

CITY HALL
Administration



517 North Main Street
Nicholasville, Kentucky 40356
859-885-1121

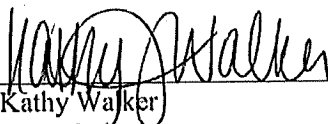
CERTIFICATION OF ORDINANCE

ORDINANCE 197-2025

I, Kathy Walker, certify I am the duly qualified City Clerk of the City of Nicholasville, Kentucky and the foregoing twenty-one (21) pages of Ordinance 197-2025 is a true, correct and complete copy duly adopted by the City Commission at a duly convened meeting held on July 28, 2025 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 August 7, 2025.

WITNESS, my hand and the Seal of the City of Nicholasville, this 24th day of October, 2025.


Kathy Walker
City Clerk

Seal

RECEIVED AND FILED
DATE October 28th
2023
MICHAEL G. ADAMS
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY James Phillips

ORDINANCE 197-2025

**AN ORDINANCE ESTABLISHING A DECREE OF ANNEXATION OF .42
ACRES OF REAL PROPERTY LOCATED AT 1151 JESSAMINE
STATION ROAD INTO THE CITY OF NICHOLASVILLE, KENTUCKY**

WHEREAS, inasmuch as KRS 81A.412 provides for the annexation of unincorporated land by cities upon the prior written consent and request of the owners of record of the land to be annexed; and,

WHEREAS, Clay Corman and Corman Excavating, Inc., a Kentucky corporation, have requested and given their consent in writing to the annexation of its real property located at 1151 Jessamine Station Road, Nicholasville, Kentucky consisting of .42 acres (PVA Parcel # 034-00-00-033.01); and,

WHEREAS, the City of Nicholasville, by and through its Board of Commissioners, has determined that the land requested to be annexed by Clay Corman and Corman Excavating, Inc., meets the requirements of KRS 81A.410; and,

WHEREAS, the City of Nicholasville, by and through its Board of Commissioners, deems it desirable to annex the above referenced real property of Clay Corman and Corman Excavating, Inc.

BE IT ORDAINED BY THE CITY OF NICHOLASVILLE the City of Nicholasville, by and through its Board of Commissioners, does hereby adopt this Ordinance annexing the following described real property, to-wit:

**ANNEXATION BOUNDARY
CORMAN EXCAVATING, INC. PROPERTY
DEED BOOK 222; PAGE 154
1151 JESSAMINE STATION ROAD**

All of that tract or parcel of land being located at 1151 Jessamine Station Road, Nicholasville, Jessamine County, Kentucky and being more particularly described as follows, TO WIT:

Beginning at a point which is located along the northern common boundary line with the Lu-Carlton Phase II Subdivision, said point being approximately 200 feet west of the centerline of KY 3433 (Jessamine Station Road); thence leaving the common line of Lu-Carlton Phase II and continuing along the line of Lu-Carlton Phase III for the following call; N 21-50-45 E, 160.00 feet; thence leaving said subdivision line S 68-09-15 E, 115.00 feet; thence S 21-50-45 W, 160.00 feet to the common line of Lu-Carlton Phase I, Lot 22; thence along the common line N 68-09-15 W, 47.50 feet to the common corner of Lot 11 and Lot 22; thence along the

common line of Lu-Carlton Phase I, Lot 11, N 68-09-15 W, 67.50 feet to the point of beginning and containing 0.42 acres more or less.

Upon the enactment of this Ordinance, and pursuant to the provisions of KRS 81A.412, the above described real property shall henceforth become and be a part of the City of Nicholasville.

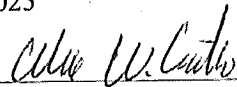
Prior to the completion of annexation under KRS 81A.412, the Board of Commissioners of the City of Nicholasville has elected to establish the zoning for the newly annexed and above described real property pursuant to KRS 100.209 to be included in the R-1D (single family residential) district.

Appended hereto and included as a part of this Ordinance is a map showing the zoning which will be effective for the above described annexed land.

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

FIRST READING (INTRODUCTION): June 23, 2025

SECOND READING AND ADOPTION: July 28, 2025



Alex W. Carter,
Mayor

Attest:



City Clerk

ORDINANCE 197-2025

AN ORDINANCE ESTABLISHING A DECREE OF ANNEXATION OF .42 ACRES OF REAL PROPERTY LOCATED AT 1151 JESSAMINE STATION INTO THE CITY OF NICHOLASVILLE, KENTUCKY

This Ordinance establishes a decree of annexation for the .42 acres of property located at 1151 Jessamine Station into the City of Nicholasville, Kentucky.

NOTICE OF ENACTMENT OF ORDINANCE

Notice is hereby given that on July 28, 2025, the Nicholasville City Commission enacted an ordinance, the full text of which

Public Notices

is available for inspection in the office of the City Clerk, 517 North Main Street, Nicholasville, KY. The ordinance by title and summary: **ORDINANCE 197-2025: AN ORDINANCE ESTABLISHING A DECREE OF ANNEXATION OF .42 ACRES OF REAL PROPERTY LOCATED AT 1151 JESSAMINE STATION INTO THE CITY OF NICHOLASVILLE, KENTUCKY.** [This Ordinance establishes a decree of annexation for the .42 acres of property located at 1151 Jessamine Station into the City of Nicholasville, Kentucky.]

