

CITY HALL
Administration



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

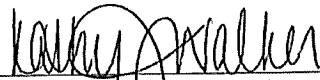
CERTIFICATION OF ORDINANCE

ORDINANCE 196-2025

I, Kathy Walker, certify I am the duly qualified City Clerk of the City of Nicholasville, Kentucky and the foregoing twenty-two (22) pages of Ordinance 196-2025 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, 196-2025, 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 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**

WHEREAS, on May 30, 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).

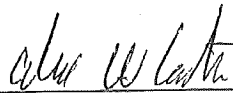
BE IT ORDAINED BY THE CITY OF NICHOLASVILLE that based on the findings in the aforesaid preambles which are incorporated by reference the property described in Exhibit "A" is annexed into the City Limits of the City of Nicholasville, Jessamine County, Kentucky and a map is attached hereto and identified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

FIRST READING (INTRODUCTION):

July 14, 2025

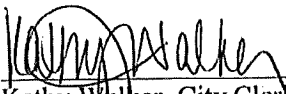
SECOND READING AND ADOPTION:

August 25, 2025



Alex Carter, Mayor

ATTEST:



Kathy Walker, City Clerk

ORDINANCE 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.

NOTICE OF ENACTMENT OF ORDINANCE

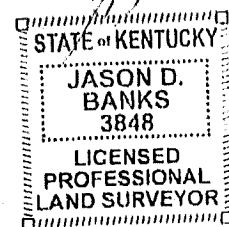
Notice is hereby given that on August 25, 2025, the Nicholasville City Commission enacted an ordinance, the full text of which is available for inspection in the office of the City Clerk, 517 North Main Street, Nicholasville, KY. The ordinance by title and summary: **ORDINANCE 196-2025: AN ORDINANCE 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

ANNEXATION BOUNDARY
RICHARD & ELIZABETH BURTON PROPERTY TRACT B-4
PLAT CABINET 12; SLIDE 199
789 UNION MILL ROAD
NICHOLASVILLE, KENTUCKY

All that tract or parcel of land being situated in the southwestern quadrant of the intersection of Union Mill Road (KY—169) and John Preece Drive 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 in the right-of-way of the unnamed street near the intersection with John Preece Drive, thence with the existing corporate limits, S 24°12'58" W — 896.68' to a point, thence S 68°28'40" E — 561.70' to a point, thence S 31°50'13" W — 279.75' to a point, thence S 80°42'44" W — 99.00' to a point, thence S 80°40'09" W — 184.09' to a point, thence S 74°40'28" W — 92.44' to a point, thence S 74°26'07" W — 400.11' to a point, thence S 74°27'20" W — 75.03' to a point, thence S 73°21'29" W — 69.58' to a point, thence S 68°47'06" W — 82.74' to a point, thence S 68°59'28" W — 198.80' to a point, thence S 55°07'17" W — 468.81' to a point, thence leaving the existing corporate limits, thence N 57°29'44" W — 97.25' to a point, N 32°07'01" E — 316.26' to a point, thence N 32°07'47" E — 310.09' to a point, thence N 30°21'47" E — 240.11' to a point, thence N 29°39'30" E — 118.70' to a point, thence N 29°39'30" E — 81.30' to a point, thence N 31°54'30" E — 309.00' to a point, thence N 31°49'28" E — 289.68' to a point, thence N 48°31'32" W — 300.66' to a point, thence N 81°11'23" E — 67.03' to a point, thence N 79°53'12" E — 100.07' to a point, thence N 79°51'41" E — 99.97' to a point, thence N 79°09'59" E — 159.70' to a point, thence N 79°20'39" E — 384.98' to a point on the existing corporate limits, thence continuing along the existing corporate limit and right-of-way of the existing unnamed street stub, N 79°57'03" E — 175.19', to the point of beginning and containing 29.63 acres.

The above-described parcel being comprised of Tract B-4 on plat of record titled "Minor Consolidation Plat, Tract 1-C (21.82 Acres) & Tract B-3 (7.82 Acres) Marilyn S. Welch Property & Richard & Elizabeth Burton Property" lodged of record in Plat Cabinet 12; Slide 199 in the Jessamine County Clerk's Office and adjacent rights-of-way. Title to Tract B-4 currently held by Richard & Elizabeth Burton by deed of record lodged in Deed Book 598; Page 234 in the Jessamine County Clerk's Office.



