

APPLICATION TO BOURBON COUNTY JOINT PLANNING COMMISSION

Subdivision

Bourbon County Joint Planning Commission
525 High Street, Paris, KY 40361 • (859) 987-2150

Office Use only: MS22-21
Application No. MS22-21 Fee Amount: \$ 300⁰⁰ Date Fee Received: 5/13/2022

1. APPLICANT: MDAT, LLC

MAILING ADDRESS: 248 Columbine Drive, Carlisle, KY 40311

PHONE NO. 859-585-0531 (HOME) 859-585-0531 (WORK)

2. TYPE OF REQUEST (Check one) MINOR SUBDIVISION MAJOR SUBDIVISION
 AMENDED SUBDIVISION PLAT CONSOLIDATION

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

4. SUBDIVISION NAME: Magnolia Trace TOTAL ACREAGE: 50.672 NUMBER OF LOTS: 150

5. EXISTING USE: Agriculture ZONING DISTRICT: B-2, R-5, R-8

6. LOT INFORMATION (as it pertains to individual application):

Acreege of Original Lots: Property 1- 50.672 2- _____ 3- _____ 4- _____ 5- _____

Acreege of Parcel to be divided: See attached Plat of newly adopted zones

7. FEE: Refer to Fee Schedule

8. SUPPLEMENTAL INFORMATION: Refer to Article VI of the Subdivision Regulations.

CHECKLIST:

- Attach a Legal Description of the Property (include deed book and page number for all tracts comprising the plat)
- Attach a plan of the proposed use (as described above)
- Attach a narrative of the proposed use (as described above)
- Attach a narrative describing any prior actions taken by the Board of Adjustment on this property
- Attach a list of adjoining property owners (name and address)

APPLICANT SIGNATURE

5/13/2022
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.

Individuals are not required to employ an attorney, but you are encouraged to do so. All business entities require legal representation.

MDAT, LLC
248 Columbine Drive
Carlisle, KY 40311
Phone: (859) 585-0531
mikejohnsonadjuster@gmail.com

May 13, 2022

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

Re: Application for Development Plan

The city council voted unanimously on May 10, 2022 to amend the zoning map for the property located at 1021 By-Pass Road in Paris, KY. The newly recognized zoning includes B-2, R-5, and R-8 and is shown on the attached Plat and legal description. We are respectfully submitting the development plan application in it's conceptual form as we finalize the infrastructure engineering and design. The attached conceptual plan is a draft only and will change according to requirements of the City of Paris subdivision regulations.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Mike Johnson', written over a horizontal line.

Mike Johnson – MDAT, LLC.

