

ORDINANCE NO. 26-09

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 **R1** to **R3 & R1A**, said properties being more particularly described in Exhibit "A" attached hereto and incorporated herein in full by reference, located on **Undeveloped Property on Darling Way** Somerset, Kentucky, and having PVA Parcel #: **061-0-0-12**.
- 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 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-2026-03

RE: Zone Change: Fab Four Properties, LLC

For Recording purposes,
Listed below are the parties involved in the Zone Change for
Patriots Way
Somerset, Kentucky
PVA Parcel 061-0-012, 5.3-acres R-1A & 6.9-acres R-3

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

Party Two
Fab Four Properties, LLC
164 Darling Way
Somerset, Kentucky, 42501

The Planning and Zoning Commission having heard testimony at a public hearing conducted before the Commission on the 27th 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

Fab Four Properties, LLC is the owner of record of a 20.5-acre tract at/near the terminus of Patriots Way, a private drive off Monticello Street.

The zone changes are for two tracts within the parent tract, hereby designated as the West Tract (6.9-acres) and the Middle Tract (5.3-acres).

The tracts are a portion of the lands conveyed to Fab Four Properties, LLC, per deed of conveyance dated the 9th of May 2023 and of record in Deed Book 1074 Page 540.

The parcels are zoned R-2.

To the south of the parent tract are the following parcels;

12 Independence Drive, Parcel 062-4-0-19.1 (Fagles Landing Senior Community), Zone R-3,

Patriots Way, Parcel 062-4-0-19 (Somertown, LLC), Zone R-3,

S Hwy 1247, Parcel 062-4-0-21 (Kentucky Community & Technical College System) Zone R-2,

The parcel to the east is:

Maple Manor Subdivision, Darling Way, Parcels 062-0-0-12.1 thru 12.7

The owners are; Fab Four Properties, LLC (12.1, 12.2, 12.3, 12.5, 12.6, & 12.7) and

Donald & Mollie Brown, (12.4) Zone R-1. Brown is the managing member of Fab Four Properties, LLC.

Those parcels bordering the parent tract to the north are as follows:

Alexander Drive, Parcel 061-6-2-23 (City of Somerset), Zone R-1

Alexander Drive, Parcel 061-6-2-19.2 (Somerset Energy Refining, LLC), Zone R-2

Alexander Drive, Parcel 061-6-2-19 (City of Somerset), Zone R-2

330 Alexander Drive, Parcel 061-6-2-17 (Doris Laura Ingram), Zone R-2

310 Alexander Drive, Parcel 061-6-2-16 (Chester Ingram), Zone R-2

And the parcel bordering the parent tract to the west is:

500 Somerset Village, Parcel 061-6-2-04 (Somerset Village Apartments Kentucky, LLC), Zone R-3.

This tract abuts against the West Tract in its entirety.

Patriots Way, (100 PR-1023) has been extended past the Eagles Landing Senior Community and is the main entry to the property.

The Maple Manor tract was rezoned to R-1 and contained 23-acres. This tract has been subdivided into seven lots. The tract was rezoned to R-1 so as to be in agreement with a deed restriction restricting the tract(s) to single-family residences.

This section is/will be served by a road that will be private, with an access-controlled gate.

The applicant has requested that the West Tract be rezoned to R-3, Medium Density Residential (5 buildings, 43 units) and the Middle Tract to R-1A Single Family Residential-Small Lot. (28 lots)

There remains the North Tract abutting the north side of the R-1A tract that will remain R-2 Low-Moderate Density Residential (8.3-acres) (12 lots).

The future use of the property is Leisure.

The proposed use for the Middle Tract is more restrictive than the current R-2 zone.

The proposed use for the West Tract is less restrictive than the current R-2 zone.

The applicant was asked to comply with 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;

The applicant stated that planned layout offers diversity in housing, serving all needs within the community, and mimics industry norms where the tract(s) closest to the arterial road are higher density residential buildings and as one increases the distances from the arterial road the density is decreased so that the Single Family Residential are typically the farther from the arterial road.

Several people were in attendance. There were no questions or comments from the public.

