

**CITY OF SHELBYVILLE**  
**ORDINANCE NO. 2020-02-6 (A)**

**AN ORDINANCE ANNEXING PROPERTY TO THE CITY  
OF SHELBYVILLE AND APPROVING A ZONE CHANGE**

BE IT ORDAINED BY THE CITY OF SHELBYVILLE, KENTUCKY:


SECTION ONE: The City of Shelbyville finds that certain real property owned by Courtney and Meghan Roberts and located at 580 Scott Station Road in Shelby County, Kentucky, and more particularly described in **Appendix A** hereto, is contiguous to the City of Shelbyville, and is suitable for development for urban purposes without unreasonable delay. The Shelbyville City Council further finds that said property is not included within the bounds of any other incorporated city, and that the owners of said property have executed a written consent to be annexed within the limits of the City of Shelbyville, and that it is desirable that said property be annexed into the City of Shelbyville. Based upon the aforementioned findings, there is hereby annexed to the City of Shelbyville, and its boundary line is extended so as to include within the limits of the City of Shelbyville, the property described in Appendix A (which includes a Request and Consent to Annex letter from the property owner) to this Ordinance, and which Appendix is incorporated by reference herein as if set forth in its entirety.

SECTION TWO: This Ordinance adopts the Findings of Fact approved and the Recommendation made by the Triple S Planning and Zoning Commission at its meeting of November 21, 2019, pertaining to an application of Grand Communities, LLC, with regards to two (2) tracts of real property, one owned by Courtney and Meghan Roberts and located at 580 Scott Station Road in Shelby County, Kentucky, and the other owned by Presequity, LLC and located at the intersection of Midland Industrial Drive and Discovery Boulevard in Shelbyville, Kentucky. The Findings of Fact and Recommendation adopted herein are set forth in **Appendix B** hereto. The requested zone change from Agricultural (A) to Multi-family Residential District (R-4) on the 97.92 acre tract owned by the Roberts, and from Very Low Density Residential (R-1) to Multi-family Residential District (R-4) on the 45.12 acre tract owned by Presequity, LLC, subject to the recommended six (6) binding elements, which is the subject of the Findings of Fact and Recommendation of the Triple S Planning Commission adopted herein, is hereby approved.


This ordinance may be published in summary.

Introduced, seconded and given first reading at a duly convened meeting of the City Council of the City of Shelbyville on the 2nd day of January, 2020.

Given a second reading and enacted at a duly convened meeting of the City Council of the City of Shelbyville on the 6th day of February, 2020.

  
David B. Eaton, Mayor

ATTEST:

  
Carla Wainscott, City Clerk

**RECEIVED AND FILED**  
DATE February 17, 2020

\_\_\_\_\_  
\_\_\_\_\_  
**MICHAEL G. ADAMS**  
**SECRETARY OF STATE**  
**COMMONWEALTH OF KENTUCKY**  
BY Kandice Adkins

**I, Carla Wainscott, City Clerk, City of Shelbyville, do hereby certify that the foregoing is a true and accurate original of the City of Shelbyville Ordinance No. 2020-02-06(A)**

*Carla Wainscott*

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**Carla Wainscott  
City Clerk**

July 19, 2019

Mayor David B. Eaton  
Mayor of Shelbyville  
315 Washington St.  
Shelbyville, Kentucky 40065

Sent via email

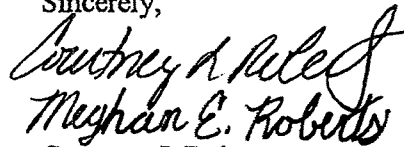
RE: Request and Consent to Annex

Dear Mayor Eaton:

Pursuant to KRS 81A.412, we are requesting that a portion of our property (PVA ID 031-00-051D), identified more specifically in the attached Exhibit, be annexed into the City of Shelbyville. This request and consent to annex is made conditional upon and subject to approval of the zoning change and preliminary plan which will be submitted in conjunction to the annexation request pursuant to KRS 100.209.

