

**CITY OF GRAYSON, KENTUCKY  
PLANNING AND ZONING REGULATIONS**

**ARTICLE 7  
AMENDMENTS**

ESTABLISHED BY: ORDINANCE #13-2001 on NOVEMBER 6, 2001

AMENDED: NONE

**7.1 APPLICATION FOR AMENDMENT.**

A proposal for amendment to the Zoning Map may originate only with the Planning Commission, the City of Grayson and other government bodies, the owner of the subject property, or by a person having written authorization from the owner of the subject property. A proposal for amendment to the text of this Zoning Ordinance may originate with any person or governmental body. Regardless of the origin of the proposed amendment an application must be filed with the Commission requesting the proposed amendment in such form and accompanied by such information as required by this Zoning Ordinance and the By-Laws of the Commission. The Commission may require the submission of further information subsequent to the filing of an application as provided by the Zoning Ordinance and the By-Laws of the Commission. At the time of filing an application, a non-returnable filing fee shall be paid according to the schedule of fees as established by the Commission; however, there shall be no filing fee for an amendment requested by the City of Grayson, the Commission, or any governmental agency. Upon the filing of an application for a map amendment by a government body, the Commission shall promptly notify the owner of the subject property by certified mail.

**7.2 COMMISSION PROCEDURE.**

Upon filing of an application for an amendment to the Zoning Map or the text of this Zoning Ordinance, the Commission shall study and review the application as provided in this Zoning Ordinance and the By-Laws of the Commission.

**7.3 NOTICE OF PUBLIC HEARING.**

Before voting upon any proposed amendment, notice of the time, place, and reason for holding a public hearing shall be given as follows: (1) by one publication in the newspaper of general circulation in Carter County, Kentucky, not earlier than twenty-one (21) days or later than seven (7) days before the public hearing; (2) by posting a sign conspicuously on the property proposed to be changed; and (3) by first-class mail to the owners of all property adjoining the property proposed to be changed given at least fourteen (14) days before the public hearing.

**7.4 PUBLIC HEARING ON APPLICATION.**

After notice of the public hearing as provided in Article 7.3 hereinabove, the Commission shall hold a public hearing on the proposed amendment.

**7.5 RECOMMENDATIONS OF COMMISSION FOR ZONING MAP AMENDMENTS.**

Before recommending to the Grayson City Council that an application for amendment to the Zoning Map be granted, the Commission shall find that the map amendment is in agreement with the Comprehensive Plan adopted by the Commission, or, in the absence of such a finding that (1) the original zoning classification given to the property was inappropriate or improper, or (2) there have been major changes of an economic, physical or social nature within the area

**CITY OF GRAYSON, KENTUCKY  
PLANNING AND ZONING REGULATIONS**

involved which were not anticipated in the Comprehensive Plan adopted by the Commission and which have substantially altered the basic character of such area. The findings of fact made by the Commission shall be recorded in the minutes and records of the Commission. After voting to recommend that an application for amendment to the Zoning Map be granted or denied, the Commission shall forward its findings of fact and recommendation in writing to the Grayson City Council.

**7.6 ACTION BY THE CITY COUNCIL ON ZONING MAP AMENDMENTS.**

The City Council shall not act upon proposed amendment to the Zoning Map until it shall have received the written findings of fact and recommendation thereon from the Commission. Before an amendment to the Zoning Map is granted, the City Council must find the map amendment is in agreement with the Comprehensive Plan adopted by the Commission, or in the absence of such finding, that (1) the original zoning classification given to the property was inappropriate or improper, or (2) there have been major changes of an economic, physical or social nature within the area involved which were not anticipated in the Comprehensive Plan adopted by the Commission and which have substantially altered the basic character of such area. It shall take a majority of the entire City Council to override the recommendation of the Planning Commission.

**7.7 RECOMMENDATIONS OF COMMISSION FOR TEXT AMENDMENT.**

After voting to recommend that an amendment to the text of this Zoning Ordinance be granted or denied, the Commission shall forward its recommendation in writing to the City Council.

**7.8 ACTION BY CITY COUNCIL ON TEXT AMENDMENTS.**

Adoption of the Planning Commission's recommendation shall be by a majority of all members of the legislative body. To override the Planning Commission's recommendation a recorded vote of not less than a majority of the entire membership of the legislative body shall be required.