

**MADISON COUNTY FISCAL COURT
MADISON COUNTY, KY
ORDINANCE 2026-007**

**AN ORDINANCE OF THE MADISON COUNTY FISCAL COURT, KENTUCKY,
APPROVING THE ZONE CHANGE OF 2775 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. The subject property is a tract of undeveloped agricultural land lying within the county limits fronting on Lancaster Road. The applicants have submitted a rendering which is attached to its Application as **Exhibit A** reflecting the property, its proposed zoning classifications, how each tract relates to the others, and to the surrounding property.
3. The property fronts on Lancaster Road. The property to the North, East, West, and the South is zoned UC-7 and is currently utilized as residential farmland. The property to the North was recommended for a zoning map amendment to UC-1 Single Family Residential on the same date of July 21, 2026, immediately prior to aforementioned hearing with regard to this Property.
4. The legal justification for the requested zone change is that said change is in conformity with the Comprehensive Plan of Madison County adopted November 23, 2021, and that the requested UC-1 classification is appropriate, given the property's location and the Comprehensive Plan's placing the Property inside the Urban Corridor suggesting it to be suitable for urban development.
5. The Property is easily accessible to the developments at Duncannon Lane and I-75.

6. A single-family residential development will address the county's need for additional housing while complimenting and transitioning gradually to the otherwise rural character of the surrounding area and will provide for the anticipated growth of Madison County.
7. The current zoning classification of the subject property is UC-7. The proposed map amendment would change the zoning classification to UC-1, which is in agreement with the Comprehensive Plan, particularly but not limited to:

Goal 5: Housing: Provide a Range of housing opportunities including affordable housing options.

Encourage new residential development in areas that currently provide or are planned to provide adequate transportation access and infrastructure.

Allow a diverse range of housing types to meet housing needs such as attached single-family, multi-family, and senior housing.

8. The proposed development has water capacity, is serviceable by a fire station, and has adequate transportation infrastructure to support additional traffic. The Property lies within the Urban Corridor, and adequate infrastructure is in place to support more residential development suggested by the Comprehensive Plan for this area.
9. Available housing stock attracts business and investment in the community. This proposed rezoning and development will provide an attractive housing type providing a diverse housing option while complementing existing development. The proposed rezoning is in agreement with the Comprehensive Plan.
10. The requested zone designation is in conformity with the Comprehensive Plan of Madison County.
11. That the requested zone designation to UC-1 will be in conformity with the existing use and development of other property near the subject property and is appropriate under the circumstances.
12. Based upon the foregoing, it is the conclusion of the Madison County Planning & Zoning Commission that the application of Berea Property Development LLC, to rezone 45.64 +/- acres located at 2775 Lancaster Road, Richmond, Kentucky from UC-7 to UC-1 is consistent with the intent of the Comprehensive Plan, the Development Ordinance, and with other development around and near the subject property.

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

A certain tract of land known as "Remainder Tract 2-A" located between the east right of way of Lancaster Road and the west right of way of Duncannon Lane in Richmond, Madison County, Kentucky and further described as follows:

Beginning at a set iron pin and cap in the east right of way of Lancaster Road (KY HWY 52) located approximately 1400' north of the intersection of Lancaster Road & Peytontown Road and being a corner common to Ballinger "New Tract 2-A1" (DB 878 PG 423, PB 32 PG 154); thence with the east right of way of Lancaster Road two (2) calls; N 8° 16' 49" E 409.68' to an unmonumented point, N 4° 22' 14" E 190.49' to a found ½" diameter iron pin and cap stamped LS #670 and corner common to Parrish Brothers LLC (DB 646 PG 650); thence with the line of Parrish Brothers, LLC four (4) calls: S 66° 20' 03" E 503.14' to a found ½" diameter iron pin and cap stamped LS #670, S 66° 19' 32" E 976.96' to a found ½" diameter iron pin and cap stamped LS #670, S 66° 18' 33" E 582.30' to a found ½" diameter iron pin and cap stamped LS #670, S 66° 26' 11" E 345.70' to a found 5/8" diameter iron pin and cap stamped KYDOT and corner common to Commonwealth of Kentucky Transportation Cabinet Department of Highways (DB 829 PG 447) in the west right of way of Duncannon Lane ; thence with the said right of way seven (7) calls: S 26° 02' 47" W 171.74' to a found 5/8" diameter iron pin and cap stamped KYDOT, S 57° 05' 18" W 306.43' to a found 5/8" diameter iron pin and cap stamped KYDOT, S 24° 35' 44" W 166.03' to a found 5/8" diameter iron pin and cap stamped KYDOT, S 56° 16' 17" W 199.26' to a found 5/8" diameter iron pin and cap stamped KYDOT, S 49° 02' 20" W 177.80' to a found ½" diameter iron pin and cap stamped LS #3265, S 49° 02' 20" W 4.87' to a found ½" diameter iron pin and cap stamped LS #3265, S 53° 16' 09" W 203.88' to a set iron pin and cap and corner common to Eans "New Tract 1-B1" (DB 878 PG 403; PB 32 PG 154); thence with the line of Evans two (2) calls: N 36° 43' 51" W 374.13' to a set iron pin and cap, S 53° 16' 09" W 556.14' to a set iron pin and cap and corner common to Gibson "Remainder Tract 1-B" (DB 782 PG 699, PB 30 PG 350); thence with the line of Gibson three (3) calls: N 21° 43' 20" W 196.40' to a set iron pin and cap, N 17° 49' 49" W 468.54' to a set iron pin and cap, N 65° 54' 48" W 120.22' to a set iron pin and cap and corner to Ballinger "New Tract 2-A1" (DB 878 PG 423, PB 32 PG 154); thence with the line of Ballinger two (2) calls: N 9° 52' 04" W 510.24' to a set iron pin and cap, N 81° 43' 11" W 330.99' to a set iron pin and cap in the east right of way of Lancaster Road and Point of Beginning containing 45.64 acres more or less and;

Being a portion of the same property conveyed to Berea Property Development, LLC from Shirley Carson Gibson by deed dated November 13th, 2025 and recorded DB 875 PG 722, all in the records of 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 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:

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
2775 Lancaster Road, 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, Berea Property Development, LLC, to amend the official zoning map of Madison County regarding a certain tract located at **2775 Lancaster Road, Richmond, Madison County, Kentucky 40475**, 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. Preston 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, Berea Property Development, LLC, Pat Sowers, 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-1) is appropriate, feasible and the same complies with the current Comprehensive Plan. Public comments in opposition raised the concerns of preservation of the rural character of the area, the view lines and preservation of farmland for 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.
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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 2775 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
- 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 considerable effort has been made to ensure the accuracy of the map, Madison County is not responsible for any errors or omissions that may appear here. The user should verify the information shown on this map with the appropriate authorities before using it for any purpose. The map is provided as a general reference only and should not be used for any legal or financial purposes.

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



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- MADISON COUNTY
KENTUCKY

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Any user found to be in violation is hereby notified that providing a political representation of any kind should not be construed as a legally recognized mapping activity as set by:

Madison County, Georgia
125 N. Evans St., 2nd floor
Kokomo, IN 46765
GIS and GIS.com.com/eng/

1:9,028
1" = 752 feet
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Area Map - Madison County, KY

