

ORDINANCE NO. 11-03

AN ORDINANCE OF THE MADISON COUNTY FISCAL COURT, KENTUCKY APPROVING THE ZONE CHANGE OF JAMES MCGARR, 2715 & 2707 ROBBINSVILLE LOOP, FOR 1.50 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 15, 2011 and found that the existing land use classification given to the property was inappropriate and the proposed was appropriate because the property has been historically commercial property, it is located in an appropriate location at a major intersection and it adjoins commercial property;

WHEREAS, the Madison County Planning Commission recommends to the Madison County Fiscal Court that the classification of the property involved herein be change from RC-1 & RC-7 Single Family Residential to RC-3 Neighborhood 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 RC-& RC-1 Single Family Residential to RC-3 Neighborhood Commercial classification:

SECTION I

Parcel I

Tract 11-A of the Minor Plat of Noah Johnson, Sr. Estate as shown on plat dated April 12, 2003, and of record in Plat Book 21, Slide 224, in the Madison County Court Clerk's Office.

Being the same property conveyed to Jimmy Joe Chatman by deed dated July 31, 2008, from Noah & Bell, LLC, a Kentucky limited liability company, of record in Deed Book 637 at Page 428, in the Madison County Clerk's office.

Parcel II

A Certain tract or parcel of land located and being in Madison County, Kentucky, and bounded and described as follows:

A certain tract of land on the North side of Richmond and Irvine Pike about four miles east of Richmond in Madison County, Kentucky, BEGINNING at north edge of Richmond and Irvine Pike at corner of G.C. Howell; thence west with Highway 121 feet to a stake; thence a new line in a northerly direction 111 feet to an ash tree; thence in an

easterly direction 142 feet to stake in G.C. Howell line; thence with G.C. Howell line south 104 feet to point of beginning;

Being the same property conveyed to Jimmy Joe Chatman by deed dated October 13, 2008, from Allene M. Tackett, a single person, of record in Deed Book 640 at Page 53, in the Madison County Clerk's Office.

A certain tract or parcel lying and being on the north side of the Irvine-Richmond Road in Madison County, Kentucky:

BEGINNING at a point where the east line of Elba Tackett intersects the said Irvine-Richmond Road, and continuing with said road and east a distance of approximately 90 feet to the line of George R. Jones, thence north and with Jones a distance of approximately 150 feet, corner and thence west and still with Jones approximately 45 to 50 feet, more or less, to the land of Elba Tackett, thence south and with Tackett a bounded on the north and east by Jones, on the south by the Irvine-Richmond Road, and on the west by Elba Tackett.

Being the same property in which one-half (1/2) undivided interest was conveyed to Nathan Cain and Darlene Cain, husband and wife, and a one-half (1/2) undivided interest was conveyed to Rodney Cain and Jennifer Cain, husband and wife, by Deed of Conveyance from William R. Baker and Mona Sue Baker, husband and wife, dated the 24th day of June, 1993, and of record in Deed Book 435 at Page 209, 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 cause this ordinance to be published in accordance with the appropriate Kentucky Revised Statutes.

DATE OF FIRST READING: Feb 22, 2011
MOTION BY: Billy Ray Hughes
SECONDED BY: Larry Combs

0081-0093-A-DETAIL

0081-009

Madison County, KY



0081-0093-A-DETAIL

RC-3

117 **RC-1**

0081-093A-X

115

0081-093A-X

0081-093A-X

GREENS CROSSING RD

107

RC-3

2707

0081-093A-X

0

2715 **RC-1**

2719

RC-1

Reeds Crossing

2713

Childrens World

Greenbriar

Siren#1

ROBBINSVILLE LOOP **RC-7**

ROBBINSVILLE LOOP

IRVINE RD

52

IRVINE RD

IRVINE RD

U S GOVERNMENT

0069-0000-0034

S

Bluegrass

1:801

1" = 67 feet

1" = 0.01 miles

PUBLIC NOTICE

The Madison County Fiscal Court will have 2nd Reading of Ordinance 11-03 at a meeting on March 8, 2011 at 9:30 a.m. in the Berea Police & Municipal Building, Berea, KY. This ordinance is for a Land Use Change Request Application for James McGarr, 2715 & 2707 Robinsville Loop , from RC1 Rural Corridor Single Family Residential and RC7 Rural Corridor Agriculture to RC-3 Neighborhood Commercial for 1.50 acres. A copy of the entire ordinance is available in the office of the County Judge Executive.