

BOURBON COUNTY JOINT PLANNING OFFICE

**525 High Street
Paris, KY, 40361
859.987.2150**

July 9, 2018

Bourbon County Joint Planning Commission
525 High Street
Paris, KY 40361

RE: ZMA 18-02

1. 4275 Lexington Rd., Paris, from R-5 Residential to B-2 General Commercial;
2. 1826 S. Main St., Paris, from I-1 Light Industrial to B-2 General Commercial;
3. 236 E. 19th St., Paris, from I-2 Heavy Industrial to R-3 Residential;
4. 234 E. 19th St., Paris, from I-2 Heavy Industrial to R-3 Residential;
5. E. 19th St, Paris, (Parcel 026-60-11-012.00) from I-2 Heavy Industrial to R-3 Residential;
6. 150 E. Main St., Paris, from I-1 Light Industrial to R-2 Residential.

Planning Commissioner,

The ZTA 18-02 zoning map amendments are proposed for one or more of the following purposes:

- The original zoning classification given to the property was inappropriate or improper;
- There have been major changes of a physical nature within the area involved which have substantially altered the basic character of the area.

The following document contains the City of Paris Zoning Ordinance requirements for map amendments, supporting maps and other tables to describe the properties involved in the map amendments.

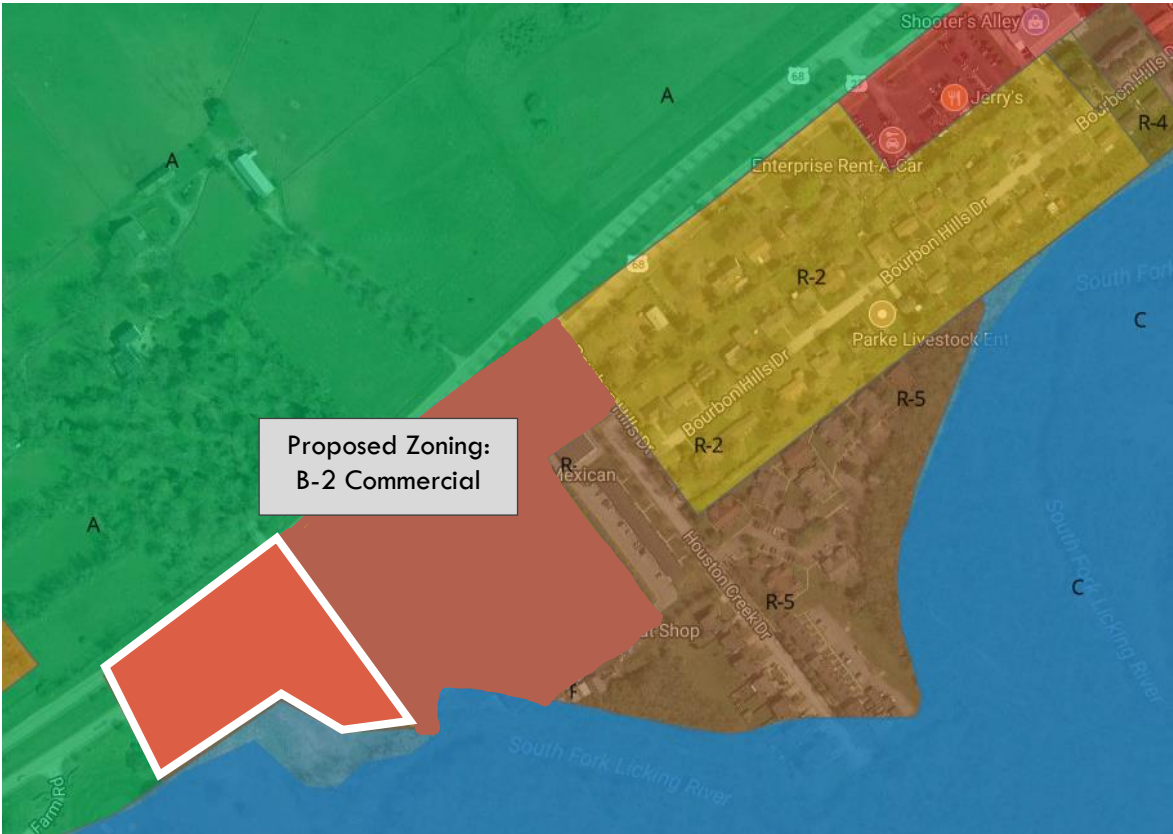
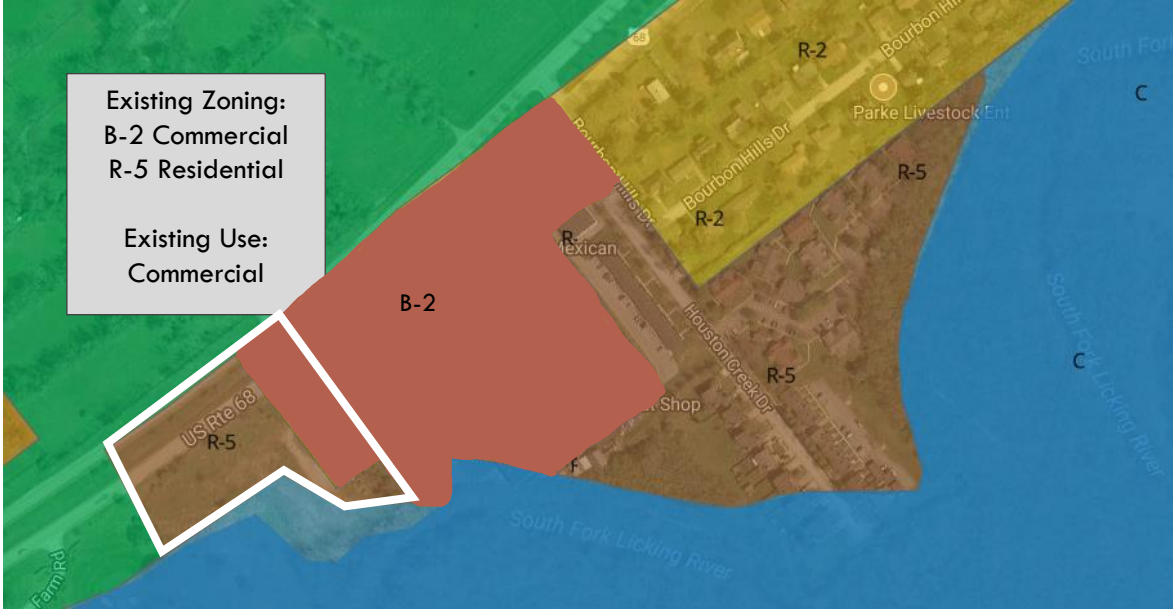
I request your recommendation of approval based on the above stated findings of fact.

