

100.212 Notice of hearing on proposed map amendment.

When in any planning unit except for a planning unit containing a city of the first class or a consolidated local government, a hearing is scheduled on a proposal by a property owner to amend any zoning map, the following notice shall be given in addition to any other notice required by statute, local regulation, or ordinance:

- (1) Notice of the hearing shall be posted conspicuously on the property the classification of which is proposed to be changed for fourteen (14) consecutive days immediately prior to the hearing. Posting shall be as follows:
 - (a) The sign shall state "zoning change" and the proposed classification change in letters three (3) inches in height. The time, place, and date of hearing shall be in letters at least one (1) inch in height; and
 - (b) The sign shall be constructed of durable material and shall state the telephone number of the appropriate zoning commission; and
- (2) Notice of the hearing shall be given at least fourteen (14) days in advance of the hearing by first-class mail, with certification by the commission secretary or other officer of the planning commission that the notice was mailed to an owner of every parcel of property adjoining the property the classification of which is proposed to be changed. It shall be the duty of the person or persons proposing the map amendment to furnish to the planning commission the names and addresses of the owners of all adjoining property. Records maintained by the property valuation administrator may be relied upon conclusively to determine the identity and address of the owner. If the property is in condominium or cooperative forms of ownership, the person notified by mail shall be the president or chairman of the owner group which administers property commonly owned by the condominium or cooperative owners. A joint notice may be mailed to two (2) or more co-owners of an adjoining property who are listed in the property valuation administrator's records as having the same address.
- (3) If the property the classification of which is proposed to be changed adjoins property in a different planning unit, or property which is not part of any planning unit, notice of the hearing shall be given at least fourteen (14) days in advance of the hearing, by first-class mail to certain public officials, as follows:
 - (a) If the adjoining property is part of a planning unit, notice shall be given to that unit's planning commission; or
 - (b) If the adjoining property is not part of a planning unit, notice shall be given to the mayor of the city in which the property is located or, if the property is in an unincorporated area, notice shall be given to the judge/executive of the county in which the property is located.

Effective: July 15, 2002

History: Amended 2002 Ky. Acts ch. 346, sec. 145, effective July 15, 2002. -- Amended 1990 Ky. Acts ch. 362, sec. 5, effective July 13, 1990. -- Amended 1988 Ky. Acts ch. 144, sec. 2, effective July 15, 1988. -- Amended 1986 Ky. Acts ch. 141, sec. 20, effective July 15, 1986. -- Amended 1982 Ky. Acts ch. 20, sec. 2, effective July 15, 1982. -- Amended 1980 Ky. Acts ch. 114, sec. 11, effective July 15, 1980. -

- Amended 1976 Ky. Acts ch. 66, sec. 1. -- Amended 1974 Ky. Acts ch. 315, sec. 7. -
- Created 1972 Ky. Acts ch. 233, sec. 1.