

APPLICATION TO PLANNING COMMISSION

Map Amendment

Bourbon County Joint Planning Commission

301 Main Street, Paris, KY 40361 • (859) 987-2150 • Fax (859) 987-2136

Office Use only:

Application No. ZMA 18-06 Fee Amount: \$ 400⁰⁰ Date Fee Received: 8/20/18

1. APPLICANT DAVID PURYEAR

MAILING ADDRESS 40 15th ST.

PHONE NO. 859-707-5989 (HOME) _____ (WORK)

2. TYPE OF REQUEST: Map Amendment

3. PLEASE CIRCLE: Paris/Bourbon County/ North Middletown/ Millersburg

4. LOCATION OF REQUEST: 141 10th STREET TOTAL ACREAGE: .76

5. EXISTING USE: Vacant Res. Property. ZONING DISTRICT FROM: R3 TO: B2

6. DESCRIPTION OF PROPOSAL: Zone change from R3 to B2 for the construction of a wood working retail shop.

7. FEE: refer to Fee Schedule

8. SUPPLEMENTAL INFORMATION: (1) A legal description (or deed) of the property. (2) Any request for a zoning map amendment to any single or two family residential zone shall be required to submit a site plan; any request for a zoning map amendment to any other zone shall be required to submit a conceptual development plan in accordance with all applicable requirements of the Zoning Ordinance. (3) A narrative response to address the findings necessary for the map amendment. Before any map amendment is granted, the planning commission 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: (Refer to Article 5 of the Zoning Ordinance- Amendments).

- 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 economical, 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.

CHECKLIST:

- Attach a Legal Description of the Property
- Attach a narrative to address the necessary findings for the ZMA (as described above)
- Attach a site plan or conceptual development plan
- Attach a list of adjoining property owners (name and address)
- Post a notice of the ZMA on the property at least 14 days prior to the public hearing in accordance with KRS 100.212

I hereby certify that the information contained in this application and supporting attachments is true and correct. I acknowledge that the paid fee will not be returned after legal notices have been submitted.


APPLICANT SIGNATURE

8/20/18
DATE

Applications under zoning regulations involve legal procedures and the satisfaction of legal requirements, often complex, based up the written information in your application and the facts presented at your hearing. If you fail to comply with the procedures, or to satisfy the requirements your application will be subject to denial. Even if your application is approved it could be subject to a neighboring landowners appeal to the Circuit Court. You are not required to employ an attorney but you are encouraged to do so.

Neighbors around the property of 141 10th Street.

✓ FIRST BAPTIST CHURCH OF PARIS INC
919 PLEASANT ST
PARIS KY 40361

✓ GORE GERALD W & M JEANETTE
1022 PLEASANT ST
PARIS KY 40361

✓ BOURBON LAND COMPANY LLC
1104 S MAIN ST
PARIS KY 40361

✓ JOHNSON FUNERAL HOME INC
1120 MAIN ST
PARIS KY 40361

✓ PARIS TRAIN DEPOT LLC
501 HOUSTON OAKS DR
PARIS KY 40361

✓ SANDERS RENTALS LLC
P O BOX 151
PARIS KY 40362-0151

My name is David Puryear. I am here to talk to you about why I believe the property at 141 Winchester Street should be zoned as B2 classification. This location was zoned business for many years. One of the businesses located there was a local bar called Jack's Place. There was also a barbershop located on the same property, just in a different building. I believe the property would be a great location for my growing business and has protentional for improvement from its current condition.

First, I'll tell you a little bit about what I do. I am a woodworker and have 18 years' experience. My wife, Erika, and I currently own and operate Bourbon Millwork Co., which is located at 107 Main Street. We have been in business for nearly 2 years. As we are getting busier and adding more projects, our current location does not allow us to handle our growing business efficiently. I have been actively looking for a new location for over a year and haven't had any success finding something suitable for our needs. The property located at Winchester Street was brought to my attention, and that's when I knew we had found our new location.

The property in its current state is not an asset to the community. When driving by this property, all you see is an eye sore. The property has not been livable for at least 5 years due to a fire in the main residence. The other structures on the property are not suitable to be lived in either. As you take the scenic drive down Winchester Road, you will notice empty foundations and structures that have been torn down and removed years ago. I know this is not something that the City of Paris wants tourists to see on their way to many of our local horse farms. Trackside Restaurant & Bar will be opening soon. I know this is a big concern of the property owners. They do not want their patrons to see this property in its current condition.

Having the property zoned B2 would be more suitable due to the surrounding zoning and the businesses that are located on them. The neighbor to the left side of the property is TTI Rail Road. This property is zoned Light Industrial. The property located

across Winchester street is zoned B2. This property is known as Paris Train Depot. The property next to Paris Train Depot, just on the other side of the RR tracks has a dual zoning, B2 and Heavy Industrial. The zoning to the right of the said property is all zoned R3. These properties consist of two parking lots, one of which is owned by the Lusk-McFarland funeral home and the other is owned by First Baptist Church. The other three properties are residential, one of which has a single family living there. The other two are rental properties. All residential properties will be a minimum of 75 feet from my proposed building.

There will be a greater economic growth by allowing the property to be zoned B2. This will allow me to build a commercial building with historical features that will blend with the current structures in the area. This will also give us the opportunity to expand our business and hire new employees. By making this change, the City of Paris will gain a larger tax base, which will generate more revenue for the city.

Based on the above explanation, this zoning map amendment is proposed based on the finding that the original zoning classification is inappropriate. The proposed zoning classification is more appropriate. Thank you for considering the zone change for the property located at 141 Winchester Street.

