

**ORDINANCE NO. 20-14**

AN ORDINANCE AMENDING ORDINANCE NO. 00-18, KNOWN AS THE CITY'S ZONING ORDINANCE, AND ALTERING THE ZONING MAP TO REFLECT SAID AMENDMENT, BASED ON THE FINDINGS OF FACT MADE BY THE PLANNING AND ZONING BOARD, AND BASED ON SAID BOARD'S RECOMMENDATION OF A ZONE CHANGE;

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF SOMERSET, KENTUCKY:

That Ordinance No. 00-18, known as the Zoning Ordinance, Somerset, Kentucky, is hereby amended by altering the Zoning Map in the following manner:

- I. By changing a boundary of land presently zoned R-2 to B-2, said properties being more particularly described in Exhibit "A" attached hereto and incorporated herein in full by reference, located at 409 Monticello Street, Somerset, Kentucky, and having PVA Parcel # 061-6-1-16.
- II. The City Clerk of the City of Somerset, Kentucky is hereby authorized to alter the Zoning Map to reflect said changes.
- III. This Ordinance shall be in full force and effect from and after adoption and publication according to law.

FIRST READING     July 27, 2020    

SECOND READING     August 10, 2020    

Approved: \_\_\_\_\_

  
Mayor

Attest: \_\_\_\_\_

  
City Clerk



**FINDINGS OF FACT AND RECOMMENDATIONS OF THE CITY OF SOMERSET  
PLANNING & ZONING COMMISSION**

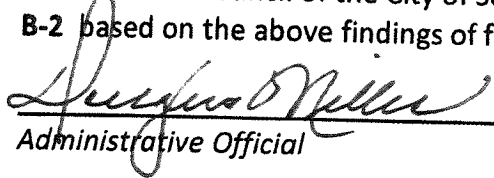
**OWNER:** JOHN G. PRATHER, JR., JEROME PRATHER, JOEL PRATHER  
**ADDRESS:** 409 Monticello Street  
**PARCEL #s:** 061-6-1-16

On JULY 9<sup>th</sup>, 2020 the Planning & Zoning Commission of the City of Somerset convened for a regularly-scheduled / special-called meeting and noticed hearing and at such meeting made findings of fact as to the property described in the plat and zone change application attached hereto and incorporated herein in full by reference.

The Planning & Zoning Commission believes that the recommendation as set forth below IS proper according to law and **MEETS** the requirements for a zone change from R-2 to B-2 due to the following findings of fact:

**DUE TO MAJOR CHANGES OF A PHYSICAL AND ECONOMIC NATURE WITHIN THE AREA WHICH WERE NOT ANTICIPATED IN THE ADOPTED COMPREHENSIVE PLAN AND WHICH HAVE SUBSTANTIALLY ALTERED THE BASIC CHARACTER OF SUCH AREA FOR PROPERTY LOCATED AT 409 MONTICELLO STREET, THE PRESENT ZONING (R-2) IS INAPPROPRIATE AND THE PROPOSED ZONING (B-2) IS MORE APPROPRIATE FOR THE PROPERTY.**

WHEREFORE, the Planning & Zoning Commission via a majority vote agree to **RECOMMEND** to the Common Council of the City of Somerset that the subject property be re-zoned from R-2 to B-2 based on the above findings of fact.

