MADISON COUNTY FISCAL COURT
MADISON COUNTY, KY
ORDINANCE 2026-012

AN ORDINANCE OF THE MADISON COUNTY FISCAL COURT, KENTUCKY, APPROVING THE ZONE CHANGE OF 2284 BARNES MILL 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, September 29, 2026 to consider a Land Use Change Request Application from R-7 Agriculture to R-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, 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 consists of a single tract of land developed as a winery, event space, and music venue. The applicant has submitted a rendering, which is attached hereto as Exhibit A, reflecting the property, its proposed zoning classification, and how the tract relates to the surrounding property.

3. The subject Property is commonly known as Chenault Vineyards and is bounded on the west, east, north, and south by agricultural land. The Property is situated just southwest of Richmond and lies within the county in the southwest part.

4. The property fronts Barnes Mill Road, which has proven to have significant capacity to handle traffic generated from the venue.

5. The property has operated as a business for many years with great success and value to the county, without issue, and is more appropriately zoned general business. Moreover, the property lies on the Barnes Mill Corridor which the Comprehensive Plan identifies as an area where growth is projected.

6. The proposed development has water and septic capacity for its use and has adequate infrastructure to support additional traffic.

7. The current zoning classification is Agriculture (R-7). The proposed map amendment would change the zoning classification to General Business (R-4) which is in agreement with the Comprehensive Plan, particularly but not limited to:

   Goal D: Economic Development; Support the retention, expansion, attraction, and diversification of business entities to support the local economy.

Objective 3: Collaborate with Richmond, Berea, EKU Athletics and other tourism partners to increase tourism and destinations throughout the county.

Objective 4: Encourage the attraction and development of businesses and venues that support the hospitality and tourism industry.

Goal A: Actively support planning and land use management as a high priority.

Objective 3; "Encourage the preservation of agricultural land and business."

Objective 4; Minimize potential land use conflicts when locating new development.

This rezoning will allow for the continued flourishing of an existing business that has operated for years. While providing jobs and tax benefits to the county, the Property promotes the agricultural heritage of the county and promotes tourism and the arts. This proposed rezoning will rezone this Property to a better, truer classification of its current use.

8. As Exhibit A illustrates, the proposed rezoning provides an efficient transition, both by classification and by utilization of the geography, from one zone/classification to another.

9. The proposal meets a number of objectives and justifications outlined in our current Comprehensive Plan, including:

   a. Minimize potential land use conflicts when locating new development;
   b. Continue to support and collaborate with the Cities of Richmond and Berea in their economic development initiatives;
   c. Encourage the attraction and development of businesses and venues that support the hospitality and tourism industry;
   d. Increase the County's capacity to support economic development initiatives;
   e. Create new and replacement jobs.

10. Based upon the foregoing, it is found that the current land use classification is inappropriate and the proposed land use classification is appropriate and consistent with the Comprehensive Plan.

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 R-7 to R-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 R-7 to R-4 classification.

SECTION I

Being Tract A, consisting of 125.23 acres as shown on the Minor Subdivision Plat for Chenault Land and Cattle Company, being more particularly described in Plat Cabinet 31 at Slide 335, Madison County Clerk's Office, reference to said plat is hereby made for a more particular description of the property.

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 13TH day of OCTOBER 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 27th day of October 2026.

MOTION BY: Botkin

SECONDED BY: Lochmueller

VOTE:	**YES**	**NO**	**ABSTAIN**	**ABSENT**
Magistrate James Brian Combs	✓			
Magistrate Stephen Lochmueller	✓			
Magistrate Billy Ray Hughes	✓			
Magistrate Tom Botkin	✓			
Judge/Executive Reagan Taylor	✓			

Signed:

12-20

Reagan Taylor
Madison County Judge/Executive

Attested:

Kenny Barger
Madison County Clerk

TO: MADISON COUNTY FISCAL COURT
FR: MADISON COUNTY PLANNING COMMISSION
RE: APPLICATION FOR LAND USE MAP AMENDMENT
2284 Barnes Mill Road, Richmond, Kentucky 40475
DA: September 29, 2026

This matter came before the Planning and Zoning Commission for a hearing on September 29, 2026, on application submitted by the landowner, Big Valley Land Company, LLC to amend the official zoning map of Madison County regarding certain tract located **at 2284 Barnes Mill Road, Richmond, Madison County, Kentucky 40475,** from a property currently zoned as R-7 Agriculture (subject to certain granted Conditional Use Permits) to R-4 General Business.

Upon proper notice being given and upon hearing testimony and arguments of all parties on September 29, 2026, and upon Motion made and vote taken on September 29, 2026, 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. Preston Worley 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, Ed Chenault, 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 current zoning classification is inappropriate and the proposed zoning classification (R-4) is appropriate, feasible and the same complies with the current Comprehensive Plan.

There was no public comment in opposition.

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, 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 consists of a single tract of land developed as a winery, event space, and music venue. The applicant has submitted a rendering, which is attached hereto as Exhibit A, reflecting the property, its proposed zoning classification, and how the tract relates to the surrounding property.

