

**MADISON COUNTY FISCAL COURT
MADISON COUNTY, KY
ORDINANCE 2026-010**

**AN ORDINANCE OF THE MADISON COUNTY FISCAL COURT, KENTUCKY,
APPROVING THE ZONE CHANGE OF 113 CARR 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, August 18, 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 is a tract of undeveloped agricultural land lying within the county limits fronting Carr Lane and Igo Road. The applicants have submitted a rendering which is attached hereto 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 Carr Lane and Igo Road. The property to the north is zoned Urban Corridor Agriculture UC-7 and is currently utilized as residential and farmland. The adjacent property to the south is zoned UC-4 and is vacant or used as interstate commercial. The property to the west is partially public land owned by the County and home to the new fire station currently under construction. The property to the east is zoned UC-7 and has farm and single-family uses. The applicant proposes to rezone their property for multi-family residential development.
4. The legal justification for the requested zone change is that said change is in conformity with the Comprehensive Plan of Madison County and that the requested UC-2 classification is appropriate, given the property's location and the Comprehensive Plan's call for this area to be developed as residential.
5. The Property is situated entirely within the Urban Corridor suggesting it to be suitable for development. Additionally, the property sits in northern Madison County, near the I-75 interchange, and adequately served by water, sewer, fire protection, and transportation infrastructure.

6. This Property is located in the far north part of the county, which per the Comprehensive Plan is suggested to be developed as residential. The Comprehensive Plan makes clear that;

Northern Madison County is the closest in proximity to Lexington and could serve as a prime location for residential growth for high-wage earners that work in Lexington but want to live in Madison County. Municipal sanitary sewer services are available in limited areas of northern Madison County; however, expansion projects are planned for this region of the county. New development in this area should consider high-density, high-quality development that promotes upper-end housing, shopping options, and promotes walkability. p. 22.

7. The Comprehensive Plan's Future Land Use Map, located on page 19 of the Comprehensive Plan, also suggests residential uses for the area which will be accomplished by the proposed medium density multi-family residential development.
8. Multi-family residential development will address the county's significant need for additional housing and will provide for the anticipated growth of Madison County.
9. The Property has an opportunity to add improvements to and ultimately access the County's sewer expansion in the area making it the type of property identified for residential development in the Comprehensive Plan (i.e. access to sewer, water, and fire protection).
10. The current zoning classification of the subject property is UC-1. The proposed map amendment would change the zoning classification to UC-2, which is in agreement with the Comprehensive Plan, particularly but not limited to the following Goals and Objectives:

Focus urban development and density near Richmond, Berea, and the Urban Corridor.

Housing: Provide a range of housing opportunities including affordable housing options.

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

Encourage new residential development in areas that currently provide or are planned to provide adequate transportation access and infrastructure. p.13

The proposed development has water and sewer capacity, is near a fire station, and has adequate transportation infrastructure to support additional traffic. Where the Comprehensive Plan calls for more dense housing options in this area of Madison County, often infrastructure for projects of this nature is not available. As for the subject property, adequate infrastructure is in place to support the more dense residential development suggested by the Comprehensive Plan for this area.

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. Additionally, the proposed rezoning is in agreement with the Comprehensive Plan, its call for residential development in northern Madison County near I-75.

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 parcel of land being all of Tract 3 as described in Deed Book 759, Page 142 and shown on that "Boundary Retracement Survey for Victory Lane Development, INC." recorded in Plat Book ___, Page _____. Located in Richmond Madison County, Kentucky and being more particularly described as follows:

Beginning at a set iron pin and cap being located 57' from the centerline of the road in the north right of way of Igo Road described in Deed Book 182, Page 423. Thence with the right of way of Igo Road, N 26°30'33" E 52.81' to a set iron pin and cap, corner to "Tract 2" Denton K. & Tonnette Randall described in Deed Book 770, Page 582. Thence with the line of Randall, two calls: N 9°57'12" W 321.08' to set iron pin and cap, N 75°44'44" W 31.26' to found 1/2" diameter 18" #4 rebar with a red plastic cap stamped "LPLS#4068", corner to "Tract 5" Madison County Fiscal Court described in Deed Book 875, Page 740. Thence with the line of Madison County Fiscal Court, five calls: N 3°16'32" E 287.65' to found 1/2" diameter 18" #4 rebar with a red plastic cap stamped "LPLS#4068", N 16°11'14" W 120.61' to found 1/2" diameter 18" #4 rebar with a red plastic cap stamped "LPLS#4068", N 26°40'52" W 189.31' to found 1/2" diameter 18" #4 rebar with a red plastic cap stamped "LPLS#4068", S 86°38'27" W 307.72' to found 1/2" diameter 18" #4 rebar with a red plastic cap stamped "LPLS#4068", A chord bearing of S 66°52'06" W chord distance of 174.55', radius of 300.28', arc length of 177.11' to found 1/2" diameter 18" #4 rebar with a red plastic cap stamped "LPLS#4068", being in the right of way of Carr Lane. Thence with the right of way of Carr Lane, N 7°16'33" W 202.22' to set iron pin and cap, corner to Schallner, LLC described in Deed Book 830, Page 734. Thence with the line of Schallner, LLC, thirteen calls: N 26°28'43" E 168.40' to set iron pin and cap, N 28°16'28" E 110.30' to set iron pin and cap, N 25°03'06" E 74.35' to set iron pin and cap, N 26°43'30" E 84.01' to set iron pin and cap, N 27°05'42" E 81.41' to set iron pin and cap, N 29°44'33" E 35.19' to set iron pin and cap,

