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June 12-15, 2026 • Page 4B • Appalachian News-Express

TO OUR READERS

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POLICIES

The Appalachian News-Express reserves the right to edit, properly classify, cancel or decline any ad. We will not knowingly accept advertising that discriminates on the basis of sex, age, religion, race, national origin or physical disability.

**PUBLISHER'S
NOTICE**

All real estate advertising in this newspaper is subject to the Fair Housing Act which makes it illegal to advertise "any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin, or an intention to make any such preference, limitation or discrimination." Familial includes children under the age of 18 living with parents or legal custodians, pregnant women and people securing custody of children under 18. This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis. To complain of discrimination, call HUD toll-free at 1-800-669-9777. The toll-free number for the hearing impaired is 1-800-927-9275.



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LEGALS

**NOTICE OF
INTENTION
TO MINE
Pursuant to
Application
Number
898-1036,
Renewal-4**

In accordance with KRS 350.055, notice is hereby given that B & W Resources, Inc.; 300 Liperote Way, London, Kentucky 40741, has applied for a renewal to an existing surface coal mining and reclamation operation consisting of approximately 1,019.46 total acres and located approximately 0.1 miles east of Majestic in Pike County.

The operation is approximately 0.5 miles north-east of KY 194s junction with KY 2062 along Big Branch of the Tug Fork. The operation is located on the Majestic U.S.G.S. 7 1/2 minute quadrangle map.

The operation will utilize the contour and area methods of surface mining. The surface area disturbed by this operation is owned by Poplar Creek Development Company, Knox Creek Land Company, Bert Randall & Joan Billiter, Richard & Gertrude Daniels, Greeley Hurley, Jr., Ralph & Wanda Beard, Jonah Taylor, Rodney Taylor and Eddie Hurley.

The application has been filed for public inspection at the Division of Mine Reclamation and Enforcements Pikeville Regional Office, 121 Mays Branch Road, Pikeville, KY 41501. Written comments or objections must be filed with the Director, Division of Mine Permits, 300 Sower Boulevard, Frankfort, KY 40601.

**NOTICE
OF BOND
RELEASE**

In accordance with KRS 350.093, notice is hereby given that MC Mining, LLC, 1146 Monarch Street STE:350, Lexington, Kentucky 40513, has applied for Phase III bond release on Increment No. 1 of permit 898-1044, which was

LEGALS

last issued on August 21, 2025. The application covers an area of approximately 18.04 surface acres. The permit area is located at 4126 State Highway 194 West, Pikeville, KY. The nearest intersection to the permitted area is Fluty Br. JCT. with Brushy. The bonds now in effect for the mentioned increments are surety bonds in the amount of \$7,900. 100% of the original bond amount of \$7,900 is included in the application for release.

Reclamation work performed includes: backfilling, regrading, topsoil replacement, and drainage control including soil preparation and initial seeding and mulching in accordance with the approved reclamation plan and a report for the area has been submitted to the cabinet in accordance with 405 KAR 16:200, Section 8 or 405 KAR 18:200, Section 8. revegetation has been established in accordance with the approved reclamation plan and the

LEGALS

standards for success of revegetation, successful completion of all surface and reclamation operations in accordance with the approved reclamation plan such that the land is capable of supporting the post mining land use approved pursuant to 405 KAR 16:210 or 405 KAR 18:220; compliance with requirements of KRS Chapter 350, 405 KAR Chapters 7 through 24, and 405 KAR 10:020 and release of 18.04 acres.

Written comments, objections, and requests for a public hearing or informal conference must be filed with the Director, Division of Field Services, and 300 Sower Boulevard Frankfort, Kentucky, 40601 by Friday July 17,

LEGALS

2026. A public hearing on the application has been scheduled for 10:00 AM on Monday, July 20th at the Department for Surface Mining Reclamation and Enforcements Pikeville Regional Office, 121 Mays Branch Road, Pikeville, KY 41501. The hearing will be cancelled if no request for a hearing or informal conference is received by Friday, July 7th, 2026.

