



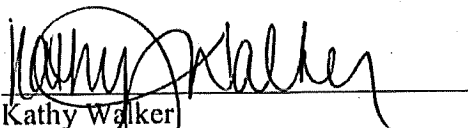
CERTIFICATION OF ORDINANCE

ORDINANCE 207-2025

I, Kathy Walker, certify I am the duly qualified City Clerk of the City of Nicholasville, Kentucky and the foregoing forty-five (45) pages of Ordinance 207-2025 is a true, correct and complete copy duly adopted by the City Commission at a duly convened meeting held on January 12, 2026 all as appears in the official records of said city.

Further, said Ordinance, 197-2025, was published in The Jessamine Journal, as required by KRS 83A.060(9), on January 22, 2026.

WITNESS, my hand and the Seal of the City of Nicholasville, this 29th day of September, 2026.


Kathy Walker
City Clerk

Seal

RECEIVED AND FILED
DATE September 29th
DOBC
MICHAEL G. ADAMS
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Jaimie Phillips

ORDINANCE 207-2025

AN ORDINANCE ESTABLISHING A DECREE OF ANNEXATION OF 2.76 ACRES OF REAL PROPERTY LOCATED NORTH OF ASHGROVE ROAD (ASHGROVE MHC, LLC PROPERTY – NORTH PORTION OF PVA PARCEL NO. 078-20-00-001.00) INTO THE CITY OF NICHOLASVILLE, KENTUCKY

WHEREAS, in August, 2025, the landowner consented in writing to the annexation pursuant to KRS 81A.412, thereby making the adoption of an Ordinance of Intent to Annex unnecessary; and

WHEREAS, the landowner submitted to the City of Nicholasville the consent for annexation of all property known and described in Exhibit "A" Annexation Legal Description; and

WHEREAS, the property described in Exhibit "A" was adjacent or contiguous to the city's boundaries at the time the annexation proceeding was begun; and

WHEREAS, the property is urban in character or suitable for development for urban purposes without unreasonable delay; and

WHEREAS, the City of Nicholasville is desirous of extending its corporate city limits by annexing the property known and described in Exhibit "A" and it is deemed in the best interest of the City to annex same; and

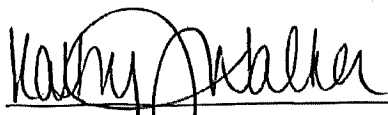
WHEREAS, the Jessamine County Judge/Executive and the Jessamine Fiscal Court were given written notice on November 25, 2025, pursuant to KRS 81A.412(2).

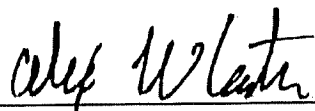
BE IT ORDAINED BY THE CITY OF NICHOLASVILLE that based on the findings in the aforesaid preambles which are incorporated by reference the property described in Exhibit "A" is annexed into the City Limits of the City of Nicholasville, Jessamine County, Kentucky and a map is attached hereto and identified as Exhibit "B", in accordance with KRS 81A.420.

FIRST READING (INTRODUCTION): October 27, 2025

SECOND READING AND ADOPTION: January 12, 2026

ATTEST:


Kathy Walker, City Clerk


Alex Carter, Mayor

ORDINANCE 207-2025

AN ORDINANCE ESTABLISHING A DECREE OF ANNEXATION OF 2.76 ACRES OF REAL PROPERTY LOCATED NORTH OF ASHGROVE ROAD (ASHGROVE MHC, LLC PROPERTY - NORTH PORTION OF PVA PARCEL NO. 078-20-00-001.00.).

This Ordinance annexes 2.76 acres located in the north portion of PVA Parcel # 078-20-00-001.00

Public Notices

PUBLIC NOTICE

NOTICE OF ENACTMENT OF ORDINANCE

Notice is hereby given that on January 12, 2026, the Nicholasville City Commission enacted an ordinance, the full text of which is available for inspection in the office of the City Clerk, 517 North Main Street, Nicholasville, KY. The ordinance by title and summary: **ORDINANCE 207-2025: AN ORDINANCE ESTABLISHING A DECREE OF ANNEXATION OF 2.76 ACRES OF REAL PROPERTY LOCATED NORTH OF ASHGROVE ROAD (ASHGROVE MHC, LLC PROPERTY - NORTH PORTION OF PVA PARCEL NO. 078-20-00-001.00) INTO THE CITY OF NICHOLASVILLE, KENTUCKY** [This Ordinance annexes 2.76 acres located in the north portion of PVA Parcel # 078-20-00-001.00]

Kathy Walker, City Clerk
January 22, 2026

Jessamine Journal:
Jan. 22, 2026
ORDINANCE 2025-207

ANNEXATION BOUNDARY
ASHGROVE MHC, LLC PROPERTY
3030 ASHGROVE ROAD (A PORTION OF)
NICHOLASVILLE, JESSAMINE COUNTY, KENTUCKY

