

ORDINANCE NUMBER 25-28

AN ORDINANCE TO THE CITY OF SOMERSET, KENTUCKY, ANNEXING BY CONSENT PROPERTY AS DESCRIBED BELOW AND IN ATTACHMENTS TO THIS ORDINANCE, THE ATTACHMENTS INCORPORATED IN FULL BY REFERENCE HEREIN, AND

WHEREAS, ANNEXATION REQUEST FORMS HAVE BEEN SUBMITTED BY THE PROPERTY OWNER(S), AND THE FORMS HAVE BEEN ACCEPTED BY THE CITY AS COMPLETED; AND THE PROPERTY OWNERS EACH HAVING WAIVED THE SIXTY (60) DAY WAITING PERIOD, BY AND THROUGH THE ANNEXATION REQUEST FORM, SIGNED BY THE OWNER AND/OR AN AUTHORIZED AGENT OF THE OWNER AND INCORPORATED IN FULL HEREIN BY REFERENCE, AND MADE PART OF THE ATTACHMENTS TO THIS ORDINANCE; AND

WHEREAS, ALL DOCUMENTS AND RECORDS NEEDED TO PROCEED WITH ANNEXATION OF THE PROPERTIES INTO THE CORPORATE LIMITS OF THE CITY OF SOMERSET; AND

WHEREAS, THIS DOCUMENT WAS SENT TO THE JUDGE EXECUTIVE AND COUNTY ATTORNEY OF PULASKI COUNTY AFTER THE FIRST READING AS NOTICE UNDER 23 REGULAR SESSION SENATE BILL 141; AND

WHEREAS, THE PROPERTIES MEET ALL REQUIREMENTS FOR ANNEXATION AS SET FORTH IN KRS AND ALL OTHER APPLICABLE LAW.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF SOMERSET, KENTUCKY:

SECTION 1.

THAT THE PROPERTIES DESCRIBED BELOW IN ATTACHMENTS HERETO AND BELOW ARE HEREBY ANNEXED INTO THE CITY'S CORPORATE LIMITS:

EXHIBIT A THE DELINEATED LAND COMPRISING A TRACT OF LAND 1.05 ACRES SHOWN ON ANNEXATION MAP TITLED "CITY OF SOMERSET ORDINANCE 25-28", DATED 10/20/25 BY JD LAND SURVEYING, INC. THE PROPERTY IS AN AREA SOUTH HIGHWAY 27 NORTH OF HORSESHOE DRIVE AND DESIGNATED PVA 063-1-2-67.1.

SECTION 2.

THE PROPERTY IS COMMERCIAL SUITED BUT IS VACANT AND COMES IN BY ORDINANCE AS R-1. BASED UPON THE INTENDED RESTAURANT USE, THE OWNER'S

HAVE BEEN INSTRUCTED TO START A PLANNING AND ZONING APPLICATION FOR B-2.

SECTION 3. NOTICE TO PULASKI COUNTY FISCAL COURT WAS GIVEN AFTER THE FIRST READING AND 45 DAYS BEFORE THE SECOND READING.

SECTION 4. THIS ORDINANCE SHALL TAKE EFFECT AFTER ITS PASSAGE AND UPON PUBLICATION BY LAW.

FIRST READING:

November 10, 2025

SECOND READING (NOT BEFORE DECEMBER 25, 2025): January 12, 2026

APPROVED:


ALAN L. KECK, MAYOR
CITY OF SOMERSET, KY

ATTEST:



NICK BRADLEY, CITY CLERK

EXHIBIT "A"
City of Somerset, KY. Annexation Ordinance No.

DESCRIPTION

A certain tract or parcel of land lying on the east right-of-way of Highway 27 in Somerset, Kentucky, County of Pulaski and is more particularly described as follows:

All bearings shown hereon were correlated to Grid North Kentucky SPC (1600) Single Zone, per GPS observations as observed on August 28th, 2025.

BEGINNING at a found 1/2" rebar with a plastic survey cap (unreadable) located on the east right-of-way of U.S. Hwy 27 having a Kentucky Single Zone State Plane Coordinates of N: 3,535,516.18, E: 5,249,370.10. Thence N 01°19'24" W a distance of 54.21' to a found 1/2" rebar (no cap) painted; Thence N 12°29'46" W a distance of 151.94' to a found 1/2" rebar (no cap) painted; Thence N 89°10'19" W a distance of 6.09' to a found 1/2" rebar (no cap) painted; Thence N 10°51'48" W a distance of 77.92' to a found 1/2" rebar (no cap) painted; Thence N 79°02'04" E a distance of 23.74' to a point in the line of the existing City Limits of Somerset (Ordinance No. ____); Thence S 82°20'00" E a distance of 176.94' to a found 1/2" rebar (no cap); Thence S 04°17'16" E a distance of 181.26' to a found 1/2" rebar (no cap) painted;; Thence S 21°24'50" W a distance of 74.67' to a found 1/2" rebar with a plastic survey cap (unreadable); Thence S 85°41'27" W a distance of 130.43' the **POINT OF BEGINNING**, having an area of **1.05 acres**.

