

CITY HALL
Administration



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

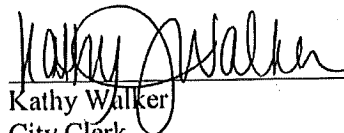
CERTIFICATION OF ORDINANCE

ORDINANCE 195-2025

I, Kathy Walker, certify I am the duly qualified City Clerk of the City of Nicholasville, Kentucky and the foregoing twenty-four (24) pages of Ordinance 195-2025 is a true, correct and complete copy duly adopted by the City Commission at a duly convened meeting held on August 25, 2025 all as appears in the official records of said city.

Further, said Ordinance, 195-2025, was published in The Jessamine Journal, as required by KRS 83A.060(9), on September 18, 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 29th
2025
MICHAEL G. ADAMS
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY James Phillips

ORDINANCE 195-2025

AN ORDINANCE ESTABLISHING A DECREE OF ANNEXATION OF 72.86 ACRES OF REAL PROPERTY LOCATED AT 3255 LEXINGTON ROAD/US 27 (PORTER MEMORIAL BABPTIST CHURCH PROPERTY – PVA PARCEL NO. 067-00-00-022.02) INTO THE CITY OF NICHOLASVILLE, KENTUCKY

WHEREAS, on May 23, 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 July 10, 2025, pursuant to KRS 81A.412(2).

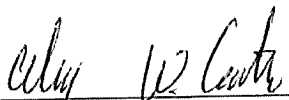
BE IT ORDAINED BY THE CITY OF NICHOLASVILLE that based on the findings in the aforesaid preambles which are incorporated by reference the property described in Exhibit "A" is annexed into the City Limits of the City of Nicholasville, Jessamine County, Kentucky and a map is attached hereto and identified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

FIRST READING (INTRODUCTION):

July 14, 2025

SECOND READING AND ADOPTION:

August 25, 2025



Alex Carter, Mayor

ATTEST:



Kathy Walker, City Clerk

ORDINANCE 195-2025

AN ORDINANCE ESTABLISHING A DECREE OF ANNEXATION OF 72.86 ACRES OF REAL PROPERTY LOCATED AT 3255 LEXINGTON ROAD/US 27 (PORTER MEMORIAL BABPTIST CHURCH PROPERTY – PVA PARCEL NO. 067-00-00-022.02) INTO THE CITY OF NICHOLASVILLE, KENTUCKY

This Ordinance annexes 72.86 acres of real property located at 3255 Lexington Road/US 27 into the City of Nicholasville, Kentucky.

Public Notices

PUBLIC NOTICE

NOTICE OF ENACTMENT OF ORDINANCE

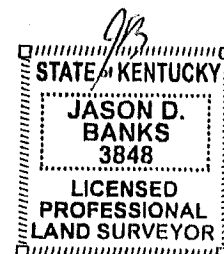
Notice is hereby given that on August 25, 2025, the Nicholasville City Commission enacted an ordinance, the full text of which is available for inspection in the office of the City Clerk, 517 North Main Street, Nicholasville, KY. The ordinance by title and summary: **ORDINANCE 195-2025: AN ORDINANCE ESTABLISHING A DECREE OF ANNEXATION OF 72.86 ACRES OF REAL PROPERTY LOCATED AT 3255 LEXINGTON ROAD/US 27 (PORTER MEMORIAL BAPTIST CHURCH PROPERTY – PVA PARCEL NO. 067-00-00-022.02) INTO THE CITY OF NICHOLASVILLE, KENTUCKY.** (This Ordinance annexes 72.86 acres of real property located at 3255 Lexington Road/US 27 into the City of Nicholasville, Kentucky.)
Kathy Walker, City Clerk
September 18, 2025

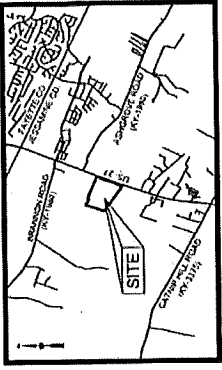
ANNEXATION BOUNDARY
PORTER MEMORIAL BAPTIST CHURCH OF LEX PROPERTY
P.C. 9; SL. 53
3255 LEXINGTON ROAD,
NICHOLASVILLE, KENTUCKY 40356

All that tract or parcel of land being situated along the westerly right-of-way of Lexington Road (U.S. 27) approximately 1,173' north of the intersection of U.S. 27 and Industry Parkway and being more particularly described as follows, TO WIT:

Beginning at a point on the existing corporate limits to the city of Nicholasville, said point being located approximately 1,173' north of the intersection of U.S. 27 and Industry Parkway, leaving the existing corporate limits, thence along the common line with Joseph C. & Sarah M. Leavell, (D.B. 822; PG. 255) N 52°18'48" W – 2029.39' to a point, thence N 18°55'06" E – 675.62' to a point, thence 18°47'04" E – 186.85' to a point, thence N 18°48'58" E – 395.22' to the common property corner with Sarah Smith Farm LLC (D.B. 613; PG. 253), thence along the common line with Sarah Smith Farm LLC S 60°10'39" E – 436.34' to a point, thence N 34°12'28" E – 114.02' to a point on the existing corporate limits, common corner of Sarah Smith Farm LLC (D.B. 613; PG. 253) and Menard INC (D.B. 801; PG. 683), thence with the existing corporate limits S 66°18'12" E – 1524.29' to a point in the westerly right of way of U.S.-27, thence continuing along the westerly right-of-way and existing corporate limits, S 20°55'06" W – 146.72' to a point, thence S 26°32'06" W – 251.22' to a point, thence S 18°33'42" W – 207.86' to a point, thence S 18°34'19" W – 42.33' to a point, thence S 06°46'50" W – 103.02' to a point, thence S 20°07'50" W – 399.92' to a point, thence, S 28°26'00" W – 151.29' to a point, thence S 22°36'57" W – 300.87' to a point, thence S 12°38'45" W – 151.87' to a point, thence S 21°56'55" W – 64.40' to the point of beginning and containing 69.21 acres, more or less.

The above-described parcel being comprised of (Tract 1) Bobby Connell Property Deed Book 382; Page 429 in the Jessamine County Clerk's Office, (Tract A) Jacqueline Sue Bryan Bently Property Deed Book 465; Page 132 in the Jessamine County Clerk's Office, (Tract B) Jacqueline Sue Bryan Bently Property Deed Book 473; Page 13 in the Jessamine County Clerk's Office.





CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE STATE OF KENTUCKY MINIMUM STANDARDS AND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE STANDARDS OF THE SURVEYING PROFESSION AND THE STANDARDS OF THE STATE OF KENTUCKY MINIMUM STANDARDS.

PURPOSE OF PLAT
THE PURPOSE OF THIS PLAT IS TO SHOW THE BOUNDARY LINES AND THE ADJACENT PROPERTY OF THE PORTER MEMORIAL BAPTIST CHURCH OF LEXINGTON, KENTUCKY, AND TO SHOW THE BOUNDARY LINES AND THE ADJACENT PROPERTY OF THE PORTER MEMORIAL BAPTIST CHURCH OF LEXINGTON, KENTUCKY, AND TO SHOW THE BOUNDARY LINES AND THE ADJACENT PROPERTY OF THE PORTER MEMORIAL BAPTIST CHURCH OF LEXINGTON, KENTUCKY.