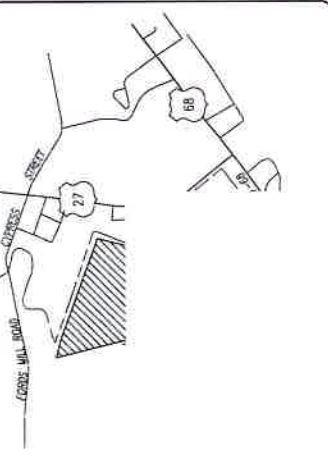
Notification Mailing List

<u>Property Address</u>	<u>Owner</u>	<u>Mailing Address</u>
2361 Fords Mill Rd	Russel Dray Jr	Same
246 Hume Bedford Rd	Landworks Farms LLC	Same
600 Mt View Dr	Robert Pasley and Whitney Lynn	Same
560 Mt View Dr	Linda Danko	Same
540 Mt View Dr	Jude Marcum	Same
530 Mt View Dr	Charles and Margie Johnson	Same
520 Mt View Dr	Lori Turner Bowles	Same
510 Mt View Dr	Roy and Georgia Jefferson	Same
565 Skyview Dr	Gerald and Clara Porter	Same
560 Skyview Dr	Burt Mingey	Same
540 Skyview Dr	Diana Richards/Tanner Jefferson	Same
520 Skyview Dr	William Bradford	Same
500 Skyview Dr	Betty Derossett	Same
480 Skyview Dr	Wanda Traylor	Same
460 Skyview Dr	James and Susie Tipton	Same
440 Skyview Dr	Byron and Courtney Bradford	Same
420 Skyview Dr	Gene Bowen	Same
400 Skyview Dr	William and Kimberly Denninghoff	Same
380 Skyview Dr	Susan Donohoe	Same
360 Skyview Dr	Hazel Hatton	Same
340 Skyview Dr	Nicholas and Lois Carter	1104 Peacock Rd Paris KY 40361
305 Letton Dr	Wal-Mart Real Est Business Trust	PO BOX 8050 Attn M/S 0555, Bentonville AR 72712
Lot 5 Walmart Shopping Center	Murphy Oil USA	PO BOX 7300 El Dorado AR 71730
1203 Arlington Dr	Michael Courtney	Same
1205 Arlington Dr	Gametime Properties, LLC	315 Pleasant St Paris KY 40361
1207 Arlington Dr	Joseph and Heather Sparks	PO BOX 12395 Lexington KY 40583
1209 Arlington Dr	Eckman Management LLC	119 S Ashland Ave Lexington KY 40502
1211 Arlington Dr	Robert and Patricia Eades	160 Old Post Rd Paris KY 40361
1213 Arlington Dr	Robert and Patricia Eades	160 Old Post Rd Paris KY 40361
1215 Arlington Dr	Robert and Patricia Eades	160 Old Post Rd Paris KY 40361
1217 Arlington Dr	Robert and Patricia Eades	160 Old Post Rd Paris KY 40361
1219 Arlington Dr	ADIL Properties, LLC	1312 Moultrie Ct Lexington KY 40513
1221 Arlington Dr	Robert and Patricia Eades	160 Old Post Rd Paris KY 40361
1223 Arlignton Dr	Charles and Christina Linville	993 Townsend Valley Rd Paris KY 40361
1225 Arlington Dr	Benjamin and Katheryn Royse	715 Hume Bedford Rd Paris KY 40361
1227 Arlington Dr	Paulette Congleton	Same
1229 Arlignton Dr	Grant and Tamra Dail	681 Cynthiana RD Paris KY 40361
1231 Arlington Dr	Robert and Patricia Eades	160 Old Post Rd Paris KY 40361
1233 Arlington Dr	Shane Foley	2098 Bahama Rd Lexington KY 40509
1235 Arlington Dr	Richard and Mandy Cline	440 Houston Oaks Dr Paris KY 40361
1237 Arlignton Dr	Lesha Sharon	Same

Notification Mailing List

1239 Arlington Dr	Joseph and Heather Sparks	PO BOX 12395 Lexington KY 40583
1241 Arlington Dr	Stephen and Lori Wagoner	207 Wedgewood Circle Paris KY 40361
1243 Arlignton Dr	Jason and Regina Thornberry	422 Grimes Batterton Rd Paris KY 40361
1245 Arlington Dr	Maple Lane Enterprises LLC	275 Clay Kiser Rd Paris KY 40361
1247 Arlignton Dr	Charles and Christina Linville	993 Townsend Valley Rd Paris KY 40361
1256 Arlington Dr	Jack Martin Goins	PO BOX 124 Paris KY 40362
1108 Arlington Dr	NHK Investments LLC	1223 Peacock Rd Paris KY 40361
1106 Arlington Dr	Robert and Ellyse Poole	Same
1104 Arlington Dr	Tacy Earlywine	Same
1102 Arlington Dr	Connie Fitzgerald	Same
1100 Arlington Dr	Ronald Gilbert	2073 Dogwood Dr Lexington KY 40504
Fords Mill rd	Jeffrey McMahan	303 Carolina Way Paris KY 40361
1020 Wes-Lee Dr	Thornton Properties INC	PO BOX 5343 Paris KY 40362
1030 Wes-Lee Dr	Long & Mcdonald INC	2001 Alverson Dr Suite 107 Paris KY 40361
2301 Fords Mill Rd	Richard and Tammera Pardini	Same
2315 Fords Mill Rd	Glen and Janetta Thompson	Same
2341 Fords Mill Rd	Eric and Nadine Hale	Same

Conceptual Only



A record of the property platted
 property conveyed to me (us)
 by deed dated
 ok XX page XX
 (this on my (our) return plat

for this property.

Witness	Owner
Address	Address
Address	Address
Date	Date

LAND SURVEYOR'S CERTIFICATION

I do hereby certify that the survey shown hereon was performed by me, or under my direction, by the method of random traverse and all monuments indicated hereon actually exist and their site, location, and material are correctly shown. The unadjusted mathematical error of closure ratio of the random traverse was 1:35,900+ and the bearings and distances shown hereon have been adjusted for closure. The survey as shown hereon is an urban survey and the accuracy and precision of said survey meets all the specifications of this class. The basis of the bearings shown hereon is in relation to State Plane Coordinates, NAD 83, Kentucky North.