Above described property is subject to all easements, exceptions, rights-of-way, covenants, and restrictions of record or that may apply.

Jody C. Dagley
Jody C. Dagley

10-20-25

Date





DEPARTMENT OF HOUSING, BUILDINGS AND CONSTRUCTION

Planning & Zoning Commission

306 East Mount Vernon Street

P O. Box 989

Somerset, KY 42502

Phone: (606) 425-5314

Fax: (606) 677-0688

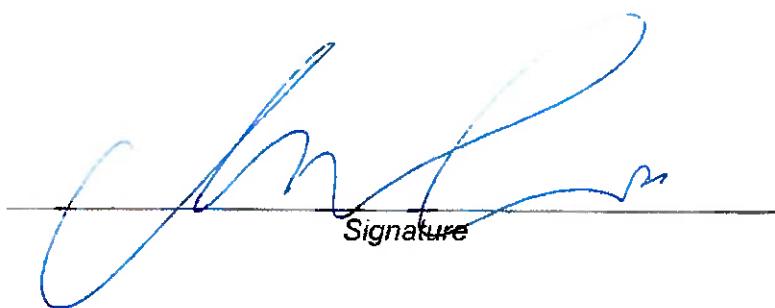
www.cityofsomerset.com

ANNEXATION REQUEST FORM

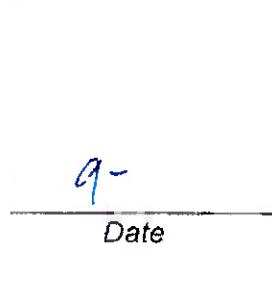
I, ACK MD Investments LLC ^{4th Dan Choshir}, formally request annexation
of my property located at 4700 S. Hwy 27
into the City of Somerset.

I also request that the 60-day waiting period be waived.

I also request that this property be zoned _____.



Signature



Date



DEPARTMENT OF HOUSING, BUILDINGS AND CONSTRUCTION

Alan Keck
Mayor

Planning & Zoning Commission
306 East Mount Vernon Street
P.O. Box 989
Somerset, KY 42502
Phone: (606) 425-5312
Fax: (606) 677-0688
www.cityofsomerset.com

Mark Vaught
Chairman

Reggie Chaney
City Engineer

Kim Vaught
Zoning Official

**APPLICATION FOR ZONING DESIGNATION
to the
CITY OF SOMERSET PLANNING & ZONING COMMISSION**

APPLICATION NUMBER: ZD 2025- 03

THE UNDERSIGNED OWNER(S) OF THE FOLLOWING LEGALLY DESCRIBED PROPERTY REQUESTS THE
CONSIDERATION OF A ZONE DESIGNATION IN ZONING CLASSIFICATION OF THE ANNEXATION PLAN AS
SPECIFIED BELOW:

1. NAME OF OWNER (APPLICANT): ACKMID Investment LLC
2. MAILING ADDRESS: Po Box 401 Somerset RV 42502
3. PHONE NUMBERS: HOME: 666-303-4252 BUSINESS: -
4. LOCATION DESCRIPTION: 4700 S Hwy 27 Parcel ID # 063-1-2-67.1
5. PROPOSED USE: Residential PROPOSED ZONE DESIGNATION: B2

SUPPORT INFORMATION: ATTACH THE FOLLOWING ITEMS TO THE APPLICATION

- A. A VICINITY MAP SHOWING PROPERTY LINES AND STREETS. MARK THE PROPERTY YOU WISH TO HAVE DESIGNATED IN THE ANNEXATION WITH THE PROPOSED ZONE CLASSIFICATION.
- B. COPY OF THE DEED TO THE PARCEL THAT IS REQUESTING TO BE ZONED.
- C. COPY OF THE PLAT TO THE PARCEL THAT IS REQUESTING TO BE ZONED.
- D. CHECK IN THE AMOUNT OF \$402 MADE PAYABLE TO THE CITY OF SOMERSET

DATE: 10-21-25 APPLICANT/OWNER SIGNATURE:

FOR OFFICIAL USE ONLY - DO NOT WRITE BELOW THIS LINE

DATE FILED: 10-21-25 DATE OF NOTICE TO ADJACENT PROPERTY OWNERS: 11-11-25
DATE OF NOTICE TO NEWSPAPER: 11-22-25 DATE OF PUBLIC HEARING: 11-25-25
FEE PAID: \$402.00 DECISION OF ZONING COMMISSION: APPROVED DISAPPROVED
IF DENIED, REASON FOR DENIAL:

