

**INDIGO RUN INC.  
BUILDER/DEVELOPER  
2404 LEXINGTON ROAD  
RICHMOND, KENTUCKY 40475**

---

---

July 15, 2024

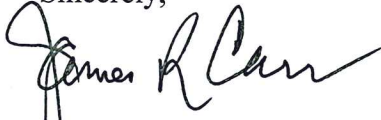
Madison County Planning & Codes  
Madison County Courthouse Annex  
135 West Irvine St., 3<sup>rd</sup> Floor  
Richmond, Kentucky 40475

Attention: Bert Thomas

Dear Mr. Thomas,

Please be advised that the undersigned is requesting an extension on the preliminary plat for Indigo Run. Phase 7 is complete and contains 19 lots. 18 of these are sold. After Phase 7, Phase 8 will consist of 8 lots. Please contact the undersigned should you have any questions or concerns.

Sincerely,

  
Indigo Run Inc.  
James R Carr - President

**APPLICATION FOR LAND USE MAP AMENDMENT**  
 OFFICE OF PLANNING AND CODE ENFORCEMENT, MADISON COUNTY, KY



APPLICANT INFORMATION			
Property Owner's Name Victory Lane Development			Date 6/28/24
Owner's Street Address 2319 Union City Road		Apartment/Unit #	
City Richmond	State Kentucky	ZIP 40475	
Phone 859-582-2506	E-mail Address jackgmarcum@gmail.com		
Address of Property Requesting Zone Change			
Lot Number:	Subdivision Name:	Total Acres: 73.5	
Existing Zoning Classification	Agriculture	RC-7	
Proposed Zoning Classification	SF - LD	RC-1	
Date Applicant Purchased Property 6/25/24	Deed Book / Page Number 854/186		

SURROUNDING PROPERTY USE / ZONING INFORMATION		
DIRECTION	CURRENT LAND USE	CURRENT ZONING CLASSIFICATION
EAST	Agriculture	Agriculture
WEST	Single Family Residential	Single Family Residential
NORTH	Agriculture	Agriculture
SOUTH	Agriculture	Agriculture

URBAN SERVICES			
SERVICES PROVIDED	YES	NO	SERVICES PROVIDED BY
SEWAGE		X	
GARBAGE DISPOSAL	X		Various
WATER	X		Madison County Water Utilities
POLICE PROTECTION	X		Madison County Sheriff Department
FIRE PROTECTION	X		Madison County Fire Department
GAS		X	
ELECTRIC	X		Clark Energy
STORM SEWERS		X	
MUNICIPAL SEWERS		X	

**FINDINGS OF FACT, KRS 100.213**

In accordance with KRS 100.213 before any map amendment is granted, the planning commission or legislative body or fiscal court must find the proposed map amendment is in agreement with the adopted Comprehensive Plan, or in the absence of such a finding, that one (1) or more of the following apply and such finding shall be recorded in the minutes and records of the planning commission or Fiscal Court.

**It is the applicant's responsibility to determine and present evidence to support the specific findings of fact.**

a) The proposed land use map amendment is in agreement with the adopted comprehensive plan for the following reasons:

The property is part of the Union City Rural Corridor which is expected to grow as part of the most recent Comprehensive Plan

b) The existing zoning classification given to the property is inappropriate and the proposed zoning classification is appropriate for the following reasons:

Single Family residential development use list is most compatible with the area

c) There have been major changes of an economic, physical or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area based upon the following reasons:

See attachment

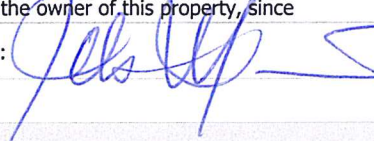
*Please attach additional pages if more space is needed...*

**Applicant's Signature:** I do hereby certify that, to the best of my knowledge and belief, all application materials are herewith submitted and the information is true and correct. I further certify that I am the owner of this property, since \_\_\_\_\_ (mo. / year)

DATE

6-28-24

Owner's Signature:



**ADDITIONAL INFORMATION REQUIRED**

The following items are required to be provided by the applicant before the application can be considered for placement on the Planning Commission Agenda:

