

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

October 11, 2001

The regular meeting was held in the Scott Fiscal Courtroom on September 11, 2001. The meeting was called to order by Chairman Sara Sutton at 7:00 p.m. Present were Commissioners Barry Brock, Pete Gritton, Robert Hopkins, Omer Lee, John Sharpe, Elizabeth Williams, Planning Director Kelley Klepper, Planner Rachel Phillips, Engineer Brad Frazier, and Attorney Charlie Perkins. Absent were Commissioners William Peters and James Thomason.

Chairperson Sutton welcomed Rachel Phillips to the Commission staff.

Motion by Hopkins, second by Gritton, to approve the September invoices.
Motion carried.

Motion by Williams, second by Gritton, to approve the August 28, 2001 minutes.
Motion carried.

Motion by Hopkins, second by Gritton, to approve the September 13, 2001 minutes. Motion carried.

Chairperson Sutton added to the agenda under Staff Reports/Other Business personnel action on Brad Frazier and the acceptance of Jennifer Weston for the GIS position. Motion by Sharpe, second by Lee, to accept the October agenda.
Motion carried.

Postponements/Withdrawals

Chairperson Sutton reported that applicants for the BellSouth Central Office Addition and the Calvary Apostolic Church have requested postponement of their applications to the November meeting and that the sign ordinance will also be continued to the November meeting. Motion by Williams, second by Brock, to accept those items for postponement. Motion carried.

Consent Agenda

Representatives of the Hammons Property, Cedar Hills Phase 2 (Amended), Cherry Blossom Village Lots 1-4 (Amended), and Kroger Gas Station applications agreed to staff's conditions of approval, and no concerns about the projects were expressed by the Commission or the public.

Motion by Gritton, second by Brock, to approve the four applications on the consent agenda subject to their respective conditions of approval. Motion carried.

ZMA-2001-53 Land & Timber Subdivision – Rezoning request for 53 acres from A-1 Agriculture to R-1C PUD Single Family Residential, located on the east side of U.S. 25 North, south side of Rogers Gap Road, north side of Moonlake Estates. PUBLIC HEARING

Chairperson Sutton opened the public hearing. Mr. Klepper reviewed the staff report which recommended denial due to its incompatibility with the adopted Comprehensive Plan. He stated that the Urban and Rural Committees of the Comprehensive Plan Committee also reviewed the request and felt that there is sufficient land with the current Urban Service Boundary and other available units.

Harold Simms, representing the applicant, submitted documentation regarding notice requirements. He stated that the land use designation that was given 10 years ago is no longer appropriate, and that sufficient changes have occurred to warrant a change in that designation. He stated that other residential development in the area, the soil survey for the property, topography, and the availability of sewage treatment capacity and fire protection all support allowing development on the site. He added that the applicant is willing to retain maintenance of the roads so that they are not a burden on the County. He discussed open space, density, and minimum lot size.

Commissioner Williams asked when the applicant purchased the property, to which Jeff Francisco, applicant, replied 1997. He stated that he purchased the property for a future timber crop, but has since determined that there will be no timber for 100 years. Commissioner Williams expressed concern about the urban-type lot size and felt that approval would be pre-mature.

Commissioner Gritton recalled the intent to encourage development in the northern portion of the County.

Carl Tackett, Georgetown real estate broker and former farmer, felt that this type of land should be approved for development rather than prime farmland.

Chairperson Sutton noted for the record that notice requirements were met.

Greg Johnson, Thoroughbred Engineering, addressed the availability of sewage treatment. Jeff Francisco stated he does not plan to develop the site until the market indicates a need for more homes.

Attorney Perkins addressed the need for findings that support either approval or denial.

Mr. Klepper cited why planning principles dictate that urban-type densities be kept within a core urban area.

Mr. Simms cited a portion of Goals for Growth from the 1991 and 1996 Comprehensive Plans that states "residential growth should continue to occur in rural areas. However, rural growth should be located in clusters so that it is more compatible with the traditional Scott County countryside and to minimize impacts on farmland and the environment, especially water quality, and public services."

Chairperson Sutton closed the public hearing.

Motion by Williams, second by Hopkins, to recommend denial of the zone change request based on its inconsistency with the Comprehensive Plan, because there are sufficient units available in the surrounding area, and because of the required additional school, police, and emergency services. By roll call vote, motion carried 4-3, with Brock, Lee, and Gritton dissenting.

PSP-2001-03 Bruce and Anita Jackson Cluster - Preliminary Subdivision Plat for a seventeen (17) lot cluster residential development plus the parent tract, located on the north side of U.S. 460, west side of KY 922.

