

**MADISON COUNTY FISCAL COURT
MADISON COUNTY, KY
ORDINANCE 2026-005**

**AN ORDINANCE OF THE MADISON COUNTY FISCAL COURT, KENTUCKY,
APPROVING THE ZONE CHANGE OF 2401 DUNCANNON LANE, 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-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 certified mail.
2. That the existing zoning classification (UC-7) given to the property is inappropriate and the proposed zoning classification (being UC-4 General Business) is appropriate for the following reasons:
 - a. The character of the surrounding area and this property are more suitable for commercial purposes as the subject property is in close proximity to other properties used for non-residential purposes.
 - b. The Comprehensive Plan encourages business uses along roadways akin to Duncannon Lane, 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. The size of the subject property is not suitable for Agricultural use.
 - d. All necessary utilities are available to service the property for its requested zone.
 - e. The proposed zone will not disrupt traffic along Duncannon Lane, nor will its use disrupt the surrounding properties' quiet enjoyment.
 - f. The property's existing zone UC-7 is not appropriate.
 - g. 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:

All that certain piece, parcel, or tract of land located in Madison County, Kentucky, on the waters of Silver Creek, located on the southeast side of Duncannon Lane (KY Hwy 2872) approximately 0.55 miles northeast of the intersection of Peytontown Road, and being more particularly described as follows:

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

Beginning at a rebar set in the southeasterly right-of-way line of Duncannon Lane, KY Hwy 2872 (variable width r/w, DB 844, Pg 698), being a common corner to Shirley Carson Gibson (DB 782, Pg 699, Tract 2B), and having KY State Plane, Single Zone coordinates, **North 3,769,904.83** and **East 5,327,598.72**; thence with said right-of-way, five (5) calls: **N 44°56'34" E** a distance of **370.07'** to a 5/8" rebar found with alum. disk stamped "KYTC"; thence **N 25°36'51" E** a distance of **171.79'** to a 5/8" rebar found with alum. disk stamped "KYTC"; thence **N 33°12'06" E** a distance of **181.37'** to a 5/8" rebar found with alum. disk stamped "KYTC"; thence **N 55°26'39" E** a distance of **199.19'** to a 5/8" rebar found with alum. disk stamped "KYTC"; thence **N 37°48'02" E** a distance of **132.58'** to a rebar set, being a common corner to Parrish Brothers, LLC (DB 646, Pg 650, Tract 2); thence with Parrish Brothers, then Martha Anne Hundley Revocable Trust (DB 734, Pg 454, Parcel E, Tract II), along the centerline of the abandoned L&N Railroad "Richmond Branch", **S 20°00'22" W**, passing the common corner Parrish Brothers, LLC and the Hundley Trust at an approximate distance of 256', in all a total distance of **890.88'** to a rebar set; thence continuing with the Hundley Trust and aforesaid L&N centerline, **S 26°15'17" W** a distance of **104.28'** to a 1/2" rebar found, LS 670, being a common Corner to the Hundley Trust and aforesaid Gibson; thence with Gibson, **N 66°20'39" W** a distance of **359.61'** to the **Point of Beginning**, having an area of **4.29 acres**, as surveyed by Spencer Land Surveying (Job No. 3375) on May 28, 2026, Stuart W. Spencer, PLS 4068, as depicted on a plat recorded in Plat Book _____, Page _____, in the office of the Madison County Clerk.

Being subject to a 100' East Kentucky Power Cooperative easement recorded in Deed Book 412, Page 174, in the office of the Madison County Clerk.

Being a portion of the lands conveyed to Parrish Brothers, LLC, by Jane J. Parrish, et al, on June 8, 2021, by deed recorded in Deed Book 646, Page 650, 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 11 day of Aug 2026.

MOTION BY:

Botkin

SECONDED BY:

Combs

VOTE:

YES

NO

ABSTAIN

ABSENT

Magistrate James Brian Combs

✓

Magistrate Stephen Lochmueller

✓

Magistrate Billy Ray Hughes

✓ X KB

✓

Magistrate Tom Botkin

✓

Judge/Executive Reagan Taylor

✓

Signed:

R-22
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
2401 Duncannon Lane, 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, Indigo Run, Inc. and Parrish Brothers, LLC to amend the official zoning map of Madison County regarding certain tract located at **2401 Duncannon Lane, Richmond, Madison County, Kentucky 40475, (4.29 acres)** from a property currently zoned as UC-7 Agriculture to UC-4 General Business.

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. 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, Indigo Run, Inc, James Carr, and a representative of the applicant, Parrish Brothers, LLC, Clara M. Parrish, 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 one member of the public who offered comment on the Application; said comment was not relevant to this 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, by posting signs on the subject property, and by the Secretary of the Commission notifying the adjoining property owners by certified mail.
2. That the existing zoning classification (UC-7) given to the property is inappropriate and the proposed zoning classification (UC-4 General Business) is appropriate for the following reasons:
 - a. The character of the surrounding area and this property are more suitable for commercial purposes as the subject property is in close proximity to other properties used for non-residential purposes.