A TRACT OR PARCEL OF LAND SITUATED NORTH OF ASHGROVE ROAD, EAST OF SINGING LARK COVE AND WEST OF PINE GROVE CIRCLE IN NICHOLASVILLE, JESSAMINE COUNTY, KENTUCKY AND BEING MORE FULLY DESCRIBED AND BOUNDED AS FOLLOWS:

BEGINNING AT A POINT in eastern line Lot 119 as shown on the Final Record Plat of Ash Tree "Brannon Oaks" as recorded in Plat Cabinet 11, Slide 737 of record in the Jessamine County Clerk's Office, said point also lying in the southern line Hulett Irrevocable Family Gstt Trust; thence with said southern line South 69 Degrees 10 Minutes 25 Seconds East, 303.44 feet to a point in the western line of Jack & Brenda K. Gray; thence with said western line South 37 Degrees 18 Minutes 01 Seconds West, 607.98 feet to a point in the northern line of Ashgrove MHC, LLC; thence with said northern line North 66 degrees 38 Minutes 18 Seconds West, 109.39 feet to a point in the eastern line of Ball Homes, LLC; thence with said eastern line North 18 Degrees 39 Minutes 41 Seconds East, 577.60 feet to a point in the eastern line of aforementioned Lot 119; thence with said eastern line North 25 Degrees 17 Minutes 08 Seconds East, 1.00 feet to the **POINT OF BEGINNING** and containing 2.76 Acres.

J:\850\Ball Ashtree\Unit 5 6\Phase 3\Annexation\Annexation Description.Docx



تاریخ ۱۳۰۲/۱۲/۲۵

ORDINANCE 203-2025

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF NICHOLASVILLE FROM A-1 (COUNTY) TO R-1E (SINGLE FAMILY RESIDENTIAL DISTRICT), FOR APPROXIMATELY 2.76 ACRES OF PROPERTY LOCATED AT 3030 ASHGROVE ROAD (PORTION OF PVA PARCEL #078-20-00-001.00).

3030 Ashgrove Road

WHEREAS, the Nicholasville Planning Commission held a public hearing on August 26, 2025, concerning certain amendments to the Official Zoning Map of Nicholasville and recommended approval of a zone map amendment from A-1 (County) to R-1E for approximately 2.76 acres of property, located at 3030 Ashgrove Road as shown on Exhibit A; and

WHEREAS, the Nicholasville Planning Commission voted 5-0 to forward a recommendation of approval to the City Commission with conditions; and

WHEREAS, the zone map amendment request was determined by the Planning Commission to satisfy the findings required in Article 13, Section 1350, Recommendation of Commission for Zoning Map Amendments and KRS 100.213; and

WHEREAS, the City Commission of the City of Nicholasville has considered the respective record and desires to affirm the above recommendation;

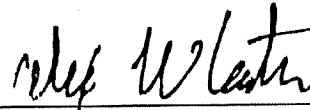
NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF NICHOLASVILLE, WHILE IN REGULAR SESSION on October 13, 2025, that it accepts and adopts the Findings of Fact and Conclusions of Law made by the Nicholasville Planning Commission and rezones the subject property as described herein.

BE IT FURTHER ORDAINED by the City Commission that the Official Zoning Map of the City of Nicholasville shall be amended to reflect the above change.

This ordinance will take effect upon adoption, execution and publication.

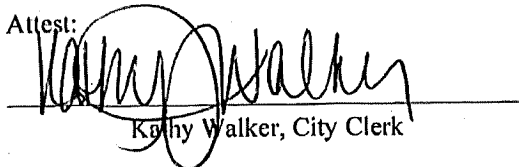
FIRST READING (INTRODUCTION): September 22, 2025

SECOND READING AND ADOPTION: October 13, 2025



Alex Carter, Mayor

Attest:


Kathy Walker, City Clerk

ORDINANCE 203-2025

SUMMARY OF ORDINANCE

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF NICHOLASVILLE FROM A-1 (COUNTY) TO R-1E (SINGLE FAMILY RESIDENTIAL DISTRICT), FOR APPROXIMATELY 2.76 ACRES OF PROPERTY LOCATED AT 3030 ASHGROVE ROAD (PORTION OF PVA PARCEL #078-20-00-001.00).

3030 Ashgrove Road

This ordinance amends the Official Zoning Map of the City of Nicholasville in accordance with the recommendation of the Nicholasville Planning Commission to approve the zone map amendment to R-1E (Single Family Residential District) for approximately 2.76 net acres of property located on PVA Parcel #078-20-00-001.00.

