

ORDINANCE NO. 99-19

**AN ORDINANCE OF THE MADISON COUNTY FISCAL COURT, KENTUCKY  
APPROVING THE LAND USE CHANGE OF ROBERT TAYLOR PROPERTY,  
LANCASTER ROAD AND AUTHORIZING THE CHANGE ON THE OFFICIAL  
ZONING MAP OF MADISON COUNTY, KENTUCKY.**

**WHEREAS**, the hereinafter described land is located in Madison County, Kentucky and

**WHEREAS**, the Madison County Planning Commission held a public hearing on August 17, 1999, and found that the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate, and therefore recommend to the County Fiscal Court that the classification of the property involved herein be change from UC-7 Agriculture to UC-1 Single Family Residential.

**NOW, THEREFORE BE IT ORDAINED AND ENACTED**, by Madison County Fiscal Court that:

**SECTION I**

TRACT I: Two certain tracts or parcels of land located in Madison County, Kentucky and bounded as follows, to wit:

TRACT I (A): A certain tract or parcel of land located in Madison County, Kentucky, containing two and one half (2 ½) acres more or less, on the east side of the Richmond and Lancaster turnpike and bounded as follows: Beginning at a stake in the center of the Lancaster Pike and corner to S.T. Cobb with his line S 72 E 33 4/10 poles to a stake, thence a new line S 18 W 11 poles to a stake N 72 W 40 poles to a stake in the center of the Pike with the pike in the middle of same n 49 E 12 6/10 poles to the beginning containing 2 ½ acres.

TRACT I (B): The following described tract of land in Madison County, Kentucky, a boundary of one hundred acres of land about five miles from Richmond, on the Richmond and Lancaster Pike and bounded and described as follows: Beginning at a point in the Richmond and Lancaster turnpike, corner to M.C. Covington, thence S 69 5/8 E 9.88 chains to a point in the line of said Covington, thence N 29 ¾ E 2.79 chains to a point in the line of Covington; thence S 70 1/8 E 18.90 chains to a corner of said Covington and C. C. Coy, thence with the line of Coy S 1 ½ E 7.60 chains S 11 E 10.80 chains S 8 ¾ W 4.36 chains to the corner of said Coy and Mattie Miller, thence with said Mattie Miller's line n 75 ½ W 8.89 chains to a corner, thence S 14 W 11 chains to a corner of said Mattie Miller and Mrs. Bettie Parrish, thence with chains, thence S 73 ½ W 84/100 chains to a corner in the line of the other Samuels land, thence N 35 W 15.17 chains, thence n 34 W 17 chains to a point in the Richmond and Lancaster Pike, thence with the Richmond and Lancaster Pike, N 52 E 14.26 chains to the point of beginning

containing 99.98 acres. In the Will of M.C. Covington the above tract is described as containing 102 ½ acres.

AND BEING the same property conveyed by deed to James M. Adams and Thema D. Adams, husband and wife, by Donald Fritz, at ux, on the 30<sup>th</sup> day of December, 1949, and recorded in Deed book volume 145, Page 417, Madison county Court Clerk's Office. Thelma D. Adams departed this life testate on August 19, 1989, and James M. Adams inherited the entirety of the interest of Thelma Adams through her will. See Will Book 31, page 37, Madison County Court Clerk's Office.

There is excluded from the aforesaid described Tract One and outsale to Charles Douglas Whitlock and Joanne Adams Whitlock dated the 5<sup>th</sup> day of September, 1978, and recorded in Deed Book 314, page 251, Madison County Court Clerk's Office.

TRACT II:

A certain tract or parcel of land lying and being in Madison County, Kentucky, lying one mile north of Peytontown, Madison County, Kentucky, and more particularly described as follows:

Bounded on the North, West and south by the lands of James M. Adams and on the East by the lands of C. C. Coy containing 2 acres more or less, and being tract No. 5 mentioned on the will of John Miller and which was conveyed to the first party by said will, which was probated December 14, 1914, and recorded in Will Book 3, page 354.

At the time the will was made Helen Harris was unmarried and her maiden name was Miller but she afterwards married John D. Harris, who has since died.

AND BEING the same property conveyed to James M. Adams by Helen Harris, a widowed lady, by deed dated the 22<sup>nd</sup> day of September, 1969, and recorded in Deed Book Volume 245, page 489, Madison County Court Clerk's office.

TRACT III:

Certain tracts of parcels of land, located in Peyton-town, Madison County, Kentucky on the West side of the road that loads North from Turpins Store bounded and described and described as follows to with:

The said lots hereby conveyed contain six acres more or less, and are the tracts of land mentioned in the will of John Alias Jack Miller and being the tracts that were devised to Mary Bates Miller, Nannie V. Miller, Stella Wright and Margaret Miller containing six acres more or less.

There is also conveyed with this property a 16 ½ foot roadway leading south to Turpin's store in Peyton-town and as mentioned in the above will.

The Nannie Miller and Mary Bates tracts join and are bounded on the North by the land of Helen Miller, on the East by the lands of C.C. Coy, and on the west by James M. Adams, on the south by John McMiller.

The Stella Wright and Margaret Miller tracts are bounded on the north by the property of James M. Adams, on the East by C. C. Coy, on the South by Helen Miller, on the west by James M. Adams.

**SECTION II**

That the Planning and Development Department make the appropriate changes to the Official Land Use Map of Madison County, Kentucky.

**SECTION III**

That the County Clerk cause this ordinance to be published in accordance with the appropriate Kentucky Revised Statutes.

DATE OF FIRST READING: September 14, 1999

MOTION BY: Larry Combs

SECONDED BY: Kent Clark

VOTE:  YES  NO

MAGISTRATE LARRY COMBS *yes*  
MAGISTRATE FORNISS PARKS *yes*  
MAGISTRATE WILLIAM TUDOR *yes*  
MAGISTRATE BILLY RAY HUGHES *yes*

DATE OF SECOND READING: September 28, 1999

MOTION BY: Billy Ray Hughes

SECONDED BY: William Tudor

VOTE:  YES  NO

MAGISTRATE LARRY COMBS *yes*  
MAGISTRATE FORNISS PARKS *yes*  
MAGISTRATE WILLIAM TUDOR *yes*  
MAGISTRATE BILLY RAY HUGHES *yes*

Kent Clark  
MADISON COUNTY JUDGE EXECUTIVE

Attest:  
Mary Jane Winter  
MADISON COUNTY CLERK