

APPLICATION FOR LAND USE MAP AMENDMENT

OFFICE OF PLANNING AND CODE ENFORCEMENT, MADISON COUNTY, KY



APPLICANT INFORMATION

Property Owner's Name Windsor Creek Property, LLC		Date
Owner's Street Address 3155 Doyleville Road		Apartment/Unit #
City Richmond	State Kentucky	ZIP 40475
Phone	E-mail Address	
Address of Property Requesting Zone Change 165 Charlie Norris Road, Richmond, Kentucky 40475		
Lot Number:	Subdivision Name:	Total Acres: 2.8
Existing Zoning Classification UC-7		
Proposed Zoning Classification UC-4		
Date Applicant Purchased Property June 25, 2025		Deed Book / Page Number 869, 741

SURROUNDING PROPERTY USE / ZONING INFORMATION

DIRECTION	CURRENT LAND USE	CURRENT ZONING CLASSIFICATION
EAST	Residential	UC-7
WEST	Commercial and Residential	UC-1
NORTH	Residential	UC-7
SOUTH	Commercial	UC-7

URBAN SERVICES

SERVICES PROVIDED	YES	NO	SERVICES PROVIDED BY
SEWAGE	X		Richmond Utilities
GARBAGE DISPOSAL	X		Rumpke
WATER	X		Richmond Utilities
POLICE PROTECTION	X		RPD, MSO, State Police
FIRE PROTECTION	X		Richmond Fire Department
GAS	X		Richmond Utilities
ELECTRIC	X		Kentucky Utilities
STORM SEWERS			
MUNICIPAL SEWERS			

FINDINGS OF FACT, KRS 100.213

In accordance with KRS 100.213 before any map amendment is granted, the planning commission or legislative body or fiscal court must find the proposed map amendment is in agreement with the adopted Comprehensive Plan, or in the absence of such a finding, that one (1) or more of the following apply and such finding shall be recorded in the minutes and records of the planning commission or Fiscal Court.

It is the applicant's responsibility to determine and present evidence to support the specific findings of fact.

a) The proposed land use map amendment is in agreement with the adopted comprehensive plan for the following reasons:

Please See Attached Exhibits

b) The existing zoning classification given to the property is inappropriate and the proposed zoning classification is appropriate for the following reasons:

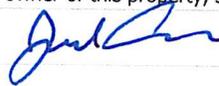
c) There have been major changes of an economic, physical or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area based upon the following reasons:

Please attach additional pages if more space is needed...

Applicant's Signature: I do hereby certify that, to the best of my knowledge and belief, all application materials are herewith submitted and the information is true and correct. I further certify that I am the owner of this property, since _____ (mo. / year)

DATE 1/8/26

Owner's Signature:



ADDITIONAL INFORMATION REQUIRED

The following items are required to be provided by the applicant before the application can be considered for placement on the Planning Commission Agenda:

Applicant's Attorney's Name: Kory Odell Isaacs, Isaacs Law Office, 218 West Main Street, Richmond, Ky 40475

Attorney's Address 218 West Main Street, Richmond, Kentucky

ITEM	YES	NO	COMMENTS
DEED FOR THE PROPERTY	Attached		DEED MUST REFLECT ACTUAL ACRES TO BE RE-ZONED
VICINITY MAP	Attached		MAP MUST ACCURATELY DESCRIBE LOCATION OF PROPERTY
LIST OF ADJOINING PROPERTY OWNERS NAMES/ADDRESSES PER PVA	Attached		NAMES AND ADDRESSES MUST BE COMPLETE AND PER THE PVA RECORDS FOR ACCURACY
COMPLETED APPLICATION			APPLICATION MUST BE COMPLETED ENTIRELY AND SIGNED BY THE PROPERTY OWNER
APPLICATION FEES PAID			ALL ASSOCIATED FEES SHALL BE PAID IN FULL AT THE TIME OF MAKING APPLICATION

A conceptual drawing/site plan, describing the proposed use of the property in question, must be attached to the application. 12 copies of the plan must be submitted for review by the Planning Commission as part of their deliberation of the proposed land use change. This is not intended to relieve the applicant, or any future owner, of the requirement to submit a complete site development plan as required by Section 401.3 and Appendix G of the Madison County Land Use Regulations, prior to starting any construction.

