

ORDINANCE NUMBER 26-07

AN ORDINANCE TO THE CITY OF SOMERSET, KENTUCKY, ANNEXING BY CONSENT PROPERTY AS DESCRIBED BELOW AND IN ATTACHMENTS TO THIS ORDINANCE, 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 .514 ACRES SHOWN ON ANNEXATION MAP TITLED "ANNEXATION PLAT, CITY OF SOMERSET, 0.514 ACRES ALONG STONEGATE DRIVE, SOMERSET, KY" DATED 3/31/2026 BY AGE ENGINEERING SERVICES. THE PROPERTY IS PARTIALLY IMPROVED LAND ON THE ON THE EAST SIDE OF HWY 27 ON STONEGATE DRIVE NEXT TO UCB BANK. PART OF PARCEL PVA 062-1-0-65.

SECTION 2. THE PROPERTY IS UNIMPROVED AND WILL BE ANNEXED AS R1 UNLESS A RECOMMENDATION COMES FROM PLANNING AND ZONING. A RECOMMENDATION OF COMMERCIAL ZONING IS EXPECTED.

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: APRIL 13, 2026

SECOND READING: JUNE 8, 2026 (NOT BEFORE MAY 28TH, 2026)

APPROVED: 

ALAN L. KECK, MAYOR
CITY OF SOMERSET, KY

ATTEST: 

NICK BRADLEY, CITY CLERK

Alan Keck
MAYOR

Reginald Chaney
City Engineer



City of Somerset
P.O. Box 989 Somerset, KY 42502
Office 606-425-5362
Fax 606-425-5370

**DEPARTMENT OF HOUSING, BUILDINGS AND CONSTRUCTION
CITY ENGINEERING DIVISION**

306 East Mount Vernon Street
P.O. Box 989
Somerset, KY 42502
Phone: (606)-425-5362
Cell: (606)-875-7770
rchaney@cityofsomerset.com

ANNEXATION REQUEST AND ZONE DESIGNATION FORM

I, Cory W. Ikerd, formally request annexation of my
property located at Parcel ID: 062-1-0-65

Into the City of Somerset.

In making this request I also request that a ZONE DESIGNATION hearing be held
on this property to be annexed, as allowed in KRS 100.209 (1), and for this
property to be ZONED B-2 upon condition of annexation approval. I have
attached the APPLICATION FOR ZONE DESIGNATION AND APPROVAL to this
application for your consideration.

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



Signature

03/25/2026

Date

The Spirit of Southern Kentucky

Equal Opportunity Employer M/F/H/V (606) 678-5176 (TDD)