**INVITATION
TO BID**

Mountain Water District will receive sealed bids for **Two (2) Full-Size, Crew Cab or Extended Cab, 4 X 4, Standard Bed Pick-Up Trucks,** until 10:00 am, Tuesday, June 23rd, 2026, at the office of Jim Vanover,

LEGALS

Vanover, Hall & Bartley, located at 225 Hambley Blvd, Pikeville, KY 41501. Bids may be mailed via UPS, FedEx or the postal service to this address by the deadline as well. Specifications may be obtained upon request by calling 606-631-6165 or requested via email at mwright@mtwater.org. Bidder should submit bid in a sealed envelope marked **Full-Size Truck Bid.** Mountain Water District reserves the right to reject any and all bids. Tammy Olson General Manager

**INVITATION
TO BID**

Mountain Water District will receive sealed bids for **Two (2) Mid-Size, Crew**

LEGALS

Cab or Extended Cab, 4 X 4, Standard Bed Pick-Up Trucks, until 10:00 am, Tuesday, June 23rd, 2026, at the office of Jim Vanover, Vanover, Hall & Bartley, located at 225 Hambley Blvd, Pikeville, KY 41501. Bids may be mailed via UPS, FedEx or the postal service to this address by the deadline as well. Specifications may be obtained upon request by calling 606-631-6165 or requested via email at mwright@mtwater.org. Bidder should submit bid in a sealed envelope marked **Mid-Size Truck Bid.** Mountain Water District reserves the right to reject any and all bids. Tammy Olson General Manager

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water.org. Bidder should submit bid in a sealed envelope marked **Mid-Size Truck Bid.** Mountain Water District reserves the right to reject any and all bids. Tammy Olson General Manager

REAL ESTATE FOR RENT

FOR RENT
3BR 1-1/2BA house. Private Lot. Beaver Ky area. \$650mo. Utilities not included. Ref. Req. 606-339-5714, 606-433-6048, 606-259-9997.

REAL ESTATE FOR SALE

PROPERTY FOR SALE
3576 Jonancy, KY. Has trailer that needs work. 606-253-3118

NOTICE OF PUBLIC HEARING
Notice is hereby given that the Kentucky Public Service Commission ("PSC") will conduct a public hearing in Case No. 2025-00365 beginning at 9:00 a.m. Eastern Standard Time on Tuesday, June 30, 2026, at the PSC's offices at 211 Sower Boulevard, Frankfort, Kentucky 40601. The purpose of the hearing is to cross-examine Kentucky Power's witnesses and take evidence on Kentucky Power's application for continuation through December 31, 2026 of its demand-side management programs; recovery of costs, including lost revenues and incentives, associated with demand-side management; and all other required approvals and relief. This hearing will be streamed live and may be viewed by connecting to the YouTube link posted on the PSC website, psc.ky.gov, on the day of the hearing. Public comments may be made at the beginning of the hearing. Those wishing to provide public comments may do so by arriving at 211 Sower Boulevard, Frankfort, Kentucky, before the start of the hearing.

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SUMMARY ORDINANCE NO. O-2026-09

AN ORDINANCE AMENDING CHAPTER 156 (ZONING CODE) OF THE CODE OF ORDINANCES OF THE CITY OF PIKEVILLE, KENTUCKY, PROVIDING FOR A COMPREHENSIVE UPDATE OF THE CITY'S ZONING REGULATIONS IN RESPONSE TO CHANGES IN STATE LAW GOVERNING MANUFACTURED HOMES, THE CITY'S UPDATED COMPREHENSIVE PLAN, AND THE DOCUMENTED IMPACTS OF THE STATEWIDE HOUSING SHORTAGE ON THE CITY OF PIKEVILLE; AMENDING THE GENERAL PROVISIONS AND DEFINITIONS; ADDING NEW REGULATIONS GOVERNING HOME OCCUPATIONS AND ACCESSORY DWELLING UNITS; RESTRUCTURING AND RENAMING THE RESIDENTIAL ZONING DISTRICTS; ADDING A USE CLASSIFICATION TABLE SYSTEM; COMPREHENSIVELY REVISING THE INSTITUTIONAL DISTRICT; AMENDING COMMERCIAL DISTRICT RESIDENTIAL USE PROVISIONS; AMENDING THE AMENDMENT PROCEDURE TO EXEMPT CITY-INITIATED LEGISLATIVE AMENDMENTS FROM CERTAIN NOTICE REQUIREMENTS; ADOPTING A NEW OFFICIAL ZONING MAP FOR THE CITY OF PIKEVILLE; AND PROVIDING FOR RELATED MATTERS.

