

**MADISON COUNTY FISCAL COURT
MADISON COUNTY, KY
ORDINANCE 2026-008**

**AN ORDINANCE OF THE MADISON COUNTY FISCAL COURT, KENTUCKY,
APPROVING THE ZONE CHANGE OF 215 AVAWAM DRIVE, 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-1 Single-Family Residential to UC-2 Multi-Family Residential. 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 two (2) tracts of undeveloped land totaling 46.84 acres. The applicant has submitted a site rendering and legal description, which is attached hereto as Exhibit A of its Application, reflecting the property, its proposed zoning classification, and how the tract relates to the surrounding property.
3. The subject Property is within the Boone's Trace Subdivision and is bounded on the west by undeveloped residential lots and Boone's Trace National Golf Club, to the east by undeveloped residential lots, to the north by residential lots and to the south by undeveloped property. The property is situated off Exit 97 at I-75 and lies within the county in the northern part.
4. The proposed use of the property is to develop an age restrictive gated community for residents 55 and older. The development will include multi-family townhomes, a clubhouse, swimming pool, fitness center, and other high-quality amenities.
5. Boone's Trace Subdivision was developed in 1998 with approximately 800 buildings sites of which approximately 500 currently have residential houses.
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 and high-quality 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 UC-1. The proposed map amendment would change the zoning classification to multi-family residential (UC-2) which is in agreement with the

Comprehensive Plan, particularly for the need for age restrictive developments (55 and older) to provide diverse communities; and to provide high-density and high-quality housing in northern Madison County considering its close proximity to Lexington and Fayette County.

9. The proposed development addresses the growing need for senior living communities as one-third of our citizens are currently 55 and older.
10. 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. Provides for the need for diverse housing opportunities;
 - b. Provides high-density housing in northern Madison County for developments in close proximity to I-75;
 - c. Provides high-quality housing opportunities in northern Madison County.
12. The proposed rezoning is in agreement and conformity with the Comprehensive Plan.
 - a. That the proposed classification of the property (UC-2) is in agreement with the Comprehensive Plan and a change to that classification is both timely, appropriate and anticipated by the Ordinance.
 - b. The development of the property for multi-family 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-1 to UC-2.

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-2 classification.

SECTION I

A certain tract of land located on the South side of Avawam Drive, Richmond, Madison County, Kentucky and being further described as follows:

Beginning at a set mag nail and aluminum shiner stamped "ABACUS LPLS 3265 in the center of Avawam Drive, thence a new line with Vanwinkle Real Estate Holdings, LLC, four calls:

S 78°40'3 J" W 224.57' to a set iron pin and cap, S 47°17'3 1" W 343.29' to a set iron pin and cap, S 36°11'57" E 165.21' to a set iron pin and cap,

S 41°01'51" E 220.71' to a found ½" diameter, 18" in length iron pin with a yellow plastic cap stamped "ABACUS LPLS 3265, corner to Lot 167-A (The Pinnacle at Boone's Trace Phase 1-A) Brock F. & Ariana K. Swentzel (DB 841 PG 139)

Thence with line of Swentzel, two calls:

S 52°15'15" W 96.07' to a found ½" diameter, 18" in length iron pin with a yellow plastic cap stamped "ABACUS LPLS 3265, S 52°15'15" W 111.69' to a found ½" diameter, 18" in length iron pin with a yellow plastic cap stamped "ABACUS LPLS 3265, corner to Lot 165-A (The Pinnacle at Boone's Trace Phase 1-A) Dylan & Kristin Murphy (DB 840 PG 1)

Thence with line of Swentzel, two calls:

S 46°46'46" W 190.59' to a found ½" diameter, 18" in length iron pin with a yellow plastic cap stamped "ABACUS LPLS 3265,
S 50°17'49" E 170.89' to a found ½" diameter, 18" in length iron pin with a yellow plastic cap stamped "ABACUS LPLS 3265, corner to Blue Willow Property Group, LLC (The Fairways Phase II) (DB 857 PG 729)

Thence with line of Blue Willow Property Group, LLC, four calls:

S 86°58'26" W 538.91' to a found ½" diameter, 18" in length iron pin with a yellow plastic cap stamped "ABACUS LPLS 3265, N 52°55'13" W 485.77' to a found ½" diameter, 18" in length iron pin with a yellow plastic cap stamped "ABACUS LPLS 3265, N 65°38'39" W 50.06' to a found ½" diameter, 18" in length iron pin with a yellow plastic cap stamped "ABACUS LPLS 3265,

N 77°17'26" W 185.90' to a found ½" diameter, 18" in length iron pin with a yellow plastic cap stamped "ABACUS LPLS 3265, corner to Tract IC, Vanwinkle Real Estate Holdings, LLC (DB 873 PG 49)

Thence with line of Vanwinkle Real Estate Holding, LLC, five calls:

N 77°17'26" W 138.83' to a found ½" diameter, 18" in length iron pin with a yellow plastic cap stamped "ABACUS LPLS 3265, N 0°36'21" W 38.64' to a found ½" diameter, 18" in length iron pin with a yellow plastic cap stamped "ABACUS LPLS 3265,
S 89°23'39" W 50.00' to a found ½" diameter, 18" in length iron pin with a yellow plastic cap stamped "ABACUS LPLS 3265, N 59°51'23" W 317.77' to a found ½" diameter, 18" in length iron pin with a yellow plastic cap stamped "ABACUS LPLS 3265,
N 14°38'01" E 50.03' to a found ½" diameter, 18" in length iron pin with a yellow plastic cap stamped "ABACUS LPLS 3265, corner to (Tract 1-E) Vanwinkle Real Estate Holdings, LLC (DB 877 PG 538)

Thence with line of Vanwinkle Real Estate Holdings, LLC, nine calls:

N 65°57'03.11" E 202.93' to a found ½" diameter, 18" in length iron pin with a yellow plastic cap stamped "ABACUS LPLS 3265, N 34°54'27" E 251.69' to a found ½" diameter, 18" in length iron pin with a yellow plastic cap stamped "ABACUS LPLS 3265, N 56°53'12" E 310.11' to a found ½" diameter, 18" in length iron pin with a yellow plastic cap stamped "ABACUS LPLS 3265, N 42°12'59" E 237.97' to a found ½" diameter, 18" in length iron pin with a yellow plastic cap stamped "ABACUS LPLS 3265, S 43°41'53" E 32.67' to a found ½" diameter, 18" in length iron pin with a yellow plastic cap stamped "ABACUS LPLS 3265, N 45°05'39" E 204.77' to a found ½" diameter, 18" in length iron pin with a yellow plastic cap stamped "ABACUS LPLS 3265, N 46°06'54" W 71.12' to a found ½" diameter, 18" in length iron pin with a yellow plastic cap stamped "ABACUS LPLS 3265, N 4°33'00" E 84.42' to a found ½" diameter, 18" in length iron pin with a yellow plastic cap stamped "ABACUS LPLS 3265, N 30°32'44" E 228.75' to a found mag nail and aluminum shiner stamped "ABACUS LPLS 3265, in the center of Avawam Drive.

Thence with the center of Avawam Drive, nine calls:

S 60°59'37" E 31.32' to a point in the center of Avawam Drive,
S 52°55'36" E 176.33' to a point in the center of Avawam Drive,
S 51°22'25" E 244.14' to a point in the center of Avawam Drive,
S 74°20'39" E 139.34' to a point in the center of Avawam Drive, with set witness pin and cap bearing, S 13°50'14" W 35.00'
S 66°28'12" E 112.68' to a point in the center of Avawam Drive,
S 38°09'44" E 202.09' to a point in the center of Avawam Drive,
S 73°22'45" E 197.52' to a point in the center of Avawam Drive,
S 36°31'12" E 158.74' to a point in the center of Avawam Drive,
S 11°19'29" E 46.62' to the point of beginning.

Encompassing 39.87 +/- acres by survey performed June 16th, 2026 by Abacus Engineering and Land Surveying Inc. Dwayne Wheatley LPLS 3265 and being a portion of the same property conveyed to Vanwinkle Real Estate Holdings, LLC by deed of record dated June 26th, 2026 recorded in the Office of The Madison County Clerk at Deed Book 884 Page 640.

