

**MADISON COUNTY FISCAL COURT
MADISON COUNTY, KY
ORDINANCE 2025-013**

**AN ORDINANCE OF THE MADISON COUNTY FISCAL COURT, KENTUCKY,
APPROVING THE ZONE CHANGE OF 2719 ROBBINSVILLE LOOP,
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 21, 2025, to consider a Land Use Change Request Application from UC-1 Single-Family Residential to UC-4 General Business. 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. 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 and Berea Citizen, by posting signs on the subject property, and by the Secretary of the Commission notifying the adjoining property owners by certified mail.
2. The subject property is part of the Madison County Urban Corridor, an area in the county which has previously been determined by the Planning Commission and the Madison Fiscal Court to have sufficient infrastructure to accommodate the anticipated future growth in the county.
3. The proposed map amendment is in agreement with the adopted Comprehensive Plan. The subject property is located in an area that is conducive to commercial development. Among the general guiding policies to consider for location and development criteria is that “new growth should be focused in the Urban Corridor.” This property is located near other properties with a UC-4 zoning classification and near properties marked for long-term growth. The infrastructure is such so as to permit the development of properties consistent with a UC-4 zoning classification and the topography of the subject property is ideal for it as well.
Further, the Comprehensive Plan identifies this area as a prime area for growth. The proposed map amendment to UC-4 complies with those goals.
4. The property has sufficient water to provide for its intended purpose.

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.

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 classification.

SECTION I

The subject property is as described as follows:

TRACT 1 – A certain tract or parcel of land lying on the North side of the Irvine Road in Madison County, Kentucky, and beginning at a corner of the first parties (Richardsons) land that adjoins the Grover Howell property on the Irvine Road, thence in a westerly direction along the Irving Road a distance of approximately 90 feet to a new corner of the first parties (Richardson) land: thence North along the line of the first parties (Richardson) a distance of about 150 feet, thence a new corner and along the line of the rear of the first parties (Richardson) and west a distance of about 45 feet to the property line of Johnson; thence North again and along the line of Johnson a distance of approximately 155 feet to a corner of Johnson and Hensley, (Ses-Attachment)-thence east about 47 feet along the Hensley line to the property known as Grover Howell, thence South along the Howell line a distance of about 300 feet, more or less to the point of beginning. Said property being bounded on the east by Grover Howell, on the South by the Irvine Road, on the west by Tate and Nora Johnson and on the North by Hensley.

TRACT 2 – The following described lots or parcels of land situated on the North side of the Irvine Road, Madison County, Kentucky, to-wit: Being all of Lots numbered 23 and 24 and the western 25 feet of Lots numbered 22 and 25 that joins Lots 23 and 24 mentioned aforesaid, which now makes on large lot fronting on the Irvine Road 75 feet and running back in parallel lines a total distance of 300 feet. Said property is a part of the Irine Road Subdivision in Madison County, Kentucky and a plat of said subdivision may be found in Plat Book 1, at page 129, Madison County Court Clerk's Office to which specific reference is hereby made; and, for a map of the property described above see same which may be found in Deed Book 186, at page 28, Madison County Court Clerk's Office.

Being the same property conveyed to Matthew Norman, married, by Deed dated October 21, 2024, and recorded in Deed Book 859, page 12, in the Madison County 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.

SECTION IV

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

THIS DOCUMENT WAS FIRST INTRODUCED AND GIVEN FIRST READING IN SUMMARY at a duly convened meeting of the Fiscal Court of Madison County, Kentucky, held on the 12TH day of NOVEMBER 2025.

THIS DOCUMENT WAS GIVEN SECOND READING AND ADOPTED at a duly convened meeting of the Fiscal Court of Madison County, Kentucky, held on the 25TH day of NOVEMBER 2025.

MOTION BY: Bathin

SECONDED BY: Hughes

VOTE:	YES	NO	ABSTAIN
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>	_____	_____

Signed:
R-Taylor
Reagan Taylor
Madison County Judge/Executive

Attested:
Kenny Barger
Kenny Barger
Madison County Clerk

TO: MADISON COUNTY FISCAL COURT
FR: MADISON COUNTY PLANNING COMMISSION
RE: APPLICATION FOR LAND USE MAP AMENDMENT
2719 Robbinsville Loop, Richmond, Kentucky 40475
DA: November 4, 2025

This matter came before the Planning and Zoning Commission for a hearing on October 21, 2025, on application submitted by the landowners, Matthew Norman, to amend the official zoning map of Madison County regarding certain tract located at **2719 Robbinsville Loop, Richmond, Madison County, Kentucky 40475**, from a property currently zoned as UC-1 Single-Family Residential to UC-4 General Business.

Upon proper notice being given and upon hearing testimony and arguments of all parties on October 21, 2025, and upon Motion made and vote taken on October 21, 2025, 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. Valerie Himes 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 that the proposed zoning classification (being UC-4) is appropriate and the same complies with the current Comprehensive Plan and would result in a more cohesive and productive use of the subject property. One member of the public appeared who posed questions regarding site development but offered no evidence or objection to the proposed map amendment.

FINDINGS OF FACT

Upon considering the evidence and testimony summarized herein, the Madison County Planning and Zoning Commission made 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 and Berea Citizen, by posting signs on the subject property, and by the Secretary of the Commission notifying the adjoining property owners by certified mail.
2. The subject property is part of the Madison County Urban Corridor, an area in the county which has previously been determined by the Planning Commission and the Madison Fiscal Court to have sufficient infrastructure to accommodate the anticipated future growth in the county.
3. The proposed map amendment is in agreement with the adopted Comprehensive Plan. The subject property is located in an area that is conducive to commercial development. Among

the general guiding policies to consider for location and development criteria is that “new growth should be focused in the Urban Corridor.” This property is located near other properties with a UC-4 zoning classification and near properties marked for long-term growth. The infrastructure is such so as to permit the development of consistent with a UC-4 zoning classification and the topography of the subject property is ideal for it as well.

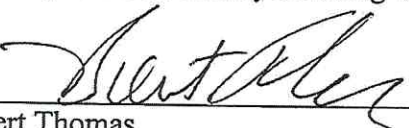
4. Further, the Comprehensive Plan identifies this area as a prime area for growth. The proposed map amendment to UC-4 complies with those goals.
5. The property has sufficient water to provide for its intended purpose.

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 2719 Robbinsville Loop, Richmond, Kentucky 40475 BE APPROVED, and the above-described property be zoned as UC-4.



Robert Farmer
Chair, Madison County Planning Commission



Bert Thomas
Director, Madison County Planning & Development

Area Map - 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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1:2,257
1" = 188 feet
1" = 0.04 miles



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- City Owned
- City Owned (Gravel/Soil)
- Private Owned
- Private Owned (Gravel/Soil)
- Railroad
- Urban Corridor Boundary
- Rural Community
- Rural Corridor
- Madison_Parcels_2024

MADISON COUNTY
KENTUCKY

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Madison County, Kentucky
 2024-01-01
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