RECORD SOURCE OF PROPERTY
THE BOARD OF TRUSTEES OF PORTER MEMORIAL BAPTIST CHURCH OF LEXINGTON, KENTUCKY, A KENTUCKY NON-PROFIT CORPORATION, BY DEED DATED FEBRUARY 1, 1980, TO THE PORTER MEMORIAL BAPTIST CHURCH OF LEXINGTON, KENTUCKY, AND TO THE PORTER MEMORIAL BAPTIST CHURCH OF LEXINGTON, KENTUCKY, AND TO THE PORTER MEMORIAL BAPTIST CHURCH OF LEXINGTON, KENTUCKY.

METHOD OF SURVEY
THIS PLAT IS BASED ON A FIELD SURVEY PERFORMED BY BANKS ENGINEERING, INC., A KENTUCKY PROFESSIONAL ENGINEERING FIRM, AND THE SURVEY WAS MADE IN ACCORDANCE WITH THE STANDARDS OF THE SURVEYING PROFESSION AND THE STANDARDS OF THE STATE OF KENTUCKY MINIMUM STANDARDS.

THE BOUNDARY LINES AND THE ADJACENT PROPERTY OF THE PORTER MEMORIAL BAPTIST CHURCH OF LEXINGTON, KENTUCKY, AND TO THE PORTER MEMORIAL BAPTIST CHURCH OF LEXINGTON, KENTUCKY, AND TO THE PORTER MEMORIAL BAPTIST CHURCH OF LEXINGTON, KENTUCKY.

PLAT OF ANNEXATION BOUNDARY
PORTER MEMORIAL BAPTIST CHURCH OF LEX
D.B. 534; PG. 173; D.B. 473; PG. 13
P.C. 9; S.L. 53
3255 LEXINGTON ROAD (U.S. 27), NICHOLASVILLE, JESSAMINE COUNTY, KENTUCKY

Property Owner of record

THE BOARD OF TRUSTEES OF
PORTER MEMORIAL BAPTIST CHURCH, OF LEXINGTON, KY.

Client of Record:

MADDERN KR LLC

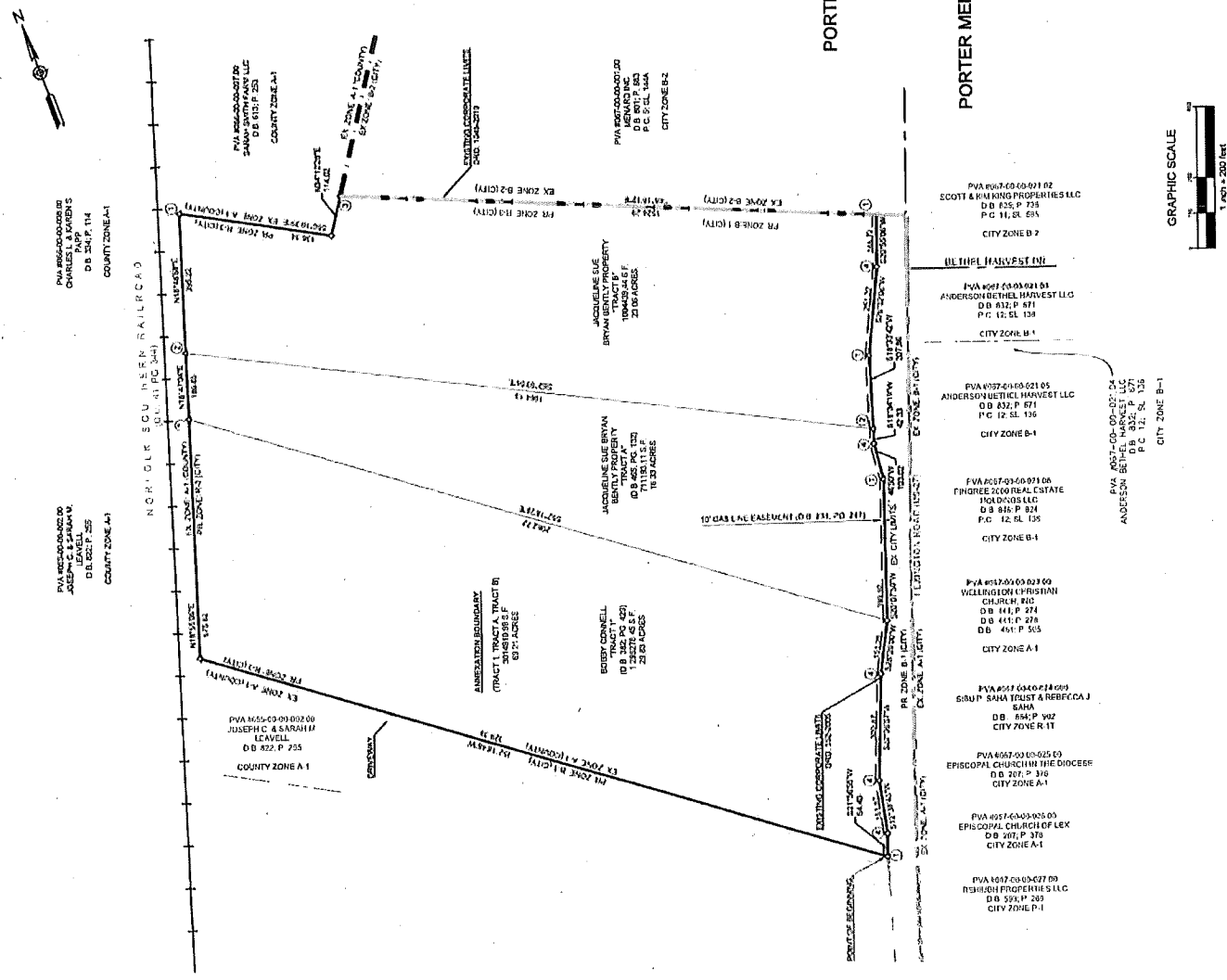
P.O. BOX 12128

LEXINGTON, KY 40580



JASON D. BANKS, P.E.
1214 JESSAMINE COUNTY COURTHOUSE
LEXINGTON, KY 40501-0020 (BANKSENGINEERING.NET)

This plat does not represent a boundary survey and is not intended for land transfer
Date: MAY, 2023



MONUMENT LEGEND

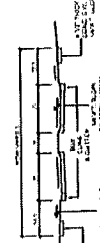
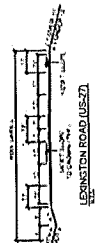
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LINEWORK LEGEND

- CONTIGUOUS
- PROPERTY LINE
- RIGHT-OF-WAY
- EXISTING CORPORATE LIMITS
- ADJACENT BOUNDARY

ANNEXATION SUMMARY

TOTAL AREA: 10.27 ACRES
AREA IN RIGHT OF WAY: 10.27 ACRES
PROPOSED ZONE: B-1 & B-3



SECTION BETH EL HARVEST DRIVE

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:

09/18/25

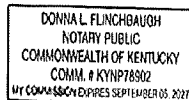
2. The sum charged by the Newspaper for said publication is the actual lowest classified rate paid by commercial customer for an advertisement of similar size and frequency in the same newspaper in which the Notice was published.

