

CITY OF SPRINGFIELD
ORDINANCE NO. 2025-013
RELATING TO A CHANGE OF ZONING FROM
Highway Commercial (HC) TO Residential 1 (R-1)
6.697 ACRES LOCATED on PERRYVILLE ROAD

WHEREAS, 2S Homes, LLC has requested a Zone Change and Planned Unit Development Overlay of 6.697 acre property located at 1584 Perryville Road from Highway Commercial (HC) to Residential 1 (R1) and,

WHEREAS, the Springfield City Council has considered the record presented by The Springfield Planning Commission; the Springfield Planning Commission held two Public Hearings pursuant to KRS 100 on September 16th, 2025 and adopted Finding of Fact to recommend the aforementioned Zone Change and Planned Unit Development Overlay on September 29th, 2025, and the City Council concurs in and adopts the reason and findings of said Planning Commission as stated below for said zoning change and Planned Unit Development Overlay and approves and accepts the recommendations of said commission in this matter as set out in said Finding of Fact, said document attached hereto and made a part hereof, and;

WHEREAS, the zoning map of Springfield, Kentucky is hereby amended as it affects the property described below, changing the portion which was Highway Commercial (HC) to Residential 1 (R-1),

WHEREAS, it is the intent of the Springfield City Council to change the zone of this land described below:

A 6.697 acres tract being Tract #2 in Washington County, Kentucky and being more particularly described as follows:

Tract #2 - Beginning at pullpost in the northwest junction of Old US 150-New US 150 connector. Thence leaving New US 150 west r/w and with r/w fence of connector to Old US 150 north r/w, S 29 degrees 37' 13" W 40 48 feet to pullpost; S 62 degrees 46' 42" W 196.87 feet to pullpost; S 64 degrees 46' 24" W 29.81 feet to a concrete r/w monument, and S 74 degrees 08' 51" W 108.24 feet to corner rebar (set) in fence line of Larry Hill (DB 229 PG 689). Thence leaving connector r/w and with Hill as fenced, N 17 degrees 00' 21" W 875.35 feet to rebar (set) at old steel post and corner to Louis P. Mattingly Farm (DB 241 PG 461). Thence leaving Hill and with Mattingly as fenced, N 84 degrees 28' 47" E 366.33 feet to corner rebar (set) in r/w fence of New US 150. Thence leaving Mattingly and with r/w fence to pullpost, S 05 degrees 21' 43" E 67.59 feet; S 18 degrees 20' 16" E 319.87 feet, and S 18 degrees 19' 38" feet to the beginning. Containing 06.697 acres.

Bearings and Distances used are per recorded deeds, plats and information from the Washington County PVA. This description is for rezoning purposes and does not constitute a boundary survey and is not intended for land conveyance.

NOW, THEREFORE BE IT ORDAINED by the City Council of the City of Springfield, Commonwealth of Kentucky that:


This ordinance shall be adopted pursuant to KRS 83A.060, passed and approved by the City Council of the City of Springfield, on this 22 day of October 2025, with Yes and No Votes as follows:

	YES	NO
Daniel Bishop	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Willie Ellery	<input type="checkbox"/>	<input type="checkbox"/>
Michael Hale	<input type="checkbox"/>	<input type="checkbox"/>
Carolyn Hardin	<input checked="" type="checkbox"/>	<input type="checkbox"/>
John Pettus	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lance Smith	<input checked="" type="checkbox"/>	<input type="checkbox"/>

First Reading: October 14, 2025

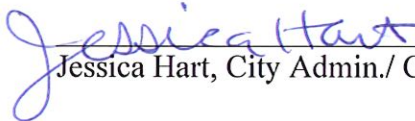
Second Reading: October 22, 2025

Published in the Springfield Sun: October 29, 2025



Mayor Chris Essex
City of Springfield

ATTEST:



Jessica Hart, City Admin./ Clerk

CITY OF SPRINGFIELD, KENTUCKY PLANNING & ZONING COMMISSION

**FINDINGS OF FACT AND RECOMMENDATION
IN FAVOR
OF**

**ZONE MAP AMENDMENT FOR PROPERTY AT 1584 PERRYVILLE ROAD
SUBMITTED BY 2S HOMES, LLC
AND
APPROVAL OF PLANNED UNIT DEVELOPMENT (PUD) OVERLAY FOR 6.7-ACRE
TRACT OF LAND SUBMITTED BY 2S HOMES, LLC**

PUBLIC HEARING NO. 1 HELD SEPTEMBER 16, 2025 / 6:00 P.M. (Zone Change)

PUBLIC HEARING NO. 2 HELD SEPTEMBER 16, 2025 / 6:15 P.M. (PUD)

WHEREAS, an application was filed by 2S Homes, LLC, as present owner of certain real property located within the City limits and accessed off of Perryville Road requesting a zoning classification change from Highway Commercial (HC) to Single-Family Residential (R-1) zone with a PUD overlay; and,

WHEREAS, the Subject Property consists of 6.7 acres currently being utilized as undeveloped acreage as depicted on the plat attached as Exhibit A; and,

