

ORDINANCE NO. 26-08

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 due to being annexed into the City to **B2**, said properties being more particularly described in Exhibit "A" attached hereto and incorporated herein in full by reference, located at **Undeveloped Property off of S Hwy 27**, Somerset, Kentucky, and being a portion of PVA Parcel # **062-1-0-65**.
- 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 MAY 11, 2026

SECOND READING JUNE 8, 2026

Approved: _____


Mayor

Attest: _____


City Clerk

CITY OF SOMERSET, KENTUCKY
PLANNING AND ZONING COMMISSION

FINDINGS OF FACT, CONCLUSIONS
AND RECOMMENDED MAP AMENDMENT

CASE NO: ZC-2026-01

RE: Zone Determination: Creekside Development, LLC

For Recording purposes,
Listed below are the parties involved in the Zone Determination for
South Highway 27
Somerset, Kentucky
PVA Parcel a portion of 062-1-0-65.0

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

Party Two
Creekside Development, LLC
105 E Ridge Lane Suite 1
Somerset, Kentucky, 42503

The Planning and Zoning Commission having heard testimony at a public hearing conducted before the Commission on the 28th day of April 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

Creekside Development, LLC is the owner of record of a tract of land on the west of S US 27 on the north side of the access road for Creekside Development opposite Stonegate Drive. The tract is depicted on a plat titled Zone Change Plat, City of Somerset, dated 03/31/2026 and contains 0.514-acre per the aforementioned. This tract is in the process of being annexed into the City of Somerset with a first reading conducted on the 13th of April 2026. The development is at the North US 27 entrance at Stoplight 16A.

The tract is a portion of the lands conveyed to Creekside Development, LLC, per deed of conveyance dated the 30th of December 2015 and of record in Deed Book 939 Page 620 and corrected in Deed of Correction dated December 13, 2018 and of record in Deed Book 989 Page 159.

The tract is surrounded by the remaining lands of Creekside Development on the:
South and east -Parcel 062-1-0-65-Remainder of Tract 5 Plat Cabinet F Slide 018D.

On the west are

Parcel 062-1-0-65.1, Danny & Barbara Properties, Inc., 2520 S Hwy 27,

Tract 1 Danny & Barbara Properties, Inc. Plat Cabinet F Slide 73D and zoned B-2

Parcel 062-1-0-65.2, United Cumberland Bank, 2568 S Hwy 27,

Lots 4 & 4A Plat Cabinet F Slide 018D and zoned B-2

To the north is

Parcel 062-1-0-69, Somerset Real Estate, LLC 2490 S Hwy 27, Zoned B-2.

All surrounding properties within the City of Somerset are zoned B-2.

The location dovetails with the intent of the following zone outlined in the zoning ordinance:

4.8 HIGHWAY ORIENTED COMMERCIAL (B-2)

- A. Intent: It is the intent of this district to provide areas for commercial development outside of the central business district. This development should be located along major highways and should be clustered with common highway access points wherever possible. Strip development with numerous highway access points should be discouraged.

The Comprehensive Plan does not designate future uses for tracts outside the Corporate Boundaries of Somerset.

Based on surrounding uses and its location, the property should be zoned B-2, Highway Oriented Commercial.

As this is a zone determination, this action does not have to comply with KRS 100.213

CONCLUSIONS

The board felt that the proposed zone designation (B-2) is appropriate, voting 6-0 in favor of said change with Burgin, Holland, Lynch, Rogers, Stringer and Vaught voting in favor of the rezoning. Floyd was absent.

RECOMMENDED MAP AMFENDMENT

It is hereby recommended by this Commission that the map amendment be shown as B-2 when annexed.

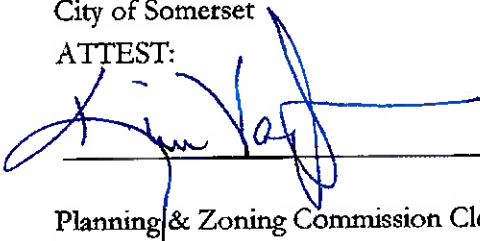
A true and correct copy of this Findings of Fact, Conclusions and Recommended Map Amendment shall be sent to the City of Somerset City Council for adoption.

