



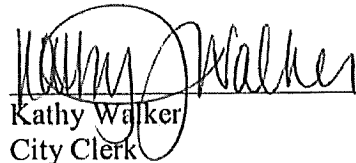
CERTIFICATION OF ORDINANCE

ORDINANCE 210-2026

I, Kathy Walker, certify I am the duly qualified City Clerk of the City of Nicholasville, Kentucky and the foregoing twenty-five (25) pages of Ordinance 210-2026 is a true, correct and complete copy duly adopted by the City Commission at a duly convened meeting held on February 2, 2026 all as appears in the official records of said city.

Further, said Ordinance, 210-2026, was published in The Jessamine Journal, as required by KRS 83A.060(9), on March 12, 2026.

WITNESS, my hand and the Seal of the City of Nicholasville, this 6th day of October, 2026.


Kathy Walker
City Clerk

Seal

RECEIVED AND FILED
DATE October 9th
2026
MICHAEL G. ADAMS
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY James Phillips

ORDINANCE 210-2026

AN ORDINANCE ESTABLISHING A DECREE OF ANNEXATION OF 60.01 ACRES OF REAL PROPERTY LOCATED AT 162 THOMPSON LANE (DD II DEVELOPMENT LLC PROPERTY-PVA PARCEL NO. 09-00-00-027.00) INTO THE CITY OF NICHOLASVILLE, KENTUCKY.

WHEREAS, on January 21, 2026, the landowner consented in writing to the annexation pursuant to KRS §142.412, 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

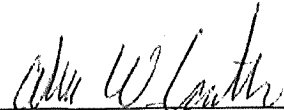
WHEREAS, the Jessamine County Judge Executive and the Jessamine Fiscal Court were given written notice on January 13, 2026, pursuant to KRS §142.412(2).

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 attached hereto and identified as Exhibit "B", in accordance with KRS §142.420.

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

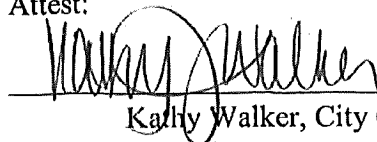
FIRST READING (INTRODUCTION): February 9, 2026

SECOND READING AND ADOPTION: February 23, 2026



Alex Carter, Mayor

Attest:



Kathy Walker, City Clerk

ORDINANCE 210-2026

AN ORDINANCE ESTABLISHING A DECREE OF ANNEXATION OF 60.01 ACRES OF REAL PROPERTY LOCATED AT 162 THOMPSON LANE (DD II DEVELOPMENT LLC PROPERTY - PVA PARCEL NO. 059-00-00-027.00) INTO THE CITY OF NICHOLASVILLE, KENTUCKY.

This Ordinance annexes 60.01 acres of property located at 162 Thompson Lane into the City of Nicholasville, Kentucky.

EXHIBIT A

ANNEXATION BOUNDARY
H. H. THOMPSON PROPERTY – TRACT 1
PLAT CABINET 2; SLIDE 100
162 THOMPSON LANE
NICHOLASVILLE, KENTUCKY

All that tract or parcel of land being situated on the east side of South Main Street (US-27X), approximately 3,000' north of the intersection of South Main Street (US-27X) and the Nicholasville Bypass (US-27), being more particularly described as follows, TO WIT:

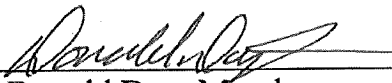
Beginning at a point on the existing corporate limits to the City of Nicholasville, said point also being in the centerline of South Main Street (US-27X), thence continuing along before leaving the existing corporate limits and the centerline of South Main Street (US-27X) N17° 32' 43"E-396.49' to a point, thence leaving the centerline of South Main Street (US-27X) S59° 57' 05"E-129.76' to a point, thence continuing S67° 29' 05"E-86.89' to a point, thence S77° 57' 05"E-15.15' to a point, thence N05° 23' 55"E-17.00' to a point, thence S83° 58' 45"E-90.49' to a point, thence along the corporate limits S84° 49' 17"E-580.29' to a point, thence S84° 49' 17"E-54.83' to a point, thence leaving the corporate limits and continuing S10° 49' 20"W-547.03' to a point, thence S84° 47' 53"E-400.00' to a point, thence N10° 49' 20"E-547.19' to a point in the corporate limits, thence along the corporate limits S84° 49' 17"E-491.66' to a point, thence S84° 31' 28"E-39.20' to a point, thence N02° 08' 52"E-0.43' to a point, thence S84° 31' 13"E-854.05' to a point, thence S01° 11' 36"W-696.83' point, thence S01° 13' 25"W-428.80' to a point, thence leaving the corporate limits and continuing N84° 31' 39"W-392.99' to a point, Thence N84° 19' 02"W-460.33' to a point, thence N84° 00' 49"W-315.50' to a point, thence N84° 08' 25"W-1158.40' to a point, thence N84° 24' 02"W-257.53' to a point, thence N17° 03' 03"E-269.64' to a point, thence N17° 03' 27"E-475.34' to a point, thence N78° 25' 40"W-460.76' to a point, said point being the point of beginning and containing 61.01 Acres.

