

# APPLICATION TO PLANNING COMMISSION

## Map Amendment

Paris- Bourbon County Joint Planning Commission

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

**Office Use only:**

Application No. ZMA22-03 Fee Amount: \$ 400<sup>00</sup> Date Fee Received: 6/17/2022

1. APPLICANT Jim Baker

MAILING ADDRESS 3252 Georgetown Road Paris, KY 40361

PHONE NO. \_\_\_\_\_ (HOME) 859-312-8686 \_\_\_\_\_ (WORK)

2. TYPE OF REQUEST: Map Amendment

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

4. LOCATION OF REQUEST: 654 Georgetown Rd TOTAL ACREAGE: 27.11 gross

5. EXISTING USE: Vacant ZONING DISTRICT FROM: A-1 & R-1 TO: R-5 & R-8

6. DESCRIPTION OF PROPOSAL: Requesting single family attached townhome lots and detached lots.

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:

- 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.

James D. Baker  
APPLICANT SIGNATURE

6-17-22  
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.

# *EA Partners, PLLC*

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CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS  
3111 WALL STREET  
LEXINGTON, KENTUCKY 40513  
PHONE (859) 296-9889  
WWW.EAPARTNERS.COM

June 17, 2022

Bourbon County Joint Planning Commission  
Bourbon County Joint Planning Office  
525 High Street, Room 112  
Paris, Kentucky 40361

Re: Application for Zone Change Request

Dear Members of the Planning Commission:

We represent Jim Baker and on his behalf have filed a zone change request for the property located at 654 Georgetown Road, US 460 (the "Property"). The Applicant's request is to rezone the Property from R-1 and A-1 to R-5 and R-8 Residential zones. This zone change request is to allow the development of a single-family detached and attached residential neighborhood. The property to be rezoned consists of 27.11 gross acres currently in the Paris city limits. Specifically, the Applicant is proposing to develop the Property with 12 single-family detached lots and 124 attached townhome lots.

This request is in agreement with the Adopted 2017 Future Land Use Map and the Bourbon County Envision 2040 Comprehensive Plan by meeting key Goals and Objectives. Primarily, this project aligns with Goal 1 under Housing Resources "Expand and ensure a diverse range of housing choices". The development will provide reasonably priced attached and detached single-family homes, adding more variation in the types and prices of housing available. Housing Resources Goal 2 "Support infill and redevelopment within existing infrastructure as a strategic component of growth" aligns with the project location.

Per the Land Use Analysis "Land is a valuable resource and in order to accommodate future growth without encouraging sprawl, increased residential density should be considered in Paris and urban areas of Bourbon County". The analysis further states "Although Bourbon County is projected to decline in population according to the Kentucky State Data Center, building permit data over the past five years shows there is a demand for new single-family housing. Based on building permit data, the County should plan for at least 800 additional units by 2040". This project will expand the single-family housing stock and allow for more reasonably priced housing options. These proposed developments will help meet the projected growth of the community.

It is suggested that the development of reasonably priced housing will aid in attracting new families and young professionals to the area. With an increase in moderately priced housing options, in-

migration is more likely to occur. Through the diversification of the housing stock and the creation of new homes, this development will help to remove the current perceptions about the lack of reasonably priced housing in Bourbon County. The development will also support Economic Growth Goal 1i: Increase the resident employment base of Bourbon County.

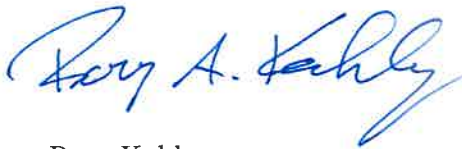
Finally, the Applicant submits that the existing zoning is inappropriate and the proposed Residential (R-5) and (R-8) zoning is appropriate. There is a strong need to develop new residential opportunities, within the city limits and accessible to both the downtown area and the bypass. The current zoning does not permit the residential density that the Comprehensive Plan calls for. The R-8 zone will allow for 12 detached homes along the Georgetown Road frontage. This provides a transition to the more dense R-5 zone proposal of 124 townhome lots. Our site is adjacent to existing residential uses and zoning. Across Georgetown Road is the Greyhound Sports Complex providing recreational opportunities. This property will better serve the community by providing an increase in residential density. We believe that the R-5 and R-8 zoning is appropriate and the existing R-1 and A-1 zoning is inappropriate.

