

**MADISON COUNTY FISCAL COURT
MADISON COUNTY, KY
ORDINANCE 2026-004**

**AN ORDINANCE OF THE MADISON COUNTY FISCAL COURT, KENTUCKY,
APPROVING THE ZONE CHANGE OF 2494 LEXINGTON 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 21, 2026, to consider a Land Use Change Request Application from UC-7 Agriculture to UC-5 Industrial. 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 certified mail.
2. The subject property consists of multiple contiguous tracts of undeveloped land. 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 the Carr Family Farm and is bounded on the west by Lexington Road and I-75, to the east by Indigo Run Subdivision, to the north by farmland and property zoned multi-family residential and neighborhood commercial and to the south by farmland. The Property is situated just north of Richmond and lies within the county in the northern part.
4. The property proposed for an industrial and business park lies at the north end of the City of Richmond and is adjacent to property zoned commercial, single-family residential and multi-family residential and agriculture. It can be easily separated by appropriate buffer and screening.
5. The property fronts Lexington Road, an arterial roadway as suggested in the Comprehensive Plan, which has significant capacity to handle whatever traffic is generated by the new development.
6. The property lies entirely within the Urban Corridor and is therefore appropriate for development. Moreover, the property lies in northern Madison County which has been identified for more dense development given its proximity to I-75 and Fayette County.
7. The proposed development has water and sewer capacity, is near a fire station, and has adequate infrastructure to support additional traffic.
8. The current zoning classification is AG. The proposed map amendment would change the zoning classification to Industrial (UC-5) which is in agreement with the Comprehensive Plan, particularly but not limited to:

Goal 1: Land Use and Development: Actively support planning and land use management as a high priority.

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

Goal 3: Economic Development: Support the retention, expansion, attraction and diversification of business entities to support the local economy.

Objective 1; "Continue to support and collaborate with the Cities of Richmond and Berea in their economic development initiatives."

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

Objective 5; "Increase the County's capacity to support economic development initiatives."

Objective 7; "Develop local incentives for targeted industries such as infrastructure support, Build-Ready Sites, or tax abatement."

Regional and local business and industrial parks attract business and investment in the community while providing jobs and tax benefits to the County. This proposed rezoning and development will provide an attractive area for new and existing businesses to flourish within the community. Additionally, the proposed rezoning and development is located along a major corridor.

9. The proposed development will bring much needed job growth and development to address the deficit in the local economy and tax base caused by the end of mission at the Blue Grass Army Depot. (See page 56 of Comprehensive Plan.)
10. 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.
11. 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) Develop local incentives for targeted industries such as infrastructure support, Build-Ready Sites, or tax abatement; and
 - f) Create new and replacement jobs.
12. Accordingly, the Commission finds that the proposed rezoning is in conformity with the Comprehensive Plan.
13. That the existing Agriculture classification of the property is inappropriate, and a change in that classification is both timely, appropriate, and anticipated by the Ordinance.
14. The development of the property for industrial and business uses is both appropriate and desirable.

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-5.

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-5 classification.

SECTION I

The subject property is as described as follows:

All that certain piece, parcel or tract of land located in Madison County, Kentucky, being on the west side of Lexington Road (US Hwy 25), approximately 2 miles north of Interstate 75, Exit 90, and more particularly described as follows:

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

("Reference rebar set" are 1/2" x 18" rebar with a blue cap stamped "Ref Point, PLS 4068")