**EXHIBIT A
ORDINANCE 203-2025**

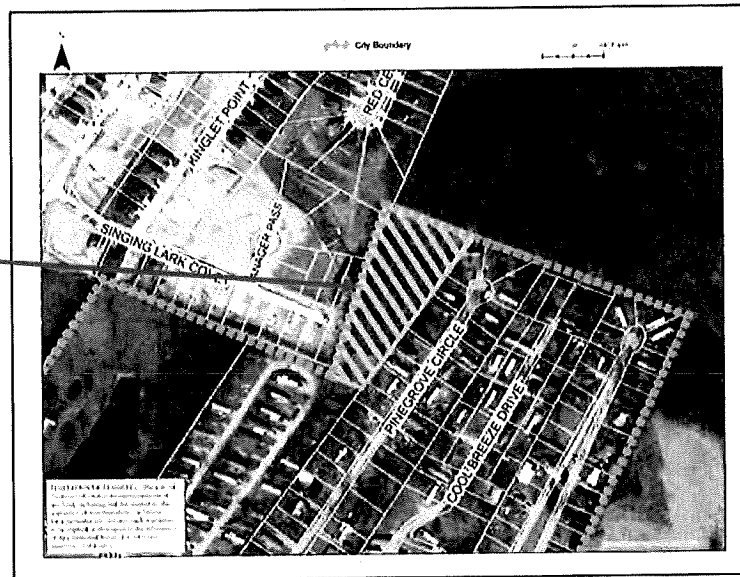
**ZONING MAP AMENDMENT
3030 Ashgrove Road
CONSISTING OF 2.76 ACRES AND CURRENTLY
KNOWN AS PORTION OF PVA PARCEL #078-20-00-001.00**

This sheet is an Exhibit to Ordinance No. 203-2025 adopted by the City Commission of the City of Nicholasville, KY on October 13, 2025. The Official Zoning Map is hereby amended by the City Commission of the City of Nicholasville as noted here and consistent with Ordinance 203-2025.

Property Description: Said land consist of the following property, also shown graphically below and as further identified in the legal description on Sheet 2:

1. Portion of PVA Parcel #078-20-00-001.00, consisting of 2.76 acres.
2. Zone Map Amendment from A-1 (County) to R-1E (Single Family Residential District)

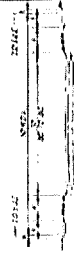
Zone Map
Amendment of
2.76 acres; known
as Portion of PVA
Parcel #078-20-
00-001.00 from
A-1 (County) to R-
1E (Single Family
Residential
District)



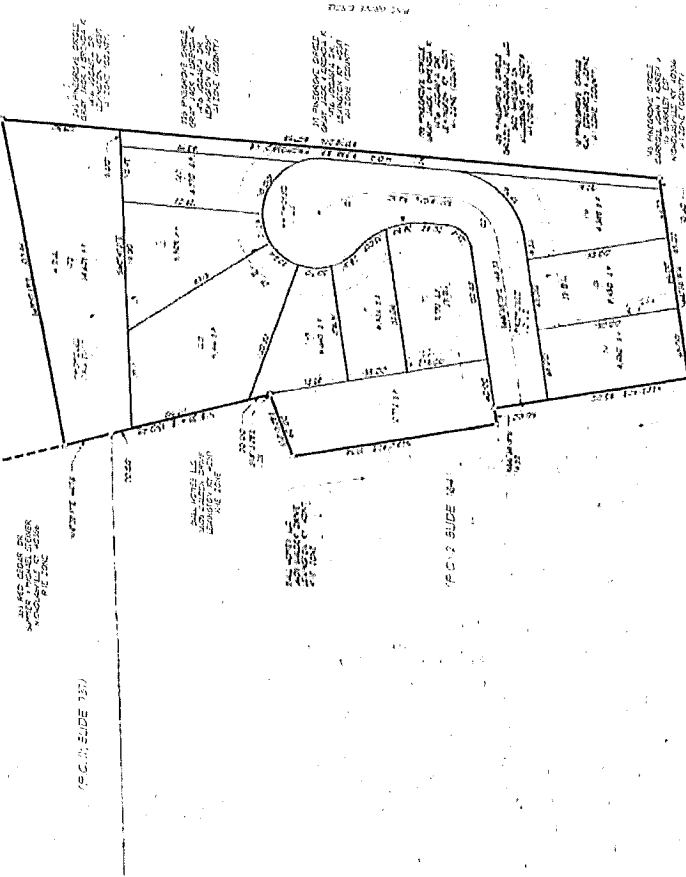
Kathy Walker
City Clerk
City of Nicholasville



1. ALL EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE LOCATION AND DEPTH OF UTILITIES SHALL BE VERIFIED BY THE INSTALLER PRIOR TO CONSTRUCTION.



2. THE PROPOSED PAVING SHALL BE 12 FEET WIDE AND 4 FEET DEEP. THE PAVING SHALL BE CONCRETE WITH A 4% CROSS SLOPE TO THE CURB. THE CURB SHALL BE 2 FEET HIGH AND 4 INCHES WIDE.



