

**MADISON COUNTY FISCAL COURT
MADISON COUNTY, KY
ORDINANCE 2026-011**

**AN ORDINANCE OF THE MADISON COUNTY FISCAL COURT, KENTUCKY,
APPROVING THE ZONE CHANGE OF 2485 COLONEL 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, August 18, 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 Colonel 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 Colonel Road. The property to the north is zoned Urban Corridor Single-Family Residential UC-1 and is built out as a single-family residential subdivision. The adjacent property to the south and east is farmland zoned Agriculture UC-7. The property to the west is across I-75 and is zoned UC-4 and is either vacant, used as interstate commercial, and the state highway garage.
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-1 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 near the Richmond city limits and is 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 is adequately served by water, 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. A single-family residential development will address the county's need for additional housing while complementing the immediately adjacent single-family use and transitioning gradually to the otherwise rural character of the surrounding area and will provide for the anticipated growth of Madison County.
8. 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 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

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 and its call for residential development in northern Madison County near I-75.

9. That the requested zone designation to UC-1 will be in conformity with the Comprehensive Plan and existing use and development of other property near the subject property and is appropriate under the circumstances.

WHEREAS, the Madison County Planning Commission upon hearing testimony made a Motion 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 parcel of land being all of Tract 2 as described in Deed Book 878, Page 306 and shown on that "Boundary Retracement Survey for Thomas Construction, 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 50' from the centerline of the road in the east right of way of Colonel Road. Thence with the right of way of Colonel Road, five calls; N 2°30'45" W 290.17' to a found 1/2" diameter 18" #4 rebar with a yellow plastic cap stamped "LPLS#4068", A chord bearing of N 11°43'35" E, chord distance of 325.42', radius of 661.20', arc length of 328.80' to a found 1/2" diameter 18" #4 rebar with a yellow plastic cap stamped "LPLS#4068", N 26°15'41" E 44.56' to a found 1/2" diameter 18" #4 rebar with a yellow plastic cap stamped "LPLS#4068", S 63°55'18" E 20.06' to a found 1/2" diameter 18" #4 rebar with a yellow plastic cap stamped "LPLS#4068", A chord bearing of N 17°12'55" E, chord distance of 135.38', radius of 433.09', arc length of 135.94' to a found 1/2" diameter 18" #4 rebar with a yellow plastic cap stamped "LPLS#4068", corner to Clifton B. & Jennifer L. Clark described in Deed Book 457, Page 49. Thence with the line of Clark, S 77°19'45" E 943.38' to a found 1/2" diameter 18" #4 rebar with a yellow plastic cap stamped "LPLS#4068", corner to Kathryn B. Mills Allen & Wendy Anne Mills described in Deed Book 882, Page 568. Thence with the line of Allen & Mills, three calls; S 76°40'15" E 470.48' to a found 1/2" diameter 18" #4 rebar with a yellow plastic cap stamped "LPLS#4068", S 64°13'13" E 136.19' to a found 1/2" diameter 18" #4 rebar with a yellow plastic cap stamped "LPLS#4068", S 56°53'31" E 143.14' to a found 1/2" diameter 18" #4 rebar with a yellow plastic cap stamped "LPLS#4068", corner to Marvin D. Ridner & Janet E. Ridner described in Deed Book 828, Page 38. Thence with the line of Ridner, four calls; S 60°04'54" E 48.33' to a found 1/2" diameter 18" #4 rebar with a yellow plastic cap stamped "LPLS#4068", S 68°00'13" E 62.29' to a found 1/2" diameter 18" #4 rebar with a yellow plastic cap stamped "LPLS#4068", S 73°52'57" E 153.10' to a found 1/2" diameter 18" #4 rebar with a yellow plastic cap stamped "LPLS#4068", S 74°36'07" E 639.39' to a found 1/2" diameter 18" #4 rebar with a yellow plastic cap stamped "LPLS#4068", and an additional 28.74', 668.13' in all, to a point corner to William Deatherage Estate described in Deed Book 661, Page 247. Thence with the line of Deatherage, four calls; S 23°02'45" W 48.73' to a found 1/2" diameter 18" #4 rebar with a yellow plastic cap stamped "LPLS#4068", and an additional 204.66', 253.39' in all, to a found 1/2" diameter 18" #4 rebar with a yellow plastic cap stamped "LPLS#4068", S 20°53'48" W 493.84' to a found 1/2" diameter 18" #4 rebar with a yellow plastic cap stamped "LPLS#4068", S 21°09'14" W 709.89' to a found 1/2" diameter 18" #4 rebar with a yellow plastic cap stamped "LPLS#4068", N 73°00'17" W 686.73' to a set iron pin and cap, corner to "Tract 1-A" B & N Interiors, INC described in Deed Book 878, Page 426. Thence with the line of B & N Interiors, INC, four calls; N 6°04'48" E 20.45' to set iron pin and cap, N 46°21'57" W 488.59' to set iron pin and cap, N 46°38'20" W 227.89' to set iron pin and cap, N 48°29'13" W 201.36' to set iron pin and cap, corner to "Tract 2-B" Thomas Construction, INC described in Deed Book 878, Page 306. Thence with the line of Thomas Construction, INC, two calls; N 48°29'13" W 36.82' to set iron pin and cap, N 49°37'18" W 59.41' to set iron pin and cap, corner to "Tract 2-C" Thomas Construction, INC described in Deed Book 878, Page 306. Thence with the line of Thomas Construction, INC, four calls; N 49°37'18" W 121.71' to set iron pin and