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



Joe Imel, Publisher

Subscribed and sworn to before me this
18th Day of September, 2025



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

Account #
Ad # 2044001

CITY OF NICHOLASVILLE
PO BOX 450
NICHOLASVILLE KY 40340

PUBLIC NOTICE

NOTICE OF ENACTMENT OF ORDINANCE

Notice is hereby given that on August 25, 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 195-2025: AN ORDINANCE ESTABLISHING A DECREE OF ANNEXATION OF 72.86 ACRES OF REAL PROPERTY LOCATED AT 3255 LEXINGTON ROAD/US 27 (PORTER MEMORIAL BAPTIST CHURCH PROPERTY - PVA PARCEL NO. 067-00-00-022.02) INTO THE CITY OF NICHOLASVILLE, KENTUCKY.** (This Ordinance annexes 72.86 acres of real property located at 3255 Lexington Road/US 27 into the City of Nicholasville, Kentucky.)
Kathy Walker, City Clerk
September 18, 2025

NOTICE OF ENACTMENT OF ORDINANCE

Notice is hereby given that on August 25, 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 196-2025: AN ORDINANCE ESTABLISHING A DECREE OF ANNEXATION OF 29.64 ACRES OF REAL PROPERTY LOCATED AT 789 UNION MILL ROAD (RICHARD AND ELIZABETH BURTON PROPERTY - PVA PARCEL NO. 070-00-00-016.00) INTO THE CITY OF NICHOLASVILLE, KENTUCKY.** (This Ordinance annexes 29.64 acres of real property located at 789 Union Mill Road into the City of Nicholasville, Kentucky.)
Kathy Walker, City Clerk
September 18, 2025

NOTICE OF ENACTMENT OF ORDINANCE

Notice is hereby given that on September 8, 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 198-2025: AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF NICHOLASVILLE FROM A-1 (COUNTY) TO B-2 (HIGHWAY BUSINESS DISTRICT), FOR APPROXIMATELY 17.76 ACRES OF PROPERTY LOCATED AT 3213 LEXINGTON ROAD (PORTION OF PVA PARCEL #067-00-00-028.00).**

[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-2 (Highway Business District) for approximately 17.76 net acres of property located on PVA Parcel #067-00-00-028.00.]

Kathy Walker, City Clerk
September 18, 2025

NOTICE OF ENACTMENT OF ORDINANCE

Notice is hereby given that on September 8, 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 199-2025: AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF NICHOLASVILLE FROM R-1D (SINGLE FAMILY RESIDENTIAL DISTRICT) & R-2 (TWO FAMILY RESIDENTIAL DISTRICT) TO R-1E (SINGLE FAMILY RESIDENTIAL DISTRICT), FOR APPROXIMATELY 15.27 ACRES OF PROPERTY LOCATED AT 705 MILES ROAD (PVA PARCEL #058-00-00-024.03).** [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 15.27 net acres of property located on PVA Parcel #058-00-00-024.03.]

Kathy Walker, City Clerk
September 18, 2025

Jessamine Journal:
Sept. 18, 2025
ORDINANCES

ORDINANCE 183-2025

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF NICHOLASVILLE FROM A-1 (COUNTY) TO R-3 (MULTI FAMILY RESIDENTIAL DISTRICT), FOR APPROXIMATELY 33.00 ACRES OF PROPERTY & B-1 (CENTRAL BUSINESS DISTRICT) FOR APPROXIMATELY 39.86 ACRES, LOCATED AT 3255 Lexington Road (PVA PARCEL #067-00-00-022.02).

3255 Lexington Road

WHEREAS, the Nicholasville Planning Commission held a public hearing on May 20, 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-3 for approximately 33.00 acres of property & B-1 for approximately 39.86 acres, located at 3255 Lexington 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;

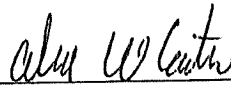
NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF NICHOLASVILLE, WHILE IN REGULAR SESSION on June 23, 2025, that it accepts and adopts the Findings of Fact and Conclusions of Law made by the Nicholasville Planning Commission and rezones the subject property as described herein.

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.

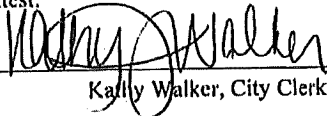
FIRST READING (INTRODUCTION): June 9, 2025

SECOND READING AND ADOPTION: June 23, 2025



Alex Carter, Mayor

Attest:


Kaitly Walker, City Clerk

SUMMARY OF ORDINANCE

ORDINANCE 183-2025

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF NICHOLASVILLE FROM A-1 (COUNTY) TO R-3 (MULTI FAMILY RESIDENTIAL DISTRICT), FOR APPROXIMATELY 33.00 ACRES & B-1 (CENTRAL-BUSINESS DISTRICT) FOR APPROXIMATELY 39.86 ACRES OF PROPERTY LOCATED AT 3255 LEXINGTON ROAD (PVA PARCEL #067-00-00-022.02).

3255 Lexington 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-3 (Multi Family Residential District,) for approximately 33.00 acres & B-1 (Central-Business District) for approximately 39.86 acres of net acres of property located on PVA Parcel #067-00-00-022.02.

NOTICE OF ENACTMENT OF ORDINANCE

Notice is hereby given that on June 23, 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 183-2025: AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF NICHOLASVILLE FROM A-1 (COUNTY) TO R-3 (MULTI FAMILY RESIDENTIAL DISTRICT), FOR APPROXIMATELY 33.00 ACRES & B-1 (CENTRAL-BUSINESS DISTRICT) FOR APPROXIMATELY 39.86 ACRES OF PROPERTY LOCATED AT 3255 LEXINGTON ROAD (PVA PARCEL #067-00-00-022.02). [This ordinance

Public Notices

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-3 (Multi Family Residential District) for approximately 33.00 acres & B-1 (Central-Business District) for approximately 39.86 acres of net acres of property located on PVA Parcel #067-00-00-022.02.]

Kathy Walker, City Clerk
June 26, 2025

**EXHIBIT A
ORDINANCE 183-2025**

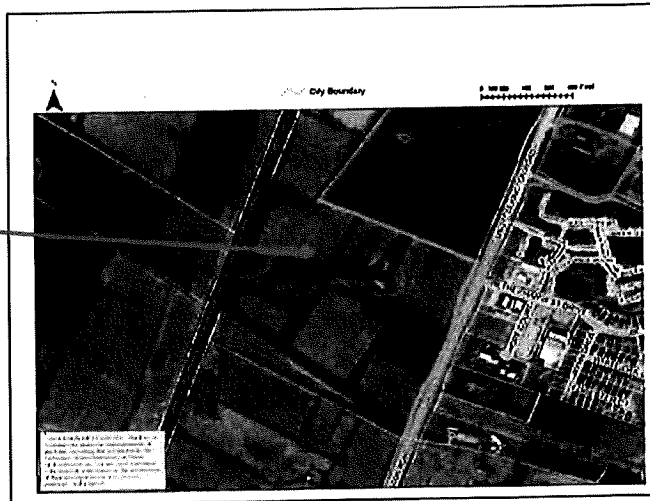
**ZONING MAP AMENDMENT
3255 Lexington Road
CONSISTING OF 69.10 ACRES AND CURRENTLY
KNOWN AS PVA PARCEL #067-00-00-022.02**

This sheet is an Exhibit to Ordinance No. 183-2025 adopted by the City Commission of the City of Nicholasville, KY on June 23, 2025. The Official Zoning Map is hereby amended by the City Commission of the City of Nicholasville as noted here and consistent with Ordinance 183-2025.