3. THE PROPOSED PAVING SHALL BE 12 FEET WIDE AND 4 FEET DEEP. THE PAVING SHALL BE CONCRETE WITH A 4% CROSS SLOPE TO THE CURB. THE CURB SHALL BE 2 FEET HIGH AND 4 INCHES WIDE.

4. THE PROPOSED PAVING SHALL BE 12 FEET WIDE AND 4 FEET DEEP. THE PAVING SHALL BE CONCRETE WITH A 4% CROSS SLOPE TO THE CURB. THE CURB SHALL BE 2 FEET HIGH AND 4 INCHES WIDE.

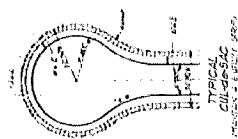
LOT	AREA (SQ. FT.)	AREA (AC.)
1	1,200	0.027
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99	1,200	0.027
100	1,200	0.027



5. THE PROPOSED PAVING SHALL BE 12 FEET WIDE AND 4 FEET DEEP. THE PAVING SHALL BE CONCRETE WITH A 4% CROSS SLOPE TO THE CURB. THE CURB SHALL BE 2 FEET HIGH AND 4 INCHES WIDE.

6. THE PROPOSED PAVING SHALL BE 12 FEET WIDE AND 4 FEET DEEP. THE PAVING SHALL BE CONCRETE WITH A 4% CROSS SLOPE TO THE CURB. THE CURB SHALL BE 2 FEET HIGH AND 4 INCHES WIDE.

7. THE PROPOSED PAVING SHALL BE 12 FEET WIDE AND 4 FEET DEEP. THE PAVING SHALL BE CONCRETE WITH A 4% CROSS SLOPE TO THE CURB. THE CURB SHALL BE 2 FEET HIGH AND 4 INCHES WIDE.



8. THE PROPOSED PAVING SHALL BE 12 FEET WIDE AND 4 FEET DEEP. THE PAVING SHALL BE CONCRETE WITH A 4% CROSS SLOPE TO THE CURB. THE CURB SHALL BE 2 FEET HIGH AND 4 INCHES WIDE.



City Commission

TO: Nicholasville City Commission

FROM: Planning and Zoning Department

SUBJECT: **3030 Ashgrove Road**
Zone Map Amendment from A-1 (County) to R-1E (Single Family Residential District)
Portion of PVA Parcel #078-20-00-001.00
Ball Homes, LLC- Applicant
Ashgrove MHC, LLC- Legal Land Owner
ORDINANCE 203-2025 - ZONING MAP AMENDMENT

DATE: September 22 - 1st Reading
October 13 - 2nd Reading

Location: PVA Parcel #078-020-00-001.00
(Refer to Exhibit A)

PC Action: The Planning Commission considered this request during their regular meeting of August 26, 2025. Principal points of discussion and the applicant's submitted justifications focused on:

- a) The applicant, Continental 831 Fund, LLC, is requesting a zone map amendment from A-1 (County) to R-1E (Single Family Residential District). For approximately 2.76 Total acres, located at 3030 Ashgrove Road.
- b) The final development plan depicts the construction of Single-Family Dwellings.
- c) The applicant's amended justifications/findings of fact, submitted by the applicant, will show the requested zone map amendment to R-1E (Multi Family Residential District), would allow the construction of single-family dwellings. (See attached Amended Justifications/Findings of Fact).

Final PC action on the above item was to: move to adopt the amended findings provided by the applicant and recommend approval of the zone map amendment from A-1 (County) to R-1E (Single Family Residential District), for approximately 2.76 acres of property located at 3030 Ashgrove Road, Portion of PVA Parcel #078-20-00-001.00, to the City Commission and approve the final development plan.

After discussion and consideration of the request, the Commission determined, by a vote of 5-0, that the proposed zone map amendment met the findings necessary for a zoning map amendment in Article 1350 of the Nicholasville zoning ordinance and in KRS 100.213 as follows; and adopted the findings (justifications) submitted by the applicant (attached):

1. Before any Zone map amendment is granted, the planning commission or the legislative body of fiscal court must find that the map amendment is in agreement with the adopted comprehensive plan, or in the absence of such a finding, that one (1) or more of the following apply and such finding shall be recorded in the minutes and records of the planning commission or the legislative body or fiscal court:

- (a) That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate.
- (b) That there have been major changes of an economic, physical or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area.

Background: 1. Ball Homes, LLC of 3609 Walden Drive, Lexington, KY 40517, has filed an application for a Zone Map Amendment from A-1 (County) to R-1E (Single Family Residential District), for approximately 2.76 acres of property located at 3030 Ashgrove Road (Portion of PVA Parcel #078-20-00-001.00)

2. The entire parcel is contiguous to the following zones:

	<u>ZONE</u>	<u>EXISTING USE</u>
North	R-1E& A-1	Residential & Agriculture
East	A-1(County)	Residential (mobile homes)
South	A-1(County)	Residential (mobile homes)
West	R-1E	Residential

3. Adjoining property owners (list submitted by the applicant) have been notified by first-class mail, in accordance with KRS 100 and KRS 424.