Applicant's Attorney's Name: **Stuart K. Olds**

Attorney's Address **218 West Main Street, Richmond, Kentucky 40475**

ITEM	YES	NO	COMMENTS
DEED FOR THE PROPERTY			DEED MUST REFLECT ACTUAL ACRES TO BE RE-ZONED
VICINITY MAP			MAP MUST ACCURATELY DESCRIBE LOCATION OF PROPERTY
LIST OF ADJOINING PROPERTY OWNERS NAMES/ADDRESSES PER PVA			NAMES AND ADDRESSES MUST BE COMPLETE AND PER THE PVA RECORDS FOR ACCURACY
COMPLETED APPLICATION			APPLICATION MUST BE COMPLETED ENTIRELY AND SIGNED BY THE PROPERTY OWNER
APPLICATION FEES PAID			ALL ASSOCIATED FEES SHALL BE PAID IN FULL AT THE TIME OF MAKING APPLICATION

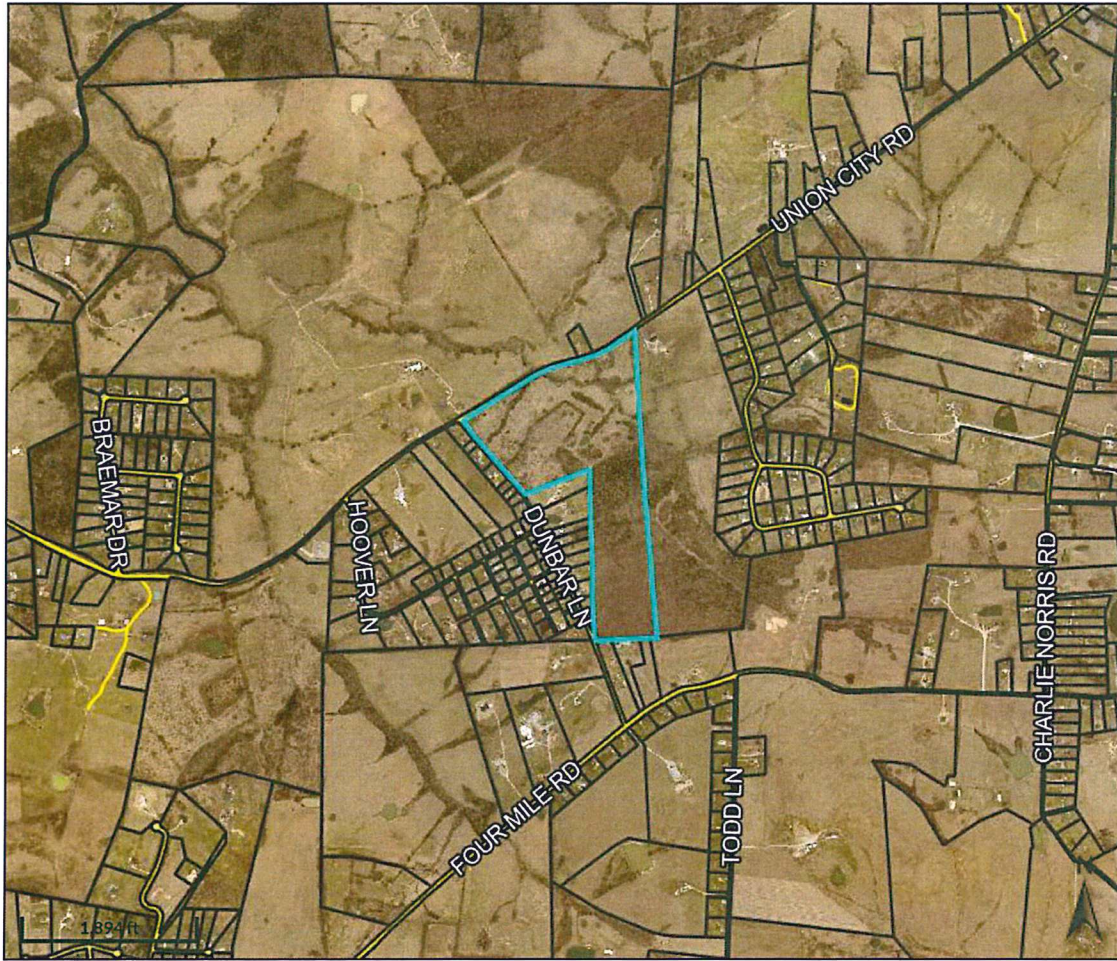
**A conceptual drawing/site plan, describing the proposed use of the property in question, must be attached to the application. 12 copies of the plan must be submitted for review by the Planning Commission as part of their deliberation of the proposed land use change. This is not intended to relieve the applicant, or any future owner, of the requirement to submit a complete site development plan as required by Section 401.3 and Appendix G of the Madison County Land Use Regulations, prior to starting any construction.**



