

## **List of Adjoining Property Owners**

Paris-Bourbon County Economic Development Authority, Inc.  
525 High Street, Suite 116  
Paris, Kentucky 40361

Austin S. Paul and Brenda F. Paul  
P.O. Box 930  
Paris, Kentucky 403621

Bourbon Limestone Company  
P.O. Box 200  
Paris, Kentucky 40362-0200

Thomas M. Poole  
595 Hume Bedford Road  
Paris, Kentucky 40361

## **Legal Description of Property**

Beginning at an iron pin, a corner to Parcel 3, a new division of Austin Paul & Brenda Paul (D.B. 223, Pg. 430) and Paris Bourbon County Economic Development Authority, Inc. (D.B. 254, Pg. 546); said point lying N.80°05'43"W. 2,714.16 feet from an iron pin in the north right-of-way of Cleveland Drive, a corner to Austin Paul & Brenda Paul (D.B. 270, Pg. 426; P.C. C, Sh. 158); thence with said Paris Bourbon County Economic Development Authority, Inc. (D.B. 254, Pg. 546) for three calls as follows: (1) S.08°34'58"E. 411.00 feet to a found iron pin, (2) S.74°06'07"W. 739.78 feet to a found iron pin bearing "J.F. Grider 2889", and (3) S.03°58'48"W. 1,222.32 feet to a found iron pin bearing "J.F. Grider 2889", a corner to Naomi Smith Estate (D.B. 118, Pg. 448); thence with said Smith S.89°48'29"W. 462.89 feet to a point and N.89°26'41"W. 281.50 feet to an iron pin, a corner to Parcel 3, a new division of Austin Paul & Brenda Paul (D.B. 223, Pg. 430); thence with said Parcel 3 N.09°27'46"E. 1,360.25 feet to an iron pin and N.68°51'44"E. 1,346.32 feet to the point of beginning containing an area of 28.700 acres more or less, and being subject to any and all easements or right-of-way of record and in existence and in accordance with a survey and plat by Darnell Engineering, Inc. on July 1, 2013.

## Necessary Findings Narrative

Paris-Bourbon County Economic Development Authority, Inc. (the “Authority”) seeks a zone change for approximately 28.700 acres of land concurrent with the existing boundary of the Paris-Bourbon County Industrial Park (the “Park”) on Georgetown Road. The application is in conjunction with the annexation of proposed new I-1 property into the City of Paris. The Authority has entered into a Real Estate Agreement of Sale by Exchange with Austin and Brenda Paul (the “Pauls”) to exchange, on an acre for acre basis, land owned by the Authority in the Park for land owned by the Pauls. The Authority will submit proof sufficient for the Planning Commission to support findings that there have been major changes of both an economic and physical nature within the area that were not anticipated at the time of adoption of the current version of the Comprehensive Plan, but that substantially alter the basic character of the area.

The Authority will provide proof supporting the expansion plans proposed by Hunt Brothers Pizza for Paris. The decision to expand requires the construction of additional facilities, and the Authority has worked with Hunt Brothers Pizza to situate that expansion in the Park.

Additionally, the Authority was able to reach an agreement with the Pauls that substantially alters the basic character of the area. The exchange of real property will alter the current boundary of the Park and move future industrial development further away from Georgetown Road. Under the current configuration of the Park, the prime development spot would locate a manufacturing facility on high ground clearly visible from Georgetown Road. The proposed exchange would result in moving development to a lower elevation. The exchange would be a benefit to the historic aspects of the stretch of Georgetown Road between the bypass and the Scott County line. Also, the exchange would steer future industrial development closer to Ford’s Mill Road and the current operations of the Hinkle quarry.

The zone change request will not result in the expansion of the Industrial Park, only an adjustment of the current boundary. As part of the agreement between the Authority and the Pauls, the Pauls will apply to have the I-1 property they receive rezoned to A once the transactions are complete. When everything is final, the Authority will be able to facilitate the expansion of Hunt Brothers Pizza, in a location that better protect the surrounding area.