Discussion: The property owner is requesting a zone change of Portion of 3030 Ashgrove Road from A-1 (County) to R-1E (Single Family Residential District), for approximately 2.76 acres.

- Considerations:**
- 1. See attached applicant's justifications.
 - 2. See attached plan exhibit, submitted by the applicant, showing color on the development plan.
 - 3. The City Commission shall determine if they accept the findings and recommendation of the Planning Commission and whether or not this zone map amendment is in compliance with Section 1350 of the Nicholasville Zoning Ordinance and the Comprehensive Plan as required by KRS 100.213 that was listed previously (see above).

Summary:

Zone Map Amendment: If the City Commission finds that the zone map amendment, from the A-1 (County) to the R-1E (City), is consistent with the requirements listed in Section 1350 of the zoning ordinance and in KRS 100.213, approval should be considered. Staff suggested conditions of approval to the Planning Commission and a recommendation of approval was forwarded to the City Commission.

FDP: The final development plan, was approved with conditions by the Planning Commission on August 26, 2025 and will be voided if the City Commission does not approve the zone map amendment to R-1E.

Recommendation: The Planning Commission recommended approval of the zone map amendment to the City Commission with the following conditions of approval.

1. Development per approved final development plan, with conditions, noted on 08/26/2025.
2. If the zone map amendment is not approved by the City Commission, the final development plan approval shall be voided.

Suggested Motion: Move to adopt the findings of fact and conclusions of law as required by Section 1350 of the Nicholasville Zoning Ordinance and KRS 100.213 and as determined by the Planning Commission (submitted by the applicant), and approve Ordinance 203-2025 for the zone map amendment of the subject property from A-1 (County), with the conditions as noted.

**JUSTIFICATIONS
(FINDINGS OF FACT)
BALL HOMES, LLC ZONE CHANGE
2.76 ACRES – ASHGROVE ROAD**

A-1 to R-1E (2.76 ACRES)

1. This is an “in-fill” project. The subject property is bounded on its north by residential property zoned R-1E and A-1 (County) property (targeted for residential development), on its west by property zoned R-1E, on the east and south by property occupied by mobile home parks. The requested rezoning is an expansion that is compatible and consistent with the area it adjoins.
2. The requested R-1E zone change agrees with the 2017 Joint Comprehensive Plan.
 - a. The 2017 Comprehensive Future Land Use Map reflects that the subject property is categorized as High Density Residential which is defined as “generally permitting single family detached housing units on lots of 6500 square feet or more.” The R-1E zone squarely meets this standard.
 - b. The request is consistent with the Statement of Goals and Objectives (“SGO”), II. Residential Development (“II”), Goal A of the 2017 Joint Comprehensive Plan which reads: “Encourage balanced mix of housing opportunities and efficient use of residential land...”.
 - c. The proposed zone change is also consistent with the recognition by the 2017 Joint Comprehensive Plan of a “high [population] growth trajectory for the foreseeable future” that will continue in Nicholasville, resulting “in accelerating requirements for housing,...”. (Plan at p. 27.) Further, the Plan points out that “If density levels were to remain unchanged (as currently exist), it would be necessary to increase the size of the city [Nicholasville] by over 4,000 acres by 2030..”. Given this forecast, the rezoning of the subject property is needed to accommodate such growth.
 - d. The rezoning of the subject property fulfils SGO, II, Goal A, Objective 5 which mandates: “Ensure that adequate land is available to accommodate the housing needs of the entire Jessamine County community.”
 - e. Because the subject property is located within the Nicholasville Urban Service Boundary and all utilities (water, sewer, electrical power and gas) are located nearby and can be easily extended to it, the requested rezoning satisfies the requirement of SGO, IV. Infrastructure and Community Facilities (“IV”) Goal B in that it is an “efficient expansion of existing infrastructure and community facilities to meet current

and future needs” and satisfies the requirement of Goal B, Objective 7 in that the proposed project is development that is contiguous to an existing residential area.

- f. The development of this property for residential use is considered an “in-fill” project and is therefore favored under planning principles and under SGO, II, Goal A, Objective 3 because annexation of new territory is avoided.

3. The existing A-1 zoning is inappropriate and the proposed R-1E zone is appropriate.

- a. The A-1 zone is inappropriate because the subject property is only 2.76 acres in size and adjoins residential properties to the north and west making it impractical to farm and therefore not economically feasible for such use.
- b. The R-1E zone is appropriate because it borders property zoned R-1E and it will allow the applicant to build the size and type of single-family homes that are predominate in the area and are in demand.

