

ORDINANCE NO. 01-34

AN ORDINANCE OF THE MADISON COUNTY FISCAL COURT, KENTUCKY APPROVING THE ZONE CHANGE OF JACKSON & NITA LAWSON PROPERTY ON 2181 BOONESBOROUGH 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, October 16, 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 RC-7 Agricultural to RC-3 Neighborhood 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 RC-7 Agricultural to RC-3 Neighborhood Commercial

SECTION I

A certain tract of land lying and being in Madison County, Kentucky, on the Southeast side of KY Highway 627. Approximately 2 miles Southwest of the KY River Bridge on KY Highway 627, and more particularly described by field survey by Astec Engineering, L.S. 2505 on 01-15-92 as follows:

Beginning at an iron pin in the Southeast right-of-way of KY Highway 627 corner; J.A. Lawson's (now Stickle's) 1.001 acre tract.

Thence with Lawson's line in the line of another parcel of Jackson A. Lawson:

Then with Lawson's line three (3) calls in all; South 64-30-00 West, 138.80 feet to an iron pin, North 71-33-19 West, 81.29 feet to an iron pin, North 52-31-00 West, 151.70 feet to an iron pin, in the southeast right-of-way of KY Highway 627.

Thence with southeast right-of-way of KY Highway 627 two (2) calls in all; North 62-20-00 East, 223.30 feet to an iron pin, North 64-34-00 East, 80.60 feet to the beginning. Containing 1.053 acres more or less.

There is a 10' wide driveway easement centered on the existing driveway across this tract serving Stickle's 1.001 acre tract, the centerline of which is more particularly described

as follows: Beginning at a point which bears South 14-53-00 East, 128.77 feet from the Northeast corner of the above described tract.

Thence dividing Lawson's 1.053 acre tract four (4) calls in all; South 73-22-28 West, 33.78 feet to a point, North 87-16-45 West, 28.57 feet to a point, North 61-12-59 West, 26.73 feet to a point, North 37-10-05 West, 86.71 feet to a point in the Southeast right-of-way of KY Highway 627.

Being the same property conveyed to Darrel Sadler by Nita F. Lawson and Jackson A. Lawson, spouse and spouse, by deed dated April 28, 1994, and recorded in Deed Book 444, at page 106, in the Madison County Court Clerk's office.

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: 10-23-01

MOTION BY: William Tudor

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: 1-8-02

MOTION BY: Forniss Parks

SECONDED BY: Billy Ray Hughes

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

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: October 18, 2001

RE: Planning Commission Recommendation
Jack & Nita Lawson Property, 2181 Boonesboro Road, Richmond

As a result of a public hearing held on October 16, 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.

Jack & Nita Lawson Property, 2181 Boonesboro Road, proposed to change 1 acres +/- from its original classification of RC-7 (Agricultural) to RC-3 (Neighborhood 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, due to the property having been used as a gift shop and store in the past.

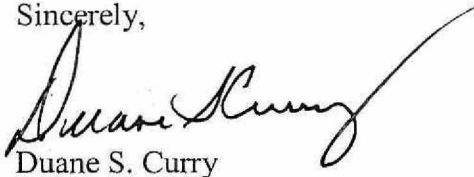
Therefore, the Madison County Planning Commission recommends the request for land use change be **APPROVED**:

Motion was made, seconded and approved to recommend to the Fiscal Court that the request to change the land use from RC-7 (Agricultural) to RC-3 (Neighborhood Commercial), for the above property, be approved and have made it a finding of fact that;

- 1) The existing land use designation for the property was inappropriate and that the proposed land use designation is appropriate due to the buildings were previously used for commercial purposes;

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

\DC

Application for Land Use Map Amendment Madison County, Kentucky

Date: 8-27-01

Fee: \$150.00

1. Owner(s) of Property: JACK & NITA LAWSON

2. Property Address: 2181 Boonesborough Rd.

3. Designated Land Use: RC-7 4. Proposed Use: RC-3

5. Acreage: 1 Acre

Surrounding Property:	Use	Land Use Map
• North	RC-7	Ag.
• East	RC-7	Ag.
• South	RC-7	Ag.
• West	RC-7	Ag.

Urban Services:	Exists	Provided By
• Sewage	N/A	SAME
• Refuse	BFI	
• Water	Madison Co. UTILITIES	}
• Electric	KU	
• Gas	N/A	
• Storm Sewers	N/A	
• Fire	MCFD	
• Police	Sheriff	

8. Justification for Requested Change (KRS.100.213)
The existing zoning is inappropriate and the proposed is appropriate

9. Brief Legal Description of Property:
See Copy of Deed

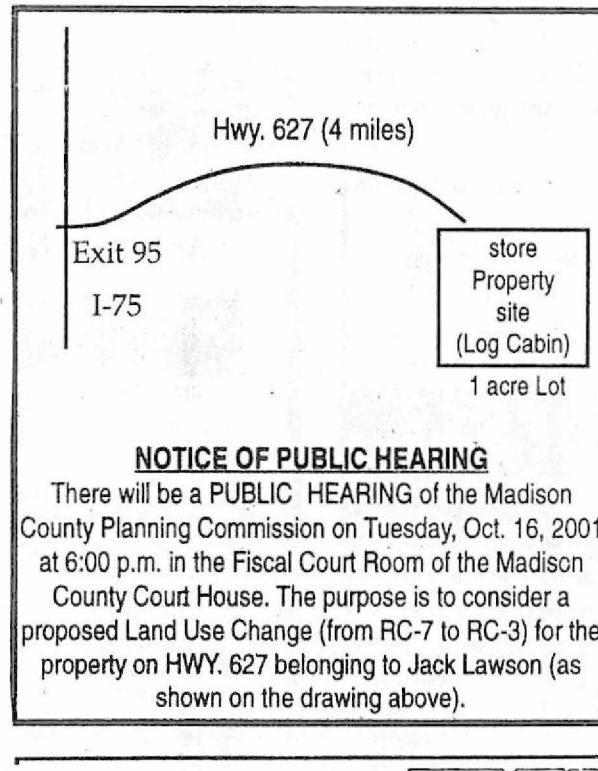
10. Additional Information:
Bldg has been used for commercial uses in the past.

11. The following items must accompany application:
- Copy of Deed
 - Vicinity Map of Area request amendment
 - List of all adjoining property owners, names, addresses of property, addresses of owners, telephone numbers of owners.

12. Applicant's Signature: I do hereby certify that, to the best of my knowledge and belief, all application materials are herewith submitted and the information is true and correct. I further certify that I am Owner of this property, since 3/1999 (date).

Date: 08/27/01

Signature(s): ^{MR.} Jackson A. Lawson
Mrs Nita Lawson



NOTICE OF PUBLIC HEARING

There will be a PUBLIC HEARING of the Madison County Planning Commission on Tuesday, Oct. 16, 2001 at 6:00 p.m. in the Fiscal Court Room of the Madison County Court House. The purpose is to consider a proposed Land Use Change (from RC-7 to RC-3) for the property on HWY. 627 belonging to Jack Lawson (as shown on the drawing above).