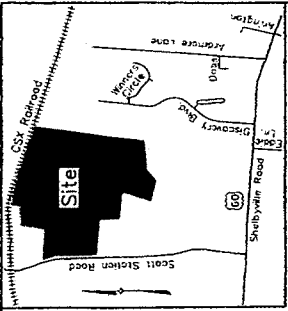
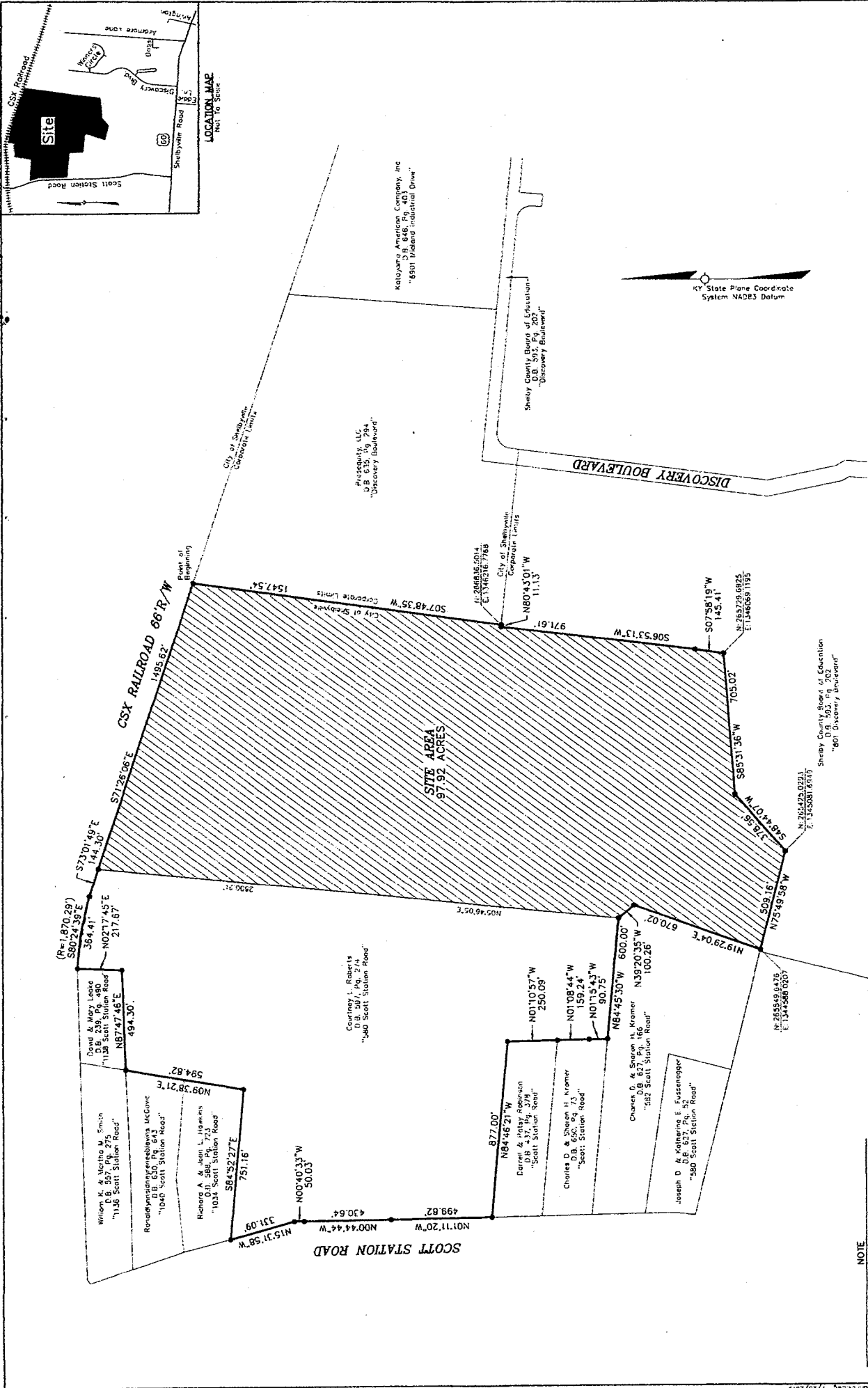
We appreciate your consideration of this request and initiating the process for annexation.

Sincerely,



Courtney L Roberts

Meghan E Roberts

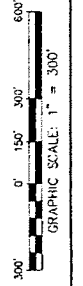


# ANNEXATION PLAT

**OWNER**  
**COURTNEY L. ROBERTS**  
 5026 LUMBER LANE, #383  
 VERSAILLES, KY 40383  
 DEED BOOK 587, PAGE 274  
 PARCEL NO. 031-00-0510

**SITE ADDRESS:**  
 580 SCOTT STATION ROAD  
 DATE: 7/23/19

**PREPARED BY**  
**LAND DESIGN & DEVELOPMENT, INC.**  
 503 WASHBURN AVENUE, SUITE 101  
 LOUISVILLE, KENTUCKY 40222  
 PHONE: (502) 426-9374



**NOTE**

The reference meridian used on this plat is determined by the State Plane Coordinate System, North Zone 1801, (NAD 1983), as observed from a GPS observation.