Kathy Walker, City Clerk

Jessamine Journal:
Aug. 7, 2025
ORDINANCES

**EXHIBIT A
ORDINANCE 177-2025**

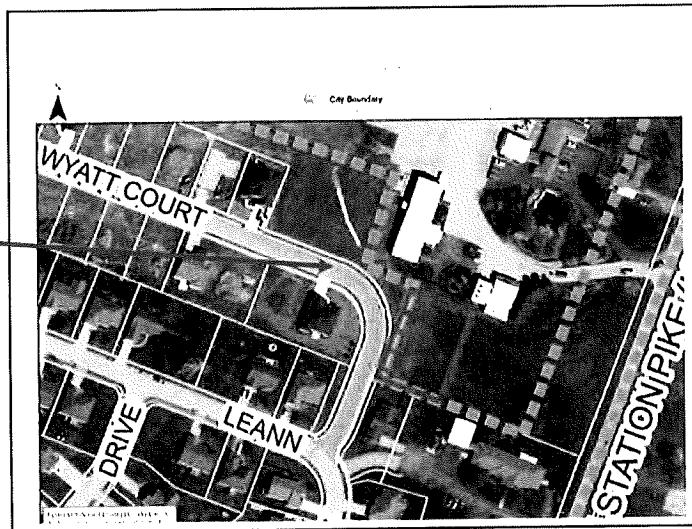
**ZONING MAP AMENDMENT
1151 Jessamine Station Road
CONSISTING OF 0.49 ACRES AND CURRENTLY
KNOWN AS PVA PARCEL #034-00-00-033.01**

This sheet is an Exhibit to Ordinance No. 177-2025 adopted by the City Commission of the City of Nicholasville, KY on March 24, 2025. The Official Zoning Map is hereby amended by the City Commission of the City of Nicholasville as noted here and consistent with Ordinance 177-2025.

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 #034-00-00-033.01, consisting of 0.49 acres.
2. Zone Map Amendment from I-1 (County) to R-1D (City) Single Family Residential District

Zone Map
Amendment of
0.49 acres; known
as PVA Parcel
#034-00-00-
033.01 from I-1
(County) to R-1D



Kathy Walker
City Clerk
City of Nicholasville

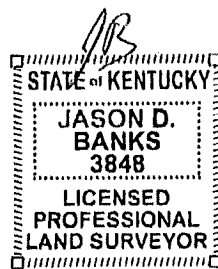
CORMAN PROPERTY

LU CARLTON SUBDIVISION PHASE III, UNIT II

A CERTAIN TRACT OF LAND LOCATED IN JESSAMINE COUNTY, KENTUCKY AND MORE FULLY DESCRIBED AS FOLLOWS: SAID PROPERTY BEING A PORTION OF PVA PARCEL 034-00-00-033.01.

LEGAL DESCRIPTION

Beginning at a point which is located along the northern common boundary line with the Lu-Carlton Phase II Subdivision, said point being approximately 200 feet west of the centerline of KY 3433 (Jessamine Station Road); thence leaving the common line of Lu-Carlton Phase II and continuing along the line of Lu-Carlton Phase III for the following call; N 21-50-45 E, 160.00 feet; thence leaving said subdivision line S 68-09-15 E, 115.00 feet; thence S 21-50-45 W, 160.00 feet to the common line of Lu-Carlton Phase I, Lot 22; thence along the common line N 68-09-15 W, 47.50 feet to the common corner of Lot 11 and Lot 22; thence along the common line of Lu-Carlton Phase I, Lot 11, N 68-09-15 W, 67.50 feet to the point of beginning and containing 0.42 acres more or less.



6-17-25

Publisher's Certificate of Publication

STATE OF KENTUCKY

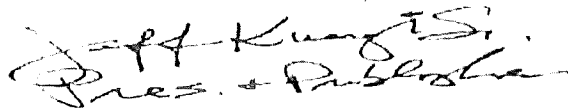
Jeff Kuerzi, being duly sworn, on oath says he is and during all times herein stated has been an employee of The Bluegrass Newsmedia, publisher and printer of the Jessamine Journal. (The "Newspaper"), has full knowledge of the facts herein stated as follows:

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:

08/07/25

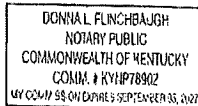
2. The sum charged by the Newspaper for said publication is the actual lowest classified rate paid by commercial customer for an advertisement of similar size and frequency in the same newspaper in which the Notice was published.

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



Jeff Kuerzi, publisher

Subscribed and sworn to before me this
7th Day of August, 2025



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

Account #
Ad # 2026918

CITY OF NICHOLASVILLE
PO BOX 450
NICHOLASVILLE KY 40340

PUBLIC NOTICE

NOTICE OF ENACTMENT OF ORDINANCE

Notice is hereby given that on July 28, 2025, 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 190-2025: AN ORDINANCE AMENDING CHAPTER 23: UTILITIES, ARTICLE III. RATES AND CHARGES, SECTION 23-21: WATER RATES OF THE CODE OF ORDINANCES FOR THE CITY OF NICHOLASVILLE, KENTUCKY.** (This Ordinance amends the water rates for City of Nicholasville water customers based on service studies.)