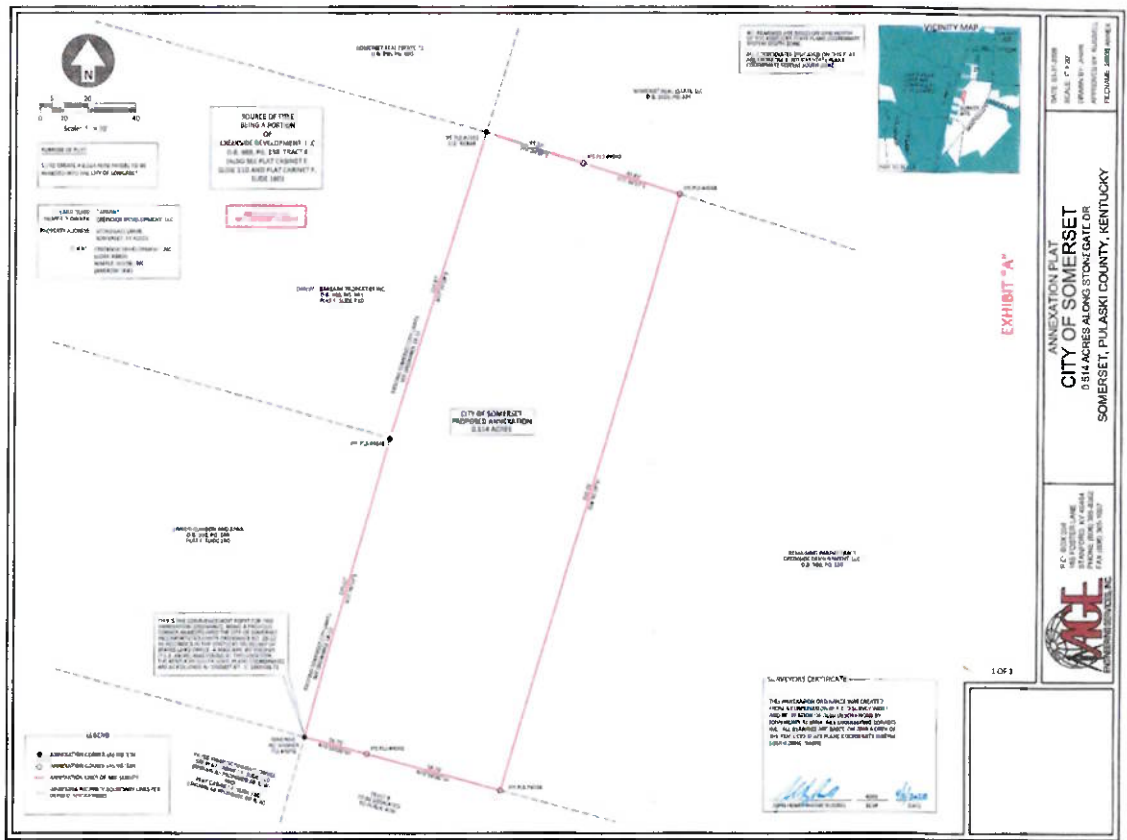


EXHIBIT "A"

**ANNEXATION PLAT
CITY OF SOMERSET
0.614 ACRES ALONG STOKEN GATE
SOMERSET, PULASKI COUNTY, KENTUCKY**

DATE: 08/11/2009
SCALE: 1" = 10'
DRAWN BY: JAMES
APPROVED BY: JAMES
FILE NAME: JAMES 081109.DWG

ACE
ANNEXATION CERTIFICATE

1 OF 1

P.O. BOX 204
165 FOSTER LANE
STANFORD, KY 40484



PHONE 606.365.8362
FAX 606.365.1097

EXHIBIT "A"

City of Somerset Annexation Ordinance No. _____

A CERTAIN TRACT OF LAND LYING ADJACENT TO THE EXISTING CITY LIMITS OF SOMERSET (ORDINANCE NO. 18-12), BEING ON THE NORTHERN EDGE OF RIGHT-OF-WAY OF STONEGATE DRIVE IN PULASKI COUNTY, KENTUCKY AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND MAG NAIL (MAG NAIL BEING A 2" X 1/4" MAG NAIL WITH WASHER BEARING PLS # 4048) ON THE EDGE OF R/W OF A PAVED ROAD (STONEGATE DRIVE) (PLAT CABINET F, SLIDE 11D SHOWN AS PROPOSED 60' R/W AND PLAT CABINET F, SLIDE 18D SHOWN AS 60' R/W), SAID MAG NAIL, BEING THE SOUTHWEST MOST CORNER OF THE PROPERTY BEING ANNEXED, BEING A CORNER PREVIOUSLY ANNEXED INTO THE CITY OF SOMERSET (SEE ORDINANCE NO. 18-12), HAVING KENTUCKY STATE PLANE COORDINATE SYSTEM SOUTH ZONE COORDINATES OF **N=1905897.87, E=1969406.72**, BEING A COMMON CORNER TO UNITED CUMBERLAND BANK (D.B. 950, PG. 686) AND BEING THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE LEAVING THE EDGE OF R/W OF A PAVED ROAD (STONEGATE DRIVE) (PLAT CABINET F, SLIDE 11D SHOWN AS PROPOSED 60' R/W AND PLAT CABINET F, SLIDE 18D SHOWN AS 60' R/W) AND CONTINUING WITH THE PREVIOUSLY ANNEXED LINE INTO THE CITY OF SOMERSET (SEE ORDINANCE NO. 18-12) AND THE PROPERTY OF UNITED CUMBERLAND BANK (D.B. 950, PG. 686) **N15°46'03"E - 129.02 FEET** TO AN IRON PIN FOUND (PLS # 4048), SAID IRON PIN BEING A COMMON CORNER TO UNITED CUMBERLAND BANK (D.B. 950, PG. 686), DANNY 7 BARBARA PROPERTIES INC., (D.B. 960, PG 381) AND THE PROPERTY BEING ANNEXED THIS DAY:

THENCE LEAVING THE PROPERTY OF UNITED CUMBERLAND BANK (D.B. 950, PG. 686) AND CONTINUING WITH THE PROPERTY OF DANNY 7 BARBARA PROPERTIES INC., (D.B. 960, PG 381) **N17°36'28"E - 132.87 FEET** TO AN IRON PIN FOUND (PLS # 1253), SAID IRON PIN BEING A COMMON CORNER TO DANNY 7 BARBARA PROPERTIES INC., (D.B. 960, PG 381), SOMERSET

REAL ESTATE, LLC. (D.B. 996, PG. 603), SOMERSET REAL ESTATE, LLC. (D.B. 1019, PG. 584) AND THE PROPERTY BEING ANNEXED THIS DAY:

THENCE LEAVING THE PROPERTY OF DANNY 7 BARBARA PROPERTIES INC., (D.B. 960, PG 381) AND SOMERSET REAL ESTATE, LLC. (D.B. 996, PG. 603) AND CONTINUING WITH SOMERSET REAL ESTATE, LLC. (D.B. 1019, PG. 584) THE FOLLOWING TWO CALLS: **S72°34'07"E - 43.17 FEET** TO AN IRON PIN SET, (SAID IRON PIN SET BEING A 5/8" X 18" STEEL REBAR WITH 2" ALUMINUM SURVEY CAP BEARING PLS # 4048 AS WILL BE TYPICAL FOR ALL IRON PINS SET) AND **S72°34'07"E - 41.83 FEET** TO AN IRON PIN SET, SAID IRON PIN BEING IN THE COMMON PROPERTY LINE TO SOMERSET REAL ESTATE, LLC. (D.B. 1019, PG. 584), A NEW CORNER WITH THE REMAINING PARENT TRACT AND THE PROPERTY BEING ANNEXED THIS DAY:

THENCE LEAVING THE PROPERTY OF SOMERSET REAL ESTATE, LLC. (D.B. 1019, PG. 584) AND SERVERING THE PARENT TRACT WITH A NEW COMMON PROPERTY LINE OF THE PROPERTY BEING ANNEXED THIS DAY **S16°42'29"W - 258.25 FEET** TO AN IRON PIN SET, SAID IRON PIN BEING A NEW COMMON CORNER TO THE REMAINING PARENT TRACT, TRACT B (TO BE DEDICATED TO PUBLIC R/W) AND THE PROPERTY BEING ANNEXED THIS DAY:

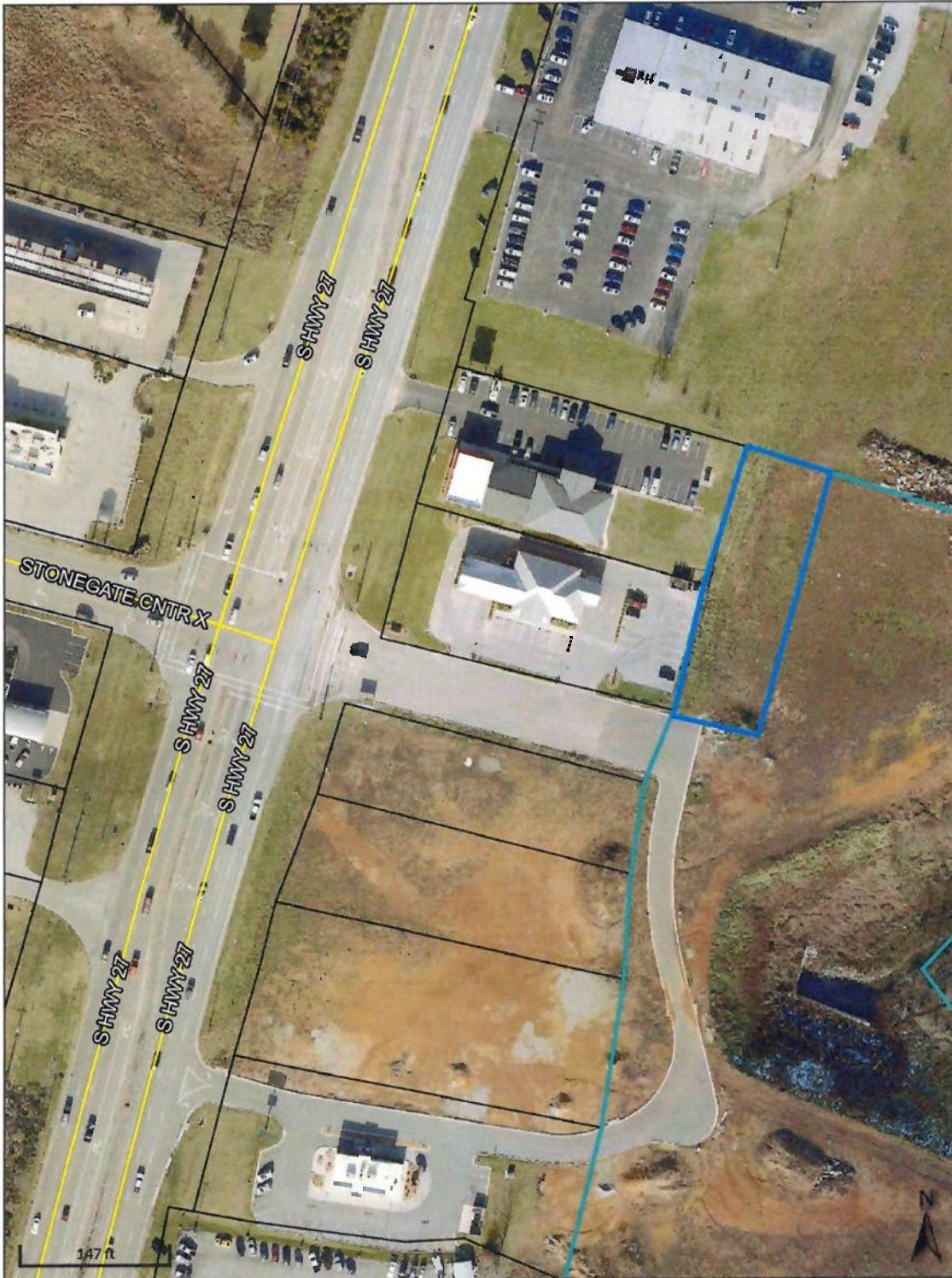
THENCE LEAVING THE REMAINING PROPERTY OF THE PARENT TRACT AND CONTINUING WITH THE NEW COMMON PROPERTY LINE OF TRACT B (TO BE DEDICATED TO PUBLIC R/W) THE FOLLOWING TWO CALLS: **N75°00'00"W - 58.25 FEET** TO A SET MAG NAIL (SAID MAG NAIL BEING A 2" X 1/4" MAG NAIL WITH WASHER BEARING PLS # 4048) AND **N75°00'00"W - 26.75 FEET** TO THE POINT OF BEGINNING AND CONTAINING 0.514 ACRES BY SURVEY.

THIS ANNEXATION ORDINANCE DESCRIPTION WAS CREATED FROM A COMBINATION OF FIELD SURVEY WORK AND RECREATION OF DEED DESCRIPTIONS BY JOHN HENRY RUSSELL, AGE ENGINEERING SERVICES, INC., KENTUCKY P.L.S. 4048, DATED THE 16TH DAY OF FEBRUARY 2026.

John Henry Russell
4/2/2026



Waffle House Annexation



Overview



Legend

- Parcels
- Roads
- Land hook

Office of the
City Attorney
P.O. Box 989
Somerset, KY 42502



Office 606-425-5351
Fax 606-679-2481

John B. Adams
City Attorney

April 14, 2024

Emailed and Hard Copy via USPS

Hon. Marshall Todd
Judge Executive, Pulaski County
100 North Main Street
Suite 202
Somerset, Kentucky 42501

Hon. Martin L. Hatfield
Pulaski County Attorney
103 South Maple Street
Somerset, Kentucky 42501

Senate Bill 141 Annexation Notice –Part of Parcel 062-1-0-65) Commercial lot on HWY on the Stonegate Drive (East Side of 27) Next to UCB Bank

Greetings:

Please let this correspondence serve as notice to Pulaski County Fiscal Court of an annexation of the above-described Parcel.

The notice is given pursuant to 23 Regular Session Senate Bill 141. The parcel is in the “Ikerd Development” and is ready for development.

Procedurally, the Common Council of the City of Somerset heard the first hearing on the above-described properties on April 14, 2026, in its regular meeting of that date.

Please find enclosed a draft of the Ordinance and supporting documents, Ordinance ____.

If it is your opinion this notice is in any way deficient, please contact me immediately.

Sincerely,

John B. Adams