Beginning at a rebar set in the westerly right-of-way line of US Hwy 25, a.k.a. Lexington Road (60' right-of-way) and common corner to Greenland Farms, LLC (DB 700, Pg 332); said point having Kentucky State Plane, Single Zone coordinates of North 3,817,651.31 and East 5,332,037.69; thence leaving said right-of-way with the line of Greenland Farms, N 89°27'40" W a distance of 5,421.95' to a point witnessed by a ½" rebar found (LS 3205) S 35°09'42" E at a distance of 12.26' and in the line of Richard Cobb IV (DB 500, Pg 397); thence with the line of Cobb, N 24°14'04" E a distance of 81.84' to a 19" walnut witnessed by a reference rebar set N 00°22'55" W at a distance of 1.73'; thence continuing with the line of Cobb, N 18°47'54" W a distance of 376.07' to a ½" rebar (yellow cap); thence N 89°28'56" W, passing a reference rebar set at 49.27', in all a distance of 72.61' to a point in the center of Shallow Ford Creek; thence with the center of the creek and continuing with Cobb, N 22°15'09" W a distance of 105.46' to a point; thence N 04°16'27" E a distance of 169.98' to a point; thence N 10°26'59" E a distance of 101.81' to a point; thence N 19°17'38" E a distance of 88.94' to a point and corner to Richard Cobb IV (DB 593, Pg 106); thence with the line of Cobb and continuing with the creek, N 50°44'29" E a distance of 84.85' to a point; thence N 12°57'44" W a distance of 97.07' to a point; thence N 42°14'04" W a distance of 87.00' to a point; thence N 14°21'29" W a distance of 244.42' to a point; thence N 03°54'15" W a distance of 154.97' to a point; thence N 39°16'21" E a distance of 128.17' to a point; thence N 10°23'24" W a distance of 101.29' to a point; thence N 01°22'38" E a distance of 141.36' to a point; thence N 18°28'55" W a distance of 36.20' to a point; thence N 85°14'05" W a distance of 81.03' to a point; thence N 00°00'00" W a distance of 49.22' to a point; thence N 38°14'54" E a distance of 66.10' to a point; thence N 18°31'15" W a distance of 57.36' to a point and approximate corner to Mary Lou Cobb Horn (DB 645, Pg 327); thence with the line of

Horn and continuing with the center of the creek, N 01°46'43" E a distance of 41.70' to a point; thence N 03°25'35" W a distance of 50.43' to a point; thence N 41°08'19" W a distance of 142.78' to a point; thence N 07°38'44" W a distance of 186.13' to a point; thence N 00°24'41" W a distance of 134.06' to a point; thence N 07°53'31" E a distance of 122.86' to a point; thence N 08°22'49" W a distance of 74.36' to a point; thence N 37°33'14" W a distance of 97.22' to a point; thence N 18°26'15" W a distance of 89.40' to a point; thence N 00°38'40" E a distance of 198.38' to a point; thence N 17°03'26" E a distance of 107.31' to a point; thence N 27°22'13" W a distance of 89.25' to a point; thence N 05°00'55" E a distance of 82.58' to a point; thence N 03°58'57" W a distance of 23.16' to a point and corner to Indigo Run Subdivision, Phase 3 (PB 21, Pg 156) and remaining undeveloped lands of Indigo Run, Inc. (DB 485, Pgs 561 & 564); said point being witnessed by a ½" rebar found (no cap) S 80°55'05" W at a distance of 30.31'; thence leaving the creek with the line of Indigo Run, Inc., N 80°55'05" E a distance of 55.01' to a rebar set; thence N 02°09'55" W a distance of 1,333.74' to a rebar set; thence N 00°26'43" E a distance of 762.31' to a rebar set; thence N 86°04'56" W a distance of 122.29' to a point in the center of Shallow Ford Creek and common corner to Bennett Farm, LLC, Tract 9 (DB 686, Pg 99); said point being witnessed by a ½" rebar found N 86°04'56" W at a distance of 8.50'; thence with the center of the creek and the line of Bennett Farm, Tract 9, N 00°33'22" E a distance of 37.69' to a point; thence N 57°42'53" E a distance of 26.27' to a point; thence N 86°40'49" E a distance of 93.58' to a point; thence N 21°17'40" E a distance of 216.46' to a point; thence N 01°38'22" W a distance of 271.23' to a point; thence N 14°36'55" E a distance of 75.40' to a point; thence S 80°04'29" E a distance of 74.30' to a point; thence N 47°38'14" E a distance of 82.40' to a point; thence N 25°55'00" E a distance of 178.17' to a point; thence N 00°33'10" W a distance of 122.82' to a point; thence N 61°08'49" W a distance of 118.87' to a point; thence N 30°54'11" W a distance of 44.34' to a point; thence N 35°00'10" E a distance of 46.02' to a point and approximate corner to Bennett Farm, LLC, Tract 8 (DB 686, Pg 99); thence with the line of Bennett Farm, Tract 8, and continuing with the center of the creek, S 85°20'41" E a distance of 193.81' to a point; thence N 73°58'41" E a distance of 209.65' to a point; thence N 86°50'01" E a distance of 184.95' to a point; thence N 22°45'35" E a distance of 72.39' to a point; thence S 72°30'04" E a distance of 91.65' to a point; thence N 56°48'44" E a distance of 71.29' to a point; thence S 46°05'12" E a distance of 66.72' to a point; thence S 65°19'19" E a distance of 57.36' to a point; thence N 76°12'39" E a distance of 93.26' to a point; thence S 26°36'51" E a distance of 76.08' to a point; thence S 69°58'26" E a distance of 139.10' to a point; thence N 79°47'03" E a distance of 64.07' to a point witnessed by a reference rebar set S 13°57'20" W at a distance of 32.96'; thence leaving the creek, N 89°38'54" E a distance of 132.46' to a rebar set; thence N 89°38'54" E a distance of 397.76' to a rebar set; thence S 87°44'08" E a distance of 920.12' to a rebar set at a 10" hackberry; thence S 87°00'10" E a distance of 745.58' to a rebar set in the line of Betsy Carr Smith Heirs (title not found); thence with the line of said Smith Heirs, S 03°23'18" W a distance of 791.65' to a rebar set at an oak and corner to Betsy Carr Smith Heirs (DB 339, Pg 111,

