

Hopkinsville • Christian Co.



*Knowledgeable Service Through
Information, Experience,*

Rezoning

Note: This brochure should neither be viewed as a substitute for nor a revision of the relevant sections of the Hopkinsville, Pembroke, and Oak Grove Zoning Ordinance, the Subdivision Guidelines for Christian County, The City of Hopkinsville, or the City of Oak Grove. Copies of the aforementioned documents will be made available upon request.

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Visioning Tomorrow's Success Today

The Cities of Hopkinsville, Oak Grove, and Pembroke have Zoning Ordinances and the City Councils of each municipality have adopted Zoning Maps. The Zoning Map divides each City into districts. The Zoning District assignment for an individual property determines the range (or type) of uses that can be conducted. Examples of Zoning Districts include: Single Family Residential Districts, Multifamily Residential Districts, Commercial Districts, and Industrial Districts.

How Do I Find Out What My Property is Zoned?

The Planning Commission Staff can assist in determining what specific property is presently zoned as well as assist in determining whether a certain use is permitted within that current zoning district. Zoning Determinations can be made at the Planning Commission's Office between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

How Do I Request a Zoning Change?

Rezoning a piece of property can be a lengthy process. Individuals who initiate rezoning request should anticipate a five to six month process. A property owner who wishes to initiate a zoning map amendment must first fill out an application. An application for Rezoning should contain, at a minimum, the following information/exhibits:

1. The existing zoning of the property and the Proposed zoning,
2. A clear description of the property such a plat, legal description, or PVA parcel number,
3. A vicinity map of the property.
4. The names and addresses of all adjoining property owners,
5. Legal Justification for Rezoning as required by KRS 100.213.

How Are Rezoning Applications Processed?

According to KRS 100.212, a proposal for a zoning map amendment

can originate with the Planning Commission, Fiscal Court or Legislative Body which is a member of the unit, or with an owner of the property in question. Regardless of the origin of the proposed amendment, it shall be referred to the Planning Commission before adoption. In accordance with KRS100.212, the Planning Commission will notify adjoining property owners, the general public via the local newspaper,

and will post notices on the affected property. As part of the Staff's review, the application will be reviewed by the various City Departments including Police, Fire, Public Works, HWEA, and HES or PRECC. According to KRS 100.211, the Planning Commission shall then hold at least one (1) public hearing after notice and make findings of fact and a recommendation of approval or disapproval of the proposed map amendment to the various legislative bodies involved.

The recommendation is then passed to the Legislative Body that takes final action upon a proposed zoning map amendment. A final decision is then reached depending on each jurisdiction requirements.

Questions?

Questions or inquiries relating to the rezoning process or to obtain a Rezoning Application can be directed to the HCCPC's Planning Department by calling (270)

887-4285 or by fax at (270) 887-4019.