WHEREAS KRS 100 and/or Springfield Zoning Ordinances require a planning commission to conduct a public hearing for the purpose of adopting a comprehensive plan amendment and making its recommendations as to the zoning re-classification effective for the property, upon receipt of the application; and

WHEREAS KRS 100 and/or Springfield Zoning Ordinances require a planning commission to conduct a public hearing for the purpose of review and recommendation as to the application to institute a planned unit development (PUD) overlay for property lying within a City zoning district, upon receipt of the application; and

WHEREAS, the City of Springfield Zoning Ordinance ("Zoning Ordinance"), as it may have been amended, and the 2024 Springfield Comprehensive Plan ("Comprehensive Plan") (collectively the "Springfield Enactments"); KRS Chapter 100; evidence of record; and all other applicable law are relevant to the City of Springfield,

Kentucky Planning Commission ("Planning Commission") recommendation for zoning district re-classification and PUD overlay of the Subject Property.

NOW THEREFORE, the Planning Commission upon consideration of the particulars of the Subject Property, any filings of any person or entity with the Planning Commission, the written administrative record before the Planning Commission, and the testimony and other evidence submitted into the record at the September 16 2025 Public Hearings (collectively the "Administrative Record"), KRS Chapter 100, and the Springfield Enactments hereby FINDS that the proposed zone reclassification is not in conformity with the 2024 Comprehensive Plan and its Future Land Use Map for this parcel and that amendment to the Comprehensive Plan would be required upon passage of any Ordinance enacted by the City assigning a different zoning classification, AND adopts these FINDINGS OF FACT and RECOMMENDATION as to the zone classifications (including overlay) of the Subject Property, all of which are to be incorporated into the Planning Commission Minutes and the Administrative Record of the Application:

FINDINGS OF FACT

1. On Application received for zoning re-classification, the Planning Commission scheduled a public hearing for September 16, 2025, at 6:00 p.m. EST at an address of 127 West Main Street, Springfield, KY 40069 ("Public Hearing 1").

2. On Application received for PUD overlay for the Subject Property, the Planning Commission scheduled a public hearing for September 16, 2025, at 6:15 p.m. EST at an address of 127 West Main Street, Springfield, KY 40069 ("Public Hearing 2").

3. Public Hearing 1 and Public Hearing 2 are referred to herein collectively as "the Public Hearings". The Public Hearings were held as scheduled ("the Public Hearings"). Such Public Hearings are contemplated by the Zoning Ordinance and KRS 100.

4. Advance statutory first-class mail hearing notice was sent to adjoining property owners pursuant to KRS 100.212. Any sign posting required by the Zoning Ordinance; and newspaper publication in compliance with KRS 100.212 and 100.207 have all been completed by city officials and documentation of such is in the Administrative Record.

5. On September 3, 2025, notice of the Public Hearing was published in the *Springfield Sun*, a Washington County newspaper of general circulation, as required by KRS Chapter 100 and KRS Chapter 424 and documentation of the publication is in the Administrative Record.

6. The Subject Property, subject to the existing Comprehensive Plan and existing Zone Classification, is located within the incorporated territory of the City of Springfield in Washington County.

7. All evidence, materials, slides, exhibits, reports, documents, correspondence, and photographs filed before or during the Public Hearings before the Planning Commission, by any person or entity, were accepted in the record as evidence of the Public Hearings.

8. The Planning Commission is aware that there is an existing zoning ordinance and Comprehensive Plan provision applicable to the property which classifies the property as Residential and more specifically as R-1 (Single-Family Residential) on the Zoning Map.

9. Public Hearing 1 is for the purpose of making a recommendation on Amendment of the Comprehensive Plan Designation and Zone Re-Classification for the Subject Property per the Springfield Enactments, KRS Chapter 100, and all applicable law. The Planning Commission is not making a recommendation as to any particular use of the Subject Property during this particular hearing but will consider factual information regarding usage for Public Hearing 2.

10. Public Hearing 2 is for the purpose of making a recommendation on application for a PUD overlay (if ultimately successful on its application or zoning reclassification) for the Subject Property per the Springfield Enactments, KRS Chapter 100, and all applicable law. The Planning Commission will be considering factual information presented pertaining to actual usage of the property in this hearing.

11. All persons who wanted to attend and/or speak and/or ask questions at the Public Hearings were permitted to do so in compliance with the Kentucky Open Meetings Act, due process, and KRS Chapter 100.

12. The Public Hearings were held in city offices at 127 W. Main St., Springfield, KY 40069, which are, upon information and belief, in compliance with the Americans with Disabilities Act.

13. Applicant attorney Michael W. McCain presented the applicant's materials in support of the zone change for the Subject Property. Various citizens and adjoining landowners were present and actively participated in the hearing including speakers Michael McCain, applicant representatives Travis Smith and Jodie Smith from 2S Homes, LLC and adjoining property owner Jonathan Coyle, who presented documentary evidence and/or oral testimony. Concerns were raised about the traffic

safety and volume disparity between the existing use and the proposed re-classification with development into multiple, closely spaced single family residential tiny homes, the fact that surrounding properties are either agricultural or commercial in use, the proximity of the proposed development to the "Welcome to Springfield" sign and whether buffers would be required surrounding the development.

