

JOINT PLANNING COMMISSION MEETING
FEBRUARY 14, 2006
5:00 P.M.

COMMISSION MEMBERS IN ATTENDANCE: BILL BLACKBURN
LAYNE TACKETT
DAVID SANDERS
RICK GORTNEY

BILL BLACKBURN:

Folks, it looks like, unless John Elliott comes walking through the door in the next two or three minutes, that we aren't going to have a quorum. Uh, we can wait about 40 minutes, but then one of our other members has another meeting that he has to attend.

I want to apologize to you. I have been on this for several years, and we've just had, uh, really to do this very few times. These are volunteer members, and certainly that the community and the county appreciates their time. Uh, but I do want to apologize to you all.

Uh, it looks like, in talking about, it seems like the four of us can definitely be here on the 9th of March. The 9th of March, and we just have to, I guess, call some of these other folks, and, and just double check and make sure they can be here, uh on the 9th to have a quorum.

It will be no problem with us to take up the uh, the uh, the agenda tonight that uh, unfortunately, we are regulated by a statute, and don't have much choice. Again

then, we need to have at least the five here to uh, to conduct business.

I don't guess we can have, can we? We could let them go ahead and make the, if they prefer -- That might expedite things, or would it? Can we have -- We can have a hearing as long we don't actually do any business, is that correct?

RUSSELL DAVIS:

Yeah, I think you could, you could --

BILL BLACKBURN:

Listen to what everybody uh.

RUSSELL DAVIS:

Well, if we can come back, we probably ought to just listen to it. That kind of creates problems, if we're going to do that, you've got to listen to the -- Somebody's got to listen to the tape, and stuff. It probably would be better to just wait.

BILL BLACKBURN:

Okay. Alright. Excuse me.

LAYNE TACKETT:

It hasn't been advertised any, the public hearing quorum. Well, Southeast Telephone has been. We can continue that Hearing.

SHANE HALL:

Bill, I believe that you all -- This is the presentation that I put on the last time, and I wasn't going to add anything today. Uh, you know, you know, you can make a copy of that, and that way your whole group can have it.

BILL BLACKBURN:

Alright.

SHANE HALL:

That's the case law, and that's the statute.

DAVID SANDERS:

Is that duplicates, Shane?

SHANE HALL:

I've got four. I've got enough for you folks there.

BILL BLACKBURN:

So I guess right now, if uh, if uh, there's no opposition to it, we will plan on meeting on March the 9th. If there is no one opposed, then uh, that will be the date.

MEETING ADJOURNED

Proposed Map Amendment

114 LORRAINE STREET

PIKEVILLE, KY

Hearing: 12/13/05







LAND USE
PIKEVILLE, KENTUCKY



| Zone | Designation | Symbol |
|------|-----------------------------------|----------|
| C-1 | Neighborhood Commercial | [Symbol] |
| C-2 | Highway Commercial | [Symbol] |
| C-3 | Central Business | [Symbol] |
| M-1 | Manufacturing | [Symbol] |
| I-1 | Institutional | [Symbol] |
| P-1 | Planned Development - Multi-Use | [Symbol] |
| P-2 | Planned Development Residential | [Symbol] |
| P-3 | Planned Unit Development | [Symbol] |
| R-1 | One-Family Residential | [Symbol] |
| R-2 | One-and-a-half-Family Residential | [Symbol] |
| R-3 | Two-Family Residential | [Symbol] |
| R-4 | One- and Two-Family Residential | [Symbol] |
| R-5 | Multiple-Family Residential | [Symbol] |
| RF | Riverside | [Symbol] |

