

**PIKEVILLE/PIKE COUNTY/ELKHORN CITY**

**JOINT PLANNING COMMITTEE**

**MEETING 6/13/06**

**MINUTES**

**BILL BLACKBURN:**

Do you swear and affirm to tell the truth, the whole truth, and nothing but the truth? If so, say I do.

**EVERYONE:**

I do.

**BILL BLACKBURN:**

The first item on our public hearing agenda is to consider discussion concerning a request from the city of Pikeville for a zoning map amendment for property located at 271 Thompson Road, from institutional to C2. For those of you not familiar with this property, it's next to the fire station there on Thompson Road. Thompson Road is the back road there leading up to Wal-Mart from the Toyota dealership where you cross the bridge there down to Wal-Mart and on down to Pauley Addition. If you all don't know where that is and the city has several acres there, right next to the fire station and next to that property is the Lakeview Sub-division. I live in that sub-division myself and I have

Danny Adkins and Randall Kinder and Teresa Jones here tonight. They're from that, they're also residents of that sub-division. Is there anyone here at all to speak to this, that you know of, Robert?

**ROBERT SMITH:**

For the city?

**BILL BLACKBURN:**

Yeah.

**ROBERT SMITH:**

I'll speak for the city on this.

**BILL BLACKBURN:**

Okay, go ahead.

**DANNY ADKINS:**

Do we have an opportunity to get copies of these?

**BILL BLACKBURN:**

Sure, you can.

**DANNY ADKINS:**

Instead of trying to take notes, is why I was asking.

**BILL BLACKBURN:**

Karen will be back up. We've made copies of everything and I'm sure they're available to the public. I'm sure that can be arranged. I'll have a copy, anyway,

so, go ahead Robert.

**ROBERT SMITH:**

The city, current city commission, has requested this zoning change from institutional to a C-2. Because it will help grant us an economic development opportunity for the city. We would like to be able to sell the property and for any buyers to use the property and therefore get through an economic development and it also will provide occupational taxes to the city. That basically, is the city's standpoint.

**BILL BLACKBURN:**

For those attending tonight, can you explain the difference between the institutional to the C-2?

**ROBERT SMITH:**

Well, a C-2 is a commercial district, which is the same thing, is contingent all around there except for, next to the Lakeview Sub-division. It's the same thing as the Post Office, Wal-Mart, all that area is in the C-2. An institutional is, it really pigeonholes for educational purposes only and most of that would be on property. So, this would allow the city to generate taxes on the economic development done, in that area.

**BILL BLACKBURN:**

You all have questions? This is what this is

for. So, if you have questions, feel free to stand up.

**DANNY ADKINS:**

I would like to know one thing. Your development plans, are they ongoing?

**ROBERT SMITH:**

They're ongoing, at this point, as far as I know.

**DANNY ADKINS:**

Is that for the utilities security? Utilities, what I mean, as far as power goes, have you got any plans laid out, as far as underground power? As far as water sewage and all that? I know you have to have electrical to property, but, what about the underground power to the property and all that?

**ROBERT SMITH:**

That, I do not know. I would assume that is something that is ongoing. I'm sure alot of that would depend on what happens tonight.

**DANNY ADKINS:**

Do you have any development plans, that we can see, that will tell us where those- because, we're next to that property. I'd like to know where those utilities are gonna be located and how they're gonna be located and what will be done, as far as property.

**ROBERT SMITH:**

That, I can't answer. I don't know where the utilities-

**DANNY ADKINS:**

That's really what, basically, what I need to know.

**ROBERT SMITH:**

I can't speak for what would go on there, as far as, whatever would be developed there would have to go in front of the technical advisory committee and such things as the utilities and infrastructure would have to be scrutinized.

**DANNY ADKINS:**

Will there be ongoing meetings, as far as that? We will be notified when those happen?

**ROBERT SMITH:**

Yes, you will be notified for that. Yes, sir.

**DANNY ADKINS:**

Alright.

**BILL BLACKBURN:**

Good questions. Yes, Randall?

**RANDALL KINDER:**

I'd like to know, Robert, do you know if

they're gonna do all that property a C-2, or do they keep out a section of it? I was told that, where they're putting the road, they'll be taking my property, that they might be giving me a lot behind the fire station. Like, it would tie me in with the subdivision there with Dan and Teresa's lots.

**ROBERT SMITH:**

There again, I don't know, Randall. As far as I know, it would all be zoned C-2. However, there is residential approved, is approved, in a C-2 area.

**RANDALL KINDER:**

Do you know when they put the land up for this did they keep a lot?

**ROBERT SMITH:**

They kept the back lot. That very back one that is over the river bank.

**RANDALL KINDER:**

Okay. I'm talking about the one directly behind the fire station, a small section in all that.

