

ORDINANCE NO. 04-05

AN ORDINANCE OF THE MADISON COUNTY FISCAL COURT, KENTUCKY APPROVING THE ZONE CHANGE OF WENDELL COMBS PROPERTY AT HIGHWAY 25, SOUTH, 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 20, 2004, 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 changed from UC-1 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 Single Family Residential to UC-4 General Commercial.

SECTION I

The following described property being 3.91 acres, more or less.

Being Lots numbered 1,2 and 3 of the W.C. Parks Subdivision, a plat of which is recorded in Plat Book 9, page 188 in the Madison County Clerk's office, to which reference is hereby made for a more particular description.

Being the same property conveyed to Grantors by deed from Charles R. Thompson, Trustee, et al dated January 15, 1988, recorded in the Madison County Clerk's Office in Deed Book 485 at page 437. The Power of Attorney from Charles R. Thompson to Mattie M. Thompson is recorded in said office in Miscellaneous Book 131 at page 212, reference to all of which is hereby made.

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: January 27, 2004

MOTION BY: Larry Combs

SECONDED BY: Billy Ray Hughes

VOTE: YES NO

- JUDGE, KENT CLARK ✓
- MAGISTRATE LARRY COMBS ✓
- MAGISTRATE ROGER BARGER ✓
- MAGISTRATE WILLIAM TUDOR ✓
- MAGISTRATE BILLY RAY HUGHES ✓

DATE OF SECOND READING: February 10, 2004

MOTION BY: Billy Ray Hughes

SECONDED BY: William Tudor

VOTE: YES NO

- JUDGE, KENT CLARK ✓
- MAGISTRATE LARRY COMBS ✓
- MAGISTRATE ROGER BARGER ✓
- MAGISTRATE WILLIAM TUDOR ✓
- MAGISTRATE BILLY RAY HUGHES ✓

Kent Clark
MADISON COUNTY JUDGE EXECUTIVE

Attest:


MADISON COUNTY CLERK



Madison County Planning & Development

Building Inspections 321 N. Madison Ave. GIS Mapping
Code Enforcement Suite B Floodplan Management
Land-Use Regulations Richmond, KY 40475 911 Addressing

www.madisoncountyplanning.com

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

DATE: January 22, 2004

RE: Planning Commission Recommendation
 Wendell Combs, Berea Road, Richmond

04-05

As a result of a public hearing held on January 20, 2004 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.

Wendell Combs Property, Berea Road, proposed to change 3.91 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 proposed amendment is in agreement with the adopted comprehensive plan, in that the property has sufficient infrastructure for development and is harmonious with other development in the area.

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

Motion was made, seconded and approved with a vote of 6 YES and one NO 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) That the proposed change is in agreement with the adopted Comprehensive Plan, the property lies within the Urban Corridor, does not create a long continuous strip of commercial development, has had a new water line installed to provide fire flow.

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,

A handwritten signature in black ink, appearing to read "Duane S. Curry".
Duane S. Curry
Administrative Official