

**ORDINANCE NO. \_\_\_\_:2019**

**AN ORDINANCE ESTABLISHING A ZONE MAP AMENDMENT FROM P-1  
PUBLIC ZONE TO R-1 LOW DENSITY RESIDENTIAL ZONE FOR THE  
PROPERTIES LOCATED AT 107, 115 & 121 EAST FIFTH STREET**

**WHEREAS**, the Morehead-Rowan County-Lakeview Heights Joint Planning Commission conducted a public hearing on December 5, 2018 to consider a proposed map amendment from P-1 Public Zone to R-1, Low Density Residential Zone for the properties located at 107, 115 and 121 East Fifth Street, 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 107, 115 and 121 East Fifth Street shall be changed to R-1 Low Density Residential 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 \_\_\_\_ day of \_\_\_\_\_ 2019.

**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 \_\_\_\_\_ 2019.

APPROVED:

\_\_\_\_\_  
LAURA WHITE-BROWN, MAYOR

ATTESTED:

\_\_\_\_\_  
CRISSY CUNNINGHAM, CITY CLERK

## **FINDING OF FACTS & RECOMMENDATION**

1. Upon a request from Ms. Judy Yang, the Morehead-Rowan County-Lakeview Heights Joint Planning Commission reviewed the proposed zoning change of 107, 115 & 121 E. Fifth Street.

2. All affected and adjoining property owners were notified of the zoning change proposal by first class mail. This notification stated that the Planning Commission proposes to change current zone from P-1 Public Zone to R-1 Low Density Residential Zone. This notification also stated that a public hearing would be held to obtain public comments on December 5, 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. Josh Trent, of Joshua Trent Custom Designs, presented the zone change request on behalf of Ms. Judy Yang, property owner of 107 E. Fifth Street. An overview of the zone change area was given for the group to analyze. He explained the reason for the zoning change request was to demo current house in need of many repairs and build a new house. No adjoining property owners or citizens appeared for the public hearing.

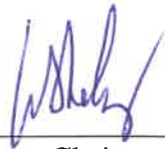
4. The property is currently zoned P-1. The adjoining properties are zoned R-1. The current zone classification given to the property is inappropriate, the proposed zoning classification is appropriate for said area.

5. The Planning Commission approved the zone change by a unanimous vote.

### **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 5<sup>th</sup> day of December, 2018.



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