  
\_\_\_\_\_  
Administrative Official

  
\_\_\_\_\_  
Chairman, Planning & Zoning Commission

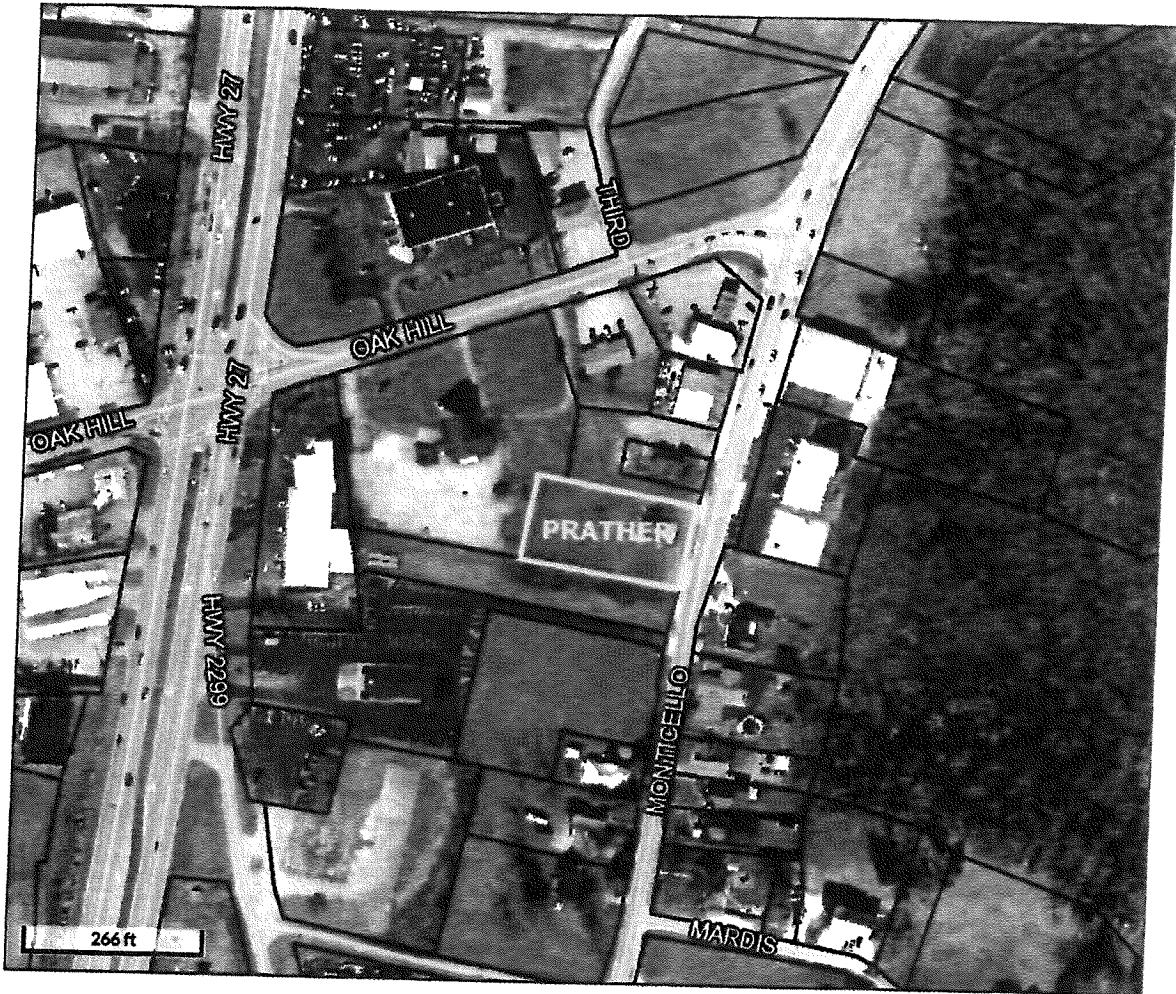
\_\_\_\_\_  
*Counsel for Planning & Zoning Commission*  
(Sign only if legal assistance was sought by the Commission)

**DISCLAIMER:**

This form was prepared by the City Attorney for administrative purposes only. All findings and/or recommendations stated on this form shall be written in the space provided by the Chairman of the Commission, or other authorized Person(s), and are strictly the decision of the Planning & Zoning Commission as permitted under the authority of all applicable law.




**EXHIBIT "A"**

\_\_\_\_\_  
John Adams, City Attorney



Overview

Legend

-  Parcels
-  Roads
-  Land hook

<b>Parcel ID</b> 061-6-1-16	<b>Mailing Address</b>	WOOD DONNA JEAN C/O PRATHER JOHN G JR & HILMA S & JEROME PARK & LAURA & JOEL PO BOX 616 SOMERSET, KY 42502	<b>Total Value</b>	\$0	<b>Last 2 Sales</b>			
<b>Class</b> COMMERCIAL	<b>Physical Address</b>	409 MONTICELLO ST Somerset City			<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing</b> 22					8/31/2017	\$107000	Z	Q
<b>District</b>					4/8/1997			Q
<b>Acres</b> 0.68								
<b>Brief Tax Description</b>	TR 1 PRATHER & STEWART BNDRY SUR .68 AC							
	(Note: Not to be used on legal documents)							

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