

ORDINANCE NO. 23-03

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 **I-2** to **B-2**, said properties being more particularly described in Exhibit "A" attached hereto and incorporated herein in full by reference, on **undeveloped property located between Barnesburg Rd and E KY Hwy 80**, Somerset, Kentucky, and having PVA Parcel # **089-0-0-03.3**.
- 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 February 28, 2023

SECOND READING MARCH 13, 2023

Approved: _____

Mayor

Attest: _____

City Clerk

**CITY OF SOMERSET, KENTUCKY
PLANNING AND ZONING COMMISSION**

**FINDINGS OF FACT
CONCLUSIONS AND RECOMMENDED MAP AMENDMENT**

CASE NO: _____

RE: Zone Change: SPEDA I Properties, Barnesburg Road/East Hwy 80

For Recording purposes,

Listed below are the parties involved in the Zone Change for

Barnesburg Road

Somerset, Kentucky

A portion of PVA Parcel 089-0-0-03.3, that will be renumbered to
PVA Parcels 089-0-0-03.4, 03.5, 03.6 & 03.7

Party One

City of Somerset, Planning and Zoning Commission
PO Box 989
Somerset, Kentucky, 42502

Party Two

SPEDA Properties I, LLC
306 East Mount Vernon Street
Somerset, Kentucky, 42501

The Planning and Zoning Commission having heard testimony at a public hearing conducted before the Commission on the 21st day of February 2023 and based on the evidence presented, the Planning and Zoning Commission enters the following FINDINGS OF FACT, CONCLUSIONS AND MAP AMENDMENT.

FINDINGS OF FACT

SPEDA Properties I, LLC is the owner of record of a tract of land at bounded on the south by East KY 80 and on the north by Barnesburg Road and being Parcel 2 of Deed Book 1013 Page 180 a 22.91- acre tract on plat named Garner (Estate) Island Property # 2 as recorded in Plat Cabinet G Slide 18C.

SPEDA or a predecessor entity purchased the tract in October 2019 (Deed Book 1004 Page 687) and the past use is unchanged-pasture land.

The subject was annexed in 2020 (Ordinance 20-12) at which time it was zoned I-2 at the request of the owner of record, SPEDA.

The parent tract across Barnesburg Road on the north, the remainder of Parcel 089-0-0-03.3, is zoned I-2 Heavy Industry.

The tract to the west; Parcel 089-0-0-03.2 Thomas E & Brenda Garner Revocable Trust et al is not in the city and not zoned.

The tracts to the east; Parcel 089-0-0-02 Thomas Christopher & Kathy Family Living Trust and Parcel 089-0-0-02.1 James Cemetery are not in the city and not zoned.

East Highway 80 is the southern boundary.

The applicant wishes to rezone the property to B-2 Highway Oriented Commercial.

The planned future use for the property is Commercial, and the proposed zone change agrees with the planned future use.

The zone change meets 100.213 (1).

100.213 Findings necessary for proposed map amendment -- Reconsideration. (1) Before any map amendment is granted, the planning commission or the legislative body or fiscal court must find that the map amendment is in agreement with the adopted comprehensive plan.

CONCLUSIONS

The requested rezoning is in agreement with the future use outlined in the comprehensive plan.

There were no citizens present to comment in favor for or against the rezoning.

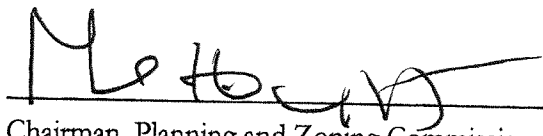
The commission voted 5-0-1 in favor of the rezoning, with Burgin, Floyd, Holland, Stringer and Lynch voting in favor of the rezoning, and Vaught recusing himself.

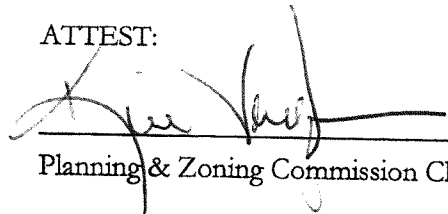
RECOMMENDED MAP AMENDMENT

It is hereby recommended by this Commission that the map amendment be granted, as the present zoning is in compliance with the Comprehensive Plan, meeting the requirements of KRS 100.231 (1).

A true and correct copy of this Findings of Fact, Conclusions and Recommended Map Amendment shall be sent to the City of Somerset City Council for adoption.