4. The vary the 60-foot minimum lot width to allow a portion of the proposed lots to be less than 60 feet wide is approved for the following reasons:

- a. The special circumstance for this property, dissimilar from other properties, is that it is a remnant of an existing mobile home park which could be developed into additional mobile home lots. Permitting the adjoining R-1E subdivision to expand into this area will avoid the potential of more mobile homes being located there.
- b. Denying the variance would make development of this small remnant financially impossible.
- b. Denying the variance would create an unnecessary hardship because strict adherence to the 60-foot minimum width would limit homebuyers’ choices and their opportunity to buy homes sized, designed and priced to meet their families’ particular needs;
- c. The variance will not nullify the purpose and intent of the regulations pertaining to lot standards because all lots will meet the minimum lot size of 6500 square feet;
- d. The waiver will permit the applicant to develop a mix of housing sizes and styles in order to meet the homebuyer’s individual needs. The request will therefore be in the public interest as it will provide new housing opportunities for the community recognized by the 2017 Joint Comprehensive Plan;

5. Based on the population growth projections contained in the recently adopted 2017 Comprehensive Plan, there is a compelling need in the market place for this zone change in that it will provide needed housing for the projected growth.

Ashgrove MHC, LLC Property
Zone Change from A-1 to R-1E
3030 Ashgrove Road (a portion of)
Nicholasville, Jessamine County, Kentucky

A TRACT OR PARCEL OF LAND SITUATED NORTH OF ASHGROVE ROAD AT SINGING LARK COVE EXTENDED AS LOCATED IN ASH TREE UNIT 5-N "BRANNON OAKS" OF RECORD PLAT CABINET 12, SLIDE 164 AND BEING ALSO LOCATED SOUTH OF HULETT IRREVOCABLE FAMILY GSTT TRUST DEED BOOK 723, PAGE 815 AND WEST OF PINE GROVE CIRCLE IN NORTHERN JESSAMINE COUNTY, KENTUCKY AND BEING MORE FULLY DESCRIBED AND BOUNDED AS FOLLOWS:

BEGINNING AT A POINT in the eastern line of Lot 119 as shown on the Final Record Plat of Ash Tree, Unit 5-H "Brannon Oaks" as recorded in Plat 11, Slide 727 of record in the Jessamine County Clerk's Office, said point also lying in the southern line of Hulett Irrevocable Family Gsst Trust; thence with the southern line South 69 Degrees 10 Minutes 25 Seconds East a distance of 303.44 feet to a point in the western line of Jack & Brenda K. Gray; thence with said western line South 37 Degrees 18 Minutes 01 Seconds West a distance of 607.98 feet to a point in the northern line of Ashgrove MHC, LLC; thence with said northern line North 66 Degrees 38 Minutes 18 Seconds West a distance of 109.39 feet to a point in the eastern line of Ball Homes, LLC; thence with said eastern line North 18 Degrees 39 Minutes 41 Seconds East a distance of 577.60 feet to a point in the eastern line of aforementioned Lot 119; thence with said eastern line North 25 Degrees 17 Minutes 08 Seconds East a distance of 1.00 feet **TO THE POINT OF BEGINNING** and containing 2.76 Gross and Net Acres.

1 REGULAR MEETING OF THE
2 CITY OF NICHOLASVILLE, KENTUCKY
3 PLANNING COMMISSION

4
5
6
7
8 Transcript of Zone Map Amendment
9 In Re: 3030 Ashgrove Road
10 Ball Homes, LLC
11 Lexington, Kentucky 40503

12
13
14 August 26, 2025,
15 commencing at 5:04 p.m.

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23 Lisa Colston, FCRR, RPR
24 Federal Certified Realtime Reporter

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CHAIRMAN:

VICE CHAIRMAN

BOARD MEMBERS:

STAFF MEMBERS:

Heather Teater, Secretary

2

1 CHAIRMAN QUINN: At this time I
2 would like to call the August 26th
3 Nicholasville Planning Commission to order.
4 Our first item will be roll call,
5 please.
6 MS. TEATER: Richard Collins.
7 MR. COLLINS: Here.
8 MS. TEATER: Shane Floyd.
9 MR. FLOYD: Here.
10 MS. TEATER: Jared Hager.
11 MR. HAGER: Yes, ma'am.
12 MS. TEATER: Lawrence Riley.
13 MR. RILEY: Here.
14 MS. TEATER: Ruby Mason.
15 MS. MASON: Yes.
16 MS. TEATER: Ron Shearer, Paula
17 Elder and Brian Welch are absent.
18 CHAIRMAN QUINN: Our next item will
19 be the minutes from the July 22, 2025
20 meeting.
21 (Intervening proceedings were had,
22 after which the following proceedings
23 occurred at 5:38 p.m.)
24 CHAIRMAN QUINN: Okay. Our next
25 item is the Zone Map Amendment --

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MR. CROSS: Hang on.

CHAIRMAN QUINN: Hold on one second, guys.

