

ORDINANCE NO. ____:2018

**AN ORDINANCE ESTABLISHING A ZONE MAP AMENDMENT FROM P-1
PUBLIC ZONE TO B-2 HIGHWAY BUSINESS ZONE FOR THE
PROPERTIES LOCATED AT 200 AND 350 VIKING DRIVE**

WHEREAS, the Morehead-Rowan County-Lakeview Heights Joint Planning Commission conducted a public hearing on September 26, 2018 to consider a proposed map amendment from R-1, Low Density Residential Zone to B-2 Highway Business Zone for the properties located at 200 and 350 Viking Drive, Morehead, Rowan County, Kentucky;

WHEREAS, the Morehead-Rowan County-Lakeview Heights Joint Planning Commission submitted written findings and its recommendation to the Board of City Council of the City of Morehead, Kentucky, which are consistent with the Morehead-Rowan County Comprehensive Plan, the City of Morehead Zoning Ordinance, and Chapter 100 of the Kentucky Revised Statutes; and

WHEREAS, the Morehead-Rowan County-Lakeview Heights Joint Planning Commission recommended to the Board of City Council of the City of Morehead, Kentucky that a zone map amendment be made for said property which is consistent with its findings and recommendation;

NOW, THEREFORE, BE IT ORDAINED by the Board of City Council of the City of Morehead, Kentucky that the zone for the properties located at 200 and 350 Viking Drive as depicted on the map attached hereto shall be changed to B-2 Highway Business Zone.

INTRODUCED, SECONDED, AND GIVEN FIRST READING at a duly convened meeting of the Board of City Council of the City of Morehead, Kentucky held on this 8th day of October 2018.

INTRODUCED, SECONDED AND GIVEN SECOND READING at a duly convened meeting of the Board of City Council of the City of Morehead, Kentucky held on this ____ day of _____ 2018.

APPROVED:

JAMES THOMAS TRENT, MAYOR

ATTESTED:

CRISSY CUNNINGHAM, CITY CLERK

FINDING OF FACTS & RECOMMENDATION

1. Upon a request from City of Morehead Building Inspector/City Planner, Rodney Fouch, the Morehead-Rowan County-Lakeview Heights Joint Planning Commission reviewed the proposed zoning change of 350 & 200 Viking Drive.

2. This notification stated that the Planning Commission proposes to change current zone from P-1 Public Zone to B-2 Highway Business Zone. This notification also stated that a public hearing would be held to obtain public comments on September 26, 2018, 12:00 noon at the City of Morehead Administration Office's Conference Room, located at 314 Bridge Street. Signs were posted within said area for notification. As required by Kentucky Revised Statutes, a public notice was advertised in the Morehead News.

3. Zone change request was presented to Planning Commission. An overview of the zone change area was given for the group to analyze. Mr. Fouch explained the reason for the zoning change request was to correct the zone classification. No adjoining property owners or citizens appeared for the public hearing.

4. The property is currently zoned P-1. The adjoining properties are zoned P-1 and B-2.

5. The Planning Commission approved the zone change.

Recommendation

Based upon the above findings, the Morehead-Rowan County-Lakeview Heights Joint Planning Commission recommends to the City of Morehead Board of City Council that the proposed zone map amendment be granted.

Submitted this 26th day of September, 2018.



Bill Shely, Chair
Morehead-Rowan County-Lakeview
Heights Joint Planning Commission