BE IT ORDAINED BY THE PIKEVILLE CITY COMMISSION:

That this Ordinance be and hereby is adopted as a comprehensive amendment to Chapter 156 (Zoning Code) of the Code of Ordinances of the City of Pikeville. This amendment is made pursuant to the authority granted by KRS Chapter 100 and is undertaken for the following principal reasons: (1) the Kentucky General Assembly enacted amendments to KRS 100.348 effective July 1, 2026 that significantly change how local governments may regulate the placement of qualified manufactured homes in residential zones, requiring corresponding amendments to the City's zoning text and map; (2) the City's Comprehensive Plan, completed approximately five years ago, recommended modernization of the City's zoning regulations; (3) the documented statewide housing shortage has affected Pikeville's housing stock, requiring the City to expand housing options while using the tools the legislature has provided to preserve the character of its established neighborhoods; and (4) general modernization is required throughout the Code. The following is a summary of the principal provisions of the Ordinance, as required by KRS 83A.060(9).

Section 1. GENERAL PROVISIONS (§§ 156.001 – 156.005)

Section 156.001 is amended to update the enacting clause to reflect current statutory references under KRS Chapter 100. Section 156.002 is amended to reflect the adoption of a new Official Zoning Map and to provide that the Official Zoning Map shall be maintained in digital form and made publicly available on the City's website, with a certified copy on file with the Planning Commission and the Finance Director, City Clerk, or Tax Administrator. The requirement that a certified copy be filed with the County Clerk is removed, as digital public availability provides superior public access. A new Section 156.005 is added confirming that the provisions of this chapter do not abrogate or impair existing private deed restrictions, covenants, or easements.

Section 2. DEFINITIONS (§ 156.004)

Section 156.004 is substantially amended to modernize and expand the definitions applicable throughout the Zoning Code. Key additions and amendments include:

- (a) **ACCESSORY DWELLING UNIT (ADU)** — A new definition is added, defining an ADU as a self-contained dwelling unit located on the same lot as a lawful single-family dwelling and containing independent living facilities for sleeping, eating, cooking, and sanitation, designed to function as a subordinate residential unit.
- (b) **COMPATIBILITY STANDARDS** — Updated to reflect authority under KRS 100.348 as amended effective July 1, 2026.
- (c) **FAMILY / FUNCTIONAL FAMILY** — The definition of **FAMILY OR HOUSEKEEPING UNIT** is amended and a new definition of **FUNCTIONAL FAMILY** is added consistent with KRS 216B.450(4) and applicable state law.
- (d) **HOME OCCUPATION** — A new definition is added, defining a home occupation as any business, profession, service, or trade conducted within a dwelling unit or its attached accessory spaces that is clearly secondary to the residential use of the property.
- (e) **MANUFACTURED HOME / PERMANENT FOUNDATION** — The definition of **MANUFACTURED HOME** is updated and a new definition of **PERMANENT FOUNDATION** is added, specifying structural support standards consistent with KRS 227.570 and aligned with the 2025 amendments to KRS 100.348.
- (f) Various other definitions are amended for clarity, modernization, and consistency with current state law and planning practice.

Section 3. USE CLASSIFICATION TABLE (§ 156.044) [NEW]

A new Section 156.044 is added establishing a Use Classification Table system. Two official Use Classification Tables are created: Table 156.044-1 governing Residential and Mixed-Use Districts, and Table 156.044-2 governing Commercial, Industrial, and Special Districts. The Zoning Administrator is authorized to determine whether proposed uses are permitted, conditional, or prohibited based on the tables, and to classify unlisted uses by reference to the purpose and intent of the applicable district and the North American Industry Classification System (NAICS). Determinations by the Zoning Administrator may be appealed to the Board of Zoning Adjustment in accordance with KRS Chapter 100.

