

# M-I-N-U-T-E-S

*of*

## *JOINT PLANNING COMMISSION*

held in

Pikeville, Kentucky

on

APRIL 9, 1998



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Minutes of the Joint Planning Commission meeting held on Thursday, April 9, 1998, at the hour of 7:00 P.M., in Pikeville City Hall, Hambley Boulevard, Pikeville, Kentucky.

APPEARANCES:

Joint Planning Commission members present were: Leon Huffman (Secretary), Phenis Potter, Johnny Stewart, Denver Bailey, Steve Blevins, Nick Marinaro, and Hon. Richard Elswick, Chairman.

Also present were Jim Harris, Johnny Sanders and Levy Green.

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MR. ELSWICK:

Let the record reflect that Mr. Bailey is present. I am present. Mr. Huffman is present, Mr. Potter, Mr. Blevins, Mr. Stewart. So it would appear as though we do have a quorum to conduct business this evening.

It would appear as though the first item on the agenda tonight is to consider First Quarter Holding's request for a zoning

change for an 11.23 acre tract located between the Super 8 Motel and the Keel Addition.

They are requesting a change from R-1 to C-2.

The record would also reflect that we had a Public Hearing on Tuesday, March 24th, at 6:30 P.M.; that it looks like a verbatim transcript of that hearing was taken and prepared and it has been distributed to each member of the Planning Commission in sufficient time for members to read that and be prepared to talk about the zone change tonight.

Has everybody had adequate opportunity to read the transcript of the Public Hearing and familiarize themselves with the issues because that was one of the concerns that was raised by some of the members of the public whenever they were here for the public meeting is that we would be voting on something that some of us were not so familiar with and in an effort to try to address that concern I assured the members of the public who were here that evening that we would read the minutes of the transcript and be prepared to talk about it tonight.

I see that Mr. Harris is here this evening if anyone has any questions they want to ask him or concerns they want to address to him. Of course, he was here for the public meeting and he knows what the public was concerned about. If the public was concerned about it, of course, the City Commission will be concerned about it.

MR. HUFFMAN:

If there's no questions, I move that we recommend to the City that the zoning be changed from R-1 to C-2 with the understanding that a row of trees will be placed along the property line at the Keel Subdivision.

MR. BLEVINS:

Is this the only drawing that this Commission has seen? I wasn't here last time but was this the only drawing showing a site layout or any kind of plans that they have?

MR. HUFFMAN:

Yes.

MR. BLEVINS:

We've not seen anything at all  
detailing streets or drainage or trees?

MR. HUFFMAN:

No.

MR. BLEVINS:

That will come later?

MR. HUFFMAN:

Yes. It's just 11.3 acres. There  
may be some activity on streets that address  
that question from another direction of some  
sort. If they don't, they will have to go down  
that street and Thompson Road.

MR. ELSWICK:

That was one of the--seems to me  
like that was one of the major concerns from  
the public hearing was the fact that there was  
a lot of traffic up and down Thompson Road  
right now.

MR. BLEVINS:

Right.

MR. ELSWICK:

And apparently his only access to his property at this point is off Thompson Road and that was certainly one of their concerns and there were people that were here from the Keel Addition were concerned about wanting some trees between them and whatever development he wants to put over there.

MR. BLEVINS:

But this will be a situation where we approve the zoning change and then there will come a drawing or some detailed site plan showing how it's going to be and then at that time we'll address those details.

MR. HUFFMAN:

It also has to be approved by the City Commission and there has to be two readings of it.

MR. BLEVINS:

I second your motion based on that  
then.

MR. ELSWICK:

Is there any further discussion on  
the motion? All in favor of the motion say  
aye.

COMMISSION MEMBERS:

Ayes.

MR. ELSWICK:

Are there any opposed? The motion  
carries.

MR. HUFFMAN:

There's another matter we had a  
Public Hearing on.

MR. ELSWICK:

Item Two on our agenda is the City  
of Pikeville wants to change its zoning  
ordinance concerning off premise signs. That  
is also part of this transcript. The City

Attorney for the City of Pikeville was here on the 24th and he explained what the City is proposing to do on that item and it's on Page 51 of the transcript which he was saying that the City has recommended that we consider changing the sign regulation to more strictly regulate off premise signs or billboards and I suppose the idea there is that they want to make it more difficult to erect the huge billboard like you see right down the street here that don't advertise anything that is carrying on on the premise. They are off-premise billboards.

The only people who were here to comment on that were the people who were left over sort of from the first Public Hearing and it would appear to be that they were primarily in favor of the change to the ordinance.

Does anybody have any questions about that?

MR. HUFFMAN:

Did you tell them that Joe Justice was the only one that spoke?

MR. ELSWICK:

I made mention of that. Joe was the only person who spoke on the issue and he said he was in favor of it. So that was our Public Hearing on that issue. Does anybody have any questions they want to ask about that?

MR. HUFFMAN:

Do you remember seeing this sign down the road down here (indicating)? That's the kind they are trying to address.

MR. ELSWICK:

Their complaint about that particular sign is that it hangs out over the sidewalk down there so at least that portion of it is on City property or at least in the City's air space and they don't like that and they don't want that happening again.

MR. BAILEY:

You are speaking of in the City of Pikeville?

MR. ELSWICK:

In the City of Pikeville.

Basically what I think they are talking about is in the downtown area. Did you have something, Leon, you wanted to say about that?

MR. HUFFMAN:

I want the record to show that when we do adopt this sign ordinance that it replaces 782.13 on Page 76 of the Zoning Ordinance and that concerns those three. I move that we recommend to the City -- or accept the City's recommendation to adopt this ordinance on the sign ordinance.

MR. ELSWICK:

Is there a second to that motion?

MR. BLEVINS:

I'll second the motion.

MR. ELSWICK:

Is there any discussion? All in favor of the motion say aye.

COMMISSION MEMBERS:

Yes.

MR. ELSWICK:

Any opposed? Motion carries.

MR. HUFFMAN:

I move we adjourn.

MR. POTTER:

I second the motion.

MR. ELSWICK:

Okay. The meeting will stand  
adjourned.

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