

Introduction and Acknowledgements

The original City of Pikeville Comprehensive was prepared in 1963 by Michael Baker & Associates, with funding from the US Economic Development Administration. The purpose of this original plan was to serve as a feasibility study for the development and construction of the Cut-Through project for flood control. This project, now realized, proposed the relocation of the Levisa Fork of the Big Sandy River, the relocation of the C & O Railroad, and the relocation of highways US 23 and US 119 in the largest open cut ever attempted east of the Mississippi through Peach Orchard Mountain. The scope and innovation of the project, and the plan seemed to defy the imagination. Over 40 years later, with the realization of those wild ideas, the plan is an interesting, but rather quaint historical document. The first Update of that plan was prepared in 1977 by Colloredo Associates, Inc., and served as a guide for the City for the next 16 years. In 1993 the second Update was prepared by Will Linder & Associates, and another update in 2005 by Summit Engineering and Gardner/Silman & Associates. These documents, while not containing anything quite as dramatic as the Cut-Through, were the catalyst for much of the progress and development in Pikeville over the years. While not every project or plan proposed is realized, the Comprehensive Plan nonetheless serves as a guide and catalyst for all significant development.

This should remind us that the purpose of comprehensive planning is to think not just about what is practical, but about what might be possible. Seeking solutions to problems of geography, economics, culture and history is often challenging, but also can be tremendously rewarding. In 1963 there were many who dismissed the Cut-Through project as little more than a pipedream. Perhaps there will be elements of this document that are viewed similarly. Regardless, those ideas and plans must be included – they must be discussed and documented, debated and dissected. It is that process that truly brings life to the Comprehensive Plan and the community it serves.

In the eight years since the last update, the City of Pikeville has experienced an expansive period of growth and revitalization. More than 80% of the projects outlined

in that document have come to fruition, others have not because of a change in priorities or plans or limited resources. KRS 100.197 stipulates that the Comprehensive Plan Update must include a Statement of Goals and Objectives, a Land Use Plan, a Community Facilities Plan, a Zoning Ordinance and Subdivision Regulations. These components are all contained within this document. In addition, other areas of concern that impact planning and development including Education, Health Care, Child Care and Social Services and Tourism, Recreation and Leisure are also included to ensure that the plan is truly comprehensive. During the period of research and preparation of this third updated plan some of the ideas proposed have already started to come to fruition. Those ideas and suggestions are preserved as originally articulated by the contributors, even as they begin to be developed.

This plan was prepared by Summit Engineering, Inc., Pikeville, KY and Gardner/ Silman & Associates, Inc., Salyersville, KY between November 2012 and August 2013, with assistance from Eric Shockey. The Mayor and the City Commissioners met with the team on several occasions during work sessions and individual interviews, as did the City Manager. Community leaders throughout the City and representatives from County government, community agencies, regional and state institutions, business, and social services were interviewed and consulted regarding the content.

This Comprehensive Plan Update would not have possible without the support, commitment and ideas of the Pikeville City Commission, specifically Mayor Frank Justice II, Commissioners Jimmy Carter, Barry Chaney, Jerry Keith Coleman, Gene Davis and Dallas Layne. In addition, City Manager Donovan Blackburn and City Clerk Christy Spears made sure that all the necessary information was available, and that all the procedural requirements were followed. Acknowledgement must also go to the many contributors from Pikeville and throughout the region and the state, who gave so generously of their time on the telephone, over e-mail and face-to-face, answering questions, providing information, sharing ideas and reviewing the document. This document represents the thoughts, the ideas and the hopes of all of these contributors and reviewers, and is a testament to the wealth of human capital available to the City of Pikeville.