

PIKEVILLE/PIKE COUNTY/ELKHORN CITY
JOINT PLANNING COMMISSION
JANUARY 18, 2005
MINUTES

BILL BLACKBURN:

I want to thank everyone for turning out. This is Tim Belcher coming in. Just put Tim's name on that roll. Tim, this is Layne Tackett, he's our new member on the Joint Planning, he's a retired educator, taught college and he's principal over at the Elementary School. We welcome him to the Commission. Tim's an attorney from up Elkhorn. Rick works for the State, and John's with Elliott Gas Company, and David over here is with Summit Engineering. And Judy's down at Hugh B. Hall's law office. Not now. We're glad to have all of you. This is a special called meeting, and for the purpose of considering preliminary subdivision plat map approval, the Bowles Family Partnership, and also Bob Branham had a Lovers' Leap Residential Development, he's not here yet, but maybe we can pick that up at our, we've got another meeting coming up here in a couple of weeks. This meeting will now come to order, and we'll hear from the Bowles Family Partnership, Jody or Kenny Leatherman. If you will, she's asked that you come up front, if you don't mind, so she can get everything.

JODY HUNT:

Here's a copy of the plans for the Bowles
Subdivision, Cedar Creek.

CLERK:

Would you identify yourself for me, please.

JODY HUNT:

My name's Jody Hunt.

CLERK:

Thank you.

JODY HUNT:

With Summit Engineering. And here's two copies of
the preliminary plat, and the minutes of the last meeting should
show that Mr. Tim Camploy said that we had satisfied all of his
requirements, and he recommended the approval for the preliminary
plat on this project.

BILL BLACKBURN:

This is on a specific tract we're looking at.

JODY HUNT:

Exactly, this specific tract in the middle.

BILL BLACKBURN:

These are copies right, all the same?

JODY HUNT:

Yes, it's two copies. We do have a master sheet and
then two adjacent sheets. The reason there's three maps, there's

a master, and then the next plat will show you this section here which is required to do the essential sewer extension and the water lines. And then the next sheet is the actual subdivision itself. This is the only one to be divided up.

LAYNE TACKETT:

Tell me where this is located in the relations to the substation.

JODY HUNT:

It's above it.

LAYNE TACKETT:

On the same side, but above it?

JODY HUNT:

Yeah, there's a big old grassy field there, and that's where it's at, right before you get to the top of the mountain.

BILL BLACKBURN:

This has been approved by everyone else but us to this point?

JODY HUNT:

Yes.

BILL BLACKBURN:

Do you have the other signatures except ours. Fellows look that over, take your time. This is all R-1 and we've looked at some of this at a past meeting or two, some of

this material. David, we're wondering, it's got the names of the fire chief and the health department and the water, technical advisor, does it need their names before we sign on the preliminary plat?

KAREN HARRIS:

You all can go ahead and sign, I'm sure that the Technical Advisory Committee has already approved that, but Jody knows he'll have to have those signatures before the county to record it.

BILL BLACKBURN:

Very good, any other questions or comments about the plat?

LAYNE TACKETT:

Is there any way that you can reduce this on, like a 8x, 9x11 or something like that.

JODY HUNT:

Yes we can, but it would be very difficult to read, to read the exact bearings and distances. We can do that and we, basically, you could probably just read the outside of it, but as far as the detail it would be very difficult to read that, as far as details.

BILL BLACKBURN:

We have done that in the past with different ones, and in the future you all might want consider that.

JODY HUNT:

Well, we can transfer this over into a PDF form, and you could just open it back to that reader, and you can just zoom and just pan wherever you want. It will actually be this size and you can print it out if you need to.

BILL BLACKBURN:

Any other questions or comments? What's the will of the Commission?

JOHN ELLIOTT:

I move to accept it.

BILL BLACKBURN:

Motion has been made by John Elliott to approve it, is there a second?

TIM BELCHER:

I'll second.

BILL BLACKBURN:

Tim's seconded. Any other discussion? Motion's been made and second to approve it. Clerk call the roll.

CLERK:

Layne Tackett - Yes

John Elliott - Yes

Rick Gortney - Yes

David Sanders - I abstain, because of my involvement with Summit Engineering.

Tim Belcher - Yes

Bill Blackburn - Yes

BILL BLACKBURN:

Well, thank you.

JODY HUNT:

Thank you.

BILL BLACKBURN:

The other item tonight was Bob Branham Lovers' Leap, he's not here, so.

KAREN HARRIS:

I'm afraid that I, I might have not called him back, basically, if you'll remember that Jack came before the Planning Commission to sell him a piece of property, Mr. Branham wants to include that in with the property that he's got at the Lovers' Leap area, and subdivide that into three parcels, and he'll need your approval to go ahead and do that, he does have, the plat map it is prepared.