LEGEND

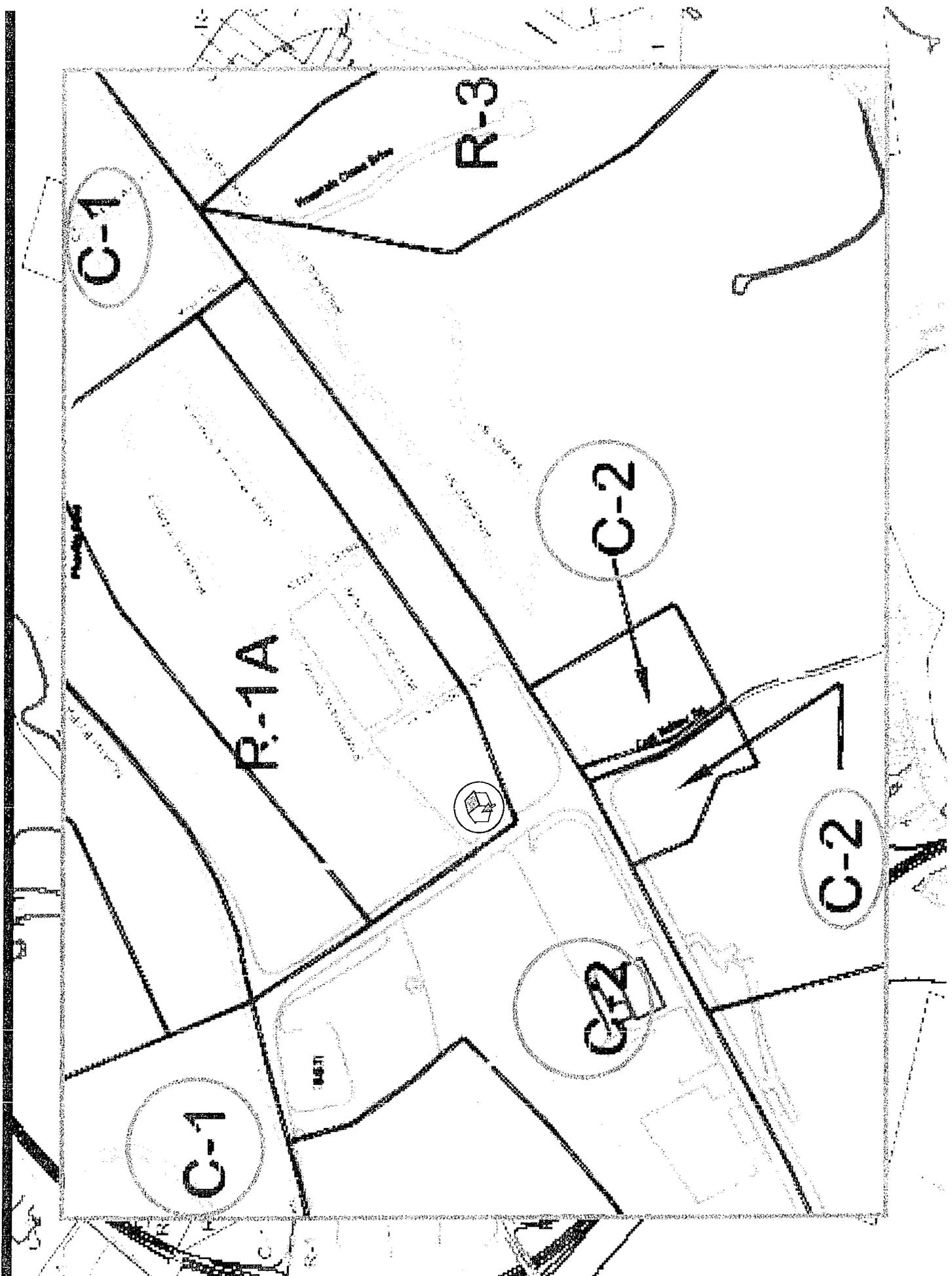
- Public Highway
- State Highway
- City of Pikeville
- County
- Water
- Proposed Boundary