MR. CROSS: So, folks, we still have a rather large agenda. If you are leaving, if you could do so expediently.

CHAIRMAN QUINN: Our next item tonight is Zone Map Amendment, 3030 Ashgrove Road, Zone Map Amendment from A-1 (County) to R-1E (Single Family Residential District) for approximately 2.576 acres, Portion of PVA Parcel #078-20-00-001.00, requested by Ball Homes, LLC, Lexington, Kentucky 40516.

Mr. Smith.

MR. SMITH: Thank you, Mr. Chairman. Give me a second. What is this thing labelled? We can proceed without. It would make it easier.

First of all, I'm Bruce Smith. And I practice law at 201 South Main Street. And I'm here representing Ball Homes. Joining me tonight is Brian Stephens with Ball Homes and Rory Kahly with EA Partners, the engineer on the property.

This property is located on

1 Ashgrove Pike behind the Leedean Mobile Home
2 Park. There is a section of that park in the
3 back which is platted and could have been
4 developed for more mobile homes but has never
5 been. It is 2.76 acres. Ball Homes was able
6 to acquire it and add it to an existing
7 residential development that they already
8 have. And they are already building in it,
9 from Brannon and extending back to Ashgrove
10 Pike.

11 So this 2.76 acres, it is remnants
12 in the county. We have started the
13 annexation process. It's zoned (County) A-1.
14 We are asking for it to be re-zoned
15 (Residential) R-1E, which is consistent with
16 the subdivision that Ball Homes already has
17 in process. And we are simply adding about
18 nine lots to the end of that subdivision.

19 All of the lots have minimum square
20 footage in the R-1E zone, 6,500 square feet.
21 A few of the lots, like other lots in the
22 existing subdivision, we need a variance for
23 lot width, building setback, primarily
24 because of the lots that are in the
25 cul-de-sac that are shown on the development

1 plan that you have got in front of you.

2 So sorry we couldn't get the
3 exhibits up. It makes it a little plainer.
4 But we would submit to you that this is akin
5 to an in-fill project. I mean, it is
6 in-fill. You have got a mobile home park and
7 you have got an existing residential
8 development butting up against it except for
9 this little remnant. So it is an in-fill
10 project, which means it is generally favored
11 under Planning & Zoning. It is inside the
12 urban service area of the City of
13 Nicholasville. We think it agrees with the
14 objectives of the comprehensive plan. Given
15 the size of the lot and its location, we
16 think the A-1 zone is inappropriate. We
17 think the R-1E is inappropriate, given what
18 is surrounding it. There is certainly a
19 compelling need for more residential
20 property, more residences in Central Kentucky
21 due to population growth.

22 Staff has recommended approval of
23 the request. And we would respectfully
24 request that you approve the request, make a
25 recommendation of approval of the request,

1 adopt the findings that we submitted, and
2 also approve the development plan that we
3 have offered.

4 If there are any questions, please
5 feel free.

6 CHAIRMAN QUINN: Do Commission
7 Members have any questions of Mr. Smith?

8 MR. RILEY: These lots sizes are
9 the same that's already there?

10 MR. SMITH: Yes.

11 CHAIRMAN QUINN: Any other
12 questions?

13 (No response)

14 CHAIRMAN QUINN: Does anyone in the
15 audience have any comments, questions about
16 this project?

17 (No response)

18 CHAIRMAN QUINN: Hearing none, I
19 would entertain a motion.

20 MS. MASON: I will submit two
21 motions, one for zoning and one for the final
22 development, if that's okay.

23 I move to adopt the findings
24 provided by staff and the justifications
25 provided by the applicant to recommend

1 approving the Zone Map Amendment from A-1
2 (County) to R-1E for portions of PVA parcel
3 078-20-00-001.00, approximately 2.76 acres.

4 CHAIRMAN QUINN: We have a motion.

5 MR. RILEY: Second.

6 CHAIRMAN QUINN: Second by
7 Mr. Riley.

8 Call roll, please.

9 MS. TEATER: Richard Collins.

10 MR. COLLINS: Yes.

11 MS. TEATER: Shane Floyd.

12 MR. FLOYD: Yes.

13 MS. TEATER: Jared Hager.

14 MR. HAGER: Yes, ma'am.

15 MS. TEATER: Ruby Mason.

16 MS. MASON: Yes.

17 MS. TEATER: Lawrence Riley.

18 MR. RILEY: Yes.

19 MR. CROSS: We also need one on the
20 development plan.

21 MS. MASON: And then for the final
22 development plan I move to conditionally
23 approve, pending the Zone Map Amendment
24 execution by the City Commission, the final
25 development plan for portion of PVA parcel

1 078-20-00-001.03, approximately 3.34 acres,
2 located at 3030 Ashgrove Road, subject to the
3 above-listed conditions.

