

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

SEPTEMBER 11, 2008

The regular meeting was held in the Scott County Courthouse on September 11, 2008. The meeting was called to order by Chairperson Barry Brock at 6:00 p.m. Present were Commissioners Mike Bradley, Melissa Gregory, Greg Hampton, John Lacy, Jimmy Richardson, Ralph Tackett, and Bias Tilford, Planning Director Michael Sapp, Planners Rhonda Cromer and Bonnie MacIntyre, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was Commissioner Janet Holland.

Motion by Richardson, second by Gregory, to approve the July invoices. Motion carried.

Motion by Gregory, second by Bradley, to approve the August 14, 2008 minutes. Motion carried.

With the addition of D) Discussion regarding letter from Planning Commission Engineer regarding bonding procedures under Staff Reports/Other Business New, and one correction to Item B under Staff Reports/Other Business New (amending "lots" to "sections"), motion by Richardson, second by Gregory, to approve the September agenda. Motion carried.

Postponements/Withdrawals

Chairman Brock reported that the applicant for the Pinnacle Parkside Shoppes requested that the application be continued to the November meeting, and that the Beckett Property and the Georgetown/Koa Kampground applications have been postponed to the October meeting. Motion by Bradley, second by Gregory, to accept the three items for continuance/postponement. Motion carried.

Consent Agenda

A representative for the Blue Bell Distribution Center application agreed to their conditions of approval and there were no concerns expressed by the Commission or public. Motion by Lacy, second by Bradley, to approve the one item on the Consent Agenda. Motion carried.

ZMA-2008-35 Lifestyle Communities – Rezoning request from B-2 and B-5 to R-2 PUD for 19.061 acres located northwest of Old Oxford Road, northeast of Magnolia Drive, and behind existing Lowe’s retail center. PUBLIC HEARING

Chairman Brock opened the public hearing.

Ms. Cromer reviewed the staff report. She addressed issues regarding the Comprehensive Plan, access, and the Traffic Impact Study.

Bruce Lankford, representing the applicant, introduced C.J. May, one of the applicants. Mr. May reviewed the background of the rezoning request.

Jeff Stidham, real estate consultant and representing the applicant, discussed the high demand for apartments, and stated that people tend to buy homes near where they have lived in apartments.

Ron Coyan, an engineer with Lifestyle Communities, described the apartment development.

Mr. Lankford addressed the economic change that has negatively affected the single family housing market and justifies a change in the Comprehensive Plan.

Commissioner Tilford asked about the traffic study. Bob Kennedy, Traffic Engineer with Palmer Engineering, stated that they used conservative figures when determining the Levels of Service, which go to LOS C in 2015. He stated that no road improvements are recommended because LOS C is acceptable. He added that traffic from commercial development would be significantly more than from residential development.

Commissioner Bradley expressed concern about the reasons to justify a change in the Comprehensive Plan. Mr. Lankford responded that there are few sites in the City for additional multi-family development such as this; it will attract residents who will subsequently purchase homes in the area; and it will complement the surrounding commercial development. Commissioner Bradley felt that a reason more specific to the site is needed. Mr. Lankford stated that other areas are not proposed for this type of development, and this property is. Commissioner Bradley felt that a precedent will be set to allow development because gas prices are high and residents need to be closer to their jobs.

Mr. Coyan added that multi-family residential is typically used as a transitional use between commercial and single-family residential, which are the uses that this property lies between.

Ransom Holbrook, Waterside Drive resident, expressed concern about apartments lowering the home values of the adjacent Cherry Blossom development.

Tom Price, nearby property owner, disagreed with the traffic study conclusions, and expressed concern about speeding traffic being a hazard.

Jay Griffin, Old Oxford Road resident, also felt that property values will be negatively affected and expressed concern about the emergency vehicle access eventually becoming a main access. He added that traffic travels at excessive speeds, making the curve in the road extremely dangerous. He addressed the employment situation at Toyota, expressed concern about the pond becoming stagnant, and felt that the national mortgage crisis has not been as serious in Central Kentucky.