14. The City's Current/Existing Land Use Map and Future Land Use Maps and Zoning Map assign a Commercial classification (HC) to this territory. The HC classification would permit commercial concerns to locate on this property with certainly as great, if not greater, traffic safety and volume disparity than the proposed residential development.

15. Based on the Subject Property description, plats/maps, the Springfield Zoning Map, the 2024 Comprehensive Plan, testimony and/or photographic evidence of record, this Subject Property contains undeveloped acreage which lies fallow; the parcel lies adjacent to other commercial and agricultural properties.

16. The Subject Property, as evidenced by the tendered plat, has a point of entry exclusively from old Highway 150 now known as Perryville Road and contains 6.7 acres, which is sufficient for a PUD overlay project.

17. Based on evidence of record, the Planning Commission finds the Subject Property is adequately served by sufficient roadway to serve the projected traffic volume such as inhabitants of the Single-Family Tiny Homes in the proposed PUD overlay would generate.

18. The Commission considered the goal of affordable housing as a significant plus in favor of the proposed zone re-classification and also the proposed PUD overlay.

19. While the Commission does not find the present classification of HC inappropriate, the proposed classification for immediate residential development is deemed equally appropriate.

20. The major change of a socio-economic factors weighing in favor of granting the application for zone reclassification and for approval of PUD overlay are: the need for affordable housing for homeowners, interest rates at the present time, testimony that the cost to develop a typical subdivision makes it difficult to produce affordable homes but this plan includes tiny homes which are more economical to build. Further, the improved roadways which the Commonwealth of Kentucky is presently creating

throughout the City are a major change and projected to increase traffic safety in the vicinity.

21. Based on evidence of record, the Planning Commission finds evidence to support that development of the Subject Property for SINGLE FAMILY RESIDENTIAL (R-1) purposes WITH THE PROPOSED PUD OVERLAY would pose no adverse impact on public health, safety and welfare and while it will alter the character of the vicinity, it will be a positive proactive use impact, not a negative one. The Planning Commission further finds evidence that the need for affordable housing supersedes other concerns presented during the Public Hearings or discussed by the Commission in its deliberations during the later meeting.

22. All of the foregoing findings of Adjudicative Facts support the recommendation of a re-classification of the Subject Property into the **Single** Family Residential (R-1) Zone Classification and recommendation of the PUD overlay presented.

23. Severability. It is the intent of the Planning Commission that a determination of one or more of the above FINDINGS OF FACT to be invalid by a court of competent jurisdiction in a final non-appealable judgment should not serve to invalidate any final action or recommendation of the Planning Commission if such may be sustained under applicable law based on any remaining FINDINGS OF FACT.

**COMPREHENSIVE PLAN AMENDMENT TO 2024 COMPREHENSIVE PLAN MAPS
AND ZONE RE-CLASSIFICATION WITH PUD OVERLAY RECOMMENDED**

The Planning Commission, having conducted two separate Public Hearings upon the Application for zone reclassification/comprehensive plan amendment and the Application for PUD overlay, by MOTION made and seconded at such meeting and approved by majority vote of a quorum of the Planning Commission, hereby:

- (a) Adopts the above-referenced Findings of Fact;
- (b) **RECOMMENDS** that Council **APPROVE** the application to amend the Current and Future Land Use Plan Maps and Zoning Map within the 2024 Comprehensive Plan to designate the Subject Property identified as 6.7 acres at 1584 Perryville Road owned by 2S HOMES, LLC, to be accessed exclusively off of Perryville Road, Springfield, KY as **SINGLE FAMILY RESIDENTIAL (R-1)** on the Current and Future Land Use Maps;
- (c) **RECOMMENDS** that Council **APPROVE** the re-classification of the Subject Property owned by 2S HOMES, LLC, and to be accessed exclusively off of Perryville Road within the City of Springfield to the **SINGLE FAMILY RESIDENTIAL (R-1) ZONE CLASSIFICATION WITH PUD OVERLAY** as such term is used in the Zoning Ordinance; and,
- (d) Authorizes and directs the Chair of the Planning Commission, the Zoning Administrator, the Secretary of the Planning Commission, and Commission Counsel to forthwith take all appropriate action to timely forward these **FINDINGS** and the complete Administrative Record to the City Council of the City of Springfield, KY.

The following Planning Commission Members voted in favor of the foregoing Motion:

Brooke Coulter (original motion)

Brian Coulter (second)

Christina Lewis

Meagan Clements

Betty Jane Hall

Tom Bystrek

and the following Planning Commission Members, if any, voted against the foregoing Motion:

None

Christina Lewis
Signature

Print Name: Christina Lewis

Chairperson, City of Springfield
Planning & Zoning Commission

9/29/25
Date

ATTEST TO SIGNATURE OF CHAIRPERSON:

Jessica Hart

Print Name: Jessica Hart

Secretary of the City of Springfield Planning Commission

Date: 9/29/25