

**MADISON COUNTY FISCAL COURT
MADISON COUNTY, KY
ORDINANCE 2024-09**

**AN ORDINANCE OF THE MADISON COUNTY FISCAL COURT, KENTUCKY,
APPROVING THE ZONE CHANGE OF 1700 RED HOUSE 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, July 16, 2024 to consider a Land Use Change Request Application from UC-7 Agriculture to UC-1 Single-Family Residential. Upon presentation by the Applicant and public comment and testimony, Findings of Fact were made by the Planning Commission as described in their Summary of Evidence, Findings of Fact and Recommendation to the Fiscal Court attached hereto and made a part hereof for all purposes, as follows:

1. That the existing zoning classification (UC-7) given to the property is inappropriate and the proposed zoning classification (UC-1) is appropriate for the following reasons:
 - a. The character of the surrounding area and this property are more suitable for residential purposes as the subject property is in close proximity to other properties used for the same.
 - b. That Comprehensive Plan encourages residential uses along roadways akin to Red House Road and the location of the existing infrastructure are adequate for residential use due to the Site and Dimensional Requirements of single-family residences.
 - c. The proposed zone (UC-1) will not disrupt traffic along Red House Road or Three Forks Road, nor will its use disrupt the surrounding properties' quiet enjoyment.
 - d. The property's existing zone UC-7 is not appropriate.
 - e. The proposed zone (UC-1) is appropriate.

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-7 to UC-1; and

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-7 to UC-1 classification.

SECTION I

All that certain piece, parcel or tract of land located in Madison County, Kentucky, being on the south side of Three Forks Road, approximately 425 feet west of Red House Road (KY388), and more particularly described as follows:

("Rebar set" are 1/2" x 18" rebar with a red cap stamped "Spencer, PLS 4068")

Beginning at a rebar set 25' south of the centerline of Three Forks Road, having Kentucky State Plane, Single Zone coordinates, North 3,815,812.65 and East 5,348,139.19, and being a common corner to Lot 16 (PB 31, Page 217); thence leaving Three Forks Rd with Lot 16, S 29°26'15" W a distance of 595.70' to a rebar set in the line of Lot 15 (PB 31, Page 217); thence with the line of Lot 15, seven (7) calls:

N 87°28'02" W a distance of 198.78' to a rebar set; thence N 72°56'04" W a distance of 281.40' to a rebar set; thence

N 87°41'44" W a distance of 147.75' to a rebar set; thence N 70°48'25" W a distance of 200.34' to a rebar set; thence

N 80°21'21" W a distance of 51.80' to a rebar set; thence N 76°37'33" W a distance of 77.34' to a rebar set; thence S 09°37'56" E a distance of 542.25' to a rebar set in the line of Alexander Bays et al (DB 803, Pg 100; PB 28, Pg 147); thence with Alexander N 79°58'24" W a distance of 185.45' to a 1/2" rebar found (LS 3265); thence N 79°15'11" W a distance of 636.08' to a 1/2" rebar found (no cap), corner to James Michael & Kelly Lee Bonzo (DB 347, Pg 581); thence with the line of Bonzo, N 80°07'08" W a distance of 304.98' to a rebar set; thence leaving Bonzo through the lands of Paul Frazier et al (DB 846, Pg 314), seven (7) calls:

N 82°18'39" W a distance of 238.21' to a rebar set; thence N 40°19'42" W a distance of 433.54' to a rebar set; thence

N 03°28'20" W a distance of 440.05' to a rebar set; thence N 04°02'38" E a distance of 562.21' to a rebar set; thence N 06°14'00" E a distance of 88.12' to a rebar set; thence N 54°51'21" E a distance of 67.34' to a rebar set; thence

N 17°04'12" E a distance of 133.40' to a walnut (down) on the east bank of the creek in the line of Leonard H. Ballard (Db 97, Pg 160); thence with the line of Ballard, N 82°26'00" E a distance of 92.15' to a rebar set; thence N 79°56'39" E a distance of 316.40' to a rebar set; thence N 81°12'57" E a distance of 101.29' to a rebar set 25' from the centerline of Three Forks Rd; thence with the southern right-of-way line of Three Forks Rd; thence S 30°17'40" E a distance of 213.03' to a rebar set; thence 153.46' along the arc of a curve turning to the left, having a radius of 165.00', a chord bearing S 56°56'17" E, and a chord length of 147.98', to a rebar set; thence S 83°34'53" E a distance of 93.58' to a rebar set; thence 213.15'

