

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

**August 11, 2011**

The regular meeting was held in the Scott County Courthouse on August 11, 2011. The meeting was called to order by Chairman John Lacy at 6:00 p.m. Present were Commissioners Greg Hampton, Janet Holland, Rob Jones, Jimmy Richardson, Ralph Tackett, Bias Tilford, and Melissa Waite, Director Earl Smith, Planners Brian Shorkey, Joe Kane, Engineer Brent Combs, and Attorney Charlie Perkins. Absent was Commissioner Horace Wynn.

Motion by Tackett, second by Waite, to approve the July invoices. Motion carried.

Motion by Waite, second by Tackett, to approve the July 14, 2011 minutes. Motion carried.

With the addition of one item of Old Business and one item of Other Business, motion by Holland, second by Hampton, to approve the August agenda. Motion carried.

Postponements/Withdrawals

Chairman Lacy reported that the Advanced Eye Care Center is postponed to the September meeting. Motion by Waite, second by Holland, to accept the item for postponement. Motion carried.

Consent Agenda

There were no items eligible for the Consent Agenda.

Those intending to speak before the Commission were sworn in by Mr. Perkins.

PDP-2011-17 Townhomes of Falls Creek – Preliminary Consolidation Plat, Preliminary Development Plan for twenty-six (26) townhouse units, and Amended Master Plan for development on south side of Champion Way, west side of U.S. 25 N.

Mr. Kane described the project and gave a brief history of the application. He stated that the current application has been amended to reduce the number of units from 15 to 10 on the north side of Falls Creek Drive, and increase from 15 to 16 on the south side. The rear setback has been reduced from 20 feet to 15 to address the parking issue. He recommended approval based on the fact that it was originally approved as a traditional

neighborhood with a mixture of building types and uses, with a maximum density of 338, which they are still well under.

Density was briefly discussed.

Bruce Lankford, representing the applicant, agreed with the staff report.

Steve Austin, professional planner and representing the applicant, gave an overview of traditional development and recalled that when he was Planning Director here, the B-4 zone was created in order to attract more development of this type. He discussed the 20-year population projection, its impact on home building and traffic, and stated that the more efficient the growth, the more land can be preserved. He discussed how traditional development is more walkable, denser, more varied, connected, and greener.

Aaron Holt, Falls Creek resident, stated that he bought in the subdivision for the reasons Mr. Austin described, but he disapproves of the amended plan which locates the townhomes across a 14' alley from his home. He stated that he asked Doug Smith, applicant, to meet and discuss his concerns several times, but a meeting never occurred. He presented photographs of the area. He expressed concern about the units not selling after they are built.

Drew Zande, Falls Creek resident, expressed concern about property values.

Mr. Lankford noted that, because the economy has been mentioned, this applicant is ready to provide jobs and be productive in the community.

Commissioner Waite felt that green space buffering is needed.

Re-locating the townhomes to another area was discussed. Mr. Smith addressed the re-location concerns, including floodplain issues.

Mr. Austin noted photographs showing townhomes that are architecturally designed to blend in with the neighborhood and not need buffering to hide or soften them.

Commissioner Tilford sympathized with the neighbors' concerns. Commissioner Waite suggested approving the 16 units on the south side of the street and waiting on the remaining 10 units.

Doug Smith felt that the concessions they have made should satisfy the neighbors.

Nicholas Compton, Falls Creek resident, expressed his opposition to the amended plan.

Commissioner Hampton suggested having eight townhomes instead of 10 on the north side of the street.

Christine Hoskins, Falls Creek resident, expressed doubt that any required buffering will be maintained.

**Motion by Waite, second by Holland, to approve the Preliminary Development Plan. By roll call vote, motion carried 5-3, with Tilford, Hampton, and Lacy dissenting.**

PSP-2011-18 Habitat for Humanity – Preliminary Subdivision Plat for a fifteen (15) lot subdivision located on the north side of Hickman Street, west of Martin Luther King Avenue.

Mr. Kane reviewed the staff report. He discussed the drainage concerns and the requested variances regarding lot sizes, setbacks, ROW width, and sidewalks. Staff recommended denial of the variances to the *Subdivision Regulations* regarding ROW width and sidewalks. He noted that the variances from the *Zoning Ordinance* (variances #1, 2, 3, 4, and 6) must be heard and approved by the Board of Adjustment.

The drainage problem was discussed. Mr. Combs stated that he and the City Engineer agreed that the proper retention system would improve drainage in the area.

Jim Ford, representing the applicant, agreed with the conditions of approval.

Emma Wilson, N. Hamilton Street resident, addressed the drainage problem. Mr. Combs showed her how the water would be re-routed.

Cody Nunnolley, N. Hamilton Street resident, also discussed the drainage problem.

Willetta Hammons, N. Hamilton Street resident, asked if her family's property, including the fence, would be affected. Mr. Perkins replied that nothing can be done on her family's property unless they approve it.

Linda Thomas, Martin Luther King & Young Street resident, addressed the drainage issue.

Mr. Shorkey stated that they have already made application to the Board of Adjustment for the variances requiring their approval. He noted that residents within 100' feet of the property will receive notice of the hearing on September 6.

There was further discussion on the drainage issue. Commissioner Tilford expressed concern about it. Chairman Lacy stated that the final development plan could come back before the full Commission. Mr. Combs stated that most preliminary plans do not show complete drainage plans, but they are completed and must be approved with the construction plans.

**Motion by Richardson, second by Jones, to approve the Preliminary Subdivision Plat, subject to the eight (8) conditions of approval (including the correction to #2 to read Georgetown Fire Department), and to deny variances #5 and #7 regarding sidewalks and ROW width. Motion carried.**

2011 KAPA Fall Conference

Mr. Earl Smith reported on the upcoming Fall KAPA Conference and asked the Commissioners to let him know if they were interested in attending.

The meeting was then adjourned.

Respectfully,

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John Lacy, Chairperson

Attest:

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Charlie Perkins, Secretary