

PARK

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District to B-4 Interchange Business District. The ordinance received its first reading, with a second reading scheduled for Jan. 20, 2026.

City Attorney James Gilbert read the ordinance, noting that the proposed zoning map amendment was reviewed by the Berea Planning Commission during a public hearing on Dec. 9, 2025. The commission found the change appropriate based on specific findings of fact and recommended approval to the City Council.

Councilman John Payne asked for clarification on the property's location and potential use. Fraley said the property is located at the end of 76 Boulevard, which dead-ends, and is owned by Todd and Erin Holbrook. He added that the zoning change itself does not specify a particular use.

Local attorney Kory Isaacs, representing the property owners, said the city's comprehensive plan designates the area for commercial development. He shared that his clients are proposing an RV park designed as a destination attraction.

Isaacs said the concept includes short-term RV stays with amenities such as a swimming pool, a lazy river, and a splash pad. He emphasized that the development would not be intended for long-term or year-round residency.

"The idea is to bring people here, allow them to enjoy their stay, and then send them on their way," Isaacs said, adding that the goal is to attract visitors to Berea for weekend and short-term visits.

Councilman Steve Davis asked whether the RV park would allow full-time rentals. Isaacs responded that the plan is strictly for short-term use and not long-term occupancy.



FILE PHOTO

Berea City Council discusses a proposed zoning change for property along 76 Boulevard during a recent meeting, a first step toward a planned RV destination park that would include recreational amenities such as a pool and lazy river.

Comparing the vision to similar developments elsewhere, Isaacs cautioned that the project is still in its early stages and expectations should remain flexible until plans are finalized and reviewed through the city's planning process.

Councilman Ronnie Terrell raised concerns about nearby residenc-

es and whether neighboring homeowners would be shielded from the development. Isaacs responded that the project would be well maintained and that housing is limited to one side of the property, with no residences behind it.

Councilman Jerry Little noted that the zoning change is only the

first step, explaining that detailed issues such as buffering, screening and layout would be addressed later during the development plan review. Isaacs agreed, saying his clients are prepared to submit a development plan once the zoning process is complete.

Councilwoman Teresa Scinters expressed support

for the proposal, saying she was encouraged to see new development coming to the city and hoped the project would be successful.

No vote was taken during the meeting, and the ordinance will return to council for a second reading on January 20.

Contact Steve Cornelius at scornelius@richmondregister.com.



FACEBOOK PHOTO

The Madison Home seasonal homeless shelter was denied a request for a temporary injunction that would have required the city to immediately issue a certificate of occupancy and allow the shelter to reopen while litigation continues.

SHELTER

Continued from A1

individuals despite the property's B-2 zoning classification. The parties agreed that Madison Home operated in line with that approval and that the conditional use certificate remains valid.

However, in October 2025, the city informed Madison Home it would need to obtain a temporary use permit and undergo an inspection to continue overnight stays. When Madison Home applied for a certificate of occupancy, the request was denied within days. The city cited a "change of occupancy to shelter" and stated the building would need to meet new

construction or residential-use requirements. The city acknowledged no inspection was conducted before issuing the denial.

In his ruling, Judge Maier noted there was no evidence a certificate of occupancy had ever been issued for the shelter and that Madison Home had operated for a period without one. He also said questions about whether the city delayed or waived enforcement of occupancy requirements go to the merits of the case and will be addressed later.

The judge emphasized that temporary injunctions are considered an extraordinary remedy under Kentucky law and require proof that the

moving party will suffer immediate and irreparable harm if relief is not granted.

Madison Home argued that closing the shelter could endanger the lives of disabled homeless individuals during winter months. While acknowledging the nonprofit's mission and the seriousness of homelessness, the court found that the alleged harm focused primarily on potential impacts to third parties rather than immediate, irreparable injury to the organization itself.

Testimony showed Madison Home continues to operate in a limited capacity, maintains community and board support, and

remains financially viable, according to the ruling. Potential harm to fundraising, reputation, or mission effectiveness was deemed speculative or capable of being remedied later.

City attorneys argued that safety concerns justified enforcement of occupancy rules and pointed to the availability of alternative shel-

ter options, including the recently opened Haven of Hope facility in Richmond.

In weighing the equities, the court cited the public interest in consistent enforcement of building and safety codes, particularly for facilities housing vulnerable populations. Even assuming the plaintiffs raised legitimate legal questions,

the judge concluded they failed to show immediate and irreparable harm — a requirement for temporary injunctive relief.

As a result, the court denied the motion. The order is appealable under Kentucky civil rules.

The underlying lawsuit over zoning, occupancy requirements, and code enforcement remains pending.

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