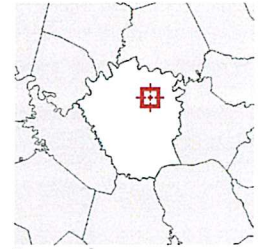
## Attachment

Madison County's population grew from 82,916 in 2010 to 92,710 in 2020; a growth of approximately 11.8%. Based on data gathered by the Kentucky State Data Center, Madison County's population is expected to grow through 2024 to a total of 106,301 or an additional 14.1%. Much of that growth is expected to incur within the Urban Corridor along I-75 and US-25, however, it is anticipated by the terms of the Comprehensive Plan that other single-family residential growth will occur in the Rural Corridors along Big Hill, Ford, Union City, College Hill, and Speedwell. The property in question is part of the Union City Rural Corridor.

The property is adjacent to other residential developments in the area on Dunbar Lane and Union City Road and has good access to both. It has sufficient infrastructure, including water, to provide for the proposed development. Petitioner is asking for a low-density, single-family residential zoning for the entire property, which will be serviced by septic systems.



Overview



Legend

- Parcels
- Roads

<b>Parcel ID</b>	0092-0000-0042	<b>Physical Address</b>	2319 UNION CITY RD	<b>Land Value</b>	\$338,000	<b>Last 2 Sales</b>					
<b>Property Class</b>	Farm	<b>Mailing Address</b>	HARRIS AMANDA L & KELLY H BROWN	<b>Improvement Value</b>	\$0	<b>Date</b>	6/20/2024	<b>Price</b>	\$500000	<b>Reason</b>	Arms-Length
<b>Taxing District</b>	01	<b>Address</b>	1030 ROYAL CREST DR RICHMOND KY 40475	<b>Total Value</b>	\$338,000	<b>Living Area</b>	0	n/a	0	n/a	n/a
<b>Acres</b>	67.9326										

Date created: 7/3/2024  
 Last Data Uploaded: 7/2/2024 11:28:04 PM

Developed by Schneider GEOSPATIAL



**MADISON COUNTY PLANNING & ZONING COMMISSION**

IN RE: APPLICATION FOR ZONING MAP AMENDMENT

OWNER: Victory Lane Development, Inc.

ADDRESS: 2319 Union City Road, Richmond (approximately 73.5 acres)

**PROPOSED FINDINGS OF FACT, CONCLUSIONS OF LAW, AND  
RECOMMENDATIONS**

This matter having come before a meeting of the Madison County Planning and Zoning Commission on August 20, on the application submitted by the landowner, Victory Lane Development, Inc., for the property at 2319 Union City Road, Richmond, to rezone approximately 73.5 acres from its present classification as C-7 (Agricultural) to SF-LD (single family – Low Density).

After having heard argument of counsel for the landowner, having considered the application, the evidence, and the record, and having conducted a public hearing, the Commission, with a quorum sitting, makes 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 part of the Madison County rural corridor, an area in the county which has previously been determined by the Planning Commission and the Madison Fiscal Court to have sufficient infrastructure to accommodate low-density residential growth in the county.
3. The subject property fronts on both Union City Road and Dunbar Lane, and therefore has adequate access for its intended use as a single-family residential development. It is serviced by the Madison County water system; which has submitted letters indicating that their services provide sufficient capacity to allow the development of the subject property into a single-family residential development.
4. The County's Comprehensive Plan reflects that the County's population grew from 82,916 people in 2010 to 92,701 in 2020; a growth of approximately 11.8%. It is anticipated that it will continue to grow through 2040 to a total of 106,301 people, for an additional 14.7%,

Therefore, the County needs to provide sufficient areas to accommodate housing for the anticipated growth.

