

MINUTES OF MEETING HELD AUGUST 11, 2025

The Common Council of the City of Somerset, Kentucky met in a regular meeting on Monday August 11, 2025, at 6:00 p.m. with the following present: Council Members David Burdine, Brian Dalton, Brannen Wheeldon, Margaret Dick, Phyllis Lawson, Patrick Hunley, John Minton, Jim Mitchell, David Godsey, Amanda Bullock, Tom Eastham, Mayor Alan Keck, City Attorney John Adams, and City Clerk Nick Bradley. Absent: Jimmy Eastham.

Mr. Burdine made a motion to approve the minutes of the meeting of July 28, 2025. Ms. Bullock seconded the motion. Upon roll call the following Council Members voted "Aye": Mr. Burdine, Mr. Dalton, Mr. Wheeldon, Ms. Dick, Ms. Lawson, Mr. Hunley, Mr. Minton, Mr. Mitchell, Mr. Godsey, Ms. Bullock and Mr. T. Eastham.

Mr. Mitchell made a motion to approve 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. TO R3. Mr. Wheeldon seconded the motion. Upon roll call the following Council Members voted "Aye": Mr. Burdine, Mr. Dalton, Mr. Wheeldon, Ms. Dick, Ms. Lawson, Mr. Hunley, Mr. Minton, Mr. Mitchell, Mr. Godsey, Ms. Bullock and Mr. T. Eastham.

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 property being more particularly described in Exhibit "A" attached hereto and incorporated herein in full by reference, located at <u>Undeveloped Property on Rock Quarry Rd, Somerset, Kentucky, and having PVA Parcel # 060-9-1-28.3</u>. 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: <u>Seven Larry Hamilton for the benefit of Rose Construction Group, LLC,</u> 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 <table border="0"><tr><td>Party One:</td><td>Party Two:</td></tr><tr><td>City of Somerset, Planning & Zoning Commission PO Box 989 Somerset, Kentucky, 42502</td><td>Seven Larry Hamilton c/o Rose Construction Group, LLC PO Box 291 Somerset, KY, Kentucky 42553</td></tr></table> The Planning and Zoning Commission having heard testimony at a public hearing conducted before the Commission on the 14th 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 Petitioner PVA has the address of the property as 216 Rock Quarry Road. Parcel 060-9-1-28 also is listed as 716 Rock Quarry Road. The Kentucky 911 Fee Structure Address Point on the KY Geobase Website shows the address as 150 Rock Quarry Road and the building on Parcel 060-9-1-28 as 216 Rock Quarry Road. Once the 911 Address office establishes an address, it is updated as to the aforementioned website. Seven Larry Hamilton is the owner of record of a tract of land designated as 150 Rock Quarry Road, Somerset, Kentucky, 42503, and also known as PVA Parcel 060-9-1-28.3. The tract contains 1.17-acre per plat titled Rose Boundary Survey Rock Quarry Road performed by AGT Land Surveying and dated 06/09/2025.	Party One:	Party Two:	City of Somerset, Planning & Zoning Commission PO Box 989 Somerset, Kentucky, 42502	Seven Larry Hamilton c/o Rose Construction Group, LLC PO Box 291 Somerset, KY, Kentucky 42553
Party One:	Party Two:				
City of Somerset, Planning & Zoning Commission PO Box 989 Somerset, Kentucky, 42502	Seven Larry Hamilton c/o Rose Construction Group, LLC PO Box 291 Somerset, KY, Kentucky 42553				

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 1602 Page 635.

The parcel is not zoned. It has been informally designated as outside the Corporate Limits by the Palmdale 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 060-9-1-25, which are in the City of Lancaster (Per the Summary of Status Land Office) that are currently zoned by the Palmdale County PVA as in the county and are zoned.

The future use map has designated the planned use as Commercial.
All properties north of the Bypass, east of Oak Orchard Road, west of Parham Road and south of Little Summer Baptist Church is designated as Commercial, except the former Y35C-A property.

The tract is to the north is:

Steven Drive, James Young and Recovery, Parcel 060-9-1-28, 1 acre.

The tract to the east is:

Port Hwy 80, Jerry & Brooks (Levi Trust), Parcel 060-9-1-29, 1/2 acre.

Rock Quarry Road, Steven Larry Hamilton, Parcel 060-9-1-24, 1 acre.

The tract to the south is:

Rock Quarry Road and E Hwy 80.

And the tract to the west is:

118 Steven Drive, James Young and Recovery, Parcel 060-9-1-29, Residential R-1.

Vaughn, chair of the Commission, stated that the tract was not zoned and asked the applicants to comply with their parts of RC 100.217 (1) (a) (1) that the existing zoning classification is appropriate and that the proposed zoning classification is appropriate and that the proposed zoning classification is appropriate.

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

No other person 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 commission 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 residential 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 appropriate to that use designated on the future use map. The board felt there were sufficient grounds to adopt the requested zone (R-1) rather than the planned use (Commercial), voting 6-0 in favor of and change with Rogers, Ford, Holland, Lynch, Jennings and Vaughn voting in favor for the zone to be R-1 Medium High Density Residential.

RECOMMENDED MAP AMENDMENT

It is hereby recommended by the Commission that the map amendment be granted, as the proposed use (Commercial) is not appropriate and the requested zone designation (R-1) is more appropriate, thus meeting the applicable requirements of RC 100.231 (1) (a).

A true and correct copy of the findings of fact, conclusions and recommended map amendment shall be sent to the City of Lancaster City Council for adoption.

DONE AND ORDERED this 16th of July 2025.

Chairman, Planning and Zoning Commission
City of Lancaster

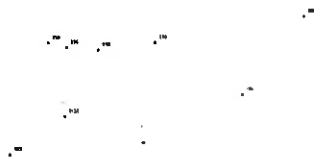
ATTEST

Planning & Zoning Commission Clerk

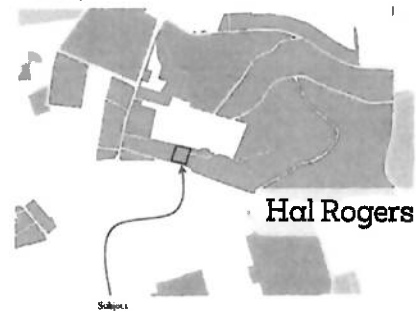
This document was prepared by the staff of the Planning and Zoning Department under the supervision of John Adams, City Attorney.

City Attorney

Exhibit
Address



Future Use Map



Mr. Godsey made a motion to approve tax refunds for Homestead Exemption in the amount of \$120.52 to Joyce Combs and Helen Perkins. Ms. Bullock seconded the motion. Upon roll call the following Council Members voted "Aye": Mr. Burdine, Mr. Dalton, Mr. Wheeldon, Ms.

Dick, Ms. Lawson, Mr. Hunley, Mr. Minton, Mr. Mitchell, Mr. Godsey, Ms. Bullock and Mr. T. Eastham.

There being no further business, the meeting was adjourned at 6:13 p.m.

APPROVED: _____

MAYOR

ATTEST: _____

CITY CLERK