AND

A certain tract of land located adjacent to the above-described property (Tract 1) on the South side of Avawam Drive, Richmond, Madison County, Kentucky and being further described as follows:

Beginning at a found ½" diameter, 18" in length iron pin with a yellow plastic cap stamped "ABACUS LPLS 3265, corner to Blue Willow Property Group, LLC (The Fairways Phase II) (DB 857 PG 729), thence with line of Blue Willow Property Group, LLC, seven calls:
S 25°49'43" W 23.34' to a found ½" diameter, 18" in length iron pin with a yellow plastic cap stamped "ABACUS LPLS 3265, S 27°06'17" W 127.24' to a found ½" diameter, 18" in length iron pin with a yellow plastic cap stamped "ABACUS LPLS 3265, S 20°43'06"

W 247.59' to a found ½" diameter, 18" in length iron pin with a yellow plastic cap stamped "ABACUS LPLS 3265, N 66°14'38" W 140.33' to a found ½" diameter, 18" in length iron pin with a yellow plastic cap stamped "ABACUS LPLS 3265, N 70°07'25" W 313.61' to a found ½" diameter, 18" in length iron pin with a yellow plastic cap stamped "ABACUS LPLS 3265, N 28°21'3 1" W 67.17' to a found ½" diameter, 18" in length iron pin with a yellow plastic cap stamped "ABACUS LPLS 3265, N 81°32' 10" W 186.57' to a found ½" diameter, 18" in length iron pin with a yellow plastic cap stamped "ABACUS LPLS 3265, comer to (Boone's Trace National Gold Club) RUTT4PROPERTIES, LLC (DB 768 PG 582)

Thence with line of RUTT4PROPERTIES, LLC, three calls:

N 29°00'48" E 77.13' to a found ½" diameter, 18" in length iron pin with a yellow plastic cap stamped "ABACUS LPLS 3265, N 10°31'21" W L6.18' to a found ½" diameter, 18" in length iron pin with a yellow plastic cap stamped "ABACUS LPLS 3265, N 54°08'16" W 291.50' to a found ½" diameter, 18" in length iron pin with a yellow plastic cap stamped "ABACUS LPLS 3265, comer to (Presidential Estates Phase I) Vanwinkle Real Estate Holdings, LLC (DB 873 PG 49)

Thence with line of Vanwinkle Real Estate Holdings, LLC, two calls:

S 81°12'06" E 376.50' to a found ½" diameter, 18" in length iron pin with a yellow plastic cap stamped "ABACUS LPLS 3265, N 65°57'03" E 216.11' to a found ½" diameter, 18" in length iron pin with a yellow plastic cap stamped "ABACUS LPLS 3265, comer to (Tract 1) Vanwinkle Real Estate Holdings, LLC (DB 884 PG 640)

Thence with line of Vanwinkle Real Estate Holdings, LLC, five calls:

S 14°38'01" W 50.03' to a found ½" diameter, 18" in length iron pin with a yellow plastic cap stamped "ABACUS LPLS 3265, S 59°51'23" E 317.77' to a found ½" diameter, 18" in length iron pin with a yellow plastic cap stamped "ABACUS LPLS 3265, N 89°23'39" E 50.00' to a found ½" diameter, 18" in length iron pin with a yellow plastic cap stamped "ABACUS LPLS 3265, S 0°36'21" E 38.64' to a found ½" diameter, 18" in length iron pin with a yellow plastic cap stamped "ABACUS LPLS 3265, S 77°17'26" E 138.83' to the point of beginning

Encompassing 6.97 +/- acres by survey performed August 25th, 2026 by Abacus Engineering and Land Surveying Inc. Dwayne Wheatley LPLS 3265 and being a portion of the same property conveyed to Vanwinkle Real Estate Holdings, LLC by deed of record dated September 1 Ph, 2025 recorded in the Office of The Madison County Clerk at Deed Book 873 Page 49.

