

# APPLICATION FOR LAND USE MAP AMENDMENT

OFFICE OF PLANNING AND CODE ENFORCEMENT, MADISON COUNTY, KY



## APPLICANT INFORMATION

Property Owner's Name College Hill Investments, LLC

Date 2-25-2025

Owner's Street Address P.O. Box 1894

Apartment/Unit #

City Richmond

State Kentucky

ZIP 40475

Phone 859-231-8780

E-mail Address pworley@mcbrayerfirm.com

Address of Property  
Requesting Zone Change

College Hill Rd and Fike Rd / Flint Rd

Lot Number:

Subdivision Name:

Total Acres:

70 +/-

Existing Zoning Classification

C-7 / R-7

Proposed Zoning Classification

UC-1

Date Applicant Purchased Property

7-19-2024

Deed Book / Page Number

858/618 and 855/187

## SURROUNDING PROPERTY USE / ZONING INFORMATION

DIRECTION	CURRENT LAND USE	CURRENT ZONING CLASSIFICATION
EAST	Agriculture	R-7
WEST	Single Family Residential	C-1 / R-1
NORTH	Agriculture	C-7 / R-7
SOUTH	Agriculture	C-7 / R-7

## URBAN SERVICES

SERVICES PROVIDED	YES	NO	SERVICES PROVIDED BY
SEWAGE	X		Madison County
GARBAGE DISPOSAL	X		
WATER	X		Madison County Utilities
POLICE PROTECTION	X		Madison County Sheriff/ KSP
FIRE PROTECTION	X		Waco Fire Department
GAS			
ELECTRIC	X		
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:

See proposed Findings of Fact

- 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 2-25-2025

Owner's Signature: \_\_\_\_\_

Preston C. Worley, Attorney for Owner

### 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: Preston C. Worley, McBrayer PLLC

Attorney's Address 201 East Main Street, Suite 900, Lexington, KY 40507

ITEM	YES	NO	COMMENTS
DEED FOR THE PROPERTY			DEED MUST REFLECT ACTUAL ACRES TO BE RE-ZONED
VICINITY MAP			MAP MUST ACCURATELY DESCRIBE LOCATION OF PROPERTY
LIST OF ADJOINING PROPERTY OWNERS NAMES/ADDRESSES PER PVA			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**

Yes

No

**Over-turned PC Decision**

Yes

NO

**Order /Ordinance #**

**Comments:**

**Madison County Office of Planning and Code Enforcement  
321 North Madison Avenue  
Richmond, Kentucky 40475  
859-624-4780  
[www.madisoncountyky.us](http://www.madisoncountyky.us)**

**MADISON COUNTY KENTUCKY  
PLANNING & ZONING  
COMMISSION**

IN RE:APPLICATION FOR ZONING MAP AMENDMENT

OWNER: College Hill Investments, LLC

ADDRESS: College Hill Road and Fike Road/Flint Road, Waco (70 +/- ac.)

**PROPOSED FINDINGS OF FACT AND CONCLUSIONS  
AND RECOMMENDATIONS**

This matter came before a meeting of the Madison County Planning & Zoning Commission on March 18, 2025, on the application submitted by the above named Property Owner to re-zone approximately 70 +/- total acres of land located on College Hill Road and Fike Road/Flint Road, Waco, Kentucky, as follows: from C-7 and R-7 to Urban Corridor Single Family (UC-1).

After having heard argument of counsel for the landowner and after having considered the application, the evidence, and the record, the Commission, with a quorum sitting, makes the following FINDINGS OF FACT:

1. Proper notification of this hearing was given pursuant to KRS 100.212 and KRS 424.130, et. seq., by notices published in the Richmond Register, by posting signs on the subject property, and by the Secretary of the Commission notifying the adjoining property owners by first class mail.

2. The subject property is a tract of undeveloped agricultural land lying within the County limits fronting primarily on College Hill Road. The applicants have submitted a rendering which is attached hereto as **Exhibit A** reflecting the property, its proposed zoning classifications, how each tract relates to the others, and to the surrounding property.

3. The property fronts on primarily on College Hill Road. The property to the North and the South is zoned C-7 and R-7 and is currently utilized as farm land. The property to the East is zoned R-7 and is used as farm land. The property to the West and across College Hill Road is zone C-1 and R-1 and consists of a single family residential neighborhood. The applicant proposes to rezone their property for single family residential development.

4. The legal justification for the requested zone change is that said change is in conformity with the Comprehensive Plan of Madison County adopted September 12, 2023, and that the requested UC-1 classification is appropriate, given the property's location and the Comprehensive



Plan's placing the Property inside the Urban Corridor suggesting it to be suitable for urban development.

5. This portion of College Hill Road has transformed from a primarily agricultural community to a substantial residential community as is acknowledged by the most recent Comprehensive Plan.

6. A single family residential development will compliment the similar developments directly adjacent to the West across College Hill Road, and will provide for the anticipated growth of Madison County as evidence by the Comprehensive Plan and collector roads such as College Hill are the areas where the Comprehensive Plan proposes that the growth occur.

7. The Property enjoys access to the County's sewer expansion in the area making it the type of property identified for residential development in the Comprehensive Plan (i.e. access to sewer, water, and fire protection).

8. The current zoning classification of the subject property is C-7 and R-7. The proposed map amendment would change the zoning classification to UC-1 which is in agreement with the Comprehensive Plan, particularly but not limited to:

Goal 5: Housing: Provide a Range of housing opportunities including affordable housing options.

Encourage new residential development in areas that currently provide or are planned to provide adequate transportation access and infrastructure.

The proposed development has water and sewer capacity, is near a fire station, and has adequate transportation infrastructure to support additional traffic. The Property lies within the Urban Corridor and adequate infrastructure is in place to support more residential development suggested by the Comprehensive Plan for this area.

Allow a diverse range of housing types to meet housing needs such as attached single-family, multifamily, and senior housing.

Available housing stock attracts business and investment in the community. This

proposed rezoning and development will provide an attractive housing type, providing a diverse housing option while complementing existing development. The proposed rezoning is in agreement with the Comprehensive Plan including the Plan's Future Land Use Map.

From the foregoing Findings of Fact, the Commission finds that:

1. The proper notification of this hearing was given pursuant to KRS 100.212 and KRS 424.130, et seq.
2. The requested zone designation is in conformity with the Comprehensive Plan of Madison County.
3. That the requested zone designation to UC-1 will be in conformity with the existing use and development of other property near the subject property and is appropriate under the circumstances.

Based upon the foregoing, it is the conclusion of the Madison County Planning & Zoning Commission that the application of College Hill Investments, LLC, to rezone 70 +/- acres located at College Hill Road and Fike Road/Flint Road, Waco, Kentucky from C-7 and R-7 to UC-1 is consistent with the intent of the Comprehensive Plan, the Development Ordinance and with other development around and near the subject property and should thus be, and is recommended for, approval.

### **RECOMMENDATION**

Based on the foregoing, The Madison County Fiscal Court recommends to the Madison County Fiscal Court that the subject property be zoned UC-1.

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
Chairman, Madison County Planning and  
Zoning Commission