The above-described property being comprised of a portion of Tract 1 shown on plat of record titled "Minor Subdivision Plat of H. H. Thompson Property" lodged of record in Plat Cabinet 2; Slide 100 in the Jessamine County Clerk's Office and adjacent rights-of-way. Title to property currently held by Dorthy Jean Thompson, Trustee of the Dorthy Jean Thompson Revocable Personal Residence Trust by deed of record lodged in Deed Book 378; Page 99 in the Jessamine County Clerk's Office.

ANNEXATION CONSENT

The undersigned, after first being duly sworn, states that they are the owners of the property described in Exhibit "A". They have the authority to dispose of the said property; the authority to waive the enactment and waiting requirements of KRS 81A.420 (1) and (2); and the authority to waive the notice requirements of KRS 81A.425, all part of their request for annexation of said property by the City of Nicholasville. Accordingly, they hereby waive the above statutory requirements and give consent to the annexation of the property described in Exhibit "A".

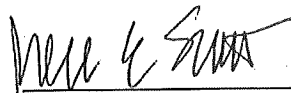
DD II Development LLC

BY: 
Donald Day, Member

COMMONWEALTH OF KENTUCKY
COUNTY OF JESSAMINE, SCT ...

Subscribed, sworn to and acknowledged before me this 21 day of January, 2025, by Donald Day, Member of and for and on behalf of DD II Development LLC, a Kentucky limited liability company..

My Commission expires: 1-15-2027.



Notary Public KY State at Large

63908

No.

PUBLIC NOTICE

**NOTICE OF ENACTMENT OF
ORDINANCE**

Notice is hereby given that on February 23, 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 210-2026: AN ORDINANCE ESTABLISHING A DECREE OF ANNEXATION OF 60.01 ACRES OF REAL PROPERTY LOCATED AT 162 THOMPSON LANE (DD II DEVELOPMENT LLC PROPERTY - PVA PARCEL NO. 059-00-00-027.00) INTO THE CITY OF NICHOLASVILLE, KENTUCKY.** [This Ordinance annexes 60.01 acres of property located at 162 Thompson Lane into the City of Nicholasville, Kentucky.]
Kathy Walker, City Clerk
March 12, 2026

Jessamine Journal:
Mar. 12, 2026
ORDINANCE 210-2026

PUBLIC NOTICE

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:
03/12/2026

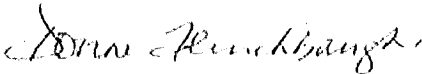
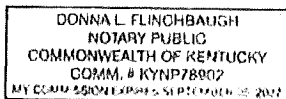
2. The sum charged by the Newspaper for said publication is the actual lowest classified rate paid by commercial customer for an advertisement of similar size and frequency in the same newspaper in which the Notice was published.

3. There are no agreements between the Newspaper, publisher, manager or printer and the officer or attorney charged with the duty of placing the attached legal advertising notice whereby any advantage, gain or profit accrued to said officer or attorney



Joe Imel; Publisher

Subscribed and sworn to before me this 12th day of March, 2026



Donna Flinchbaugh, Notary Public
Kentucky State at Large
KYNP78902
My commission expires 09-05-2027

Account Code: AP226703
Ad #: 2110117
CITY OF NICHOLASVILLE
PO BOX 450
NICHOLASVILLE, KY, 40340

PUBLIC NOTICE

NOTICE OF ENACTMENT OF ORDINANCE

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Kathy Walker, City Clerk
March 12, 2026

Jessamine Journal:
Mar. 12, 2026
ORDINANCE 210-2026

ORDINANCE 208-2026

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF NICHOLASVILLE FROM A-1 (COUNTY) TO B-1 (CENTRAL BUSINESS DISTRICT), R-1E (SINGLE FAMILY RESIDENTIAL DISTRICT), & R-1F (SINGLE FAMILY RESIDENTIAL DISTRICT) FOR APPROXIMATELY 61.01 ACRES OF PROPERTY LOCATED AT 162 THOMPSON LANE (PVA PARCEL #059-00-00-027.00).

Road

WHEREAS, the Nicholasville Planning Commission held a public hearing on November 25, 2025, concerning certain amendments to the Official Zoning Map of Nicholasville and recommended approval of a zone map amendment from A-1 (County) to B-1, R-1E, & R-1F for approximately 61.01 acres of property, located at 162 Thompson Lane, as shown on Exhibit A; and

WHEREAS, the Nicholasville Planning Commission voted 6-0 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;

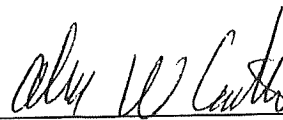
NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF NICHOLASVILLE, WHILE IN REGULAR SESSION on February 2, 2026, that it accepts and adopts the Findings of Fact and Conclusions of Law made by the Nicholasville Planning Commission and rezones the subject property as described herein.