DONE AND ORDERED this 5th day of May 2026.



Chairman, Planning and Zoning Commission
City of Somerset

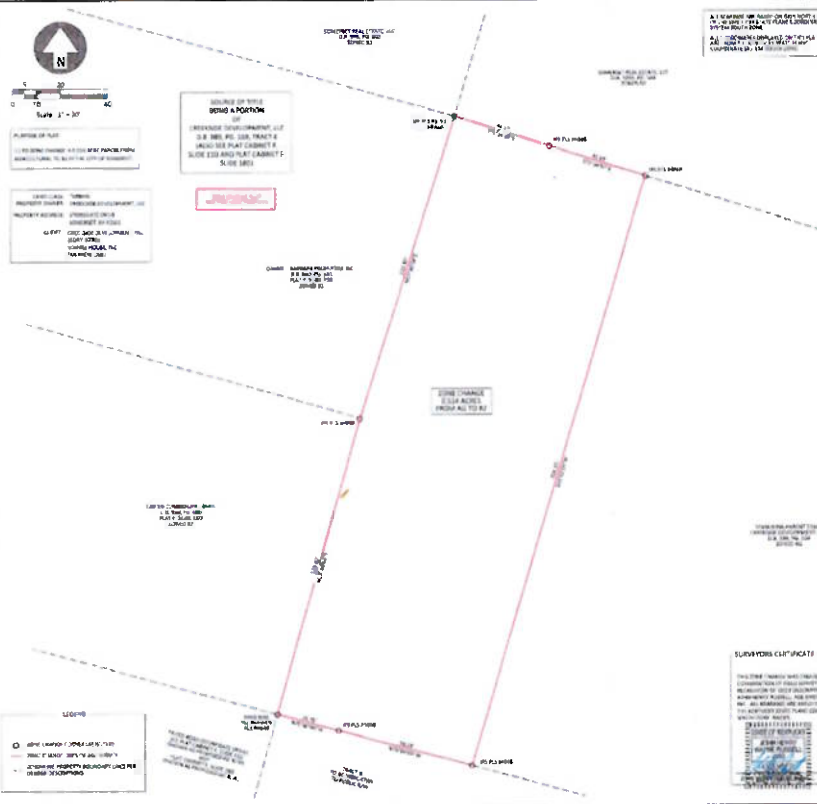
ATTEST:



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



DATE: 06/15/2010
 SCALE: 1" = 30'
 DRAWN BY: JHP
 APPROVED BY: [Signature]

ZONE CHANGE PLAT
CITY OF SOMERSET
 0.674 ACRES ALONG STONELAND FEED
 SOMERSET, PULASKI COUNTY, KENTUCKY



EXHIBIT "A"

SURVEY CERTIFICATE
 I, the undersigned, being a duly licensed and qualified Surveyor in the State of Kentucky, do hereby certify that the foregoing is a true and correct copy of the original survey and plat as the same appears in my field notes and books, and that the same were taken and reduced to writing by me, or under my direct supervision, in accordance with the provisions of the Act in that behalf made, and that the same were taken and reduced to writing by me, or under my direct supervision, in accordance with the provisions of the Act in that behalf made, and that the same were taken and reduced to writing by me, or under my direct supervision, in accordance with the provisions of the Act in that behalf made.

LEGEND
 ○ BOUNDARY CORNER MARKER
 ——— PROPERTY BOUNDARY
 - - - - - UNDEVELOPED PROPERTY BOUNDARY
 - - - - - UNDEVELOPED PROPERTY BOUNDARY PER OTHER RECORDS

BOUNDARY CORNER MARKER
 OF
 SCHWARTZ ROAD, TRACT 2
 OF
 SCHWARTZ ROAD, TRACT 2
 SLOPE DISTRICT CABBETT'S
 SLOPE DISTRICT

PROPOSED

ZONE CHANGE
 FROM A-1 TO R-1

EXISTING

EXISTING



PLAN OF PLAT
 TO BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF PULASKI, KY.
 TO BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF PULASKI, KY.
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PROPERTY OWNER
 SCHWARTZ ROAD, TRACT 2
 SLOPE DISTRICT CABBETT'S
 SLOPE DISTRICT

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