

**MADISON COUNTY FISCAL COURT
MADISON COUNTY, KY
ORDINANCE 2025-015**

**AN ORDINANCE OF THE MADISON COUNTY FISCAL COURT, KENTUCKY,
APPROVING THE ZONE CHANGE OF 107 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, November 18, 2025, to consider a Land Use Change Request Application from UC-1 Single-Family Residential to UC-6 Public/Semi-Public. 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 and Berea Citizen, by posting signs on the subject property, and by the Secretary of the Commission notifying the adjoining property owners by certified mail.
2. That the property lies within the Urban Corridor.
3. That the property has adequate infrastructure for the intended use.
4. That the property is located in an area identified in the Comprehensive Plan as being in a growth area, which necessitates facilities such as this for fire protection and emergency services.
5. That the proposed land use map amendment is in agreement with the Comprehensive Plan.

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-6.

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-6 classification.

SECTION I

The subject property is as described as follows:

Tract 5
6.01 Acres

All that certain piece, parcel or tract of land located in Madison County, Kentucky, being on the east side of Carr Lane, 271' north of Igo Road, and more particularly described as follows:

("Rebar set" are 1/2" x 18" rebar with a red cap stamped "Spencer, PLS 4068")

Beginning at a 1/2" rebar found (LS 3265) 85' east of the Centerline of Carr Lane in the right-of-way thereof, being the northwestern corner of Tract 4, Cassie N. Young (DB 779, Pg 533; PB 28-226), and having KY State Plane, Single Zone coordinates North 3,845,769.31 and East 5,330,720.80; thence with the easterly right-of-way of Carr Lane N 06°24'27" E a distance of 23.64' to a point; thence 118.78' along the arc of a curve turning to the left, having a radius of 1,230.91', a chord bearing N 03°38'35" E, and a chord length of 118.74', to a rebar set; thence N 88°54'37" W a distance of 15.00' to a rebar set; thence 167.27' along the arc of a curve turning to the left, having a radius of 1,215.91', a chord bearing N 02°58'56" W, and a chord length of 167.14', to a rebar set; thence a new line through Tract 3, the lands of Victory Lane Development, Inc. (DB 759, Pg 142; PB 28-226) 177.10' along the arc of a curve turning to the left, having a radius of 300.28', a chord bearing N 66°51'27" E, and a chord length of 174.55', to a rebar set; thence N 86°37'39" E a distance of 307.72' to a rebar set; thence S 26°41'40" E a distance of 189.31' to a rebar set; thence S 16°12'02" E a distance of 120.61' to a rebar set; thence S 03°15'44" W a distance of 287.65' to a rebar set in the line of Tract 2, Denton K. & Tonnette Randall (DB 770, Pg 582; PB 28-226); thence with the line of Tract 2 and also Tract 1, Andrew Spurr (DB 771, Pg 415; PB 28-226), N 75°45'22" W a distance of 156.78' to a 1/2" rebar found (LS 3265), a corner to Karen Lee & Williams Gentry Cemetery Tract (DB 739, Pg 384); thence with said cemetery tract, S 82°00'50" W a distance of 50.00' to a 1/2" rebar found (LS 3265); thence S 07°59'10" E a distance of 25.00' to a 1/2" rebar found (LS 3265) in the line of Tract 1 aforementioned; thence with the line of Tract 1, N 64°42'49" W a distance of 97.19' to a 1/2" rebar found (LS 3265), a corner to Tract 4 aforementioned; thence with Tract 4, N 64°42'49" W a distance of 299.30' to the Point of Beginning, having an area of 6.01 acres, as surveyed by Spencer Land Surveying (Job No. 3174) on February 21, 2025, Stuart W. Spencer, PLS 4068, as depicted on a plat recorded in Plat Book 31 Page 399, in the office of the Madison County Clerk.

Being the same property conveyed to Madison County Fiscal Court from Victory Lane Development, Inc, *et al.*, by Brooks Stumbo, Master Commissioner, dated November 6, 2025, and of record in Deed Book 875, Page 740, in the Madison County Court Clerk's Office.

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 25TH day of NOVEMBER 2025.