- b. The Comprehensive Plan encourages business uses along roadways akin to Duncannon Lane, 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. The size of the subject property is not suitable for Agricultural use.
- d. All necessary utilities are available to service the property for its requested zone.
- e. The proposed zone will not disrupt traffic along Duncannon Lane, nor will its use disrupt the surrounding properties' quiet enjoyment.
- f. The property's existing zone UC-7 is not appropriate.
- g. 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 2401 Duncannon Lane, Richmond, Madison County, Kentucky BE APPROVED, and the above-described property be zoned as UC-4.



Robert Farmer
Chair, Madison County Planning Commission



Bert Thomas
Director, Madison County Planning & Development

Area Map - Madison County, KY



- 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

MADISON COUNTY
KENTUCKY

Although considerable effort has been made to ensure the accuracy of this map, the Madison County Engineering Department is not responsible for any errors or omissions. The user assumes all liability for any use of this map. This map is for informational purposes only and should not be used for any legal or financial decisions. Madison County, Kentucky
Date of Issue: 11/1/2023
Map Title: 11-4-2023
Madison County, KY

1:9,028
1" = 752 feet
1" = 0.14 miles



Area Map - Madison County, KY



- 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



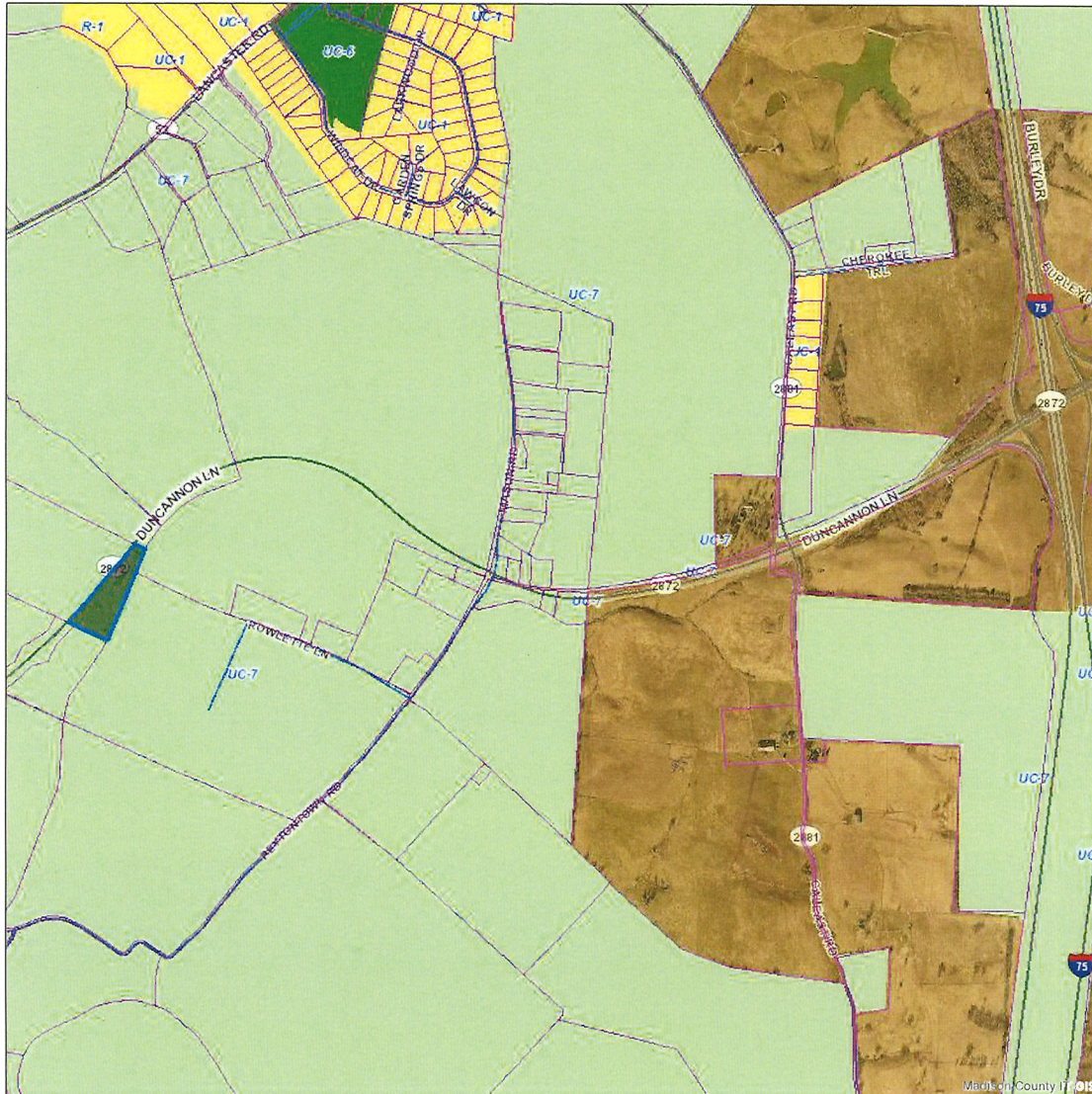
MADISON COUNTY
KENTUCKY

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Scale: 1" = 752 feet
1" = 0.14 miles



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

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Madison County, Kentucky
2018

1:18,056
1" = 1,505 feet
1" = 0.28 miles

