

ORDINANCE NO. 15 - 2026

AN ORDINANCE OF THE CITY OF BEREА, KENTUCKY, ANNEXING CERTAIN REAL PROPERTY LOCATED NEAR BEREА, MADISON COUNTY, KENTUCKY.

WHEREAS, James Lovins and Virginia Lovins, pursuant to a Deed of Conveyance from The Estate of Helen Bernice Smith recorded in the office of the Madison County Clerk in Deed Book 826, page 103, are the owners of a certain tract of land located on Richmond Road delineated as Tracts 1 and 2 on the Minor Subdivision Plat attached hereto, which currently lies outside of the city limits of the City of Berea; and

WHEREAS, Darrin Chasteen and Cheryl Chasteen, pursuant to a Deed of Conveyance from The Estate of Helen Bernice Smith recorded in the office of the Madison County Clerk in Deed Book 826, page 100, are the owners of a certain tract of land located on Berea Bypass delineated as Tract 3 on the Minor Subdivision Plat attached hereto, which currently lies outside of the city limits of the City of Berea; and

WHEREAS, James and Virginia Lovins, and Darrin and Cheryl Chasteen, each has requested such properties be annexed into the City of Berea; and

WHEREAS, the City of Berea has determined that the annexation would be beneficial to the City; and

WHEREAS, the City will be in the position to extend certain municipal services to said property; and

WHEREAS, the owners of the land agree to the annexation;

NOW, THEREFORE, the City Council of the City of Berea, Kentucky does ordain as follows:

SECTION I

That the City of Berea, Kentucky, pursuant to KRS 81A.412 and KRS 81A.420, hereby annexes and makes a part of the corporate area certain real property as described as Tracts 1, 2, and 3 on the Minor Subdivision plat attached hereto, containing the metes and bounds property description of the property to be annexed.

SECTION II

Pursuant to KRS 81A.412, the property annexed herein is designated B-2 (Major Business Zone), inasmuch as the property is in an area scheduled to be developed as a shopping center.

SECTION III

Upon the enactment of this ordinance, the territory described in Section I is part of the City of Berea for all purposes.

SECTION IV

The City Clerk or any other officer having custody of official maps or records of the City is hereby directed to amend such maps or records to reflect the annexation and zoning classification provided for and assigned herein.

SECTION V

All ordinance or parts of ordinances in conflict with this ordinance are hereby repealed.

FIRST READING: _____ October 6 _____, 2026.

SECOND READING & ENACTMENT: _____ October 20 _____, 2026.

CITY OF BERE, KENTUCKY

APPROVED:

Bruce Fraley, Mayor

ATTEST:

Clerk of the City Council

PREPARED BY:

Corporate Counsel