

ORDINANCE NO. 20-06

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 R-2 to R-3, said properties being more particularly described in Exhibit "A" attached hereto and incorporated herein in full by reference, located at Highway 2227, Somerset, Kentucky, and having PVA Parcel # 060-2-0-22.
- 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, 2020

SECOND READING APRIL 27, 2020

Approved: _____

Mayor

Attest: _____

City Clerk



**FINDINGS OF FACT AND RECOMMENDATIONS OF THE CITY OF SOMERSET
PLANNING & ZONING COMMISSION**

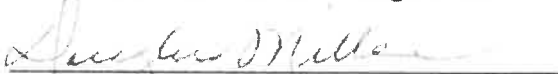
OWNER: MEM CHETH PROPERTIES, LLC
ADDRESS: Highway 2227
PARCEL #s: 060-2-0-22

On **February 25th, 2020** the Planning & Zoning Commission of the City of Somerset convened for a regularly-scheduled / special-called meeting and noticed hearing and at such meeting made findings of fact as to the property described in the plat and zone change application attached hereto and incorporated herein in full by reference.


The Planning & Zoning Commission believes that the recommendation as set forth below **IS** proper according to law and **MEETS** the requirements for a zone change from **R-2** to **R-3** due to the following findings of fact:

DUE TO MAJOR CHANGES OF A PHYSICAL NATURE WITHIN THE AREA WHICH WERE NOT ANTICIPATED IN THE ADOPTED COMPREHENSIVE PLAN AND WHICH HAVE SUBSTANTIALLY ALTERED THE BASIC CHARACTER OF SUCH AREA FOR PROPERTY LOCATED AT HIGHWAY 2227, THE PRESENT ZONING (R-2) IS INAPPROPRIATE AND THE PROPOSED ZONING (R-3) IS MORE APPROPRIATE FOR THE PROPERTY.

WHEREFORE, the Planning & Zoning Commission via a majority vote agree to **RECOMMEND** to the Common Council of the City of Somerset that the subject property be re-zoned from **R-2** to **R-3** based on the above findings of fact.



Administrative Official



Chairman, Planning & Zoning Commission

Counsel for Planning & Zoning Commission
(Sign only if legal assistance was sought by the Commission)

DISCLAIMER:

This form was prepared by the City Attorney for administrative purposes only. All findings and/or recommendations stated on this form shall be written in the space provided by the Chairman of the Commission, or other authorized Person(s), and are strictly the decision of the Planning & Zoning Commission as permitted under the authority of all applicable law.

EXHIBIT "A"

John Adams, City Attorney

Summary

Parcel Number 360-2-0-22
 Account # 30953
 Tax District Somerset City (02)
 Millage Rate
 Location Address HWY 2227
 Legal Description 0.16 HWY 2227 5.9 AC
 0.16 HWY 2227 5.9 AC
 Acres/Lot 5.930
 Property Usage COMMERCIAL (C)
 Neighborhood PARK
 Homestead No

Owners

MEM CHETH PROPERTIES LLC
 3369 N HWY 2227
 CORBIN KY 40701

Valuation

	2020	2019	2018	2017
Assessed Land Value	\$150,000	\$150,000	\$150,000	\$150,000
+ Assessed Improvement Value	\$0	\$0	\$0	\$0
+ Assessed Misc Value	\$0	\$0	\$0	\$0
= Total Assessed Value	\$150,000	\$150,000	\$150,000	\$150,000

Land

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth	AG Credit
COMMERCIAL (C)	1.00	Acres	PRIMARY	0	0	

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Grantor	Grantee
6/29/2011	\$150,000			679	588	Unqualified - Annual Twice Sold Property	CROMER BUILDERS INC	MEM CHETH PROPERTIES LLC
11/22/2009	\$50,000			667	83	Qualified	DANIELS EUGENE	CROMER BUILDERS INC
11/1/2000	\$0			667	83	Qualified	EVANELL DANIELS	DANIELS EUGENE
2/6/1996	\$45,000			578	49	Qualified	ALLIED ELECTRONICS OF KY IN	EVANELL DANIELS
11/11/1992	\$55,000			526	485	Qualified	IKERD JERRY & BRENDA	ALLIED ELECTRONICS OF KY IN

