

ORDINANCE NO. 04-26

**AN ORDINANCE OF THE MADISON COUNTY FISCAL COURT, KENTUCKY APPROVING THE ZONE CHANGE OF RONALD WOOD, PROPERTY AT HIGHWAY 627 1330 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, May 18, 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 therefore recommend to the County Fiscal Court that the classification of the property involved herein be change from UC-7 Rural 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 Rural Agricultural to UC-4 General Commercial.

**SECTION I**

The following described property being 19.46 acres, more or less.

Beginning at a set iron pin and cap in the west right-of-way of Highway 627, a state road having a right-of-way of sixty (60) feet by Kentucky Department of Transportation (DB 181, Pg 520) and corner common to Marvin Taylor (DB 223, PG 361), Aff. 567, PG 185, Will 48, PG 416), thence with the right-of-way of HWY 627 one call: S35 degrees 16'50"W 649.87 feet to a found ½" diameter iron pin with a plastic yellow cap stamped "LS 1961" and corner common to Indianapolis-SSK, LLC (DB 542, PG 759), thence with the line of Indianapolis-SSK, LLC three (3) calls: N72 degrees 17 '23"W 1028.54 feet to a set iron pin and cap, N03 degrees 02'54"E 347.57 feet to a set iron pin and cap, N04 degrees 05'02":E 327.83 feet to a found ½ inch diameter iron pin with plastic yellow cap stamped "LS670" and corner common to Marvin Taylor (DB233, PG361, Aff.567, PG 185, Will 48, PG 416), thence with the line of Marvin Taylor nine calls: S81 degrees 32'46"E 106.61 feet to found ½ inch diameter iron pin with plastic yellow cap stamped "LS 670", S80degrees 02'58"E 194.42 feet to a found ½ inch diameter iron pin with a plastic yellow cap stamped "LS 670", S73 degrees 09'11"E 138.79 feet to a found ½ inch diameter iron pin with a plastic yellow cap stamped "LS 670", S71degrees 20'44"E 179.32 feet to a found ½ inch diameter iron pin with a plastic yellow cap stamped "LS 670", S72degrees 03'41"E 185.38 feet to a found ½ inch diameter iron

pin with a plastic yellow cap stamped "LS 670", S59degrees24'46"E 63.27 feet to a found 1/2 inch diameter iron pin with a plastic yellow cap stamped "LS 670", S59degrees08'12"E 150.03 feet to a found 1/2 inch diameter iron pin with a plastic yellow cap stamped "LS 670", S60degrees08'30"E 227.08 feet to a found 1/2 inch diameter iron pin with a plastic yellow cap stamped "LS 670", and point of beginning and containing 19.46 acres more or less by survey performed March 01, 2004 by Abacus Engineering and Land Surveying, Inc., Dwayne Wheatley LPLS #3265.

**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: June 8, 2004

MOTION BY: Larry Combs

SECONDED BY: William Tudor

VOTE: YES NO

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

DATE OF SECOND READING: June 22, 2004

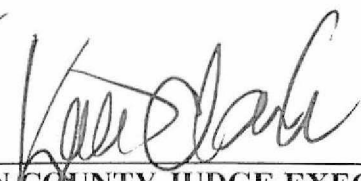
MOTION BY: William Tudor

SECONDED BY: Billy Ray Hughes

VOTE: YES NO

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

✓  
✓  
✓  
✓  
✓



MADISON COUNTY JUDGE EXECUTIVE

Attest:

William E. Hubbard  
MADISON COUNTY CLERK



## *Madison County Planning & Development*

Building Inspections  
Code Enforcement  
Land-Use Regulations

321 N. Madison Ave.  
Suite B  
Richmond, KY 40475

GIS Mapping  
Floodplan Management  
911 Addressing

TO: Kent Clark, Madison County Judge Executive  
Madison County Fiscal Court  
[www.madisoncountypanning.com](http://www.madisoncountypanning.com)

DATE: May 19, 2004

RE: Planning Commission Recommendation  
Ronald Wood Property, 1330 Boonesboro Road, Richmond, KY

As a result of a public hearing held on May 18, 2004 at 6:00 pm 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.

Ronald Wood Property, 1330 Boonesboro Road, Richmond, KY, proposed to change 19.47 acres +/- from its original classification of UC-7 (Agricultural) to UC-4 (General Commercial). In accordance with KRS 100.213 the applicant's justification for the request was the existing zoning classification for the property is inappropriate and the proposed is appropriate because;

- a) The property lies in close proximity to Interstate 75, Exit 95;
- b) The property is bounded on two sides with the Adams Mobile Home Park;
- c) The property will support major commercial development and provide a buffer between the mobile home park and adjacent developments.

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

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

There have been substantial changes in the area not anticipated in the comprehensive plan in that;

- a) The property lies in close proximity to Interstate 75, Exit 95;
- b) The property is bounded on two sides with the Adams Mobile Home Park;
- c) The property will support major commercial development and provide a buffer between the mobile home park and adjacent developments.

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