**ROBERT SMITH:**

There again, it's been months since I've actually seen the way that section is divided. I've been over that with the realtor, who was working on that. So, I can't answer that.

**BILL BLACKBURN:**

As I understood it, I think there is a lot there in front, what was in the paper recently - this is public information, it was in the paper recently that a lady successfully bid on that property and I think she got the second and a third tract. If that was in the paper and as I understand it they're looking more towards commercial development there I think. Like, a shopping strip or something like that.

**ROBERT SMITH:**

That's my understanding of what will go, yes. Similar to the Blockbuster building. There'll be two of those buildings.

**BILL BLACKBURN:**

What's her, what's the lady's name again? I forgot.

**ROBERT SMITH:**

Joyce Robinson.

**BILL BLACKBURN:**

Joyce Robinson. She's with Commonwealth Bank in Prestonsburg, or Paintsville. Commonwealth Bank. Joyce Robinson. These folks, Robert, when they come back, as this evolves, they'll come back here for the plan approval, won't they, for whatever's going in there?

**ROBERT SMITH:**

The new owners of the property?

**BILL BLACKBURN:**

Yes.

**ROBERT SMITH:**

Yeah, they'll have to come here before they-

**BILL BLACKBURN:**

So, they'll have to apply and bring a plan, what's exactly going in there and they'll have to come back before this-

**ROBERT SMITH:**

It will have to be approved by this Committee, yes.

**BILL BLACKBURN:**

To be approved, go through the technical advisor and all that and then come back before us. Yes, Danny?

**DANNY ADKINS:**

Bill, after they, Summit Engineering, has been to my property, I know that and have laid out some drainage lines. I think that's what their concerns were. If they have to, we will have copies of those too.

**BILL BLACKBURN:**

What will happen, I think, this is the

logistics of what'll happen next. If these people follow through and meet the requirements to successfully get the property from the city then they will actually have to come down and file the plat. We'll have another meeting like this, and then, on that plat, they'll basically talk about what they're wanting to build there and it'll have alot of that on there. The infrastructure and so forth.

**ROBERT SMITH:**

And at that point, that will already have been approved by the Planning Committee.

**BILL BLACKBURN:**

Well, usually, before they come before us, they have to have it approved by the technical advisory and then they come before us.

**DANNY ADKINS:**

So, we have no voice before this is approved?

**BILL BLACKBURN:**

No, you have a voice at that meeting. When that comes, you have a voice, to come and address concerns you have and so forth. Anything else? Layne, appreciate you coming.

Layne's been a little under the weather, appreciate him coming out so we have a quorum. That's really being community minded. These fellows up here don't

get a thing for doing this. They just do it to serve the community and I like it that someone like Layne goes the extra mile, comes out and help us out so we can be sure and have our quorum here.

Any other comments on this public hearing? About the property located at 271 Thompson Road, being changed from institutional to C-2? If not, we'll move to our regular meeting agenda. The meeting will now be called to order. The first thing is approval of minutes from the April 11, 2006 meeting. I guess, first of all, better have a roll call, Judy.

**JUDY COLEMAN:**

Layne Tackett?

**LAYNE TACKETT:**

Here.

**JIMMY KISER:**

Here.

**RICK GORTNEY:**

Here.

**JOHN ELLIOTT:**

Here.

**BILL BLACKBURN:**

Yes. The next thing is the approval of minutes from the April 11, 2006 meeting. You all should

have received a copy of those in the mail. Any questions or comments about the minutes? If there's no objection, those will stand approved, as we received them. There being none, they are approved. Move on to the treasurer's report.

**RICK GORTNEY:**

Bill, I've got a beginning balance of \$4,712.11. Our two expenses this past month was \$92.17 for new checks and a checkbook and \$386.00 to Mrs. Coleman for minutes of the last meeting. Leaves us a balance of \$4,234.36.

**BILL BLACKBURN:**

Wouldn't cut a deal on the checks, huh?

**RICK GORTNEY:**

No.

**BILL BLACKBURN:**

Any question or comments about the treasurer's report been stated by Rick?

**LAYNE TACKETT:**

I move to approve.

**BILL BLACKBURN:**

Motion has been made to approve. If there is no objection, they will stand approved as stated. There being no objection, they do stand approved. Move on to item number four on our regular meeting agenda. Consider

necessary action regarding the city of Pikeville's request for a zoning map amendment for property located at 271 Thompson Road, from institutional to C-2. That was discussed in our public hearing. Any other discussion? What?

**RICK GORTNEY:**

Do we have any maps showing us-?

**BILL BLACKBURN:**

Wanting to know if we have maps showing it?