NOTICE OF ENACTMENT OF ORDINANCE

Notice is hereby given that on July 28, 2025, 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 191-2025: AN ORDINANCE AMENDING CHAPTER 23: UTILITIES, ARTICLE III. RATES AND CHARGES, SECTION 23-22: WASTEWATER USER CHARGES, SUBSECTION D: SEWER RATES OF THE CODE OF ORDINANCES FOR THE CITY OF NICHOLASVILLE, KENTUCKY.** (This Ordinance amends sewer rates for City of Nicholasville customers based on service studies.)

NOTICE OF ENACTMENT OF ORDINANCE

Notice is hereby given that on July 28, 2025, 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 192-2025: AN ORDINANCE AMENDING THE CODE OF ORDINANCES FOR THE CITY OF NICHOLASVILLE, KENTUCKY, CHAPTER 23, UTILITIES, ARTICLE III. RATES AND CHARGES, SECTION 23-23, ELECTRIC RATES.** (This Ordinance amends the previously existing rate schedules for City of Nicholasville's customers.)

NOTICE OF ENACTMENT OF ORDINANCE

Notice is hereby given that on July 28, 2025, the Nicholasville City Commission enacted an ordinance, the full text of which is available for inspection in the of-

fice of the City Clerk, 517 North Main Street, Nicholasville, KY. The ordinance by title and summary: **ORDINANCE 193-2025: AN ORDINANCE AMENDING CHAPTER 23: UTILITIES, ARTICLE III. RATES AND CHARGES, SECTION 23-30: UTILITY SERVICE DEPOSITS AND REFUNDS OF THE CODE OF ORDINANCES FOR THE CITY OF NICHOLASVILLE, KENTUCKY.** (This Ordinance amends the required service deposits for City of Nicholasville Utility customers to more accurately reflect current rates. Utility deposit rates have not been updated since 1989.)

NOTICE OF ENACTMENT OF ORDINANCE

Notice is hereby given that on July 28, 2025, 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 197-2025: AN ORDINANCE ESTABLISHING A DECREE OF ANNEXATION OF .42 ACRES OF REAL PROPERTY LOCATED AT 1151 JESSAMINE STATION INTO THE CITY OF NICHOLASVILLE, KENTUCKY.** [This Ordinance establishes a decree of annexation for the .42 acres of property located at 1151 Jessamine Station into the City of Nicholasville, Kentucky.]

Kathy Walker, City Clerk

Jessamine Journal:
Aug. 7, 2025
ORDINANCES

ORDINANCE 179-2025

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF NICHOLASVILLE FROM I-1 (COUNTY) TO R-1D (SINGLE FAMILY RESIDENTIAL DISTRICT), FOR APPROXIMATELY 0.49 ACRES OF PROPERTY LOCATED AT 1151 JESSAMINE STATION ROAD (PORTION OF PVA PARCEL #034-00-00-033.01).

1151 Jessamine Station Road

WHEREAS, the Nicholasville Planning Commission held a public hearing on February 25, 2025, concerning certain amendments to the Official Zoning Map of Nicholasville and recommended approval of a zone map amendment from I-1 (County) to R1-D for approximately 0.49 acres of property, located at 1151 Jessamine Station Road as shown on Exhibit A; and

WHEREAS, the Nicholasville Planning Commission voted 7-0 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 March 24, 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.

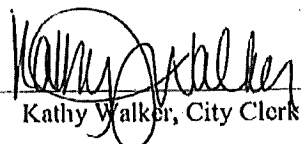
BE IT FURTHER ORDAINED by the City Commission that the Official Zoning Map of the City of Nicholasville shall be amended to reflect the above change.

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

FIRST READING (INTRODUCTION): March 10, 2025

SECOND READING AND ADOPTION: March 24, 2025

Attest:


Kathy Walker, City Clerk


Alex Carter, Mayor

ORDINANCE 179-2025

SUMMARY OF ORDINANCE

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF NICHOLASVILLE FROM I-1 (COUNTY) TO R-1D (SINGLE FAMILY RESIDENTIAL DISTRICT), FOR APPROXIMATELY 0.49 ACRES OF PROPERTY LOCATED AT 1151 JESSAMINE STATION (PORTION OF PVA PARCEL #034-00-00-033.01).

1151 Jessamine Station 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-1D (Single Family Residential District,) for approximately 0.49 net acres of property located on PVA Parcel #034-00-00-033.01.

NOTICE OF ENACTMENT OF ORDINANCE

Notice is hereby given that on March 31, 2025, 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 179-2025: AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF NICHOLASVILLE FROM I-1 (COUNTY) TO R-1D (SINGLE FAMILY RESIDENTIAL DISTRICT), FOR APPROXIMATELY 0.49**

Public Notices

ACRES OF PROPERTY LOCATED AT 1151 JESSAMINE STATION (PORTION OF PVA PARCEL #034-00-00-033.01).