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

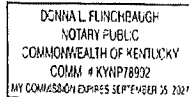
2. The sum charged by the Newspaper for said publication is the actual lowest classified rate paid by commercial customer for an advertisement of similar size and frequency in the same newspaper in which the Notice was published.

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 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).

789 Union Mill 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 R1-E for approximately 29.64 acres of property, located at 789 Union Mill Road as shown on Exhibit A; and

WHEREAS, the Nicholasville Planning Commission voted 5-1 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;

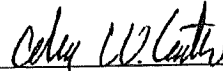
NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF NICHOLASVILLE, WHILE IN REGULAR SESSION on June 23, 2025, that it accepts and adopts the Findings of Fact and Conclusions of Law made by the Nicholasville Planning Commission and rezones the subject property as described herein.

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.

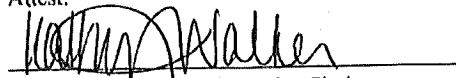
FIRST READING (INTRODUCTION): June 9, 2025

SECOND READING AND ADOPTION: June 23, 2025



Alex Carter, Mayor

Attest:


Kathy Walker, City Clerk

SUMMARY OF ORDINANCE

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).

789 union Mill Road

This ordinance amends the Official Zoning Map of the City of Nicholasville in accordance with the recommendation of the Nicholasville Planning Commission to approve the zone map amendment to R-1E (Single Family Residential District,) for approximately 29.64 net acres of property located on PVA Parcel #070-00-00-016.00.

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

**EXHIBIT A
ORDINANCE 184-2025**

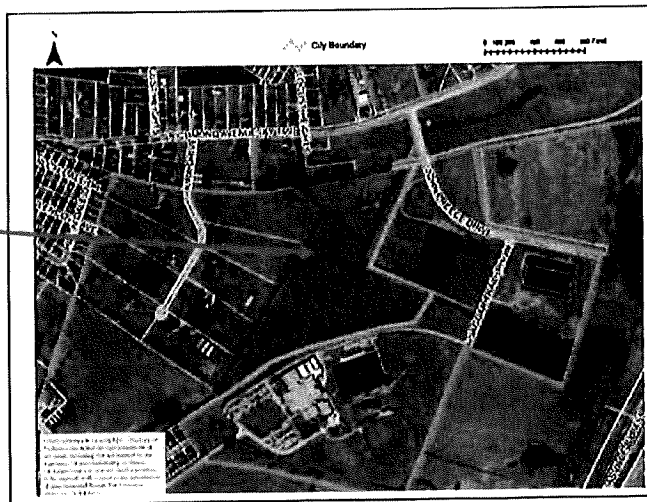
**ZONING MAP AMENDMENT
1151 Jessamine Station Road
CONSISTING OF 0.49 ACRES AND CURRENTLY
KNOWN AS PVA PARCEL #034-00-00-033.01**

This sheet is an Exhibit to Ordinance No. 184-2025 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 184-2025.

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 #070-00-00-016.00, consisting of 29.64 acres.
2. Zone Map Amendment from A-1 (County) to R-1E (City) Single Family Residential District

Zone Map
Amendment of
29.64 acres;
known as PVA
Parcel #070-00-
00-016.00 from
A-1 (County) to R-
1E



Kathy Walker
City Clerk
City of Nicholasville

Nicholasville Planning Commission

Richard and Elizabeth Burton Property

Zone Map Amendment from A-1 (County) to R-1E (City) for 29.64 acres located on the east side of Nicholasville joining East Jessamine Middle and High Schools and Red Oak Elementary School

Justifications/Findings for Approval of Zone Map Amendment

INTRODUCTION

The subject property owned by Richard and Elizabeth Burton is 26.94 acres in size and is located on the east side of Nicholasville just off Richmond Avenue/Union Mill Road next to the East Jessamine school complex. The subject parcel is proposed to be rezoned from A-1 (County) to R-1E – single family residential

The subject property is well-situated for its proposed use in that it located in the core area of the City and is connected to residential properties on the east and north and bordered on the west and south by Jessamine County Schools. the surrounding properties will profit from the project and none will suffer adverse impacts from the development.