**JOHN ELLIOTT:**

Karen, is it only the property to the left of the fire station or is it on both sides?

**KAREN HARRIS:**

It's the E corridor, the fire station, that whole area.

**JOHN ELLIOTT:**

Everything between the post office and the sub-division?

**KAREN HARRIS:**

Yes.

**JOHN ELLIOTT:**

Okay.

**BILL BLACKBURN:**

Any other discussion from the floor, from the

commission? What's the will of the commission?

**JOHN ELLIOTT:**

Make a motion we approve it.

**BILL BLACKBURN:**

Motion has been made to approve the change.

Is there a second to the motion?

**LAYNE TACKETT:**

Yes, I second.

**BILL BLACKBURN:**

Motion has been made by John, second by Layne to approve the motion. Motion's on the floor, any other discussion? If not, clerk call the role.

**LAYNE TACKETT:**

Yes.

**JIMMY KISER:**

Yes.

**RICK GORTNEY:**

Yes.

**JOHN ELLIOTT:**

Yes.

**BILL BLACKBURN:**

I guess I'd better abstain. Let's move to item five. Consider approval of a sub-division flat for Cedar Creek Development as constructed by Larry Fields.

This is Phillip Potter, he is a surveyor. He's here to speak, I guess, on behalf of Larry Fields. Phillip, you'll need to be sworn. Raise your right hand. Do you swear or affirm to tell the truth, the whole truth, and nothing but the truth? If so, say I do.

**PHILLIP POTTER:**

I do.

**BILL BLACKBURN:**

The floor is yours.

**PHILLIP POTTER:**

This is a division of the original Cedar Creek Development Phase III, block 3-G, box one and two into townhouse lots. The meeting today, as I originally thought, was just for a zoning change and I think that has been changed now to the approval of the plat. I have not, I thought the approval of the plat was not supposed to be done until a later date, until today; I was told that. So, I do not have the signatures of the other people that need to sign this, which I will be, if you all approve this plat, I will be getting those before you all do your final approval on it and bring back those signatures, it will have the corrected signatures on it. The townhouses were already under construction when I started the survey on this property and as far as the offset line, the A-1 is as

minimal as 11.5' to the front right-of-way. As you can tell on there, most of the other ones, I have distances to the right-of-way line and that goes up to 28.29'. Then, the section C, all averages around 15.75' on the right-of-way. Of that, I think, they were requesting that no setback line be required, since this is for townhouses.

**JOHN ELLIOTT:**

Isn't it city requirement that it has to be so far-. I know originally on Cedar Creek when we were building we have to stay 20' from the State Highway right-of-way. How did they do that?

**PHILLIP POTTER:**

I have no idea. Like I said, it was already under construction when I was hired to start the survey.

**BILL BLACKBURN:**

Anyone else speak to this?

**JOHN ELLIOTT:**

So, you're saying, that you were coming for a zoning change and now you're coming for a plat approval?

**PHILLIP POTTER:**

Yes. I was told that-

**ROBERT SMITH:**

No. There was no zoning change request for this. Larry has...

**PHILLIP POTTER:**

The paperwork he had originally give me, he said, today's meeting is for a zoning change and then, I was told today that no it wasn't for a zoning change, it was for plat approval. It would be another two months before you all would be meeting again.

**JOHN ELLIOTT:**

Well now, we had an original meeting on part of these, at one time. If you'll remember some of the residents showed up for it, Phillip, and it was discussed then. I'd have to go back and read it to remember it. I thought we had approved some change on part of that section, at one point. Do you remember that, Karen?

**KAREN HARRIS:**

I think we're talking about another development.

**JOHN ELLIOTT:**

On up?

**KAREN HARRIS:**

On up. Actually, the townhouses were constructed under the late -?- all that wold remain as one property. Since that time those, each one of those townhouses has been individually zoned; so, in order to have all of the paperwork in order, the City has requested that

Mr. Fields submit a subdivision plan and he will be going before you to request a -?- to reduce the set back requirements.

**ROBERT SMITH:**

There will be a permit, an additional use permit that he's going for, for zero lifeline.

**JOHN ELLIOTT:**

Well, they gotta get that approved through the state. That's a state highway. That was a state, I just remember when we built on Cedar Creek, the original part of Cedar Creek, it was a state right-of-way 20 feet back. There, one time, he even came through talking about making people take out their permanent mailbox posts, you know, the big bricks framed with mail boxes. They didn't follow through with it because they were worrying about the state liability case.

**PHILLIP POTTER:**

These are not on state right-of-way. They're at least 11.7 feet off the state right-of-way.

**BILL BLACKBURN:**

So, these numbers you got right here in front of the townhouses, is the footage off the right-of-way?

**ROBERT SMITH:**

That's correct. No, I'm sorry, that could be 15 feet in front.