Mr. Klepper reviewed the staff report, which recommended approval. He stated that notice requirements have been met.

The Commission had no questions.

Mike Moyser, representing the applicant, stated that all revisions requested throughout the process have been made.

Jane Allen Offutt, neighboring property owner, reported on their concerns about the natural springs and soil types on the property, and the impact of the development on their horse farm operation. She requested that a diamond D wire fence be installed with boards and posts from the beginning of their property line on U.S. 460 down their entire property. Kentucky state law regarding fencing was mentioned.

Mrs. Offutt also expressed concern about the additional traffic using the entrance to the site and asked that landscaping be required on the western boundary of the 25-acre tract adjacent to her property.

Mary Whitney, Newtown Pike resident, expressed concern about flooding, increased traffic on U.S. 460, and the septic systems.

Mr. Klepper and Mr. Frazier addressed the flooding issue.

Russ Whitney, Newtown Pike resident, asked if a study on the stormwater could be done. Mr. Klepper stated that after receiving preliminary approval, the applicant will provide required grading, drainage, and detention plans. Commissioner Brock further explained the process and required studies.

Walter Fister, adjoining property owner, described the problems that dogs cause farmers. He also expressed concern about stormwater runoff.

Joe Davis, Stone Road resident, recalled the previously-submitted petition that listed the points in the Comprehensive Plan violated by this application.

Grant O'Shaughnessy, Paris Pike resident, agreed with the neighbors in opposition.

Jim Black, adjacent property owner, noted the traffic and prime farmland issues. He felt that more housing is not needed and will diminish the value of his home.

Mary Whitney asked how long the reserved tracts can remain undeveloped. Mr. Perkins replied that the only way they can be developed is if the City annexes the property.

Frank Penn, owner of the farm across the road, stated that his house was appraised at considerably less after it was known that this development may occur.

Commissioner Williams stated that it is unfair for the neighbors to assume that the houses on these proposed lots will not meet their standards. She addressed the runoff, traffic, and property value issues.

Commissioner Sharpe reminded the neighbors of why the cluster ordinance was adopted. He discussed the fencing issue. Mr. Perkins also addressed the fencing issue.

Russ Whitney preferred 5-acre tracts rather than cluster lots. Commissioner Williams reminded him that cluster lots preserve 80% of the agricultural land.

Joe Davis felt that even though the proposal meets the regulations, the Commission has the authority to deny it because of the intent of the Comprehensive Plan as stated in the petition.

Bobby Rankin, Newtown area resident, asked if a double fence can be required similar to the one on the eastern side of Canewood Subdivision. Mr. Perkins explained that it was a compromise with the neighbor.

Martha Seagram asked for clarification of the total number of units allowed and whether the remaining acreage can be further subdivided.

Jane Allen Offutt stated that she was required to install a #9 wire fence between her farm on U.S. 460 and the Cecil Bell farm as part of the subdivision process.

Mary Whitney again addressed stormwater runoff and the septic systems. Stormwater runoff was further discussed by Commissioner Brock and Greg Johnson of Thoroughbred Engineering.

Motion by Williams, second by Gritton, to approve the Preliminary Subdivision Plat subject to the twelve conditions listed in the staff report, and recognizing that drainage needs to be studied closely. Motion carried.

PDP-2001-59 Pookie's Wee Care – Preliminary Development Plan for a 3,484 sq. ft. preschool/private educational facility for a maximum of 40 children, located on the east side of Gano Court, north of Gano Avenue, south of Fordland Drive.

Mr. Klepper reviewed the development plan, stating that the current proposal preserves the historic house.

Commissioner Hopkins asked about specific details of the renovation. Mr. Perkins relayed what information Mr. Jones had give the Board of Adjustment for his conditional use permit.

Motion by Gritton, second by Brock, to approve the Preliminary Development Plan subject to the ten conditions listed in the staff report. Motion carried.

Mr. Klepper reported on an issue at Mallard Point involving an expired letter of credit. Staff is taking steps to have the work in question completed.

Personnel Action

Mr. Klepper asked for approval to hire Jennifer Weston as the new GIS Analyst.

Motion by Brock, second by Gritton, to hire Jennifer Weston as the new GIS Analyst as recommended by the Search Committee. Motion carried.

Motion by Gritton, second by Sharpe, to go into Executive Session. Motion carried

Motion by Sharpe, second by Williams, to come out of Executive Session. Motion carried.

Motion by Brock, second by Lee, to accept Brad Frazier's personnel review and his new title of Deputy Director of Development Services. Motion carried.


The meeting was then adjourned.

Respectfully,



Sara Sutton, Chairperson

Attest:



Charlie Perkins, Secretary