CITY OF SOMERSET PLANNING & ZONING COMMISSION CHAIRMAN

NOTE: THIS FORM AND THE SUPPORTING INFORMATION MUST BE FILED WITH THE SOMERSET PLANNING COMMISSION. THE APPLICATION MUST BE RETURNED TO THE OFFICE OF P & Z (LOCATED ON 2ND FLOOR OF THE SOMERSET ENERGY CENTER) FOUR (4) WEEKS PRIOR TO THE MEETING DATE.



Pulaski County, KY PVA



Date created: 11/3/2025
Last Data Uploaded: 10/31/2025 8:21:02 PM

Developed by SCHNEIDER GEOSPATIAL

LEGEND:

- FOUND OR EXISTING CORNER OR REFERENCE MONUMENT AS DESCRIBED HEREON.
- ANNEXATION CORNER (NO MONUMENT SET)
- ANNEXATION BOUNDARY LINE
- RIGHT-OF-WAY
- APPROXIMATE LOCATION OF ADJOINING PROPERTY LINE
- EXISTING SOMERSET CITY LIMITS BOUNDARY LINE

SURVEYORS CERTIFICATION:

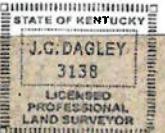
I HEREBY CERTIFY THAT THE BOUNDARY FOR ANNEXATION ORDINANCE NO. 110-10, FOR THE TOWN OF BURNSIDE, KY, WHICH IS BASED ON AN ACTUAL FIELD SURVEY BY A CHC BASE GPS SYSTEM TO PERFORM A STATIC REVISION TO ESTABLISH GRID NORTH AND KENTUCKY SINGLE ZONE STATE PLANE COORDINATES FOR THE SURVEY PROJECT SHOWN HEREON. THE SURVEY SHOWN HEREON WAS TAKEN FROM DEEDS OF RECORD, TRANSPORTATION CABINET PLANS AND ACTUAL FIELD MEASUREMENTS. THE PURPOSE OF THE ANNEXATION SURVEY IS TO DELINEATE THE LINES OF THE ANNEXATION PROPERTY. IT DOES NOT IN ANY WAY REFLECT A DETERMINATION OF THE INDIVIDUAL PARCEL BOUNDARIES AND SHOULD NOT BE USED FOR THIS PURPOSE.

Jody Dagley 10-20-25
JODY DAGLEY
K.T. PLS. NO. 3138

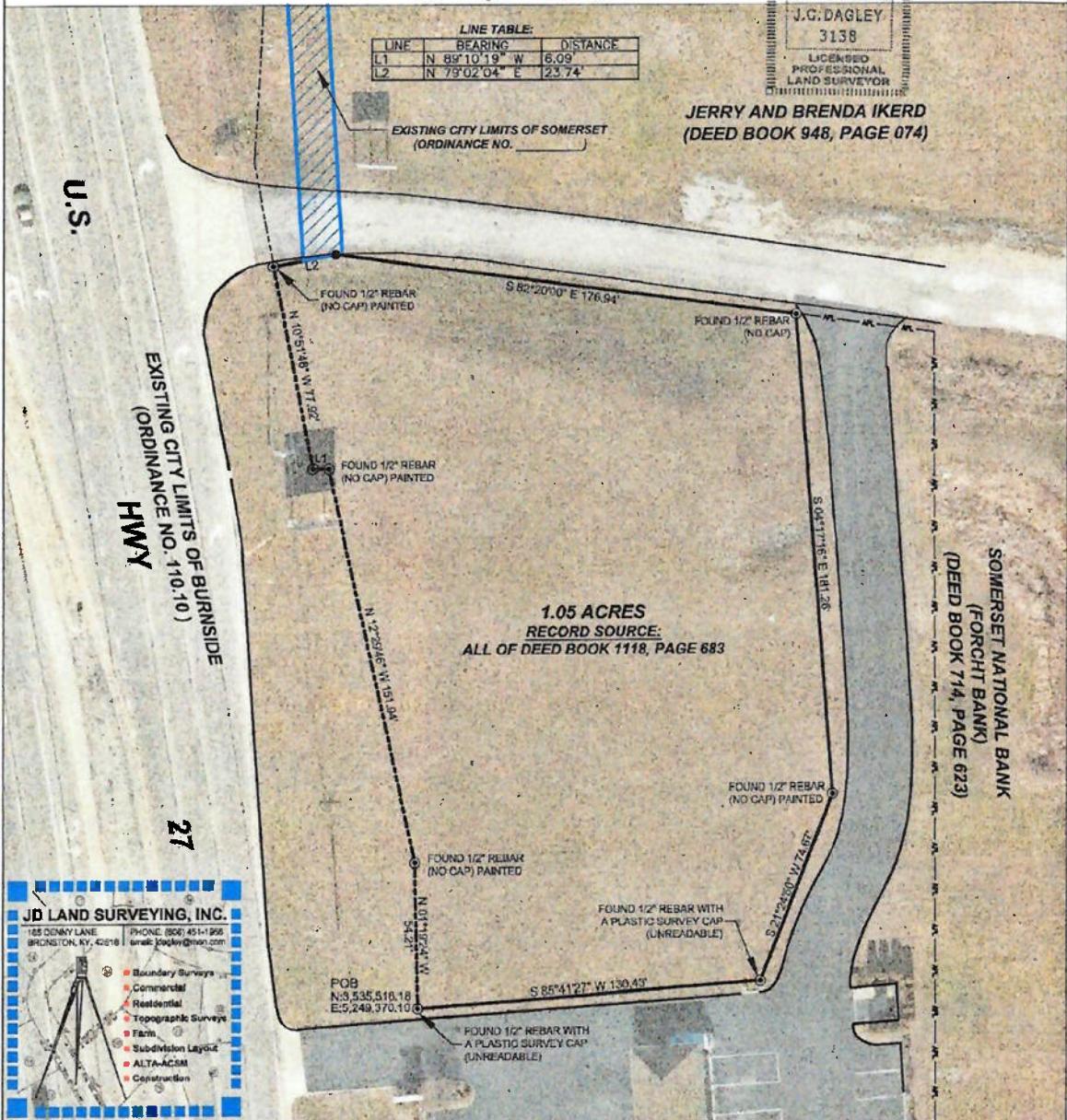
VICINITY MAP
(NOT TO SCALE)