5. Additionally, the Comprehensive Plan contains provisions which encourage infill and new development near existing developed areas and to focus low-density residential growth in the rural corridors which currently provide or are scheduled to be updated to provide adequate transportation access and infrastructure, which the property in question does.

For the foregoing Findings of Fact, the Commission finds that:

1. The proper notification of this hearing was given pursuant to KRS 100.212 and KRS 424.130, et. seq.
2. The requested SF-LD zoning classification is consistent with the County's current Comprehensive Plan in that it will allow new development to accommodate the County's anticipated current and future growth in an area already partially developed, therefore providing infill. Additionally, it has sufficient capacity for water to provide for the proposed residential development, and the roads in the area are sufficient to accommodate the proposed levels of traffic.

Based upon the foregoing, it is the conclusion of the Madison County Planning & Zoning Commission that the application of the Victory Lane Development, Inc., to re-zone approximately 73.5 acres located at 2319 Union City Road, Richmond, Madison County, Kentucky from C-7 (Agricultural) to SF-LD (single family – Low Density) is consistent with the intent of the County's Comprehensive Plan and its development ordinance; is consistent with the County's proposed future land use development map, and would not be detrimental to other property surrounding or near the subject property, and should thus be, and is hereby, approved.

### RECOMMENDATION

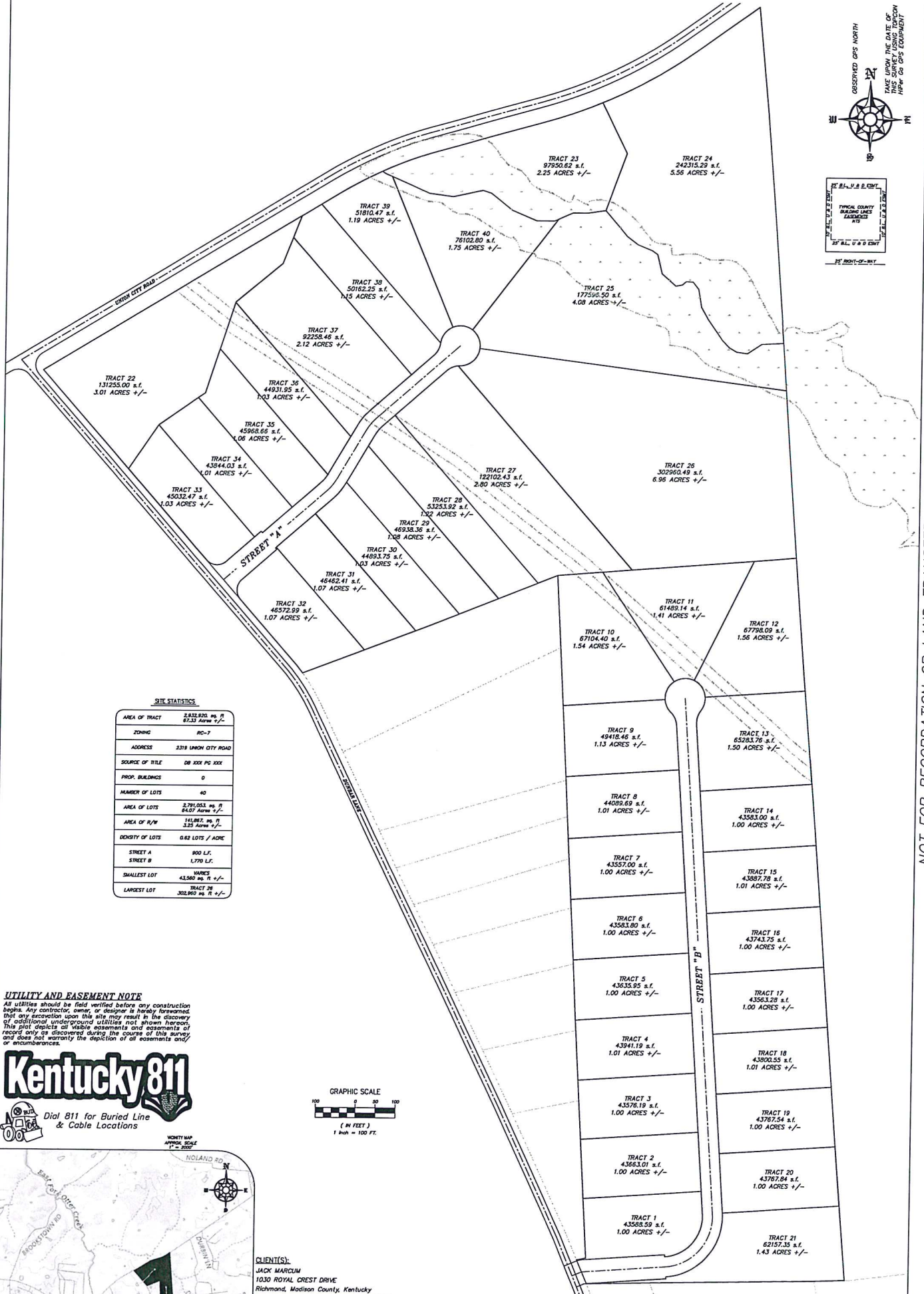
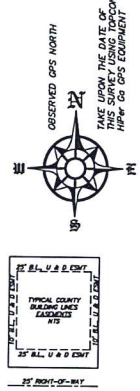
Based on the foregoing, the Madison County Planning & Zoning Commission recommends to the Madison County Fiscal Court that the subject property be re-zoned Single Family – Low Density (SF-LD).