**JOHN KISER:**

Says 'state footage 14.95.

**LAYNE TACKETT:**

Fifteen feet from the front.

**ROBERT SMITH:**

Yeah, and 25 in the rear.

**LAYNE TACKETT:**

Twenty, I believe.

**ROBERT SMITH:**

Twenty-.

**JOHN ELLIOTT:**

Looks to me like they're jumping hoops. We can't approve this until it goes before the technical, I mean, before the- It's got alot of approvals to go before we can even consider it, I would think.

**BILL BLACKBURN:**

I think what we would have to do is, what they're looking for, I believe, is for us to approve this subject - Any approval we make, would be subject to everyone else here approving.

**JOHN ELLIOTT:**

I understand that. But, what are we

approving, just the plat or the zoning change?

**ROBERT SMITH:**

No zoning change. Just the plat. We're not here on approving a zoning change.

**JOHN ELLIOTT:**

We don't have to?

**ROBERT SMITH:**

No.

**JOHN ELLIOTT:**

I personally have a problem approving before the other committees, 'cause I think it makes it look like we're on board with this and I'm not saying I'm not on board with it, but, I am concerned, I don't know what they would do about it.

**LAYNE TACKETT:**

Seems to me that you would have to the zoning channels through before you could even consider anything.

**JOHN ELLIOTT:**

Did they get the permits from the city?

**ROBERT SMITH:**

Yes. They were permitted, yes.

**JOHN ELLIOTT:**

Then, how did they get permitted without

being set back?

**ROBERT SMITH:**

A setback should have been met, at 15 feet.

**JOHN ELLIOTT:**

This map's showing it's not, on some of these.

**ROBERT SMITH:**

From the property line?

**JOHN ELLIOTT:**

It's showing 12.6 on the first one, 14.95 on the second one, which is pretty darn close. But, that first one, it's showing 12.6 feet.

**BILL BLACKBURN:**

Any other questions or discussion from the commission? Any other questions for Phillip? What's the will of the commission?

**LAYNE TACKETT:**

I believe we shouldn't take any action at all, no motions, just refer it back to technical folks.

**BILL BLACKBURN:**

You want to put that in form of a motion?

**LAYNE TACKETT:**

Well, I don't think we need a motion.

**BILL BLACKBURN:**

Okay.

**JOHN ELLIOTT:**

I thought we'd made one. If you don't get a motion, nothing happens.

**LAYNE TACKETT:**

Nothing happens, if you don't get a motion.

**BILL BLACKBURN:**

Other discussion from the commission?

Everyone, pretty much, in consensus with that?

**RICK GORTNEY:**

What needs to happen to this?

**BILL BLACKBURN:**

Well, I think, what Layne is saying, we shouldn't take any action on it tonight. They just need to go through the appropriate steps. We'll get the zoning first, get all these other decisions and then come back to us in order. Is that correct?

**JOHN ELLIOTT:**

Yes.

**LAYNE TACKETT:**

Yes.

**BILL BLACKBURN:**

Yeah, we need to keep at least one of them

for our files. Next item on our agenda - Phillip, I think you're gonna be right back up - consider approval of preliminary sub-division plat for Poor Farm Hollow.

**PHILLIP POTTER:**

No, I'm not on that.

**BILL BLACKBURN:**

Anybody here to speak on that? I could not speak alot to the last item on the agenda, 'cause we have some property up there that our company is involved in, for sale, so, I had to refrain alot from the conversation, but, not the case on this one. Consider approval of preliminary sub-division plat for Poor Farm Hollow. Is there anyone here to speak to that tonight? I was up at the cut-through Saturday, with family from out of town and I looked, was looking down and my wife pointed and said, "Bill, look they've started work down Poor Farm Hollow." I think the last item on the agenda concerned not having a plat approved for grounds actually broken or construction was started. In this case, we've got on our agenda tonight, which makes us able to discuss this. We've got on here to consider approval of a preliminary sub-division flat for Poor Farm Hollow and, apparently, the developer's not here to bring that plat to us. Yet, construction is already started up in Poor Farm Hollow. Yes, Robert?

**ROBERT SMITH:**

I can speak to some of that. Mr. Fields does know that he is acting right now, that he is liable to any changes that the gate Committee would make. That he is, he started this thing early and he understands the fact that if the gate Committee does not approve his plat then he will have to dig up and do what, and change things. He is well aware of that.

**BILL BLACKBURN:**

I've heard an old phrase, once burnt, twice smart. Makes me wonder. The proper procedure for anyone to build in this city is to, before they get a permit, is to come before this commission for approval and so forth. Am I correct in that?

**KAREN HARRIS:**

For subdivision development, yes.