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): January 12, 2026

SECOND READING AND ADOPTION: February 2, 2026



Alex Carter, Mayor

Attest:



Kathy Walker, City Clerk

ORDINANCE 208-2026

SUMMARY OF ORDINANCE

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF NICHOLASVILLE FROM A-1 (COUNTY) TO B-1 (CENTRAL BUSINESS DISTRICT), R-1E (SINGLE FAMILY RESIDENTIAL DISTRICT), & R-1F (SINGLE FAMILY RESIDENTIAL), FOR APPROXIMATELY 61.01 ACRES OF PROPERTY LOCATED AT 162 THOMPSON LANE (PVA PARCEL #059-00-00-027.00).

162 Thompson Lane

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 B-1(Central Business District), R-1E (Single Family Residential District), and R-1F (Single Family Residential District) for approximately 61.01 net acres of property located on PVA Parcel #059-00-00-027.00.

PUBLIC NOTICE

**NOTICE OF ENACTMENT OF
ORDINANCE**

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Kathy Walker, City Clerk
February 12, 2026

Jessamine Journal:
Feb. 12, 2026
ORDINANCE 208-2026

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**EXHIBIT A
ORDINANCE 208-2026**

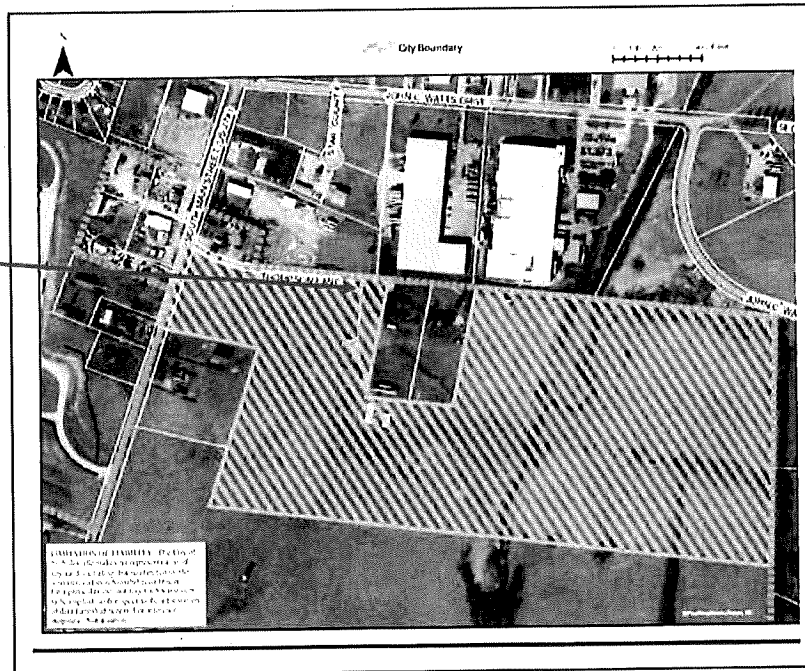
**ZONING MAP AMENDMENT
162 Thompson Lane
CONSISTING OF 61.01 ACRES AND CURRENTLY
KNOWN AS PVA PARCEL #059-00-00-027.00**

This sheet is an Exhibit to Ordinance No. 208-2026 adopted by the City Commission of the City of Nicholasville, KY, on January 26, 2026. The Official Zoning Map is hereby amended by the City Commission of the City of Nicholasville as noted here and consistent with Ordinance 208-2026.

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

1. PVA Parcel #059-00-00-027.00, consisting of 61.01 acres.
2. Zone Map Amendment from A-1 (County) to B-1 (Central Business District), R-1E (Single Family Residential District), & R-1F (Single Family Residential District)

Zone Map
Amendment of
61.01 acres;
known as PVA
Parcel #059-00-
00-027.00 from A-
1 (County) to B-1
(Central Business
District), R-1E
(Single Family
Residential
District), & R-1F
(Single Family
Residential
District)



Kathy Walker
City Clerk
City of Nicholasville



City Commission

TO: Nicholasville City Commission

FROM: Planning and Zoning Department

SUBJECT: **162 Thompson Lane**
Zone Map Amendment from A-1 (County) to B-1 (Central Business District), R-1E (Single Family Residential District), & R-1F (Single Family Residential District)
PVA Parcel #059-00-00-027.00
Donald Day- Applicant
DDII Development, LLC- Legal Land Owner
ORDINANCE 208-2026 - ZONING MAP AMENDMENT

DATE: January 12, 2026 - 1st Reading
January 26, 2026 - 2nd Reading

Location: PVA Parcel #059-00-00-027.00
(Refer to Exhibit A)

PC Action: The Planning Commission considered this request during their regular meeting of November 25, 2025. Principal points of discussion and the applicant's submitted justifications focused on:

- a) The applicant, Donald Day, is requesting a zone map amendment from A-1 (County) to B-1 (Central Business District, R-1E (Single Family Residential District) & R-1F (Single Family Residential District). For approximately 61.01 total acres, located at 162 Thompson Lane.
- b) The final development plan depicts the construction of Central Business & Single-Family houses.
- c) The applicant's amended justifications/findings of fact, submitted by the applicant, will show that the requested zone map amendment is to B-1 (Central Business District), R-1E (Single Family Residential District) & R-1F (Multi Family Residential District) would allow the construction of central business & 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 B-1 (Central Business District) R-1E (Single Family Residential District), & R-1F (Single Family Residential District) for approximately 61.01 acres of property located at 162 Thompson Lane, PVA Parcel #059-00-00-027.00, to the City Commission and approve the final development plan.