Date _____
 Robert L. Baldwin, P.E., PLS
 116 S. Highland St., P.O. Box 4315
 Winchester, Kentucky 40392-4315

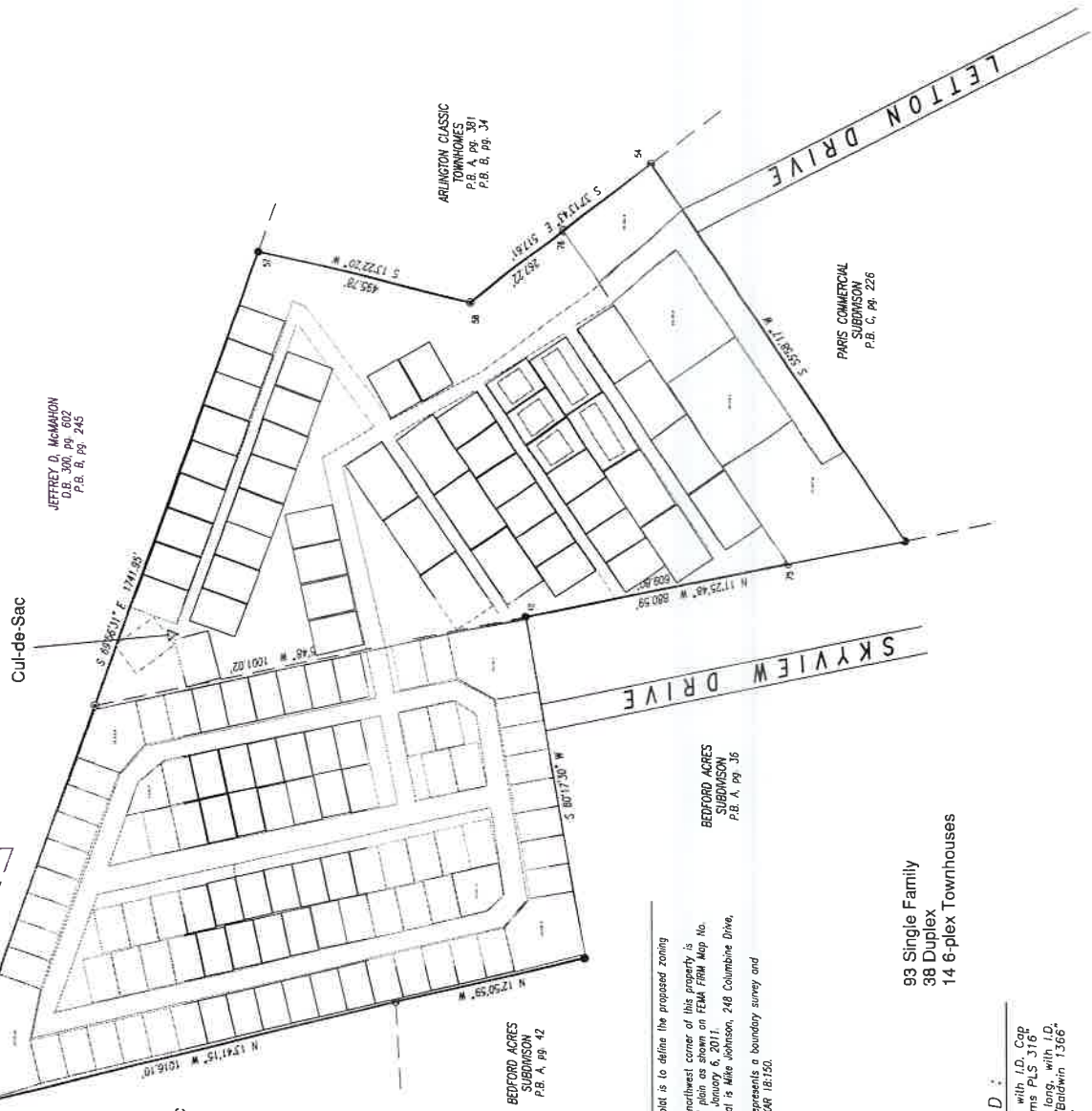


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ZONING PLAT
MDAT, LLC
 LETTON DRIVE

DATE	5/7/22
SCALE	1" = 200'
FILE NO.	22-6288
FIELD BOOK	333-1
OWNER	MDAT, LLC
DATE OF SURVEY	5/7/22
PROJECT	LETTON DRIVE
OWNER	MDAT, LLC
DATE OF SURVEY	5/7/22
PROJECT	LETTON DRIVE

Baldwin
ENGINEERING
 116 South Highland Street - P.O. Box 4315
 Winchester, Kentucky 40392



Conceptual Only

93 Single Family
 38 Duplex
 14 6-plex Townhouses

- NOTES:**
- The purpose of this plat is to define the proposed zoning.
 - A small area in the northwest corner of this property is located in the Flood plain as shown on FEMA FIRM Map No. 210170133C dated January 6, 2011.
 - The client for this plat is Mike Johnson, 248 Columbine Drive, Corleis, KY 40311.
 - This plat of survey represents a boundary survey and complies with 201 KAR 10:136.