**SURVEYOR'S CERTIFICATE**

I hereby certify that this graphic depiction of the area shown herein for the annexation of 97.92 acres by the City of Louisville is true and correct as the same were ascertained and certified by the attached subdivision description and contacts the property conveyed in Deed Book 587, Page 274.

*David J. Weller*  
 David J. Weller #4492  
 State of Kentucky - License #13102

**WRITTEN DESCRIPTION  
FOR  
ANNEXATION  
AT  
580 SCOTT STATION ROAD, SHELBYVILLE, KY 40065**

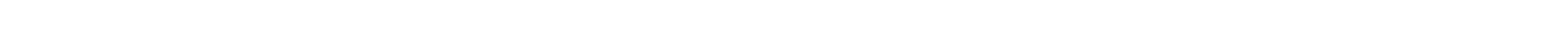
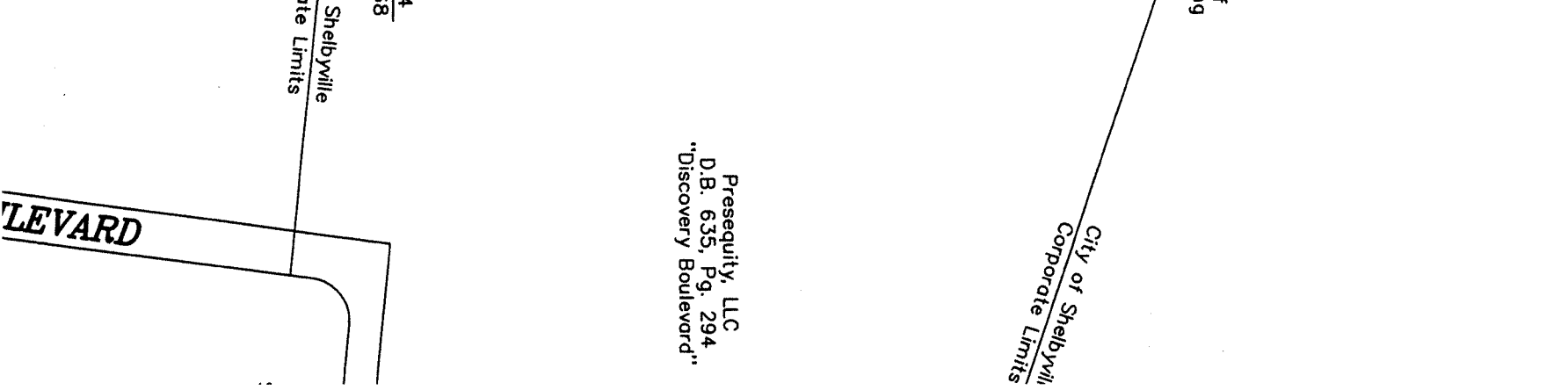
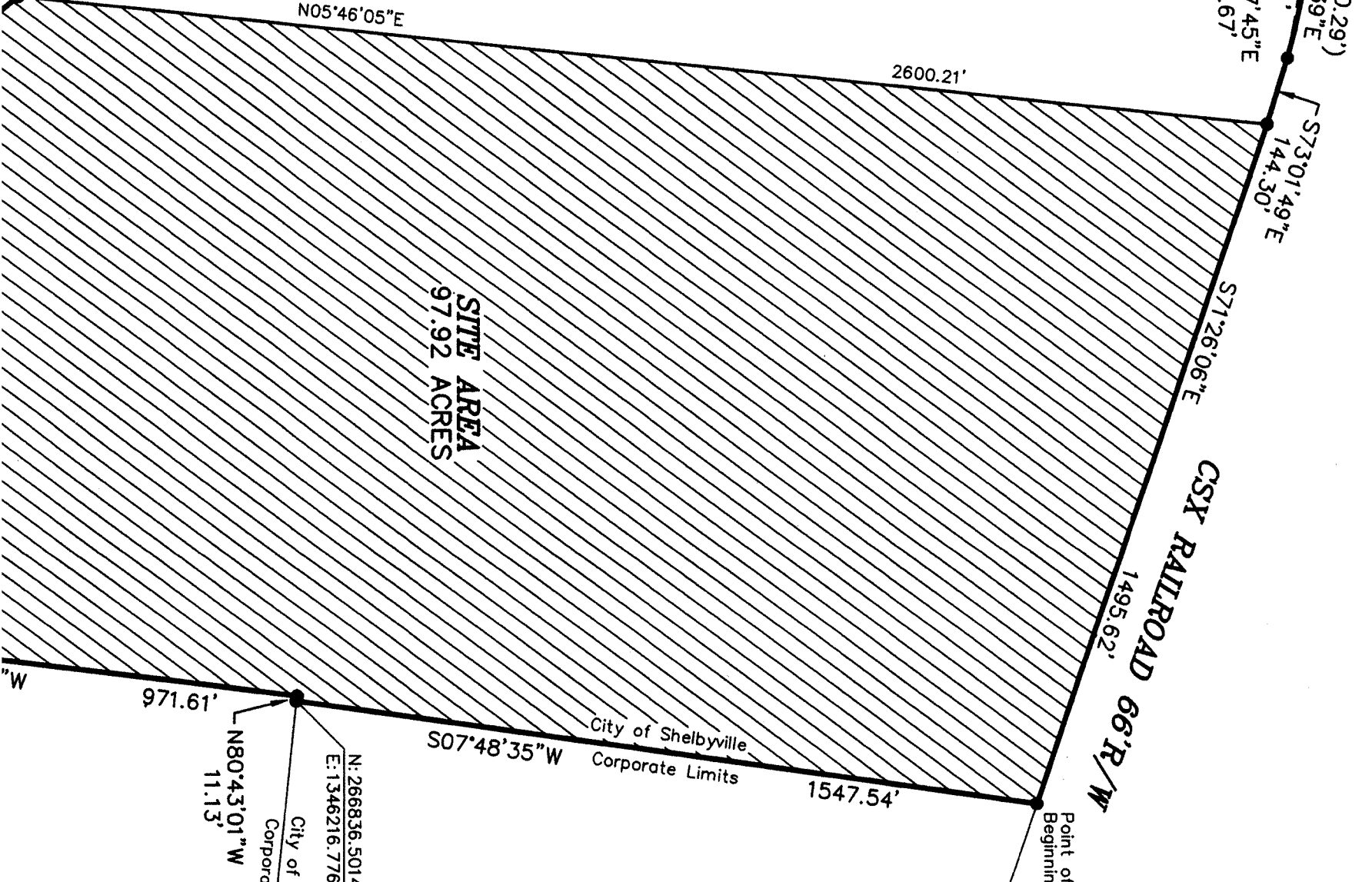
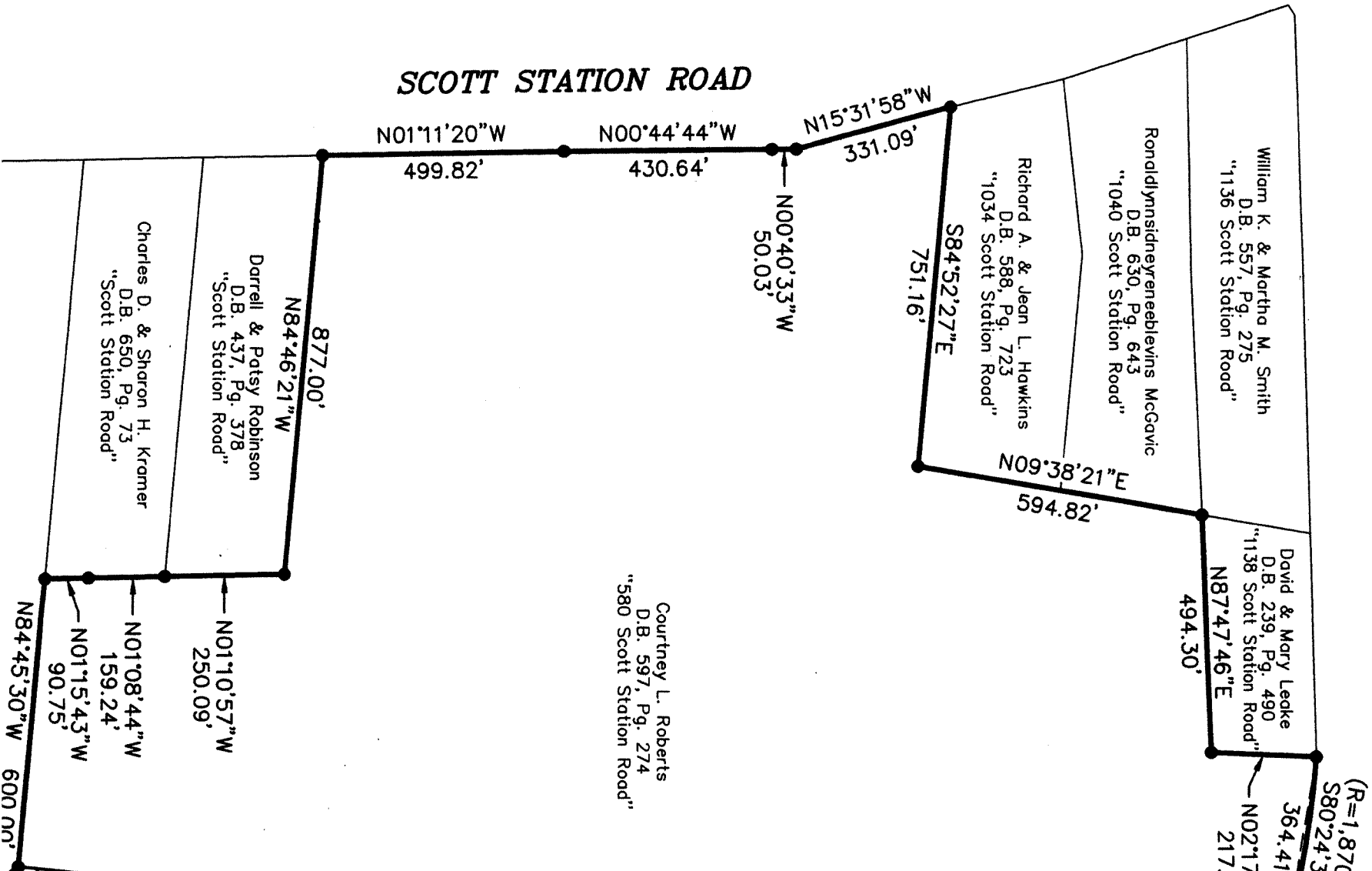
**BEGINNING** at a point along the south right-of-way line of CSX Railroad, said point being the northeast corner of Tract 1-A of the Agricultural Division Plat of Waze II, LLC, Property as recorded in Plat Cabinet 8, Page 386, in the Office of the Clerk of Shelby County, Kentucky; thence leaving said south right-of-way line **S07°48'35"W**, **1547.54'** to a point; thence **N80°43'01"W**, **11.13'** to a point; thence **S06°53'13"W**, **971.61'** to a point; thence **S07°58'19"W**, **145.41'** to a point; thence **S85°31'36"W**, **705.02'** to a point; thence **S48°44'07"W**, **378.56'** to a point; thence **N75°49'58"W**, **509.16'** to a point; thence **N19°29'04"E**, **670.02'** to a point; thence **N39°20'35"W**, **100.26'** to a point; thence **N05°46'05"E**, **2600.21'** to a point along the aforementioned south right-of-way line of CSX Railroad; thence with said south right-of-way line **S71°26'06"E**, **1495.62'** to the point of **BEGINNING**, containing 97.92 acres.