291.87' to a rebar set; thence S 12°03'32" E a distance of 306.10' to a rebar set; thence S 80°43'48" E a distance of 144.86' to a rebar set; thence S 02°05'17" E a distance of 693.44' to a point; thence S 89°26'08" E a distance of 1,205.47' to a rebar set; thence N 03°53'03" W a distance of 623.59' to a rebar set and corner to Betsy Carr Smith Heirs (DB 436, Pg 453); thence with the line of said Smith Heirs, N 81°28'46" E a distance of 1,698.19' to a rebar set in the westerly right-of-way line of US Hwy 25, a.k.a. Lexington Road (60' right-of-way); thence with said right-of-way, S 04°04'00" E a distance of 892.76' to a rebar set; thence S 04°14'42" E a distance of 252.17' to a rebar set; thence 863.05' along the arc of a curve turning to the right, having a radius of 1,420.00', a chord bearing S13°10'01" W, and a chord length of 849.83', to a rebar set; thence S 30°34'43" W a distance of 332.67' to a rebar set; thence 380.35' along the arc of a curve turning to the left, having a radius of 1,030.00', a chord bearing S_19°59'59" W, and a chord length of 378.19', to a rebar set; thence S 09°25'15" W a distance of 461.15' to a rebar set; thence 476.46' along the arc of a curve turning to the left, having a radius of 4,630.19', a chord bearing S_06°28'23" W, and a chord length of 476.25', to a rebar set; thence S 03°33'45" W a distance of 189.38' to a rebar set; thence S 02°54'09" W a distance of 242.94' to the Point of Beginning, having an area of 722.14 acres, as surveyed by Spencer Land Surveying (Job No. 3236) on August 13, 2025, Stuart W. Spencer, PLS 4068.

Being all of the land conveyed to Carr Acres, LLC, a Kentucky Limited Liability Company, on February 12, 2014, by deed recorded in Deed Book 700, Page 348, all in the office of the Madison County Clerk.

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 28 day of July 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 11TH day of August 2026.

MOTION BY:

Combs

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:

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
2494 Lexington Road, Richmond, Kentucky 40475
DA: July 23, 2026

This matter came before the Planning and Zoning Commission for a hearing on July 21, 2026, on application submitted by the landowner, Carr Acres, LLC, to amend the official zoning map of Madison County regarding certain tract located at **2494 Lexington Road, Richmond Madison County, Kentucky 40475** from a property currently zoned as UC-7 Agriculture to UC-5 Industrial.

Upon proper notice being given and upon hearing testimony and arguments of all parties on July 21, 2026, and upon Motion made and vote taken on July 21, 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 C. 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, "Bud" Carr and Lucas Witt, a consultant with Central Kentucky Business Park Authority, 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 land use map amendment was consistent with the goals and directives of the Comprehensive Plan, and that the subject property's proposed use would promote the goals and objectives as stated in the Comprehensive Plan and that the subject property was suitable and has sufficient infrastructure for the uses allowed in the proposed land use map amendment .

There was considerable public comment and testimony in opposition to the proposed land use map amendment. Said testimony in opposition regarded whether sufficient soil and geological tests have been performed on the subject property to determine its suitability for construction; concerns regarding traffic; the redundancy of having more land with a UC-5 land use designation when there were other industrial parks within the City of Richmond and City of Berea; and general concerns regarding growth and the loss of farmland in Madison County.

