ANNUAL PURCHASE OF DEVELOPMENT RIGHTS (PDR) REPORT

General Government and Planning Committee

October 6, 2026

Beth Overman, PDR Director

LEXINGTON

Purchase of Development Rights (PDR) Overview

- The Division of PDR is housed under Commissioner Horn in the Department of Planning & Preservation and administered by Beth Overman.
- The PDR Program is governed by the Rural Land Management Board (RLMB), which has 13 voting members and 3 non-voting members, and is chaired by Gloria Martin.
- Council Member Morton serves as the Council Representative to the Board, and Council Member Boone also regularly attends the Board's monthly meetings.

Rural Land Management Board, Inc.

The RLMB is comprised of representatives of organizations that served on the Implementation Committee that formed PDR, in addition to 2 Council-appointed seats and 1 Council Member seat added in 2019.

• Gloria Martin, Chair	Fayette County Neighborhood Council
• Robert James, Vice-Chair	Fayette County Farm Bureau
• Philip Meyer, Treasurer	Fayette County Farm Bureau
• Hannah Emig	Bluegrass Realtors
• Stephen Howard	Building Industry Association of Central KY
• Jonathan Disney	Commerce Lexington
• JoJuana Leavell-Greene	Council Appointed Seat
• Jim Coleman	Council Appointed Seat
• Christine Stanley	Historic Preservation Group
• Phil Hager	Kentucky Thoroughbred Association
• Will Mayer	Kentucky Thoroughbred Association
• Margaret Graves	Land Conservation Group
• Mary Quinn Ramer	VisitLex
• Tyler Morton	Non-Voting, Urban County Council Member
• Allison Tucker	Non-Voting, Fayette County Cooperative Extension Agent
• Brian Jones	Non-Voting, USDA-NRCS

New PDR and Small Farm Easements

13 easements purchased this calendar year, including 9 Small Farm easements

Farm #	Property Owner	Address	Acres	Closing Date
3-2024	North Elkhorn, LLC	3860 Lemons Mill Pike	28.89	3/30/2026
1-2025	Jackpot Land Company, LLC	976 Harp Innis Road	46.164	5/18/2026
2-2024	Jessica Bollinger	4470 Old Frankfort Pike	91.97	6/12/2026
4-2024	Julie Vergette	2121 Ferguson Road	30	8/12/2026
SF 4-2025	Tim and Diana Heagarty	5175 Jacks Creek Pike	10.97	3/30/2026
SF 20-2025	Vicki Watkins	6401 Old Richmond Road	10.17	3/30/2026
SF 21-2025	Jeff and Jeanne Bradford	5866 Walnut Hill Pike	10	3/30/2026
SF 1-2025	Nancy Cox	5740-5742 Old Richmond Road	12.071	5/18/2026
SF 33-2025	Mark and Mary Bizer	5201 Jacks Creek Pike	10.998	6/16/2026
SF 37-2025	Mark and Mary Bizer	5245 Jacks Creek Pike	11.007	6/16/2026

New PDR Easements Continued

13 easements purchased this calendar year, including 9 Small Farm easements

Farm #	Property Owner	Address	Acres	Closing Date
SF 15-2025	Jim Hodge and Mary Ann Delaney	6050 Old Richmond Road	10.001	8/12/2026
SF 16-2025	Richard and Louisa Stasi	120 Damar Drive	10.01	8/12/2026
SF 7-2025	Nancy Downs	3782 Crawley Lane	16.34	9/9/2026
		Acres Acquired thus far in Calendar Year 2026 =	298.591	
		Total Conserved Acreage =	**33,595**	

Pending PDR and Small Farm Easements

There are 8 farms in the contract and offer stage totaling nearly 400 acres

Farm #	Acres	Status
7-2021	25.26	Under Contract
2-2025	41.14	Under Contract
3-2025	54.83	Under Contract
4-2025	65.17	Under Contract
5-2025	81.06	Under Contract
6-2025	97.87	Under Contract
SF 35-2025	10.11	Under Contract
SF 36-2025	10.21	Under Contract
Total =	**385.65**	

New and Pending PDR Applications

10 new PDR applications were received in September, in addition to 3 pending from 2025, totaling nearly 900 acres

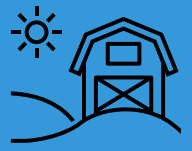
Farm #	Acres
1-2026	41.44
2-2026	23.9
3-2026	100.84
4-2026	64
5-2026	20
6-2026	24.15
7-2026	102

Farm #	Acres
8-2026	40.5
9-2026	40.15
10-2026	268.62
7-2025	28.55
8-2025	54.19
9-2025	59.88
Total =	**868.22**

Unsuccessful and Continuing Applications

- The PDR ordinance requires we report all “unsuccessful” applications.
- PDR Farm 10-2025, owned by Sean and Kristen Foley and located at 5021 Jacks Creek Pike, received a written offer to purchase an easement but declined.
- 26 of 37 Small Farm applicants could not proceed due to inability to obtain mortgage subordinations, location in an A-B Zone, no active farming, or failure to obtain their Ky Ag Water Quality Plan.
- The A-B Zone issue was resolved per an amendment adopted by Council this summer.
- All remaining applicants will stay in the queue for consideration in future cycles.

Summary and Next Steps



Completed

- **13** easements purchased this calendar year including the first small farm easements
- **318** easements total in the PDR and Small Farm Programs
- **33,595** total acres conserved

Pending

- Staff is working with **21** applicant farms in various stages of acquisition
- These applicants total approximately **1,275** acres
- In September, 8 new applicant farms were submitted on our 2027 NRCS application for matching funds
- NRCS has thus far funded **177** of our easements

Next Steps

- 2026 Small Farm application deadline is **November 2nd**.
- Postcards were mailed to over **1,000** potentially eligible farm owners in August
- Board member, **Jim Coleman**, hosted a webinar for the Royster Road and Briar Hill Neighborhood Association members on September 14th
- **Council Member Boone** is advertising the application cycle through his social media and newsletter
- A robust applicant pool is expected

Questions?

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