

ORDINANCE NUMBER

08-06

**AN ORDINANCE RELATING TO ZONE CHANGES
IN THE AREAS OF MADISON COUNTY, KENTUCKY**

WHEREAS, In accordance with KRS100.211 A proposal for a zoning map amendment may originate with the Planning Commission, with any Fiscal Court or legislative body which is a member of the unit, or with a property owner of the property in question;

WHEREAS, The Madison County Comprehensive Plan references in numerous areas throughout that certain areas are anticipated to be zoned for Commercial Use, those sections are as follows:

1. "Figure 25 Future Land Use Map" depicts areas around the I-75, Exits 95 and 97, to be zoned and used as commercial use;
2. Page 85 "Transportation Plan Strategies" project Us 25 from Clays Ferry – South will experience a growth in the traffic generation due to commercial and residential growth in the area;
3. Page 97 –“ **North Madison County Development Center**: One of the serious problems facing county government is the need to generate sufficient revenues to support the increasing demand for infrastructure improvements and county services. There is currently a sizeable outflow of revenues from Madison County to Fayette County and other counties to the north. This need could be addressed by the establishment of a third growth center (in addition to Berea and Richmond) in the northern part of the county in the vicinity of the I-75/KY 627 interchange (Figure 19).”

WHEREAS, On January 15, 2008, upon satisfying the public notice requirements, the Madison County Planning Commission held a Public Hearing at 6:00pm in the Fiscal Court Room of the Madison County Court House to consider the re-zoning proposal as set forth on the attached Zoning Map.

NOW THEREFORE, be it ordained by the Fiscal Court of the County of Madison, Commonwealth of Kentucky, as follows:

SECTION I

PROHIBITIONS:

The Madison County Comprehensive Plan references in numerous areas throughout that certain areas are anticipated to be zoned for Commercial Use, those sections are as follows:

1. "Figure 25 Future Land Use Map" depicts areas around the I-75, Exits 95 and 97, to be zoned and used as commercial use;
2. Page 85 "Transportation Plan Strategies" project Us 25 from Clays Ferry – South will experience a growth in the traffic generation due to commercial and residential growth in the area;
3. Page 97 –“ **North Madison County Development Center**: One of the serious problems facing county government is the need to generate sufficient revenues to support the increasing demand for infrastructure improvements and county services. There is currently a sizeable outflow of revenues from Madison County to Fayette County and other counties to the north. This need could be addressed by the establishment of a third growth center (in addition to Berea and Richmond) in the northern part of the county in the vicinity of the I-75/KY 627 interchange (Figure 19).”

SECTION II

LAND USE CHANGES:

Property located at the I-75 Interchanges known as Exits 95 and Exits 97 as shown on attached map...

SECTION III

LAND USE CHANGE REQUESTED:

From: UC-7 Ag and UC-4 General Commercial To: UC-4IC Interstate Commercial

The Zone Change request is being initiated by the Madison County Planning Commission to make necessary corrections to the County Zoning Map.

SECTION IV

That the Director of Planning and Development make the appropriate changes to the Official Zoning Map of Madison County, Kentucky.

SECTION V

That the County Clerk cause this ordinance to be published in accordance with the appropriate Kentucky Revised Statutes.

DATE OF FIRST READING: February 12, 2008

MOTION BY: Roger Barger

SECONDED BY: Harold K. Botner Jr.

VOTE: YES NO

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

DATE OF SECOND READING: February 29, 2008

MOTION BY: Roger Barger

SECONDED BY: William Tudor

VOTE: YES NO

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

✓
✓
✓
✓
Harold K. Botner, Jr.

MADISON COUNTY JUDGE EXECUTIVE

Attest: William E. Howard
MADISON COUNTY CLERK