Andrea S. Pompei Lacy

NOTICE OF PUBLIC HEARING 80.402	
The Planning Commission shall hold at least one (1) public hearing, after notice by one publication in the newspaper of general distribution not later than 7 days before the public hearing.	Notice posted in the Bourbon County Citizen on July 5, 2018.
Any published notice shall include the street address of the property in question, or if one is not available a geographic description...	Notice included the required information as well as the PVA parcel number, when needed.
A sign stating notice of the hearing posted conspicuously on the property for fourteen (14) consecutive days immediately prior to the meeting.	Signage was posted on each of the 5 properties on July 5, 2018.
Notice of the hearing shall be given at least thirty (30) days in advance of the hearing by first class mail to an owner of every parcel of property the classification is proposed to be changed. Fourteen (14) days in advance for adjoining property owners.	Letters postmarked June 18 and 19, 2018 to all properties and adjoining properties.

RECOMMENDATION OF PLANNING COMMISSION 80.403	
Is the original zoning classification given to the property inappropriate or improper? Is the proposed classification proper?	Yes, for the properties located on South Main St., Lexington Rd., and East Main St. the original zoning classifications are inappropriate. At the properties located off of 19 St. there has been a major change of physical nature to this area. This area was originally a rail corridor which is now abandoned and bordered by residentially zoned property on the east and west sides of the property.

Address	Owner	Acres:	Existing Zoning	Existing Uses	Proposed Zoning
4275 Lexington Rd.	Charles & Patricia Phipps	7.9	R-5 Residential	Heating/Cooling Business	B-2 Commercial



Address	Owner	Acres:	Existing Zoning	Existing Uses	Proposed Zoning
1826 S. Main St.	Doug & Doris Smith	.62	I-1 Light Industrial	Retail/Business	B-2 Commercial



Address	Owner	Acres:	Existing Zoning	Existing Uses	Proposed Zoning
236 E. 19 th St.	Sherri & Jesse Hunt	.35	I-2 Heavy Industrial	Single Family Residential	R-3 Residential
234 E. 19 th St.	Sherri Hunt Thomas	.33	I-2 Heavy Industrial	Single Family Residential	R-3 Residential
19 th St. Parcel 026-60-11-012.00	Terri Thomas	1.33	I-2 Heavy Industrial	Vacant	R-3 Residential



Address	Owner	Acres:	Existing Zoning	Existing Uses	Proposed Zoning
150 E. Main St.	Joseph & Yvonne Arena	1.33	I-1 Light Industrial	Single Family Residential	R-2 Residential