LEGEND:

- Iron Pin Found with I.D. Cap stamped "Williams PLS 316"
- #4 Rebar, 18" long, with I.D. Cap stamped "Baldwin 1566"
- Point in Survey
- Zoning Corner
- Point in Creek
- Address

THIS DEED made and entered into this 25th day of April, 2022, by and between WILLIAM PERRY LETON and LISA G. LETTON, husband and wife, whose address is 15 Glencove Drive, Frankfort, KY 40601, and MDAT, LLC, a Kentucky limited liability company, party of the second part, whose address is 248 Columbine Drive, Carlisle, Kentucky 40311. The in-care of mailing address for the current tax year is c/o MDAT, LLC, 248 Columbine Drive, Carlisle, KY 40311.

WITNESSETH:

That for and in consideration of the sum of \$1,000,000.00 the receipt of all of which is hereby acknowledged, said parties of the first part have this day bargained and sold and do hereby GRANT and CONVEY unto the party of the second part, its successors and assigns forever, all the following described property located in Bourbon County, Kentucky, and being more fully described as follows, to-wit:

Being Tract 2, of the Consolidation Plat, according to the plat thereof of record in Plat Cabinet C, Slide 192, Bourbon County Clerk's Office, Paris, Kentucky, containing 50.68 acres, more or less.

Being the same property conveyed to William Perry Letton, married, by Deed dated August 24, 2009, from Steven Sanders, Executor of the Estate of James Allen Letter, of record in Deed Book 279, Page 336, in the Bourbon County Clerk's Office and a part of the property conveyed to Frances R. Letton, by Deed dated October 2, 1970, from Joanna Garth, a single person, of record in Deed Book 158, Page 583, in the Bourbon County Clerk's Office and any interest which the said Joanna Garth still owned in the property at the time of her death on June 25, 1971 was devised to the said Frances Letton in Will Book AA, Page 228, in the Bourbon County Clerk's Office. Frances R. Letton died testate on May 4, 2004 and devised

property to James Allen Letton and William Perry Letton, equally, in Will Book UU, Page 143, in the Bourbon County Clerk's Office. James Allen Letton died on October 14, 2007 and Steven Sanders was appointed Executor in Bourbon County Probate Case No. 07-P-00138, with power to sell property. See also the Will of James Allen Letton, of record in Will Book WW, Page 393 of the Bourbon County Clerk's Office.

TO HAVE AND TO HOLD the above described property together with all appurtenances and privileges thereunto belonging unto the said party of the second part, its successors and assigns forever, with covenant of LIMITED WARRANTY.

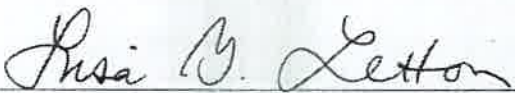
Provided, however, there is excepted from the foregoing warranty any restrictions, easements and rights-of-ways of record in the aforesaid Clerk's Office affecting said property.

The party of the second part assumes and agrees to pay all ad valorem and special improvement taxes assessed for the year 2022 against the above described property.

The undersigned parties hereby certify, swear and affirm that the consideration stated herein is the full, actual consideration paid for the property transferred herein. The party of the second part hereby signs this deed for the sole purpose of certifying the consideration pursuant to KRS 382.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands this the day and year first above written.

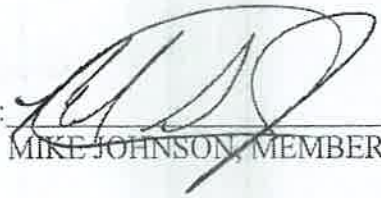

WILLIAM PERRY LETTON


LISA G. LETTON

MDAT, LLC

BY: 
DAVID BUNTIN SOPER, MEMBER

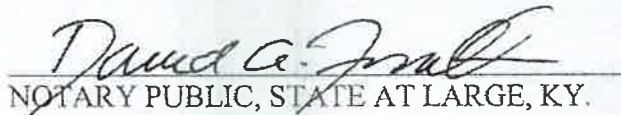
BY:


MIKE JOHNSON, MEMBER

STATE OF KENTUCKY
COUNTY OF FAYETTE

The foregoing instrument was subscribed, sworn, and acknowledged before me this 25th day of April, 2022 by William Perry Letton and Lisa G. Letton, husband and wife.

My Commission expires: 9-5-22.


NOTARY PUBLIC, STATE AT LARGE, KY.

