

**PLANNING COMMISSION
PUBLIC HEARING**

held in

Pikeville, Kentucky

on

July 31, 1997



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A public hearing was held pursuant to Notice filed, conducted by the Joint Planning Commission on Thursday, July 31, 1997, at the hour of 7:00 P.M. in City Hall, in Pikeville.

APPEARANCES:

Joint Planning Commission members present were: David Sanders, Leon Huffman, Jack Powell, Laythe Sykes.

Hon. Richard Elswick, Attorney at Law, Pikeville, Kentucky, present in person and representing Joint Planning Commission.

MR. ELSWICK:

This Public Hearing will come to order.

I have a notice published in the paper that a public hearing will be conducted by the Joint Planning Commission regarding proposed zone changes on Cedar Creek in Pikeville. The proposed changes are as follows: there's two items on here. One is a

20.38 acre site which is currently zoned PD-MU and proposed zoning is R-1 and R-3.

We also have a 2.3 acre tract which is currently zoned R-1 and the proposed zoning would be R-3.

We are here tonight for the purposes only of a public hearing on these zone changes.

Would anyone like to be heard on these?

MR. CHRISMAN:

My name is Chris Chrisman and I represent the Bowles Family Partnership, the developers of the property.

I have a couple of exhibits here that I will show you all what we are talking about and briefly give you the reasons why we want the zone change.

The second parcel is a parcel of three lots which had previously been zoned R-1 as a part of Phase Two of this Cedar Creek development. These three

lots are immediately in front of a gas and pressure station that is a bothersome noise and we felt that selling those as individual lots would not be appropriate. They would be less desirable and maybe not even marketable at all. So what our intention is is to change the zone from R-1 to R-3, put some rental townhouse units there that will be upper middle scale, two-story residential townhouse apartments, not quite like Bowles Park but fairly similar to Bowles Park. It would be a much better market for a rental situation there than selling those lots for three private homes.

MR. ELSWICK:

That's the 2.3 acres?

MR. CHRISMAN:

That's the 2.3 acres tract change from R-1 to R-3.

The other tract, the 20 acre tract, is actually Phase Four of the Cedar Creek Subdivision Development. It

is a continuation of single family lots along the right-hand side of Cedar Creek Road from the mountain at Shorty Cole Hollow which was zoned previously as R-1 and includes a church site right on Cedar Creek Road from that church site all the way up very close to the Hurricane Gap. All the developmental land along the right-hand side of Cedar Creek Road on the flat is included in this 20 acre parcel. There are 19 single family lots that comprise the R-1 portion of this zone change and beyond that there are two tracts, actually three tracts, A, B and C, which proposed to be zone R-3.

We have been in negotiation with a health care provider to put an assisted living facility in this. There is a possibility of some other multi-family housing if assisted living facility does not go in. A portion of this R-3 area is on the road and another portion is up a hill on a bench up about the flat property and the road.

MR. ELSWICK:

This is the state highway as it comes up Cedar Creek and as you are going down toward the city limits down here, is that right?

MR. SYKES:

The city limits is this way (indicating).

MR. CHRISMAN:

The city limits is this way. This is Shorty Cole Hollow (indicating).

MR. HUFFMAN:

It's all in the city limits?

MR. CHRISMAN:

Yes, it's all in the city limits but this is going toward Hurricane Gap and this is going back toward downtown Pikeville (indicating).

MR. ELSWICK:

This is pretty much you are

getting down to where the city boundary is down here (indicating), aren't you?

MR. SYKES:

It's close. There's no more developable property adjacent to the road on this side between here and the city boundary.

MR. ELSWICK:

To be in the city?

MR. CHRISMAN:

That's right which would be in the city limits. The city limits is just on the other side of the Hurricane Gap.

MR. HUFFMAN:

Down to the end of your property?

MR. CHRISMAN:

Yes. This is consistent with all the other development in the Cedar Creek area, the 100 foot front of the

lots and probably 230 feet deep going up the hillside. It's very similar to the other lots in Shorty Cole Hollow which the new road into that is called Cecil Drive and there's a continuation of the lots on either side of Cedar Creek Road down toward the Island Creek Road interchange and on down toward the city limits.

That briefly summarizes the two, actually the three, zone change requests in the two parcels that we are dealing with.

MR. ELSWICK:

And you say this is the proposed church property down in here?

MR. CHRISMAN:

Yes. The First Presbyterian Church is taking all of this property at the corner. As a matter of fact they have bought two lots in addition. I guess these two lots right here (indicating). So the church property is this and that church will be under

construction within 30 days. So it's moving right ahead.

MR. ELSWICK:

All right. Anyone else want to be heard on this?

MR. HUFFMAN:

I move we adjourn the public hearing.

MR. ELSWICK:

So ordered.

MR. SANDERS:

I second that.

PUBLIC HEARING CONCLUDED