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

II. RESIDENTIAL DEVELOPMENT

A. Goal

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

Objectives

1. **Provide a full and balanced range of housing alternatives that offers options for residents with diverse needs and income levels recognizing Jessamine County's demographic studies to balance future growth. (This project will offer single-family homes as a counter-balance to the multi family residences in the north part of the City.)**

2. Encourage the development of mixed-density and mixed-use neighborhoods

5. **Ensure that adequate land is available to accommodate the housing needs of the entire Jessamine County community.** *(The subject property's development for single-family homes is a logical extension of the eastern edge of the City's residential area.)*

III. TRANSPORTATION

B. Goal

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

Objectives

1. Require pedestrian, vehicular and bicycle circulation systems, where appropriate, as part of all development and redevelopment planning. *The planned development of the subject property will interconnect with already existing and planned stub streets to adjoining properties and is well-situated for access to the US 27 Eastern Bypass.)*

IV. INFRASTRUCTURE AND COMMUNITY FACILITIES

B. Goal

Develop a plan for efficient expansion of existing infrastructure and community facilities to meet current and future needs. *(The subject property is located within the Nicholasville Urban Service Boundary and all utilities (water, sewer, electrical power and gas) are located nearby and can be extended to it. The rezoning satisfies the requirement of Goal IV. B, in that it is an "efficient expansion of existing infrastructure and community facilities to meet current and future needs.")*

Objectives

1. Ensure that all development plans **include adequate provisions for stormwater management.** *(The developer will construct.)*

4. **Promote the extension of water and sewer service throughout the county.** *(Water and sewer services adjoin the subject property and will be extended by the developer)*

5. Coordinate land development decisions with public service, infrastructure and community facility providers in a way that will

provide services in an orderly, efficient manner. *(The subject property is a logical extension of existing and approved residential areas nearby.)*

6. Plan and monitor the location, timing and density of development to coincide with existing and planned infrastructure and community facilities. *(The development permitted by this zone change will coincide with the completion of the US 27 Eastern Bypass.)*

7. **Encourage contiguous development** to make most efficient use of existing and planned infrastructure capabilities. *(The subject property is a logical extension of existing residential areas nearby.)*

V. ENVIRONMENT

A. Goal

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

Objective

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

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

3. Although the Future Land Use Map targets this property for medium residential development, it does not take into consideration the current economics (8 years hence its adoption) that dictates a more efficient use of the City's land by using smaller lots for single-family homes.

4. There have been major changes of an economic, physical and/or social nature within the area involved which were not fully anticipated in the current (2017) adopted Comprehensive Plan and which have substantially altered the basic character of the area in which the subject property is

located, to-wit: the limitations imposed by LFUCC on the expansion of residentially zoned property in Fayette County.

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

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

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

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

8. Although the subject property has been farmed in the past, this endeavor does not provide an economically sustainable income for its owner. Further, the current A-1 zoning is a holding zone utilized for properties transitioning to other anticipated zones. Consequently, it can be deemed inappropriate and the proposed residential zoning is appropriate for development in that it is compatible with the zoning and use of surrounding properties.

9. The waiver of the 60-foot minimum lot width at the building setback line required by Sections 211.1 and 211.7 of the Subdivision Regulations ("SR"), in order to allow a portion of the proposed lots to be less than 60 feet wide is approved pursuant to SR Section 331.6 because:

a. The waiver will permit the applicant to develop a mix of housing sizes and styles in order to meet the homebuyer's individual needs. The waiver is also consistent with the recommended land use because the lots are 6500 square feet in size required by the R-1E zone. The request will therefore be in the public interest as it will provide new housing opportunities for the community as recognized by the 2017 Joint Comprehensive Plan.

b. Denying the waiver would create an undue hardship because strict adherence to the 60-foot minimum width would limit homebuyers' choices and their opportunity to buy homes sized, designed and priced to meet their families' particular needs. Further, denial would create an undue and unnecessary hardship on the applicant denying a reasonable use of the land by limiting the product offered to the public and placing the applicant at a competitive disadvantage with other's in the market place.

c. The waiver will not nullify the purpose and intent of the regulations pertaining to lot standards because the waiver complies with Section 211.2 and all lots will meet the minimum lot size of 6500 square feet.

d. The variance will not permit a use which is prohibited in the R-1E zone or vary the density requirement of this zone.

e. The special circumstance on which this variance request is based arises from the granting of such variance in this zone made available to past applicants.

f. The special circumstances herein are not the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.

g. A condition of the waiver is that 60% of the lots will be 60 feet wide or more and 40% will be under 60 feet but not less than 50 feet wide.