cap, N 56°20'28" W 224.19' to set iron pin and cap, N 51°45'47" W 176.57' to set iron pin and cap, N 74°05'22" W 307.60' to the point of beginning.

Encompassing 67.89 +/- Acres by survey performed June 8th, 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:

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
2485 Colonel Road, 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, Thomas Construction, Inc. to amend the official zoning map of Madison County regarding certain tract located at **2485 Colonel 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 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, Justin Thomas, 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.

There was considerable public testimony and comments raising the concerns of preservation of historical cemeteries, traffic congestion, and concerns over fire protection.

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 Colonel 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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diverse housing option while complementing existing development. Additionally, the proposed rezoning is in agreement with the Comprehensive Plan and its call for residential development in northern Madison County near I-75.

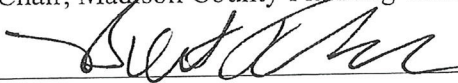
9. That the requested zone designation to UC-1 will be in conformity with the Comprehensive Plan and existing use and development of other property near the subject property and is appropriate under the circumstances.

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 2485 Colonel 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



City Limits

- Richmond Incorporated Boundary
- 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

1:9,028

1" = 752 feet

1" = 0.14 miles

N

Map Date: 11/01/13

Map Scale: 1" = 752 feet

Map Projection: NAD 83

Map Author: GIS Department

The map displays a complex land use plan with several distinct zones and individual lots. The zones are color-coded: red, yellow, green, and brown. The lots are numbered, and some are labeled with codes like UC-1, UC-2, UC-3, UC-4, UC-5, UC-6, UC-7, UC-8, UC-9, UC-10, UC-11, UC-12, UC-13, UC-14, UC-15, UC-16, UC-17, UC-18, UC-19, UC-20, UC-21, UC-22, UC-23, UC-24, UC-25, UC-26, UC-27, UC-28, UC-29, UC-30, UC-31, UC-32, UC-33, UC-34, UC-35, UC-36, UC-37, UC-38, UC-39, UC-40, UC-41, UC-42, UC-43, UC-44, UC-45, UC-46, UC-47, UC-48, UC-49, UC-50, UC-51, UC-52, UC-53, UC-54, UC-55, UC-56, UC-57, UC-58, UC-59, UC-60, UC-61, UC-62, UC-63, UC-64, UC-65, UC-66, UC-67, UC-68, UC-69, UC-70, UC-71, UC-72, UC-73, UC-74, UC-75, UC-76, UC-77, UC-78, UC-79, UC-80, UC-81, UC-82, UC-83, UC-84, UC-85, UC-86, UC-87, UC-88, UC-89, UC-90, UC-91, UC-92, UC-93, UC-94, UC-95, UC-96, UC-97, UC-98, UC-99, UC-100. The map also shows major roads like Lexington Rd and Kentucky 2878, and smaller roads like Colonel Blvd. The map is oriented with North at the top.

Richmond Incorporated Boundary

 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

Urban Corridor Boundary

Biracial Community

Rural Covid-19

10

1:9,028

1" = 752 feet

1" = 0.14 miles

[illegible]