[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-1D (Single Family Residential District,) for approximately 0.49 net acres of property located on PVA Parcel #034-00-00-033.01.]

Kathy Walker, City Clerk
April 3, 2025

**EXHIBIT A
ORDINANCE 179-2025**

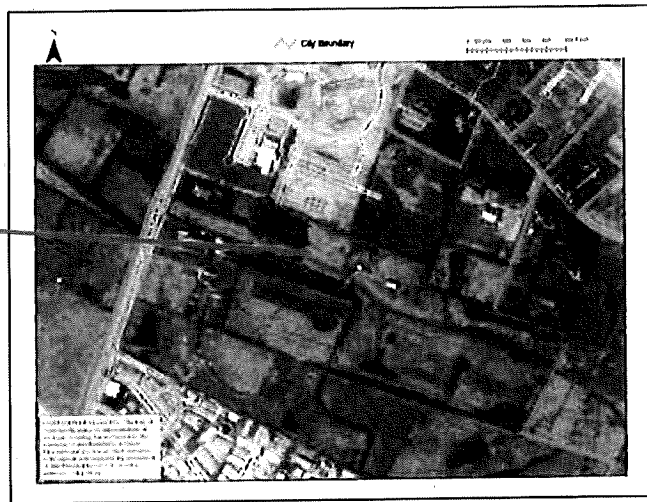
**ZONING MAP AMENDMENT
1151 Jessamine Station Road
CONSISTING OF 0.49 ACRES AND CURRENTLY
KNOWN AS PVA PARCEL #034-00-00-033.01**

This sheet is an Exhibit to Ordinance No. 177-2025 adopted by the City Commission of the City of Nicholasville, KY on March 24, 2025. The Official Zoning Map is hereby amended by the City Commission of the City of Nicholasville as noted here and consistent with Ordinance 177-2025.

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 #034-00-00-033.01, consisting of 0.49 acres.
2. Zone Map Amendment from I-1 (County) to R-1D (City) Single Family Residential District.

Zone Map
Amendment of
0.49 acres; known
as PVA Parcel
#034-00-00-
033.01 from I-1
(County) to R-1D



Kathy Walker
City Clerk
City of Nicholasville

CORMAN PROPERTY
LU CARLTON SUBDIVISION PHASE III, UNIT II

**A CERTAIN TRACT OF LAND LOCATED IN JESSAMINE COUNTY, KENTUCKY AND MORE
FULLY DESCRIBED AS FOLLOWS: SAID PROPERTY BEING A PORTION OF PVA PARCEL 034-
00-00-033.01.**

LEGAL DESCRIPTION

Beginning at a point which is located along the northern common boundary line with the Lu-Carlton Phase II Subdivision, said point being approximately 200 feet west of the centerline of KY 3433 (Jessamine Station Road); thence leaving the common line of Lu-Carlton Phase II and continuing along the line of Lu-Carlton Phase III for the following call; N 21-50-45 E, 160.00 feet; thence leaving said subdivision line S 68-09-15 E, 115.00 feet; thence S 21-50-45 W, 160.00 feet to the common line of Lu-Carlton Phase I, Lot 22; thence along the common line N 68-09-15 W, 47.50 feet to the common corner of Lot 11 and Lot 22; thence along the common line of Lu-Carlton Phase I, Lot 11, N 68-09-15 W, 67.50 feet to the point of beginning and containing 0.42 acres more or less.

CLAY CORMAN EXCAVATING, INC.

1151 Jessamine Station Road

Nicholasville, Ky. 40356

(859) 885-4955

Fax: (859) 885-4688

January 21st, 2025

Clay Corman Excavating, Inc. owns the property located at 1151 Jessamine Station Road, Nicholasville, KY 40356, identified as PVA Parcel 034-00-00-033.01. I, Clay M. Corman, am the sole owner of Clay Corman Excavating, Inc. I am willingly consenting to annexation into the City of Nicholasville for the portion of this property described on the enclosed legal description.

Sincerely,

A handwritten signature in black ink, appearing to read "Clay M. Corman", with a long horizontal flourish extending to the right.

Clay M. Corman

JUSTIFICATIONS

Applicant:	Clay Corman & Clay Corman Excavating, Inc. ("Applicant")
Property:	Part of 1151 Jessamine Station ("Property")
	Lots 21 and 22 of Lu-Carlton Community, Phase 3, Unit 2
Parcel ID#:	Part of 034-00-00-033.01
Current Zone:	County I-1
Proposed Zone:	City R-1D
Request:	Annexation and Zone Map Amendment from County I-1 to City R-1D

Introduction

Applicant has requested a zone map amendment converting the Property from County I-1 to City R-1. Applicant's request is in accordance with the Ordinances¹, Zoning Map², Comp Plan³, and Statutes⁴. Applicant submits these justifications to be incorporated as part of its request.