**JOHN ELLIOTT:**

Has he got a city permit to start his construction?

**ROBERT SMITH:**

He does and I was not aware that he needed the sub-division plat before he started. That's the reason I wrote the permits for the first ten. I was corrected

later on that that had not been done.

**JIMMY KISER:**

Would he have to bring in plans on what he plans on doing? Does that go to the tech before he comes to us?

**BILL BLACKBURN:**

Yeah, it should go through - Jimmy Kiser is one of our newer members - and he asked, the procedure there and if those plans had to be brought, technically, before they started and, I believe, the answer to that is yes. Just like we were discussing with these citizens out here tonight concerned about what's going in next door. The proper procedure is, for them to bring it before this body to be approved after, Jimmy, and you're correct on that, they've been before the technical advisory board and every other agency that is supposed to sign off on that before we do. We're the last ones. They're supposed to go before the fire chief, building codes enforcer, Phillip's got them all here on the map.

**JIMMY KISER:**

That's what I was gonna see, the certification on approval of street and utilities on the map.

**BILL BLACKBURN:**

You got your glasses on. Read all those.

**JIMMY KISER:**

The Certification of Approval of Streets and Utilities, city manager, registered engineer, fire protection, sewage disposal, Certification of Approval for Recording, county clerk or recorder, is that the ones you're wanting? Planning commission.

**BILL BLACKBURN:**

So, proper procedure is, go through those channels. Phillip are you helping Larry on this next?

**PHILLIP POTTER:**

No. Reed Engineering is.

**BILL BLACKBURN:**

Reed Engineering? What happens, if these things are brought after the construction has begun, and then, we have, you know, we would have problems. In other words, I mean, up the back of Poor Farm Hollow next to the cut-thru, if you all wanna drive up and look at it, there's a sizable structure already, a two-story structure of some size, already there. The studding and so forth, framing, are all up. Yet, there's not been approval by any of these agencies to approve this.

**JOHN ELLIOTT:**

How do we enforce these?

**BILL BLACKBURN:**

John's asked a question about how we would enforce this or rectify this.

**JOHN ELLIOTT:**

Rectify.

**ROBERT SMITH:**

I know how to try to rectify it. At this point, I can put a stop work order on everything that is going on.

**JOHN ELLIOTT:**

I think that would be the property procedure.

**ROBERT SMITH:**

I'll do that tomorrow.

**JOHN ELLIOTT:**

If we're gonna take our time to serve the purpose other people, then, if we have to come in after the fact we're useless.

**BILL BLACKBURN:**

And it's a question of fairness. You know, if we make all the other developers come before this and go through this process, it's not we make it, it's the state of Kentucky, this is statutory law. If they go through this,

then, you know, what's good for the goose is good for the gander. Should be fair and equitable to everyone involved. It makes a mockery of the whole process. You would think, I could understand, maybe, a fellow getting out ahead of himself in one occasion, but, I'm just speaking generally now, but, if he made that mistake once it would seem like to me that if he were advised, 'Look, you, you know, you've gotten ahead of yourself, and this is not proper or appropriate, then, the second time it looks like he would especially be careful to do things proper and correct. So, what's the will of the commission?

**LAYNE TACKETT:**

Robert, do we have to have a motion by this committee for you to issue a stop order?

**ROBERT SMITH:**

No.

**LAYNE TACKETTT:**

Okay. If you just go ahead and do that I think that'll take care of it. Let him, 'cause, it will stop progress.

**ROBERT SMITH:**

I'll do that tomorrow.

**JOHN ELLIOTT:**

The other thing, too, is just for the one's here to realize that we meet, we do these every other month. But, we will meet for special called meetings. We just do the every other month as a regular meeting, but, if there's a situation that is necessary, we have always agreed to meet. We just have to special call a meeting. So, people don't have to rush in here, to get us in a two month period.

**BILL BLACKBURN:**

I think one of the things that we need to understand here, speaking as a chairman, is that I understand the developers side of it, totally. They're anxious to get going and get rolling. I respect that entrepreneurial spirit and I respect the idea of, 'Charge, let's go get her done'. But, at the same time, there's an issue of doing things proper and appropriately. That's the reason all this is set up, is for that, to protect the public. If proper approval is not given, the public can be at the mercy of an over aggressive developer, who may, I'm not saying that in this case, in any way. But, I'm just talking about in principle, for principle's sake. An over aggressive developer who may take shortcuts that might jeopardize the safety of the public or the welfare of the public. That's one of the reasons that we have this body

and we have the structure that we do, is to protect the public. And I think, when I say the public, protect our city and its future development, to see that things are done right. That they don't end up costing the city revenue. For instance, a developer might go in and just do things his own way and say, 'I know what those administration requirements say, that two parking places for each unit, but if I get two per five units that's aplenty. Then, what happens is, later on, it's developed, there's not enough parking there, it ends up hurting the development as a whole and undermines the tax basis. So, from a revenue standpoint, to the city, there's a logical reason for all this. And I don't think it should be shortcut or undermined by anyone. Any other comments or questions from the commission or from the floor? Any other comments?

