

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.

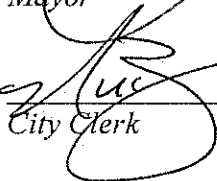
FIRST READING JULY 14, 2025

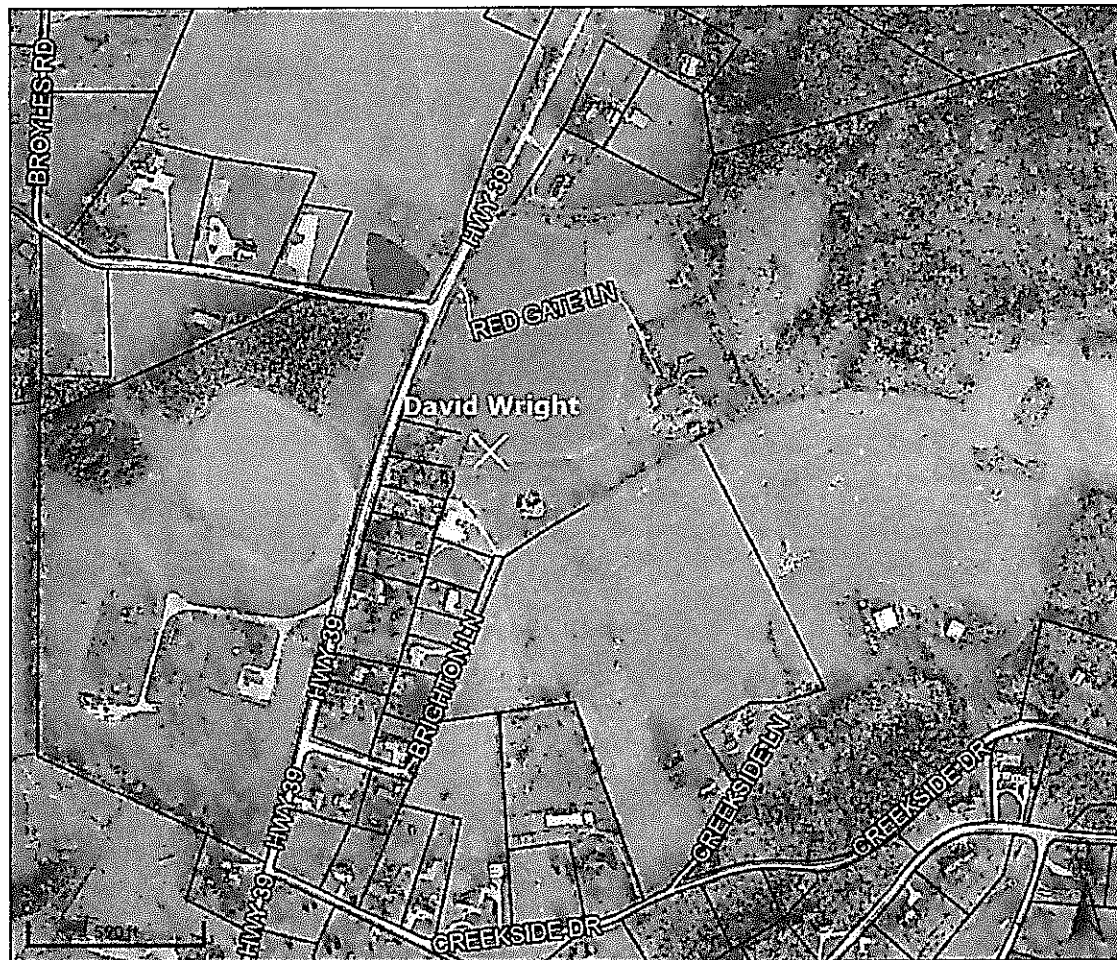
SECOND READING JULY 28, 2025

Approved:

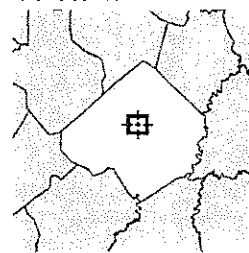

Mayor

Attest:





City Clerk



Overview



Legend

-  Parcels
-  Roads
-  Land hook

| | | | | | | | | | |
|-----------------|------------|------------------|---------------------|-------------|-----------|--------------|----------|--------|------|
| Parcel ID | 074-0-0-22 | Mailing Address | WRIGHT MICHAEL | Total Value | \$620,000 | Last 2 Sales | | | |
| Class | FARM | | 4334 HWY 39 | | | Date | Price | Reason | Qual |
| Taxing District | 21 | | SOMERSET, KY 42503 | | | 11/4/1999 | \$106000 | A | U |
| Acres/Lot | 18.0 | Physical Address | 4334 HWY 39 | | | 11/27/1996 | | | Q |
| | | | Somerset Cross Sect | | | | | | |

Brief
Tax Description 18 AC HWY 39.
 (Note: Not to be used on legal documents)

Date created: 7/9/2025
 Last Data Uploaded: 7/8/2025 4:56:20 PM

Developed by  **SCHNEIDER**
 GEOSPATIAL

CITY OF SOMERSET, KENTUCKY
PLANNING AND ZONING COMMISSION

FINDINGS OF FACT,
CONCLUSIONS AND RECOMMENDED MAP AMENDMENT

CASE NO: _____ 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, 42502

Party Two
David & Terri Wright
230 Brighton Lane
Somerset, Kentucky, 42503

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 present residence. The tract contains 1.19-acre per plat dated 05/12/2021.

The parcel is Tract II of the properties conveyed to David & Terri Wright by deed dated the 31st of March 2025 by Michael L. Wright, and Adriene M. Wright, husband and wife, and of record in Deed Book 1112 Page 639.

The tract contains 1.19-acres and adjoins David Wright's Tract (Parcel 074-5-1-27, 230 Brighton Lane) which is at the terminus of Brighton Lane.

The parcel is zoned B-2.

The tract was zoned B-2 to preserve the use of the tract when annexed into the City of Somerset in 2019. The tract is improved with a former event venue.

The tract(s) to the north are:

4334 Hwy 39, Michael & Adienne Wright, Parcel 074-0-0-22 (parent tract), Zone B-2,

The tract(s) to the east are:

4334 Hwy 39, Michael & Adienne Wright, Parcel 074-0-0-22 (parent tract), Zone B-2,

The tract(s) to the south are:

230 Brighton Lane, David & Terri Wright, Parcel 074-5-1-27 (county)

And the tract(s) to the west are:

4230 N Hwy 39, Frank & Sharon Brown, Parcels 074-5-1-43 & 074-5-1-44 (county)

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

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

Vaught, chair of the Commission, stated that the tract was not included within the adopted comprehensive plan and asked the applicants to comply with *KRS 100.213 (1) (a) That the existing zoning classification given 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 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 KY 39. 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 39 (nine (9)) or Creekside Drive (one (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 tendered from the members of the board.

CONCLUSIONS

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

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

The board felt there were sufficient grounds to grant a zone change, voting 6-0 in favor of said change with Burgin, Floyd, Holland, Lynch, Stringer and Vaught voting in favor of the rezoning from B-2 to R-1.

RECOMMENDED MAP 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 KRS 100.231 (1) (a).

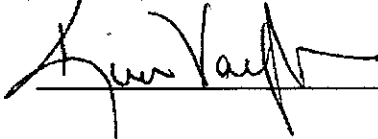
A true and correct copy of this Findings of Fact, Conclusions and Recommended Map Amendment shall be sent to the City of Somerset City Council for adoption.

DONE AND ORDERED this 7th of July 2025.



Chairman, Planning and Zoning Commission
City of Somerset

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

① SET 32" STEEL REAR, 1" IN LENGTH WITH A YELLOW MARKS
 MOYASSE PLASTIC SURFER CAP STAMPED J.C.D. PLS 3136
 ② SET 32" STEEL REAR, 1" IN LENGTH WITH A YELLOW MARKS
 PLASTIC SURFER CAP STAMPED WITNESS MON. PLS 3136
 ③ FOUND ON EXISTING CONCRETE ON REFERENCE
 MONUMENT AS DESCRIBED REGION.