THIS SECTION FOR OFFICIAL USE ONLY

Date of Public Hearing:

Motion made by

to

Motion Second by

VOTE: YES

NO

ABSTAIN

Reasons for NO Votes:

FISCAL COURT DECISION

Upheld PC Decision

Over-turned PC Decision

Order /Ordinance #

Yes

No

Yes

NO

Comments:

**Madison County Office of Planning and Code Enforcement
321 North Madison Avenue
Richmond, Kentucky 40475
859-624-4780
www.madisoncountky.us**

LEGAL JUSTIFICATION FOR ZONE CHANGE

The existing zoning classification given to the property is inappropriate and the proposed zoning classification is appropriate for the following reasons:

The property contains approximately 2.8 acres, currently zoned UC-7, and is located on a state highway, being Charlie Norris Road. A majority of the surrounding properties are preexisting businesses in nonconforming zones.

The Future Land Use Map indicates that the subject property is appropriate for general business and dictates that new commercial growth is appropriate within the area of the applicant's property.

The requested change will allow for a range of commercial activities that are convenient for frequent, small-scale purchases, require a relatively small consumer base, and can be acquired with very little travel time. The small-scale retail goods and services businesses within this district are typically located adjacent to residential uses, which precisely describes the relevant property.

Furthermore, the property has limited connection to residential properties and adequate access to the state highway. The requested zone complies with the adopted Comprehensive Plan as it defines the appropriate relative location, type of commercial area, necessary dimensions of the front, side and rear boundaries. Importantly, customer access and travel will not interfere with the effective flow of traffic, nor will the requested change burden current or future residential or agricultural uses and complies with the Comprehensive Plan.

PROPOSED FINDINGS

TO: MADISON COUNTY FISCAL COURT
FR: PLANNING COMMISSION
RE: APPLICATION FOR LAND USE MAP AMENDMENT

DATE: _____

This matter came before the Planning and Zoning Commission for a hearing _____, on application submitted by the landowner, Windsor Creek Property, LLC, to amend the official zoning map of regarding real property located at 165 Charlie Norris Road, Madison County, Kentucky, from a property currently zoned as UC-7 and RC-7 to UC-4.

Upon proper notice being given and upon hearing testimony and arguments of all parties on _____, and upon Motion made and vote taken on _____, the Madison County Planning and Zoning Commission did make the following Findings of Fact and Recommendations regarding said Application to the Madison County Fiscal Court:

SUMMARY OF EVIDENCE AND TESTIMONY PRESENTED:

The Applicant was represented by the Hon. Kory O. Isaacs at the Hearing. The Applicant's presentation of evidence included a number of Exhibits, made a part of its presentation, together with testimony of the applicant, the argument of counsel and facts presented by the administrative staff of the Madison County Office of Planning and Code Enforcement which tended to show the existing zoning classification given to the property (UC-7) is inappropriate and the proposed zoning classification (UC-4) is appropriate and the same complies with the current Comprehensive Plan.

FINDINGS OF FACTS

Upon considering the evidence and testimony summarized herein, the Madison County Planning and Zoning Commission made the following Findings of Fact:

1. That the existing zoning classification (U-7) given to the property is inappropriate and the proposed zoning classification (UC-4) is appropriate for the following reasons:
 - a. The character of the surrounding area and this property are more suitable for UC-4 purposes as the subject property is in close proximity to other properties used for non-residential purposes.
 - b. That Comprehensive Plan encourages businesses uses along roadways akin to Charlie Norris Road and the location of the property is adequate for commercial use due to the Site and Dimensional Requirements required by the Land Use Regulations.
 - c. The proposed zone will not disrupt traffic along Charlie Norris Road, nor will its use disrupt the surrounding properties quite enjoyment.
 - d. The property's existing zone UC-7 is not appropriate.
 - e. The proposed zone (UC-4) is appropriate.

RECOMMENDATION:

It is the RECOMMENDATION of the Madison County Planning and Zoning Commission that the application to amend the Madison County Land Use Map applicable to the real property described as and located at 165 Charlie Norris Road, Richmond, Madison County, Kentucky BE APPROVED, and the above-described property be zoned as UC-4.

Chair, Madison County Planning and Zoning

Director, Madison County Planning & Development