There were public comments and testimony provided in support of the proposed land use map amendment regarding the need for jobs and growth for Madison County to preserve other local businesses, schools, and citizens.

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 certified mail.
2. The subject property consists of multiple contiguous tracts of undeveloped land. 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 the Carr Family Farm and is bounded on the west by Lexington Road and I-75, to the east by Indigo Run Subdivision, to the north by farmland and property zoned multi-family residential and neighborhood commercial and to the south by farmland. The Property is situated just north of Richmond and lies within the county in the northern part.
4. The property proposed for an industrial and business park lies at the north end of the City of Richmond and is adjacent to property zoned commercial, single-family residential and multi-family residential and agriculture. It can be easily separated by appropriate buffer and screening.
5. The property fronts Lexington Road, an arterial roadway as suggested in the Comprehensive Plan, which has significant capacity to handle whatever traffic is generated by the new development.
6. The property lies entirely within the Urban Corridor and is therefore appropriate for development. Moreover, the property lies in northern Madison County which has been identified for more dense development given its proximity to I-75 and Fayette County.
7. The proposed development has water and sewer capacity, is near a fire station, and has adequate infrastructure to support additional traffic.
8. The current zoning classification is AG. The proposed map amendment would change the zoning classification to Industrial (UC-5) which is in agreement with the Comprehensive Plan, particularly but not limited to:

Goal 1: Land Use and Development: Actively support planning and land use management as a high priority.

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

Goal 3: Economic Development: Support the retention, expansion, attraction and diversification of business entities to support the local economy.

Objective 1; "Continue to support and collaborate with the Cities of Richmond and Berea in their economic development initiatives."

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Objective 7; "Develop local incentives for targeted industries such as infrastructure support, Build-Ready Sites, or tax abatement."

Regional and local business and industrial parks attract business and investment in the community while providing jobs and tax benefits to the County. This proposed rezoning

and development will provide an attractive area for new and existing businesses to flourish within the community. Additionally, the proposed rezoning and development is located along a major corridor.

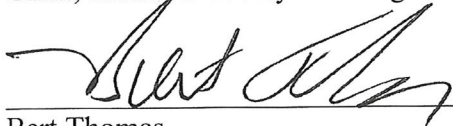
9. The proposed development will bring much needed job growth and development to address the deficit in the local economy and tax base caused by the end of mission at the Blue Grass Army Depot. (See page 56 of Comprehensive Plan.)
10. As Exhibit A illustrates, the proposed rezoning provides an efficient transition, both by classification and by utilization of the geography, from one zone/classification to another.
11. 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) Develop local incentives for targeted industries such as infrastructure support, Build-Ready Sites, or tax abatement; and
 - f) Create new and replacement jobs.
12. Accordingly, the Commission finds that the proposed rezoning is in conformity with the Comprehensive Plan.
13. That the existing Agriculture classification of the property is inappropriate, and a change in that classification is both timely, appropriate, and anticipated by the Ordinance.
14. The development of the property for industrial and business uses is both appropriate and desirable.

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 2494 Lexington Road, Richmond, Madison County, Kentucky BE APPROVED, and the above-described property be zoned as UC-5.



Robert Farmer
Chair, Madison County Planning Commission



Bert Thomas
Director, Madison County Planning & Development

Area Map - Madison County, KY



City Limits

Richmond Incorporated Boundary

New Siren Location

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



Although significant efforts have been made to ensure the accuracy of this map, Madison County Engineering cannot be held responsible for any errors or omissions that may appear here or in the future.

This map is for informational purposes only and should not be used for any legal or financial purposes without the assistance of a professional surveyor or engineer.

Madison County Engineering, Inc.
 1000 N. Main St., Suite 100
 Bowling Green, KY 42301
 270-845-1000

