

ORDINANCE NO. 07-05

**AN ORDINANCE OF THE MADISON COUNTY FISCAL COURT, KENTUCKY APPROVING THE ZONE CHANGE OF MARY ARTHUR'S PROPERTY AT FOUR MILE ROAD FOR 48 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, February 20, 2007 and found that the existing zoning classification given to the property is inappropriate and that the proposed zoning classification of is appropriate;

1. The property is located within a half-mile of three residential developments: Beckah Ridge, The Concords, And Thoroughbred Acres, all of which are located on Four Mile Road.
2. The property has all of the characteristics to justify a change to single family residential zoning. In particular: proximity to other residential developments, the proximity to the City of Richmond; utilities readily available; and road width meeting subdivision requirements.

Therefore, recommend to the County Fiscal Court that the classification of the property involved herein be change from R-7 Agriculture to R-1 Single-Family Residential.

**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 R-7 Agriculture to R-1 Single-Family Residential classification:

**SECTION I**

A certain tract of land situated on Four Mile Road, in Madison County, Kentucky, bounded and described as follows:

Beginning the same property conveyed to H. Douglas House and Mary Kate House by Elkin W. Moores, single, by deed dated April 7, 1980, and recorded in Deed Book 328, Page 42, in the Madison County Court Clerk's Office. See also Deed Book 424, page 578 severing rights of survivorship.

Mary Mary Kate House devised her one-half interest in the property to Mary Doug Arthur by Will recorded in Will Book 47, at pate 482 in the records of the Madison County Clerk's Office.

H. Douglas House devised his one-half interest in the property to Mary Doug Arthur by Will recorded in Will Book 53 at page 378 in the records of the Madison County 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: Feb 27, 2007

MOTION BY: Harold Botner

SECONDED BY: Larry Combs

VOTE: YES NO

JUDGE, KENT CLARK  
MAGISTRATE LARRY COMBS  
MAGISTRATE ROGER BARGER  
MAGISTRATE WILLIAM TUDOR  
MAGISTRATE HAROLD K. BOTNER

✓  
✓  
✓  
✓  
✓

DATE OF SECOND READING: March 13, 2007

MOTION BY: Harold Botner

SECONDED BY: Larry Combs

VOTE: YES NO

JUDGE, KENT CLARK  
MAGISTRATE LARRY COMBS  
MAGISTRATE ROGER BARGER  
MAGISTRATE WILLIAM TUDOR  
MAGISTRATE HAROLD K. BOTNER

✓  
absent  
✓

Harold Botner

MADISON COUNTY JUDGE EXECUTIVE

Attest:  
William E. Hubbard  
MADISON COUNTY CLERK