Pikeville Zoning

Land Use Designations

List of Zones

- C-1 Neighborhood Commercial District
- C-2 Highway Commercial District
- C-3 Central Business District
- M-1 Manufacturing District
- I-1 Institutional District
- P-1 Planned Development - Multi-Use
- P-2 Planned Development Residential
- P-3 Planned Unit Development District
- R-1 One-Family Residential District
- R-2 One-and-a-half-Family Residential District
- R-3 Two-Family Residential District
- R-4 One- and Two-Family Residential District
- R-5 Multiple-Family Residential District
- RF Riverside District



C-1

R-3

C-2

R-1A

C-2

C-1

C-2



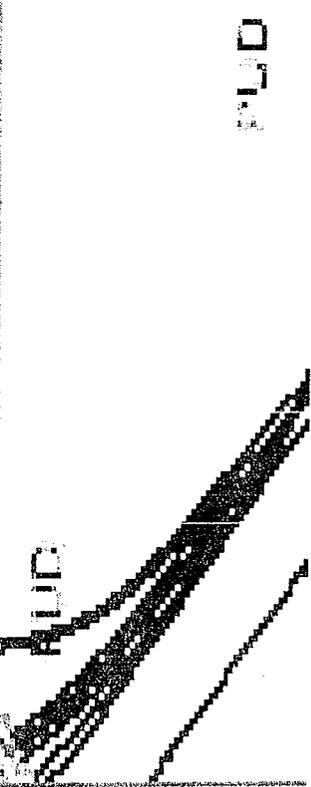
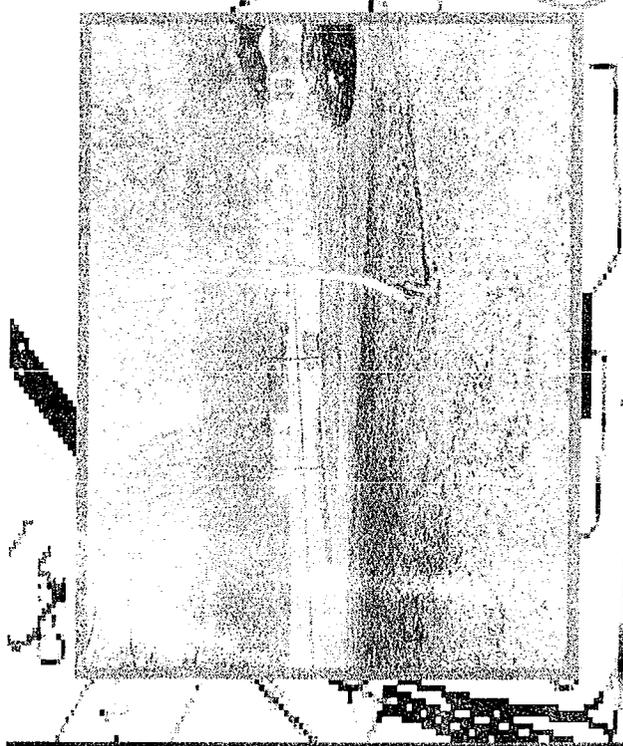
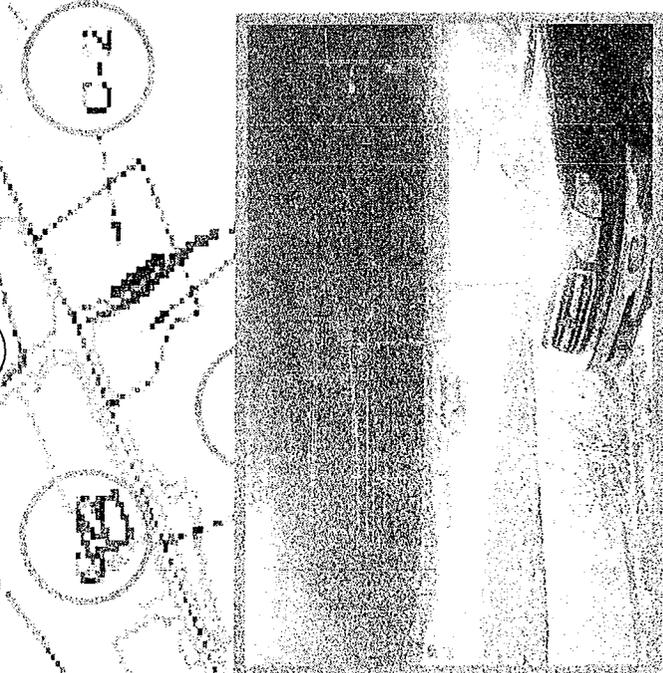
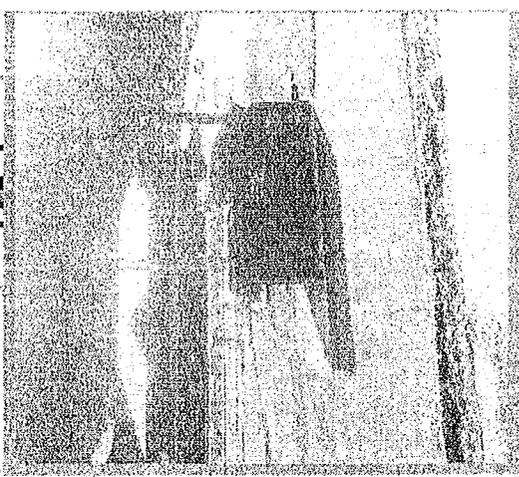
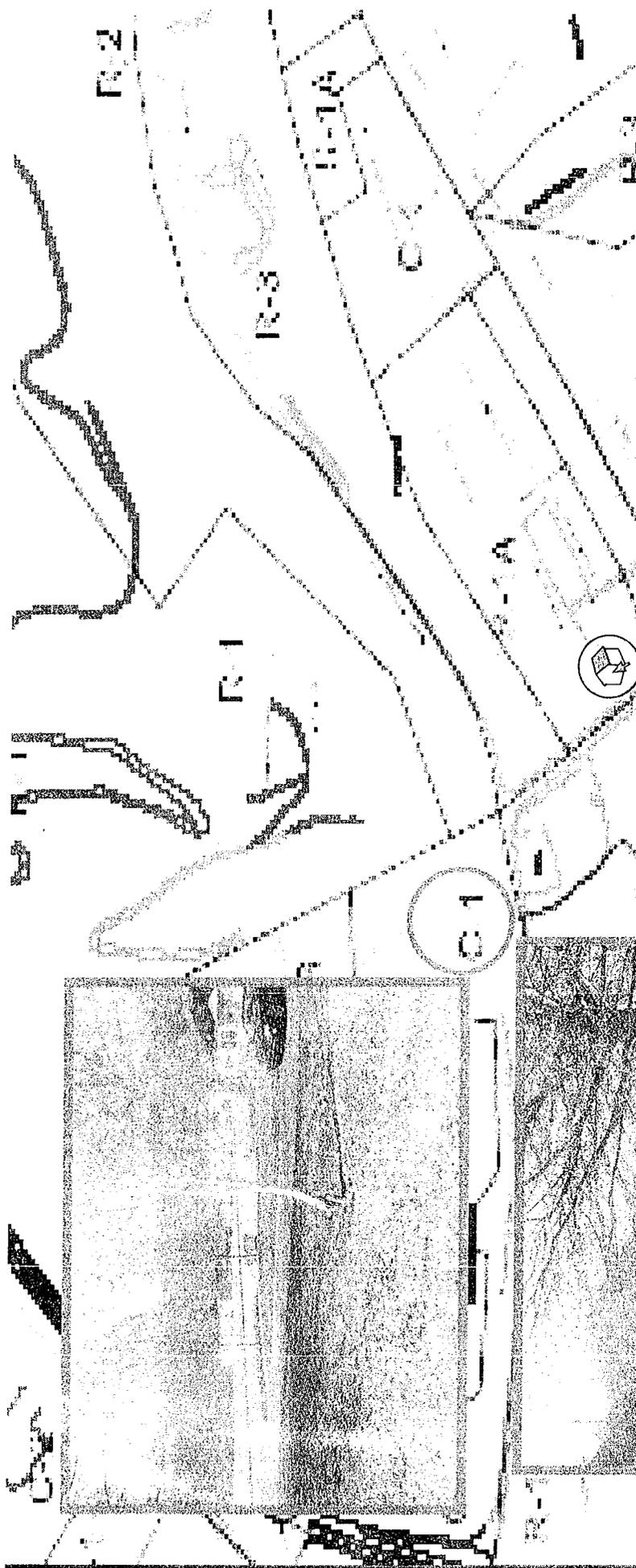
Merrill Lane

