

**MADISON COUNTY FISCAL COURT
MADISON COUNTY, KY
ORDINANCE 2026-006**

**AN ORDINANCE OF THE MADISON COUNTY FISCAL COURT, KENTUCKY,
APPROVING THE ZONE CHANGE OF 2747 LANCASTER 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-1 Single-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. That the existing zoning classification UC-7 given to the property is inappropriate and the proposed zoning classification UC-1 is appropriate for the following reasons:
 - a. The character of the surrounding area and this property are more suitable for residential purposes as the subject property is in close proximity to other properties used for the same.
 - b. The Comprehensive Plan encourages residential uses along roadways akin to Lancaster Road/Duncannon Lane and the location of the existing infrastructure is adequate for residential use due to the Site and Dimensional Requirements of single-family residences.
 - c. The proposed zone will not disrupt traffic along Lancaster Road or Duncannon Lane, nor will its use disrupt the surrounding properties' quiet enjoyment.
 - d. All necessary utilities are available to service the property for its requested zone.
 - e. The property's existing zone UC-7 is not appropriate.
 - f. The proposed zone UC-1 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-1.

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-1 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 northwest side of Duncannon Lane (KY Hwy 2872), on the east side of Lancaster Road (KY Hwy 52), approximately 980' south of the intersection of Moran Mill Road (KY Hwy 1295) and Lancaster 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 eastern right-of-way line of Lancaster Road, KY Hwy 52 (DB 109, Pg 203), being 35' from the centerline and a common corner to Berea Property Development, LLC (DB 875, Pg 722, Tract 2A), and having KY State Plane, Single Zone coordinates, North 3,769,960.93 and East 5,325,188.35; thence with said right-of-way, 259.27' along the arc of a curve turning to the left, having a radius of 2,695.00', a chord bearing N 00°02'39" W, and a chord length of 259.17', to a found 1/2" rebar, LS 670, being a common corner to Gina & Scott Collins (DB 766, Pg 595, Lot D); thence with Collins and a fence, four (4) calls:

N 85°19'53" E a distance of 318.81' to a found Mag Nail, LS 670; thence

N 00°07'56" E a distance of 290.55' to a found 1/2" rebar, LS 670; thence

N 88°35'23" W a distance of 89.50' to a rebar set; thence

S 79°44'08" W a distance of 256.90' to a found 1/2" rebar, LS 670, in the aforesaid eastern right-of-way; thence with said right-of-way, three (3) calls:

N 05°43'42" W a distance of 145.66' to a rebar set; thence

N 06°38'27" W a distance of 375.25' to a rebar set; thence

92.88' along the arc of a curve turning to the right, having a radius of 3,018.55', a chord bearing N 05°45'34" W, and a chord length of 92.88', to a found 1/2" rebar, LS 670, being a common corner to James Woods & Anna Frisby-Woods (DB 745, Pg 593, Lot C); thence with Woods and a fence, two (2) calls:

S 62°35'54" E a distance of 317.70' to a found 1/2" rebar, LS 670; thence

N 04°09'36" W a distance of 168.29' to a found 1/2" rebar, LS 670, being a common corner to Margaret & Dorian Yeager Life Estate (DB 729, Pg 326, Tract 1); thence with Yeager and a fence, seven (7) calls:

S 63°57'59" E a distance of 251.62' to a found 1/2" rebar, LS 3265; thence

S 63°23'49" E a distance of 400.17' to a rebar set; thence

S 63°55'48" E a distance of 625.21' to a found 1/2" rebar, LS 3265; thence

S 63°52'23" E a distance of 697.56' to a found 1/2" rebar (no cap); thence

S 63°47'12" E a distance of 503.48' to a found 1/2" rebar (no cap); thence

S 63°39'51" E a distance of 492.13' to a found 1/2" rebar, LS 3265; thence

S 63°10'56" E a distance of 59.21' to a point in the northwesterly right-of-way line of Duncannon Lane, KY Hwy 2872 (variable width r/w, DB 844, Pg 698); thence with said right-of-way, five (5) calls:

