

## **FINDINGS OF FACT**

1. Upon a request from the City of Morehead, Kentucky Building Inspector/City Planner, Rodney Fouch, the Morehead-Rowan County-Lakeview Heights Joint Planning Commission reviewed the zoning the for the property being annexed by the City of Morehead and owned by Hallwood Development LLC, Commercial Warehousing, Inc. and Better Life Church, Inc.

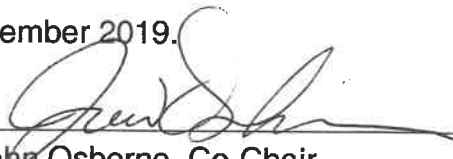
2. A public hearing to obtain comments on said zoning was held December 4, 2019 at 12:00 p.m. at City Hall, Administrative Offices. Notice of said public hearing was advertised in The Morehead News as required by the Kentucky Revised Statutes.

3. Mr. Fouch recommended that the properties be zoned B-2 for the areas that are currently in use or currently targeted for a potential business use in accordance with B-2 and Agricultural for the remaining property in accordance the City's zoning ordinance. There were no public comments.

## **RECOMMENDATION**

Based upon the above findings the Morehead-Rowan County-Lakeview Heights Joint Planning Commission recommends to the City of Morehead Board of City Council that the proposed annexed area be zoned B-2 for the areas that are currently in use or currently targeted for a potential business use and Agriculture for the remaining property as depicted on the attached map.

Submitted the 4th day of December 2019.

  
\_\_\_\_\_  
John Osborne, Co-Chair  
Morehead-Rowan County-Lakeview Heights  
Joint Planning Commission



CLIENT:  
CITY OF MOREHEAD, KY  
183 BRIDGE STREET  
MOREHEAD, KY 40351

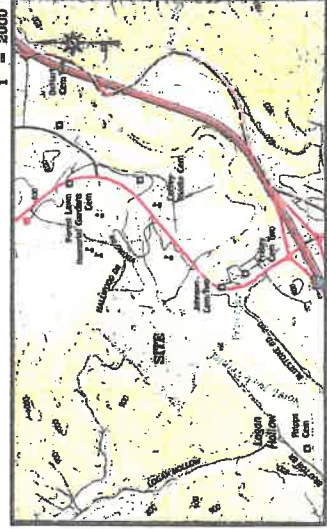
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APPLICANT:  
CITY OF MOREHEAD, KY  
183 BRIDGE STREET  
MOREHEAD, KY 40351

CITY OF MOREHEAD, KENTUCKY  
BRATTON BRANCH - HALLWOOD DRIVE  
MOREHEAD, ROWAN CO., KY 40351  
ANNEXATION PLAT

I-XV

ANNEXATION PLAT



**VICINITY MAP**



9/12/2019	DATE
BICHEY B NEWTON	DIS 1874

GRAPHIC SCALE  
0' 200' 400'  
SCALE: 1" = 200'

STATE of KENTUCKY  
R.B. NEWTON  
3674  
LICENSED  
PROFESSIONAL  
LAND SURVEYOR

### LINETYPE LEGEND

- PROPOSED ANNEXATION LINE  
APPROXIMATE BOUNDARY LINE  
ADJOINING ANNEXATION ORDINANCE LINE

## ANNEXATION SUBJECT PROPERTIES

HALLWOOD DEVELOPMENT, LLC  
D.B. 188, PG. 774  
PVA ID: 044-00 00 00 085.05

BETTER LIFE CHURCH, INC.  
D.B. 260, PG. 402  
PVA ID: 044-00 00 00 085.02

COMMERCIAL WAREHOUSING, INC.  
D.B. 238, PG. 263  
PVA ID: 044-00 00 00 085.01

### ROADWAY SEGMENTS ACQUIRED

HALLWOOD DRIVE:	1633 LF
BETTER LIFE CHURCH ROAD:	1622 LF
BRATTON BRANCH ROAD:	1000 LF
TOTAL:	4255 LF

\*NOTE: PAVEMENT, RIGHTS OF WAY WIDTH AND PAVEMENT SECTIONS VARY

**ORDINANCE NO. \_\_\_\_:2019**

**AN ORDINANCE OF THE CITY OF MOREHEAD, KENTUCKY ANNEXING TO  
THE CITY OF MOREHEAD, KENTUCKY AN UNINCORPORATED  
TERRITORY LYING ADJACENT TO AND CONTIGUOUS WITH THE  
PRESENT CITY BOUNDARIES AND INCLUDING PROPERTY OF  
HALLWOOD DEVELOPMENT, LLC, COMMERCIAL WAREHOUSING, INC.  
AND BETTER LIFE CHURCH, INC. AND MORE ACCURATELY DEFINED  
HEREIN**

