

ORDINANCE NO. #01-05

AN ORDINANCE OF THE MADISON COUNTY FISCAL COURT, KENTUCKY APPROVING THE ZONE CHANGE OF KEITH AND MELANIE POWELL PROPERTY ON U.S. HWY 421 AT ITS JUNCTION WITH KY STATE HWY 21 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 Tuesday, January 23, 2001, and found that the existing zoning classification given to the property is inappropriate and that the proposed zoning classification of is appropriate; the proposed land use change is in conformance with the adopted comprehensive plan; and there was evidence that there had been major changes of an economic, physical, or social nature in the area that was not anticipated in the adopted comprehensive plan; and therefore recommend to the County Fiscal Court that the classification of the property involved herein be change from C-7 Rural Community Agricultural to C-4 Rural Community General Commercial.

NOW, THEREFORE BE IT ORDAINED AND ENACTED, by Madison County Fiscal Court that the land use classification of the following described property be changed by this ordinance from C-7 Rural Community Agricultural to C-4 Rural Community General Commercial.

SECTION I

A certain tract or parcel of land lying and being on U.S. Highway 421, at its junction with Kentucky State Highway 21, approximately 0.16 miles South of the junction of Kentucky State Highway 21, where it turns West to Berea, on the Waters of Cowbell Creek, of Red Lick Creek, in the County of Madison, State of Kentucky and bounded and described as follows to-wit:

Beginning at a steel rebar set in woven wire fence, 30 feet West of centerline U.S. Highway 421, 35 feet South of centerline Cowbell Creek, a corner to Willard and Mable Alexander, D.B. 198, Pg. 226, thence leaving said Alexander and parallel to the centerline of said U.S. Highway 421, S 04-23-16 W, 392.53 feet to a point, thence S 05-06-10 W, 61.92 feet to a point, thence S 05-44-57 W, 47.05 feet to a steel rebar set, 25 feet North of centerline gravel drive, a corner to the Willard and Mable Alexander reserve parcel, part of D.B. 359, Pg. 380, thence leaving said U.S. Highway 421, and severing the land of said Alexander with all new lines, parallel to the centerline of said gravel drive, N82-05-53 W, 50.28 feet to a steel rebar set, 20 feet East of centerline Cowbell Creek, thence N 06-28-34 E, 39.03 feet to a steel rebar set, in woven wire fence, 20 feet East of centerline said Creek, thence with said woven wire fence, parallel to the centerline of said Creek, N19-49-03 W, 136.77 feet to a steel rebar set, thence N 44-22-

40 W, 112.44 feet to a steel rebar set, thence N01-23-15 E, 178.02 feet to a steel rebar set, a corner to said Alexander, D.B. 198, Pg. 226, thence with same, and said woven wire fence, N77-05-52 E, 93.87 feet to a steel rebar set, thence N68-05-05 E, 123.80 feet to the Place of Beginning and containing one and forty nine hundredths (1.49) acres more or less, with all bearings referred to the 2001 magnetic meridian, as observed on February 19, 2001, by Peters Land Surveying, and all steel rebars set being 5/8" x 20" with yellow plastic caps stamped RSP, PLS 2776, all according to a survey by Peters Land Surveying, Ralph S. Peters, Licensed Professional Land Surveyor, 2776, on February 19, 2001.

SECTION II

That the Director of Planning and Development make the appropriate changes to the Official Zoning 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: February 13th 2001

MOTION BY: Billy Ray Hughes

SECONDED BY: Forniss

VOTE:

YES

NO

JUDGE, KENT CLARK

MAGISTRATE LARRY COMBS

MAGISTRATE FORNISS PARKS

MAGISTRATE WILLIAM TUDOR

MAGISTRATE BILLY RAY HUGHES

✓
absent
✓
✓
✓

DATE OF SECOND READING: February 27, 2001

MOTION BY: William Tudor

SECONDED BY: Forniss Park

VOTE:

YES

NO

JUDGE, KENT CLARK
MAGISTRATE LARRY COMBS
MAGISTRATE FORNISS PARKS
MAGISTRATE WILLIAM TUDOR
MAGISTRATE BILLY RAY HUGHES

✓
✓
✓
✓
✓



MADISON COUNTY JUDGE EXECUTIVE

Attest:



MADISON COUNTY CLERK