

CITY OF BEREA, KENTUCKY  
PLANNING COMMISSION

In Re: Application for Zone Change for  
Todd Wilson and Terry Wilson

288 Mt. Vernon Road  
Berea, KY 40403

**REPORT WITH FINDINGS OF FACT AND RECOMMENDATION**

This matter having been heard on February 24, 2026, at a public hearing before the Berea Planning Commission, and the Planning Commission having considered the proposal for zoning map amendment from R-1 (Single Family Residential) to B-2 (Major Business District) made by Todd Wilson and Terry Wilson, and the records of the City of Berea, including the Comprehensive Plan, and the statements and testimony offered by the applicant, and having further considered the application filed herein, and the records of the City Clerk; the Planning Commission makes the following Report:

1. That proper notification of the hearing was given pursuant to KRS 100.212, and §401.2 of the Land Management and Development Ordinance, by posting notice on the property for fourteen consecutive days, by a public notice of the hearing published in the Berea Citizen, and by individual letters to adjoining property owners.

2. That the property is adjacent to property owned by the persons set out on Appendix A attached hereto.

3. A summary of the evidence and testimony presented by proponents of the proposed amendment is as follows:

a) The property is a .53 acre vacant tract of land located at 288 Mt. Vernon Road; and it is within the corporate limits.

b) The requested change of B-2 (Major Business District) is not in

compliance with the future land use map of the comprehensive plan.

c) The reason for the requested map amendment is the current zoning is inappropriate and the proposed zoning is more appropriate.

4. No one appeared in opposition to the proposed amendment.

5. The minutes of the Commission meeting further summarizing the testimony are attached.

Based on the foregoing, the Planning Commission makes the following FINDINGS OF FACT:

1. That proper notification of the hearing was given pursuant to KRS 100.212, and §401.2 of the Land Management and Development Ordinance, by posting notice on the property for fourteen consecutive days, by a public notice of the hearing published in the Berea Citizen, and by individual letters to adjoining property owners.

2. That the Commission finds the proposed zoning is not in compliance with the Comprehensive Plan, but that the current zoning is inappropriate and the proposed zoning classification B-2 (Major Business) is more appropriate.

#### RECOMMENDATION

1. Based on the foregoing, the Planning Commission recommends to the City Council that the classification of the property involved herein be changed from R-1 (Single Family Residential) to B-2 (Major Business District).

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
Chairman, City Planning  
Commission

Prepared by:

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Corporation Counsel

**ORDINANCE NO. 05 - 2026**

**AN ORDINANCE OF THE CITY OF BEREА, KENTUCKY, CHANGING THE ZONING CLASSIFICATION OF PROPERTY DESCRIBED HEREIN AND REFERRED TO AS 288 MT. VERNON ROAD AND OWNED BY TERRY L. WILSON AND JAMES E. TODD WILSON FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO B-2 (MAJOR BUSINESS DISTRICT)**

The City Council of the City of Bereа, Kentucky, does ordain as follows:

Pursuant to the authority granted in KRS 100, and in Section 401.2 of the Land Management and Development Ordinance, and further pursuant to a hearing held on February 24, 2026, by the Bereа Planning Commission, wherein the Planning Commission found that the proposal for zoning map amendment from R-1 (Single Family Residential) to B-2 (Major Business District) was appropriate based on specific factual findings, and said Planning Commission having recommended to the City Council that the requested map amendment be granted; therefore, the City Council adopts the findings of fact and recommendation of the Planning Commission and further, pursuant to KRS 100.211, the area as hereinafter described on Exhibit "A" hereto (0.53 acres) and located at 288 Mt. Vernon Road be and the same is reclassified to B-2 (Major Business District) from R-1 (Single Family Residential).

FIRST READING: March 17, 2026.

SECOND READING & ENACTMENT: April 7, 2026.

CITY OF BEREА, KENTUCKY

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Bruce Fraley, Mayor

Attest:

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City Clerk

Published according to law on the 8th day of April, 2026.

PREPARED BY:

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Corporation Counsel  
City of Berea, Kentucky