

ORDINANCE NO. 26-12

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:

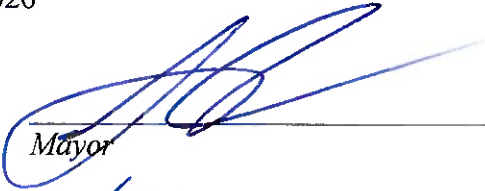
That Ordinance No. 00-18, known as the Zoning Ordinance, Somerset, Kentucky, is hereby amended by altering the Zoning Map in the following manner:

- I. By changing a boundary of land presently zoned **R2** to **R1A**, said properties being more particularly described in Exhibit "A" attached hereto and incorporated herein in full by reference, located on **323 Randolph St** Somerset, Kentucky, and having PVA Parcel #: **076-1-2-04.3**.
- 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 JULY 13, 2026

SECOND READING JULY 27, 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-2026-04

RE: Zone Change: Mayer Properties, LLC

For Recording purposes,
Listed below are the parties involved in the Zone Change for
321-323 Randolph Street
Somerset, Kentucky
PVA Parcels 076-1-2-04.3

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

Party Two
Mayer Properties, LLC
375 Whitaker Road
Somerset, Kentucky, 42503

The Planning and Zoning Commission having heard testimony at a public hearing conducted before the Commission on the 23rd day of June 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

Mayer Properties, LLC is the owner of record of Lot 1 Randolph Street Division, as recorded in Plat Cabinet G Slide 343D and being conveyed to Mayer Properties, LLC by Quitclaim Deed dated the 19th of August 2025 and of record in Deed Book 1118 Page 319.

The parcel is zoned R-2.

The applicant is requesting the property be rezoned to R-1A so that the individual units of the duplex can be sold to third parties.

The property to the south is

Lot 3 of the Randolph Street Division, Parcel 076-1-2-04.2 (J Beard) Zone R-2, vacant;

The property to the west is

330 Duncan Street, Parcel 076-1-2-01.2 (T Hesler), Zone R-2, single family residence

The property to the north is

317-319 Randolph Street, Parcel 076-1-1-89 (Lake Cumberland Rentals, LLC), Zone R-2, multiple duplexes.

The property to the east, across Randolph Street is

316 Randolph Street, Parcel 076-1-2-01.1 (B Harness), Zone R-2, single family residence.

The majority of properties along Randolph Street are single family residences.

The subject and the adjoining tract north (317-319 Randolph Street) are the only multi-family residences on Randolph. All others are single family residences. Sandalwood Way and Driftwood Circle, in Woodfield Subdivision off Randolph Street, are improved with duplexes, seven in total.

They are owned by one entity.

The future use of the tract is residential.

The current zone is R-2 and the requested zone change is R-1A.

The applicant has constructed a duplex on the lot. It is constructed in such a way that the units can be sold separately. The tenant of Unit 1, 321 Randolph Street asked the applicant to sell her the unit in which she was residing.

In order to do this, the property needs to be divided in such a manner to conform to the R-1A setbacks and site sizes and rezone the property to R-1A.

The member of Mayer Properties, LLC, Nathan Sears, spoke and answered several questions from the board regarding the property. Burgin had several comments and questions, and asked if this was legal. John Adams responded stating that Zone R-1A accommodates zero lot line buildings.

One person, a nearby resident, came forward during the public hearing stated that he had no problems with the proposed zone change, and felt that ownership of the unit rather than rental of same would be better for the upkeep by the buyer. Said tenant had a petition of adjoining and nearby residents supporting the rezone.

Mr. Sears stated that the tenant of the other units is in discussion with him to purchase his unit as well.

The zone change meets the requirements of KRS 100.213 (1)

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.

CONCLUSIONS

The board felt that the proposed zone change is similar to the other properties in the City of Somerset and provide affordable housing. The board felt there were sufficient grounds to grant a zone change, voting 6-0 in favor of said change with Floyd, Holland, Lynch, Rogers, Stringer and Vaught voting in favor of the rezoning from R-2 to R-1A. Burgin abstained.

RECOMMENDED MAP AMENDMENT

It is hereby recommended by this Commission that the map amendment be granted, as the present zoning is in compliance with the Comprehensive Plan, having met the requirements of KRS 100.231 (1).

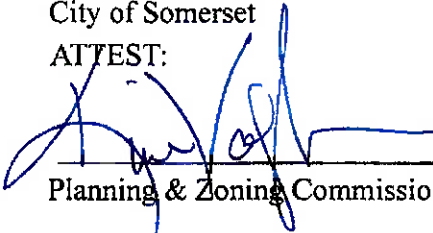
A true and correct copy of this Findings of Fact, Conclusions and Recommended Map Amendment shall be sent to the City of Somerset City Council for adoption.

DONE AND ORDERED this 24th of June 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