

ORDINANCE 89-17

AN ORDINANCE REZONING A PARCEL OF LAND LOCATED WITHIN THE CITY OF RUSSELLVILLE, KENTUCKY FROM R-3 (RESIDENTIAL) TO B-2 (COMMERCIAL) CONSISTING OF CERTAIN PROPERTY AT THE NORTHWESTERN INTERSECTION OF SHELTON LANE AND HOPKINSVILLE ROAD (HWY. 68-80); WITH A REPEALER CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the owners of certain property located within the City of Russellville, Kentucky have filed a petition with the Joint Cities-County Planning and Zoning Commission requesting that certain property be rezoned from R-3 to B-2;

AND WHEREAS, that Commission conducted a public hearing after proper notice; and no objections to the proposed rezoning were voiced; and said Commission unanimously approved the proposed rezoning and entered its Findings of Fact and Recommendations, which are hereby noted;

NOW, THEREFORE, in light of the findings of said Commission, which have been reviewed and approved by the Council;

BE IT ORDAINED BY THE CITY OF RUSSELLVILLE as follows:

1. The property which is more specifically described in Exhibit "A" which is attached hereto and incorporated herein by reference as though copied in full, is hereby rezoned from R-3 to B-2.


2. All portions of any section of any ordinance or rule or regulation in conflict herewith are hereby repealed to the extent of that conflict only.

3. This Ordinance shall be effective upon its passage and publication according to law.

FIRST READING CONDUCTED on November 6, 1989.

SECOND READING CONDUCTED AND PASSAGE by roll call vote this
21st day of November, 1989.

AYES:	NAYES:	ABSTAINING:	ABSENT:
<u>Jean Hankins</u>	<u>None</u>	<u>None</u>	<u>Everett Daniel</u>
<u>Russell Jones</u>	<u> </u>	<u> </u>	<u> </u>
<u>Howard Wren</u>	<u> </u>	<u> </u>	<u> </u>
<u>Richard Simmons</u>	<u> </u>	<u> </u>	<u> </u>
<u>Willie Hampton</u>	<u> </u>	<u> </u>	<u> </u>
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KEN SMITH, MAYOR

ATTEST:



PEGGY S. JENKINS, CITY CLERK

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BOUNDARY DESCRIPTION FOR PARKER DAVIS ASSOCIATES
(Proposed Tract for Russellville Shopping Center)

Being a certain tract of land in the City of Russellville, Logan County, Kentucky located on the North side of U.S. Highway 68 and the West side of Shelton Lane, same being further described as follows:

Beginning at an iron pin and cap marked L5 2474 set at the point of intersection of the North right of way of U.S. Highway 68 with the West right of way of Shelton Lane; thence from said beginning and with the North right of way of U.S. Highway 68 along a curve to the right having a radius of 1970.0 ft., and a long cord bearing South 72 degrees 30 minutes 51 seconds West 90.07 ft., to a point; thence with said right of way, passing through a concrete right of way marker at 236.38 ft, South 73 degrees 49 minutes 27 seconds West 296.15 ft., to an iron pin and cap at the southeast corner of Tract 9 of the Steele Property Subdivision, and the beginning point of a 60 foot wide right of ingress; thence with the East line of Tract 9 and said right of ingress, along a curve to the right having a radius of 20.0 ft., and a long cord bearing North 60 degrees 18 minutes 50 seconds West 28. 71 ft., to a point; thence with said line, North 14 degrees 27 minutes 08 seconds West 755.15 ft., to a concrete marker in the southwest corner of Tract 6 of the Steele Property Subdivision; thence with the

South line of Tract 6, South 72 degrees 04 minutes 04 seconds East 223.85 ft., to an iron pin and cap in said line, corner to L. McPhaill; thence with McPhaill, South 15 degrees 31 minutes 18 seconds East 82.21 ft., to an iron pipe (found); thence continuing with McPhaill, South 87 degrees 53 minutes 44 seconds East 250.93 ft., to an iron pin and cap in said line, a new corner with Mike Baugh; thence on a new division line with Baugh, South 2 degrees 23 minutes 05 seconds West 155.78 ft., to an iron pin and cap a new corner with Baugh; thence with Baugh's South line, North 89 degrees 13 minutes 40 seconds East 118.00 ft., to a PK nail in the West right of way of Shelton Lane; thence with said right of way, South 2 degrees 23 minutes 05 seconds West 324.78 ft., to the beginning, containing 6.12 acres more or less, according to a survey conducted under the direction of Frank J. Kondracki Jr. RLS 2474 during October 1989.

The above described tract being composed of the following:

1. All that property conveyed to Lucille C. Thurmond by Juanita Skipworth by deed dated 29 November 1957 and recorded in Deed Book 167, Page 602;
2. The remaining lands of that property conveyed to Hal H. Thurmond and wife, Betty Thurmond by Juanita Skipworth by deed dated 29 November, 1957, and recorded in Deed Book 167, Page 599;

3. Tract 5 of the Steele Property Subdivision as shown by plat of record contained Envelope 94, Flat 178;

4. A portion of Tract 2 of the same property conveyed to Jolene Baugh, single by Clyde T. Baugh, and wife Carolyn Baugh by deed dated June 25, 1979, and recorded in Deed Book 231, Page 198;

5. A part of the same property conveyed to Michael J. Baugh, single, by Jolene Baugh, single, by deed dated 29 July, 1987, and recorded in Deed Book 256, Page 171; all as contained in the Office of the Logan County Court Clerk, Russellville, Kentucky

Frank J. Kondracki Jr.

Frank J. Kondracki Jr.,
Registered Land Surveyor
State of Kentucky
RLS No. 2474

31 Oct 1989