N 28°57'43" E 31.09' to found 1/2" diameter 18" #4 rebar with no visible cap, N 13°04'02" E 35.60' to set iron pin and cap, N 13°04'02" E 38.31' to set iron pin and cap, N 11°03'36" E 86.83' to found 1/2" diameter 18" #4 rebar with no visible cap, N 10°46'51" E 115.88' to set iron pin and cap, N 8°00'51" E 86.14' to found 1/2" diameter 18" #4 rebar with no visible cap, N 8°00'51" E 18.49' to a point in the center of creek, corner to Carr Lane, LLC described in Deed Book 701, Page 788. Thence with the line of Carr Lane, LLC, sixteen calls: N 66°20'40" E 28.46' to a point in the center of creek, N 82°00'28" E 100.71' to a point in the center of creek, S 83°43'01" E 45.06' to a point in the center of creek, N 41°47'20" E 27.31' to a point in the center of creek, N 52°04'33" E 28.96' to a point in the center of creek, N 56°15'08" E 48.22' to a point in the center of creek, N 22°03'38" E 40.54' to a point in the center of creek, N 73°14'25" E 15.19' to a point in the center of creek, N 73°49'39" E 18.33' to a point in the center of creek, N 32°19'44" E 38.11' to a point in the center of creek, N 52°12'02" E 52.93' to a point in the center of creek, N 78°35'06" E 59.57' to a point in the center of creek, S 45°07'20" E 35.38' to a point in the center of creek, N 70°04'23" E 127.57' to a point in the center of creek, N 77°44'18" E 90.73' to a point in the center of creek, S 80°53'20" E 27.89' to set iron pin and cap, corner to Robert and Mary Hall described to Deed Book 459, Page 743. Thence with the line of Hall, nine calls: S 1°37'05" E 62.03' to set iron pin and cap, S 1°52'46" E 553.15' to set iron pin and cap, S 1°05'20" E 116.12' to set iron pin and cap, S 2°56'34" E 109.92' to found 1/2" diameter 18" #4 rebar with no visible cap, S 2°34'30" E 360.54' to a point, S 2°34'30" E 464.68' to a point, S 2°34'30" E 601.95' to a point, S 2°34'30" E 17.59' to found 1/2" diameter 18" #4 rebar with no visible cap, S 2°34'30" E 3.16' to a point in the right of way of Igo Road. Thence with the right of way of Igo Road, three calls: S 89°33'08" W 135.15' to a point in the right of way of Igo Road. A chord bearing of N 76°42'27" W, chord distance of 243.68', radius of 512.96', arc length of 246.03' to a point in the right of way of Igo Road, N 64°48'00" W 87.85' to the point of beginning. Encompassing 33.38 +/- Acres by survey performed June 9th, 2026 by Abacus Engineering and Land Surveying Inc. Dwayne Wheatley LPLS 3265

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 8TH day of SEPTEMBER 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 22 day of September 2026.

MOTION BY:

Botkin

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-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
113 Carr Lane, Richmond, Kentucky 40475
DA: September 3, 2026

This matter came before the Planning and Zoning Commission for a hearing on August 18, 2026, on application submitted by the landowner, Victory Lane Development, Inc. to amend the official zoning map of Madison County regarding certain tract located at **113 Carr Lane, 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 August 18, 2026, and upon Motion made and vote taken on August 18, 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, Jack Marcum, 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.

There was limited public opposition with testimony and comments raising the concern of traffic and congestion at I-75 Exit 97 nearby.

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 is a tract of undeveloped agricultural land lying within the county limits fronting Carr Lane and Igo Road. The applicants have submitted a rendering which is attached hereto as **Exhibit A** reflecting the property, its proposed zoning classifications, how each tract relates to the others, and to the surrounding property.