THIS DOCUMENT WAS GIVEN SECOND READING AND ADOPTED at a duly convened meeting of the Fiscal Court of Madison County, Kentucky, held on the 16TH day of DECEMBER 2025.

MOTION BY:

Lochmueller

SECONDED BY:

Bathie

VOTE:

YES

NO

ABSTAIN

Magistrate James Brian Combs
Magistrate Stephen Lochmueller
Magistrate Billy Ray Hughes
Magistrate Tom Botkin
Judge/Executive Reagan Taylor

<u>✓</u>	_____	_____
<u>✓</u>	_____	_____
<u>✓</u>	_____	_____
<u>✓</u>	_____	_____
<u>✓</u>	_____	_____

Signed:

Reagan 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
107 Carr Lane, Richmond, Kentucky 40475
DA: November 21, 2025

This matter came before the Planning and Zoning Commission for a hearing on November 18, 2025, on application submitted by the landowner, Madison County Fiscal Court, to amend the official zoning map of Madison County regarding certain tracts located at **107 Carr Lane, Richmond, Kentucky 40475**, from a property currently zoned as UC-1 Single-Family Residential to UC-6 Public/Semi-Public.

Upon proper notice being given and upon hearing testimony and arguments of all parties on November 18, 2025, and upon Motion made and vote taken on November 18, 2025, 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 Bert Thomas, Director, Madison County Planning & Development, at the Hearing. The Applicant's presentation of evidence included a number of Exhibits, made a part of its presentation, together with testimony of Bert Thomas, which tended to show that the subject property was to be used by the County for a public purpose, namely fire services and emergency services, and that it was the intent of the applicant to comply with its own Land Use Ordinances and ensure that said use was in compliance with the Land Use Map; and that, accordingly, the existing zoning classification given to the property (UC-1) is inappropriate and the proposed zoning classification (UC-6) is appropriate and the same complies with the current Comprehensive Plan.

FINDINGS OF FACTS

Upon considering the evidence and testimony summarized herein, the Madison County Planning and Zoning Commission made the following Findings of Fact:

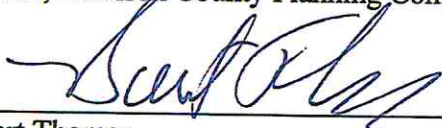
1. Proper notification of this hearing was given pursuant to KRS 100.212 and KRS 424.130, et. seq., by notices published in the Richmond Register and Berea Citizen, by posting signs on the subject property, and by the Secretary of the Commission notifying the adjoining property owners by certified mail.
2. That the property lies within the Urban Corridor.
3. That the property has adequate infrastructure for the intended use.
4. That the property is located in an area identified in the Comprehensive Plan as being in a growth area, which necessitates facilities such as this for fire protection and emergency services.
5. That the proposed land use map amendment is in agreement with the Comprehensive Plan.

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 located at 107 Carr Lane, Richmond, Kentucky 40475 BE APPROVED, and the above-described property be zoned as UC-6.