After discussion and consideration of the request, the Commission determined, by a vote of 6-0, 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. Donald Day of 1400 Stephens Lane, Nicholasville, KY 40356, has filed an application for a Zone Map Amendment from A-1 (County) to B-1 (Central Business District), R-1E (Single Family Residential District), & R-1F (Single Family Residential District) for approximately 61.01 acres of property located at 162 Thompson Lane (PVA Parcel #059-00-00-027.00)

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

	<u>ZONE</u>	<u>EXISTING USE</u>
North	I-1 & A-1	Industrial & Residential
East	I-1	Industrial
South	A-1	Agriculture
West	A-1 & B-2	Residential & Business

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 162 Thompson Lane from A-1 (County) to B-1 (Central Business District), R-1E (Single Family Residential District), & R-1F (Single Family Residential District) for approximately 61.01 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 B-1(City), R-1E (City), & R-1F (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 November 25, 2025, and will be voided if the City Commission does not approve the zone map amendment to B-1, R-1E, & R-1F.

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 11/25/2025.
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 208-2026 for the zone map amendment of the subject property from A-1 (County), with the conditions as noted.

Nicholasville Planning Commission

Thompson Farm Property

Zone Map Amendment from A-1 (County) to R-1E [48.79 acres], A-1 (County) to R-1F [9.91 acres], and A-1 (County) to B-1 [2.31 acres] for a total of 61.01 (including road r-o-w) located on South Main Street at its intersection with Thompson Lane

AMENDED

Justifications/Findings for Approval of Amendment

INTRODUCTION

The subject property, commonly known as the Thompson Farm property, is approximately 61.01 acres in size and is located on South Main Street at its intersection with Thompson Lane. The subject parcel is primarily proposed to be rezoned from A-1 (County) to R-1E and R-1F (City) – single family homes and to B-1 (City) commercial for only 2.31 acres fronting on South Main Street.

1. The Application **agrees with the Future Land Use Map** of the Comprehensive Plan in that the frontage area of the property is targeted for commercial development and the remainder of the property is targeted for high residential growth

2. The Application **agrees with** Nicholasville's Joint Comprehensive Plan regarding the following **Goals and Objectives**:

I. ECONOMIC AND COMMERCIAL DEVELOPMENT

Goal A.

Create a regulatory and policy environment attractive to environmentally responsible, diverse and stable businesses and industries capable of providing a variety of goods and services as well as quality employment opportunities for Jessamine County residents.

Objectives

3. Ensure that adequate land is available **for commercial and industrial expansion as well as new development.** (*This project fulfills this Objective.*)

4. Promote the existing urban areas of Nicholasville and Wilmore as the **primary commercial and industrial centers for Jessamine County.** (*This project is located on South Main Street near commercial and residential zoned and developed areas.*)

5. **Support creative commercial development alternatives, including infill, adaptive re-use and mixed-use development, within established urban areas.** *(This is an in-fill project on South Main Street which combines commercial and single-family home development.)*

Goal E.

Ensure that **new non-residential development is sensitive to and compatible with existing surroundings**, especially adjacent residential and agricultural areas and rural communities. *(This project fulfills this Objective since the B-1 request is located on lots that only front on South main Street.)*

Objectives

1. Consider potential impacts to the natural environment and adjacent existing development when evaluating industrial and commercial development plans. *(The project will create no adverse impacts to the existing and surrounding environment.)*

2. Ensure that new non-residential development complements established businesses and commercial districts. *(This commercial area of this project fronts on South Main Street across the street from and next to existing commercial businesses.)*

II. RESIDENTIAL DEVELOPMENT

A. Goal

Encourage a balanced mix of housing opportunities and the efficient use of residential land throughout the County.

Objectives

1. **Provide a full and balanced range of housing alternatives that offers options for residents** with diverse needs and income levels recognizing Jessamine County's demographic studies to balance future growth. *(This project will offer single-family homes which will balance the supply of townhomes and multi-family dwellings already approved.)*

2. **Encourage the development of mixed-density and mixed-use neighborhoods.** *(This project fulfills this Objective by requesting single-family residential and commercial zones.)*

5. **Ensure that adequate land is available to accommodate the housing needs of the entire Jessamine County community.** *(The subject property's development for residential use will provide much-needed single-family housing in an infill circumstance.)*

III. TRANSPORTATION

B. Goal

Provide for an adequate, efficient and safe transportation system that supports and encourages alternate routes and modes of transportation.

