

ORDER

Ord. 01-32 Failed

AN ORDER OF MADISON COUNTY, KENTUCKY DENYING THE LAND USE CHANGE APPLICATION SUBMITTED BY CHARLES BLACK, aka, BLACK-BICKNELL PROPERTIES, TO THE MADISON COUNTY PLANNING COMMISSION ON AUGUST 21, 2001.

WHEREAS, an application to change the land use classification from UC-1 to UC-4 was presented to the Planning commission on August 21, 2001 for the property located at Richmond Road North and the Commission having recommended by vote that the change be denied.

NOW, THEREFORE BE IT RESOLVED by the Madison County Fiscal court that the recommended denial of the land-use change requested by Charles Black, Black – Bicknell Property, at the Madison County Planning Commission be accepted, and the land use change application on the property located at Richmond Road North (Rolling Ridge Estates), recorded on deed book 372 page number 24, be denied.

DATE ADOPTED:
MOTION BY:
SECONDED BY:

VOTE:

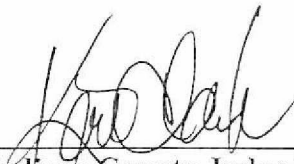
YES

NO

Judge Executive, Kent Clark
Magistrate Larry Combs
Magistrate Forniss Parks
Magistrate William Tudor
Magistrate Billy Ray Hughes

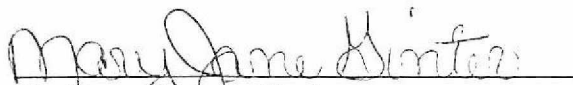
✓
✓
✓

✓
✓



Madison County Judge Executive

Attest:


Madison County Clerk

ORDINANCE NO.

AN ORDINANCE OF THE MADISON COUNTY FISCAL COURT, KENTUCKY APPROVING THE ZONE CHANGE OF CHARLES BLACK, aka BLACK-BICKNELL PROPERTIES ON LOT 3A, BLOCK 1, ROLLING RIDGE EST., U. S. 25 N. BERA 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 25, 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 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 General Commercial.

SECTION I

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

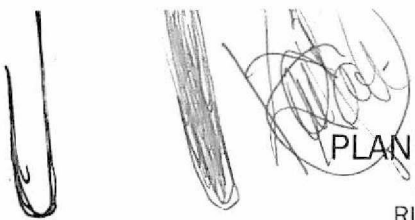
Lots 3, 4, 5, 6 (consolidated) Block 1 (Lot 3A) Rolling Ridge Estates U.S. 25, Madison County, Kentucky, containing approximately 6.3 acres.

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.



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 4, 2001

RE: Planning Commission Recommendation
Black-Bicknell Property, UC-1 to UC-4, Berea

As a result of a public hearing held on August 21, 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.

Black-Bicknell Property, Berea Road, proposed to change 6.3 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 and that there had been major changes of an economic, physical or social nature in the area that was not anticipated in the comprehensive plan.

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

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 DENIED and have made it a finding of fact that;

- 1) There has not been major changes of an economic, physical or social nature in the area that was not anticipated in the comprehensive plan;
- 2) The existing land use designation is appropriate and the proposed land use designation is not appropriate.

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

PUBLIC NOTICE

The Madison County Fiscal Court will have second reading of Ordinance #01-32 at a regular meeting of the Fiscal Court on Tuesday, November 27, 2001 at 9:30 a.m. in the County Courtroom. This Ordinance is for a land use change for the Black/Bicknell property located on Berea Road. The requested change is for 6.3 acres from UC1 single family residential to UC4 general commercial. A copy of the entire ordinance is available in the office of the County Judge Executive.



KENT CLARK - MADISON COUNTY JUDGE/EXECUTIVE
COURTHOUSE - 101 WEST MAIN STREET
RICHMOND, KENTUCKY 40475

**MADISON COUNTY
FISCAL COURT**

Fax

To: Mamye Heresa From: Francette
Fax: _____ Pages: _____
Phone: _____ Date: _____
Re: _____ CC: _____

Urgent For Review Please Comment Please Reply Please Recycle

• Comments:

Please run 1 time on Sunday
18th day of November.

Commercial Land Uses

Commercial activities include a variety of businesses that occupy a relatively small percentage of the total land used in the county. Businesses provide consumers with a range of goods and services that are in demand, and are used to meet basic needs or cultural wants.

Site Requirements

Land used for commercial purposes should be level to gently sloping, with soils that are adequate to support building foundations, parking lots, and other associated structures. The site should be provided with appropriate services to include water (with sufficient pressure to support fire hydrants), electric, gas, telephone/cable, waste disposal, and other services, as deemed appropriate and feasible.

Relative Location

Land used for commercial purposes shall be located at the intersections of major highways, or where major highways intersect with other important connector/collector roads. In addition, commercial activities may be located on major highways adjacent to existing commercial uses, but should not be allowed in long continuous strips that interfere with the effective flow of traffic. There should be allowances made for individual dispersed commercial activities that are not dependent upon a large consumer base. Finally, with the improvements in communications and information processing, the home has become a focal point for more businesses. These activities are allowed under the heading of home occupations.

Types of Commercial Areas

For purposes of these regulations, two primary types of commercial activities are identified; 1) neighborhood or convenient type goods and services, and 2) general (highway) or shopping type goods and services. Convenient type commercial activities are those that involve frequent, small-scale purchases, require a relatively small consumer base, and can be acquired with very little travel time. Shopping type commercial activities include those that involve less-frequent, often more expensive purchases, a larger consumer base, and more travel time. When determining the location for a commercial activity, the function of the activity as described herein should be taken into consideration.