**WHEREAS**, the Board of City Council of the City of Morehead, Kentucky desires to annex unincorporated territory which is contiguous with and adjacent to the City's boundary and is suitable for urban development purposes without unreasonable delay;

**WHEREAS**, the owners of the property described herein have consented in writing to the annexation of said property pursuant to KRS 81A.412 and said requires of KRS 81A.412 have been met. Said consents are attached hereto;

**WHEREAS**, said territory currently includes city services and benefits including city sewer utilities and police and fire protection;

**WHEREAS**, the annexation shall contribute to the prosperity of and be advantageous to the city and the citizens; and

**WHEREAS**, no area to be annexed is included within the boundary of another incorporated city;

**NOW, THEREFORE, BE IT ORDAINED** by the Board of City Council of the City of Morehead, Kentucky as follows:

Section One: The unincorporated territory, more accurately defined herein, which lies adjacent to the present boundaries of the City of Morehead, Kentucky, is hereby annexed to and made a part of the City of Morehead, Kentucky.

Section Two: The territory hereby annexed is accurately defined and described as follows:

A CERTAIN PARCEL OF LAND LYING ON THE WATERS OF THE NORTH FORK OF TRIPLETT CREEK, ADJACENT TO THE CORPORATE LIMITS OF THE CITY OF MOREHEAD, COUNTY OF ROWAN, COMMONWEALTH OF KENTUCKY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE LINE OF THE PARCEL CONVEYED TO ROWAN COUNTY BOARD OF EDUCATION IN DEED BOOK 113, PAGE 393 OF THE ROWAN COUNTY CLERK'S RECORDS, ON THE LINE OF THE CITY OF MOREHEAD ANNEXATION ORDINANCE 40:2007, A CORNER TO THE CITY OF MOREHEAD ANNEXATION ORDINANCE 19:2006 AND ON THE NORTHERN RIGHT-OF-WAY LINE OF HALLWOOD DRIVE. SAID POINT HAVING KENTUCKY STATE PLANE SINGLE ZONE COORDINATES OF N: 3969823.43, E: 5572792.67; THENCE WITH SAID CITY OF MOREHEAD ANNEXATION ORDINANCE LINE, CROSSING SAID HALLWOOD DRIVE FOR ONE (1) CALL:

1. SOUTH 20°14'58" WEST A DISTANCE OF 45.73 FEET TO A CORNER OF THE PARCEL CONVEYED TO JOSEPH PARSON et ux IN DEED BOOK 269, PAGE 633; THENCE WITH THE LINE OF PARSON AND CONTINUING WITH SAID ANNEXATION ORDINANCE 19:2006 LINE FOR FOUR (4) CALLS:
2. SOUTH 23°06'17" WEST A DISTANCE OF 78.86 FEET;
3. SOUTH 01°01'37" EAST A DISTANCE OF 130.91 FEET;
4. SOUTH 01°00'53" WEST A DISTANCE OF 54.94 FEET;
5. NORTH 86°40'24" EAST A DISTANCE OF 145.89 FEET TO A CORNER OF THE PARCEL CONVEYED TO WAL-MART REAL ESTATE BUSINESS TRUST IN DEED BOOK 231, PAGE 608; THENCE WITH THE LINE OF SAID WAL-MART REAL ESTATE BUSINESS TRUST AND CONTINUING WITH SAID ANNEXATION ORDINANCE 19:2006 LINE FOR ELEVEN (11) CALLS:
6. SOUTH 48°48'28" WEST A DISTANCE OF 28.86 FEET;
7. SOUTH 46°42'14" WEST A DISTANCE OF 492.95 FEET;
8. NORTH 43°17'59" WEST A DISTANCE OF 89.71 FEET;
9. SOUTH 46°40'11" WEST A DISTANCE OF 119.82 FEET;
10. ALONG A CURVE TURNING TO THE LEFT HAVING AN ARC LENGTH OF 388.63', A RADIUS OF 241.09'; A CHORD BEARING OF SOUTH 00°55'11" EAST, AND A CHORD LENGTH OF 347.90';
11. NORTH 46°42'03" EAST A DISTANCE OF 32.12 FEET;
12. SOUTH 43°17'52" EAST A DISTANCE OF 202.12 FEET;
13. SOUTH 22°19'42" WEST A DISTANCE OF 25.42 FEET;

