

**Madison County
Board of Zoning Adjustments**

Application for Public Hearing

Date: 3/12/25

Application No. _____

Hearing Type:

☐ Dimensional Variance

☒ Conditional Use Permit

☐ Appeal

Applicant's Name: Jerold S. & Amy D. Young

Mailing Address: 3652 Winding Wood Lane

City/State/Zip Code: Lexington, KY 40515

Telephone Number: 859.893.1610

Address of Property Requesting Hearing: 2950 Lancaster Road, Richmond, KY 40475

Property Owner's Name: Jerold & Amy Young

Existing Land Use: AG

Existing Zoning Classification: AG

DIMENSIONAL VARIANCE:

If requesting a "Dimensional Variance" describe in detail below the nature of the variance requested (use separate sheet if additional space is needed). Site plan drawn to scale must be provided.

N/A

CONDITIONAL USE PERMIT:

If requesting a "Conditional Use Permit" describe in detail below the nature of the Conditional Use requested (use separate sheet if additional space is needed).

Repurposing the ground floor of an exisition "Barndominium" with living quarters located on 2nd level loft. Into a banquet facility

APPEAL:

If requesting a hearing to review the decision made by the Administrative Official please complete on a separate sheet the nature of the appeal and what sections of the regulations you are appealing.

Signature of Applicant: _____

Date: 3/12/25

Jerold “Jerry” & Amy Young

2950 Lancaster Road

Richmond, Kentucky 40475

March 6, 2025

Madison County Board of Zoning Adjustments

135 West Irvine Street - 3rd Floor

Richmond, KY 40475

Subject: Request for Conditional Permit Use Change

Jerold & Amy Young 2950 Lancaster Road – Richmond, KY 40475.

Tract 1-D - 7.77 Acres - DB605 PG 475 – PB 31 PG 253

Tract 1-D2 – 2.42 Acres – DB605 PG 475 – PB 31 PG 253

Dear Members of the Board,

I am writing to formally request a conditional permit for a use change at our farm located at 2950 Lancaster, Richmond, KY 40475. We are requesting a zoning adjustment to repurpose our historic tobacco barn - that we believed to have been built between 1850 and 1900—into a functional asset that honors our region’s agricultural heritage. Although the recent division of our farm to accommodate the KY DOT Project 735 in Madison County has made it unviable to continue ranching, we have greatly benefited from the construction of the new road that has notably altered local traffic patterns. Its prime location within Madison County’s expanded urban corridor, just three miles off Exit 87 on I-75, that now offers improved access and connectivity. This enhanced traffic flow not only supports the continued operation of a portion of our farm but also creates an opportunity to integrate historic preservation with modern economic activity.

The adaptive reuse of our tobacco barn is central to our proposal. By preserving this structure, we aim to maintain a tangible link to the past while repurposing it for contemporary uses that complement our ongoing farm operations. The new traffic patterns provide easier access for customers and visitors, ensuring that even a modest part of the farm remains operational and economically viable. This project embodies a careful blend of historical preservation and modern development, reinforcing the cultural and economic vitality of our community.

Project Overview

Our proposed project includes the following components:

- **Building Location:** The primary structure will be established at 2950 Lancaster, Richmond, KY 40475. The existing residence consists of a 3BR 2.5BA ~1600 sq ft living space located in the second level of our former tobacco barn that we estimate was built between 1850-1900. The barn measures 84'X44'.
- **Building Additions and Modifications:** Upon approval, we propose the construction of separate men's and women's ADA compliant restrooms and the addition of a main entry. Each structure shown in the attached diagrams will be ~14'x12' per restroom
- **Scaled Drawings & Surveys:** Included are detailed site plans illustrating building layouts, parking designs, pedestrian pathways, and service entrances are included for your review.
- **Signage:** Clear signage for directions, exits, and emergency information will be installed to assist guests and comply with safety regulations.
- **Emergency Plans:** Comprehensive emergency response plans, including fire evacuation routes and medical emergency protocols, have been developed to ensure guest safety.
- **Parking Area:** A designated parking area has been signified on the site plan to accommodate visitors and service vehicles. The proposed dimensions are ~150'x225' and will accommodate up to 90 parking spaces, including 7-10 accessible parking spaces including at least one being van accessible.
- **Loading Area and Traffic Access:** The design incorporates a dedicated loading zone with clearly marked traffic access routes, circulation drives, and open spaces. These have been planned to ensure smooth and safe vehicular movements.
- **Foot Traffic Design: Pedestrian Pathways:** We have planned dedicated, well-lit pedestrian pathways from the parking areas to the event space. These pathways are designed to ensure that guests do not cross vehicular traffic, enhancing safety and flow.