④ FOUND 25' CLEAR DISTANCE WITH (2) SETS OF (2) HOOK
 MARK - PARENT TRACT CORNER

POB POINT OF BEGINNING

SOMERSET PLANNING COMMISSION
CHAIRMAN [Signature]

FRANK AND SHARON BROWN
(DEED BOOK 729, PAGE 359)

CLIENT(S)/PROPERTY OWNER(S):

SOMERSET, KY 42503

**THIS PLAT DEPICTS A BOUNDARY SURVEY
THAT COMPLIES WITH 301 KAR 18-157**

LOCATION OF PARCEL:

4334 HWY 39

SCALE _____ DRAWN BY: _____

DRAWING DATE: 11/1/83
BY: J.L.G.

| | |
|-----------|--------|
| 08/12/021 | J.C.D. |
|-----------|--------|

ED BOOK 646, PAGE 647J

PROFESSIONAL
LAW SURVEY OF

PULASKI COUNTY, KY.

VICINITY MAP
(NOT TO SCALE)

GRID NORTH

BEARINGS SHOWN HEREON WERE CORRELATED TO
GRID NORTH KENTUCKY SPC (1603) SINGLE ZONE, PER
GPS OBSERVATIONS AS OBSERVED ON 05/07/2021.

1.19 ACRES
RECORD SOURCE:
DEED BOOK 646, PAGE 647

KENTUCKY UTILITIES COMPANY
TRANSMISSION LINE EASEMENT
(DEED BOOK 188, PAGE 408)

EXISTING TRANSMISSION
LINE TOWER

N 13° 51' 30" E 188.18'

FOUND IN THE NEARBY WITH
A YELLOW PLASTIC SURVEY
CAP STAMPED RLS 2773.

CHARLES AND FAY HART
DEED BOOK 845, PAGE 17A

REMAINDER
MICHAEL WRIGHT
(DEED BOOK 646, PAGE 647)
(SEE PLAT CABINET E, SLIDE 2
DAVID AND TERRI WRIGHT
(DEED BOOK 827, PAGE 054)

SURVEYORS CERTIFICATION:

HEREBY CERTIFY THAT A TOPCON ST-2 GPS SYSTEM WAS USED BY PERSONS UNDER MY DIRECT SUPERVISION TO PERFORM A STATISTICAL SURVEY TO ESTABLISH GRID NORTH AND NAD83 SINGLE ZONE STATE PLANE COORDINATES FOR THE 100-ACRE TRACT OF LAND HEREIN. THE ABOVE RELEVANT DATA WAS OBTAINED FROM THE TOPCON HEREIN BY DUAL FREQUENCY TOTAL STATION SURVEYING RECOVERED MONUMENTS AND ESTABLISHING CONTROL POINTS. REDUNDANCY METHODS WERE TAKEN TO ENSURE QUALITY OF SURVEY DATA. THE RELATIVE POSITIONAL ACCURACY FOR ANY ONE LINE DOES NOT EXCEED THE $\pm 0.05 \pm 0.10$ PPM FOR THE URBAN SURVEYING HORIZONTAL HENRY.

DOBY DACTET
KY PLS NO 7139
DATE 5-12-21

HORIZONTAL DATUM USED: GEOID28
 VERTICAL DATUM USED: NAVD83
 PROCEESS SURVEYED WITH: GPS TYPE: 105%
 FACTORS:
 CONTAINED FACTOR: 0.959940053
 SCALE FACTOR: 0.961944106
 CONVERGENCE: 0° 43' 73.29064"
 ALL BEARINGS AND DISTANCES SHOWN HEREIN
 WERE BASED ON ABOVE DESCRIBED GRID

GRAPHIC SCALE

1" = 60'

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HEREBY ADOPT THIS SURVEY.

STATE OF ALABAMA
COUNTY OF MOBILE
JANUARY 25 1925
DATE

[illegible]