DATED: \_\_\_\_\_

BY: \_\_\_\_\_

Chairman, Madison County Planning  
& Zoning Commission

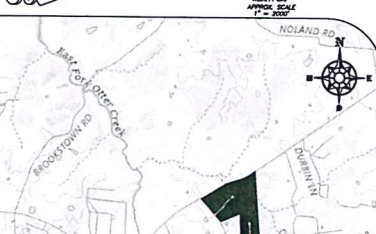
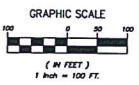




**SITE STATISTICS**

AREA OF TRACT	6,832,800 sq. ft. 157.33 Acres +/-
ZONING	RC-7
ADDRESS	2318 UNION CITY ROAD
SOURCE OF TITLE	DB 200 PG 33X
PROP. BUILDINGS	0
NUMBER OF LOTS	40
AREA OF LOTS	2,781,053 sq. ft. 63.67 Acres +/-
AREA OF R/W	141,887 sq. ft. 3.25 Acres +/-
DENSITY OF LOTS	0.82 LOTS / ACRE
STREET A	800 L.F.
STREET B	1,770 L.F.
SMALLEST LOT	43,580 sq. ft. +/-
LARGEST LOT	TRACT 26 302,960 sq. ft. +/-

**UTILITY AND EASEMENT NOTE**  
 All utilities should be field verified before any construction begins. Any contractor, owner, or designer is hereby forewarned that any excavation upon this site may result in the discovery of additional underground utilities not shown hereon. This plot depicts all visible easements and easements of record only as discovered during the course of this survey and does not warrant the depiction of all easements and/or encumbrances.



**CLIENT(S):**  
 JACK MARCUM  
 1030 ROYAL CREST DRIVE  
 Richmond, Madison County, Kentucky

Signed: \_\_\_\_\_  
 Signed: \_\_\_\_\_



Project No.: 24-148  
 Scale: 1" = 1'  
 Drawn by: WEF  
 Checked by: DW  
 Date of Survey: 05.08.2024  
 Date of: \_\_\_\_\_

**NOT FOR RECORDATION OR LAND TRANSFER**  
**CONCEPTUAL LOT LAYOUT**  
**JACK MARCUM**  
 Property at UNION CITY ROAD / DIUNRAR LANE

