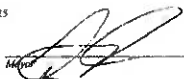


MINUTES OF MEETING HELD JULY 28, 2025

The Common Council of the City of Somerset, Kentucky met in a regular meeting on Monday July 28, 2025, at 6:00 p.m. with the following present: Council Members David Burdine, Brian Dalton, Brannen Wheeldon, Jimmy Eastham, Margaret Dick, Phyllis Lawson, John Minton, Jim Mitchell, David Godsey, Amanda Bullock, Tom Eastham, Mayor Alan Keck, City Attorney John Adams, and City Clerk Nick Bradley. Absent: Patrick Hunley.

Mr. Dalton made a motion to approve the minutes of the meeting of July 14, 2025. Mr. Mitchell 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. Minton, Mr. Mitchell, Mr. Godsey, Ms. Bullock and Mr. T. Eastham.

Mr. Mitchell made a motion to approve 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. 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. Minton, Mr. Mitchell, Mr. Godsey, Ms. Bullock and Mr. T. Eastham.

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 B2 to R1, said properties being more particularly described in Exhibit "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	JULY 28, 2025
Approved:	
Attest:	

Kentucky Pulaski County, KY PVA



Parcel ID: 074-0-0-22 Mailing Address: 4334 N HWY 39 Township: 040000 Lot 2 Sublot: 11/22/1996 Price: \$100,000 Status: A Q

Owner: JAMES E. BURDINE Physical Address: 4334 HWY 39 Somerset, KY 40382

Sublot: 11/22/1996 Tax Description: 00 AC 11000 SQ

Unsubdivided: 0.000000 Subdivided: 0.000000 Total: 0.000000

Drawn by: SCHNEIDER

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

CASE NO. 2025-01

RT Zone Change David & Terri Wright

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

Harry One
City of Somerset,
Planning & Zoning Commission
PVA Box 989
Somerset, Kentucky, 42562

Harry Two
David & Terri Wright
230 Brighton Lane
Somerset, Kentucky, 42563

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, then present residence. The tract contains 1.19 acre per plat dated 05/12/2019

The parcel at Tract 21 of the properties conveyed to David & Terri Wright by deed dated the 31st of March 2025 by Michael L. Wright, and Adrienne M. Wright, husband and wife, and of record in Deed Book 1111 Page 639

The tract contains 1.19 acres and adjoins David Wright's Tract (Parcel 074-0-0-22) 230 Brighton Lane, which is at the terminus of Brighton Lane

The parcel is zoned R-2

The tract was zoned R-2 to preserve the use of the tract when annexed into the City of Somerset in 2019. The tract is improved with a two-story brick house

The tract(s) to the north are:

4334 Hwy 35, Michael & Adrienne Wright, Parcel 074-0-0-22 (parent tract), Zone R-2

The tract(s) to the east are:

4331 Hwy 35, 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 074-0-0-22 (parent tract)

And the tract(s) to the west are:

4230 N Hwy 35, Frank & Sharon Brown, Parcel 074-0-0-22 (parent tract), Zone R-2

The current zone is Highway Oriented Commercial B-1 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 100.211 (1) (d) that the county zoning classification given to the property is appropriate 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 setting 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 access point onto Hwy 35. There are six (6) residences along Brighton Lane. The developed section of Mayfield subdivision (21 lots) is improved with sixteen (16) residences, which includes the aforementioned six (6) residences on Brighton Lane. The remaining ten residences are along Hwy 35 (one (1) lot) or Kentucky Drive (one (1) lot)

The parcel was a portion of the Mayfield subdivision that was never developed

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

During the meeting, no questions were received from the members of the board

CONCLUSIONS

As stated above, no one came forward during the committee session of the public hearing concerning this property

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

The board felt that the request warrants to grant a zone change, zoning 6-0 as a form of road change with Barge, Lloyd, Holland, Lynch, Stanger and Vangie voting in favor of the rezoning from R-2 to R-1

RECOMMENDED MAP AMENDMENT

It is hereby recommended by this Commission that the map amendment be granted, as the present zoning (R-2) is not appropriate and the requested zoning (R-1) is more appropriate, then meeting the requirements of KRS 100.231 (1) (d)

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

DONE AND ORDERED this 2nd day of July 2025

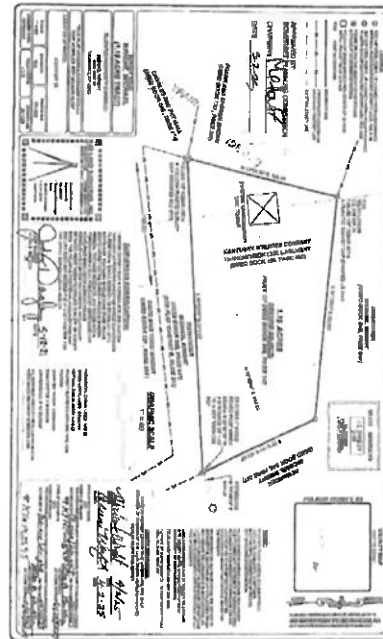
Chairman, Planning and Zoning Commission
City of Somerset

ATTY:ST

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



First reading was given the following Ordinance Number 25-17: 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 ON ROCK QUARRY RD PARCEL NUMBER 060-9-1-28.3 TO R3.