Section 4. HOME OCCUPATIONS (§ 156.058) [NEW]

A new Section 156.058 is added establishing regulations for home occupations. The purpose of this section is to encourage small businesses and personal entrepreneurship while preserving the residential character of neighborhoods by regulating only those activities that create impacts outside the home. A home occupation is permitted by right in any residence provided all of the following standards are met: (1) the business is operated by a resident of the dwelling; (2) the business is conducted within the dwelling or customary accessory structures; (3) no more than two (2) non-resident employees work on the premises at any time; (4) the residential appearance of the property is not altered; (5) no commercial signs or exterior advertising are permitted beyond what is allowed in the applicable zoning district; (6) no outdoor storage or display of materials or merchandise is permitted; (7) no more than four (4) clients, customers, and/or non-resident employees are present at any single time, and scheduling shall not create traffic or parking patterns exceeding normal residential activity; and (8) the business shall not generate traffic or require parking beyond what is typical for residential use. Home occupations that cannot meet these by-right standards may seek approval as a conditional use through the Board of Zoning Adjustment.

Section 5. ACCESSORY DWELLING UNITS (§ 156.059) [NEW]

A new Section 156.059 is added authorizing and regulating Accessory Dwelling Units (ADUs) in all residential zoning districts. One ADU is permitted on any lot containing a lawful single-family dwelling, subject to the following principal standards:

- (a) **Types.** ADUs may be integrated within the principal structure (including interior conversions or additions) or detached within a separate accessory structure.
- (b) **Maximum Size.** An ADU shall not exceed eight hundred (800) square feet of habitable floor area and shall be subordinate in size to the principal dwelling. An ADU created entirely within a pre-existing detached structure may exceed 800 square feet provided no expansion of the structure occurs and the ADU remains clearly subordinate in scale and appearance.
- (c) **Rental Duration.** An ADU shall not be rented for periods of less than thirty (30) consecutive days.
- (d) **Separate Conveyance Prohibited.** An ADU may not be sold or otherwise conveyed separately from the principal dwelling unit.
- (e) **Foundation.** All detached ADUs shall be constructed on a permanent foundation meeting the standards of KRS 227.570.

Section 6. RESIDENTIAL ZONING DISTRICTS (§§ 156.100 – 156.106)

The residential zoning district structure is comprehensively restructured in response to the 2025 amendments to KRS 100.348 and the City's housing and neighborhood compatibility goals. The prior districts (R-1 One-Family, R-1A Inner-City One-Family, R-1T Townhouse, R-2 One- and Two-Family, R-3 One- and Multiple-Family) are deleted or renamed and replaced with the following framework:

- (a) **§ 156.100 – R-1A Traditional Single-Family Residential District.** Purpose is

amended to provide for established and developing single-family neighborhoods of small-to-moderate dwellings while maintaining neighborhood character and property values. Principal permitted use: single-family detached dwellings.

(b) **§ 156.101 – R-1B Neighborhood Single-Family Residential District [NEW].** Purpose is to provide for stable single-family neighborhoods of moderate-to-larger dwellings while maintaining neighborhood character and property values. Principal permitted use: single-family detached dwellings.

(c) **§ 156.102 – R-1C Estate Single-Family Residential District [NEW].** Purpose is to provide for large-lot residential development characterized by substantial dwellings while maintaining neighborhood character and property values. Principal permitted use: single-family detached dwellings.

(d) **§ 156.103 – R-1H Historic Single-Family Residential District [NEW].** Purpose is to preserve the established character of older residential neighborhoods and areas of traditional architectural form near the city center. Principal permitted use: single-family detached dwellings.

(e) **§ 156.104 – R-2 Urban Residential District** (formerly R-2 One- and Two-Family). Purpose is amended to provide for a range of housing types within walkable, mixed-use neighborhood environments, primarily along major corridors and activity centers. Principal permitted uses: single-family detached, duplex, townhouse, and multi-family dwellings.

(f) **§ 156.105 – R-3 Neighborhood Residential District** (formerly R-3 One- and Multiple-Family). Purpose is amended to provide for moderate-density residential development accommodating a mix of housing types while preserving traditional neighborhood character. Principal permitted uses: single-family detached, duplex, townhouse, and multi-family dwellings.