STATE OF KENTUCKY  
DAVID B.  
WINKLER  
3492  
LICENSED  
PROFESSIONAL  
LAND SURVEYOR

*David Winkler*

7-23-19

**SCOTT STATION ROAD**



**SITE AREA**  
97.92 ACRES

**CSX RAILROAD 66'R/W**

Courtney L. Roberts  
D.B. 597, Pg. 274  
"580 Scott Station Road"

William K. & Martha M. Smith  
D.B. 557, Pg. 275  
"1136 Scott Station Road"

Ronald Lynsidneyreneblevins McGawic  
D.B. 630, Pg. 643  
"1040 Scott Station Road"

Richard A. & Jean L. Hawkins  
D.B. 588, Pg. 723  
"1034 Scott Station Road"

David & Mary Leake  
D.B. 239, Pg. 490  
"1138 Scott Station Road"

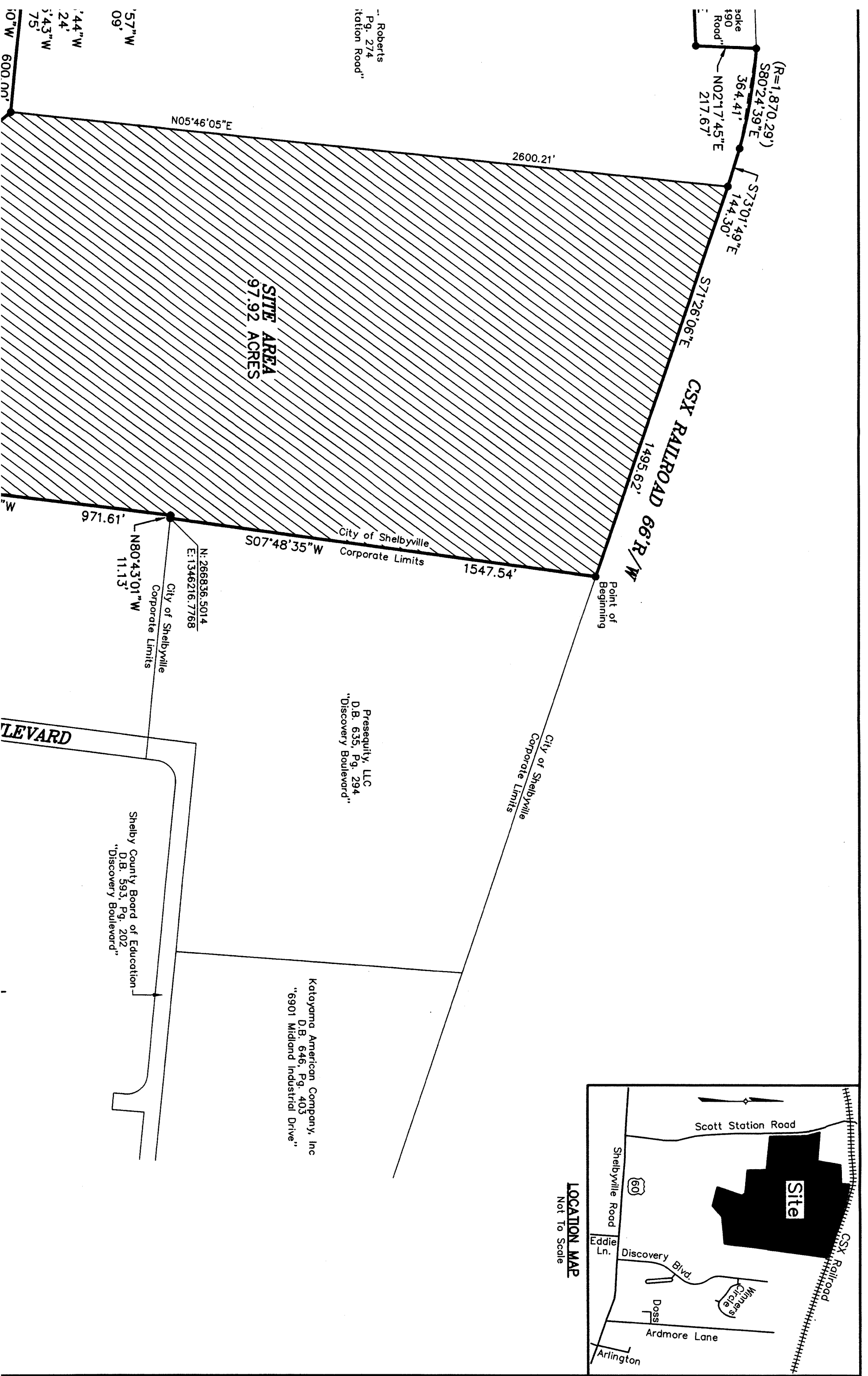
Darrell & Patsy Robinson  
D.B. 437, Pg. 378  
"Scott Station Road"

Charles D. & Sharon H. Kramer  
D.B. 650, Pg. 73  
"Scott Station Road"

Presequity, LLC  
D.B. 635, Pg. 294  
"Discovery Boulevard"

City of Shelbyville  
Corporate Limits  
N: 266836.5014  
E: 1346216.7768

**LEVAR**



-- Roberts  
Pg. 274  
Station Road"

10° W 600.00'  
144° W  
24'  
143° W  
75'

157° W  
09'