To clarify the record, the application mistakenly indicates the property is currently zoned County A-1, which is incorrect according to the official zoning maps of Jessamine County, and the Current Land Use Map. Further, Application lists Clay Corman as the Applicant and Clay M. Corman Excavating as the legal owner of the Property. This legal owner was pulled from the Jessamine County PVA office.⁵ The Property is part of what is currently commonly designated 1151 Jessamine Station. Clay Corman ("Clay") acquired 1151 Jessamine Station in his personal name via Deed Book 222, Page 154 in the Jessamine County Clerk's office. Prior to forming Clay Corman Excavating, Inc., Clay operated his business at 1151 Jessamine Station utilizing a dba. Clay Corman Excavating, Inc. was formed in 2007 according to the Kentucky Secretary of State. Applicant wanted to provide this clarification in case there was any confusion regarding the ownership or Applicant.

¹ All references to Ordinance and/or Ordinance numbers are to the Zoning Ordinances for the City of Nicholasville, Kentucky.

² All references to the Zoning Map are to The City of Nicholasville Official Zoning Map.

³ All references to the Comp Plan or Comprehensive Plan are to the 2017 Wilmore-Nicholasville-Jessamine County Joint Comprehensive Plan.

⁴ All references to the Statutes are to the Kentucky Revised Statutes, and may be referenced as Statute(s) or KRS.

⁵ See KRS §100.212, indicating "Records maintained by the property valuation administrator may be relied upon conclusively to determine the identity and address of the owner."

Standard

According to KRS 100.213, the Planning Commission⁶ has three options when considering a zone map amendment. The Commission may approve the amendment if it finds that the proposed zoning change is in accordance with the Comprehensive Plan. As detailed below, the Applicant's request aligns with the Comp Plan's objectives.

However, even if the Commission determines that the proposed zoning is not fully consistent with the Comp Plan, it may still approve the amendment upon finding that one or more of the following conditions apply:

1. The existing zoning classification is inappropriate, and the proposed zoning classification is more suitable for the property; or
2. Significant changes of an economic, physical, or social nature have occurred in the area that were not anticipated in the Comp Plan and have substantially altered the character of the area.

In this case, Applicant's request satisfies all three justifications under KRS 100.213, making the proposed R-1D zoning classification appropriate and in the public interest.

Justifications

The Property is located on Wyatt Court in the neighborhood commonly known as Lu-Carlton. It is simply the addition of new residential building lots needed for continued growth in the neighborhood. The Future Land Use Map indicates all surrounding property of the Lu-Carlton neighborhood to be future low or medium residential. Wyatt Court itself was approved for a similar zone map amendment and annexation in or around 2017. The Commission has already determined this exact area as appropriate for this type of map amendment, essentially setting the precedent for approval of future additions as well. While the remainder of the property not being annexed/re-zoned will remain industrial, this is no different than the same industrial use that has existed for the entire time the Lu-Carlton development itself was approved. Further, the actual location of Property is in a area that has been green space with no physical industrial use occurring at this site according to aerials over the year via Google Earth.

Since the Future Land Use Map designates this area for future medium or low residential growth, Applicant's request of R-1D is logical and complements the existing neighborhood. The

⁶ Planning Commission or Commission shall mean the Planning Commission for the City of Nicholasville.

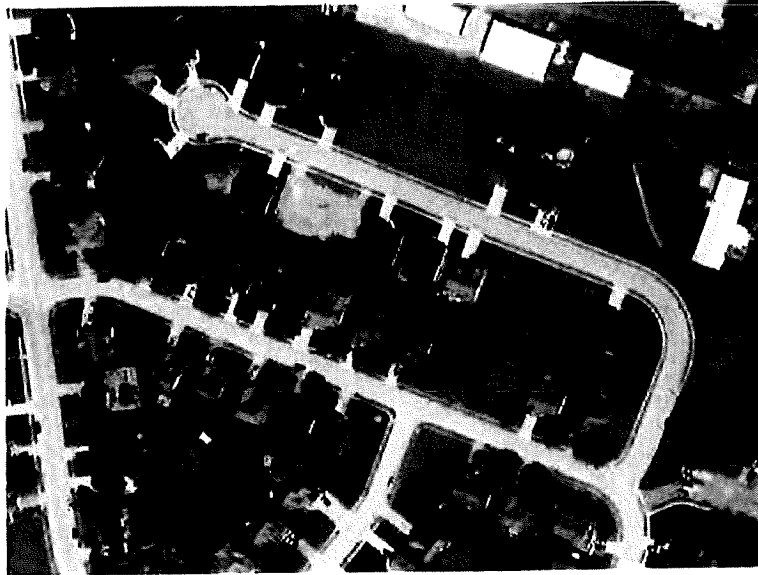
Comp Plan prioritizes compatible land use development, ensuring that map amendments don't try to introduce conflicting zones. Applicant's proposal simply converts an unused area of an incompatible use into a more appropriate compatible use that expands the existing Lu-Carlton neighborhood. Lastly, the Property already has access to all necessary utilities, including water, sewer, emergency services, electric, etc. Simply put, this is a logical urban expansion and provides residential stability.