4 MR. RILEY: Second.

5 CHAIRMAN QUINN: Second by
6 Mr. Riley.

7 All in favor.

8 (Aye)

9 CHAIRMAN QUINN: Opposed?

10 (No response)

11 MR. SMITH: Thank you,
12 Mr. Chairman.

13 (Proceedings concluded at 5:48 p.m.)
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C E R T I F I C A T E

I, LISA COLSTON, Federal Certified Realtime Reporter and Registered Professional Reporter, hereby certify that the foregoing record represents the original record of the proceedings of the City of Nicholasville Planning Commission; the record is an accurate and complete recording of the proceeding; and a transcript of this record has been produced and delivered to the City of Nicholasville Planning Commission.

Dated this 26th day of August, 2025.

/s/ Lisa Colston

Lisa Colston, FCRR, RPR

Publisher's Certificate of Publication

STATE OF KENTUCKY

Joe Imel, being duly sworn, on oath says he is and during all times herein stated has been an employee of The Bluegrass Newsmedia, publisher and printer of The Jessamine Journal (the "Newspaper"), has full knowledge of the facts herein stated as follows.

1. The Newspaper printed the copy of the matter attached hereto (the "Notice") was copied from the columns of the Newspaper and was printed and published in the English language on the following days and dates:
01/22/2026

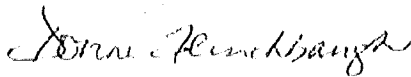
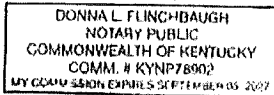
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Joe Imel, Publisher

Subscribed and sworn to before me this 22nd day of January, 2026



Donna Flinchbaugh, Notary Public
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My commission expires 09-05-2027

Account Code: AP226703
Ad #: 2102855
CITY OF NICHOLASVILLE
PO BOX 450
NICHOLASVILLE, KY, 40340

PUBLIC NOTICE

NOTICE OF ENACTMENT OF ORDINANCE

Notice is hereby given that on January 12, 2026; the Nicholasville City Commission enacted an ordinance, the full text of which is available for inspection in the office of the City Clerk, 517 North Main Street, Nicholasville, KY. The ordinance by title and summary: ORDINANCE 207-2025: AN ORDINANCE ESTABLISHING A DECREE OF ANNEXATION OF 2.76 ACRES OF REAL PROPERTY LOCATED NORTH OF ASHGROVE ROAD (ASHGROVE MHC, LLC PROPERTY - NORTH PORTION OF PVA PARCEL NO. 078-20-00-001.00) INTO THE CITY OF NICHOLASVILLE, KENTUCKY [This Ordinance annexes 2.76 acres located in the north portion of PVA Parcel # 078-20-00-001.00]

Kathy Walker, City Clerk
January 22, 2026

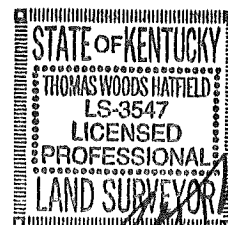
Jessamine Journal:
Jan. 22, 2026
ORDINANCE 2025-207

ANNEXATION BOUNDARY
ASHGROVE MHC, LLC PROPERTY
3030 ASHGROVE ROAD (A PORTION OF)
NICHOLASVILLE, JESSAMINE COUNTY, KENTUCKY

A TRACT OR PARCEL OF LAND SITUATED NORTH OF ASHGROVE ROAD, EAST OF SINGING LARK COVE AND WEST OF PINE GROVE CIRCLE IN NICHOLASVILLE, JESSAMINE COUNTY, KENTUCKY AND BEING MORE FULLY DESCRIBED AND BOUNDED AS FOLLOWS:

BEGINNING AT A POINT in eastern line Lot 119 as shown on the Final Record Plat of Ash Tree "Brannon Oaks" as recorded in Plat Cabinet 11, Slide 737 of record in the Jessamine County Clerk's Office, said point also lying in the southern line Hulett Irrevocable Family Gsst Trust; thence with said southern line South 69 Degrees 10 Minutes 25 Seconds East, 303.44 feet to a point in the western line of Jack & Brenda K. Gray; thence with said western line South 37 Degrees 18 Minutes 01 Seconds West, 607.98 feet to a point in the northern line of Ashgrove MHC, LLC; thence with said northern line North 66 degrees 38 Minutes 18 Seconds West, 109.39 feet to a point in the eastern line of Ball Homes, LLC; thence with said eastern line North 18 Degrees 39 Minutes 41 Seconds East, 577.60 feet to a point in the eastern line of aforementioned Lot 119; thence with said eastern line North 25 Degrees 17 Minutes 08 Seconds East, 1.00 feet to the **POINT OF BEGINNING** and containing 2.76 Acres.

J:\850\Ball Ashtree\Unit 5 6\Phase 3\Annexation\Annexation Description.Docx



THW
11/19/25

المجلة الدولية للدراسات القانونية