REtrapped
#29.00
2-3-06
Richard Stupp Eads sec
w/ Donna R Brooke DC

BOOK 264 PAGE 288

DEED



THIS DEED made and entered into as of January 31st, 2006, by and between **Whitaker Bank, Inc., a Kentucky corporation**, with an address of 2001 Pleasant Ridge Dr., Lexington, Kentucky 40509 ("Party of the First Part"), and **Mike Blankenship and Angela Blankenship, husband and wife**, with an address of 527 Old Peacock Road, Paris, Kentucky 40361 ("Party of the Second Part").

WITNESSETH:

THAT, for and in consideration of the sum of Twenty Nine Thousand Dollars (\$29,000.00), cash in hand paid by Party of the Second Part to Party of the First Part, the receipt of all of which is hereby acknowledged by Party of the First Part, Party of the First Part has this day BARGAINED and SOLD and does hereby GRANT and CONVEY unto Party of the Second Part, in fee simple, his/her heirs and assigns forever, all the following described real estate located in Bourbon County, Kentucky, to-wit:

A certain tract or parcel of land lying on Winchester Street, in Paris, Bourbon County, Kentucky, and more particularly described as follows:

BEGINNING at an iron pipe (found) at the back edge of the sidewalk on the west side of Winchester Street (10th Street), a corner to Tim Sanders (DB 237, Pg. 702), thence running with the back edge of sidewalk for two calls: South 15 48 00 West 73.00 feet to the corner of building and South 01 25 13 West 38.10 feet to the Seaboard Systems R.R.; thence running with the line of the Seaboard Systems R.R. for two calls; South 71 17 42 West 55.14 feet to the corner of building and South 72 10 07 West 190.75 feet to a steel fence post (found), a corner to William Alverson (DB 236, Pg. 147); thence running with the line of Alverson North 17 49 53 West 16.84 feet to an iron pin (set) W/ID Cap (1662); North 44 52 03 East first with the line of Alverson and thence with the line of Lehmann & Casagne (DB 207, Pg. 729) a total of 248.22 feet to an iron pin (found), a corner to the First Baptist Church Parking Lot (DB 207, Pg. 425); thence running with the line of the First Baptist Church Parking Lot North 39 55 08 East 51.08 feet to an iron pin (set W/ID Cap (1662), a corner to Tim Sanders (DB 237, Pg. 702); thence running with the line of Sanders South 48 00 00 East 69.80 feet to the point of beginning.

06 FEB -3 PM 1:41
RECORDED FOR RECORD
BOURBON COUNTY, KY

Being the same property conveyed to Whitaker Bank, Inc. by deed dated November 28, 2005, of record in Deed Book 263, Page 705, in the Bourbon County Clerk's office.

TO HAVE AND HOLD the Property, together with all rights, privileges, appurtenances and improvements thereunto belonging, unto the said Party of the Second Part, in fee simple, his/her heirs and assigns forever with covenant of SPECIAL WARRANTY.

Provided, however, that there is also excepted from the foregoing warranty and covenants the following:

1. The restrictive covenants of record in the Bourbon County Clerk's office.
2. All conditions and/or restrictions affecting the Property herein conveyed and contained on any plat of record in the Bourbon County Clerk's office.
3. Zoning and building restrictions, regulations and ordinances.
4. Easements and rights-of-way of whatsoever nature and kind reserved and recorded in the Bourbon County Clerk's office.

Party of the Second Part assumes and agrees to pay when due all 2006 ad valorem taxes, and any other assessments assessed against the Property for the calendar year 2006 and all subsequent years.

For purposes of KRS 382.135 Party of the First Part and Party of the Second Part hereby certify that the consideration reflected in this Deed is the full consideration paid for the Property herein conveyed. Party of the Second Part joins in the execution of this Deed for the sole purpose of certifying the amount of the consideration.

IN WITNESS WHEREOF, Party of the First Part and Party of the Second Part have hereunto set their hands this day and year first above written.

WHITAKER BANK, INC., a Kentucky corporation

By: David A. Giles E.V.P.
David A. Giles,
Executive Vice President

Mike Blankenship
MIKE BLANKENSHIP

Angela Blankenship
ANGELA BLANKENSHIP

COMMONWEALTH OF KENTUCKY
COUNTY OF FAYETTE

The foregoing Deed and Consideration Certification was subscribed, acknowledged and sworn to before me on January 31st, 2006, by David A. Giles, Executive Vice President of Whitaker Bank, Inc., a Kentucky corporation, for and on behalf of said corporation.

Robin Hayes
Notary Public
My commission expires: 3/10/09

COMMONWEALTH OF KENTUCKY
COUNTY OF FAYETTE

The foregoing Consideration Certification was subscribed, acknowledged and sworn to before me on January 3, 2006, by Mike Blankenship and Angela Blankenship. ^{ASO} ~~January~~ February

Donna R. Brooks
Notary Public
My commission expires: 4/18/07

This instrument was prepared by:

STOLL KEENON OGDEN, PLLC
300 West Vine Street, Suite 2100
Lexington, Kentucky 40507
(859) 231-3000

BY: Gregory D. Pavey
Gregory D. Pavey

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State of Kentucky, County of Bourbon, Sct.
I, RICHARD STIPP EADS, Clerk of Bourbon
County Court, do certify that the foregoing
in deed
was, on the 3 day of Feb, 20 06
at 1:41 P M., lodged in my office for record,
and that it has been duly recorded in my said
office, together with this and the certificate thereon
endorsed, given under my hand.

Richard Stipp Eads, BCC