


**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
REGULAR MEETING  
MINUTES**

**APRIL 9, 2009**

The regular meeting was held in the Scott County Courthouse on April 9, 2009. The meeting was called to order by Chairperson Mike Bradley at 6:00 p.m. Present were Commissioners Greg Hampton, Janet Holland, John Lacy, Jimmy Richardson, and Bias Tilford, Planning Director Michael Sapp, Planners Brian Shorkey and Joe Kane, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent were Commissioner Ralph Tackett and Melissa Waite.

Motion by Hampton, second by  Hampton, to approve the March invoices. Motion carried.

Motion by Lacy, second by Holland, to approve the March 12, 2009 minutes. Motion carried.

With the addition of Selection of the new Planning Commission Member under Old Business, motion by Richardson, second by Lacy, to approve the April agenda. Motion carried.

Postponements/Withdrawals

Chairman Bradley reported that the Sparks Farm Development and Lifestyle Communities applications will be heard at the May meeting if the Commission votes to rehear them, and the Pleasant Valley Section II, Phase II and New Kingdom Hall applications are postponed. Motion by Lacy, second by Richardson, to accept the four items for postponement. Motion carried.

Consent Agenda

No items were eligible for the Consent Agenda.

Determination for rehearing Sparks Farm Development

Chairman Bradley stated that the original applications were denied, and the applicant is asking to be re-heard.

Mr. Sapp stated that the basis for the request is that the plan has been modified and the applicant feels the changes will satisfy the concerns of the neighbors.

**Motion by Richardson, second by Holland, to re-hear the Sparks Farm Development application at the May 14 meeting. By roll call vote, motion carried 5-0.**

Determination for rehearing Lifestyle Communities

Chairman Bradley stated that the applicant is requesting a re-hearing on the basis of there being severe economic changes in the area. Mr. Sapp added that there was additional information presented to City Council that the Planning Commission did not hear.

**Motion by Richardson, second by Holland, to re-hear the Lifestyle Communities application at the May 14 meeting. By roll call vote, motion carried 5-0.**

**Motion by Lacy, second by Richardson, to hear the Enclave Subdivision application before the Old Friends, Inc. application. Motion carried.**

ZMA-2009-5 The Enclave Subdivision – Rezoning request from R-1C PUD to R-2 PUD and Conceptual Development Plan for 25.73 acres located on the northwest corner of the intersection of Frankfort Road (U.S. 460 W.) and Paynes Landing Blvd. PUBLIC HEARING

Bruce Lankford, representing the applicant, submitted for the record documentation regarding notice requirements. There was brief discussion on the list of names used for notification.

John Shirley, developer of White Oak Village and president of the White Oak Village Homeowner's Association, asked that the re-zoning application be continued so that they may have more time to investigate the matter.

Obey Wallen, concerned citizen, also asked for a continuance.

Mr. Lankford stated that they have no objection to a continuance.

**Motion by Lacy, second by Tilford, to continue the application to the May meeting. Motion carried.**

Chairman Bradley stated that the neighbors will not receive notice of the meeting because it is being continued from this meeting. Mr. Lankford agreed to have the date on the sign posted on the property changed.

Those in attendance who intend to speak before the Commission were sworn in by Attorney Perkins.

ZMA-2009-03 Old Friends, Inc. – Rezoning request from A-1 to A-1R and Conceptual Development Plan for 92.551 acres located on the west side of Paynes Depot Road (U.S. 62), north of Ironworks Road. PUBLIC HEARING

Mr. Kane reviewed the staff report, including the regulations defining A-1R development, the plan's conformance with the Comprehensive Plan, and the issues of concern regarding the development. Staff recommended approval, including two variances.

Commissioner Tilford expressed concern about the septic system. Mr. Kane stated that Health Department approval is necessary.

Commissioner Lacy expressed concern over setting a precedent for overlaying a zone on land preserved by the cluster development. Mr. Sapp stated that staff felt the uniqueness of proposal will prevent it from becoming a precedent.

Bruce Lankford, representing the applicant, agreed with the conditions of approval.

Michael Blowen, applicant, described the Old Friends operation. He noted that the neighbors in Dream Chase Estates are all supportive of the proposal, the bed & breakfast at the location has been successful, and the architecture is compatible with the neighboring farm.

Lee Rossi, representing the applicant, described the units.

Brent Combs, Thoroughbred Engineering and representing the applicant, addressed the septic system issue. He noted that the re-zoning to A-1R could encompass only the five acres where the proposed units are located. Mr. Sapp explained that five-acre tracts could be developed on the new 40 acres. By concentrating the eligible units in one area, the preserved tract is extended by another 40 acres.

**Motion by Lacy, second by Holland, to recommend approval of the rezoning request from A-1 to A-1R, including the two variances, subject to the four (4) conditions of approval. By roll call vote, motion carried 6-0.**

#### Discussion of proposed Sign Ordinance

Mr. Shorkey asked if there were any comments. Commissioner Lacy noted that permanent, way-finding, agricultural business signs in the County are referenced in the Rural Land Use element of the Comprehensive Plan, but not in the ordinance. Mr. Shorkey stated that those kinds of signs can be addressed.

Mr. Sapp stated that a public hearing will be scheduled for the May meeting.

#### Review of proposed FY 09-10 budget

Mr. Sapp reported that after discussions with the City Finance Officer, the County Judge, and the Executive Committee, several changes were made to the previous proposed budget. He noted that the proposed budget is \$103,000 less than this year's budget.

There were no comments from the Commission

**Motion by Tilford, second by Hampton, to recommend approval of the FY 09-10 budget to City Council and Fiscal Court. Motion carried.**

#### Upcoming expiring Letters of Credit/Bonds

There were no Letters of Credit or bonds to discuss.

#### Update of previously approved projects and agenda items

Mr. Sapp reported on the meetings with Sadieville regarding the expansion of their urban service boundary, the annexation process, and a land use plan for the expansion area.

He then reported on the Dry Run project.

#### Discussion on Swearing-in Process

Commissioner Tilford asked that there be further discussion on the swearing-in process at the May meeting. It was agreed to do so.

#### Planning Commission Vacancy

Motion by Richardson, second by Lacy, to go into Executive Session to interview candidates for the Planning Commission vacancy. Motion carried.

Motion by Richardson, second by Holland, to come out of Executive Session. Motion carried.

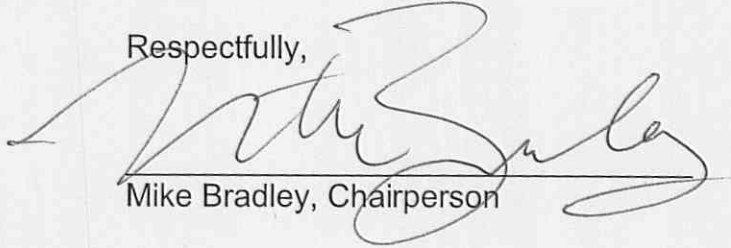
Hampton

Lacey

Motion by Richardson, second by Hampton, to appoint Steve Woodrum as the new Planning Commissioner representing the City of Georgetown. Motion carried unanimously.

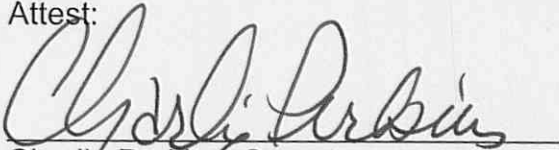
The meeting was then adjourned.

Respectfully,



Mike Bradley, Chairperson

Attest:



Charlie Perkins, Secretary