**LAYNE TACKETT:**

I say you just go ahead and move on.

**BILL BLACKBURN:**

I believe that was the last item on the--  
Yeah, I'm sorry, go ahead.

**DENISE THOMAS:**

Denise Thomas with Big Sandy Area Development District. If you recall, at your last meeting in April, I explained to you that we are working with Pike County in

developing a comprehensive economic development strategy; and I'm seeking input from bodies such as yourself on that plan. I did receive one response from Mr. Sanders.

Between, uh, I guess it was last month, and would appreciate just a response from your members concerning that plan. I did bring additional copies of what I distributed last time, if you'd like to reference that.

**BILL BLACKBURN:**

That would be great.

**DENISE THOMAS:**

The question that I have seen in asking each group or individual, in relation to what Pikeville should look like in the next 15 to 20 years. What factories? What industries? What focus areas should the county look at for continued development? And what goals and strategies should we consider, in that regard? Also, asking what are the strengths and weaknesses associated with this area and what opportunities and threats that you see, affecting the growth of the area. Would you have any input, tonight in that regard?

**BILL BLACKBURN:**

I know some of you, I know Jimmy, I talked to Jimmy about this. Feel free to speak up, fellas. If you've had a chance to look at this. I think one of the things,

while they're thinking about it, is, I think, there does need, and that's the reason we've had the comprehensive plan over the years and it's been modified and so forth. Natural as it would be, any plan needs to be modified at times to stay up with the times and unforeseen changes and so forth. I think, again, in what you're seeing in our meetings, and that's a natural part of the process, there's only changes and so forth. I think it's important in planning and in the long term planning, especially, to have a balanced approach for commercial and residential and the institutional and so forth. I know in a lot of our larger cities, Lexington, Louisville, and so forth, they're very mindful of that and as they develop various areas, they take into consideration the need for a commercial area, HUD, serving the residential area around it, areas for churches and other public institutions and so forth. I think that is very, very important. Again, it's important for the welfare and happiness of the citizens. But also, it's just smart, from a revenue standpoint, for the planning to be done. If you put up a factory next to a residential area it can certainly, adversely affect that residential area and that, again, hurts the citizens and the revenue for the city.

**DENISE THOMAS:**

Where do you see growth areas, within Pike

County, particular communities?

**JOHN ELLIOTT:**

I think along 119 when it gets finished there will be a lot of opening of new land for residential development.

**DENISE THOMAS:**

Other comments?

**BILL BLACKBURN:**

I hate to talk too much, but, forgive me, but, I would say along any of the new four-lanes of the new roads, I think you see that.

**DENISE THOMAS:**

Sure.

**BILL BLACKBURN:**

Are you all doing this for the whole county, or is this for the, whole county?

**JIMMY KISER:**

You need to figure some means to replace our coal jobs, too. I don't know how, but, it's not gonna last forever. If we don't do something, it's gonna, there won't be nothing for nobody to work at. And if we don't get rid of the drug problem, they ain't gonna be nobody to work.

**DENISE THOMAS:**

Would you see some particular types of

industries as feasible for the area to replace those coal jobs?

**JOHN ELLIOTT:**

Natural gas industry will grow. As we get more people, like that's the problem right now, transmission, of course, and there's a couple companies trying to rectify that.

**RICK GORTNEY:**

The thing with that, I don't know about any of you all, but I'm sure Phil can relate to this one, is sometimes, a work program set up, have you tried to hire anybody lately to do a job? You know, if you're a small business person or, you know, just want something done personally, you can't hire somebody to get it done. Whether technical, or whatever, you just can't hire, nobody will come around your house and do manual labor anymore.

**DENISE THOMAS:**

Do you see that tied to work ethics or is it tied to just the demand is too high for the businesses that are out there?

**RICK GORTNEY:**

It's too easy to draw checks. Work ethics. Too easy to draw a check.

**DENISE THOMAS:**

Where do you see the strengths and weaknesses lying within Pike County?

**JOHN ELLIOTT:**

The strength is in the natural resources.

**LAYNE TACKETT:**

Including the people.

**DENISE THOMAS:**

I'm sorry?

**LAYNE TACKETT:**

I said, including the people.

**DENISE THOMAS:**

Okay. Anything else?