**SITE AREA**  
97.92 ACRES

**CSX RAILROAD 66'R/W**  
1495.62'

City of Shelbyville  
Corporate Limits

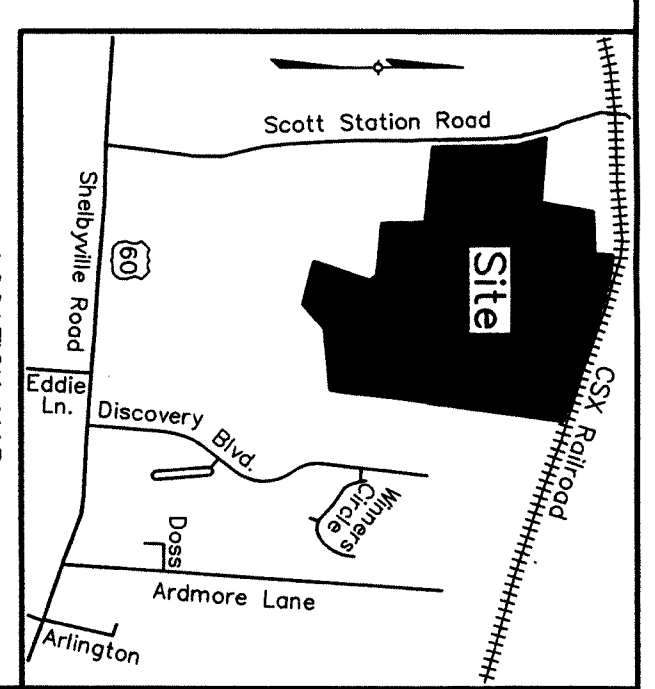
Presequity, LLC  
D.B. 635, Pg. 294  
"Discovery Boulevard"

City of Shelbyville  
Corporate Limits

Katoyama American Company, Inc  
D.B. 646, Pg. 403  
"6901 Midland Industrial Drive"

Shelby County Board of Education  
D.B. 593, Pg. 202  
"Discovery Boulevard"

**DISCOVERY BOULEVARD**



**LOCATION MAP**  
Not To Scale

SCOTT S

N01°11'20"W  
499.82'

877.00'

N84°46'21"W

Darrell & Patsy Robinson  
D.B. 437, Pg. 378  
"Scott Station Road"

N01°10'57"W  
250.09'

Charles D. & Sharon H. Kramer  
D.B. 650, Pg. 73  
"Scott Station Road"

N01°08'44"W  
159.24'

N01°15'43"W  
90.75'

N84°45'30"W 600.00'

Charles D. & Sharon H. Kramer  
D.B. 627, Pg. 166  
"582 Scott Station Road"

N39°20'35"W  
100.26'

Joseph D. & Katherine E. Fussenegeger  
D.B. 627, Pg. 52  
"580 Scott Station Road"

N: 265549.6476  
E: 1344588.0207

N19°29'04"E

670.02'

N05°46'05"E

SITE AREA  
97.92 ACRES

S07°48'35"

N: 266836.5014  
E: 1346216.7768

City of Shelbyville  
Corporate Limits

N80°43'01"W  
11.13'

971.61'

S06°53'13"W

S07°58'19"W  
145.41'

N: 265729.6925  
E: 1346069.1195

S85°31'36"W 705.02'

S48°44'07"W  
378.56'

N: 265425.0293  
E: 1345081.6949

N75°49'58"W  
509.16'

Shelby County Board of Education  
D.B. 593, Pg. 202  
"801 Discovery Boulevard"

DISCOVERY BOULEVARD

Shelby C  
"D"

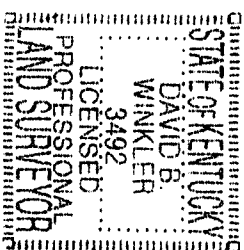
**NOTE**

The reference meridian used on this plat to determine the directions of the survey lines was based upon Kentucky State Plane Coordinate System, North Zone 1601, NAD 1983, as observed from a GPS observation.

**SURVEYOR'S CERTIFICATE**

I hereby certify that the graphic depiction of the area shown hereon for the annexation of 97.92 acres by the City of Shelbyville was prepared from existing deeds of record, as indicated by the attached annexation description and contains the property conveyed in Deed Book 597, Page 274.