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. PVA Parcel #067-00-00-022.02, consisting of 69.10 acres.
2. Zone Map Amendment from A-1 (County) to R-3 (City) Multi Family Residential District & B-1 (Central Business District)

Zone Map
Amendment of
69.10 acres;
known as PVA
Parcel #067-00-
00-022.02 from
A-1 (County) to
R-3 & B-1



Kathy Walker
City Clerk
City of Nicholasville

Madden KR LLC

JUSTIFICATIONS/FINDINGS OF FACT

Zone Map Amendment for 39.86 acres from A-1 (County) to B-1 Commercial (City) for 39.86 acres and A-1 (County) to R-3 (City) for 33.00 acres.

INTRODUCTION

The subject property is owned by Porter Memorial Baptist Church and is under contract with a development company managed by Patrick W. Madden. It is joined on the north by the Menard's property (zoned B-2) and bordered by US 27 on the east and various retail businesses (zoned B-1) located on that side of the road. The railroad runs along the entire western border of this property.

The development of this property is a natural and anticipated progression of the expansion of the commercial and residential growth occurring in this area since it is located on one of the primary arterial roadways in Central Kentucky. The extension of East Brannon Road and the planned improvements to West Brannon Road are important factors in the use of the property for commercial and residential purposes.

FINDING #1

The requested zone change affecting the B-1 portion of the subject property agrees with the text of the current Comprehensive Plan (2017) for Nicholasville, including without limitation the following Goals and Objectives, in the following respects:

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.
4. Promote the existing urban areas of Nicholasville and Wilmore as the primary commercial and industrial centers for Jessamine County. (This project is located immediately south of the US 27/Brannon Road and Ashgrove Road intersections 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. **(When fully developed, this project will include multi-family housing and a business sufficient to serve such housing.)**

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 joins commercially zoned property.)

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 project is contiguous on the north to property zoned B-2 and on the east to existing commercial and residential developments.)**

III. TRANSPORTATION

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

Objectives

2. Require new development plans to address level of service, access and circulation issues for all modes of transportation, both within the development and as it connects to existing road networks. **(The design of the project will provide for interconnectivity to surrounding properties and enhancements to the existing road network.)**

IV. INFRASTRUCTURE AND COMMUNITY FACILITIES

Goal B. - Develop a plan for 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 storm water management. **(The developer will construct new stormwater management facilities on-site that meet Nicholasville's specifications.)**

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. **(A new fire station has been constructed nearby and this project will have no impact on City sewage treatment facilities.)**

6. Plan and monitor the location, timing and density of development to coincide with existing and planned infrastructure and community facilities. **(The subject property is located within the Nicholasville Urban Service Boundary and all utilities (water, sewer, electrical power and gas) are located on or nearby and can be easily extended to it.)**

7. Encourage contiguous development to make most efficient use of existing and planned infrastructure capabilities. **(This project is contiguous on the north and east to existing commercial and residential developments.)**

V. ENVIRONMENT

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

5. Restrict industrial, commercial and high-density residential development in areas without public sewer service. **(The subject property will be connected to public sewer provided by the Jessamine-South Elkhorn Water District.)**

FINDING #2

The requested zone change affecting the R-3 portion of the subject property agree with the text of the current Comprehensive Plan (2017) for Nicholasville, including without limitation the following Goals and Objectives, in the following respects:

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

5. Support creative commercial development alternatives, including infill, adaptive reuse and mixed-use development, within established urban areas.

(This goal is attainable because the multifamily housing proposal is part of a larger master plan. The design of this plan will comply with all regulations and policies that significantly lower impact on land use compared to single-family homes. By providing medium to high-density multifamily options, we can broaden the tax base and enhance the commercial vitality of the area. This development will support existing nearby businesses and help stimulate the growth of new retail and commercial

opportunities. Ultimately, this approach aims to attract future commercial ventures, improving the goods and services available to all residents of Nicholasville and Jessamine County.)

II. RESIDENTIAL DEVELOPMENT

Goal A. - 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.
5. Ensure that adequate land is available to accommodate the housing needs of the entire Jessamine County community.

Goal B. - Provide simple, convenient pedestrian, vehicular and bicycle access to everyday goods and services for residents of both urban and rural areas throughout Jessamine County. (This Goal is met in that the planned development of the subject property will be located adjacent to a retail commercial area which will give the residents convenient access to everyday goods and services.)

III. TRANSPORTATION

Goal B. - 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 conceptual plan submitted with the application depicts several sidewalks connecting the proposed residential development to the nearby commercial/retail area and will interconnect with already existing stub streets from the adjoining commercial development.)

IV. INFRASTRUCTURE AND COMMUNITY FACILITIES

Goal B. - Develop a plan for efficient expansion of existing infrastructure and community facilities to meet current and future needs. (Applicant will construct new stormwater management infrastructure on site. Also, 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 a logical extension of existing development that adjoins it.)*
6. Plan and monitor the location, timing and density of development to coincide with existing and planned infrastructure and community facilities. *(The development spurring this zone change application coincides with the existing development nearby of restaurants, shops, groceries, and other typical commercial needs in the area).*
7. Encourage contiguous development to make most efficient use of existing and planned infrastructure capabilities.

V. ENVIRONMENT

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

Objectives

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

FINDING #3

The existing zoning classification for the subject property is inappropriate and the proposed zoning classification is appropriate for the following reasons:

- (1) The subject property is zoned A-1, which is inappropriate, given the decline of agri-business on the scale which this property would permit and given the property uses surrounding it.
- (2) The subject property's location near the intersection of Brannon Road and US 27 and directly across US 27 from existing businesses makes the B-1 zone appropriate.

(3) Due to the low supply of quality, upscale multi-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. The occupancy rates for the local comparable multi-family complexes (The Avenue on Nicholasville, The W and Greyson on 27) register in the high 90th percentile.

FINDING #4

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

FINDING #5

There is a compelling need for commercially zoned property in this area of Nicholasville.

FINDING #6

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

FINDING #7

There has been a major change of an economic, physical and/or social nature within the area involved which was not fully anticipated in the current (2017) adopted Comprehensive Plan and which has substantially altered the basic character of the area in which the subject property is located, to-wit: (1) LFUCG's current policy of restricting residential development within its boundaries; and (2) the construction and opening of the extended portion of East Brannon Road such that it now connects with Tates Creek Road. Also, the plan to widen West Brannon Road is moving forward and will provide more efficient access to the project from the west.

FINDING #8

Due to the low supply of quality, upscale multi-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. The occupancy rates for the local comparable multi-family complexes (The Avenue on Nicholasville, The W and Greyson on 27) register in the high 90th percentile.

A public hearing on the Zone Map Amendment Application was held before the Planning Commission on May 20, 2025. The minutes and transcript of the hearing before the Planning Commission (including all exhibits shown), and the Planning Commission's administrative file are incorporated herein by reference to provide a brief summary of the proceedings which occurred.

