-way of Louisa Drive, thence with the northerly right-of-way of Louisa Drive, N 70°47'05" W – 250.00' to the beginning and containing 0.86 Acres.

The above-described property, excluding Moore Drive right-of-way, being comprised of Lot 1, Block C as shown on plat of record of Half-Acre Subdivision, Unit 1 lodged in Plat Cabinet 8; Slide 197 in the Jessamine County Clerk's office. Title to same currently held by TMC Acquisition, LLC., as per Deed Book 851; Page 647 lodged in the Jessamine County Clerk's office.


STATE of KENTUCKY
JOSH D.
BANKS
3943
LICENSED
PROFESSIONAL
LAND SURVEYOR
9/14/23



CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAT SHOWN AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KENTUCKY MINIMUM STANDARDS AND THAT THE PLAT IS PLACED AS SHOWN ON THE PLAT OF SURVEY TO THE STATE OF KENTUCKY MINIMUM STANDARDS.

Josh F. Banks
JOSH F. BANKS LS #3943

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO DEPICT THE ANNEXATION OF THE CITY OF NICHOLASVILLE. SAID PROPERTY IS FURTHER BEING KNOWN AS LOT 1, BLOCK C, UNIT 1, AS SHOWN ON PLAT OF RECORD LODGED IN PLAT BOOK 100, PAGE 100, OFFICE OF THE JESSAMINE COUNTY CLERK AND MOORE DRIVE (R.O.W.) OF MOORE DRIVE.

RECORD SOURCE OF PROPERTY

SOURCE OF DEEDS: DEED BOOK 851; PAGE 647
ALL OF RECORD IN THE JESSAMINE COUNTY CLERK'S OFFICE
CURRENT TITLE HOLDER: TMC ACQUISITIONS, LLC

METHOD OF SURVEY

THIS PLAT IS BASED ON A FIELD SURVEY PERFORMED BY JOSH F. BANKS, INC. IN DECEMBER, 2022. THIS SURVEY WAS CONDUCTED USING GPS EQUIPMENT. THE CONTROL POINTS AND A PORTION OF THE BOUNDARY CORNERS WERE LOCATED USING GPS EQUIPMENT. BOUNDARY CORNERS WERE LOCATED USING A TRIMBLE R8-3 DUAL FREQUENCY GPS RECEIVER. THE NETWORK ADJUSTED REAL TIME KINEMATIC SURVEY IS AN URBAN SURVEY. THE RELATIVE POSITIONING ERROR IS LESS THAN ±0.05" ±100 PPM. THE HORIZONTAL DATUM IS NAVD 1988 AND THE GEOID MODEL USED IS GEGO11DATUM.

THE BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM DERIVED FROM THE 2011 ADJUSTED SURVEY.

ALL PROPERTY CORNERS HAVE BEEN MONUMENTED WITH 5/8" (LENGTH, 5/8" DIAMETER) AND CAP STAMPED #3811 HEREON.

Josh F. Banks
STATE OF KENTUCKY

P.O.B.
N:3857415.3283
E:5264999.1587
(KENTUCKY
SINGLE ZONE)

PVA #057-00-00-011.06
E. KEITH & DEBBIE J. SLAUGHTER
D.B. 491; P. 618
P.C. 8; SL. 274
COUNTY - ZONE B-1

EXISTING CORPORATE LIMITS
ORDINANCE 940-2016

JESSAMINE COUNTY
CITY OF NICHOLASVILLE

N 19°12'

R.O.W.
7588.0 Sq. Ft.
0.17 Acres

CH&N 25°21'05" W
28.29'
A=51.42'
R=20.00'

70.00'

N 70°47'05" W 250.00'

180.00'

LOUISA DRIVE
(50' R.O.W.)

