



Annual Report on the Purchase of Development Rights Program (PDR)

December 2, 2025





Report Overview

- 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.
- The Division of PDR is housed under Commissioner Horn in the Department of Planning & Preservation and administered by Beth Overman.
- Two positive changes will be illustrated in this report:
 1. *The RLMB and PDR Program being named a Certified Entity by its funding partner, the USDA Natural Resources Conservation Service (NRCS), which has provided autonomy to close easements more expeditiously.*
 2. *The adoption of the Small Farm Program in early 2025 which expands land conservation opportunities to farms sized 10-19.99 acres (PDR requires 20 acres).*





Rural Land Management Board, Inc.

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

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





New PDR Easements

One easement was purchased in FY-24 prior to becoming a Certified Entity; 16 have been purchased in FY-25 – FY-26.

Farm #	Property Owner	Address	Acres	Closing Date
6-2020	Phaedra Spradlin	6325 Old Richmond Road	30	7-26-2024
13-2020	Zeke & Jill Kobak	5540 Russell Cave Road	40	7-26-2024
11-2020	Robert Eads, III, & Bonnie Eads	5641 Ware Road	50	7-26-2024
5-2020	Vicki Watkins	6327 & 6365 Old Richmond Rd.	31	10-31-2024
3-2021	Jeff Ramey	5220-5224 Paris Pike	101	10-31-2024
5-2021	Mt. Horeb Farm, LLC	3933 Mt. Horeb Pike	34	10-31-2024
2-2021	Manley Family Trust	4320 Newtown Pike	85	10-31-2024
9-2020	Debra Kelley	6481-6495 Old Richmond Road	140	12-9-2024
1-2021	Endeavour Bloodstock, LLC	6025 Greenwich Pike	140	12-10-2024





New PDR Easements Continued

One easement was purchased in FY-24 prior to becoming a Certified Entity; 16 have been purchased in FY-25 – FY-26.

Farm #	Property Owner	Address	Acres	Closing Date
1-2022	Elisabeth Jensen & Marc Guilfoil	2308 Evans Mill Road	87	12-12-2024
10-2020	Margaret Wright	5991 Old Richmond Road	95	1-16-2025
8-2020	Mitch & Elizabeth Cooper	5400-5410 Sulphur Well Road	66	2-24-2025
6-2021	Scott & Lanae Pierce	4721 Newtown Pike	51	5-7-2025
12-2020	Sheila Granger	5800 Sulphur Well Road	41	6-6-2025
1-2023	Manley Family Trust	4200 Newtown Pike	40	8-21-2025
1-2024	Quattro Navarro Farms, LLC	924 Harp Innis Road	44	9-10-2025
		Total Acres Acquired FY-25 thru FY26 (thus far) =	1,075	
		Total PDR Acreage =	33,333	





Pending PDR Easements

In addition to the farms listed below, 10 new applications were received in the November 2025 application cycle and are being ranked and reviewed by staff.

Farm Number	Acres	Status
7-2021	26	Under Contract
2-2024	92	Under Contract
4-2024	30	Under Contract
3-2024	29	Pending Offer
Total Acres =	177	





Small Farm Program

Overview

- Ordinance adopted January 2025
- Serves active farms sized 10-19.99 acres

First Steps

- Inaugural application cycle held April 2025.
- Received 37 applications.
- Of those 37, 14 applicants met qualifications of being active farm, correctly zoned, and obtaining a mortgage subordination that allowed them to proceed.
- *Note: Mortgages must be subordinated to protect the RLMB and LFUCG's financial interest in case of physical or financial harm to the property.*

Current and Next Steps

- The RLMB is ordering appraisals in rank order and extending easement purchase offers.
- Two offers have been extended, and 6 appraisals are pending.
- Additional appraisal authorizations are expected at the Board's December meeting.
- Farms that did not meet all qualifications will remain in the queue & continue rolling forward.
- The next application cycle will likely be held next spring or early summer.



Questions?



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