S 28°20'00" W, passing a rebar set at a distance of 14.44', in all a total distance of 175.06' to a found 5/8" rebar with aluminum disk stamped "KYTC"; thence

S 44°01'12" W a distance of 206.20' to a rebar set; thence

S 36°35'25" W a distance of 257.28' to a found 5/8" rebar with alum. disk stamped "KYTC"; thence

S 49°23'47" W a distance of 397.70' to a found 5/8" rebar with alum. disk stamped "KYTC"; thence

S 26°02'03" W a distance of 24.84' to a rebar set, being a common corner to the aforesaid Berea Property Development, LLC; thence with Berea Property Development, LLC and a fence, four (4) calls:

N 66°25'18" W a distance of 345.67' to a rebar set; thence

N 66°18'50" W a distance of 582.33' to a found 1/2" rebar, LS 3265; thence

N 66°19'35" W a distance of 976.98' to a found 1/2" rebar, LS 670; thence

N 66°20'47" W a distance of 500.51' to the Point of Beginning, having an area of 67.91 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 subject to a South Central Bell communications easement of unspecified width recorded in Deed Book 259, Page 55, 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 8 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:

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

<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
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<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
<u>✓</u>	<u> </u>	<u> </u>	<u> </u>

Signed:

R-79
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
2747 Lancaster 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, Indigo Run, Inc. and Parrish Brothers, LLC to amend the official zoning map of Madison County regarding certain tract located at **2747 Lancaster Road, Richmond, Madison County, Kentucky 40475, (67.91 acres)** from a property currently zoned as UC-7 Agriculture to UC-1 Single 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. 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 Code development which tended to show that the proposed zoning classification (UC-1) is appropriate and the same complies with the current Comprehensive Plan. There was public comment in opposition to this Application which regarded traffic concerns on Lancaster Road and the loss of farmland in Madison County.

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-1) is appropriate for the following reasons:
 - a. The character of the surrounding area and this property are more suitable for residential purposes as the subject property is in close proximity to other properties used for the same.
 - b. The Comprehensive Plan encourages residential uses along roadways akin to Lancaster Road/Duncannon Lane and the location of the existing infrastructure is

adequate for residential use due to the Site and Dimensional Requirements of single-family residences.

- c. The proposed zone (UC-1) will not disrupt traffic along Lancaster Road or Duncannon Lane, nor will its use disrupt the surrounding properties' quiet enjoyment.
- d. All necessary utilities are available to service the property for its requested zone.
- e. The property's existing zone UC-7 is not appropriate.
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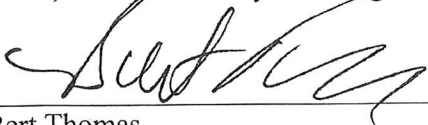
RECOMMENDATION:

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 2747 Lancaster Road, Richmond, Madison County, Kentucky BE APPROVED, and the above-described property be zoned as UC-1.



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



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 provide the assurance of this it is up to Madison County
 certainly to make sure that the region that they
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 situation. It is important to be sure that
 provide a political representation of the region and should
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1:9,028
1" = 752 feet
1" = 0.14 miles



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MADISON COUNTY
KENTUCKY

Although considerable efforts have been made to ensure the accuracy of this map, the Madison County Office does not assume liability for any errors or omissions that may appear hereon.

This map is for informational purposes only and should not be used as a legal document. It is not intended to provide a legal description of any property.

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

Map Date: 10/20/2023
Map By: [Name]
Map For: [Name]
Map Of: [Name]
Map For: [Name]
Map By: [Name]
Map For: [Name]
Map Of: [Name]
Map For: [Name]

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 - Private Owned
 - Private Owned (Gravel/Soil)
 - Railroad
 - Urban Corridor Boundary
 - Rural Community
 - Rural Corridor
 - Parcels

MADISON COUNTY
KENTUCKY

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