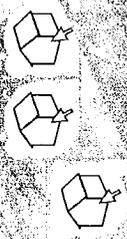
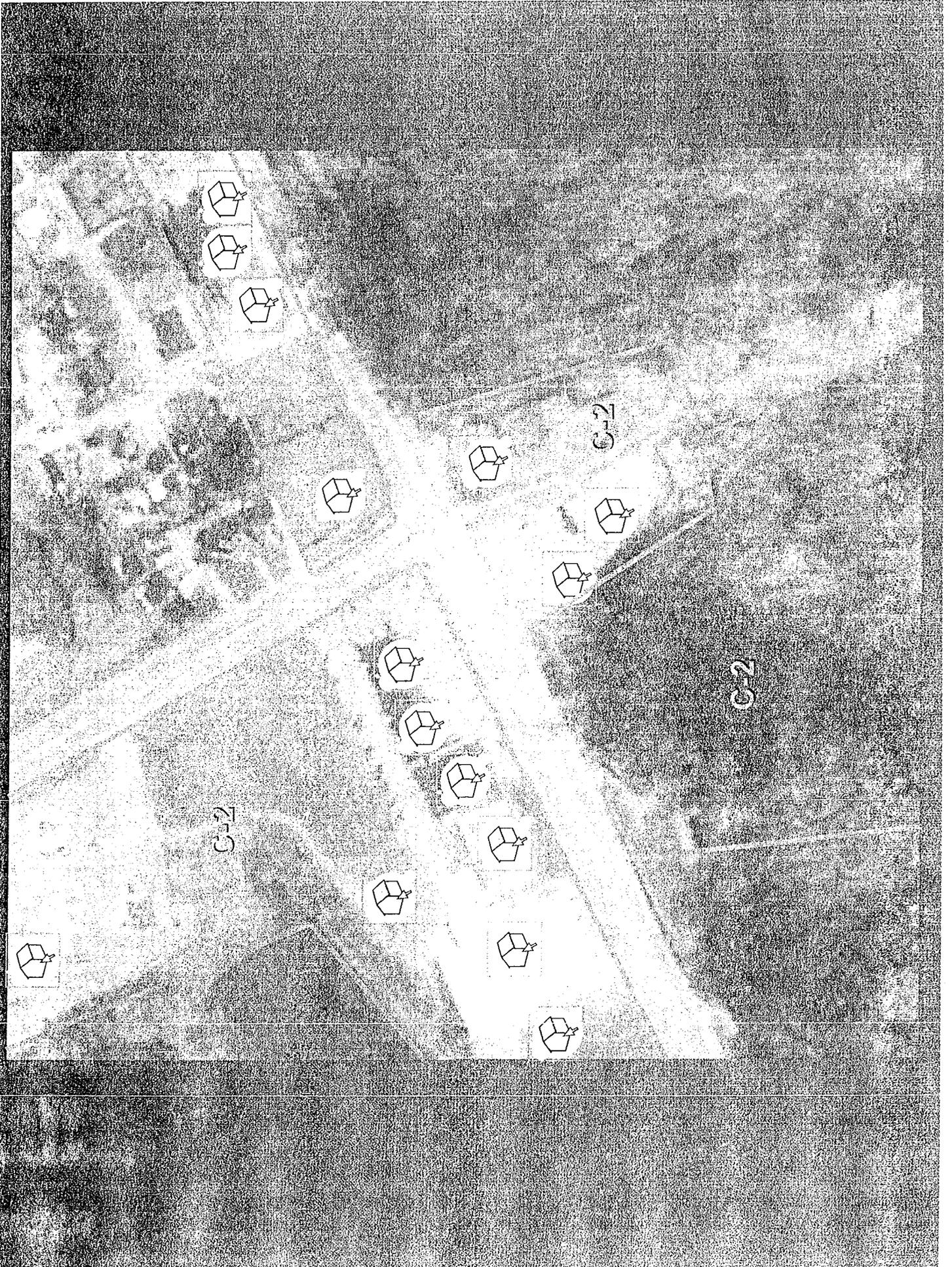
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C-2