David B. Winkler #3492 7-23-19  
Date



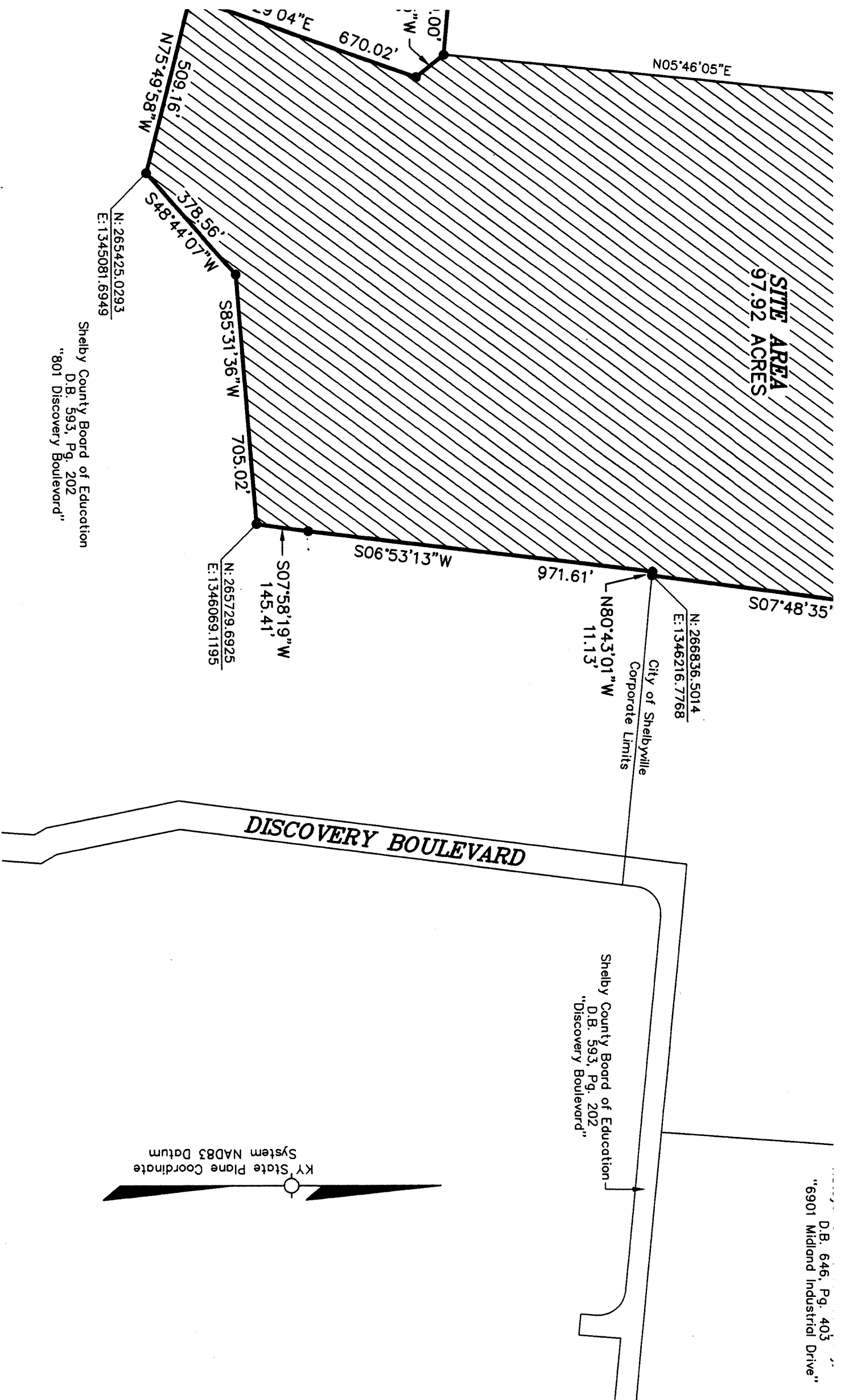
**PREPARED BY**

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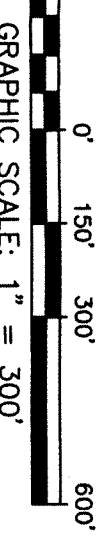


**SITE AREA**  
97.92 ACRES



D.B. 646, Pg. 403  
"6901 Midland Industrial Drive"

Shelby County Board of Education  
D.B. 593, Pg. 202  
"801 Discovery Boulevard"



**LAND DESIGN & DEVELOPMENT, INC.**

503 WASHBURN AVENUE, SUITE 101  
LOUISVILLE, KENTUCKY 40222  
PHONE: (502) 426-9374

PREPARED BY

**ANNEXATION PLAT**

OWNER

**COURTNEY L. ROBERTS**

5020 LUPRESE LANE  
VERSAILLES, KENTUCKY 40383  
DEED BOOK 597, PAGE 274  
PARCEL NO: 031-00-051D

SITE ADDRESS:  
580 SCOTT STATION ROAD

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