(g) The remaining district numbering (Mobile Home Park, Commercial, Industrial, Institutional, PUD, Riverfill, and Overlay Districts) is updated to reflect the renumbering resulting from the addition of the three new residential districts. All residential districts are updated to expressly include home occupations (§ 156.058) and accessory dwelling units (§ 156.059) as permitted accessory uses.

Section 7. COMMERCIAL DISTRICT RESIDENTIAL USE PROVISIONS (§§ 156.107 – 156.110)

The C-1 Neighborhood Commercial, C-2 Highway Commercial, C-3 Central Business, and RF-1 Riverfill Districts are amended in their residential use provisions only, to make those provisions consistent with the restructured residential zoning districts and updated housing type definitions adopted by this Ordinance. No other substantive changes are made to those districts.

Section 8. INSTITUTIONAL DISTRICT (§ 156.111) [COMPREHENSIVE REVISION]

The INS Institutional District is comprehensively revised. The prior version of this district was designed primarily to accommodate the University of Pikeville. The revised district is modernized to serve as a general institutional zone accommodating the full range of public, civic, educational, medical, healthcare, and other institutional uses that serve the community. The following is a summary of the new district provisions:

(a) **Purpose.** To accommodate public, civic, educational, medical, healthcare, and other institutional uses that serve the community, stabilize neighborhoods, and support regional centers of activity, while ensuring compatibility with surrounding land uses and protecting the public health, safety, and welfare.

(b) **Principal Permitted Uses.** The following are permitted by right in the INS District: (1) educational institutions, including colleges, universities, community and technical colleges, and related facilities; (2) hospitals, medical centers, clinics, and outpatient healthcare facilities, excluding substance abuse treatment clinics unless otherwise permitted by this Code; (3) offices and administrative facilities for public or non-profit institutions; (4) public health department facilities; (5) government and public service facilities and buildings; (6) libraries, museums, and cultural facilities; (7) religious institutions and houses of worship; (8) parks, plazas, open space, and recreational facilities owned or operated by an institution; (9) research facilities and labs associated with an institutional use; (10) dormitories, student or employee housing, and residential care uses owned, operated, or sponsored by the institution and directly related to the institutional purpose; and (11) utility facilities when accessory and subordinate to an institutional use.

(c) **Accessory Uses.** Accessory uses and structures customarily incidental and subordinate to the principal institutional use are permitted, including: (1) cafeterias, food service, and dining facilities for students, employees, or visitors; (2) visitor centers, meeting halls, and conference centers; (3) parking facilities, garages, and drop-off areas; and (4) campus support services, maintenance buildings, and storage.

(d) **Conditional Uses.** The following uses require a conditional use permit from the Board of Zoning Adjustment: (1) commercial retail or service uses intended primarily to serve employees, students, patients, or visitors of the institution that would not adversely impact surrounding areas; (2) childcare facilities not located within a principal institutional building; and (3) any institutional-related use not listed as a permitted use that is determined by the Board to be consistent with the purpose and intent of the INS District and similar in nature and impact to permitted institutional uses.

(e) **Development Standards.** Institutional development shall be designed to minimize adverse impacts on adjacent residential or commercial districts. Building height, setbacks, and dimensional standards may vary based on context, subject to administrative approval in accordance with adopted site plan review standards. Adequate access, circulation, and parking shall be provided without negatively affecting surrounding streets.

(f) **Site Plan Review.** Prior to issuance of any building permit for new construction or expansion resulting in an increase of more than 10,000 square feet of gross floor area, the applicant shall submit a site plan, including circulation, parking, utilities, landscaping, signage, and building design, to the Building Codes Officer for review and approval.

(g) **Compatibility Standards.** Institutional development adjacent to residential districts shall incorporate appropriate buffers, landscaping, and transitions to ensure compatibility with residential uses.

(h) **Nonconforming Uses.** Legally established institutional uses existing at the time of adoption of this section may continue in accordance with § 156.052 (Nonconformities) of this Code.