While the existing industrial use has existed decades, the neighborhood itself was approved for residential development in the very late 90's or early 2000's. The neighborhood has blossomed due to the increased demand for this type of residential development needed for the City. This is in spite of its existence next to an industrial use. Due to the Future Land Use Map marking this entire area for future medium or low residential development, and further due to the slow encroachment and conversion of the industrial property to residential development over the last two decades, it is clear that this entire area is prime for residential expansion. There is no demand for the Property's location (the two lots) to remain industrial, as it has existed solely as green space in the past. Approval simply converts this green space to a more suitable use, same being two residential buildable lots.

Substantial changes have occurred in and around the Property. The Comp Plan was drafted in 2017 prior to the expansion of Wyatt Court into the industrial area. Here is an aerial of the Property in 2016 showing the Property's location (Property is the Blue Dot).



Here is 2024 aerial showing the residential expansion and the Property's location (Property is the Blue Dot):



It is plainly evident that the area surrounding Property has grown significantly, all being residential lots similar to those proposed by Applicant. Not only has the immediate surrounding property become more and more residential, but the surrounding regional area has seen expanded residential growth as well. The Property is located in the natural limit of Nicholasville's expansion in this area due to the entire surroundings being owned by RJ Corman Real Estate. It is unlikely that any further expansion is attainable in the immediate future, and therefore utilizing the existing space inside these limits is ideal.

Applicant could cite and provide ample materials explain the housing shortage currently existing, but Applicant is confident the Commission and Planning & Zoning are well aware of the dire need for new, affordable, building lots. Nicholasville has grown significantly as outlined in the Comp Plan, and only even faster since the last Comp Plan was updated. There is a strong demand for new residential developments, including lots similar to what Applicant proposes. Even better, these lots would exist in an established, very nice neighborhood.

If approved, Applicant is additionally seeking annexation into Nicholasville. This in itself would also be a major change in jurisdiction and land use planning that would warrant the zoning map amendment.

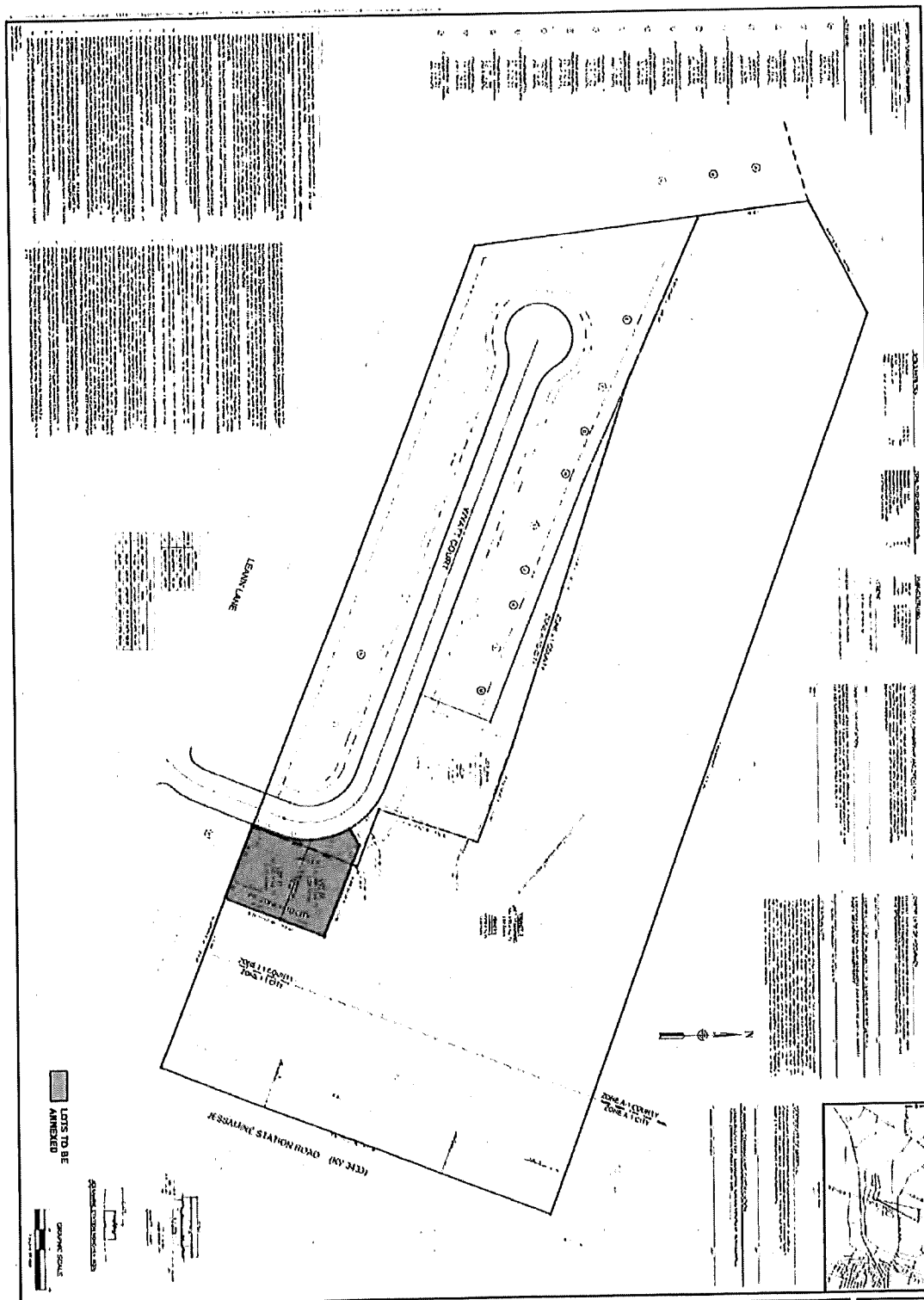
Taken together, these clearly show the significant economic, physical, and social changes that have occurred justifying Applicant's zone map amendment request.