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

ZONE MAP AMENDMENT REQUEST
ZONE A-1 TO ZONE R-1E
RICHARD & ELIZABETH BURTON PROPERTY TRACT B-4
PLAT CABINET 12; SLIDE 199
789 UNION MILL ROAD
NICHOLASVILLE, KENTUCKY

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NICHOLASVILLE, KENTUCKY

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Beginning at a point on the existing corporate limits to the City of Nicholasville, said point being located in the right-of-way of the unnamed street near the intersection with John Preece Drive, thence with the existing corporate limits, S 24°12'58" W — 896.68' to a point, thence S 68°28'40" E — 561.70' to a point, thence S 31°50'13" W — 279.75' to a point, thence S 80°42'44" W — 99.00' to a point, thence S 80°40'09" W — 184.09' to a point, thence S 74°40'28" W — 92.44' to a point, thence S 74°26'07" W — 400.11' to a point, thence S 74°27'20" W — 75.03' to a point, thence S 73°21'29" W — 69.58' to a point, thence S 68°47'06" W — 82.74' to a point, thence S 68°59'28" W — 198.80' to a point, thence S 55°07'17" W — 468.81' to a point, thence leaving the existing corporate limits, thence N 57°29'44" W — 97.25' to a point, N 32°07'01" E — 316.26' to a point, thence N 32°07'47" E — 310.09' to a point, thence N 30°21'47" E — 240.11' to a point, thence N 29°39'30" E — 118.70' to a point, thence N 29°39'30" E — 81.30' to a point, thence N 31°54'30" E — 309.00' to a point, thence N 31°49'28" E — 289.68' to a point, thence N 48°31'32" W — 300.66' to a point, thence N 81°11'23" E — 67.03' to a point, thence N 79°53'12" E — 100.07' to a point, thence N 79°51'41" E — 99.97' to a point, thence N 79°09'59" E — 159.70' to a point, thence N 79°20'39" E — 384.98' to a point on the existing corporate limits, thence continuing along the existing corporate limit and right-of-way of the existing unnamed street stub, N 79°57'03" E — 175.19', to the point of beginning and containing 29.64 acres.

The above-described parcel being comprised of Tract B-4 on plat of record titled "Minor Consolidation Plat, Tract 1-C (21.82 Acres) & Tract B-3 (7.82 Acres) Marilyn S. Welch Property & Richard & Elizabeth Burton Property" lodged of record in Plat Cabinet 12; Slide 199 in the Jessamine County Clerk's Office and adjacent rights-of-way. Title to Tract B-4 currently held by Richard & Elizabeth Burton by deed of record lodged in Deed Book 598; Page 234 in the Jessamine County Clerk's Office.

[illegible]

THE UNIVERSITY OF CHICAGO PRESS

Source of Data: Data from a study conducted by the U.S. Census Bureau, 1990. The study was titled "The Changing County Population: Trends in the 1980s." The study was conducted by the U.S. Census Bureau, Washington, D.C. The study was published in the U.S. Census Bureau, Current Population Reports, Series C-20, No. 81, 1990.

