

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
September 8, 2016**

The regular meeting was held in the Scott County Courthouse on September 8, 2016. The meeting was called to order by Chair Rob Jones at 6:00 p.m. Present were Commissioners Jeff Caldwell, Johnny Cannon, Regina Mizell, Byron Moran, Mark Sulski, and Frank Wiseman, Director Joe Kane, Planners Megan Chan and Matt Summers, Engineer Brent Combs, and Attorney Charlie Perkins. Absent were Commissioners John Shirley and Steve Smith.

Motion by Sulski, second by Mizell, to approve the August invoices. Motion carried.

Motion by Mizell, second by Caldwell, to approve the August 11, 2016 minutes. Motion carried.

Motion by Sulski, second by Caldwell, to approve the September agenda. Motion carried.

Postponements/Withdrawals

Chairman Jones stated that the Haddix Property (PDP-2016-44) application has been withdrawn, and the Abbey at Old Oxford (Price Farm) (PSP-2016-51) application has been postponed to the October meeting.

Consent Agenda

A representative of the Bluegrass Baptist Church (New Coleman Lane) application (PDP-2016-52) agreed to their conditions of approval and there were no comments from the public or Commission. Motion by Sulski, second by Caldwell, to approve the Bluegrass Baptist Church (New Coleman Lane) application. Motion carried.

Amendment to by-laws regarding attendance

Mr. Kane reported that the proposal to amend the by-laws regarding attendance was researched by Mr. Perkins, and it was decided that a clause would be added to Section 3 of Article IV encouraging attendance and that a yearly attendance report would be generated and sent to the appointing body.

Motion by Sulski, second by Moran, to approve the change to Section 3 of Article IV of the by-laws regarding attendance. Motion carried.

Commissioner Mizell had to leave the meeting.

Ward Hall Subdivision – discussion of tree preservation buffer

Mr. Kane reported that the matter was discussed at the workshop. He will get the two parties together to agree to the Commission's resolution, and if they do not agree, it will be brought before the Commission in October.

Carrick Pike Estates Lot 26 – discussion of access

Charles Comer, Spyglass Dr. resident, addressed the Commission about a 5-acre tract at the end of Grable Lane. There is a small barn and fenced-in paddock at the end of the Lane. He stated that if they build a house on the 5-acre tract and use the lane, they would have to tear down the barn or go around it and tear up the fencing. He asked if he can add an entrance to the 5-acre tract along Carrick Pike.

Mr. Comer was sworn in by Mr. Perkins.

Mr. Comer presented an aerial photo showing other nearby entrances.

Mr. Summers stated that the original final plat contains a note stating that lot 26 (the lot in question) must enter from Grable Lane, and he informed Mr. Comer that he would need to appeal that restriction with the Commission. Mr. Summers also stated that the staff report and the conditions of approval indicated that all entrances on Carrick Pike were to be abandoned.

Mr. Perkins stated that safety (site distance) should be considered first. Mr. Comer stated that his proposed entrance would be across from an existing lane, which is at the peak of a rise, so the proposed entrance would provide the same view as the lane. Commissioner Sulski felt that since other requests for entrances onto Carrick Pike have been declined, this request should be declined also.

Kyle Fannin, Grable Lane property owner, was sworn in by Mr. Perkins. He stated that he owns three lots on Grable, and that the traffic is tearing up the road. He stated that he is in favor of allowing Mr. Comer to have an entrance on Carrick Pike because it would take traffic off Grable.

Amy Comer stated that the lot in question is between two lots that already have access to Carrick Pike.

Mr. Combs suggested that the restriction to not allow entrances on Carrick Pike was placed on the plat because Carrick Pike was substandard. He also stated that after the developer defaulted, the Commission called the bond and was able to pave all but the actual bulb of the cul-de-sac. Consequently, it is not up to County specifications, and the County will not accept the road. In these cases, the residents must get together to repair their road. If the Commission allows the Comers access to Carrick Pike, they may not contribute to repair Grable.

Mr. Fannin stated that the HOA covenants require all homeowners to contribute to road repairs, whether or not they have access.

Mr. Comer then stated that the owner of the property refused their offer that was contingent upon receiving approval for the Carrick Pike access. Mr. Perkins then stated that since the owner refused his offer, Mr. Comer does not have the authority to ask for the entrance, and the Commission does not have the authority to approve it. The only people who can make such a request are the owner, a person who has a contract, or a person who has an affidavit authorizing that person to act on behalf of the owner. Mr. Comer stated that he will discuss that with the owner.

Comprehensive Plan Goals & Objectives special meeting scheduling

It was agreed to schedule a special meeting on Thursday, September 29, 2016 at 6:00 in the Fiscal Court Room to review and endorse the Goals and Objectives of the Comprehensive Plan.

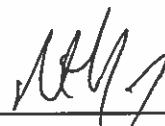
The meeting was then adjourned.

Attest:



Charlie Perkins, Secretary

Respectfully,



Rob Jones, Chair