Conclusion

The requested zoning amendment from I-1 (Light Industrial; County) to R-1D (City) meets all three justifications under KRS 100.213:

1. It aligns with the Comprehensive Plan, which supports residential development in this area.
2. The existing I-1 zoning is inappropriate, given that the property has existed as a green space abutting residential development for quite some time and has not been used for industrial purposes. The Property is located in an established neighborhood.
3. Major changes have occurred in the area, including continued residential expansion and annexation into the City of Nicholasville, making residential zoning more appropriate.

For these reasons, the Applicant respectfully requests that the Planning Commission approve the proposed zoning map amendment to R-1D.



DATE	10/12/11
BY	CLM
FOR	CLM
PROJECT	LU-CARLTON COMMUNITY
PHASE	PHASE 3, UNIT 2
AMENDED	AMENDED

BANKS

1111 BROADWAY, SUITE 100, NEW YORK, NY 10019

TEL: (212) 691-1000 FAX: (212) 691-1001

WWW.BANKS-USA.COM

LU-CARLTON COMMUNITY
PHASE 3, UNIT 2
 1111 BROADWAY, SUITE 100, NEW YORK, NY 10019
AMENDED FINAL DEVELOPMENT PLAN /
PRELIMINARY SUBDIVISION PLAN

OWNER/DEVELOPER
CLAY M. CORMAN
 1111 BROADWAY, SUITE 100, NEW YORK, NY 10019





City Commission

TO: Nicholasville City Commission

FROM: Planning and Zoning Department

SUBJECT: **1151 Jessamine Station Road**
Zone Map Amendment from I-1 (County) to R-1D
Portion of PVA Parcel #034-00-00-033.01
Clay Corman – Applicant
Clay Corman- Property Owner
ORDINANCE 177-2025 - ZONING MAP AMENDMENT

DATE: March 10, 2025 - 1st Reading
March 24, 2025 - 2nd Reading

Location: PVA Parcel #034-00-00-033.01
(Refer to Exhibit A)

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

- a) The applicant, Clay Corman, is requesting a zone map amendment from I-1 (County) to R-1D (Single Family Residential District). For approximately 0.49 Total acres, located at 1151 Jessamine Station 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-1D (Single 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 I-1 (County) to R-1D (Single Family Residential District), for approximately 0.49 acres of property located at 1151 Jessamine Station Road, Portion of PVA Parcel #034-00-00-033.01, to the City Commission and approve the final development plan.

After discussion and consideration of the request, the Commission determined, by a vote of 7-0, 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: I, Clay Corman of 1151 Jessamine Station Road, Nicholasville, KY 40356, has filed an application for a Zone Map Amendment from I-1 (County) to R-1D (Single Family Residential District), for approximately 0.49 acres of property located at 1151 Jessamine Station Road (PVA Parcel #034-00-00-033.01)

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

	<u>ZONE</u>	<u>EXISTING USE</u>
North	I-1 (County)	Industrial
East	I-1 (County)	Industrial
South	R-1D (City)	Single Family Residential
West	R-1D (City)	Single Family 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 1151 Jessamine Station Road from I-1 (County) to R-1D (Single Family Residential District), for approximately 0.49 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 I-1 (County) to the R-1D (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 February 25, 2025 and will be voided if the City Commission does not approve the zone map amendment to R-1D.

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 02/25/2025.
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 177-2025 for the zone map amendment of the subject property from I-1 (County), with the conditions as noted.

Publisher's Certificate of Publication

STATE OF KENTUCKY

Jeff Kuerzi, 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:

04/03/25

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.

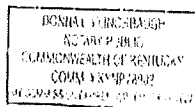
3. There are no agreements between the Newspaper, publisher, manager or printer and the officer or attorney charged with the duty of placing the attached legal advertising notice whereby any advantage, gain or profit accrued to said officer or attorney

Jeff Kuerzi
Publisher

Jeff Kuerzi, publisher

Subscribed and sworn to before me this
3rd Day of April, 2025

Donna Flinchbaugh



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

Account #
Ad # 1972258

CITY OF NICHOLASVILLE
PO BOX 450
NICHOLASVILLE KY 40340

PUBLIC NOTICE

NOTICE OF ENACTMENT OF ORDINANCE

Notice is hereby given that on March 31, 2025, 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 178-2025: AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF NICHOLASVILLE FROM B-2 (HIGHWAY BUSINESS DISTRICT) & R-1D (SINGLE FAMILY RESIDENTIAL DISTRICT) TO I-1 (LIGHT INDUSTRIAL DISTRICT), FOR APPROXIMATELY 90.93 ACRES OF PROPERTY LOCATED ON US 27/NICHOLASVILLE BYPASS, AT THE INTERSECTION OF US 27 BYPASS AND SOUTH MAIN STREET (PVA PARCEL #047-00-00-036.01 & 047-00-00-036.00).** [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 I-1 (Light Industrial District), for approximately 90.93 net acres of property located on PVA Parcel #047-00-00-036.01 & 047-00-00-036.00.]
Kathy Walker, City Clerk
April 3, 2025

