

**MADISON COUNTY FISCAL COURT  
MADISON COUNTY, KY  
ORDINANCE 2026-001**

**AN ORDINANCE OF THE MADISON COUNTY FISCAL COURT, KENTUCKY,  
APPROVING THE ZONE CHANGE OF 165 AND 167 CHARLIE NORRIS 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, February 17, 2026, to consider a Land Use Change Request Application from UC-7 Agriculture 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 the 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 County Fiscal Court to have sufficient infrastructure to accommodate the anticipated future growth in the county.
3. 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 business 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. This property and much of the surrounding properties consist of long-time non-conforming uses of the land for commercial or general business purposes; and that appropriately zoning this property consistent with its long-time use will facilitate site development consistent with the Planning & Zoning regulations of Madison County.
  - d. The proposed zone will not disrupt traffic along Charlie Norris Road, nor will its use disrupt the surrounding properties' quiet enjoyment.
  - e. The property's existing zone (UC-7) is not appropriate.
  - f. The proposed zone (UC-4) 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-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-7 TO UC-4 CLASSIFICATION.**

### SECTION I

The subject property is as described as follows:

A certain tract of land located on the east side of Clouse Lane and approximately .6 miles north of Ky. Hwy 52 (New Irvine Road) in Madison County, Kentucky, and being bounded and described by survey made September 14, 1976, by Charles E. Black, a licensed land surveyor (L.S. 670) and further described as follows:

BEGINNING at a concrete nail in the centerline of Clouse Lane and a new corner to Arthur Martin, Jr.; thence with the centerline of Clouse Lane, 2 calls: N 13° 30'33" E 66.99 feet to a concrete nail; thence N 10° 00'00" E 149.81 feet to a concrete nail and common corner to Carl Green; thence leaving the centerline of Clouse Lane with the land of Green S 75° 26'32" E 606.51 feet to a steel pin in the line of Estonia Estates; thence leaving the line of Green with the line of Estonia Estates S 11° 00'26" W 217.13 feet to a steel pin and new corner to Arthur Martin, Jr.; thence leaving the line of Estonia Estates with a new line dividing the land of Martin N 75° 24'19" W 606.83 feet to a concrete nail and point of BEGINNING and containing 3.01 acres. See Plat Book P5 at page 249, Madison County Clerk's Office; and the improvements thereon being known and designated as 165 Charlie Norris Road, Richmond, Kentucky.

### SECTION II

That the Madison County GIS Coordinator make the appropriate changes to the Official Zoning Map of Madison County, Kentucky.

### SECTION III

**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 24<sup>TH</sup> day of FEBRUARY 2026.

**THIS DOCUMENT WAS GIVEN SECOND READING AND ADOPTED** at a duly convened meeting of the Fiscal Court of Madison County, Kentucky, held on the 10<sup>th</sup> day of March 2026.

**MOTION BY:** Botkin

**SECONDED BY:** Combs

<b>VOTE:</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Magistrate James Brian Combs	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>
Magistrate Stephen Lochmueller	<u>      </u>	<u>      </u>	<u>      </u>	<u>✓</u>
Magistrate Billy Ray Hughes	<u>      </u>	<u>      </u>	<u>      </u>	<u>✓</u>
Magistrate Tom Botkin	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>
Judge/Executive Reagan Taylor	<u>✓</u>	<u>      </u>	<u>      </u>	<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  
**165 & 167 Charlie Norris Road, Richmond, Kentucky 40475**  
DA: February 20, 2026

This matter came before the Planning and Zoning Commission for a hearing on February 17, 2026, on application submitted by the landowner, Windsor Creek, LLC, to amend the official zoning map of Madison County regarding certain tract located at **165 and 167 Charlie Norris Road, Richmond, Madison County, Kentucky 40475**, from a property currently zoned as UC-7 to UC-4.

Upon proper notice being given and upon hearing testimony and arguments of all parties on February 17, 2026, and upon Motion made and vote taken on February 17, 2026, 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 a representative of the applicant, Jacob Curry, 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 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. There was no testimony provided or public comment made in opposition to the Application.

**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. 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 the 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 County Fiscal Court to have sufficient infrastructure to accommodate the anticipated future growth in the county.
3. 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 business 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. This property and much of the surrounding properties consist of long-term non-conforming uses of the land for commercial or general business purposes; and that appropriately zoning this property consistent with its long-time use will facilitate site development consistent with the Planning & Zoning regulations of Madison County.
- d. The proposed zone will not disrupt traffic along Charlie Norris Road, nor will its use disrupt the surrounding properties' quiet enjoyment.
- e. The property's existing zone (UC-7) is not appropriate.
- f. 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 and 167 Charlie Norris Road, Richmond, Madison County, Kentucky, BE APPROVED, and the above-described property be zoned as UC-4.

  
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Robert Farmer  
Chair, Madison County Planning Commission

  
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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**

1:4,514  
 1" = 376 feet  
 1" = 0.07 miles

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