

ORDINANCE NO. *15-03*

AN ORDINANCE OF THE MADISON COUNTY FISCAL COURT, KENTUCKY APPROVING THE ZONE CHANGE OF CHRISTOPHER REISIG, AND KATHERINE REISIG, 3634 BEREA ROAD, FOR APPROXIMATELY 2 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, March 17, 2015 to consider a Land Use Change Request Application from UC-1 Single-Family Residential to UC-4 General Commercial. The applicant's request stated their justification for the proposed change is the existing zoning classification given to the property is inappropriate and the proposed zoning classification is appropriate, as the property is currently being used in a commercial fashion. A finding of fact was presented that the property is located within the Urban Corridor, and that the proposed Land Use Map Amendment is in agreement with the adopted Comprehensive Plan of Madison County.

WHEREAS, the Madison County Planning Commission upon hearing testimony made a motion with unanimous vote to recommend to the Madison County Fiscal Court to approve the Land Use change request from UC-1 Single-Family Residential to UC-4 General Commercial. A finding of fact was made that the property does lie within the boundaries of the Urban Corridor. As the Comprehensive Plan encourages future development occur within this corridor, the Planning Commission feels that this request is in agreement with the adopted Comprehensive Plan of Madison County. Also, that the current zoning classification is inappropriate and the proposed zoning classification is appropriate based on the property currently being used in a commercial fashion.

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-1 Single-Family Residential to UC-4 General Commercial classification.

SECTION I

A portion of Tract No. Six (6) of the Farris Park's property as described in Plat Book 6, Page 135 in the Madison County Clerk's Office, said portion fronting on US Highway 25 beginning at the north-eastern corner and going south-westerly along that line described as N64-37E 140.3 feet, then N66-46E 58.7 feet to an existing corner, then proceed south-easterly along a new line to a point along that line between Tract No. Five (5) and Tract No. Six (6) described as S59-08W, then north-easterly along that line 199.0 feet back to the corner and line fronting on US Highway 25, then north-westerly along that line described as S18-48E 438.1 feet to the beginning, being 2.0 acres, more or less.

AND BEING that same property conveyed unto the GRANTOR by deed of conveyance from Sue Smith, et. ux., said deed being dated the 27th day of June, 2000, and of record in Deed Book 518 at page 015 in the office of the Madison County Clerk, Richmond, Kentucky.

SECTION II

That the Madison County GIS Coordinator 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: March 24, 2015

Motion By: Larry Combs

Second By: Tom Botkin

VOTE: YES NO

Judge, Reagan Taylor ✓
Magistrate Larry Combs ✓
Magistrate Roger Barger ✓
Magistrate Tom Botkin ✓
Magistrate John Tudor ✓

Date of Second Reading: April 14, 2014

Motion By: John Tudor

Second By: Roger Barger

Vote: YES NO

Judge, Reagan Taylor ✓
Magistrate Larry Combs ✓
Magistrate Roger Barger ✓
Magistrate Tom Botkin ✓
Magistrate John Tudor ✓

RJ-29-
Madison County Judge Executive

Attest:
[Signature]
MADISON COUNTY CLERK