BILL BLACKBURN:

Right, and we've received a copy of that, and did review it, at the last meeting we did not have a quorum, but I don't think there was any, let's see Rick and John, we didn't have any problem with it, but you fellows may want to wait and see it at the next, do we have a copy of that downstairs?

KAREN HARRIS:

I don't believe I do.

BILL BLACKBURN:

I think it pretty much met the requirements, I don't think there's any objection but.

KAREN HARRIS:

It was a minor subdivision plat approval, therefore didn't require review of the technical advisory or county either, all of the signatures are already in place.

BILL BLACKBURN:

Well, what's the will of the body, do you all want to wait until the next meeting and review that for yourselves? Would you all be more comfortable doing that?

TIM BELCHER:

I know what you're talking about cause I think when Jack came down, it was just basically get, there was a trace in that, it's a small parcel.

BILL BLACKBURN:

It's just a small couple three lots.

DAVID SANDERS:

Actually without getting into too much complex, there was a trade for a strip of property between what Mr. Branham bought and what the Lovers' Leap Subdivision entailed. And then he took that strip of property and joined it with what

he had, and then divided his into three individual lots. Now, I haven't seen the lots, but I know that's what he did, and he's intending to sell those three lots, or at least he's going to build on one and sell the other two. I think what he's done is okay, but I haven't seen the map so I don't know. So there's more than just that strip, it's the rest of the acreage that he bought that he's dividing into three tracts.

BILL BLACKBURN:

What's the will of the body? I'll leave it up to you all, do you all want to go ahead and approve it, or bring it up next meeting?

JOHN ELLIOTT:

I'd hate to approve something that everybody hasn't had a chance to look at.

BILL BLACKBURN:

Let's just bring that up at the next meeting and we'll have that plat, and then that will be better. All right fellows, any other, this is special called meeting, so we're only allowed really to take up the items on the agenda, aren't we?

KAREN HARRIS:

May I say one thing?

BILL BLACKBURN:

Yes.

KAREN HARRIS:

I'd like to encourage each of you to be at the February 8th meeting, that is a regular scheduled meeting. We do have a couple of important issues that are coming before you. One is a proposed zoning change for the Bailey property that comes in hand with the Boulevard. As you might be aware we have a hotel, that is a hotel chain, that's coming to Pikeville, and before they can build on that parcel and proceed with the project, that will need changed, so there will be a public hearing at five o'clock. In addition to that there is a cell tower request on your proposed public hearing as well.

BILL BLACKBURN:

Where is that tower going to be?

KAREN HARRIS:

It is at Weddington Branch.

BILL BLACKBURN:

Okay, and then Donovan told me the other day, there's going something, a curb issue down at Lowe's or Food City.

KAREN HARRIS:

We have not received the plans on that yet, but as I understand it, you do have it at Food City is, the issue is going to be particularly from down there. As I understand it, they're going to put a...

BILL BLACKBURN:

Service station.

KAREN HARRIS:

Service station in there, and will need like a service road, separate from their parking lot and to provide ingress and egress out to that service station area. So they're asking for an additional curb cut.

BILL BLACKBURN:

So some pretty important items coming up, for those of you who, when Karen said the Bailey property, that's over here next to the parking garage, it runs from the parking garage back down to the, used to be the old Hillbilly Liquors on Elm Street, well it's a little grocery store now, that's where they're talking about putting that motel, and the tourism, and city, and so forth really been pushing for this to assist in economic development and all that, so, they want to move along on that, so if you can make it to the next meeting, some pretty important items.

KAREN HARRIS:

If you all would write down your email addresses too, I will make sure that you get your agendas. I understand because of the holiday, we may have a little bit of problem getting the agenda delivered in a timely manner. So, if you all want to leave your email addresses, then I can just email you a

copy of the agenda as well.

BILL BLACKBURN:

Any other questions or comments? Do I have a motion for adjournment?

LAYNE TACKETT:

Me.

BILL BLACKBURN:

John, was that Layne?

JOHN ELLIOTT:

Layne, but I'll second.

BILL BLACKBURN:

We're like Layne. John seconded. All those in favor just say Aye.

COLLECTIVELY:

Aye.

BILL BLACKBURN:

Everyone's in favor.

1-18-05

Jayne Jacklet

~~Bob~~

~~Rich Jost~~

Sam Blackburn

DAVID SANDERS

J D B

~~Bob~~

Jody G. Hunt

Kenny Leatherman

Karen Hassis

Summit Egi.

Bowles' Family

City Hall