C-2

C-2



Proposed Map Amendment

114 Lorraine St.

LEGAL

REQUIREMENTS

KRS 156.172

§ 156.172 FINDINGS NECESSARY FOR MAP AMENDMENT.

(A) Before any map amendment is granted, the Planning

Commissioner of the Board of Commissioners must find that the map is in agreement with the community's comprehensive plan"

plan, or, in the absence of such findings, that one or more of the following apply; and such OR g shall be recorded in the minutes and records of the Planning Commission and the Board of

- "the original zoning classification ...was inappropriate or improper was inappropriate or improper

(2) There have been major changes of an economic,

- "there have been major changes of an economic ...nature within the area involved"

(B) The Planning Commission shall make recommendations concerning these findings to the Board of Commissioners involved, and it shall take a majority of the entire Board of Commissioners to override the recommendation of the Planning Commission

Adopted by Pikeville City Ordinance

Chapter 1
Summary of Goals and Objectives:

Create more multi-use areas to include residential, commercial, industrial and service activities:

- **Kentucky Avenue:** *Multituse development for residential, commercial and service – will require a zoning variance or rezoning of the area.*
- **Marion's Branch:** *Multituse development for industrial, residential (middle and high price ranges) and recreational (Golf Course) – will need to be zoned Planned Development / Mixed Use (Pd/MU).*
- **Poor Farm:** *Multituse for commercial, service and residential (low and middle price ranges) – will need to be rezoned from Planned Use (PU) to Planned Use/Multi-use (Pd/MU).*
- **Ensure appropriate zoning for newly annexed areas.**
- **Balance areas of City within and beyond Pikeville Independent**

Land Use and Growth Goals and Objectives:

- Industrial/Commercial Development
- Develop additional industrial sites to add to the existing nine acres of Industrial Property within Pike County
- Marion's Branch – mixed use residential, recreational (Golf Course) and light Industrial
- Poor Farm – mixed use with commercial at the Hambley Blvd. end and residential as you proceed up into the area
- Additional commercial development as part of the mixed use activity on Kentucky Avenue

Current Status

The Cedar Creek area has been zoned for Planned Development/ Multifuse although to date it remains primarily residential with one institutional facility, Cedar Creek Assisted Living.

Future Needs:

- ✓ *Projected land use is based upon assumptions that the community will need to expand in the areas of housing, commercial and industrial development, infrastructure development, transportation development and recreational and leisure development to meet the demand for housing and economic activity of future populations.*
- ✓ *Development of existing land includes the multifuse development of Poor Farm and Marion's Branch. Poor Farm should be developed for commercial and residential use. This should commence as soon as possible but will require the extension of utility and infrastructure services to that region. Commercial development at the mouth of the hollow adjacent to Hambley Boulevard should provide for retail establishments including a supermarket and/or convenience stores.*
- ✓ *Finally, zoning needs to be examined with regard to exceptions carved out in accordance with grandfathering clauses exempting certain parcels from the predominant zoning regulation. These exemptions should be reviewed to determine if they are still appropriate and applicable and appropriate and updated as appropriate.*