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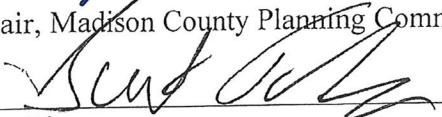
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RECOMMENDATION:

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 113 Carr Lane, 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



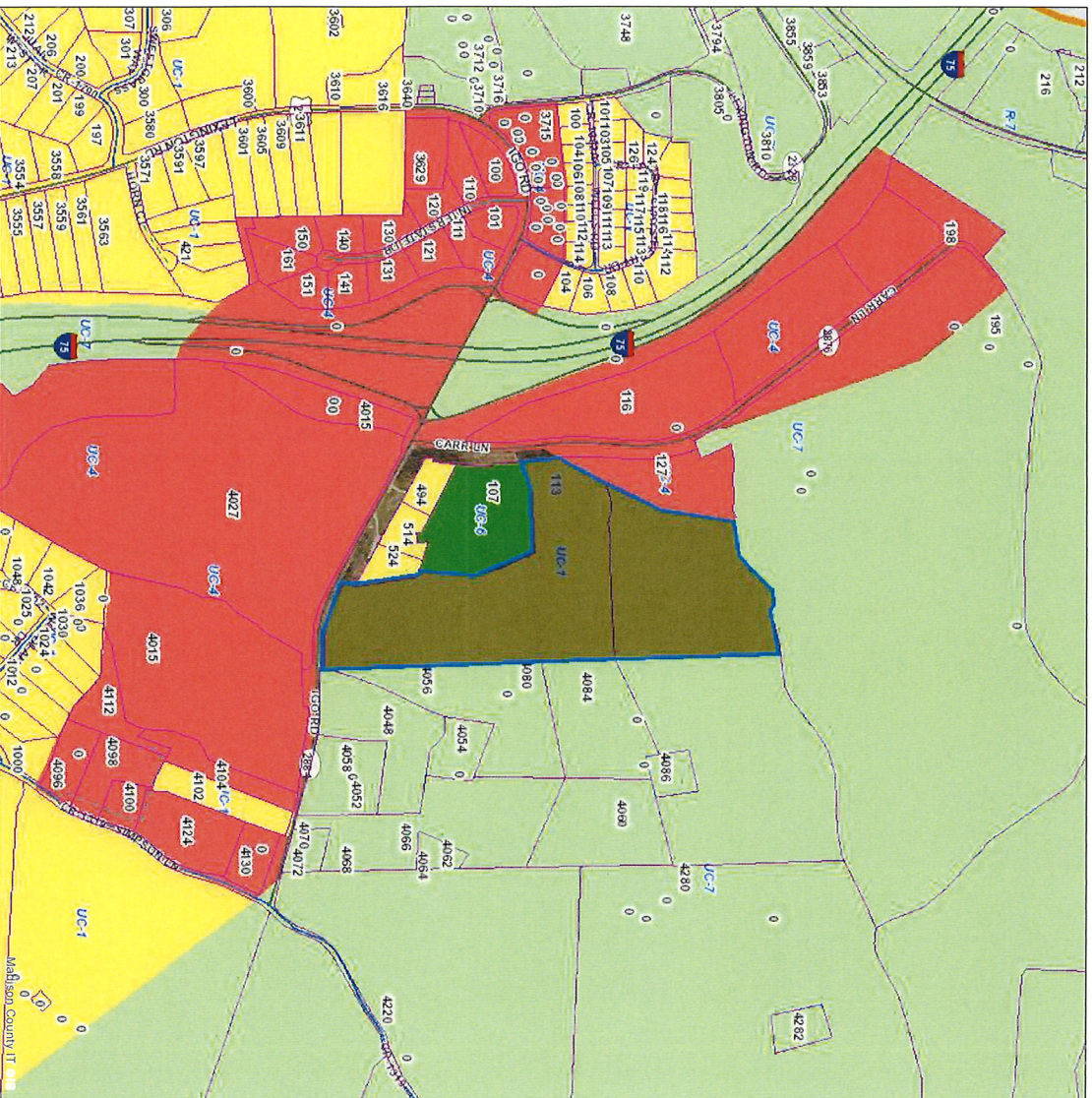
MADISON COUNTY
KENTUCKY

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

N

- 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

Area Map - Madison County, KY



- New Siren Location
- GPS Address
- Parcels
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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

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



N

Although the County Board of Commissioners has the honor to certify that this map is a true and correct copy of the original map as filed in the office of the County Clerk, the County Board of Commissioners does not warrant the accuracy or completeness of the information contained herein. The user of this map is advised to consult the original map and the County Clerk's office for more information.