ORDINANCE NO. 25-17

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 showing a boundary of land presently not zoned to R3, said properties being more particularly described in Exhibit "A" attached hereto and incorporated herein in full by reference, located at **Undeveloped Property on Rock Quarry Rd, Somerset, Kentucky**, and having PVA Parcel # 060-9-1-28.3.
- 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 JULY 28, 2025

SECOND READING _____

Approved: _____
Mayor

Attest: _____
City Clerk

CITY OF SOMERSET, KENTUCKY
PLANNING AND ZONING COMMISSION

PENDINGS OF FACT,
CONCLUSIONS AND RECOMMENDED MAP AMENDMENT

CASE NO. _____

RE: Zone Determination: Steven Larry Hamilton for the benefit of Ross Construction Group, LLC, the herein

For recording purposes,
Listed below are the parties involved in the Zone Change for
150 Rock Quarry Road
Somerset, Kentucky
PVA Parcel 060-9-1-28.3

Party One:
City of Somerset,
Planning & Zoning Commission
PO Box 502
Somerset, Kentucky, 42502

Party Two:
Steven Larry Hamilton c/o Ross Construction Group, LLC
PO Box 221
Somerset, KY, Kentucky 42555

The Planning and Zoning Commission having heard testimony at a public hearing conducted before the Commission on the 19th of July 2025 and based on the evidence presented, the Planning and Zoning Commission issues the following FINDINGS OF FACT, CONCLUSIONS AND MAP AMENDMENT:

FINDINGS OF FACT

The PVA Parcel 060-9-1-28.3 is the address of the property at 216 Rock Quarry Road. Parcel 060-9-1-28.3 also is listed as 216 Rock Quarry Road. The Kentucky 911 Site Number Address Points on the KY Governor Website shows the address as 150 Rock Quarry Road and the building on Parcel 060-9-1-28.3 as 216 Rock Quarry Road. Once the 911 Address office establishes an address, it is updated to the aforementioned website.

Steven Larry Hamilton is the owner of parcel of a tract of land designated as 150 Rock Quarry Road, Somerset, Kentucky, 42502, and also known as PVA Parcel 060-9-1-28.3. The tract contains 1.17-acre per plat titled Ross Boundary Survey Rock Quarry Road performed by AGT Land Surveying and dated 06/09/2025.

The parcel is that tract of land conveyed to Steven Larry Hamilton by Deed of Conveyance dated the 20th of October 2023 by the estate of Larry R. Hamilton, deceased, by and through Shirley Hamilton, as executrix, and Shirley Hamilton, individually, widow. The deed is recorded in Deed Book 1083 Page 635.

The parcel is not zoned. It has been tentatively designated as outside the Corporate Limits by the Polk County PVA office and does not have a zoning designation. Mr. Hamilton has two other tracts on Rock Quarry Road, Parcel 060-9-1-24 and 060-9-1-25, which are in the City of Sumner (for the Secretary of State Land Office) that are presently listed by the Polk County PVA as in the county and not zoned.

The future use map has designated the planned use as Commercial. All properties north of the Highway, east of Oak Orchard Road, west of Paragon and south of Rock Quarry Road are designated as Commercial, except the Sunset Village property.

The tract(s) to the north is:

Street Drive, James Towing and Recovery, Parcel 060-9-1-99-7, County.

The tract(s) to the east is:

East Hwy 80, Jerry & Brenda Reed Trust, Parcel 060-9-1-58-B-2

Rock Quarry Road, Steven Larry Hamilton, Parcel 060-9-1-25, Unzoned

The tract(s) to the south is:

Rock Quarry Road and M Hwy 80

And the tract(s) to the west is:

118 Stewart Drive, James Towing and Recovery, Parcel 060-9-1-20, Residential R-1

Yungis, chair of the Commission, stated that the tract was not zoned and asked the applicants to comply with those parts of KSL 100.211 (1) (a) (This the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate.) that were appropriate.

Mr. Ross made several statements stating that the property was better suited to be residential rather than Commercial.

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

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

CONCLUSIONS

As noted above, no one came forward during the comments section of the public hearing concerning this property.

After a discussion it was felt that the property is a transition from the light industrial and legal non-conforming business property adjoining the tract to the west to the conditions on the north side and to the business of Rock Quarry Road. It is apparent when one looks at the future use map, that the majority of properties whose future use is designated as Commercial on the map are not appropriate, given the topography and road serving this area. The board felt that the proposed area is more appropriate to that use designated on the future use map. The board felt there were sufficient grounds to adopt the requested amendment (R-3) rather than the planned use (Commercial), seeing 6-0 in favor of said change with Douglas, Floyd, Holland, Lynch, Sotgiu and Yungis voting in favor for the same to be R-3 Medium High Density Residential.

RECOMMENDED MAP AMENDMENT

It is hereby recommended by this Commission that the map amendment be granted, as the proposed use (Commercial) is not appropriate and the requested amendment (R-3) is more appropriate, then meeting the applicable requirements of KSL 100.211 (1) (a).

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

DONALD ORDERED the 10th of July 2025.

H. J.

Chairman, Planning and Zoning Commission
City of Sumner

ATTEST:

[Signature]

Planning & Zoning Commission Clerk

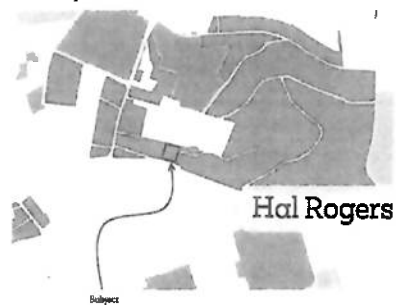
This document was prepared by the staff of the Planning and Zoning Department under the supervision of John Adams, City Attorney.

City Attorney

Exhibit
Address

[Faint map showing property location]

Future Use Map



LEGEND

- Commercial
- Industrial
- Institutional
- Mixed-Use
- Parks/Open Space
- Residential

There being no further business, the meeting was adjourned at 6:29 p.m.

APPROVED: _____



MAYOR

ATTEST: _____



CITY CLERK