ZONE MAP AMENDMENT REQUEST
ZONE A-1 TO ZONES B-1 & R-3
PORTER MEMORIAL BAPTIST CHURCH OF LEX PROPERTY
PLAT CABINET 9; SLIDE 53

REQUESTED ZONE CHANGE ZONE A-1 (COUNTY) TO ZONE B-1 (CITY)

All that tract or parcel of land being situated in the westerly right-of-way of Lexington Road (U.S. 27) approximately 1,173 north of the intersection of U.S. 27 and Industry Parkway and being more particularly described to follows, TO WIT:

Beginning at a point on the centerline of the US 27 By-pass, located approximately 1,173' north of the intersection of US 27 By-Pass and Industry Parkway, thence leaving the center line of US-27 and continuing N 52°18'48" W – 85.95' along the southerly property line extended of Porter Memorial Baptist Church of Lexington (D.B. 473; PG. 13) to a point in the westerly Right Of Way of US-27, said point being the south easterly corner of Porter Memorial Baptist Church of Lexington, thence continuing N 52°18'48" W – 1455.97' to a point, thence continuing N 20°48'34" E – 602.98' to a point, thence N 70°21'38" E – 238.64' to a point, thence S 69°11'26" E – 803.56' to a point, thence continuing N 20°48'34" E – 447.28' to a point, thence a curve to the Right having a radius of 250.00' for an arc distance of 130.78' and having a chord bearing N 35°47'46" E – 129.30' to a point, thence, along a curve to the Left having a radius of 150.00' for an arc distance of 78.59' and having a chord bearing N 35°46'25" E – 77.69' thence, N 20°45'52" E – 1.81' to a point in the common line of Porter Memorial Baptist Church Of Lex and Menard INC (D.B. 801; PG. 683), thence continuing S 66°18'12" E – 350.14' to a point on the Westerly Right Of Way of US-27, thence S 66°18'12" E – 83.43' to a point on the centerline of US-27, thence continuing along the centerline of US-27 S 20°48'34" W – 77.08' to a point, thence S 20°48'34" W – 930.24' to a point, thence continuing S 20°48'34" W – 406.40' to a point, thence along a curve to the right having a radius of 22916.07' for an arc distance of 418.98' and having a chord bearing S 20°17'08" W – 418.97' to the point of beginning and containing 39.86 acres.

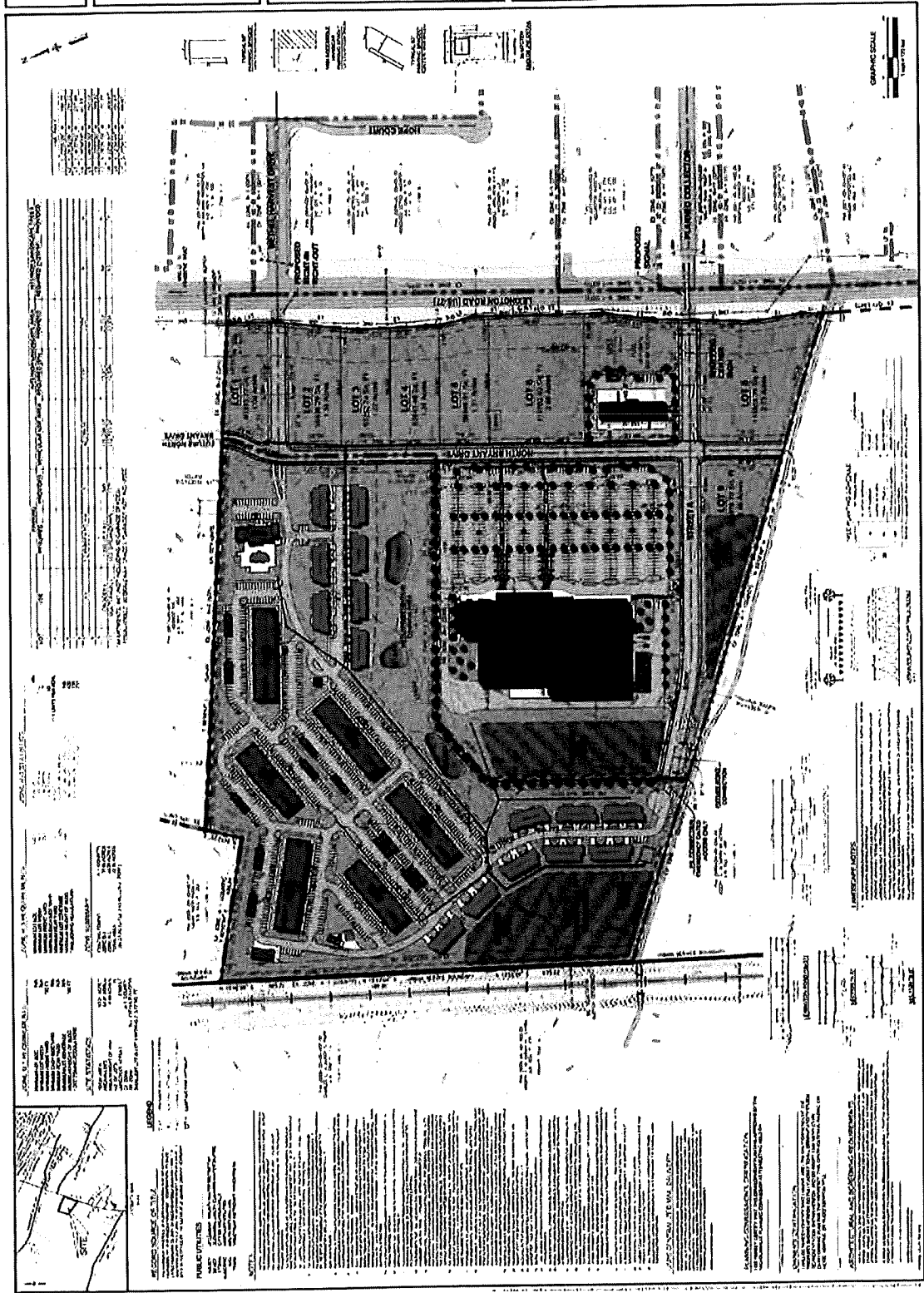
REQUESTED ZONE CHANGE ZONE A-1 (COUNTY) TO ZONE R-3 (CITY)

Beginning at a point on the westerly property line of Porter Memorial Baptist Church of Lexington (D.B. 473; PG. 13), said point being the common corner to Joseph C. & Sarah M. Leavell, (D.B. 822; PG. 255), Thence along the common line with Leavell

N 18°55'06" E – 675.62' to a point, thence N 18°47'04" E – 186.85' to a point, thence N 18°48'58" E – 395.22' to a point, said point being the common corner with Levell and Sarah Smith Farm LLC (D.B. 613; PG. 253), thence continuing along the common line of Smith Farm S 60°10'39" E – 436.34' to a point, thence N 34°12'28" E – 114.02' to a point on the common property line to Menard INC (D.B. 801; PG. 683), thence continuing along the common property line to Menard INC S 66°18'12" E – 1174.14' to a point, thence S 20°45'52" E – 1.81' to a point, thence along a curve to the right having a radius of 150.00' for an arc distance of 78.59' and having a chord bearing S 35°46'25" W – 77.69', thence along a curve to the left having a radius of 250.00' for an arc distance of 130.78' and having a chord bearing S 35°47'46" W – 129.30' to a point thence, S 20°48'34" W – 447.28' to a point thence, N 69°11'26" W – 803.56' to a point thence, S 70°21'38" W – 238.64' to a point thence, S 20°48'34" W – 602.98' to a point thence, N 52°18'48" W – 573.42' to the point of beginning and containing 33.00 acres.

The above-described parcel being comprised of (Tract 1) Bobby Connell Property Deed Book 382; Page 429 in the Jessamine County Clerk's Office, (Tract A) Jacqueline Sue Bryan Bently Property Deed Book 465; Page 132 in the Jessamine County Clerk's Office, (Tract B) Jacqueline Sue Bryan Bently Property Deed Book 473; Page 13 in the Jessamine County Clerk's Office.