- **Site Improvements:** In addition to the above, the project includes landscaping, utilities, and signage improvements. Yard modifications have been designed to incorporate a designated refuge area and service dumpster location that will be both functional and discreet.
- There are no peculiarities on the lots in question concerning the natural topography. All grades in common area will be designed on a slope that will ensure proper run off.
- We have installed a Fuji Tec UVC septic tank, known for its capacity to handle high usage efficiently. This system offers environmental benefits and aligns with our commitment to sustainable practices.
- We have proactively engaged in discussions with all adjoining property owners, who have expressed strong support for this project.
- **Noise:** Building orientation, strategic landscaping buffers, and scheduled operational hours will mitigate any potential noise impacts. These measures also include the entirety of the facility to be weather and sound insulated with a combination of Closed and Open Cell spray foam insulation
- **Light Glare:** The site design includes controlled lighting and directional fixtures to avoid excessive light spillover onto neighboring properties and roadways.
- **Odor:** Careful placement of service areas in the rear of the facility, including the loading zone and the designated area for the service dumpster, along with regular maintenance protocols, will minimize any odor emissions.

Economic Benefits:

Our project is expected to generate significant economic benefits for the community. Considering the use of a second home rental unit located within the existing barn and our proposed wedding venue, we anticipated to generate first-year revenues of around \$100,000, with potential increases to between \$150,000 and \$200,000 years 2-3 years – and, under high-demand scenarios, even up to \$250,000–\$300,000 annually. These figures underscore the economic vitality and employment opportunities the project will introduce to the area.

Subdivision Regulations:

N/A - Zoned AG

Overall Community Impact:

In addition to the economic advantages, the project's design ensures that any potential adverse effects are effectively managed. The planned site improvements—including optimized traffic circulation, designated open spaces, and thoughtful landscaping—are intended to enhance, rather than detract from, the quality of life in our community.

Conclusion

We believe this project will not only improve our farm's operational capabilities but also contribute positively to the local economy while addressing all environmental and community impact concerns. We respectfully request that the Board review our application favorably and grant the conditional permit use change. Should you require any further information or wish to schedule a site visit, please do not hesitate to contact me at 859.893.1610 or info@oldlancaster.com

Thank you for your time and consideration.

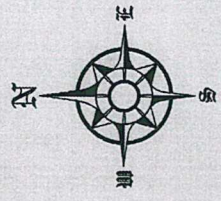
Sincerely,

Jerry Young

Enclosures:

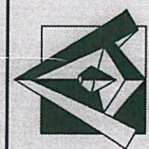
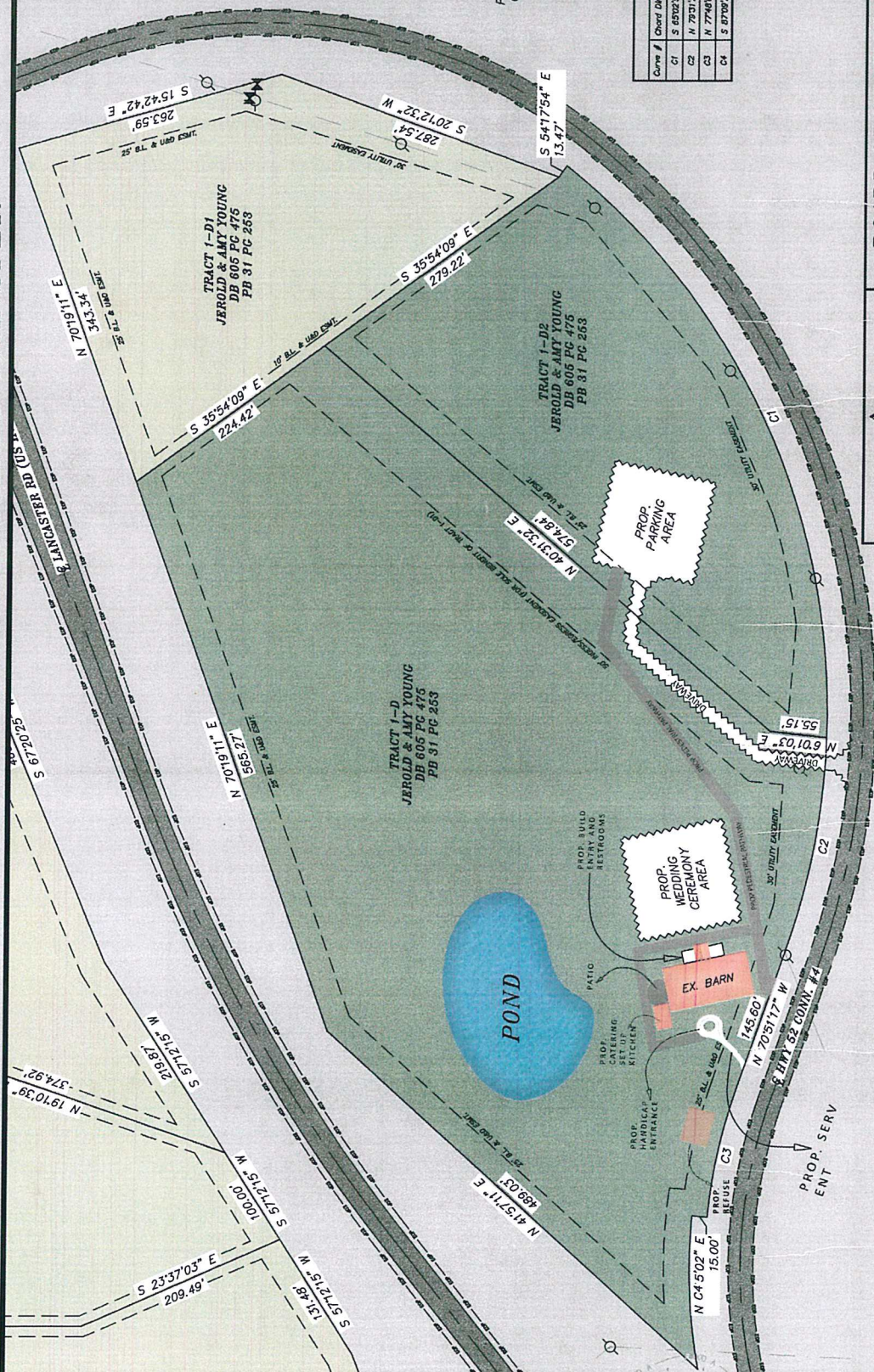
- Deed and Legal Description for 7.77 - Acre Tract
- Deed and Legal Description for 2.42 - Acre Tract
- Site Plan and Supporting Diagrams

"NOT FOR RECORDING OR LAND TRANSFER"



PURPOSE OF THIS EXHIBIT IS TO
REQUEST A CONDITIONAL USE
PERMIT FOR (EVENT VENUE) AT THE
CURRENTLY ZONED R-7 PROPERTY
SHOWN HEREON.

Curve #	Chord Direction	Chord Length	Radius	Arc Length
C1	S 65°02'33" W	611.01'	881.78'	633.85'
C2	N 79°31'21" W	208.79'	881.78'	208.82'
C3	N 77°48'07" W	124.18'	513.34'	124.49'
C4	S 87°09'21" W	148.79'	508.34'	148.29'




Abacus
Engineering & Land Surveying
500 Recycle Drive
Richmond, KY 40475 (859) 625-1200

Drawn by: WEF
Checked by: DW

BOARD OF ADJUSTMENTS EXHIBIT for
CONDITIONAL USE PERMIT
Property at HWY 52 CONN. #4
Richmond, Madison County, Kentucky
Date of Plat: 03.05.2025
Revision: N/A
Scale: 1" = 100'
Project #: 24-143

PURPOSE OF THIS EXHIBIT IS TO REQUEST A CONDITIONAL USE PERMIT FOR EVENT SPACES AT THE CURRENTLY ZONED R-7 PROPERTY SHOWN HEREON.

Corner #	Bearing	Distance	Corner Label
1	N 70°10'11" E	165.37	1
2	S 54°75'04" E	114.47	2
3	S 54°75'04" E	114.47	3
4	N 70°10'11" E	165.37	4



Abacus
Engineering & Land Surveying
2001 Highway 52, Suite 100
Richmond, KY 40475 (502) 625-1200

BOARD OF ADJUSTMENTS EXHIBIT for

CONDITIONAL USE PERMIT

Property at HWY 52 CONN. #4

Richmond, Madison County, Kentucky

Drawn by: HEP

Checked by: DW

Date of Plat: 03/05/2025

Revision: 1/0

Scale: 1" = 120'

Project #: 24-141