Objectives

1. Require pedestrian, vehicular and bicycle circulation systems, where appropriate, as part of all development and redevelopment planning. *The subject property fronts on South Main Street and the planned development provides stub streets to the adjoining undeveloped property located to the south.)*

IV. INFRASTRUCTURE AND COMMUNITY FACILITIES

B. Goal

Develop a plan for efficient expansion of existing infrastructure and community facilities to meet current and future needs. *(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 extended to it. The rezoning satisfies the requirement of Goal IV. B. in that it is an "efficient expansion of existing infrastructure and community facilities to meet current and future needs.")*

Objectives

1. Ensure that all development plans **include adequate provisions for stormwater management.** *(The developer will construct.)*
4. **Promote the extension of water and sewer service throughout the county.** *(Water and sewer services adjoin the subject property and will be extended by the developer)*
5. Coordinate land development decisions with public service, infrastructure and community facility providers in a way that will **provide services in an orderly, efficient manner.** *(The subject property is located at the core of existing development within the City of Nicholasville.)*
6. **Plan and monitor the location, timing and density of development to coincide with existing and planned infrastructure and community facilities.** *(The development is located near existing restaurants, shops, groceries, and other typical commercial needs for the area).*

7. Encourage contiguous development to make most efficient use of existing and planned infrastructure capabilities. *(The subject property is located at the core of existing development within the City of Nicholasville.)*

V. ENVIRONMENT

A. Goal

Encourage environmentally responsible development that maintains clean air, water and soils and properly manages solid waste.

Objective

5. Restrict industrial, commercial and high-density residential development in areas without public sewer service. *(The subject property will be connected to available public sewer.)*

3. In accordance with the foregoing Goals and Objectives, the change in zone and the development proposed for the subject property will provide quality single family housing which is in high demand in this area of Nicholasville.

4. All necessary infrastructure is readily available to the subject property and there is existing capacity to accommodate the planned development.

5. Based on the projections contained in 2017 Comprehensive Plan, there is a compelling need in Nicholasville for this zone change in that it will provide necessary housing for the anticipated population growth.

6. Due to the low supply of quality single-family housing in Nicholasville, there is a compelling need in Nicholasville for this zone change and the demand for this type of housing is predicted to be strong as the population of Nicholasville continues to grow in this area.

7. The subject property is located within the Nicholasville Urban Service Boundary.

8. Although the subject property has been farmed in the past, this endeavor has not provided an economically sustainable income for its owner in many years. Consequently, continuance of the A-

1 zone is inappropriate and the proposed residential zones and small commercial area are appropriate for development in that they are compatible with the zoning and use of surrounding properties.

9. The variance of the length of cul-de-sac Street "F" from the required minimum 700 feet to 733 feet and the variance of the collector street minimum spacing distance to 265 feet is approved for the following reasons:

a. The special condition of this property, dissimilar from other properties, is the existence of the flood plain bisecting it; the engineering difficulties caused by its presence; and the odd shapes of the parcels created on both sides by the flood plain;

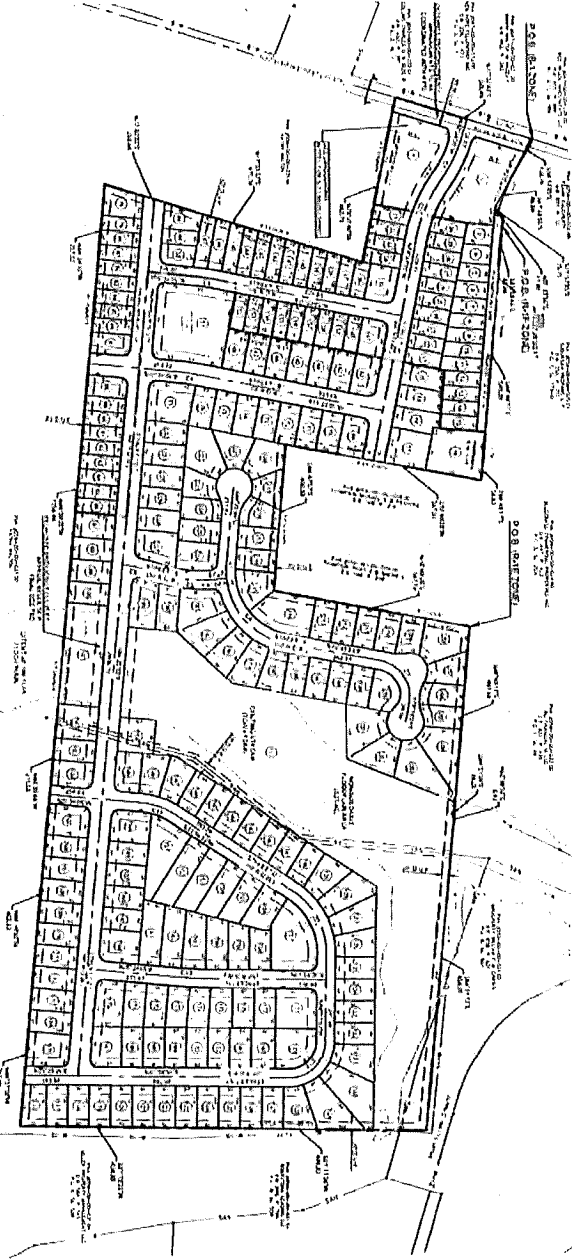
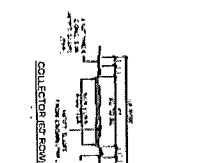
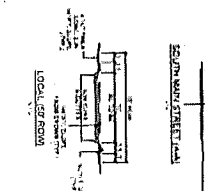
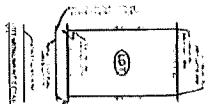
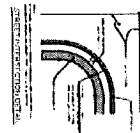
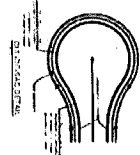
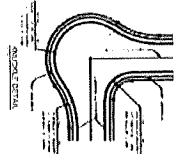
b. The flood plain is a pre-existing condition of the property which the applicant did not create;