SHEET FDP DATE: 11/11/11	PROJECT PORTER MEMORIAL BAPTIST CHURCH	DEVELOPER MADDEN KIRLLD	AMENDED FINAL DEVELOPMENT PLAN	
	OWNER PORTER MEMORIAL BAPTIST CHURCH 1827 MCCLURE ST. WYOMING, WY 82197	1827 MCCLURE ST. WYOMING, WY 82197	PORTER MEMORIAL PROPERTY 1827 MCCLURE ST. WYOMING, WY 82197	1827 MCCLURE ST. WYOMING, WY 82197



ANNEXATION BOUNDARY
PORTER MEMORIAL BAPTIST CHURCH OF LEX PROPERTY
P.C. 9; SL. 53
3255 LEXINGTON ROAD,
NICHOLASVILLE, KENTUCKY 40356

All that tract or parcel of land being situated along the westerly right-of-way of Lexington Road (U.S. 27) approximately 1,173' north of the intersection of U.S. 27 and Industry Parkway and being more particularly described as follows, TO WIT:

Beginning at a point on the existing corporate limits to the city of Nicholasville, said point being located approximately 1,173' north of the intersection of U.S. 27 and Industry Parkway, leaving the existing corporate limits, thence along the common line with Joseph C. & Sarah M. Leavell, (D.B. 822; PG. 255) N 52°18'48" W – 2029.39' to a point, thence N 18°55'06" E – 675.62' to a point, thence 18°47'04" E – 186.85' to a point, thence N 18°48'58" E – 395.22' to the common property corner with Sarah Smith Farm LLC (D.B. 613; PG. 253), thence along the common line with Sarah Smith Farm LLC S 60°10'39" E – 436.34' to a point, thence N 34°12'28" E – 114.02' to a point on the existing corporate limits, common corner of Sarah Smith Farm LLC (D.B. 613; PG. 253) and Menard INC (D.B. 801; PG. 683), thence with the existing corporate limits S 66°18'12" E – 1524.29' to a point in the westerly right of way of U.S.-27, thence continuing along the westerly right-of-way and existing corporate limits, S 20°55'06" W – 146.72' to a point, thence S 26°32'06" W – 251.22' to a point, thence S 18°33'42" W – 207.86' to a point, thence S 18°34'19" W – 42.33' to a point, thence S 06°46'50" W – 103.02' to a point, thence S 20°07'50" W – 399.92' to a point, thence, S 28°26'00" W – 151.29' to a point, thence S 22°36'57" W – 300.87' to a point, thence S 12°38'45" W – 151.87' to a point, thence S 21°56'55" W – 64.40' to the point of beginning and containing 69.21 acres, more or less.

The above-described parcel being comprised of (Tract 1) Bobby Connell Property Deed Book 382; Page 429 in the Jessamine County Clerk's Office, (Tract A) Jacqueline Sue Bryan Bently Property Deed Book 465; Page 132 in the Jessamine County Clerk's Office, (Tract B) Jacqueline Sue Bryan Bently Property Deed Book 473; Page 13 in the Jessamine County Clerk's Office.



City Commission

TO: Nicholasville City Commission

FROM: Planning and Zoning Department

SUBJECT: **3255 Lexington Road**
Zone Map Amendment from A-1 (County) to R-3 & B-1
PVA Parcel #067-00-00.022.02
Madden KR LLC – Applicant
The Board of Trustees of Porter Memorial Baptist Church- Property Owner
ORDINANCE 183-2025 - ZONING MAP AMENDMENT

DATE: June 9, 2025 - 1st Reading
June 23, 2025 - 2nd Reading

Location: PVA Parcel #067-00-00-022.02
(Refer to Exhibit A)

PC Action: The Planning Commission considered this request during their regular meeting of May 20, 2025. Principal points of discussion and the applicant's submitted justifications focused on:

- a) The applicant, Madden KR LLC, is requesting a zone map amendment from A-1 (County) to R-3 (Multi Family Residential District) & B-1 (Central Business District). For approximately 69.10 Total acres, located at 3255 Lexington Road.
- b) The final development plan depicts the construction of multi-family dwellings and business structures.
- c) The applicant's amended justifications/findings of fact, submitted by the applicant, will show the requested zone map amendment to R-3 (Multi Family Residential District) & B-1 (Central Business District), would allow the construction of multi-family dwellings and businesses. (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-3 (Multi Family Residential District) & B-1 (Central Business District), for approximately 69.10 acres of property located at 3255 Lexington Road, PVA Parcel #067-00-00-022.02, 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: Madden KR LLC of P.O. Box 12128, Lexington, KY 40580, has filed an application for a Zone Map Amendment from A-1 (County) to R-3(Multi Family Residential District) & B-1 (Central Business District), for approximately 69.10 acres of property located at 3255 Lexington Road (PVA Parcel #067-00-00-022.02)

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

	<u>ZONE</u>	<u>EXISTING USE</u>
North	A-1(County) & B-2	Agriculture
East	B-1, R-1T, & A-1 (City)	Agriculture, Future Residential & Commercial
South	A-1(County)	Agriculture
West	R A-1(County)	Agriculture

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 3255 Lexington Road from A-1 (County) to R-3 (Multi Family Residential District) & B-1 (Central Business District), for approximately 69.10 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-3 & B-1 (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 May 20, 2025 and will be voided if the City Commission does not approve the zone map amendment to R-3 & B-1.

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 05/20/2025.
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 183-2025 for the zone map amendment of the subject property from A-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:

06/26/25

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.

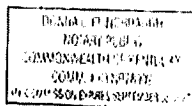
3. There are no agreements between the Newspaper, publisher, manager or printer and the officer or attorney charged with the duty of placing the attached legal advertising notice whereby any advantage, gain or profit accrued to said officer or attorney

Jeff Kuerzi
Pres. & Publisher

Jeff Kuerzi, publisher

Subscribed and sworn to before me this
26th Day of June, 2025

Donna Flinchbaugh



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

Account #
Ad # 2010030

CITY OF NICHOLASVILLE
PO BOX 450
NICHOLASVILLE KY 40340

PUBLIC NOTICE

NOTICE OF ENACTMENT OF ORDINANCE

Notice is hereby given that on June 23, 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 182-2025: AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF NICHOLASVILLE FROM A-1 (COUNTY) TO R-3 (MULTI FAMILY RESIDENTIAL DISTRICT), FOR APPROXIMATELY 16.10 ACRES OF PROPERTY LOCATED AT 3213 LEXINGTON ROAD (PORTION OF PVA PARCEL #067-00-00-028.00). [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-3 (Multi Family Residential District) for approximately 16.10 net acres of property located on PVA Parcel #067-00-00-028.00.]
Kathy Walker, City Clerk
June 26, 2025

NOTICE OF ENACTMENT OF ORDINANCE

Notice is hereby given that on June 23, 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 183-2025: AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF NICHOLASVILLE FROM A-1 (COUNTY) TO R-3 (MULTI FAMILY RESIDENTIAL DISTRICT), FOR APPROXIMATELY 33.00 ACRES & B-1 (CENTRAL-BUSINESS DISTRICT) FOR APPROXIMATELY 39.86 ACRES OF PROPERTY LOCATED AT 3255 LEXINGTON ROAD (PVA PARCEL #067-00-00-022.02). [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-3 (Multi Family Residential District) for approximately 33.00 acres & B-1 (Central-Business District) for approximately 39.86 acres of net acres of property located on PVA Parcel #067-00-00-022.02.]
Kathy Walker, City Clerk
June 26, 2025