CONCLUSIONS

The board felt that the proposed zone changes meet the requirements of KRS 100.213 (1) (a)

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

that they are more appropriate given the uses of the adjoining tracts to the west and east and the transitioning of the tracts' uses between the two properties.

The board voted 6-0 in favor in changing the West Tract (6.9-acres tract) from R-2 to R-3 with Burgin, Holland, Lynch, Rogers, Stringer and Vaught voting in favor of the rezoning. Floyd was absent.

In addition, the board voted 6-0 in favor of changing the Middle Tract (5.3-acres tract) from R-2 to R-3 with Burgin, Holland, Lynch, Rogers, Stringer and Vaught voting in favor of the rezoning. Floyd was absent.

RECOMMENDED MAP AMENDMENT

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

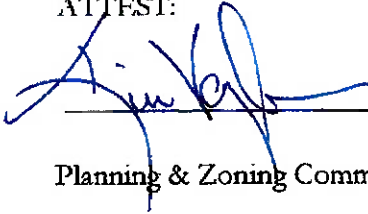
A true and correct copy of this Findings of Fact, Conclusions and Recommended Map Amendment shall be sent to the City of Somerset City Council for adoption.

DONE AND ORDERED this 5th day of April 2026.



Chairman, Planning and Zoning Commission
City of Somerset

ATTEST:



Planning & Zoning Commission Clerk

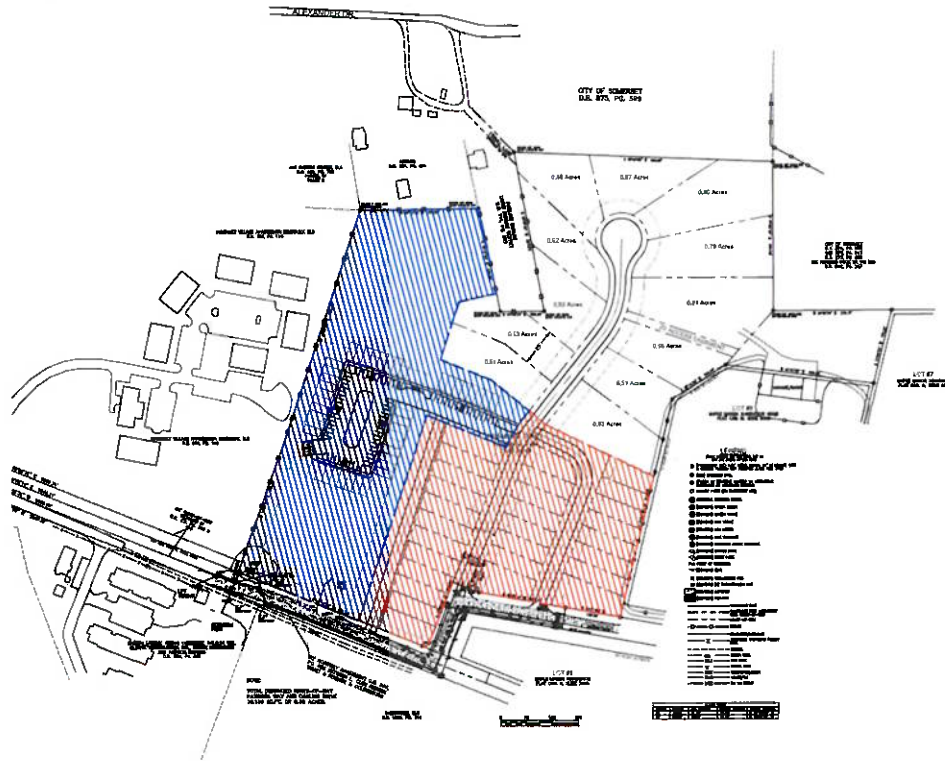
This document was prepared by the staff of the Planning and Zoning Department under the supervision of John Adams, City Attorney

City Attorney

REZONING AREAS

R-1A AREA HATCHED IN RED

R-3 AREA HATCHED IN BLUE



DATE 4-03-2009
DRAWN BY J. REWELL

REZONING AREAS

MAPLE MANOR

SCE SOUTHERN CIVIL ENGINEERING
1500 WESTERN STREET
BOWLING GREEN, KY 42104