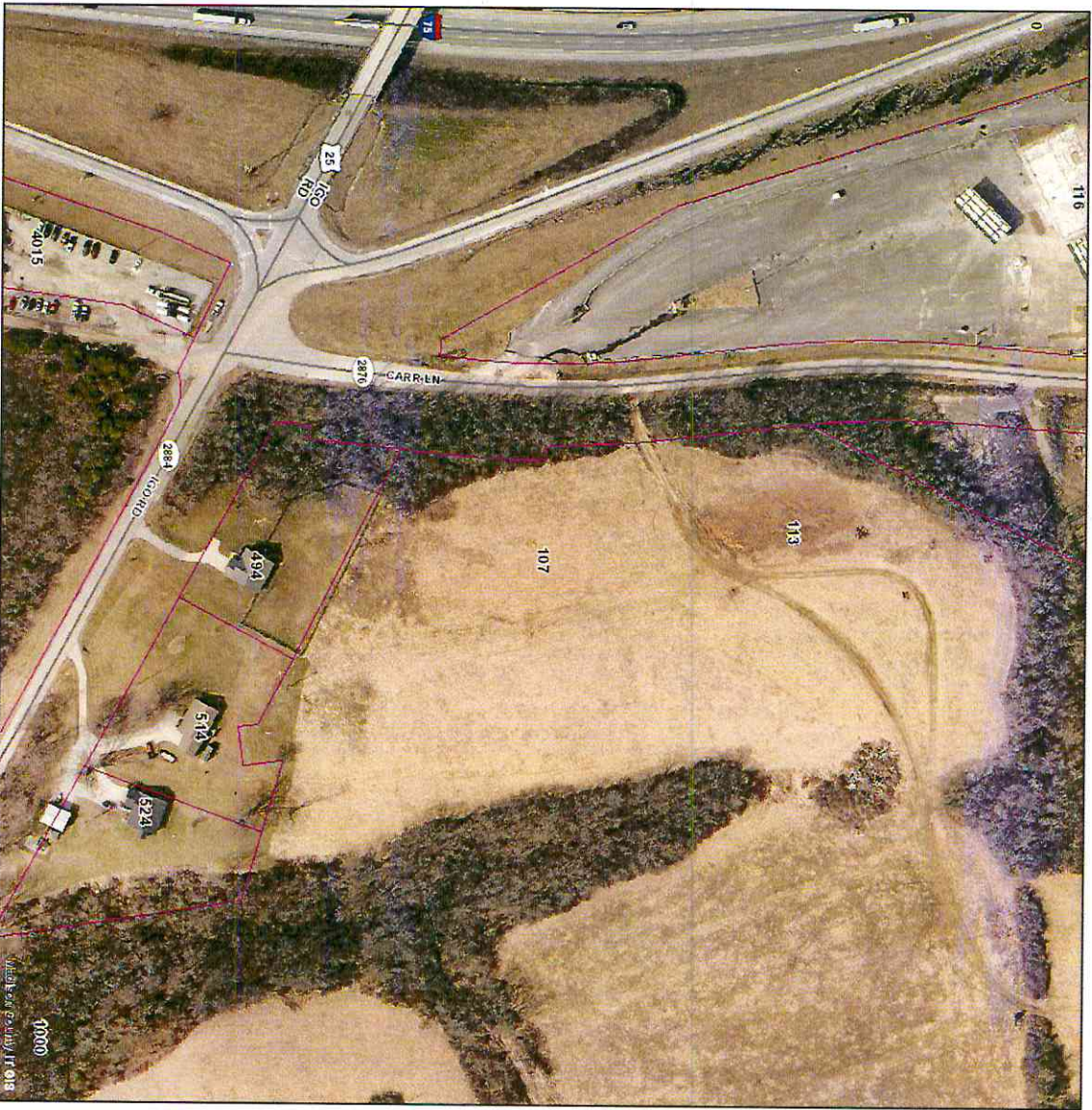


Robert Farmer
Chair, Madison County Planning Commission



Bert Thomas
Director, Madison County Planning & Development

Area Map - Madison County, KY



New Sign 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
 1:2,257
 1" = 188 feet
 1" = 0.04 miles

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Although boundaries shown on this map are based on the best available information, they are not guaranteed. The user assumes all responsibility for the use of this information. The user agrees to hold the County harmless for any and all claims, damages, or losses, including reasonable attorneys' fees, arising from the use of this information. The user further agrees to hold the County harmless for any and all claims, damages, or losses, including reasonable attorneys' fees, arising from the use of this information. The user further agrees to hold the County harmless for any and all claims, damages, or losses, including reasonable attorneys' fees, arising from the use of this information.

Area Map - Madison County, KY



Legend

- New Siren Location
- GPS Address
- Parcels
- Shield
- 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