NOTICE OF ENACTMENT OF ORDINANCE

Notice is hereby given that on June 23, 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 184-2025: 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 29.64 ACRES OF PROPERTY LOCATED AT 789 UNION MILL ROAD (PVA PARCEL #070-00-00-016.00). [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) for approximately 29.64 net acres of property located on PVA Parcel #070-00-00-016.00.]
Kathy Walker, City Clerk
June 26, 2025

NOTICE OF ENACTMENT OF ORDINANCE

Notice is hereby given that on June 23, 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 185-2025: AN ORDINANCE AMENDING THE CITY OF NICHOLASVILLE, KENTUCKY'S ANNUAL BUDGET FOR THE UTILITY GOVERNMENT FOR THE FISCAL YEAR 07-01-2024 THROUGH 06-30-2025 BY ESTIMATING REVENUES AND RESOURCES AND APPROPRIATING FUNDS FOR THE OPERATION OF UTILITIES. [This Ordinance amends the budget for fiscal year ending June 30, 2025 for the operation of utilities.]
Kathy Walker, City Clerk
June 26, 2025

NOTICE OF ENACTMENT OF ORDINANCE

Notice is hereby given that on June 23, 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 186-2025: AN ORDINANCE ADOPTING THE CITY OF NICHOLASVILLE, KENTUCKY'S ANNUAL BUDGET FOR THE UTILITY GOVERNMENT FOR THE FISCAL YEAR 07-01-25 THROUGH 06-30-26 BY ESTIMATING REVENUES AND RESOURCES AND APPROPRIATING FUNDS FOR THE OPERATION OF UTILITIES. [This Ordinance adopts

the budget for the operation of city utilities for the fiscal year ending June 30, 2026.)
Kathy Walker, City Clerk
June 26, 2025

**NOTICE OF ENACTMENT
OF ORDINANCE**

Notice is hereby given that on June 23, 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 187-2025: AN ORDINANCE ESTABLISHING THE RATE FOR THE REGULATORY LICENSE FEE UPON THE GROSS RECEIPTS OF THE SALE OF ALCOHOLIC BEVERAGES FOR THE FISCAL YEAR ENDING JUNE 30, 2026. [This ordinance establishes a regulatory license fee upon the gross receipts of the sale of alcoholic beverages of each license issued by the City ABC Administrator for the fiscal year 2026 in the amount of five percent (5%) of gross retail sales of all alcoholic beverages sold by the drink, package distilled spirits and wine, and package malt beverages.]
Kathy Walker, City Clerk
June 26, 2025

**NOTICE OF ENACTMENT
OF ORDINANCE**

Notice is hereby given that on June 23, 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 188-2025: AN ORDINANCE AMENDING THE CITY OF NICHOLASVILLE, KENTUCKY'S ANNUAL BUDGET FOR THE GENERAL GOVERNMENT FOR THE FISCAL YEAR 07-01-2024 THROUGH 06-30-2025 BY ESTIMATING REVENUES AND RESOURCES AND APPROPRIATING FUNDS FOR THE OPERATION OF CITY GOVERNMENT. [This Ordinance amends the budget for fiscal year ending June 30, 2025 for the operation of city government.]
Kathy Walker, City Clerk
June 26, 2025

**NOTICE OF ENACTMENT
OF ORDINANCE**

Notice is hereby given that on June 23, 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 189-2025: AN ORDINANCE ADOPTING THE CITY OF NICHOLASVILLE, KENTUCKY'S ANNUAL BUDGET FOR THE GENERAL GOVERNMENT FOR THE FISCAL YEAR 07-01-2025 THROUGH 06-30-2026 BY ESTIMATING REVENUES AND RESOURCES

ES AND APPROPRIATING FUNDS FOR THE OPERATION OF CITY GOVERNMENT. [This Ordinance adopts the budget for general government operations for fiscal year July 1, 2025 through June 30, 2026 for the City of Nicholasville.]
Kathy Walker, City Clerk
June 26, 2025

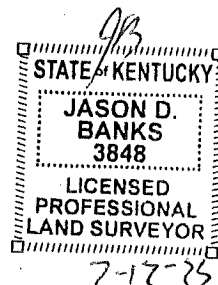
Jessamine Journal:
June 26, 2025
ORDINANCES

ANNEXATION BOUNDARY
PORTER MEMORIAL BAPTIST CHURCH OF LEX PROPERTY
P.C. 9; SL. 53
3255 LEXINGTON ROAD,
NICHOLASVILLE, KENTUCKY 40356

All that tract or parcel of land being situated along the westerly right-of-way of Lexington Road (U.S. 27) approximately 1,173' north of the intersection of U.S. 27 and Industry Parkway and being more particularly described as follows, TO WIT:

Beginning at a point on the existing corporate limits to the city of Nicholasville, said point being located approximately 1,173' north of the intersection of U.S. 27 and Industry Parkway, leaving the existing corporate limits, thence along the common line with Joseph C. & Sarah M. Leavell, (D.B. 822; PG. 255) N 52°18'48" W – 2029.39' to a point, thence N 18°55'06" E – 675.62' to a point, thence 18°47'04" E – 186.85' to a point, thence N 18°48'58" E – 395.22' to the common property corner with Sarah Smith Farm LLC (D.B. 613; PG. 253), thence along the common line with Sarah Smith Farm LLC S 60°10'39" E – 436.34' to a point, thence N 34°12'28" E – 114.02' to a point on the existing corporate limits, common corner of Sarah Smith Farm LLC (D.B. 613; PG. 253) and Menard INC (D.B. 801; PG. 683), thence with the existing corporate limits S 66°18'12" E – 1524.29' to a point in the westerly right of way of U.S.-27, thence continuing along the westerly right-of-way and existing corporate limits, S 20°55'06" W – 146.72' to a point, thence S 26°32'06" W – 251.22' to a point, thence S 18°33'42" W – 207.86' to a point, thence S 18°34'19" W – 42.33' to a point, thence S 06°46'50" W – 103.02' to a point, thence S 20°07'50" W – 399.92' to a point, thence, S 28°26'00" W – 151.29' to a point, thence S 22°36'57" W – 300.87' to a point, thence S 12°38'45" W – 151.87' to a point, thence S 21°56'55" W – 64.40' to the point of beginning and containing 69.21 acres, more or less.

The above-described parcel being comprised of (Tract 1) Bobby Connell Property Deed Book 382; Page 429 in the Jessamine County Clerk's Office, (Tract A) Jacqueline Sue Bryan Bently Property Deed Book 465; Page 132 in the Jessamine County Clerk's Office, (Tract B) Jacqueline Sue Bryan Bently Property Deed Book 473; Page 13 in the Jessamine County Clerk's Office.