c. The literal application of the provisions of the Zoning Ordinance would deprive the applicant rights commonly enjoyed by other properties in the same zone; and

d. The granting of the above variances will not confer on the applicant any special privilege that is denied by the Zoning Ordinance to other properties in the same zone;

10. This is a favored, infill development.

A public hearing on the Application was held before the Planning Commission on November 25, 2025. The minutes, the transcript and/or video of the meeting of the Planning Commission (including all exhibits shown), and the Planning Commission's administrative file are incorporated herein by reference to provide a summary of the proceedings which occurred at this hearing.

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[The following text is extremely faint and largely illegible due to extreme contrast and noise in the original scan. It appears to be a dense collection of names or entries, possibly from a directory or index.]

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ZONE MAP AMENDMENT REQUEST
ZONE A-1 TO ZONE B-1, R-1E & R-1F
H. H. THOMPSON PROPERTY – TRACT 1
PLAT CABINET 2; SLIDE 100
162 THOMPSON LANE
NICHOLASVILLE, KENTUCKY

All that tract or parcel of land being situated on the east side of South Main Street (US-27X), approximately 3,000' north of the intersection of South Main Street (US-27X) and the Nicholasville Bypass (US-27), being more particularly described as follows, TO WIT:

Existing County Zone A-1 to Proposed City Zone B-1

Beginning at point at the approximate intersection of S. Main Street and Thompson Lane, S59° 57' 05"E-129.76' to a point, thence S67° 29' 05"E-86.89' to a point, thence S77° 57' 05"E-15.15' to a point, thence N05° 23' 55"E-17.00' to a point, thence S83° 58' 45"E-27.99' to a point, thence S06° 01' 15"W-24.00' to a point, thence S05° 04' 07"W-72.75' to a point, thence S11° 22' 05"W-94.14' to a point, thence S14° 37' 58"W-60.38' to a point, thence S11° 22' 05"W-105.59' to a point, thence N78° 25' 40"W-298.87' to a point in the centerline of S. Main Street, thence continuing along the centerline of S. Main Street N17° 32' 43"E-396.49' to the point of beginning and containing 2.31 Acres.

Existing County Zone A-1 to Proposed City Zone R-1E

Beginning at point approximately 1,343' east from the intersection of S. Main Street and Thompson Lane, S84° 49' 17"E-491.66' to a point, thence S84° 31' 28"E-39.20' to a point, thence N02° 08' 52"E-0.43' to a point, thence S84° 31' 13"E-854.05' to a point, thence S01° 11' 36"W-696.83' to a point, thence S01° 13' 25"W-428.80' to a point, thence N84° 31' 39"W-392.99' to a point, thence N84° 19' 02"W-460.33' to a point, thence N84° 00' 49"W-315.50' to a point, thence N84° 08' 25"W-1158.40' to a point, thence N84° 24' 02"W-257.53' to a point, thence N17° 03' 03"E-269.64' to a point, thence N17° 03' 27"E-475.34' to a point, thence S78° 37' 55"E-267.83' to a point, thence S11° 22' 05"W-421.91' to a point, thence N84° 25' 55"W-134.63' to a point, thence along a curve to the left having a chord of S06° 35' 56"W-17.99' and having a radius of 500.00', thence S05° 34' 05"W-125.54' to a point, thence S84° 25' 55"E-394.95' to a point, thence N05° 34' 05"E-118.06' to a point, thence N11° 22' 05"E-261.57' to a point, thence N12° 49' 58"E-43.52' to a point, thence continuing S84° 47' 53"E-400.00' to a point, thence N10° 49' 20"E-547.19' to the point of beginning and containing 48.72 Acres.

Existing County Zone A-1 to Proposed City Zone R-1F

Beginning at point approximately 226' east from the intersection of S. Main Street and Thompson Lane S83° 58' 45"E-62.50' to a point, thence S84° 49' 17"E-580.29' to a point, thence S84° 49' 17"E-54.83' to a point, thence S10° 49' 20"W-547.03' to a point, thence S12° 49' 58"W-43.52' to a point, thence S11° 22' 05"W-261.57' to a point, thence S05° 34' 05"W-118.06' to a point, thence N84° 25' 55"W-394.95' to a point, thence N05° 34' 05"E-125.54' to a point, thence along a curve to the right having a chord of N06° 35' 56"E-17.99' and having a radius of 500.00, thence S84° 25' 55"E-134.63' to a point, thence N11° 22' 05"E-421.91' to a point, thence N78° 37' 55"W-267.83' to a point, thence N78° 25' 40"W-161.89' to a point, thence N11° 22' 05"E-105.59' to a point, thence N14° 37' 58"E-60.38' to a point, thence N11° 22' 05"E-94.14' to a point, thence N05° 04' 07"E-72.75' to a point, thence N06° 01' 15"E-24.00' to the point of beginning and containing 9.98 Acres.