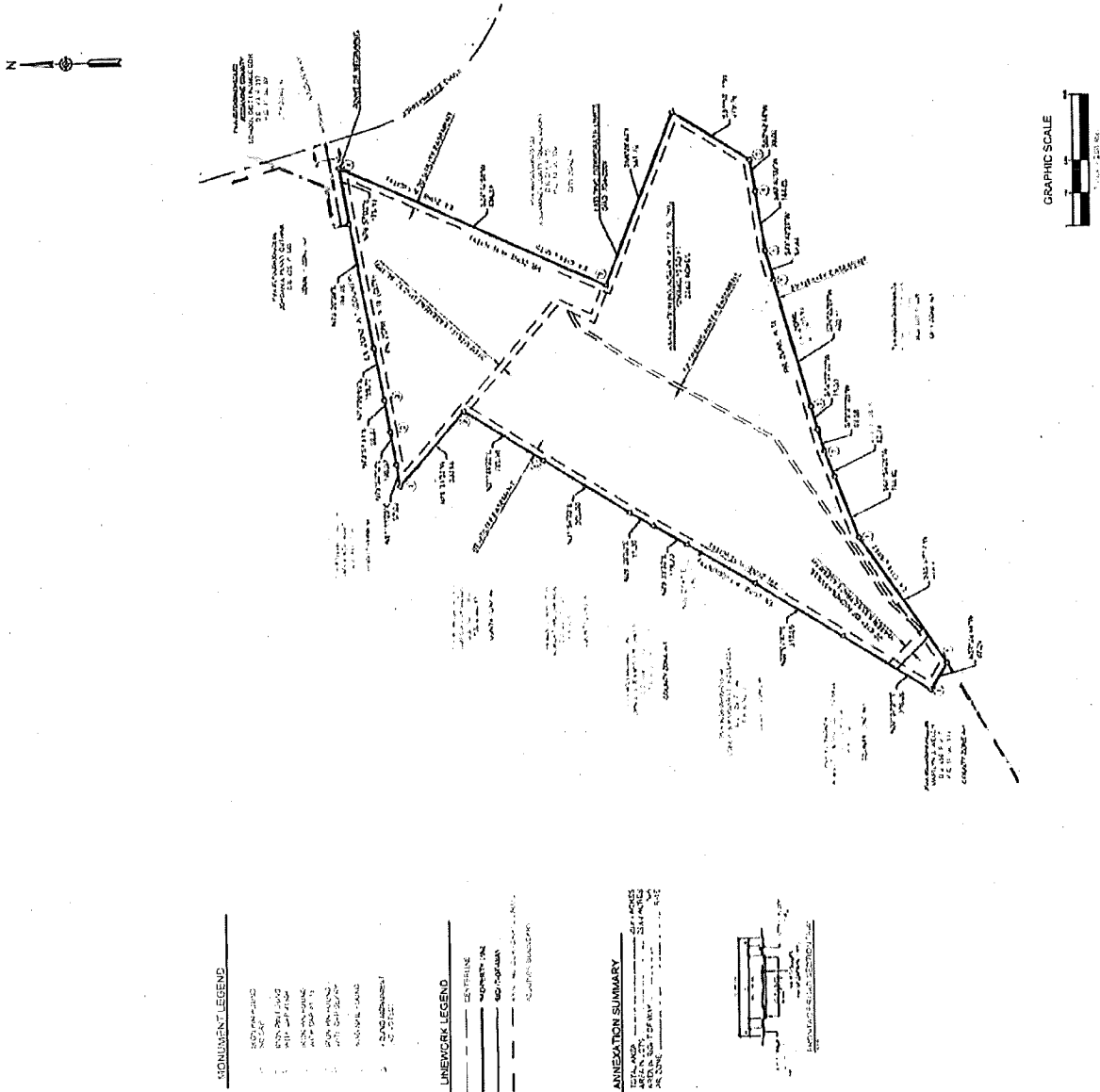
[illegible]

DB. 598; PG. 234
P.C. 12; SL 199
769 UNION MILL ROAD

CLIENT AND PROPERTY OWNER OF RECORD:
RICHARD & ELIZABETH BURTON
789 UNION MILL ROAD, NICHOLASVILLE KY 42356

AWARDS

1211 JESSAUME STATION INDOHASVILLE, KY
653.681.2020 | BANGS@GMAIL.COM N.E.T





City Commission

TO: Nicholasville City Commission

FROM: Planning and Zoning Department

SUBJECT: **789 Union Mill Road**
Zone Map Amendment from A-1 (County) to R-1E
PVA Parcel #070-00-00-016.00
Briggs Commercial Construction – Applicant
Richard & Elizabeth Burton- Property Owner
ORDINANCE 184-2025 - ZONING MAP AMENDMENT

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

Location: PVA Parcel #070-00-00-016.00
(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, Briggs Commercial Construction, is requesting a zone map amendment from A-1 (County) to R-1E (Single Family Residential District). For approximately 29.64 Total acres, located at 789 Union Mill Road
- b) The final development plan depicts the construction of single-family dwellings.
- c) The applicant's amended justifications/findings of fact, submitted by the applicant, will show the requested zone map amendment to R-1E (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 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, to the City Commission and approve the final development plan.

