

MINUTES OF MEETING HELD JULY 14, 2025

The Common Council of the City of Somerset, Kentucky met in a regular meeting on Monday July 14, 2025, at 6:00 p.m. with the following present: Council Members David Burdine, Brian Dalton, Brannen Wheeldon, Jimmy Eastham, Margaret Dick, Phyllis Lawson, Patrick Hunley, John Minton, Jim Mitchell, David Godsey, Amanda Bullock, Mayor Alan Keck, City Attorney John Adams, and City Clerk Nick Bradley. Absent: Tom Eastham.

Mr. Mitchell made a motion to approve the minutes of the meeting of June 23, 2025. Ms. Bullock seconded the motion. Upon roll call the following Council Members voted "Aye": Mr. Burdine, Mr. Dalton, Mr. Wheeldon, Mr. J. Eastham, Ms. Dick, Ms. Lawson, Mr. Hunley, Mr. Minton, Mr. Mitchell, Mr. Godsey, and Ms. Bullock.

Ms. Lawson made a motion to approve the appointment of Tracy Sizemore as the Somerset/Pulaski County EMS Chief. Mr. J. Eastham seconded the motion. Upon roll call the following Council Members voted "Aye": Mr. Burdine, Mr. Dalton, Mr. Wheeldon, Mr. J. Eastham, Ms. Dick, Ms. Lawson, Mr. Hunley, Mr. Minton, Mr. Mitchell, Mr. Godsey, and Ms. Bullock.

First reading was given the following Ordinance Number 25-16: 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 OF A PROPERTY AT 4334 N HWY 39 FROM B2 TO R1.

ORDINANCE NO. 25-16

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 R2 to R1, said properties being more particularly described as Parcel "A" attached hereto and incorporated herein in full by reference, located at Subdivided Parcel of 4334 N Hwy 39 Somerset, Kentucky, and having PVA Parcel # 074-0-0-22 (Parcel has been subdivided but has no parcel ID number assigned yet).
- 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 14, 2025

SECOND READING: _____

Approved:

Mayor

Attest:

City Clerk

Kentucky Pulaski County, KY PVA



Parcel ID	074-0-0-22	Mailing Address	WRIGHT, MICHAEL & ADRIENNE	Total Value	\$48,000.00	Last 2 Sales	
Class	1A004	Address	4334 HWY 39	Date	1/04/1970	Price	\$5,000.00
Subdivided	21	Address	SOMERSET, KY 40389				
Acres/ft	0.0	Parcel Address	4334 HWY 39				
			Section 14, Twp 39 N, R 1 E				

Parcel Tax Description: 0.00 AC 1000Y 39
Bldg: 16 x 40 x 10 ft (16' x 40' x 10' ft) (16' x 40' x 10' ft)

This is a map of the property. The map is a black and white aerial photograph. The property is highlighted in red. The map includes a legend for 'Parcel', 'Roads', and 'Local Road'. The property is located at 4334 N Hwy 39, Somerset, Kentucky.

CITY OF SOMERSET, KENTUCKY PLANNING AND ZONING COMMISSION FINDINGS OF FACT, CONCLUSIONS AND RECOMMENDATIONS MAP AMENDMENT

LAST MEETING: 2025-04

RE: Zone Change David & Terri Wright

For recording purposes,
Listed below are the parties involved in the Zone Change for:
Brighton Lane
Somerset, Kentucky
A portion of PVA Parcel 074-0-0-22

Party One
City of Somerset,
Planning & Zoning Commission
PO Box 989
Somerset, Kentucky, 42302

Party Two
David & Terri Wright
230 Brighton Lane
Somerset, Kentucky, 42303

The Planning and Zoning Commission having heard testimony at a public hearing conducted before the Commission on the 24th of June 2025 and based on the evidence presented, the Planning and Zoning Commission enters the following FINDINGS OF FACT, CONCLUSIONS AND MAP AMENDMENT

FINDINGS OF FACT

David & Terri Wright are the owners of record of a tract of land adjoining 230 Brighton Lane, their parents residence. The tract contains 1.19 acres per plat dated 05/12/2021.

The parcel is Tract 11 of the paperwork conveyed to David & Terri Wright by deed dated the 11th of March 2025 by Michael L. Wright, and Adrienne M. Wright, husband and wife, and of record in Deed Book 1112 Page 559.

The tract contains 1.19 acres and adjoins David Wright's Tract (Parcel 074-0-0-27, 230 Brighton Lane) which is at the terminus of Brighton Lane.

The parcel is zoned R-2.

The tract was zoned R-2 in 1999 when the use of the tract when annexed into the City of Somerset in 2019. The tract is zoned with a former event venue.

The tract(s) to the north are:

4334 Hwy 39, Michael & Adrienne Wright, Parcel 074-0-0-22 (parent tract), Zone R-2.

The tract(s) to the east are:

4334 Hwy 39, Michael & Adrienne Wright, Parcel 074-0-0-22 (parent tract), Zone R-2.

The tract(s) to the south are:

230 Brighton Lane, David & Terri Wright, Parcel 074-0-0-27 (county)

And the tract(s) to the west are:

4230 N Hwy 39, Frank & Sharon Brown, Parcel 074-0-0-43 & 074-0-0-44 (county)

The current zone is Highway Oriented Commercial B-2 and the requested zone change is to Single Family R-1.

The proposed future use was not included in the latest future use map.

Wright, chair of the Commission, stated that the tract was not included within the adopted comprehensive plan and asked the applicants to comply with KRS 190.211 (1) (a) that the existing zoning classification goes to the property is inappropriate and that the proposed zoning classification is appropriate.