STATE OF KENTUCKY
COUNTY OF FAYETTE

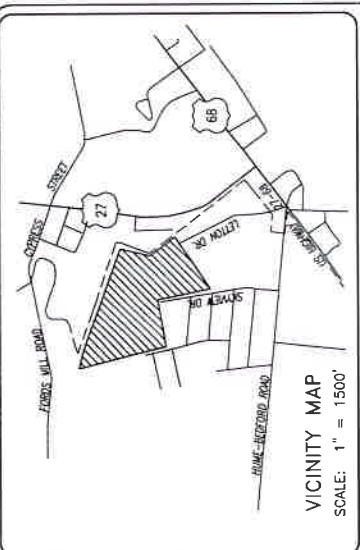
The foregoing instrument was subscribed, sworn, and acknowledged before me this 25th day of April, 2022 by David Buntin Soper and Mike Johnson, Members of MDAT, LLC, a Kentucky limited liability company, on behalf of said company.

My Commission expires: 9-5-22.


NOTARY PUBLIC, STATE AT LARGE, KY.

This instrument prepared by
David A. Franklin, Attorney
Franklin & Rapp
1001 Monarch Street, Suite 120
Lexington, KY 40513


DAVID A. FRANKLIN
diane\c\daf\deeds\Deed-Parties - Party (corp.)



VICINITY MAP
SCALE: 1" = 1500'

OWNER'S CERTIFICATION

I (we) do hereby certify that I am (we are) the owner(s) of record of the property plotted hereon, said property being (a portion of) the same property conveyed to me (us) by XXXXXX, and recorded in Deed Book XXX, page XXX, in the Bourbon County Clerk's office, and do hereby adopt this as my (our) record plat for this property.

Witness	Owner
Address	Address
Address	Address
Date	Date

LAND SURVEYOR'S CERTIFICATION

I do hereby certify that the survey shown hereon was performed by me, or under my direction, by the method of random traverse and all monuments indicated hereon actually exist and their site, location, and material are correctly shown. The unadjusted mathematical error of closure ratio of the random traverse was 1:35,500+ and the bearings and distances shown hereon have been adjusted for closure. The survey as shown hereon is an urban survey and the accuracy and precision of said survey meets all the specifications of this class. The basis of the bearings shown hereon is in relation to State Plane Coordinates, NAD 83, Kentucky North.

Date _____
Robert L. Baldwin, PE, PLS
116 S. Highland St., P.O. Box 4315
Winchester, Kentucky 40392-4315