NOTICE OF ENACTMENT OF ORDINANCE

Notice is hereby given that on March 31, 2025, 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 179-2025: AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF NICHOLASVILLE FROM I-1 (COUNTY) TO R-1D (SINGLE FAMILY RESIDENTIAL DISTRICT), FOR APPROXIMATELY 0.49 ACRES OF PROPERTY LOCATED AT 1151 JESSAMINE STATION (PORTION OF PVA PARCEL #034-00-00-033.01).** [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-1D (Single Family Residential District), for approximately 0.49 net acres of property located on PVA Parcel #034-00-00-033.01.]
Kathy Walker, City Clerk
April 3, 2025

NOTICE OF ENACTMENT OF ORDINANCE

Notice is hereby given that on

March 31, 2025, 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 180-2025: AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF NICHOLASVILLE FROM A-1 (AGRICULTURE DISTRICT) TO R-1E (SINGLE FAMILY RESIDENTIAL DISTRICT), R-1T (TOWNHOUSE RESIDENTIAL DISTRICT), & R-3 (MULTI-FAMILY RESIDENTIAL DISTRICT) FOR APPROXIMATELY 76.90 ACRES OF PROPERTY LOCATED AT 3218 LEXINGTON ROAD (PVA PARCEL #067-00-00-024.00).** [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 R-1E (Single Family Residential District), R-1T (Townhouse Residential District), & R-3 (Multi-Family Residential District) for approximately 76.90 net acres of property located on PVA Parcel #067-00-00-024.00 currently known as 3218 Lexington Road.]
Kathy Walker, City Clerk
March 27, 2025

Jessamine Journal:
Apr. 3, 2025
ORDINANCES

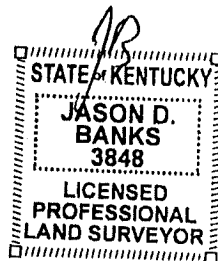
CORMAN PROPERTY

LU CARLTON SUBDIVISION PHASE III, UNIT II

A CERTAIN TRACT OF LAND LOCATED IN JESSAMINE COUNTY, KENTUCKY AND MORE FULLY DESCRIBED AS FOLLOWS: SAID PROPERTY BEING A PORTION OF PVA PARCEL 034-00-00-033.01.

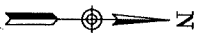
LEGAL DESCRIPTION

Beginning at a point which is located along the northern common boundary line with the Lu-Carlton Phase II Subdivision, said point being approximately 200 feet west of the centerline of KY 3433 (Jessamine Station Road); thence leaving the common line of Lu-Carlton Phase II and continuing along the line of Lu-Carlton Phase III for the following call; N 21-50-45 E, 160.00 feet; thence leaving said subdivision line S 68-09-15 E, 115.00 feet; thence S 21-50-45 W, 160.00 feet to the common line of Lu-Carlton Phase I, Lot 22; thence along the common line N 68-09-15 W, 47.50 feet to the common corner of Lot 11 and Lot 22; thence along the common line of Lu-Carlton Phase I, Lot 11, N 68-09-15 W, 67.50 feet to the point of beginning and containing 0.42 acres more or less.



- ① IRON PIN SET
(5/8" DIA., 18" LONG)
WITH CAP #3846
- ② IRON PIN FOUND
WITH CAP #2053

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



TOTAL AREA: 0.42 ACRES
AREA IN LOTS: 0.42 ACRES
AREA IN RIGHT OF WAY: N/A
ZONE: R-1D

STATE OF KENTUCKY
JASON D.
BANKS
3848
LICENSED
PROFESSIONAL
LAND SURVEYOR
6-17-25

(m12)

Wesley Lane Fisher

PURPOSE OF THIS

SOURCE OF DEEDS: DEED BOOK 222; PAGE 154, PLAT CABINET 3; SLIDE 1
PLAT CABINET 11; SLIDE 556, ALL OF RECORD IN THE JESSAMINE COUNTY
COURTHOUSE CURRENT TITLE HOLDER: CLAY M. CORMAN EXCAVATING

METHOD OF SURVEY

[illegible]

NICHOLASVILLE, JESSAMINE COUNTY, KENTUCKY

Property Owner & Client of Record
CLAY M. CORMAN
1151 JESSAMINE STATION
NICHOLASVILLE, KY 40356

1211 JESSAMINE STATION | NICHOLASVILLE, KY
800.884.0000 | BANKOFAMERICA.COM

This plat does not represent a boundary survey and is not intended for land transfer
Date: January 2025

PROJECT: 00000
DRAWN BY: KJM
DATE: JANUARY 2006
DRAWING: 00000_Arrangement On