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 11 day of August 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 25th day of August 2026.

MOTION BY:

Bathin

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 MCC
Kenny Barger
Madison County Clerk

TO: MADISON COUNTY FISCAL COURT
FR: MADISON COUNTY PLANNING COMMISSION
RE: APPLICATION FOR LAND USE MAP AMENDMENT
215 Avawam Drive, Richmond, Kentucky 40475
DA: July 27, 2026

This matter came before the Planning and Zoning Commission for a hearing on July 21, 2026, on application submitted by the landowner, VanWinkle Real Estate Holdings, LLC, to amend the official zoning map of Madison County regarding a certain tract located at **215 Avawam Drive, Richmond, Madison County, Kentucky 40475**, from a property currently zoned as UC-1 Single-Family Residential to UC-2 Multi-Family Residential.

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. Jerry W. Gilbert 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, VanWinkle Real Estate Holdings, LLC, Jack VanWinkle, Mike Osborne, HOA President of Boones Trace, 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 (UC-2) is appropriate, feasible, and the same complies with the current Comprehensive Plan.

FINDINGS OF FACTS

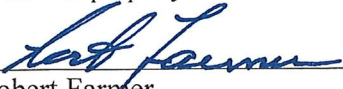
Upon considering the evidence and testimony summarized herein, the Madison County Planning and Zoning Commission made the following Findings of Fact:

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 two (2) tracts of undeveloped land totaling 46.84 acres. The applicant has submitted a site rendering and legal description, which is attached hereto as Exhibit A of its Application, reflecting the property, its proposed zoning classification, and how the tract relates to the surrounding property.
3. The subject Property is within the Boone's Trace Subdivision and is bounded on the west by undeveloped residential lots and Boone's Trace National Golf Club, to the east by undeveloped residential lots, to the north by residential lots and to the south by undeveloped property. The property is situated off Exit 97 at I-75 and lies within the county in the northern part.

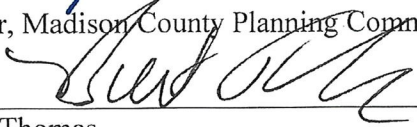
4. The proposed use of the property is to develop an age restrictive gated community for residents 55 and older. The development will include multi-family townhomes, a clubhouse, swimming pool, fitness center, and other high-quality amenities.
5. Boone's Trace Subdivision was developed in 1998 with approximately 800 buildings sites of which approximately 500 currently have residential houses.
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 and high-quality 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 UC-1. The proposed map amendment would change the zoning classification to multi-family residential (UC-2) which is in agreement with the Comprehensive Plan, particularly for the need for age restrictive developments (55 and older) to provide diverse communities; and to provide high-density and high-quality housing in northern Madison County considering its close proximity to Lexington and Fayette County.
9. The proposed development addresses the growing need for senior living communities as one-third of our citizens are currently 55 and older.
10. 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. Provides for the need for diverse housing opportunities;
 - b. Provides high-density housing in northern Madison County for developments in close proximity to I-75;
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12. The proposed rezoning is in agreement and conformity with the Comprehensive Plan.
 - a. That the proposed classification of the property (UC-2) is in agreement with the Comprehensive Plan and a change to that classification is both timely, appropriate and anticipated by the Ordinance.
 - b. The development of the property for multi-family 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 215 Avawam Drive, Richmond, Madison County, Kentucky BE APPROVED, and the above-described property be zoned as UC-2.



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

Although the County has been created in the
shape of the County of Madison County,
the County is not a political entity and
does not have a government.

As a result of the County's creation, the
County is not a political entity and
does not have a government.

