

**MADISON COUNTY, KENTUCKY FISCAL COURT  
ORDINANCE NO. 18-18**

**AN ORDINANCE OF THE MADISON COUNTY FISCAL COURT, KENTUCKY,  
APPROVING THE ZONE CHANGE OF 3179 IRVINE ROAD, RICHMOND,  
KENTUCKY, AND AUTHORIZING THE AMENDMENT 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, October 16, 2018 to consider a Land Use Change Request Application from  
RC-7 to RC-4. The applicant's request stated that their justification for the proposed  
change being the existing zoning classification given to the property is inappropriate and  
the proposed zoning classification is appropriate and in keeping with the Comprehensive  
Plan. Findings of fact were made by the Commission that the property has been used for  
many years as a non-conforming commercial use and adjacent to other property used for  
business purposes; that it is located adjacent to a major highway and that its size and  
location make it unsuitable for agricultural purposes; and further, it is located in an area  
contemplated by the Comprehensive plan as amenable to development and available to  
sewer expansion and potential growth; 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 RC-7 to RC-4.

**WHEREAS**, the Madison County Fiscal Court has reviewed said Findings and  
Recommendation of the Madison County Planning Commission and being otherwise  
sufficiently advised and does hereby adopt the findings of fact made thereby;

**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 RC-7 to RC-4 classification.

**SECTION I**

Being all of Tract 1-A consisting of 2.90 acres, more or less, and being more  
particularly described by Boundary Survey-Minor Plat for 3179 Irvine Road,

Richmond, Madison County, Kentucky, dated July 23, 2018, and recorded in Plat Book 28, page 112 in Madison County Clerk's Office.

Being a part of the same property conveyed to VanWinkle Real Estate Holdings, LLC from Mountain World Imports, Ltd. by deed dated September 12, 2018 and of record in Deed Book 764, Page 422 in the Madison County Court Clerk's Office.

PVA map # 0094-0000-0001-B

**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:	<u>October 23, 2018</u>	
MOTION BY:	<u>Roger Barger</u>	
SECONDED BY:	<u>John Tudor</u>	
VOTE:	YES	NO
Magistrate Larry Combs	<u>✓</u>	_____
Magistrate Roger Barger	<u>✓</u>	_____
Magistrate John Tudor	<u>✓</u>	_____
Magistrate Tom Botkin	<u>✓</u>	_____
Judge Reagan Taylor	<u>✓</u>	_____

DATE OF SECOND READING: November 13, 2018

MOTION BY: John Tudor

SECONDED BY: Tom Botkin

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

  
MADISON COUNTY JUDGE/ EXECUTIVE

Attest:

  
Madison County Clerk, Kenny Barger