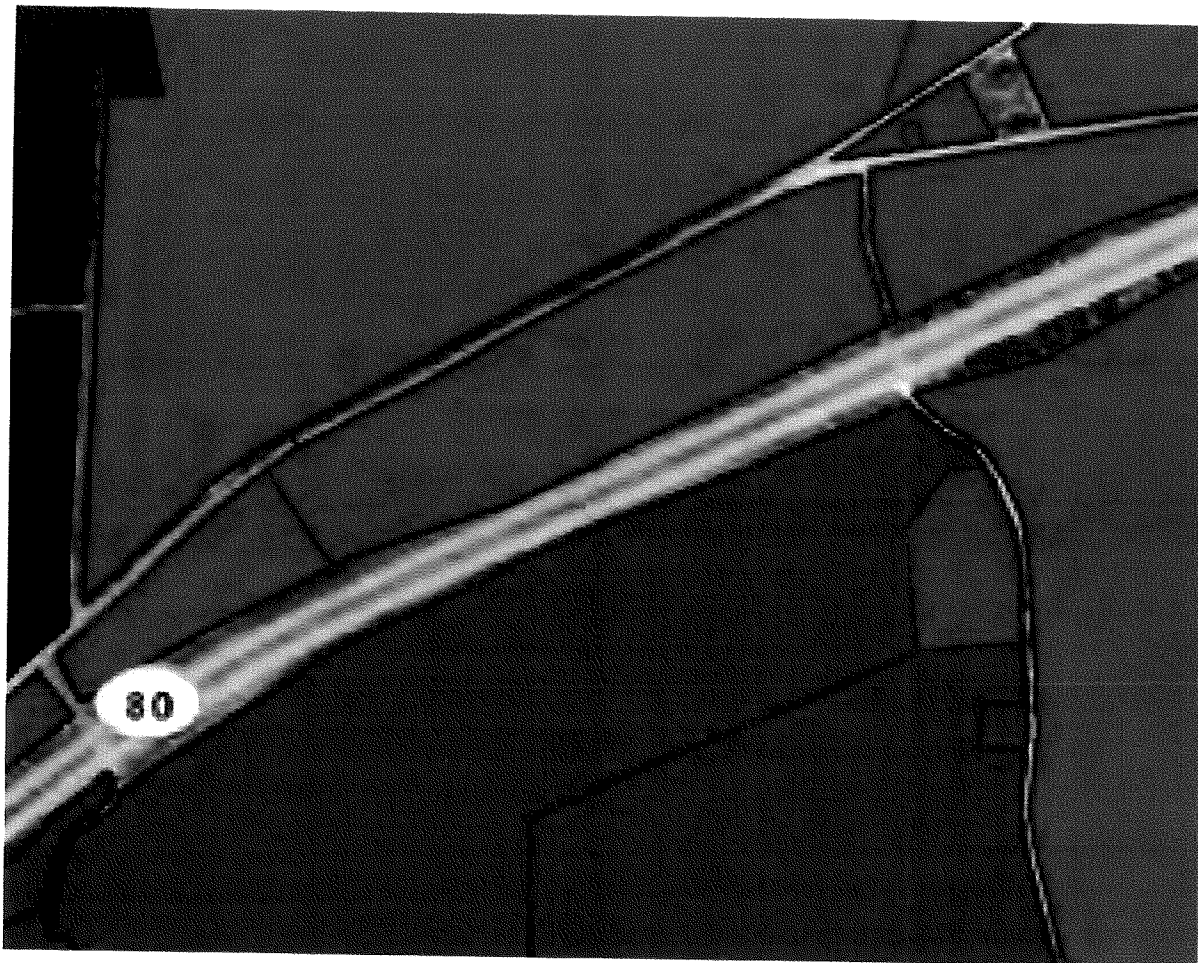
DONE AND ORDERED this 22nd day of February 2023.


Chairman, Planning and Zoning Commission
City of Somerset

ATTEST:

Planning & Zoning Commission Clerk

This document was prepared by the staff of the Planning and Zoning Department under the supervision
of John Adams, City Attorney


City Attorney



Legend

 City Limits

Planned Use

 <all other values>

PLANDUSE

 Commercial


 Industrial

 Leisure

 Mass Assembly

 Natural

 Residential

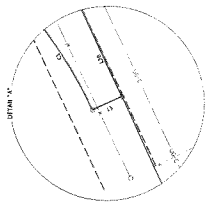
 Social



1 in = 2,196 feet

1.5

 Miles



LINE	BEARING	DISTANCE
D.L. 1	N 61°32'31" E	79.82
D.L. 2	S 34°21'17" W	201.96
D.L. 3	N 64°43'20" E	328.47
D.L. 4	N 65°24'29" E	448.14
D.L. 5	N 61°01'19" W	90.75
D.L. 6	N 70°34'31" E	14.08

