

**MADISON COUNTY, KENTUCKY FISCAL COURT
ORDINANCE NO. 16 – 14**

**AN ORDINANCE OF THE MADISON COUNTY FISCAL COURT, KENTUCKY,
APPROVING THE ZONE CHANGE OF 3780 IRVINE ROAD, RICHMOND,
KENTUCKY, CONTAINING 6.16 ACRES, AND AUTHORIZING THE CHANGE
OF 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, November 15, 2016 to consider a Land Use Change Request Application from
C7 to C4. The applicant's request stated that their justification for the proposed change is
the existing zoning classification given to the property is inappropriate and the proposed
zoning classification is appropriate and in keeping with the Comprehensive Plan. A
finding of fact was made that the property is located across KY Highway 52, a major
highway, from other C4 property and the Board of Adjustments has previously approved
a conditional use permit for commercial activity on this property in keeping with the
Comprehensive Plan's goals and objectives and that the proposed Land Use Map
amendment is in agreement with the Comprehensive Plan of Madison County.

WHEREAS, the Madison County Planning Commission upon hearing testimony made a
Motion with unanimous consent to recommend to the Madison County Fiscal Court to
approve the Land Use change request from C7 to C4. A finding of fact was made that
there is commercial C4 property contiguous to this property and that it was the opinion of
the Board that more C4 development should occur in this area in the coming years; that
the Board of Adjustment has approved a conditional use permit for the property for a
commercial use; and that the existing C7 zoning is inappropriate and C4 is appropriate
because of that use which should be encouraged in keeping with the Comprehensive Plan
of Madison County.

**NOW, THEREFORE BE IT ORDAINED AND ENACTED BY THE FISCAL
COURT OF THE COUNTY OF MADISON, COMMONWEALTH OF KENTUCKY,**
that the land use classification of the following described property be changed by
this ordinance from C7 to C4 classification.

SECTION I

Lot 1, containing 6.16 acres, located in Madison County, Kentucky, as shown on the plat of record in **Plat Book 18 at page 123**, in the Madison County Clerk's Office, reference to which is hereby made for a more particular description; and being known and designated as **3780 Irvine Road, Richmond, Kentucky**.

Being the same property conveyed to Daniel Lee Hunt and Andrea Lynn Hunt, spouses, from Leaso, LLC, a Kentucky limited liability company, by deed dated June 21, 2016 and of record in Deed Book 731, Page 761 in the Madison County Court Clerk's Office.

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 Kentucky Revised Statutes.

DATE OF FIRST READING: November 22, 2016

MOTION BY: John Tudor

SECONDED BY: Roger Barger

VOTE:	YES	NO
Magistrate Larry Combs	<u> </u>	<u> </u>
Magistrate Roger Barger	<u> ✓ </u>	<u> </u>
Magistrate John Tudor	<u> ✓ </u>	<u> </u>
Magistrate Tom Botkin	<u> ✓ </u>	<u> </u>
Judge Reagan Taylor	<u> ✓ </u>	<u> </u>

DATE OF 2nd READING: December 6, 2016

MOTION BY: John Tudor

SECONDED BY: Tom Botkin

VOTE:

YES

NO


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

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<input checked="" type="checkbox"/>	_____
<input checked="" type="checkbox"/>	_____
<input checked="" type="checkbox"/>	_____
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MADISON COUNTY JUDGE/ EXECUTIVE

Attest:



Madison County Clerk, Kenny Barger