1:18,056

1" = 1,505 feet

1" = 0.28 miles



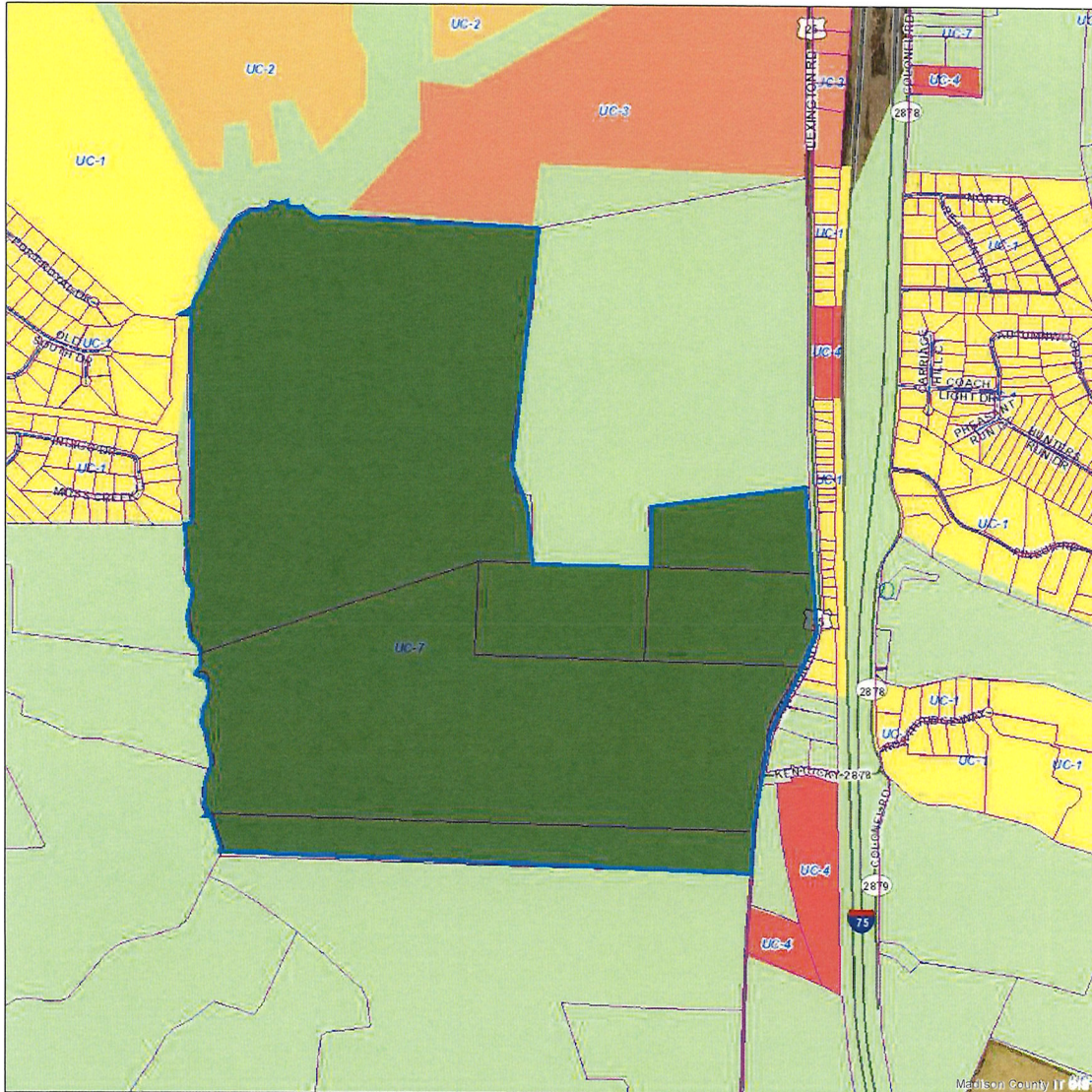
although research efforts have been made to identify the occurrence of the drug, Washington County currently has no studies that have been designed to identify whether the use of this drug is increasing or decreasing.

After being found to be a nonproblematic substance in previous alcohol and drug education efforts, and should not be the focus of a legally-mandated screening conducted by:

Washington County Health Services
200 N. 1st Street, Suite 200
Rocky Mount, NC 27868
919.866.6666
www.washcohealth.org



Area Map - Madison County, KY



City Limits

Richmond Incorporated Boundary

New Siren Location

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

Urban Corridor Boundary

Rural Community

Rural Corridor

Parcels

MADISON COUNTY
KENTUCKY

Although the information on this map is derived from the best available data, the County does not warrant the accuracy or completeness of the information. The County is not responsible for any errors or omissions. The County is not responsible for any damages, including consequential damages, arising from the use of this map.

This map is for informational purposes only. It is not intended to be used for legal or financial purposes. The County is not responsible for any damages, including consequential damages, arising from the use of this map.

Scale: 1" = 1,505 feet
1" = 0.28 miles

Map Date: 11/14/17
Map By: [Name]
Map For: [Name]

1:18,056

1" = 1,505 feet

1" = 0.28 miles