JESSAMINE COUNTY
CITY OF NICHOLASVILLE

PVA #057-00-00-011.07
MYERS FENCE, INC.
D.B. 742; P. 332
P.C. 8; SL. 197
CITY - ZONE B-1

PVA #057-00-00-011.17
MYERS FENCE, INC.
D.B. 742; P. 332
P.C. 11; SL. 32
CITY - ZONE B-1

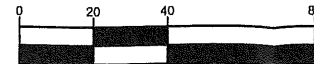
ANNEXATION PARCEL
(LOT 1 AND R.O.W. PARCEL)
37501.3 Sq. Ft.
0.86 Acres

LOT 1
29915.3 Sq. Ft.
0.69 Acres

S 19°12'55" W 150.00'

PVA #057-00-00-011.
TMC ACQUISITIONS,
D.B. 851; P. 647
P.C. 11; SL. 32
CITY - ZONE B-1

GRAPHIC SCALE



1 inch = 40 feet

METHOD OF SURVEY

THIS PLAT IS BASED ON A FIELD SURVEY PERFORMED BY JOSH D. BANKS, PLS, IN DECEMBER, 2022. THIS SURVEY WAS CONDUCTED USING GPS EQUIPMENT. THE CONTROL POINTS AND A POINT OF BEGINNING WERE LOCATED USING GPS EQUIPMENT. BOUNDARY CORNERS WERE LOCATED USING TRIMBLE R8-3 DUAL FREQUENCY CONTROL POINTS. THE NETWORK ADJUSTED REAL TIME KINEMATIC SURVEYING METHOD IS A URBAN SURVEY. THE RELATIVE ERROR IS LESS THAN ±0.05"±100 PPM. THE HORIZONTAL DATUM IS NAVD 1988 AND THE GEOID MODEL IS GDA 2011.

THE BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM DERIVED FROM THE NAD 83 DATUM. DIRECTIONS AND DISTANCES SHOWN ON THIS PLAT ARE FROM AN ADJUSTED SURVEY.

ALL PROPERTY CORNERS HAVE BEEN MONUMENTED WITH 5/8" DIAMETER IRON PIPES (LENGTH, 5/8" DIAMETER) AND CAP STAMPED WITH THE SURVEYOR'S NAME AND DATE HEREON.

ANNEXATION SUMMARY

TOTAL AREA:.....
AREA IN LOTS:.....
AREA IN RIGHT OF WAY:.....

ANNEXATION PARCEL

(LOT 1 AND R.O.W. PARCEL)
37501.3 Sq. Ft.
0.86 Acres

LOT 1
29915.3 Sq. Ft.
0.69 Acres

PVA #057-00-00-011.18
TMC ACQUISITIONS, LLC
D.B. 851; P. 647
P.C. 11; SL. 32

CITY - ZONE B-1

PVA #057-00-00-011.07
MYERS FENCE, INC.
D.B. 742; P. 332
P.C. 8; SL. 197

CITY - ZONE B-1

PVA #057-00-00-011.17
MYERS FENCE, INC.
D.B. 742; P. 332
P.C. 11; SL. 32

CITY - ZONE B-1

Josh D. Banks
STATE OF KENTUCKY
JOSH D. BANKS
3943
LICENSED PROFESSIONAL LAND SURVEYOR
9/14/23

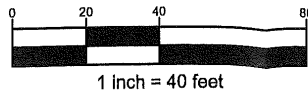
ANNEXATION EXHIBIT
HALF-ACRE SUBDIVISION
LOT 1, BLOCK C, UNIT 1
200 Moore Drive
Nicholasville, Jessamine County, Kentucky
Client and Property Owner of Record:
TMC Acquisition, LLC
200 Moore Drive
Nicholasville, KY 40356



JASON D. BANKS, PLS
1211 JESSAMINE STATION | NICHOLASVILLE, KY
859.881.0020 | BANKSENGINEERING.NET

This plat does not represent a boundary survey and is not intended for land transfer
August, 2023

GRAPHIC SCALE



N 19°12'55" W
1.17
Sq. Ft.
Acres

Ch-N 25°47'05" W
28.28
A=51.42
R=20.00

S 19°12'55" W 150.00'

N 70°47'05" W 250.00'

LOUISA DRIVE
(50' R.O.W.)
JESSAMINE COUNTY
CITY OF NICHOLASVILLE