a rebar set; thence S 83°34'53" E a distance of 93.58' to a rebar set; thence 213.15' along the arc of a curve turning to the right, having a radius of 650.00', a chord bearing S 74°11'14" E, and a chord length of 212.20', to a rebar set; thence S 64°47'34" E a distance of 449.91' to a rebar set; thence S 67°41'20" E a distance of 245.48' to a rebar set; thence S 65°34'22" E a distance of 426.74' to a rebar set; thence S 66°47'28" E a distance of 464.28' to a rebar set; thence S 68°54'48" E a distance of 171.02' to the Point of Beginning, having an area of 72.08 acres, as surveyed by Spencer Land Surveying (Job No. 2981) on March 21, 2024, Stuart W. Spencer, PLS 4068.

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.

THIS ORDINANCE SHALL BECOME EFFECTIVE ON THE DATE OF THE SECOND READING AND ADOPTION.

DATE OF FIRST READING: 7-23-2024

MOTION BY: Bathin

SECONDED BY: Combs

VOTE:	YES	NO
Magistrate James Brian Combs	<u>✓</u>	_____
Magistrate Stephen Lochmueller	<u>✓</u>	_____
Magistrate Billy Ray Hughes	<u>✓</u>	_____
Magistrate Tom Botkin	<u>✓</u>	_____
Judge Executive Reagan Taylor	<u>✓</u>	_____

DATE OF SECOND READING: 8-13-2024

MOTION BY: Bathin

SECONDED BY: Combs

VOTE:

YES

NO

Magistrate James Brian Combs
Magistrate Stephen Lochmueller
Magistrate Billy Ray Hughes
Magistrate Tom Botkin
Judge Executive Reagan Taylor

✓

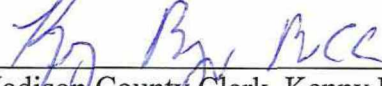
✓
✓
✓

Signed:



Madison County Judge Executive

Attested:



Madison County Clerk, Kenny Barger

TO: MADISON COUNTY FISCAL COURT
FR: MADISON COUNTY PLANNING COMMISSION
RE: APPLICATION FOR LAND USE MAP AMENDMENT
1700 Red House Road
DA: July 19, 2024

This matter came before the Planning and Zoning Commission for a hearing on July 16, 2024, on application submitted by the landowners, RPMD, LLC and Tudor Holdings, LLC to amend the official zoning map of Madison County regarding certain tract located at **1700 Red House Road**, Richmond, Madison County, Kentucky, from a property currently zoned as UC-7 Agriculture to UC-1 Single-Family Residential.

Upon proper notice being given and upon hearing testimony and arguments of all parties on July 16, 2024, and upon Motion made and vote taken on July 16, 2024, the Madison County Planning and Zoning Commission did make the following Findings of Fact and Recommendation 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 Development which tended to show the existing zoning classification given to the property (UC-7) is inappropriate and the proposed zoning classification (being UC-1) 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 (UC-7) given to the property is inappropriate and the proposed zoning classification (being UC-1) is appropriate for the following reasons:
 - a. The character of the surrounding area and this property are more suitable for residential purposes as the subject property is in close proximity to other properties used for the same.
 - b. That the Comprehensive Plan encourages residential uses along roadways akin to Red House Road and the location of the existing infrastructure are adequate for residential use due to the Site and Dimensional Requirements of single-family residences.

- c. The proposed zone (UC-1) will not disrupt traffic along Red House Road or Three Forks Road, nor will its use disrupt the surrounding properties' quiet enjoyment.
- d. The property's existing zone UC-7 is not appropriate.
- e. The proposed zone (UC-1) 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 located at 1700 Red House Road, Richmond, Madison County, Kentucky, BE APPROVED, and the above-described property be zoned as SF-LD.