MONUMENT LEGEND

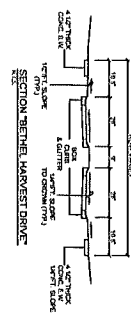
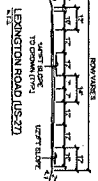
- ① IRON PIN FOUND NO CAP
- ② IRON PIN FOUND WITH CAP #184
- ③ IRON PIN FOUND WITH CAP #186
- ④ RIGHT-OF-WAY MONUMENT
- ⑤ CALCULATED CORNER
- ⑥ NO MONUMENT SET
- ⑦ FOUND MONUMENT (AS NOTED)

LINEWORK LEGEND

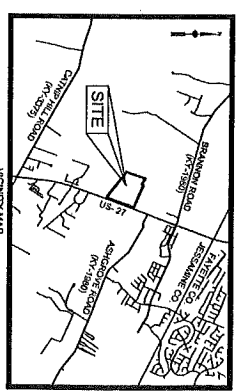
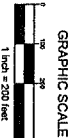
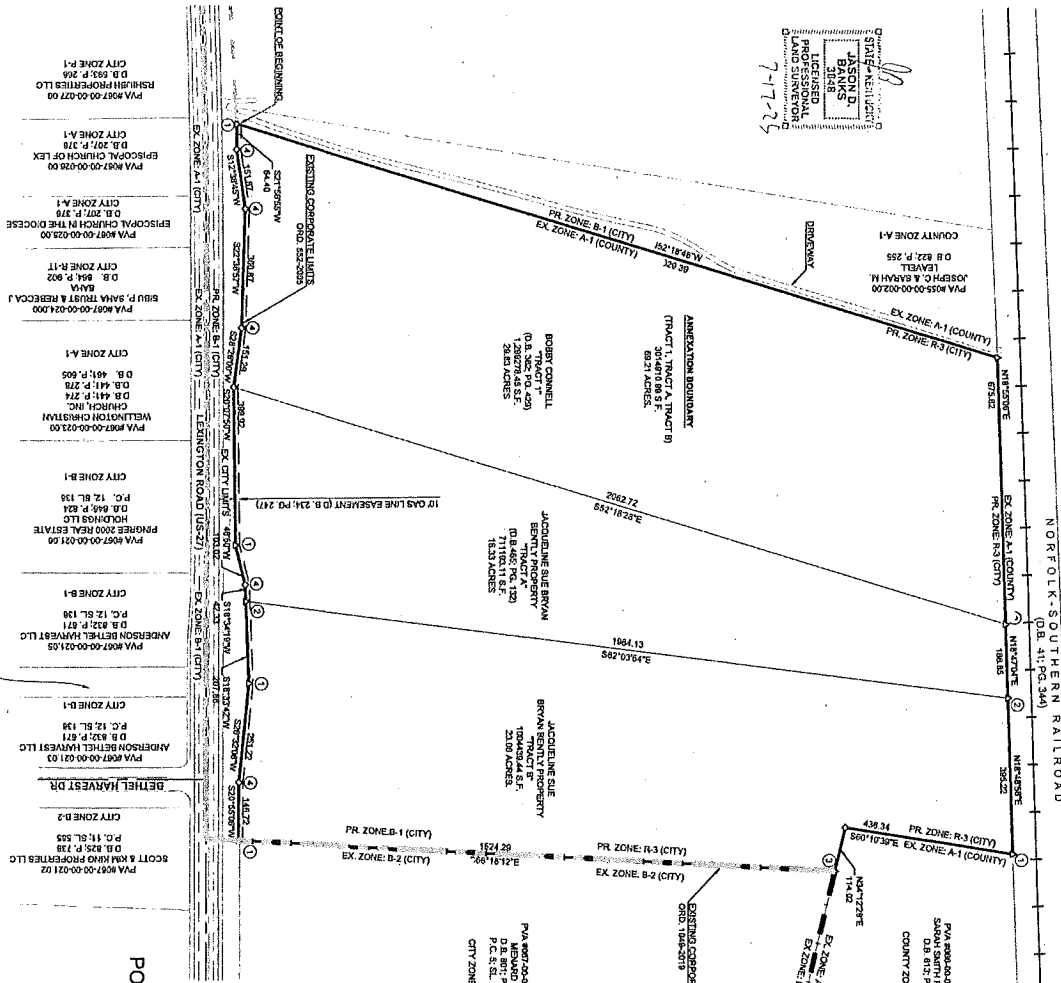
- CENTERLINE
- PROPERTY LINE
- RIGHT-OF-WAY
- EXISTING CORPORATE LIMITS
- ADJACENT BOUNDARY

ANNEXATION SUMMARY

TOTAL AREA: 82.71 ACRES
 AREA IN RIGHT OF WAY: 82.71 ACRES
 PROPOSED ZONE: B-1 & B-2



PROJECT 2001
 COUNTY OF JEFFERSON
 DRAWING 33711, JEFFERSON, KY



CERTIFICATE OF ACCURACY

I, JASON D. BARKS, a duly licensed Professional Engineer, do hereby certify that the plat shown and described herein is a true and correct representation of the facts and conditions as shown on the plat of survey to the specifications of the State of Kentucky, and that the monuments have been set in accordance with the instructions of the State of Kentucky.

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO DENOTE THE PROPERTY BEING ANNEXED INTO THE CITY OF NICHOLASVILLE, KENTUCKY, AND TO SHOW THE BOUNDARY OF THE PROPERTY BEING ANNEXED INTO THE CITY OF NICHOLASVILLE, KENTUCKY, AND TO SHOW THE BOUNDARY OF THE PROPERTY BEING ANNEXED INTO THE CITY OF NICHOLASVILLE, KENTUCKY.

RECORD SOURCE OF PROPERTY

THE BOARD OF TRUSTEES OF PORTER MEMORIAL BAPTIST CHURCH, OF NICHOLASVILLE, KENTUCKY, HAS REQUESTED THAT THE CITY OF NICHOLASVILLE, KENTUCKY, ANNEX THE PROPERTY BEING ANNEXED INTO THE CITY OF NICHOLASVILLE, KENTUCKY, AND TO SHOW THE BOUNDARY OF THE PROPERTY BEING ANNEXED INTO THE CITY OF NICHOLASVILLE, KENTUCKY.

METHOD OF SURVEY

THIS PLAT IS BASED ON A FIELD SURVEY PERFORMED BY JAMES ENGINEERING, INC., A PROFESSIONAL ENGINEERING FIRM, ON THE PROPERTY BEING ANNEXED INTO THE CITY OF NICHOLASVILLE, KENTUCKY, AND TO SHOW THE BOUNDARY OF THE PROPERTY BEING ANNEXED INTO THE CITY OF NICHOLASVILLE, KENTUCKY. THE SURVEY WAS PERFORMED ON THE PROPERTY BEING ANNEXED INTO THE CITY OF NICHOLASVILLE, KENTUCKY, AND TO SHOW THE BOUNDARY OF THE PROPERTY BEING ANNEXED INTO THE CITY OF NICHOLASVILLE, KENTUCKY.

PLAT OF ANNEXATION BOUNDARY PORTER MEMORIAL BAPTIST CHURCH OF LEX

3255 LEXINGTON ROAD (U.S. 27), NICHOLASVILLE,
 JESSAMINE COUNTY, KENTUCKY

THE BOARD OF TRUSTEES OF PORTER MEMORIAL BAPTIST CHURCH, OF LEXINGTON, KY.

Client of Record:
 4300 NICHOLASVILLE
 LEXINGTON, KY 40556
 MADDEN KR LLC
 P.O. BOX 12128
 LEXINGTON, KY 40590

JASON D. BARKS, P.E.
 1211 JESSAMINE STATION NICHOLASVILLE, KY
 40151-0001 JAMESENGINEERING.COM

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