

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

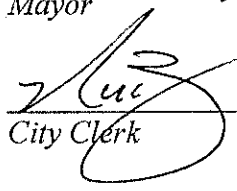
SECOND READING AUGUST 11, 2025

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 Determination: Steven Larry Hamilton for the benefit of Ross Construction Group, I.L.C,
the buyer.

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 989
Somerset, Kentucky, 42502

Party Two
Steven Larry Hamilton c/o Ross Construction Group, LLC
PO Box 291
Science Hill, Kentucky 42553

The Planning and Zoning Commission having heard testimony at a public hearing conducted before the Commission on the 15th of July 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

The Pulaski PVA has the address of the property as 216 Rock Quarry Road. Parcel 060-9-1-24 also is listed as 216 Rock Quarry Road. The Kentucky 911 Site Structure Address Points on the KY Geonet Website shows the address as 150 Rock Quarry Road and the building on Parcel 060-9-1-24 as 216 Rock Quarry Road. Once the 911 Address office establishes an address, it is uploaded it to the aforementioned website.

Steven Larry Hamilton is the owner of record of a tract of land designated as 150 Rock Quarry Road, Somerset, Kentucky, 42503, and also know 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 mistakenly designated as outside the Corporate Limits by the Pulaski County PVA office and does not have a zoning designation. Mr. Hamilton has two other tracts on Rock Quarry Road, Parcels 060-9-1-24 and 060-9-1-28, which are in the City of Somerset (Per the Secretary of States Land Office) that are mistakenly listed by the Pulaski 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 Bypass, east of Crab Orchard Road, west of Pumphouse and south of East Somerset Baptist Church is designated as Commercial, except the former YMCA property.

The tract(s) to the north is;

Stewart Drive, James Towing and Recovery, Parcel 060-9-1-59.2, County.

The tract(s) to the east is;

East Hwy 80, Jerry & Brenda Ikerd Trust, Parcel 060-9-1-59, B-2

Rock Quarry Road, Steven Larry Hamilton, Parcel 060-9-1-28, Unzoned

The tract(s) to the south is:

Rock Quarry Road and E Hwy 80

And the tract(s) to the west is:

118 Stewart Drive, James Towing and Recovery, Parcel 060-9-1-29, Residential R-1

Vaught, chair of the Commission, stated that the tract was not zoned and asked the applicants to comply with those parts of KRS 100.213 (1) (a) *(That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate.)* that are appropriate.

Mr. Ross made several statement 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 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.

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 residents on the north side and at the terminus 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.

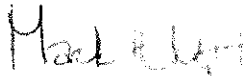
The board felt that the proposed zone is more agreeable to that use designated on the future use map. The board felt there were sufficient grounds to adopt the requested zone (R-3) rather than the planned use (Commercial), voting 6-0 in favor of said change with Burgin, Floyd, Holland, Lynch, Stringer and Vaught voting in favor for the zone 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 zone designation (R-3) is more appropriate, thus meeting the applicable requirements of KRS 100.231 (1) (a).

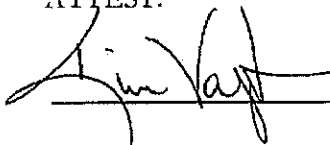
A true and correct copy of this Findings of Fact, Conclusions and Recommended Map Amendment shall be sent to the City of Somerset City Council for adoption.

DONE AND ORDERED this 16th 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

Exhibits

Address



Future Use Map