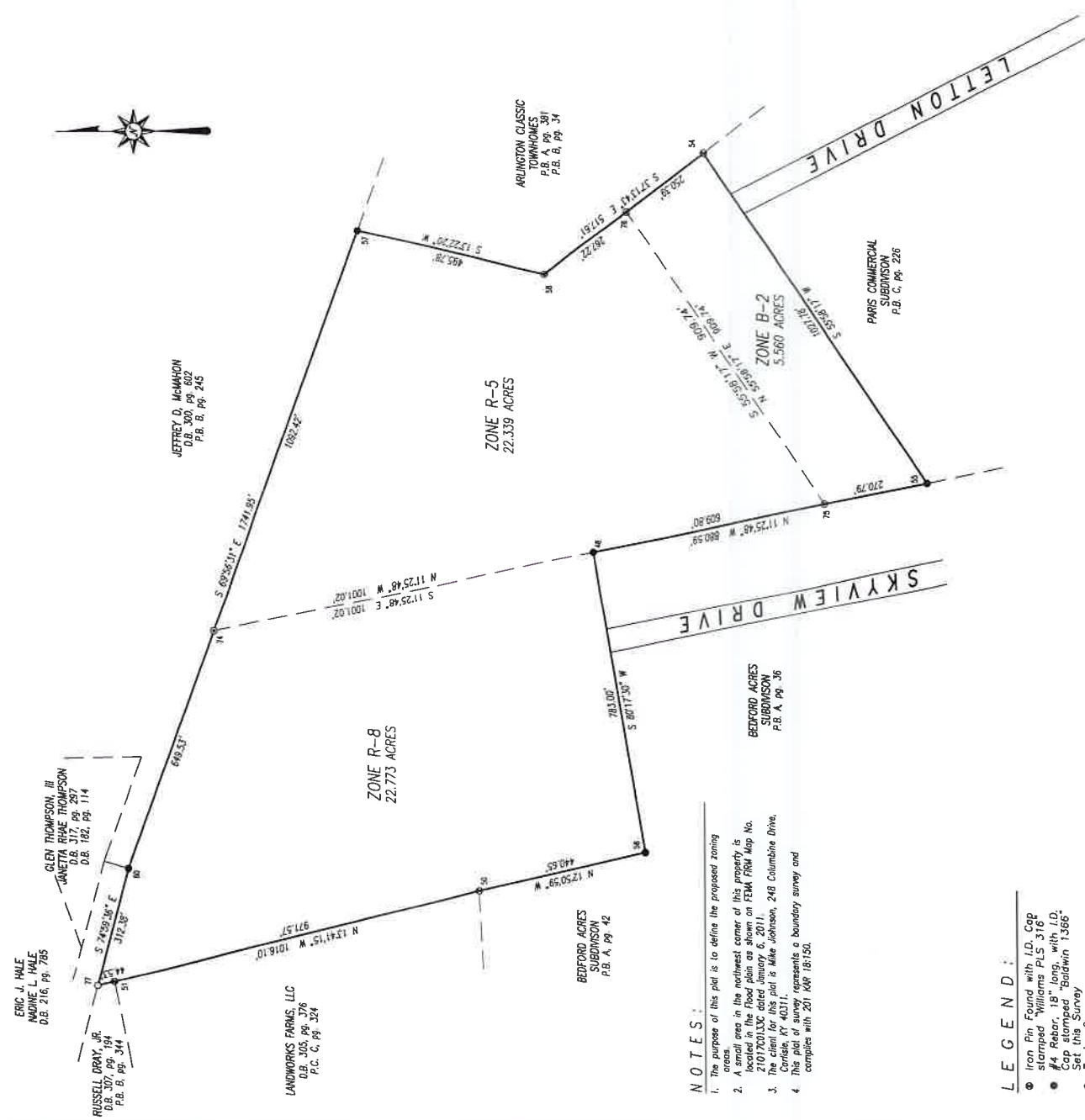


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ZONING PLAT
MDAT, LLC
LETTON DRIVE

DATE	5/7/22
SCALE	1" = 200'
FILE NO.	22-6289
FIELD BOOK	208 FILE
DRAWN BY	353-1
CHECKED BY	RLB

Baldwin
ENGINEERING
116 South Highland Street - P.O. Box 4315
Winchester, Kentucky 40392



- NOTES:**
- The purpose of this plat is to define the proposed zoning.
 - A small area in the northwest corner of this property is located in the flood plain as shown on FEMA Flood Map No. 210720133C dated January 6, 2011.
 - The client for this plat is Mike Johnson, 248 Columbine Drive, Coriada, KY 40311.
 - This plat of survey represents a boundary survey and complies with 201 KAR 181.53.

LEGEND:

- Iron Pin Found with I.D. Cap stamped "Williams PLS 316"
- #4 Rebar, 18" long, with I.D. Cap stamped "Baldwin 1366"
- Point in Creek
- Address

BEC **BALDWIN ENGINEERING CORPORATION**

116 South Highland Street P.O. Box 4315
Winchester, Kentucky 40392-4315
(859) 744-6943 (phone)

CONSULTING ENGINEERS
becrib@att.net (e-mail)
(859) 744-2558 (fax)

May 7, 2022

File No. 22-6289

MDAT, LLC
Letton Drive
Paris, KY 40361

Re: Rezoning descriptions

ZONE B-2

All that certain tract or parcel of land, lying and being in Paris, Bourbon County, Kentucky, and situated east of By Pass Road north of Letton Drive, more particularly described as follows:

Beginning at a found iron pin (54) with an ID Cap bearing "Williams PLS 316", a corner common with Paris Commercial Subdivision (Plat Cabinet C, Slide 226) in the property line common with Arlington Classic Townhomes (Plat Cabinet A, Slide 381) being N.37°13'43"W. 221 feet from the west right-of-way line of By Pass Road, thence with said Commercial Subdivision S.55°58'17"W. 1027.78 feet to set iron pin (55) with an ID Cap bearing "Baldwin 1366", a corner in the property line of Bedford Acres Subdivision (Plat Cabinet A, Slide 36; thence with said subdivision N.11°25'48"W. 270.79 feet; thence thru MDAT, LLC N.55°58'17"E. 909.74 feet to a property line common with Arlington Classic Townhomes; thence with said Townhomes S.37°13'43"E. 250.39 feet to the beginning, containing an area of 5.560 acres, more or less. The basis of the bearings shown herein is in relation to State Plain Coordinates, NAD 83, Kentucky North.

ZONE R-5

All that certain tract or parcel of land, lying and being in Paris, Bourbon County, Kentucky, and situated east of By Pass Road north of Letton Drive, more particularly described as follows:

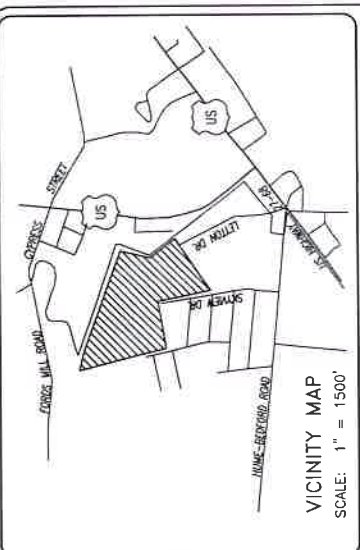
Beginning at a point (76) in the property line common with Arlington Classic Townhomes (Plat cabinet A, Slide 381) being N.37°13'43"W. 250.39 feet from the MDAT, LLC corner (54) common with Paris Commercial Subdivision (Plat Cabinet C, Slide 226) and being N.37°13'43"W. 471 feet from the west right-of-way line of By Pass Road, thence thru MDAT, LLC S.55°58'17"W. 909.74 feet to the property line of Bedford Acres Subdivision (Plat Cabinet A, Slide 36; thence with said subdivision N.11°25'48"W. 609.80 feet to a set iron pin with an ID Cap bearing "Baldwin 1366"; thence thru MDAT N.11°25'48"W.

1001.02 feet to the property line common with Jeffrey D. McMahon (Deed Book 300, page 602)(Plat cabinet B, Slide 245); thence with said McMahon S.69°56'31"E. 1092.42 feet to corner common with Arlington Classic Townhomes (Plat Cabinet B, Slide 12); thence with Townhomes two calls as follows: (1) S.13°22'20"W. 495.78 feet to, (2) S.37°13'43"E. 267.22 feet to the beginning, containing an area of 22.339 acres, more or less. The basis of the bearings shown herein is in relation to State Plain Coordinates, NAD 83, Kentucky North.

ZONE R-8

All that certain tract or parcel of land, lying and being in Paris, Bourbon County, Kentucky, and situated east of By Pass Road north of Skyview Drive, more particularly described as follows:

Beginning at a set iron pin (48) with an ID Cap bearing "Baldwin 1366" being the northeast corner of Bedford Acres Subdivision (Plat Cabinet C, Slide 36) and being N.11°25'48"W. 880.59 feet from a corner (55) common with Paris Commercial Subdivision (Plat Cabinet C, Slide 226), thence with said Bedford Acres S.80°17'30"W. 783.00 feet to a set iron pin with an ID Cap bearing "Baldwin 1366" corner a set iron pin (56) with an ID Cap bearing "Baldwin 1366" corner common with Bedford Acres Subdivision (Plat Cabinet A, Slide 42); thence with said subdivision N.12°50'59"W. 440.66 feet to a found iron pin with an ID Cap bearing "Williams PLS 316" corner common with Landworks Farms, LLC (Deed Book 305, page 376); thence with said Landworks N.13°41'15"W. at 971.57 feet passing an iron pin with an ID Cap bearing "Williams PLS 316", a corner common with Russell Dray, Jr., et al. (Deed Book 307, page 194)(Plat Cabinet B, Slide 344), in all 1016.10 feet to a point in Houston Creek in the south right-of-way line of the old CSX Railroad (abandoned); thence with said CSX S.74°59'36"E. 312.38 feet to a set iron pin (60) with an ID Cap bearing "Baldwin 1366", a corner common with Jeffrey D. McMahon (Deed Book 300, page 602)(Plat cabinet B, Slide 245); thence with said McMahon S.69°56'31"E. 649.53 feet; thence thru MDAT, LLC S.11°25'48"E. 1001.02 feet to the beginning, containing an area of 22.773 acres, more or less. The basis of the bearings shown herein is in relation to State Plain Coordinates, NAD 83, Kentucky North.



VICINITY MAP
SCALE: 1" = 1500'

OWNER'S CERTIFICATION

I (we) do hereby certify that I am (we are) the owner(s) of record of the property plotted hereon, said property being (a portion of) the same property conveyed to me (us) by XXXXXXX, and recorded in Deed Book XXX, page XXX in the Bourbon County Clerk's office, and do hereby adopt this as my (our) record plat for this property.

Witness	Owner
Address	Address
Address	Address
Date	Date

LAND SURVEYOR'S CERTIFICATION

I do hereby certify that the survey shown hereon was performed by me, or under my direction, by the method of random traverse and all monuments indicated hereon actually exist and their size, location, and material are correctly shown. The unadjusted mathematical error of closure ratio of the random traverse was 1:35,500, and the bearings and distances shown hereon have been adjusted for closure. The survey as shown hereon is an urban survey and the accuracy and precision of said survey meets all the specifications of this class. The basis of the bearings shown hereon is in relation to State Plane Coordinates, NAD 83, Kentucky North.

