

ORDINANCE NO. 01-12

AN ORDINANCE OF THE MADISON COUNTY FISCAL COURT, KENTUCKY APPROVING THE ZONE CHANGE OF JEFF CARTER PROPERTY AT 1717 RICHMOND 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 Tuesday, April 17, 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 UC-7 Urban Agricultural to UC-4 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 UC-7 Urban Agricultural to UC-4 General Commercial.

SECTION I

A certain tract or parcel of land lying in Madison County, Kentucky, more particularly bounded and described as follows:

Two certain adjoining lots or parcels of land situated above five miles north of Berea, in Madison County, Kentucky, and being Lots Number Three (3) and Four (4) of the Hays Fork Subdivision which is located in Madison County, Kentucky, as shown by a plat of said subdivision Plat Book 1, Page 148 (now Plat Cabinet 1 at slide 215), to which reference is hereby made, said Lot Number Three (3) fronting on the west side of U.S. Highway 25 a distance of 50 feet, on the old county road 56 feet, the north line being 114 feet long and the south line being 141 feet long, and said Lot Number Four (4) fronting on the west side of U.S. Highway 25, a distance of 50 feet, and on the old county road a distance of 55 feet, and the north line thereof being 141 feet long and the south line being 165 feet long.

Also a certain lot or parcel of land situated about five miles north of Berea, in Madison County, Kentucky, on the west side of U.S. Highway 25, and being Lot Number Five (5) of the Hays Fork Subdivision in Madison County, Kentucky, as shown by a plat of said subdivision which is recorded in the Madison County Clerk's Office in Plat Book 1, page 148 (now Plat Cabinet 1 at slide 215), to which reference is hereby made, said lot fronting on said highway a distance of 50 feet, being 51 feet wide in the rear, the north line thereof being 175 feet long and the south line being 200 feet long.

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: April 24, 2001

MOTION BY: Larry Combs

SECONDED BY: Billy Ray Hughes

VOTE: YES NO

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

DATE OF SECOND READING: May 8, 2001

MOTION BY: Forniss Park

SECONDED BY: William Tudor

VOTE: YES NO

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

Kent Clark
MADISON COUNTY JUDGE EXECUTIVE

Attest:

Mary Jane Binter
MADISON COUNTY CLERK

MADISON COUNTY
PLANNING and DEVELOPMENT

321 North Madison Avenue
RICHMOND, KENTUCKY 40475
606-624-4734 / 624-4780
Fax # 606-624-4736

TO: Kent Clark, Madison County Judge Executive
Madison County Fiscal Court

DATE: April 19, 2001

RE: Planning Commission Recommendation
Jeff Carter Property, Richmond Road, Berea

As a result of a public hearing held on April 17, 2001 at 6:00pm in the Fiscal Court Room, the Madison County Planning Commission heard and reviewed the following application for an amendment to the Land Use Management Map.

Jeff Carter Property, 1717 Richmond Road, proposed to change 1 acres +/- from its original classification of UC-7 (Agricultural) to UC-4 (General Business). In accordance with KRS 100.213 the applicant's justification for the request was that the original land use classification was inappropriate and the proposed classification is appropriate.

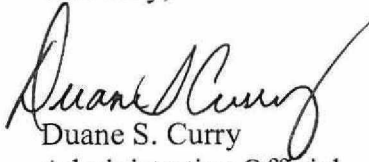
Therefore, the Madison County Planning Commission recommends the request for land use change be **APPROVED**:

Motion was made, seconded and approved to recommend to the Fiscal Court that the request to change the land use from UC-7 TO UC-4, for the above property, be approved and have made it a finding of fact that;

- 1) The original land use classification for the property was inappropriate and that the proposed land use classification was appropriate;
- 2) That the proposed change is in agreement with the adopted Comprehensive Plan.

Copies of the actual minutes from the public hearing are available upon request. Should you have any questions regarding this request, please call this office.

Sincerely,


Duane S. Curry
Administrative Official

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