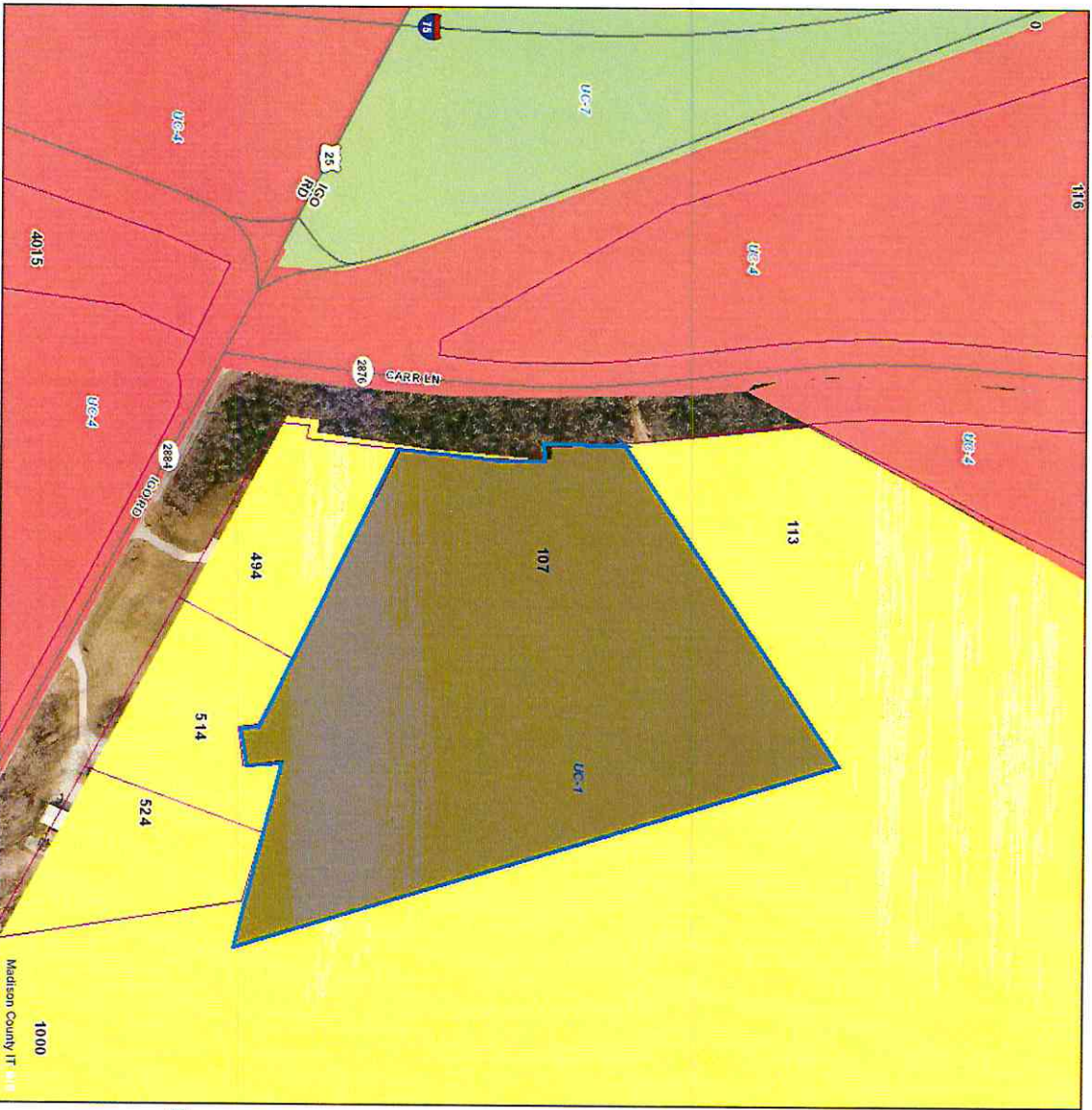
MADISON COUNTY KENTUCKY

1:2,257
 1" = 198 feet
 1" = 0.04 miles

North Arrow

Madison County, KY 40301

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
- Urban Corridor Boundary
- Rural Community
- Rural Corridor
- Madison_Parcels_2024

MADISON COUNTY
KENTUCKY

1:2,257
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This map was prepared by the Madison County GIS Department. It is based on the most current data available. The Madison County GIS Department is not responsible for any errors or omissions. The Madison County GIS Department is not responsible for any damages, including consequential damages, arising from the use of this map. The Madison County GIS Department is not responsible for any damages, including consequential damages, arising from the use of this map. The Madison County GIS Department is not responsible for any damages, including consequential damages, arising from the use of this map.