

**MADISON COUNTY, KENTUCKY FISCAL COURT  
ORDINANCE NO. 19-01**

**AN ORDINANCE OF THE MADISON COUNTY FISCAL COURT, KENTUCKY,  
APPROVING THE ZONE CHANGE OF 111, 117, 121 & 125 DUNCANNON  
LANE, 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, December 18, 2018 to consider a Land Use Change Request Application from  
UC-1 to UC-4 General Commercial. 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 is surrounded by  
commercial and industrial zoning and commercial and industrial uses. The Commission  
further found that the proposed UC-4 General Commercial was in general conformity  
with the surrounding property and the general character of the area and in conformity  
with the Comprehensive Plan.

**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 UC-1 to UC-4 General Commercial.

**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 UC-1 to UC-4 General Commercial classification.

SECTION I

## TRACT 1:

A certain tract or parcel of land located on the west side of U.S. Highway #25, in Madison County, Kentucky, and is thus described:

Lot 19 in the Cumberland View Subdivision. A plat of which is recorded in Plat book 2 at page 74, Madison County Court Clerk's Office. To which reference is hereby made for a more complete description.

LESS AND EXCEPTING: Parcel No. 40 tract A as further described in Deed Book 590, Page 509, in the office of the Madison County Clerk.

Purported Address: 111 Duncannon Lane, Richmond, KY 40475.

PVA map # 0070-000-0049-A

## TRACT 2:

A certain tract or parcel of land located on the west side of U.S. Highway #25 in Madison County, Kentucky, and is thus described: Lot Number 20 in Cumberland View Subdivision. A plat of which is recorded in Plat Book 2 page 74, Madison County Clerk's Office, to which reference is hereby made for a more complete description.

THERE IS EXCLUDED from the above a .382 acre tract of record in Deed Book 593 Page 330, in the office of the Madison County Clerk.

Purported Address: 117 Duncannon Lane, Richmond, KY 40475.

PVA map # 0070-000-0050

## TRACT 3:

A certain 0.84 acres +/- tract on the south side of Duncannon Lane, Madison County, Kentucky, said tract being shown as parcel 38 Tract B on a boundary retracement plat of record in Plat D 23, Slide 100, Madison County Clerk's Office to which reference is made for a more particular description.

Purported Address: 121 Duncannon Lane, Richmond, KY 40475.

PVA map # 0070-000-0051

TRACT 4:

A certain tract or parcel of land, located on the south side of Duncannon Lane, in Madison County, Kentucky, and thus described:

Lot Number 22, in the Cumberland View Subdivision, a plat of which is recorded in Plat Book 2, at page 74, Madison County Clerk's Office to which reference is hereby made for a more complete description.

LESS and EXCEPTING Parcel No. 37, Tract A and Tract B, conveyed to the Commonwealth of Kentucky, for the use and benefit of the Transportation Cabinet, Department of Highways, by deed of Conveyance from Orene Templeton and Edith K. Templeton, husband and wife, by deed dated July 15, 2005 and filed of record in Deed Book 593 page 590, Madison County Court Clerk's Office.

Purported Address: 125 Duncannon Lane, Richmond, KY 40475

PVA map # 0070-000-0052

Being the same property conveyed to William T. Robertson, a single man, from Ted B. Schaffhauser and James D. Whitaker, both single persons, by deed dated February 28, 2018 and of record in Deed Book 756, Page 390 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:

January 8, 2019

MOTION BY:

John Tucker

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>	_____

DATE OF SECOND READING: Jan 23, 2019

MOTION BY: John Tudor

SECONDED BY: Tom Botkin

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

R 79  
MADISON COUNTY JUDGE/ EXECUTIVE

Attest:

Kenny Barger  
Madison County Clerk, Kenny Barger