We will be at the July 21<sup>st</sup> public hearing to present this application and request your favorable consideration.

Please call should you have any questions or require any additional information.

Sincerely,

*EA PARTNERS, PLC*



Rory Kahly

RAK:tw

# *EA Partners, PLLC*

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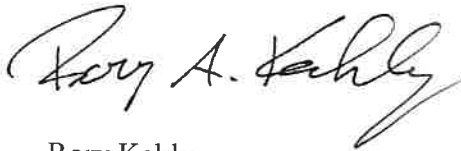
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Please call should you have any questions or require any additional information.

Sincerely,

*EA PARTNERS, PLC*

A handwritten signature in black ink that reads "Rory A. Kahly". The signature is written in a cursive style with a large, sweeping initial "R".

Rory Kahly

RAK:tw



Part 3 of Zone Map Amendment Application  
**LIST OF SURROUNDING PROPERTY OWNERS**

Addresses of Property (Street Address Only)	Names of Property Owners	Owner's Mailing Address if Different from Property Address
638 Georgetown Rd. Paris, KY	Stephini B & Christopher A King	150 Taylor Ave Paris, KY 40361
648 Georgetown Rd. Paris, KY	Adam & Courtney Honican	
650 Georgetown Rd. Paris, KY	Howard Honican	
654 Georgetown Rd Paris, KY	Jim Baker	
674 Georgetown Rd. Paris, KY	Janet's Investments, LLC	PO Box 188 Paris, KY 40362
678 Georgetown Rd Paris, KY	Janice Marie & James Sr Young	
Stewart Ave L#58 Paris, KY	Elmira Simpson	Paris, KY 40361
Stewart Ave L#59 & 60 Paris, KY	Pleas Cooper	Paris, KY 40361
Stewart Ave L#64 Paris, KY	Charles Talbott	Paris, KY 40361
Stewart Ave L#65 & 66 Paris, KY	Gwen & Ken Taylor	102 Brahmns Ct Georgetown, KY 40324
Stewart Ave L#67 Paris, KY	Ada L & T Jr Johnson	316 Curtis Ave Paris, KY 40361
Stewart Ave L#102-106 Paris, KY	Ed Johnson	PO Box 433 Paris, KY 40362
Stewart Ave L#107 Paris, KY	Melvin Jackson	12213 North 51st St Tampa, FL 33617
Stewart Ave L#108 Paris, KY	Gwen & Ken Taylor	Paris, KY 40361
City Dump - Stewart Ave	City of Paris	525 High St Paris, KY 40361
Hanson St	City of Paris	525 High Street Paris, KY 40361
W 8th Street	Robert Brown	3590 Olympia Rd Lexington, KY 40517

Baker Property  
(a portion of)  
654 Georgetown Road (U.S. 460)  
Zone Change from County R-1 to City R-5  
Paris, Bourbon County, Kentucky

A TRACT OR PARCEL OF LAND SITUATED ADJACENT TO AND NORTH OF GEORGETOWN ROAD (U.S. 460) APPROXIMATELY 0.6 MILES EAST OF THE INTERSECTION OF THE GEORGETOWN BY-PASS (U.S. 68) AND GEORGETOWN ROAD (U.S. 460) NEAR PARIS, KENTUCKY AND BEING MORE FULLY DESCRIBED AND BOUNDED AS FOLLOWS:

**COMMENCING AT A POINT** in the centerline of Georgetown Road (U.S. 460), said point also lying in the eastern line of Janet's Investments, LLC known as 674 Georgetown Road; Thence North 62 degrees 56 minutes 32 seconds East, a distance of 491.02 feet to **THE TRUE POINT OF BEGINNING**; Thence South 64 degrees 50 minutes 01 seconds East, a distance of 286.15 feet to a point in the northern line of George L. and Donna Honican known as 648 Georgetown Road; Thence with said northern line North 74 degrees 50 minutes 49 seconds West, a distance of 278.65 feet to a point; Thence leaving said northern line North 11 degrees 31 minutes 57 seconds East, a distance of 49.86 feet to the **POINT OF BEGINNING** and containing 0.16 acres gross and net.