SHAPINGROSS & SASS, INC. FEE SIMPLE
SOMERSET NATIONAL BANK PROPERTY
SOMERSET, KY 42501
SOMERSET, KY 42501
SOMERSET, KY 42501
SOMERSET, KY 42501
SOMERSET, KY 42501



JERRY AND BRENDA IKERD
(DEED BOOK 948, PAGE 074)



**CITY OF SOMERSET ORDINANCE
NO. _____**

CLIENT(S)/PROPERTY OWNER(S):
ACKMD INVESTMENTS, LLC
C/O DANIEL CHESHIRE
P.O. BOX 401
SOMERSET, KY 42502

**"THIS PLAT DEPICTS AN ANNEXATION BOUNDARY
ONLY, NOT FOR LAND TRANSFER"**

LOCATION OF PARCEL:

4700 US HWY 27 SOUTH

SCALE: 1"=40'
DRAWN BY: J.C.D.
PROJECT FILE: JD-1578

DRAWING DATE: 10/20/2025
FIELD CREW ID: G.L.
DRAWING NO.: JD-1578

GRAPHIC SCALE

1" = 40'

0 40 80 120

NOTES:

ANNEXATION BOUNDARY SHOWN HEREON IS SUBJECT TO ALL COVENANTS, EASEMENTS, EXCEPTIONS, RIGHT-OF-WAYS, RESTRICTIONS OF RECORD, NOT OF RECORD OR LISTED HEREON.

ANNEXATION SHOWN HEREON MAY BE SUBJECT TO CERTAIN CITY, COUNTY, STATE, OR HEALTH DEPARTMENT REGULATIONS OR ZONING REGULATIONS.



DEPARTMENT OF HOUSING, BUILDINGS AND CONSTRUCTION

Alan Keck
Mayor

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Mark Vaught
Chairman

Reggie Chaney
City Engineer

Kim Vaught
Zoning Official

APPLICANT:

ACKMD Investments, LLC

ZONE CHANGE ADDRESS:

4700 S Hwy 27

PVA PARCEL #(S):

063-1-2-67.1

DATE & TIME OF HEARING:

11-25-25

LOCATION:

**The Energy Center
City Council Chambers
306 East Mount Vernon Street
Somerset, KY 42501**

APPLICATION #:

ZD 2025- 03

APPLICANT MUST PROVIDE:

- A completed and signed Zone Change Application
- A check made payable to the City of Somerset in the amount of \$402.00
- A copy of the plat(s)
- A copy of deed to property/properties that has been recorded at the County Clerk's Office

*****There is an additional charge for the ZC Sign (to be posted on the property 14 days prior to hearing date) and the Notice (that is in the local newspaper within 7 days prior to hearing date) this charge will be collected from the Applicant by P & Z Coordinator at a later date.**