Madison County, Kentucky
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and is not a political entity and
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1:9,028
1" = 752 feet
1" = 0.14 miles



Area Map - Madison County, KY



- New Siren Location
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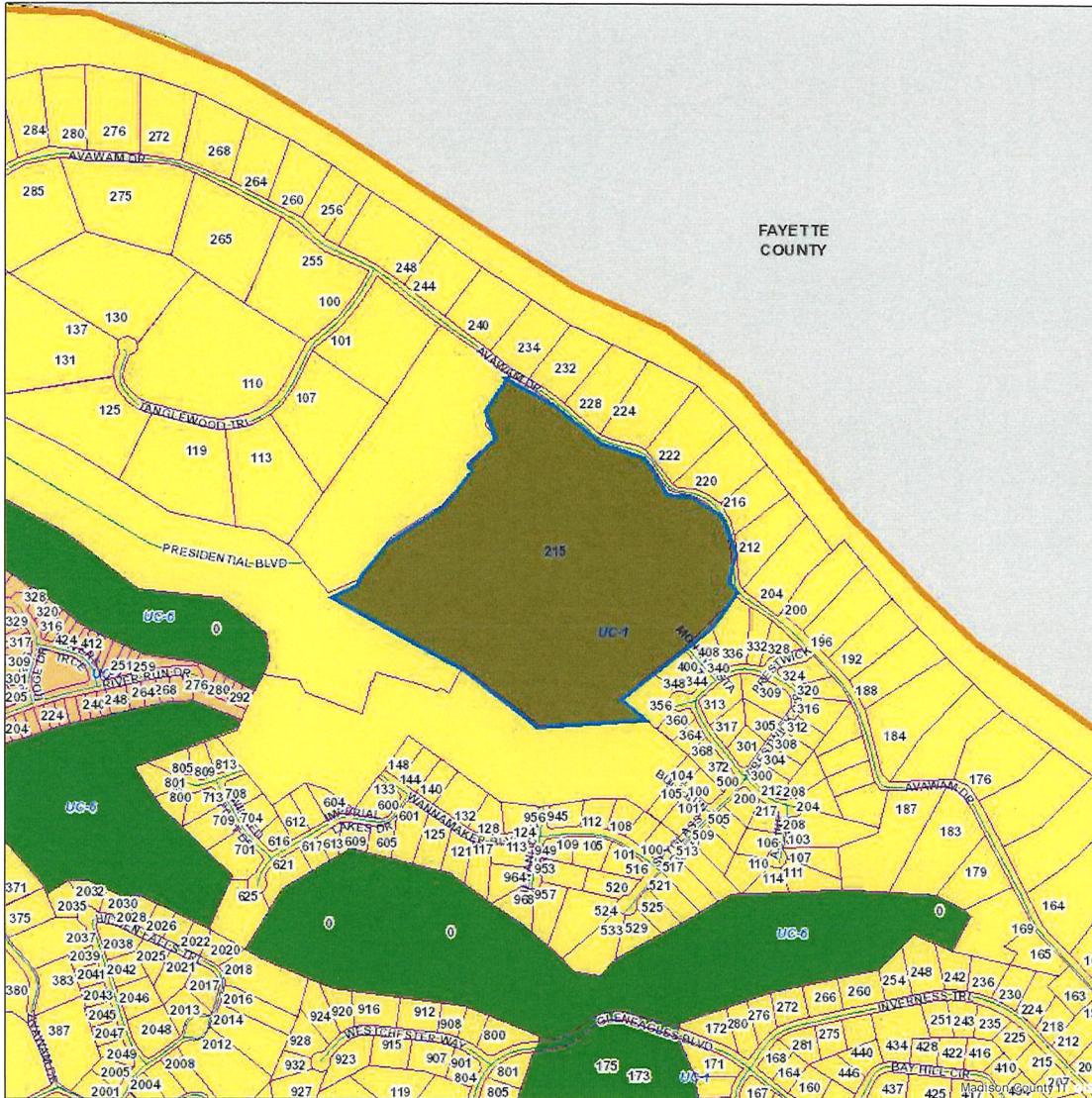
MADISON COUNTY
KENTUCKY

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Area Map - Madison County, KY



- New Siren Location
- GPS Address
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 - 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 accuracy of this map is intended to be as high as possible, the County does not warrant the accuracy of this map. The County is not responsible for any errors or omissions. This map is for informational purposes only and should not be used for legal or financial purposes. The County is not responsible for any damages or losses resulting from the use of this map. The County is not responsible for any damages or losses resulting from the use of this map.

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