Section 9. OVERLAY ZONING DISTRICT (§ 156.114)

The Overlay Zoning District (renumbered from § 156.113 to § 156.114) is amended in its Flood Hazard District provisions to replace the term "mobile home" with "manufactured home" throughout, consistent with current state and federal terminology.

Section 10. CLASSIFICATION OF RESIDENTIAL USE (§ 156.047)

Section 156.047 is retitled from "Additional Uses" to "Classification of Residential Use" and is amended to update the classification framework for residential uses, including updated treatment of functional family arrangements consistent with applicable state law.

Section 11. AMENDMENT PROCEDURE (§ 156.171)

Section 156.171 is amended by adding a new subsection (H) providing as follows:

Any amendment to the text of this chapter or to the official zoning map that affects two or more properties under separate ownership and is initiated by the Board of Commissioners or the Planning Commission is exempt from the requirements of subsections (D), (F), and (G) of this section. Publication notice as required by subsection (G) shall still be provided.

This amendment is intended to streamline city-initiated legislative rezoning actions.

Section 12. ADOPTION OF NEW OFFICIAL ZONING MAP

A new Official Zoning Map for the City of Pikeville is hereby adopted and incorporated into Chapter 156 by reference, superseding and replacing the prior Official Zoning Map in its entirety. The new map reflects the updated zoning district designations established by this Ordinance, including the assignment of properties to the new and renumbered residential districts, and incorporates all map changes necessitated by this comprehensive amendment. The Official Zoning Map shall be maintained in digital form and made publicly available on the City's website. A certified copy shall be on file with the Planning Commission and the Finance Director/City Clerk/Tax Administrator.

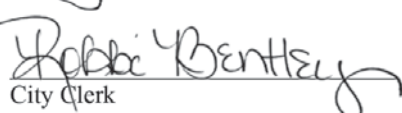
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Section 13. EFFECTIVE DATE

This Ordinance shall become effective on the date of its final passage.

PASSED BY THE CITY COMMISSION OF PIKEVILLE:


