

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

OCTOBER 9, 2008

The regular meeting was held in the Scott County Courthouse on October 9, 2008. The meeting was called to order by Chairperson Barry Brock at 6:00 p.m. Present were Commissioners Melissa Gregory, Greg Hampton, Janet Holland, John Lacy, Jimmy Richardson, and Ralph Tackett, Planners Rhonda Cromer and Brian Shorkey, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent were Planning Director Michael Sapp, Planner Bonnie Skinner, and Commissioners Mike Bradley and Bias Tilford.

Chairman Brock welcomed Brian Shorkey, the new Senior Planner.

Motion by Lacy, second by Holland, to approve the September invoices. Motion carried.

Motion by Richardson, second by Holland, to approve the September 11, 2008 minutes. Motion carried.

With the addition of D) Price Farm discussion under Staff Reports/Other Business New, motion by Lacy, second by Tackett, to approve the October 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 Sparks Farm Development, Beckett Property, and Georgetown/Koa Kampground applications have been postponed to the November meeting. Motion by Richardson, second by Holland, to accept the four items for continuance/postponement. Motion carried.

Consent Agenda

Representatives for the Sue Belle Wilson, Thoroughbred Energy, Thoroughbred Acres Unit 7, Section 1, Lanes Run Business Park Lot 10, and Oasis Church of Christ applications agreed to their respective conditions of approval and there were no concerns expressed by the Commission or public. Motion by Hampton, second by Holland, to approve the five items on the Consent Agenda. Motion carried.

PDP-2008-28 Kentucky Oak Medical Center – Amended Preliminary Development Plan for three office buildings totaling 26,480 sq. ft. on 2.39 acres zoned P-1B, located on the west side of Windsor Path and north of McClelland Circle (460 Bypass).

Ms. Cromer reviewed the staff report, including the issue regarding access between Windsor Path and Fairfax Drive.

Charles Brewer, nearby property owner, stated that when Windsor Gardens was constructed, the contractor did not repair his yard where they had dug it up, as was promised. He asked that that not happen again. He also asked if sidewalks would be constructed along Windsor Path. Brent Combs, Thoroughbred Engineering, stated that sidewalks will not be constructed on Windsor Path, but that the parking areas have sidewalks that can be used to get to McClelland Circle. He also stated that Mr. Brewer's property is not adjacent to the property included in this application, so there should not be any construction on his property.

Motion by Richardson, second by Holland, to approve the Amended Preliminary Development Plan subject to the twelve (12) conditions of approval. Motion carried.

PEP 10.1

Request for Extension of Letters of Credit/Bonds

Mr. Krebs reported on the problem regarding incomplete work in subdivisions that have exceeded the occupancy rate after which the work is required to be done. He presented and reviewed a list of projects that have problems. He asked the Commission for guidance on handling the situations.

Chairman Brock suggested that a list be provided to the Commission each month which outlines Letters of Credit that are close to their expiration date, and any of those projects that have potential problems. He stated that a regular agenda item can be to discuss and vote on any action to be taken on the individual cases.

Mr. Perkins suggested that the Letters of Credit be ones that are due the month following the Commission meeting, giving the Commission more time to discuss and act on them.

Discussion continued on the matter.

Howard Testiman, Harmony Ridge resident, described the construction problems and the parking problem in that subdivision, and asked the Commission to work to resolve them.

A Placid Drive resident in Harmony Ridge asked the Commission to not continue the matter and take action at this meeting to get the construction problems resolved.

Brandon Brooks, Harmony Ridge Drive resident, described the construction debris lying around, the poor condition of the sidewalks, the lack of street lights, and the speeding problem.

A Paynes Landing resident described the problems in that subdivision.

Richard Curry, Harmony Ridge subdivision, also described the problems there.

Another Harmony Ridge resident also complained about the poor condition of the subdivision.

Discussion continued on the matter. Mr. Perkins addressed the street light, parking sign, sidewalk, and construction debris issues. Chairman Brock stated that he would write a letter to Code Enforcement stating the concerns that have been addressed and encourage them to do what they can to alleviate the situation.

It was noted that each Letter of Credit or Bond to be discussed will be listed on the meeting agenda.

Discussion on Highview Path

Pamela Gunnell, Highview Path resident, reviewed the history of the road problems. She stated that the options of the five homeowners for getting the road fixed have been exhausted, and she asked the Commission what can be done.

Mr. Perkins reported on actions that have been taken by the Court and the County.

The matter was discussed at length.

Price Farm request to increase density

Chairman Brock stated that because the original application was a zone change, which requires public input, any change to the conditions would also require a public hearing.

Bruce Lankford, representing the applicant, stated that the preliminary plat will also require a public hearing. He asked if both issues could be brought before the Commission at the same time.

The Commission agreed to allow Doug Smith, applicant, to bring both issues to the Commission at the same time.

She stated

exhausted

may

Mr. Perkins

The matter

Buffering between Agricultural and Residential Zones

Commissioner Lacy reported that buffering between agricultural and residential properties in the County is not specifically outlined in the *Landscape Ordinance*.

Motion by Lacy, second by Tilford, to include a text amendment to the *Landscape Ordinance* which requires a buffer and fence between agricultural and residential properties. Motion carried.

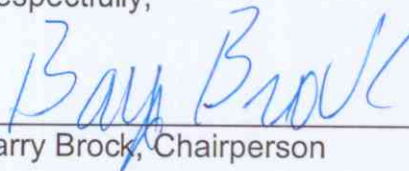
A-5 Zone Committee

Commissioner Lacy also stated that the Comprehensive Plan suggested that an A-5 zone be created for large lot residential, 5-acre tract, or cluster development.

Motion by Lacy, second by Tilford, to organize a committee to begin work on the A-5 zone. Motion carried.

The meeting was then adjourned.

Respectfully,



Barry Brock, Chairperson

Attest:



Charlie Perkins, Secretary