NOT FOR RECORDATION OR LAND TRANSFER



**APPLICATION FOR LAND USE MAP AMENDMENT**  
 OFFICE OF PLANNING AND CODE ENFORCEMENT, MADISON COUNTY, KY



<b>APPLICANT INFORMATION</b>			
Property Owner's Name <b>Ronald E. Aldridge &amp; Patricia A. Aldridge</b>			Date <b>7/10/24</b>
Owner's Street Address <b>4050 Irvine Road</b>		Apartment/Unit #	
City <b>Waco</b>	State <b>Kentucky</b>	ZIP <b>40385</b>	
Phone	E-mail Address		
<b>Address of Property Requesting Zone Change</b>			
Lot Number:	Subdivision Name:	Total Acres: <b>2.46</b>	
Existing Zoning Classification <b>C - 7</b>			
Proposed Zoning Classification <b>UC - 4</b>			
Date Applicant Purchased Property <b>5/11/1998</b>		Deed Book / Page Number <b>489/123</b>	

<b>SURROUNDING PROPERTY USE / ZONING INFORMATION</b>		
DIRECTION	CURRENT LAND USE	CURRENT ZONING CLASSIFICATION
EAST	Single Family	C - 7
WEST	Single Family	C - 7
NORTH	US Post Office	C - 6
SOUTH	Single Family	C - 7

<b>URBAN SERVICES</b>			
SERVICES PROVIDED	YES	NO	SERVICES PROVIDED BY
SEWAGE		X	
GARBAGE DISPOSAL	X		Various
WATER	X		Madison County Utilities District
POLICE PROTECTION	X		Madison County Sheriff Department
FIRE PROTECTION	X		Madison County Fire Department
GAS			
ELECTRIC	X		Kentucky Utilities Company
STORM SEWERS		X	
MUNICIPAL SEWERS		X	

**FINDINGS OF FACT, KRS 100.213**

In accordance with KRS 100.213 before any map amendment is granted, the planning commission or legislative body or fiscal court must find the proposed map amendment is in agreement with the adopted Comprehensive Plan, or in the absence of such a finding, that one (1) or more of the following apply and such finding shall be recorded in the minutes and records of the planning commission or Fiscal Court.

**It is the applicant's responsibility to determine and present evidence to support the specific findings of fact.**

a) The proposed land use map amendment is in agreement with the adopted comprehensive plan for the following reasons:

See attached Exhibit A

b) The existing zoning classification given to the property is inappropriate and the proposed zoning classification is appropriate for the following reasons:

c) There have been major changes of an economic, physical or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area based upon the following reasons:

*Please attach additional pages if more space is needed..*

**Applicant's Signature:** I do hereby certify that, to the best of my knowledge and belief, all application materials are herewith submitted and the information is true and correct. I further certify that I am the owner of this property, since \_\_\_\_\_ (mo. / year)

DATE 7/11/2024 Owner's Signature: Patricia Aldridge

**ADDITIONAL INFORMATION REQUIRED**

The following items are required to be provided by the applicant before the application can be considered for placement on the Planning Commission Agenda:

Applicant's Attorney's Name: Stuart K. Olds  
 Attorney's Address 218 West Main Street, Richmond, KY 40475

ITEM	YES	NO	COMMENTS
DEED FOR THE PROPERTY			DEED MUST REFLECT ACTUAL ACRES TO BE RE-ZONED
VICINITY MAP			MAP MUST ACCURATELY DESCRIBE LOCATION OF PROPERTY
LIST OF ADJOINING PROPERTY OWNERS NAMES/ADDRESSES PER PVA			NAMES AND ADDRESSES MUST BE COMPLETE AND PER THE PVA RECORDS FOR ACCURACY
COMPLETED APPLICATION			APPLICATION MUST BE COMPLETED ENTIRELY AND SIGNED BY THE PROPERTY OWNER
APPLICATION FEES PAID			ALL ASSOCIATED FEES SHALL BE PAID IN FULL AT THE TIME OF MAKING APPLICATION

