

**ORDINANCE NO. 26-03**

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;

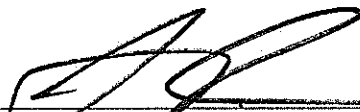
BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF SOMERSET, KENTUCKY:

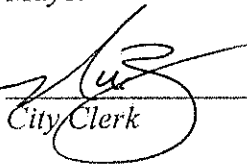
That Ordinance No. 00-18, known as the Zoning Ordinance, Somerset, Kentucky, is hereby amended by altering the Zoning Map in the following manner:

- I. By changing a boundary of land presently zoned **R2 & or I2** to **B2**, said properties being more particularly described in Exhibit "A" attached hereto and incorporated herein in full by reference, located at **202 Alexander Dr** Somerset, Kentucky, and having PVA Parcel #: **061-6-2-12**.
  
- 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                      MARCH 9, 2026

SECOND READING                    MARCH 24, 2026

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 Change: J & S Garden Center, LLC, 202 Alexander Drive, Somerset, Ky

For Recording purposes,  
Listed below are the parties involved in the Zone Change for  
202 Alexander Drive  
Somerset, Kentucky  
PVA Parcel 061-6-2-12

Party One  
City of Somerset,  
Planning & Zoning Commission  
PO Box 989  
Somerset, Kentucky, 42502

Party Two  
J & S Garden Center, LLC,  
3470 Piney Grove Road  
Somerset, Kentucky, 42501

The Planning and Zoning Commission having heard testimony at a public hearing conducted before the Commission on the 3<sup>rd</sup> day of March 2026 and based on the evidence presented, the Planning and Zoning Commission enters the following FINDINGS OF FACT, CONCLUSIONS AND MAP AMENDMENT.

FINDINGS OF FACT

J & S Garden Center, LLC, is the owner of record of a 6.19 tract on the south side of Alexander Drive at its intersection with Carlisle Lane.

The tract is that tract of land conveyed to J & S Garden Center, LLC, per deed of conveyance dated the 23<sup>rd</sup> of April 2015 and of record in Deed Book 928 Page 702.

The parcel is zoned R-2 Low to Moderate Density Residential with a small portion zoned I-2 Heavy Industry.

The property is Parcel 061-6-2-12

**To the north of the tract across Alexander Drive is the following parcel;**

Parcel 061-6-2-20 Monticello Street, Kentucky Department of Highways (Maintenance Garage & Yards 9-acres. Zone I-2 Heavy Industry,

**The parcels to the west are:**

Parcel 061-6-2-10, 700 Monticello Street (Gleason) 1700 SF retail building, Zoned I-2 Heavy Industry.

Parcel 061-6-2-08, 702 Monticello Street (Taylor) 2400 SF service building, Zoned B-2 Highway Commercial.

**The parcels to the south are:**

Parcel 061-6-2-11, 62 Carlisle Lane (Goggins) single family residence, Zoned R-2 Low to Moderate Density Residential

Parcel 061-6-2-05, 718 Monticello Street (Superior Storage, LLC) Single Family Residence 4.11-acres, Zoned B-2 Highway Commercial.

Parcel 061-6-2-04, 500 Somerset Village, (Somerset Village Apartments Kentucky, LLC), Zoned B-2 Highway Commercial.

**The parcels to the east are:**

Parcel 061-6-2-14, 300 Alexander Drive (Alexander) Single Family Residence, Zoned R-2 Low to Moderate Density Residential

Parcel 061-6-2-15, Alexander Drive (L. Ingram) Vacant, Zoned R-2 Low to Moderate Density Residential

Parcel 061-6-2-16, 310 Alexander Drive (C. Ingram) Single Family Residence, Zoned R-2 Low to Moderate Density Residential

The property has two zones.

The zones of the adjoining properties vary and all three classes can be found on adjoining properties.

The future use of the property is Industrial.

The future use of the property to the south, which is zoned B-2 is residential. The property was purchased for its present use and the owner plans to develop the tract with B-2 uses

The future use of the property to the west, which is zoned B-2 is Industrial. These tracts are too small for industrial use.

The zoning is a mish mash of different zones and future uses. It is felt that the future use should be reviewed in the not too distant future to create a more homogenous future use that dovetails with the present improvements.

The applicant was asked to comply with KRS 100.213

*Findings necessary for proposed map amendment -- Reconsideration. (1) Before any map amendment is granted, the planning commission or the legislative body or fiscal court must find that the map amendment is in agreement with the adopted comprehensive plan, or, in the absence of such a finding, that one (1) or more of the following apply and such finding shall be recorded in the minutes and records of the planning commission or the legislative body or fiscal court: (a) That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate;*

The applicant stated that the present use is inappropriate due to the presence of the KY Bureau of Highway Maintenance Department and the traffic and noise associated with same.

The applicant further stated the treatment plant is the source of unpleasant odors from the materials "treated" at the plant which may hinder the marketability of the type of improvements that would meet the "future use" and that Alexander Drive sees an atypical amount of industrial service vehicles to and from the City of Somerset's treatment plant and CRC gate to the north of the treatment plant.

The applicant asked that the property be zoned to B-2, to be the same zone as the adjoining tracts to the west and south.

#### CONCLUSIONS

The board felt that the reasoning behind the proposed zone is reasonable and that the change meets the requirements of KRS 100.213 (1) (a)

*(a) That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate;*


and that the property should be rezoned from I-2/R-2 to B-2 voting 7-0 in favor of the rezoning, with Burgin, Floyd, Holland, Lynch, Rogers, Stringer and Vaught voting aye.

#### RECOMMENDED MAP AMENDMENT

It is hereby recommended by this Commission that the map amendment be granted, having met the requirements of KRS 100.231 (1) (a).

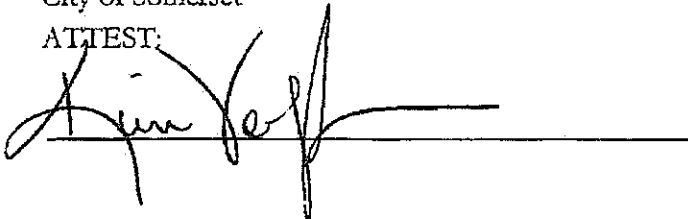
A true and correct copy of this Findings of Fact, Conclusions and Recommended Map Amendment shall be sent to the City of Somerset City Council for adoption.

DONE AND ORDERED this 3<sup>rd</sup> day of March 2026.



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