It was noted that Cherry Blossom subdivision will not have access to Old Oxford Road.

Mr. Lankford stated that the development would be an economic shot in the arm during this economic downturn.

With no other comments from the Commission or public, Chairman Brock closed the public hearing.

Motion by Hampton, second by Lacy, to deny the application on the basis that it does not comply with the Comprehensive Plan. By roll call vote, motion carried 6-1 with Richardson dissenting.

PDP-2008-33 C3 Investments Office Building – Preliminary Development Plan for a 19,234 sq. ft., 2-story office building on 1.6 acres zoned B-2, located on the north side of Southgate Drive, south of McClelland Circle, east of Lexington Road.

Ms. Cromer reviewed the staff report, including the two requested variances regarding landscaping.

The landscaping was briefly discussed.

Brent Combs, Thoroughbred Engineering and representing the applicant, agreed to the conditions of approval. He described the drainage plan.

Motion by Bradley, second by Tilford, to approve the Preliminary Development Plan, including the two requested variances, subject to the eight conditions of approval. Motion carried.

PDP-2008-34 Lanes Run Business Park Lot 10 – Preliminary Development Plan for a 14,400 sq. ft. steel fabrication facility on 2.1 acres zoned I-1 (Enhanced), located on the north side of Corporate Blvd., east of Endeavor Drive in the Lanes Run Business Park.

The application was postponed to the October meeting because the applicant was not present.

Swearing in of speakers

Commissioner Tilford explained his reasons for requesting that speakers be sworn in. Mr. Perkins stated that the Board of Adjustments will not swear in speakers until the October meeting. He felt confident that the process will be adopted. He stated that it will not affect the Commission's decision-making in any way or make the Commission any more liable.

Motion by Tilford, second by Bradley, to adopt the procedure of swearing in of speakers. Motion carried.

Chairman Brock explained how the procedure will work.

Canewood LLC request to reduce sideyard requirement from 7.5 ft. to 5.0 ft., applied to sections 6, 7, 8, and 9 in Paynes Landing Subdivision.

Mr. Jim Barlow, Canewood applicant, explained his reason for his request to reduce the sideyard setback.

Mr. Sapp explained that the matter is not going before the Board of Adjustment because it is not a "hardship" issue, but rather an issue that can be dealt with within the PUD designation.

Commissioner Hampton expressed concern that the Fire Department will not want to approve the reduction. Discussion continued on Fire Department access.

The change in the style of homes was discussed.

It was agreed that the 10' between the homes would be from overhang to overhang, not between the footprint of the homes.

Motion by Bradley, second by Richardson, to approve the reduction from 7.5' to 5' for sections 7, 8, and 9, with the conditions that the plats show that no fencing or other improvements can be placed between the houses; that the 10' between houses will be from overhang to overhang; and that an amended plat must be submitted showing those conditions. Motion carried.

GIS Mission Statement

Mr. Sapp presented the GIS Mission Statement drafted by Earl Smith, GIS Manager. He invited the Commission to suggest any amendments or additions. No Commission action was required.

Bonding procedures

Mr. Krebs reported on the need to form a committee to review bonding procedures.

Motion by Lacy, second by Bradley, to approve the formation of a committee to review bonding procedures. Motion carried.


Update of previously approved projects and agenda items

Mr. Sapp reported that the final presentation/public hearing on the Northeast Georgetown Traffic Study will be Thursday, September 18, at 5:30. He encouraged the Commission and public to attend.

Commissioner Lacy asked about the Dry Run Watershed Plan. Mr. Sapp reported on the work that is being done, noting that Mr. Krebs will be giving a presentation on the project at the OKI Conference in October.

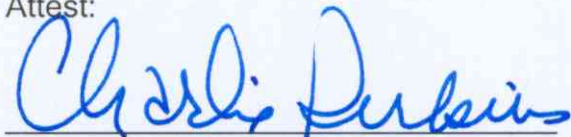
The meeting was then adjourned.

Respectfully,



Barry Brock, Chairperson

Attest:



Charlie Perkins, Secretary