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>
> > *Objective 3: Collaborate with Richmond, Berea, EKU Athletics and other tourism partners to increase tourism and destinations throughout the county.*
> >
> > *Objective 4: Encourage the attraction and development of businesses and venues that support the hospitality and tourism industry.*
>
> *Goal A: Actively support planning and land use management as a high priority.*
>
> > *Objective 3; "Encourage the preservation of agricultural land and business."*
> >
> > *Objective 4; Minimize potential land use conflicts when locating new development.*

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d. Increase the County's capacity to support economic development initiatives;
e. Create new and replacement jobs.

10. Based upon the foregoing, it is found that the current land use classification is inappropriate and the proposed land use classification is appropriate and consistent with the Comprehensive Plan.

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 2284 Barnes Mill Road, Richmond, Madison County, Kentucky BE APPROVED, and the above-described property be zoned as R-4.

Robert Farmer
Chair, Madison County Planning Commission

~~Bert Thomas~~ Reagan Taylor
~~Director~~, Madison County Planning & Development
Judge Executive

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

1:9,028

1 " = 752 feet

1 " = 0.14 miles

N

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MADISON COUNTY KENTUCKY

Although reasonable efforts have been made to ensure the accuracy of the Madison County, KY electronically disseminated data, errors may exist. Madison County assumes no responsibility for any errors on this map. The accuracy of any information on this map is not guaranteed to provide a precise representation of any land boundary or survey. This map is not to be used, nor is it intended to be used, as a substitute for a legally recorded survey prepared by a licensed surveyor.

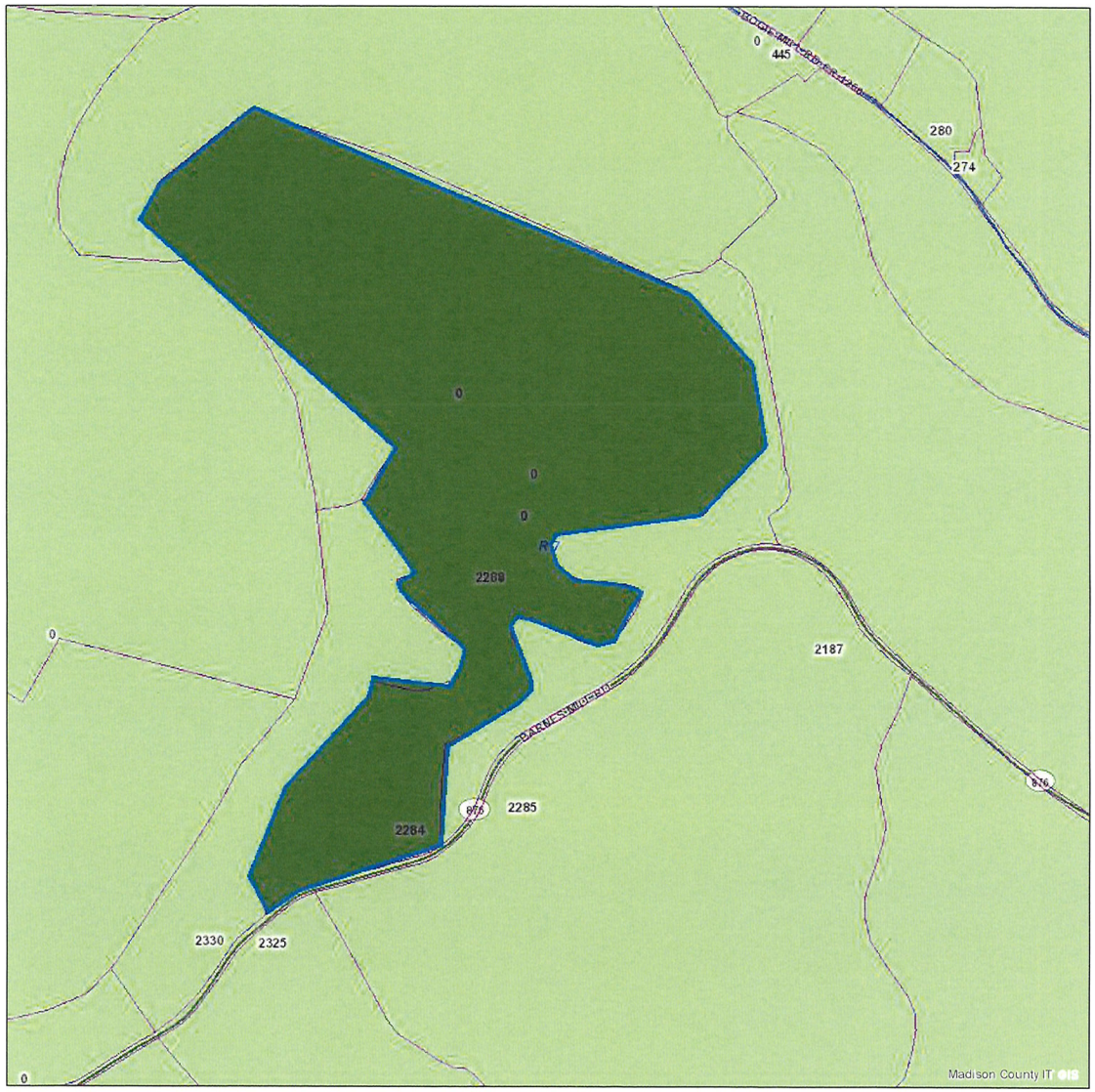
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Railroad

Urban Corridor Boundary

Rural Community

Rural Corridor

Parcels

MADISON COUNTY KENTUCKY

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N