14. ALONG A CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 145.47', A RADIUS OF 92.98', A CHORD BEARING OF SOUTH 66°53'13" EAST, r AND A CHORD LENGTH OF 131.08';
15. SOUTH 21°26'26" EAST A DISTANCE OF 159.02 FEET;
16. ALONG A CURVE TURNING TO THE LEFT HAVING AN ARC LENGTH OF 96.11', A RADIUS OF 139.76', A CHORD BEARING OF SOUTH 41°13'34" EAST, AND A CHORD LENGTH OF 94.23'; THENCE WITH A NEW ANNEXATION LINE FOR TWENTY (20) CALLS:
  17. SOUTH 07°32'33" WEST A DISTANCE OF 36.98 FEET;
  18. NORTH 82°27'27" WEST A DISTANCE OF 145.43 FEET;
  19. SOUTH 81°16'50" WEST A DISTANCE OF 143.33 FEET;
  20. SOUTH 58°56'52" WEST A DISTANCE OF 38.35 FEET;
  21. SOUTH 59°22'54" WEST A DISTANCE OF 43.32 FEET;
  22. SOUTH 54°58'26" WEST A DISTANCE OF 159.66 FEET;
  23. SOUTH 70°29'44" WEST A DISTANCE OF 53.77 FEET;
  24. SOUTH 79°07'44 "WEST A DISTANCE OF 52.85 FEET;
  25. NORTH 80°33'53" WEST A DISTANCE OF 122.95 FEET;
  26. ALONG A CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 65.85', A RADIUS OF 741.73', A CHORD BEARING OF SOUTH 66°38'51" WEST, AND A CHORD LENGTH OF 65.83';
  27. ALONG A REVERSE CURVE TURNING TO THE LEFT HAVING AN ARC LENGTH OF 196.65', A RADIUS OF 230.21', A CHORD BEARING OF SOUTH 50°38'08" WEST, AND A CHORD LENGTH OF 190.73';
  28. SOUTH 33°12'15" WEST A DISTANCE OF 248.84 FEET;
  29. SOUTH 36°30'09" WEST A DISTANCE OF 326.06 FEET;
  30. SOUTH 33°47'53" WEST A DISTANCE OF 19.26 FEET;
  31. NORTH 70°05'55" WEST A DISTANCE OF 770.80 FEET;
  32. NORTH 55°12'09" WEST A DISTANCE OF 795.32 FEET;
  33. NORTH 48°56'26" EAST A DISTANCE OF 297.66 FEET;
  34. NORTH 44°21'16" EAST A DISTANCE OF 806.36 FEET;
  35. NORTH 44°28'51" EAST A DISTANCE OF 1037.08 FEET;
  36. NORTH 46°36'21" EAST A DISTANCE OF 403.96 FEET;
  37. NORTH 40°00'11" EAST A DISTANCE OF 116.66 FEET;
  38. SOUTH 49°34'46" EAST A DISTANCE OF 274.63 FEET TO A CORNER OF SAID CITY OF MOREHEAD ANNEXATION ORDINANCE 40:2007; THENCE WITH SAID ANNEXATION ORDINANCE LINE FOR ONE (1) CALL:
39. SOUTH 73°42'01" EAST A DISTANCE OF 604.27 FEET TO THE POINT OF BEGINNING, CONTAINING 80.864 ACRES.

THE ABOVE DESCRIBED BEING A PORTION OF THE PROPERTY CONVEYED TO HALLWOOD DEVELOPMENT, LLC IN DEED BOOK 198, PAGE 774, THE SAME PROPERTY CONVEYED TO COMMERCIAL

WAREHOUSING, INC. IN DEED BOOK 238, PAGE 263 AND THE SAME PROPERTY CONVEYED TO BETTER LIFE CHURCH, INC. IN DEED BOOK 260, PAGE 402 OF THE ROWAN COUNTY CLERK'S RECORDS.

Section Three: A survey of said area is attached to this ordinance and incorporated herein by reference.

Section Four: Based upon the recommendation for the Morehead-Rowan County-Lakeview Heights Joint Planning commission, the area shall be zone B-2 and Agriculture in accordance to the map attached hereto.

**INTRODUCED, SECONDED, AND GIVEN FIRST READING** at a duly convened meeting of the Board of City Council of the City of Morehead, Kentucky held on this \_\_\_\_\_ day of \_\_\_\_\_ 2019.

**INTRODUCED, SECONDED, AND GIVEN SECOND READING** at a duly convened meeting of the Board of City Council of the City of Morehead, Kentucky held on this \_\_\_\_\_ day of \_\_\_\_\_ 2019.

APPROVED:

ATTESTED:

\_\_\_\_\_  
LAURA WHITE-BROWN, MAYOR

\_\_\_\_\_  
CRISSY CUNNINGHAM, CITY CLERK