The above-described property being comprised of a portion of Tract 1 shown on plat of record titled "Minor Subdivision Plat of H. H. Thompson Property" lodged of record in Plat Cabinet 2; Slide 100 in the Jessamine County Clerk's Office and adjacent rights-of-way. Title to property currently held by Dorthy Jean Thompson, Trustee of the Dorthy Jean Thompson Revocable Personal Residence Trust by deed of record lodged in Deed Book 378; Page 99 in the Jessamine County Clerk's Office.

ANNEXATION BOUNDARY
H. H. THOMPSON PROPERTY – TRACT 1
PLAT CABINET 2; SLIDE 100
162 THOMPSON LANE
NICHOLASVILLE, KENTUCKY

All that tract or parcel of land being situated on the east side of South Main Street (US-27X), approximately 3,000' north of the intersection of South Main Street (US-27X) and the Nicholasville Bypass (US-27), being more particularly described as follows, TO WIT:

Beginning at a point on the existing corporate limits to the City of Nicholasville, said point also being in the centerline of South Main Street (US-27X), thence continuing along before leaving the existing corporate limits and the centerline of South Main Street (US-27X) N17° 32' 43"E-396.49' to a point, thence leaving the centerline of South Main Street (US-27X) S59° 57' 05"E-129.76' to a point, thence continuing S67° 29' 05"E-86.89' to a point, thence S77° 57' 05"E-15.15' to a point, thence N05° 23' 55"E-17.00' to a point, thence S83° 58' 45"E-90.49' to a point, thence along the corporate limits S84° 49' 17"E-580.29' to a point, thence S84° 49' 17"E-54.83' to a point, thence leaving the corporate limits and continuing S10° 49' 20"W-547.03' to a point, thence S84° 47' 53"E-400.00' to a point, thence N10° 49' 20"E-547.19' to a point in the corporate limits, thence along the corporate limits S84° 49' 17"E-491.66' to a point, thence S84° 31' 28"E-39.20' to a point, thence N02° 08' 52"E-0.43' to a point, thence S84° 31' 13"E-854.05' to a point, thence S01° 11' 36"W-696.83' point, thence S01° 13' 25"W-428.80' to a point, thence leaving the corporate limits and continuing N84° 31' 39"W-392.99' to a point, Thence N84° 19' 02"W-460.33' to a point, thence N84° 00' 49"W-315.50' to a point, thence N84° 08' 25"W-1158.40' to a point, thence N84° 24' 02"W-257.53' to a point, thence N17° 03' 03"E-269.64' to a point, thence N17° 03' 27"E-475.34' to a point, thence N78° 25' 40"W-460.76' to a point, said point being the point of beginning and containing 61.01 Acres.

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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:
02/12/2026

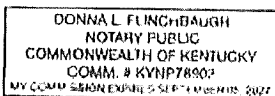
2. The sum charged by the Newspaper for said publication is the actual lowest classified rate paid by commercial customer for an advertisement of similar size and frequency in the same newspaper in which the Notice was published.

3. There are no agreements between the Newspaper, publisher, manager or printer and the officer or attorney charged with the duty of placing the attached legal advertising notice whereby any advantage, gain or profit accrued to said officer or attorney



Joe Imel; Publisher

Subscribed and sworn to before me this 12th day of February, 2026



Donna Flinchbaugh, Notary Public
Kentucky State at Large
KYNP78902
My commission expires 09-05-2027

Account Code: AP226703
Ad #: 2106091
CITY OF NICHOLASVILLE
PO BOX 450
NICHOLASVILLE, KY, 40340

PUBLIC NOTICE

**NOTICE OF ENACTMENT OF
ORDINANCE**

Notice is hereby given that on February 2, 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 208-2026; AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF NICHOLASVILLE FROM A-1 (COUNTY) TO B-1 (CENTRAL BUSINESS DISTRICT), R-1E (SINGLE FAMILY RESIDENTIAL DISTRICT), & R-1F (SINGLE FAMILY RESIDENTIAL), FOR APPROXIMATELY 61.01 ACRES OF PROPERTY LOCATED AT 162 THOMPSON LANE (PVA PARCEL #059-00-00-027.00).** [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 B-1(Central Business District), R-1E (Single Family Residential District), and R-1F (Single Family Residential District) for approximately 61.01 net acres of property located on PVA Parcel #059-00-00-027.00.]
Kathy Walker, City Clerk
February 12, 2026

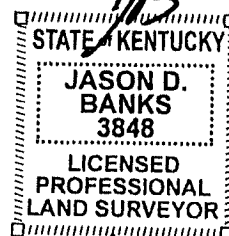
Jessamine Journal:
Feb. 12, 2026
ORDINANCE 208-2026