Mr. Wright spoke at the meeting stating that he plans to construct a single-family residence on the tract. He felt that the zoning was more conducive to residential zoning rather than the present zoning, due to its location adjoining his tract at the terminus of Brighton Lane, a neighborhood composed of single-family homes rather than an across point view to Hwy 39. There are no (6) residences along Brighton Lane.

The developed section of Mayfield Subdivision (2) lots is improved with seven (7) residences, which includes the aforementioned lot (6) residence on Brighton Lane. The remaining six residences are along Hwy 39 (lots (9) or Cockle Drive (lot (1)).

The parent tract was a portion of the Mayfield Subdivision that was never developed.

No other person made statements, comments, or asked questions during the public hearing.

During the meeting, no questions were answered from the members of the board.

CONCLUSIONS

An appeal above, no one came forward during the commission session of the public hearing concerning this property.

The board felt that the proposed zone is more appropriate to those uses on adjoining properties and those along Brighton Lane.

The board felt there were sufficient grounds to grant a zoning change, zoning B-2 to R-1, in favor of such change with Briggs, Floyd, Holland, Lynch, Svinger and Vanght coming in force of the rezoning from B-2 to R-1.

RECOMMENDED ZONING AMENDMENT

It is hereby recommended by this Commission that the map amendment be granted, as the present zoning (B-2) is not appropriate and the requested zoning (R-1) is more appropriate, thus meeting the requirements of RES. 166.311 (1) (a).

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.

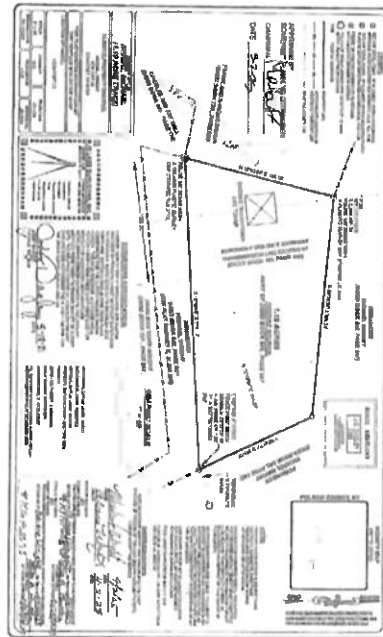
DONE AND ORDERED this 7th of July 2025.


Chairman, Planning and Zoning Commission
City of Somerset

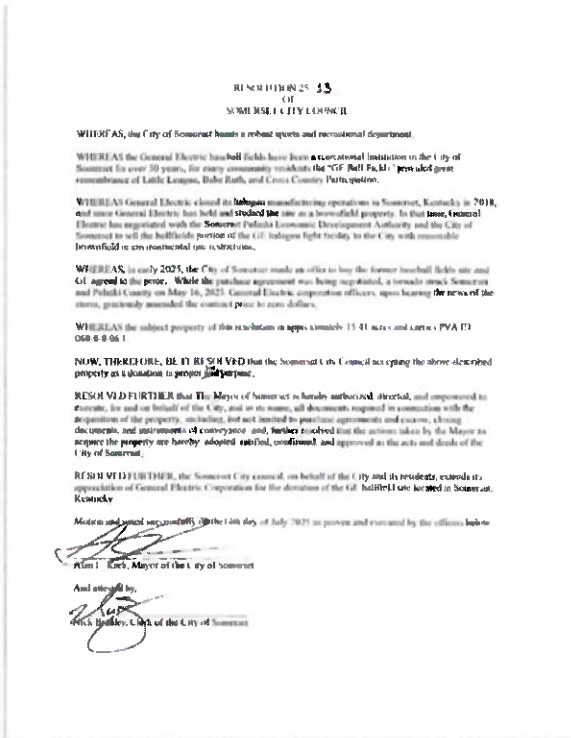

Planning and Zoning Commission Clerk

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

City Attorney



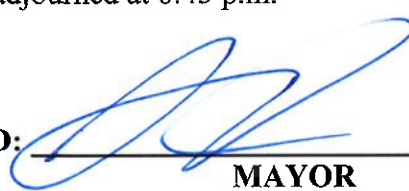
Mr. Burdine made a motion to approve the following Resolution Number 25-13: THE SOMERSET CITY COUNCIL ACCEPTING THE "GE BALL FIELDS" PARCEL NUMBER 060-0-0-06.1 AS A DONATION IS PROPER IN PURPOSE. Ms. Bullock seconded the motion. Upon roll call the following Council Members voted "Aye": Mr. Burdine, Mr. Dalton, Mr. Wheeldon, Mr. J. Eastham, Ms. Dick, Ms. Lawson, Mr. Hunley, Mr. Minton, Mr. Mitchell, Mr. Godsey, and Ms. Bullock.



Mr. Dalton made a motion to approve the following tax refunds: Chris & Jenna Walker Homestead Exemption of \$60.26; Vicky Foster Homestead Exemption of \$60.26; Richard A. & Anne L. Tabor Homestead Exemption of \$60.26; Marilyn Leanne Eaton Homestead Exemption of \$60.26; Thomas Jeffrey & Linda Adams Homestead Exemption of \$60.26; Gregory & Gwen Roy Homestead Exemption of \$60.26; Crystal Kemper Homestead Exemption of \$60.26; Dale & Leah Taylor Homestead Exemption of \$120.52; and Lawrence & Virginia Hatfield Homestead Exemption of \$120.52. Mr. Wheeldon seconded the motion. Upon roll call the following Council Members voted "Aye": Mr. Burdine, Mr. Dalton, Mr. Wheeldon, Mr. J. Eastham, Ms. Dick, Ms. Lawson, Mr. Hunley, Mr. Minton, Mr. Mitchell, Mr. Godsey, and Ms. Bullock.

There being no further business, the meeting was adjourned at 6:45 p.m.

ATTEST:  CITY CLERK

APPROVED:  MAYOR