**A conceptual drawing/site plan, describing the proposed use of the property in question, must be attached to the application. 12 copies of the plan must be submitted for review by the Planning Commission as part of their deliberation of the proposed land use change. This is not intended to relieve the applicant, or any future owner, of the requirement to submit a complete site development plan as required by Section 401.3 and Appendix G of the Madison County Land Use Regulations, prior to starting any construction.**



# Exhibit A

The property is a part of the County's Urban Corridor as set out in the County's most recent Comprehensive Plan. The property having frontage on US-52, is across the street from the US Postal Service, and is in close proximity to the Bybee community where there currently exists storage facilities, convenience stores, pottery business, and other commercial activities. The property has been used for commercial purposes over the years, consisting mainly of a horse training facility. If approved, the property would be screened by appropriate landscaping from any surrounding single-family residential areas.





**MADISON COUNTY PLANNING & ZONING COMMISSION**

IN RE: APPLICATION FOR ZONING MAP AMENDMENT

OWNER: Ronald E. Aldridge and Patricia A. Aldridge

ADDRESS: 4050 Irvine Road, Waco, Kentucky 40385

**PROPOSED FINDINGS OF FACT, CONCLUSIONS OF LAW, AND  
RECOMMENDATIONS**

This matter having come before a meeting of the Madison County Planning and Zoning Commission on August 20, 2024, on the application submitted by the landowner, Ronald E. Aldridge and Patricia A. Aldridge, for the property at 4050 Irvine Road, Waco, to rezone from its present classification as C-7 (Agricultural) to C-4 (General Business).

After having heard argument of counsel for the landowner, having considered the application, the evidence, and the record, and having conducted a public hearing, the Commission, with a quorum sitting, makes 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 part of the Madison County urban corridor, an area in the county which has previously been determined by the Planning Commission and the Madison Fiscal Court to have sufficient infrastructure to accommodate the anticipated future growth in the county.
3. The subject property fronts on US-52 and therefore has adequate access for its intended use as general business.
4. The property is currently zoned agricultural but has been utilized for commercial purposes for many years. No agricultural production has occurred on the premises for many years and therefore modification of the zoning from C-7 (agricultural) to C-4 (general business) would be appropriate.
5. The property has sufficient water to provide for its intended purpose.
6. The property is in close proximity to the intersection of US-52 and Brassfield Road. This intersection currently consists of a convenient store, storage facility, and antique mall and

kind of acts as a commercial hub for area. Additionally, across the street from the subject property is the U.S. Postal Service and therefore along US-52 has been developed primarily as commercial.

For the foregoing Findings of Fact, the Commission finds that:

1. The proper notification of this hearing was given pursuant to KRS 100.212 and KRS 424.130, et. seq.
2. That subject property is in close proximity to the intersection of US-52 and Brassfield Road, which constitutes a commercial hub for the area and is surrounded by other commercial properties consisting of convenience store, storage facilities, antique malls and the U.S. Postal Service and therefore rezoning of the subject property to C-4 would be appropriate.
3. The requested zoning classification is C-4 would be consistent with the County's current Comprehensive Plan as part of the urban corridor.
4. Zoning classification of C-7 (agricultural) is not appropriate and therefore modification of that zoning to a more appropriate zone of C-4 which is consistent with the adjacent property is appropriate.

Based upon the foregoing, it is the conclusion of the Madison County Planning and Zoning Commission that the application of Ronald E. Aldridge and Patricia A. Aldridge to rezone 4050 Irvine Road, Waco, Madison County, Kentucky from C-7 (agricultural) to C-4 (general business) is consistent with the intent of the County's Comprehensive Plan and its development ordinance and is consistent with the zoning of surrounding properties: the modification of the zoning from C-7 to C-4 would not be detrimental to other properties surrounding or near the this subject property all of which is utilized for commercial purposes and thus should be and is hereby, APPROVED.

#### **RECOMMENDATION**

Based on the foregoing, the Madison County Planning & Zoning Commission recommends to the Madison County Fiscal Court that the subject property be re-zoned to C-4 (general business).

DATED: \_\_\_\_\_

BY: \_\_\_\_\_

Chairman, Madison County Planning  
& Zoning Commission



