

ORDINANCE NO. 05-17

AN ORDINANCE OF THE MADISON COUNTY FISCAL COURT, KENTUCKY APPROVING THE ZONE CHANGE OF CHARLES & FRANCES CONNER, LOCATED AT 115, 116, 117 #1, and 117 #2 GREEN CIRCLE, CONTAINING APPROXIMATELY 4.47 +- ACRES, 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, June 21, 2005, and found that the proposed land use map amendment is in agreement with the adopted Comprehensive Plan in that;

1. There have been major changes in the area in that the property is surrounded now by new subdivisions, roads and water lines are adequate to support the development.
2. The proposed zone change is in agreement with the adopted comprehensive plan.

WHEREAS, the Madison County Planning Commission recommends to the Madison County Fiscal Court that the classification of the property involved herein be changed from RC-7 Rural Agricultural to RC-4 General Commercial, containing approximately 4.47 +- acres.

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 Rural Agricultural to RC-4 General Commercial:

SECTION I

A certain tract of parcel of land, situated in Madison County, Kentucky described as follows:

Beginning at a stake in the center of the Irvine Pike, a corner to Sam Barnes land, thence with the center of said pike, S 88 ¾ E 18 feet to a new corner with John W. Adams, thence leaving the pike, new lines with Adams, N 5 E 156 feet, S 88 ¾ E 52 feet, N 5 E 630 feet, N 88 ¾ W 70 feet to a stake in the line of the Sam Barnes land, thence with same, S 5 W 786 feet to the beginning, containing 1.08 acres, more or less, as per plat made by H de B Forbes, dated December 28th, 1945, from description of Ama M. Noland deed to John W. Adams and being the same property, conveyed to John Patton and Lennis Patton, his wife, by deed dated September 3rd, 1946 from Desia Collins, a widow and recorded in Deed Book, 136, at page 305, Madison County Court Clerk's Office".

And being the same property conveyed to Finley E. Horn, a single man, by Betty Ann Horn, a single woman, by deed dated the 29th day of May, 1986, of record in Deed Book 377, Page 339, Madison County Court Clerk's Office. See also, deed of record in Deed Book 376, Page 117, 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 causes this ordinance to be published in accordance with the appropriate Kentucky Revised Statutes.

DATE OF FIRST READING: 7-12-05

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

✓
✓
✓
✓

DATE OF SECOND READING: August 9, 2005

MOTION BY: Billy Ray Hughes

SECONDED BY: William Tudor



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

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

DATE: May 20, 2005

RE: Planning Commission Recommendation
Charles Conner Property
115, 116, 117 Greens Circle

As a result of a public hearing held on June 21, 2005 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.

Charles Conner Property, proposed to change property located at 115, 116, 117 Greens Circle from RC-7 Rural Agricultural to RC-4 General Commercial. In accordance with KRS 100.213 the applicant's justification for the request was that there have been major changes in the area that were not anticipated in the adopted comprehensive plan, in that Highway 52 is being widened to a 4 lane highway and property directly adjacent to this has been recently re-zoned to commercial.

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-4, for the above property, be approved. The vote of the Planning Commission was as follows:

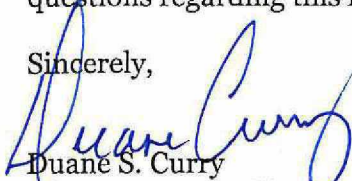
Vote was unanimous to approve.

The Planning Commission has made it a finding of fact that;

- 1) There have been major changes in the area in that the property is surrounded now by new subdivisions, roads and water lines are adequate to support the development.
- 2) The proposed zone change is in agreement with the adopted comprehensive plan.

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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