Baker Property  
(a portion of)  
654 Georgetown Road (U.S. 460)  
Zone Change from County A-1 to City R-5  
Paris, Bourbon County, Kentucky

A TRACT OR PARCEL OF LAND SITUATED ADJACENT TO AND NORTH OF GEORGETOWN ROAD (U.S. 460) APPROXIMATELY 0.6 MILES EAST OF THE INTERSECTION OF THE GEORGETOWN BY-PASS (U.S. 68) AND GEORGETOWN ROAD (U.S. 460) NEAR PARIS, KENTUCKY AND BEING MORE FULLY DESCRIBED AND BOUNDED AS FOLLOWS:

**COMMENCING AT A POINT** in the centerline of Georgetown Road (U.S. 460), said point also lying in the eastern line of Janet's Investments, LLC known as 674 Georgetown Road; Thence with said eastern line North 11 degrees 31 minutes 57 seconds East, a distance of 399.36 feet to in the eastern line of James and Janice Young known as 678 Georgetown Road, said point being **THE TRUE POINT BEGINNING**; Thence continuing with said eastern line North 11 degrees 31 minutes 57 seconds East, a distance of 772.81 feet to a point; Thence leaving said eastern line South 87 degrees 15 minutes 06 seconds East, a distance of 387.20 feet to a point; Thence South 89 degrees 46 minutes 57 seconds East, a distance of 322.68 feet to a point; Thence South 71 degrees 55 minutes 05 seconds East, a distance of 297.25 feet to a point; Thence South 41 degrees 24 minutes 05 seconds East, a distance of 120.68 feet to a point; Thence South 06 degrees 11 minutes 33 seconds West, a distance of 186.15 feet to a point; Thence South 17 degrees 36 minutes 00 seconds West, a distance of 151.50 feet to a point; Thence South 19 degrees 29 minutes 03 seconds West, a distance of 321.82 feet to a point; Thence North 65 degrees 35 minutes 49 seconds West, a distance of 14.31 feet to a point; Thence South 24 degrees 24 minutes 11 seconds West, a distance of 324.70 feet to a point in the northern line of Christopher and Stephini King known as 644 Georgetown Road; Thence with said northern line North 74 degrees 50 minutes 49 seconds West, a distance of 300.00 feet to a point; Thence leaving said northern line North 64 degrees 50 minutes 01 seconds West, a distance of 681.07 feet to the **POINT OF BEGINNING** and containing 23.26 acres gross and net.



Baker Property  
(a portion of)  
654 Georgetown Road (U.S. 460)  
Zone Change from County R-1 to City R-8  
Paris, Bourbon County, Kentucky

A TRACT OR PARCEL OF LAND SITUATED ADJACENT TO AND NORTH OF GEORGETOWN ROAD (U.S. 460) APPROXIMATELY 0.6 MILES EAST OF THE INTERSECTION OF THE GEORGETOWN BY-PASS (U.S. 68) AND GEORGETOWN ROAD (U.S. 460) NEAR PARIS, KENTUCKY AND BEING MORE FULLY DESCRIBED AND BOUNDED AS FOLLOWS:

**BEGINNING AT A POINT** in the centerline of Georgetown Road (U.S. 460), said point also lying in the eastern line of Janet's Investments, LLC known as 674 Georgetown Road; Thence with said eastern line North 11 degrees 31 minutes 57 seconds East, a distance of 399.36 feet to a point; Thence leaving said eastern line South 64 degrees 50 minutes 01 seconds East, a distance of 394.92 feet to a point; Thence South 11 degrees 31 minutes 57 seconds West, a distance of 438.09 feet to a point in the centerline of Georgetown Road (U.S. 460); Thence with said centerline North 59 degrees 30 minutes 43 seconds West, a distance of 405.80 feet to the **POINT OF BEGINNING** and containing 3.69 acres gross and 3.50 acres net.

BOOK 318 PAGE 222  
654 Georgetown Rd.