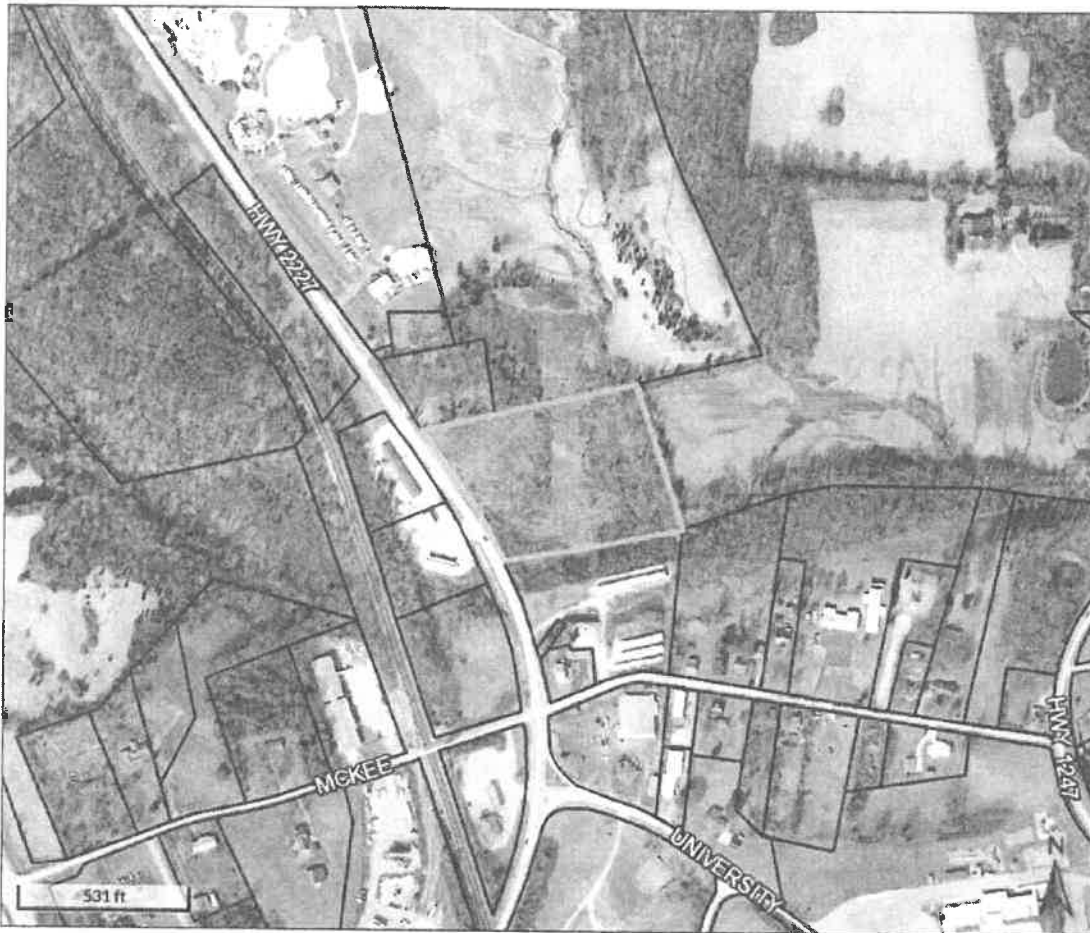
[View more details for this parcel.](#)

Recent Sales in Area

From: 01/28/2017 To: 02/28/2020

Feet

No data available for the following modules: Buildings, Land Use, Photos, Sketches.



Overview



Legend

- Parcels
- Roads
- Land hook

Parcel ID	060-2-0-22	Mailing Address	MEM CHETH PROPERTIES LLC	Total Value	\$0	Last 2 Sales			
Class	COMMERCIAL		3369 N HWY 1223			Date	Price	Reason	Qual
Taxing District	22		CORBIN, KY 40701			6/29/2001	\$150000	F	U
Acres	5.9	Physical Address	HWY 2227			11/22/2000	\$50000	Z	Q
			Somerset City						

Brief
 Tax Description LT 6 HWY 2227 5.9 AC

(Note: Not to be used on legal documents)

Date created: 2/28/2020
 Last Data Uploaded: 2/27/2020 8:19:38 PM

Developed by  **Schneider**
 GEOSPATIAL