**BILL BLACKBURN:**

I think we have a lot of strength in our educational institutions. And, I might say, I think, for the most part, having served on the city commission in the past, I think, some of our government bodies, we have some very, some real strengths. I think they are progressive, and, as a rule, try to do things appropriately and correct. I've been very proud of that. I know that's not true of many cities. But, I've been proud of that heritage in our city and its past and I would hope that would always continue. I know in a lot of cities, there is corruption in

the government and I would hope that one of our strengths would always be taking pride in doing things correctly.

**LAYNE TACKETT:**

You know, I'd like to see the beautification in the entire county, like it is in Pikeville, right now. This is the cleanest I've seen town in a long time.

**DENISE THOMAS:**

The city does look great.

**RICK GORTNEY:**

Up in Elkhorn City, the Tourism and Recreation Department, we've been knocking on every door we can find. I mean, we're looking for recreation and tourism development up there. We've knocked on every door we can find. We just can't get no help to get it started. I set on the Elkhorn City Heritage, or not Master Committee, Elkhorn City Magistrates. I mean, we've applied for every kind of grant coming and going, we just can't seem to get one. We always meet the requirements, just money's, it's not available to make it.

**DENISE THOMAS:**

The drug problem was mentioned.

**BILL BLACKBURN:**

There is a lack of career job diversification here. I think that's already been mentioned. I think that

may be one of the things, one of the many factors contributing to the drug problems around here in the morale.

**DENISE THOMAS:**

Anything else? What about opportunities and threats?

**JOHN ELLIOTT:**

That's, as Jimmy said, the coal industry, definitely dying in a limited number of years. The workforce is dying of drug habits and lack of work ethic.

**JIMMY KISER:**

I've had friends tell me that these big companies are wanting to start up, have equipment starting three and four section of mines and they can't find the working man. They just can't get the men to work.

**DENISE THOMAS:**

What about opportunities? Where do you see the greatest opportunities lying for development within the area?

**JOHN ELLIOTT:**

It's already been proven that our medical facility unit has brought a great deal of opportunities, to the community and the area by way of employment. The services they're offering, it's helped develop a medical school, the nursing school, and so many other things, you

know, it's just a catalyst for it. It's bringing in more doctors to the area, through education. And bringing them in because of need, the ones that are staying. Our school system, I mean, I felt pretty proud of Pikeville's school system, city, for a long time. But, I think the county has really jumped big hoops for the last years with the facilities, the improvement of the facilities. I think that's gonna be a better opportunity here for various businesses, and if we attract more people from out of area that need located here, for industrial development contractors. They're not gonna do move if their children can't get educated.

**DENISE THOMAS:**

Any other comments? Last question is, is what specific projects would you seem to be most important for future development? When I say, project, I'm thinking of saying, such as the Expo Center, or other types of projects like that. Infrastructure.

**JIMMY KISER:**

You talking about ideas, or?

**DENISE THOMAS:**

Project ideas.

**RICK GORTNEY:**

The biggest thing people would like to see developed in Elkhorn City, is the development of Potter Glass where Bridgemart is. It's everything from a golf course to park and recreation.

**JIMMY KISER:**

I'd like to see us develop a place and get some car manufacturer in here making parts for, suspension parts for GM or Chrysler or somebody. If you got to buy out a place like Broad Bottom, just put 50 million dollars to buy the whole place out and you send somebody to Detroit or wherever every month to say, 'You care to come meet...', something to that nature, and you're looking at good paying jobs and support alot of people.

**RICK GORTNEY:**

How many of our neighbors now live in Georgetown?

**JOHN ELLIOTT:**

I'd like, it would be a big project, but, I would think if eastern Kentucky could develop, and I know we need to have a power plant, but, if we could develop one here in a more central, to use our natural resources here to power, I think, that would be an attraction to the industry.

**JIMMY KISER:**

Coal and gas, both. Use them both.

**BILL BLACKBURN:**

Former Secretary of Commerce for the State, Host, Jim Host spoke at the Rotary Club back a few minutes ago, and he said we don't realize it here, but, we really, are like the Middle East in our natural resources, but we don't capitalize on them. Primarily, what John was saying there, we need to, instead of piping the coal out of here, we ought to build energy here. Send energy out.

**JOHN ELLIOTT:**

Same thing we had before, some kind of furniture factory, you know, it didn't make it. Not just the timber, but the development of our timber industry in the area.

**LAYNE TACKETT:**

A timber industry would be good here.

**JOHN ELLIOTT:**

As far as development, our natural resources into a Pikeville project.

**DENISE THOMAS:**

Someday.

**BILL BLACKBURN:**

I would like to see Fishtrap Lake further

developed, too. I think we're behind in the, I don't like getting beat by Prestonsburg and Paintsville. I think their lakes are ahead of ours. Paintsville Lake and Jenny Wiley are far more developed than Fishtrap. So, I would like to see that catch up. Pass them up.

