

ORDINANCE NO. 01-30

AN ORDINANCE OF THE MADISON COUNTY FISCAL COURT, KENTUCKY APPROVING THE ZONE CHANGE OF WILLIAM AND LULA TAYLOR PROPERTY ON 3619 BEREA 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, September 28, 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-1 Urban Development Single-Family Residential to UC-4 Urban Development 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-1 Urban Development Single-Family Residential to UC-4 Urban Development General Commercial classification:

SECTION I

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

A parcel of land located on the east side of U.S. Highway No. 25 about five miles north of Berea, Kentucky, and known as Lot no. 1 and a part of Lot no. 2 in the West Kingston Subdivision of Madison County, Kentucky, as shown on the plat filed in the Madison County Clerk's Office and recorded in Plat Book 1, page 182. Said plat recorded in Plat Book 1, page 182 makes void a former plat of this subdivision which is recorded in Plat Book 1, page 173, Madison County Clerk's Office.

That portion of Lot No. 2 hereby conveyed is more fully described as follows: Beginning at the southwest corner of Lot No. 1 thence with the western boundary line of Lot No. 2 a distance of 30 feet to the boundary line of the Earl Howard and C.C. Hughes property; thence with Earl Howard and C.C. Hughes line in an eastwardly direction bisecting a spring in the Eastern boundary line of Lot No. 2; thence with the boundary line of Lot No. 2 in a northerly direction to the southwestern corner of Lot No. 1; thence with the southern boundary line of Lot No. 1 to the beginning.

There is excepted from the above described property the following:

VOTE:

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

YES
✓
✓
✓
✓

NO

absent

DATE OF SECOND READING: October 10, 01

MOTION BY: William Tudor

SECONDED BY: Billy Ray Hughes

VOTE:

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

YES
✓
✓
✓
✓

NO

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: September 18, 2001

RE: Planning Commission Recommendation
William Taylor Property, 3619 Berea Road, Richmond

As a result of a public hearing held on September 18, 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.

William and Lula Taylor, 3619 Berea Road, proposed to change 2.0 acres +/- from its original classification of UC-1 (Single Family Residential) to UC-4 (General Commercial). 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-1 (Single Family Residential) to UC-4 (General Commercial), for the above property, be approved and have made it a finding of fact that;

- 1) The Planning Commission felt that the property was originally zoned improperly.

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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