Date _____
Robert L. Baldwin, P.E., PLS
116 S. Highland St., P.O. Box 4315
Winchester, Kentucky 40382-4315

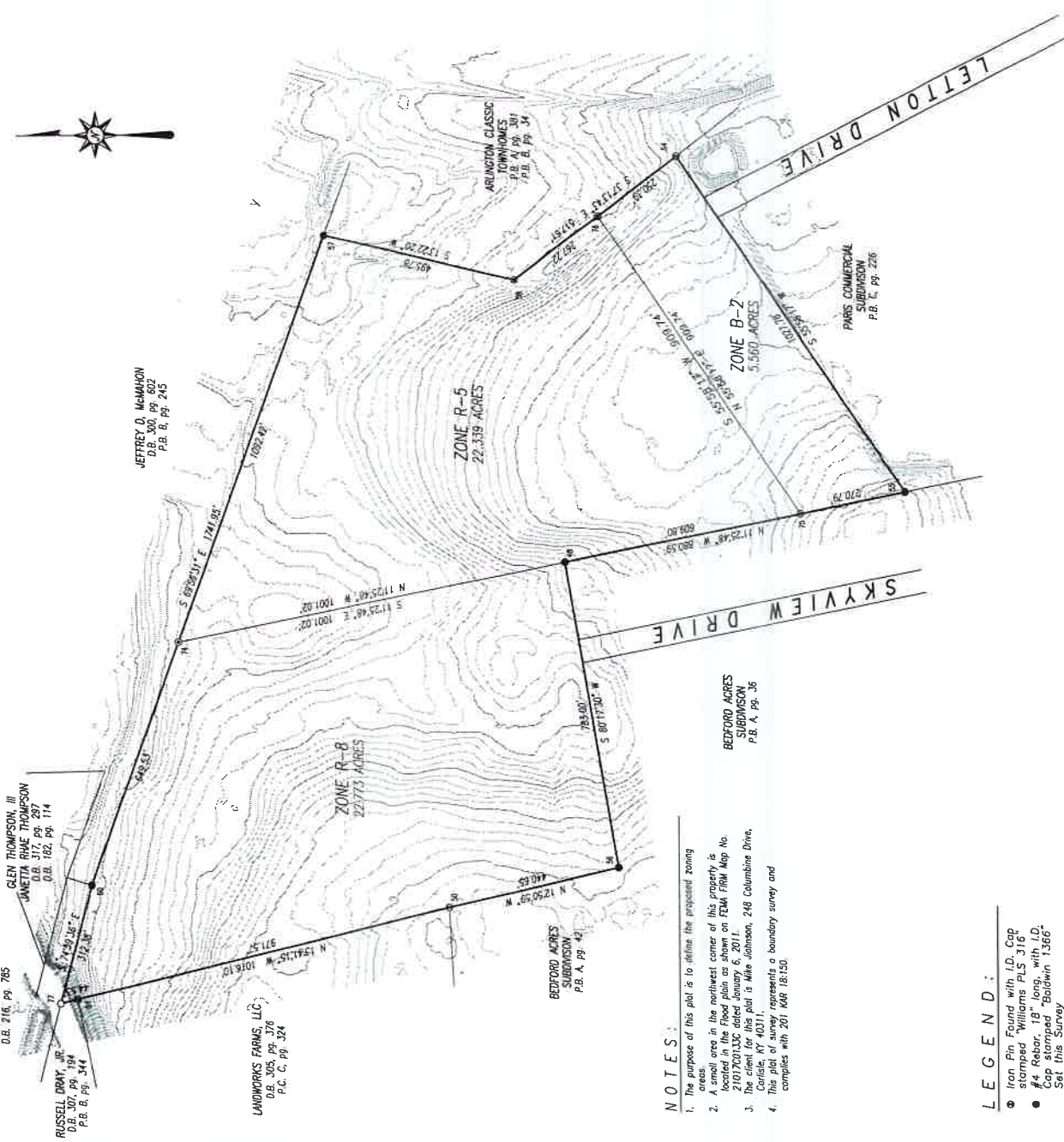


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ZONING PLAT
MDAT, LLC
LETTON DRIVE

DATE	5/7/22
FILE NO.	22-0288
FIELD BOOK	230 FILE
DRAWN BY	333-1
SP	RLB

Baldwin
ENGINEERING
116 South Highland Street - P.O. Box 4315
Winchester, Kentucky 40392



- NOTES:**
- The purpose of this plat is to define the proposed zoning areas.
 - A small area in the northeast corner of this property is shown as the "E" plat shown on FEMA Flood Map No. 2107200133C dated January 6, 2011.
 - The client for this plat is Mike Johnson, 248 Columbine Drive, Corisle, KY 40311.
 - This plat of survey represents a boundary survey and complies with 201 KAR 18:150.

LEGEND:

- Iron Pin Found with I.D. Cap stamped "Williams PLS 316"
- #4 Rebar, 18" long, with I.D. Cap stamped "Baldwin 1366"
- Set this Survey
- Point in Corner
- Point in Creek