Robert Farmer
Chair, Madison County Planning Commission



Bert Thomas
Director, Madison County Planning & Development

Madison County, KY



- New Siren Location
- GPS Address
- Parcels
- Shields
- Roads**
- Other Road
- State Owned
- County Owned/Maintained
- County Owned/Maintained (Gravel/Soil)
- County Owned/Not Maintained
- County Owned/Not Maintained (Gravel/Soil)
- City Owned
- City Owned (Gravel/Soil)
- Private Owned
- Private Owned (Gravel/Soil)
- Railroad

MADISON COUNTY
KENTUCKY

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1:9,028
1" = 752 feet
1" = 0.14 miles



Madison County, KY



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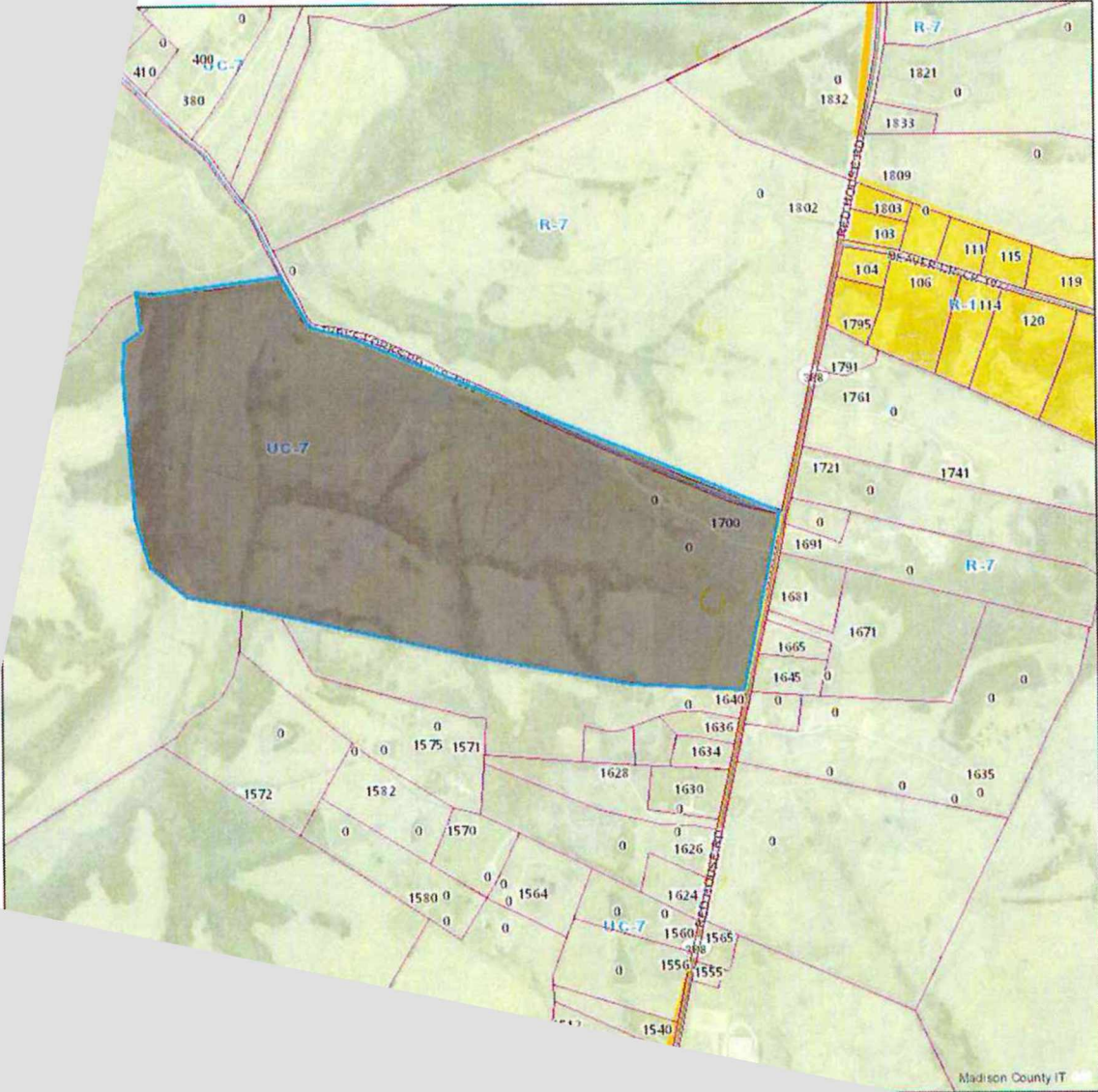
MADISON COUNTY
KENTUCKY

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Madison County, KY



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 - Private Owned (Gravel/Soil)
 - + + Railroad
 - Urban Corridor Boundary
 - Rural Corridor Boundary
 - Zoning T Corridor

MADISON COUNTY
KENTUCKY

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