

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

June 9, 2011

The regular meeting was held in the Scott County Courthouse on June 9, 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, Melissa Waite, and Horace Wynn, Director Earl Smith, Planners Brian Shorkey and Joe Kane, Engineer Brent Combs, and Attorney Charlie Perkins.

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

Motion by Waite, second by Holland, to approve the May invoices. Motion carried.

Motion by Waite, second by Jones, to approve the May 12, 2011 minutes. Motion carried.

Motion by Waite, second by Wynn, to approve the June agenda. Motion carried.

Postponements/Withdrawals

Chairman Lacy reported that the Townhomes of Falls Creek application will be postponed to the July meeting. Bruce Lankford, representing that applicant, confirmed that the application will be postponed due to some unresolved issues.

Motion by Holland, second by Wynn, to approve the June agenda with the one noted postponement. Motion carried.

Consent Agenda

There were no items eligible for the Consent Agenda.

PDP-2011-15 United Talent Sports Complex – Preliminary Development Plan for a sports complex on 3.2 acres, located off Spring Court.

Mr. Shorkey reviewed the staff report. Because the proposal is to increase the size of the proposed building by 11.8%, it must obtain full Commission approval. He reviewed the variance necessitated by the amendment and recommended approval.

Motion by Holland, second by Richardson, to approve the amended Preliminary Development Plan, including the requested setback variance, subject to the eight (8) conditions of approval. Motion carried.

PDP-2011-16 Kroger Center Amended – Amended Preliminary Development Plan for a Kroger marketplace on 17.8 acres, located on the north side of McClelland Circle, west of U.S. 25.

Mr. Shorkey reviewed the staff report. He noted that the amended proposal includes the same six variances as the approved plan. He stated that the former connection to Grisham Drive has been replaced with a 12', non-motorized asphalt trail, which will be built to the same standard as the Legacy Trail south of the Horse Park. There is no road connection to the trail. The road connection to the City park will now be made in the area northeast of the Kroger store.

He stated that the southern sidewalk on Grisham Drive connects to the trail, and staff suggests that the northern sidewalk connect also. He reviewed the specific conditions outlined in condition #5.

Commissioner Waite questioned why City Council disapproved of the connection to Grisham Drive. Mr. Perkins stated that normally the Planning Commission has final authority on development plans, but in this case, the City had to provide property for the connection, which they did not wish to do.

Commissioner Tackett arrived at the meeting.

Commissioner Jones asked for clarification on the landscaping waiver request.

Bob Cornett, applicant, stated that after the Planning Commission meeting at which the previous plan was approved, the neighbors organized and convinced several City Council members that the road connection to Grisham Drive was unsafe. They also maintained that it was unnecessary if it was going to be gated closed most of the time. He added that the Parks Department still wants the connection, but it is now in a different location, and it will be gated as well.

Mr. Cornett described the street lights that will be installed.

Motion by Jones, second by Hampton, to approve the amended Preliminary Development Plan, including the six (6) variances, and subject to the five (5) conditions of approval. Motion carried

Mills Chiropractic sound barrier

Gary Mills, Chiropractor, who received approval to construct a chiropractic facility on the corner of Quality Drive and McClelland Circle, stated that the State has requested he obtain Planning Commission approval to the sound barrier panels that are across the

front of his property at that location. Mr. Combs stated that the matter was discussed among staff and also at the Commission workshop, and it was agreed that Dr. Mills should notify all property owners within 100' of the property so that they could attend this meeting and comment on the request.

Donna Revel, Monmouth Court resident, opposed the sound barrier being removed, stating that it prevented a car on the bypass from crashing into her home, that it blocks rocks being thrown by tractor-trailer trucks, and keeps the noise down.

It was clarified that only the barrier along the Mills property would be removed, and Dr. Mills stated that he would leave one section at the end of his property if it would help shield the neighboring house.

Ms. Revel also asked about the buffer between the commercial and residential properties. Dr. Mills stated that he is required to construct a 6' fence between the properties.

Commissioner Hampton suggested that the barrier that is removed could be the buffer between properties. Mr. Shorkey stated that permission to do that would have to be obtained from the State since they own the barrier.

Cliff Dykes, Southpoint Drive resident, opposed removal of the barrier because of the noise factor. Dr. Mills felt that his building would block the noise.

After further discussion, **motion by Holland, second by Jones, to postpone the matter to the July meeting so that all options can be further explored. Motion carried.**

FY 11-12 budget

Betty Pendergrass, City Finance Director, reviewed the City budget process. She stated that, in general, it would be helpful if there was more communication between the Planning Commission and the City Council in regard to growth and the cost of city services.

Central Bank plat revocation request

Mr. Shorkey explained the situation (as outlined in the submitted letter from Frost, Brown, Todd Attorneys) with the property formerly owned by CRB Properties, which was recently purchased at a foreclosure sale by Central Bank. After obtaining the mortgage on "tract 1," CRB Properties consolidated the tract with the adjoining property owned by Ralph C. Carpenter. However, Mr. Carpenter never executed a deed conveying ownership of his tract to CRB. Mr. Shorkey recommended that the Planning Commission revoke the consolidation plat as requested by Central Bank. Mr. Perkins advised that it would be legal for the Commission to do so.

Motion by Richardson, second by Waite, to approve the revocation of the plat consolidating the CRB Properties with the Ralph C. Carpenter property, recorded December 14, 2006, conditioned upon the statutory requirements. Motion carried.

Comprehensive Plan Goals and Objectives

Mr. Shorkey reported that the proposed Goals and Objectives have been sent to the surrounding counties for comment. He stated that they have not changed, and asked for comments and/or approval.

Motion by Richardson, second by Holland, to recommend approval of the proposed Goals and Objectives to the legislative bodies. By roll call vote, motion carried 9-0.

Update on drawn letters of credit

Mr. Combs updated the Commissioners on the work being done to complete construction projects. The four most recent projects are in Harbor Village Subdivision.

Personnel

Mr. Smith recommended entering closed session due to the discussion involving personnel.

Motion by Hampton, second by Waite, to enter Executive Session. Motion carried.

Motion by Richardson, second by Holland, to return to Open Session. Motion carried.

Motion by Richardson, second by Tilford, to approve permanent employment status for the Planning Commission Engineer upon completion of his six-month probation period, and contingent upon extension of the MOU for another six months. Motion carried.

Update of previously approved projects and agenda items

Motion by Hampton, second by Jones, to adjourn. Motion carried.

The meeting was then adjourned.

Respectfully,

John Lacy, Chairperson

Attest:

Charlie Perkins, Secretary