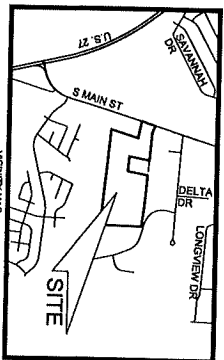
ANNEXATION BOUNDARY
H. H. THOMPSON PROPERTY – TRACT 1
PLAT CABINET 2; SLIDE 100
162 THOMPSON LANE
NICHOLASVILLE, KENTUCKY

All that tract or parcel of land being situated on the east side of South Main Street (US-27X), approximately 3,000' north of the intersection of South Main Street (US-27X) and the Nicholasville Bypass (US-27), being more particularly described as follows, TO WIT:

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The above-described property being comprised of a portion of Tract 1 shown on plat of record titled "Minor Subdivision Plat of H. H. Thompson Property" lodged of record in Plat Cabinet 2; Slide 100 in the Jessamine County Clerk's Office and adjacent rights-of-way. Title to property currently held by Dorthy Jean Thompson, Trustee of the Dorthy Jean Thompson Revocable Personal Residence Trust by deed of record lodged in Deed Book 378; Page 99 in the Jessamine County Clerk's Office.





4-1-26

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD AS FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JEFFERSON, KY. THE PLAT IS CORRECTLY PLACED AS SHOWN ON THE PLAT OF SURVEY TO THE PRECIPITATIONS OF THE STATE OF KENTUCKY. I HAVE REVIEWED THE PLAT AND IT IS CORRECT.

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO IDENTIFY THE PROPERTY BEING ANNEXED AND TO SHOW THE BOUNDARY LINES OF THE PROPERTY. THE PLAT IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD AS FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JEFFERSON, KY.

RECORD SOURCE OF PROPERTY

SOURCE OF RECORDS: BOOK 378, PAGE 89 AND PLAT CABINET 2, SLIDE 100. ALL RECORDS ARE IN THE JEFFERSON COUNTY CLERK'S OFFICE, CURRENT TITLE HOLDERS: TRUST.

SURVEY NOTES:

THE SURVEY WAS CONDUCTED BY JAMES HENDERSON, INC. IN OCTOBER 2023. THE SURVEY WAS CONDUCTED USING GPS EQUIPMENT. THE BOUNDARY LINES AND BOUNDARY CORNERS WERE LOCATED AND MEASURED. THE SURVEY WAS CONDUCTED USING GPS EQUIPMENT. THE BOUNDARY LINES AND BOUNDARY CORNERS WERE LOCATED AND MEASURED. THE SURVEY WAS CONDUCTED USING GPS EQUIPMENT. THE BOUNDARY LINES AND BOUNDARY CORNERS WERE LOCATED AND MEASURED.

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PLAT OF ANNEXATION BOUNDARY
H. H. THOMPSON PROPERTY
TRACT 1

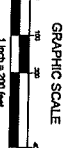
PLAT CABINET 2, SLIDE 100
162 THOMPSON LANE
NICHOLASVILLE, JEFFERSON COUNTY, KENTUCKY

Property Owner of Record
TRUSTEE OF THE DORTY JEAN THOMPSON
REVOCABLE PERSONAL RESIDENCE TRUST

162 THOMPSON LANE
NICHOLASVILLE, KY 40356
CLIENT:
DONALD DAY
1400 STEPHENS LANE
NICHOLASVILLE, KY 40356

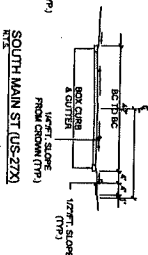
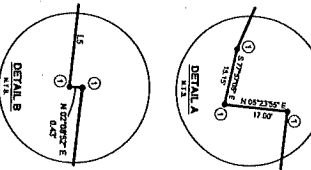
BANKS

4500 E. BANKS, SUITE 100
1211 JESSAMINE AVENUE, NICHOLASVILLE, KY
606.881.0200 | BANKS@BANKSENGINEERING.NET
This plat does not represent a boundary survey and is not intended for land transfer.
Date: APRIL 2026



ANNEXATION SUMMARY
TOTAL AREA: 81.91 ACRES
AREA IN EXISTING RIGHT OF WAY: 6.80 ACRES
AREA IN EXISTING RIGHT OF WAY: 6.80 ACRES
PREPARED BY: JAMES HENDERSON, INC.

LINEWORK LEGEND
--- CENTERLINE
--- PROPERTY LINE
--- RIGHT-OF-WAY
--- EXISTING CORPORATE LIMITS
--- ADJACENT BOUNDARY



LINE	BEARING	DISTANCE
1	N 17°02'27" E	473.34'
2	S 84°42'27" E	480.27'
3	N 17°02'27" E	473.34'
4	S 84°42'27" E	480.27'
5	N 17°02'27" E	473.34'
6	S 84°42'27" E	480.27'
7	N 17°02'27" E	473.34'
8	S 84°42'27" E	480.27'
9	N 17°02'27" E	473.34'
10	S 84°42'27" E	480.27'

- MONUMENT LEGEND
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