Mayor, City of Pikeville

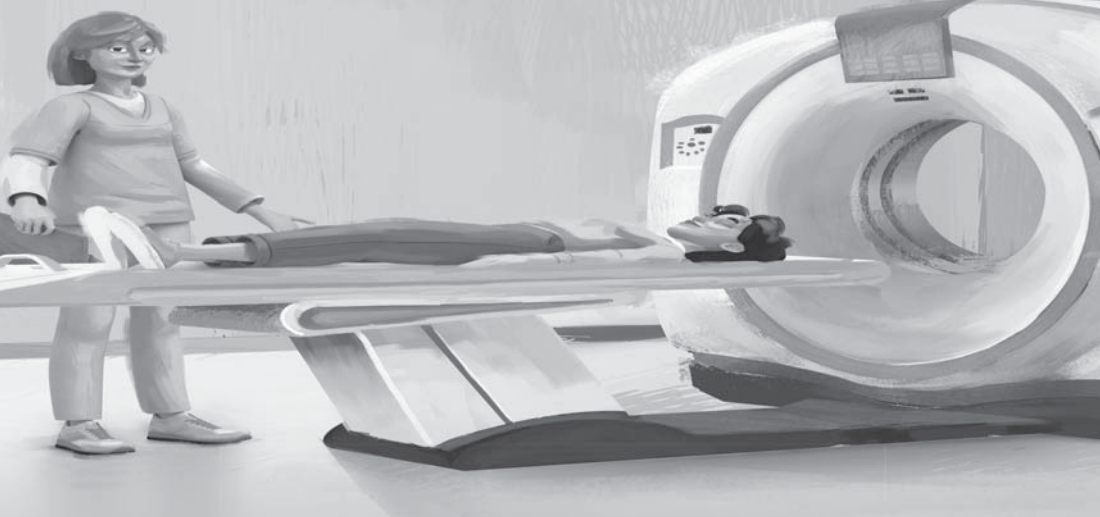

City Clerk

Date: June 8, 2026

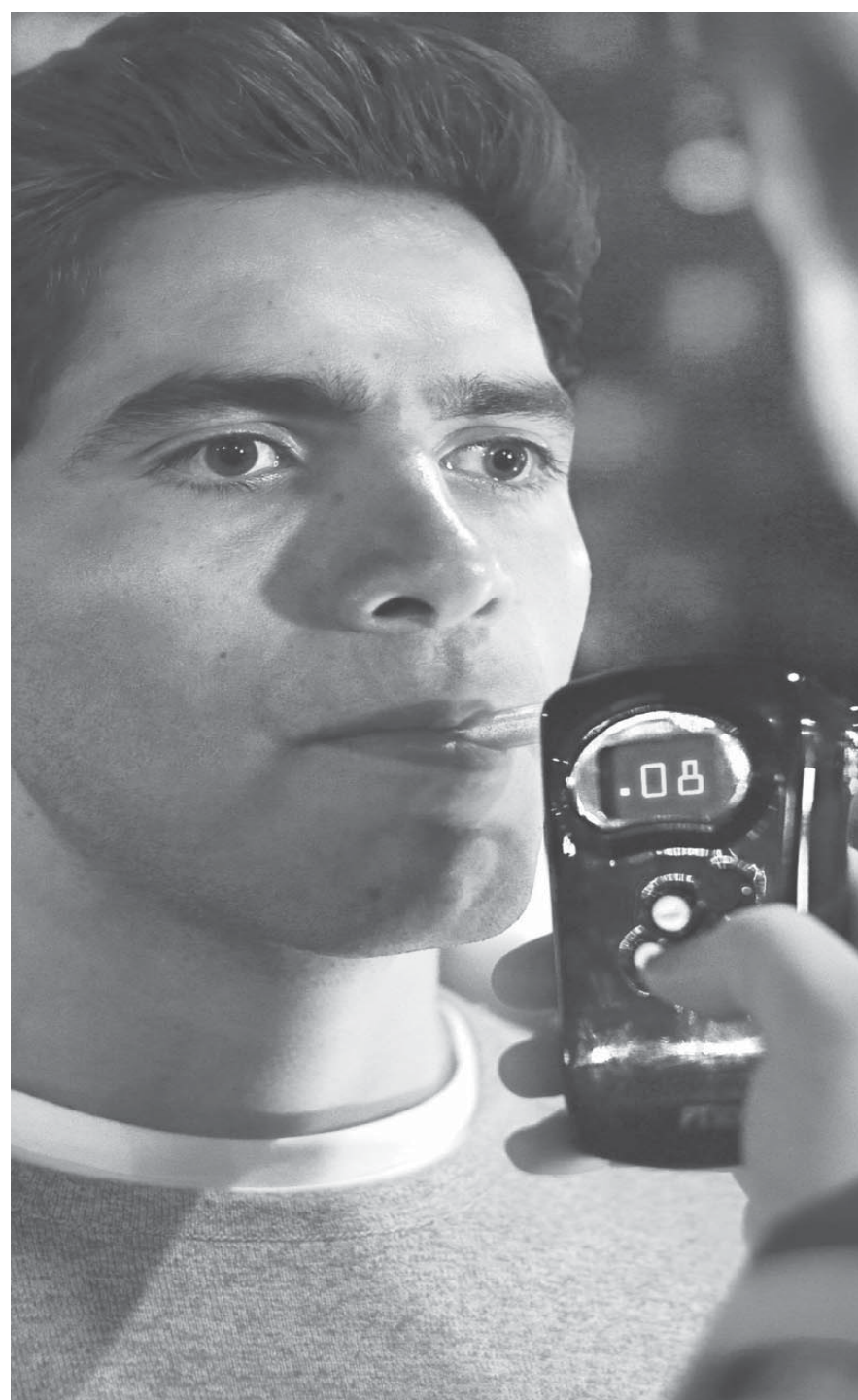
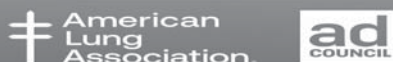
Pursuant to KRS 83A.060(9), the undersigned does hereby certify that he is an attorney licensed to practice in the Commonwealth of Kentucky and that the above summary is a narrative setting forth the main points of the ordinance reasonably calculated to inform the public of the meaning of the ordinance.

/s/ Russell H. Davis
Russell H. Davis
City Attorney

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