REAL ESTATE TAX PAID AMT \$ 260.00  
RICHARD STITTHEADS, DCC  
DATE 1/23/2020 BY A. Jay Hurst

20 JAN 23 PM 3:55

**DEED**

THIS DEED, made and entered into this 21<sup>st</sup> day of January, 2020, by and between (i) **DONNA MAE HONICAN**, a widow, having a mailing address of 648 Georgetown Road, Paris, Kentucky 40361, hereinafter called First Party, and (ii) **JAMES D. BAKER and DARLENE M. BAKER**, husband and wife, having a mailing address of 3252 Georgetown Road, Paris, Kentucky 40361, hereinafter called Second Parties. The in-care of tax mailing address for the current tax year is c/o Mr. & Mrs. James D. Baker, 3252 Georgetown Road, Paris, Kentucky 40361.

**WITNESSETH:**

That for and in consideration of the total sum of \$260,000.00, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, said First Party have this day **BARGAINED and SOLD** and does hereby **GRANT and CONVEY** unto the Second Parties, for and during their joint lives with the remainder in fee simple to the survivor of them, his or her heirs and assigns, forever, all of the following-described property located in Bourbon County, Kentucky, and being more fully described as follows, to-wit:

BEING all of **Parcel 2** (consisting of **3.77 acres**) and **Parcel 3** (consisting of **22.86 acres**), both consisting of a total of **26.63 acres** [but not **Parcel 1 (0.47 acres)**, and which is contemplated to be transferred to the Grantees at a later point in time], all as shown by that Consolidation and Minor Subdivision Plat of record in Plat Cabinet D, Slide 39, in the Bourbon County Clerk's Office; and

BEING a portion of the same property conveyed to George L. Honican, Jr. and Donna Mae Honican, husband and wife, by George L. Honican, Jr., Executor of the Estate of Mary E. Cox, deceased, through deed dated November 25, 2002, of record in Deed Book 249, Page 267, in the Bourbon County Clerk's Office. George L. Honican, Jr. died a resident of Bourbon County, Kentucky, on February 16, 2016, and upon his death, all of his right, title and interest in and to the above-described property vested entirely in his surviving widow, Donna Mae Honican, pursuant to the survivorship clause contained in said deed.

TO HAVE AND TO HOLD the above-described property, together with all appurtenances and privileges thereunto belonging, unto the said Second Parties, for and during their joint lives with the remainder in fee simple to the survivor of them, his or her heirs and assigns, **FOREVER**.

Said First Party does hereby release and relinquish unto the said Second Parties, their heirs and

Parties assume and agree to pay, and that she (First Party) will WARRANT GENERALLY the title to said property. Provided, further, however, there is excepted from the foregoing covenants and warranty any zoning laws, restrictions, easements and agreements, if any, which may appear of record in the Bourbon County Clerk's Office affecting said property.

IN WITNESS WHEREOF, the First Party has hereunto set her hand on this the day and year first above written.

Donna Mae Honican  
DONNA MAE HONICAN

**CONSIDERATION CERTIFICATE**

The undersigned do hereby certify that the consideration reflected in this Deed is the full consideration paid for the above-described property.

Donna Mae Honican  
DONNA MAE HONICAN

James D. Baker  
JAMES D. BAKER

Darlene M. Baker  
DARLENE M. BAKER

STATE OF KENTUCKY )  
)  
COUNTY OF FAYETTE )

The foregoing Deed and Consideration Certificate were acknowledged and sworn to before me on this the 21<sup>st</sup> day of January, 2020, by Donna Mae Honican, a widow.

My Commission Expires: 11-10-2022

[Signature]  
NOTARY PUBLIC, KY, STATE AT LARGE  
Notary ID#: 611365

STATE OF KENTUCKY )  
)  
COUNTY OF FAYETTE )

The foregoing Consideration Certificate was sworn to before me on this the 21<sup>st</sup> day of January, 2020, by James D. Baker and Darlene M. Baker, husband and wife.

My Commission Expires: 11-10-2022

[Signature]  
NOTARY PUBLIC, KY, STATE AT LARGE  
Notary ID#: 611365

THIS INSTRUMENT PREPARED BY:

[Signature]  
GLENDA HOCKINS