STORMWATER DRAINAGE CURVE DATA			
CLAYE	RADIUS	ARC LENGTH	BEARING
DC1	68.00	89.10°	S 07°38'15" E
DC2	68.00	52.36°	S 43°06'17" W
			51.26°

NAME	BEARING	DISTANCE
L1	S 09°16'33" W	08.00'
L2A	S 60°11'32" W	300.00'
L2B	S 65°11'50" W	108.50'

TRACT 1 CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH
C1	112.00'	182.73'	131.70'±0.00'
C2	74.00'	86.53'	53.34'±0.00'

TRACY 2 LANE TABLE		
NAME	BEARING	DISTANCE
L7	N 20° 42' 3" W	215.39
L8	N 60° 5' 33" E	170.77
L9	N 32° 17' 5" W	177.66

CURVE	RADIUS	ARC LENGTH	BEARINGS	CHORD LENGTH
C4	65.00'	97.28'	N 71°35'32" W	88.48'
C5	114.00'	138.36'	S 30°50'31" W	128.36'
C6	112.00'	134.63'	S 33°00'28" W	126.66'

TRACT 3 LINE TABLE		
NAME	RELATIONS	DISTANCES
L16	N 61°46'1" E	503.83
L17	S 28°42'43" E	306.39
L18	D 65°37'33" W	196.45

TRACT 3 CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH
C7	63.07	102.36'	5 73'-47.21" E
C8	63.07	126.81'	5 18'-24.23" W
C9	63.07	126.81'	5 18'-24.23" W
C10	63.07	102.36'	5 73'-47.21" E

TABLE	DATE	TIME	LOCATION	REMARKS
1	10-27	11:00	1000	1000
2	10-27	11:00	1000	1000
3	10-27	11:00	1000	1000
4	10-27	11:00	1000	1000
5	10-27	11:00	1000	1000
6	10-27	11:00	1000	1000
7	10-27	11:00	1000	1000
8	10-27	11:00	1000	1000
9	10-27	11:00	1000	1000
10	10-27	11:00	1000	1000
11	10-27	11:00	1000	1000
12	10-27	11:00	1000	1000
13	10-27	11:00	1000	1000
14	10-27	11:00	1000	1000
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67	10-27	11:00	1000	1000
68	10-27	11:00	1000	1000
69	10-27	11:00	1000	1000
70	10-27	11:00	1000	1000
71	10-27	11:00	1000	1000

SURVEY NOTES

1. THIS SURVEY IS SUBJECT TO ANY ACTION OF THE MAYOR OF ATLANTA IN PUBLIC OR PRIVATE, WITH THIS OF COURSE NOT, AND IS SUBJECT TO LOCAL CITY AND COUNTY ZONING ORDINANCE.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A PROFESSIONAL ENGINEER'S REVIEW.
3. THIS REPORT IS NOT RESPONSIBLE FOR ANY INACCURACIES IN THE DATA OR RECORDS FROM THE COUNTY CLERK OF THE POLITY IN THE CITY OF ATLANTA.
4. THE SURVEY SHOWS BEFORE COMPARES WITH 2012 TAX IS 150.
5. ALL TAXPAYER AND COORDINATES ARE REFERENCED TO GRID COORDINATES. THESE TAXPAYER COORDINATES VARYING - SOUTH ZONE (NAD83).

POINT ALONG DRUMMAGE EASEMENT
(NO MOVEMENT)

POINT ALONG WATER, CREEK EASEMENT
(NO MOVEMENT)

POINT VERNAMOUNT AS JARVIS TO
UTILITY POLE

WATER VALVE

[illegible]

SHEET:

REVISIONS:



ENGINEERING SERVICES, INC.
P.O. BOX 204
STANFORD, KY 40484
PHONE (505) 365-8362
FAX (505) 365-1097

CLIENT:
SOMERSET PULASKI
ECONOMIC DEVELOPMENT
ALTIMORITY (SPEDA)
308 EAST MOUNT
VERNON STREET
SOMERSET, KY 42501

ZONE CHANGE PLAT-VICINITY MAP
SPEDA - GARNER FARM PHASE 1
KY HWY 80 & BARNESBURG ROAD
SOMERSET, PULASKI COUNTY, KENTUCKY

DATE: 2/2/2023
SCALE: NOT TO SCALE
DRAWN BY: A.S.A.
APPROVED BY: DOCK
PULASKI-M223 ZONE