**DENISE THOMAS:**

Anything else?

**BILL BLACKBURN:**

Just out of curiosity, how, what are you hearing tonight? You haven't completed your--

**DENISE THOMAS:**

Very common threads. Some of the comments made tonight, housing, you did mention, housing is certainly been a common theme in the weaknesses at Pike here and we lack the developable land. Workforce issues has been brought up, almost, by everyone, as a weakness and a potential threat for continued development. Some of the strengths, the natural resources, the natural beauty of the area and tourism potential. It's been a common opportunity that's been identified. Coal is seen as a positive and a negative. You know, taking advantage of the coal opportunities that can be created here and additional purposes for it; even a mentioning relating to that. But then, it's also seen as a weakness because of the

difficulties is removing the coal. So, it's a double-edged sword, really. Those are the common threads that I've seen. Medical, educational system, those are all seen as a positive in the area that could be developed further.

**BILL BLACKBURN:**

Has anyone mentioned - I'm sure they have, the strip mining areas, where there's a lot of flat land being made?

**DENISE THOMAS:**

Development of those areas, yes.

**JIMMY KISER:**

Ain't it becoming where they don't know where you can use that land or not? Has it been brought up whether it's feasible to use that land? Didn't they have problems down in Martin County at that prison? They couldn't, wasn't settled, kept subsidizing, or something?

**DENISE THOMAS:**

The compaction was an issue there. Apparently, they had to go back and do some re-compaction in the area to develop it. But, you know, we are seeing development at places other strip mining or coal mining areas.

**JIMMY KISER:**

Well, if they took it to the bottom and

brought it up in lifts, I don't know if that's feasible. I don't know how much money that'd cost, but.

**BILL BLACKBURN:**

You know, it's amazing, it's out of sight, out of mind. And some of you are aware of it and some of you aren't, but, there are alot, there's alot of acreage from mining that's already gone on over the years. I mean, there's, what, thousands of acres running from the airport down into Floyd County. Most people don't think about that. They look around here, down in the valley and see the hills around them, we don't have any land. But, there is alot of acreage going up toward Dorton and Flatwoods, going up toward Elkhorn City.

**JOHN ELLIOTT:**

And speaking to, as Bill said, the Floyd County to the Pike County, and of course, it's been a dream of mine, we need a highway on the other side of the river on 23.

**BILL BLACKBURN:**

There are thousands of flat acres, I guess, it's just getting them loose and available to develop on.

**DENISE THOMAS:**

Access to them.

**JIMMY KISER:**

You take the flat woods, there are places that 1500 to 2500 feet wide and two miles long. They could have built 460 through the flat woods at Elkhorn City and took a road right through it.

**RICK GORTNEY:**

Well, speaking on my experience, 29 years with the Highway Department, I deal with surplus property, I sell the property that the state gets back to the property. The State Department of Transportation, eastern Kentucky, we are the number one developer in property in eastern Kentucky. We'll move a mountain, but what do we do with the dirt? We stack it in a holler 300 feet high. We are the biggest waste of property in eastern Kentucky. On the new, I talked to everybody I know at the Highway Department, but you can't get them to understand. I love these hills better than anything; but, we need to fill empty places down low, you know, instead of stacking it up 300 foot high in the head of the holler. We are the number one waste of property, too. I don't know how to help us change that. But, I can try.

**BILL BLACKBURN:**

Any other questions or comments for Denise?  
When's everything gonna be finished?

**DENISE THOMAS:**

October is the target finish.

**BILL BLACKBURN:**

Will we receive a copy of that?

**DENISE THOMAS:**

I can make a note to make sure you do.

**BILL BLACKBURN:**

We'd appreciate it.

**DENISE THOMAS:**

Thank you, very much, sir.

**BILL BLACKBURN:**

Thank you. Thank you. Anything else for the meeting tonight? Going back to what we addressed earlier, before we close. I guess, Karen, or Robert, we need to talk to, I don't know what our authority is, as far as enforcement, but, we probably would need to talk to the City Attorney about all this and let him know, make him aware of what's going on and how best to proceed. I guess, that would be up to Robert, the city manager, and Rusty. Whatever they, I don't know what, statutorily, what goes on there. I think, it's better and easier to do things right. I think an ounce of prevention worth a pound of cure. Any other comments, before we close? If there is no objection, this meeting will stand adjourned. Thank you, fellas.

- Jimmy Kiser  
Ben Plank  
Kirk Smith  
D.D. Elliott  
R. J. Smith  
Melrose Thomas - Bay Sandy MS  
Raydell Kinder  
Danny Atkins  
Teresa Jones  
Toby Cobb