After discussion and consideration of the request, the Commission determined, by a vote of 5-1, that the proposed zone map amendment met the findings necessary for a zoning map amendment in Article 1350 of the Nicholasville zoning ordinance and in KRS 100.213 as follows; and adopted the findings (justifications) submitted by the applicant (attached):

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

(a) That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate.

(b) That there have been major changes of an economic, physical or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area.

Background: 1. Briggs Commercial Construction of 437 Lewis Hargett Circle, Suite 150, Lexington, KY 40503, has filed an application for a Zone Map Amendment 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)

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

	<u>ZONE</u>	<u>EXISTING USE</u>
North	A-1 (County)	Residential
East	A-1 (City)	School & Park
South	A-1 (City)	School
West	A-1 (County)	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 789 Union Mill Road from A-1 (County) to R-1E (Single Family Residential District), for approximately 29.64 acres.

Considerations:

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

Summary:

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

FDP: The final development plan, was approved with conditions by the Planning Commission on May 20, 2025 and will be voided if the City Commission does not approve the zone map amendment to R-1E.

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

1. Development per approved final development plan, with conditions, noted on 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 184-2025 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

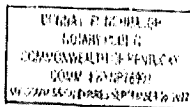
2. The sum charged by the Newspaper for said publication is the actual lowest classified rate paid by commercial customer for an advertisement of similar size and frequency in the same newspaper in which the Notice was published.

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, 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

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June 26, 2025

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June 26, 2025

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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**

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Kathy Walker, City Clerk
June 26, 2025

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

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Kathy Walker, City Clerk
June 26, 2025

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ANNEXATION BOUNDARY
RICHARD & ELIZABETH BURTON PROPERTY TRACT B-4
PLAT CABINET 12; SLIDE 199
789 UNION MILL ROAD
NICHOLASVILLE, KENTUCKY

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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 MONUMENTS HAVE BEEN PLACED AS SHOWN ON THE PLAT OF SURVEY TO THE SPECIFICATIONS OF THE STATE OF KENTUCKY MINIMUM STANDARDS.

JACOB D. JAMES III FARM
 82847
 7-17-71
 DATE

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO DEPICT THE PROPERTY BEING ANNEXED INTO
 THE CITY OF NICHOLSVILLE. SAID PROPERTY IS COMPOSED OF TRACT B-4
 OF C. S. LOT OF RECORD IN THE JEFFERSON COUNTY CLERK'S OFFICE

SOURCE OF DEEDS: DEED BOOK 208; PAGE 234 AND PLAT CABINET 12, SLIDE 189.
ALL OF RECORD IN THE JESSAMINE COUNTY COURTHOUSE CURRENT TITLE
HOLDERS: SUGARLOAF AND JESSAMINE COUNTY

[illegible]

PLAT OF ANNEXATION BOUNDARY
RICHARD & ELIZABETH BURTON
 DB. 598; PG. 234
 P.C. 12: SL. 198
 789 UNION MILL ROAD
 CLIENT AND PROPERTY OWNER OF RECORD:
RICHARD & ELIZABETH BURTON
 89 UNION MILL ROAD, NICHOLASVILLE, KY 40356

BANKS

JASON D. BANKS, PLS
211 JESSAMINE STATION | NICHOLASVILLE, KY
659.881.0020 | BANKSENGINEERING.NET

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

Date: MAY, 2025



①	IRON PIN FOUND NO CAP
②	IRON PIN FOUND WITH CAP #1804
③	IRON PIN FOUND WITH CAP #1218
④	IRON PIN FOUND WITH CAP BERRY
⑤	MAG NAIL FOUND
④	FOUND MONUMENT / AS NOTED

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

VITAL AREA: 28.03 ACRES
AREA IN LOTS: 28.03 ACRES
AREA IN RIGHT OF WAY: N/A
ZONE: R-1E

