

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
May 14, 2015**

The regular meeting was held in the Scott County Courthouse on May 14, 2015. The meeting was called to order by Chair Rob Jones at 6:00 p.m. Present were Commissioners Janet Holland, Regina Mizell, Byron Moran, John Shirley, Steve Smith, Mark Sulski, and Frank Wiseman, Director Joe Kane, Engineer Brent Combs, and Attorney Charlie Perkins. Absent was Commissioner Jeff Caldwell.

Motion by Shirley, second by Sulski, to approve the April invoices. Motion carried.

Motion by Mizell, second by Wiseman, to approve the April 9, 2015 minutes. Motion carried.

Motion by Mizell, second by Shirley, to approve the April 16, 2015 minutes. Motion carried.

With the addition of Thoroughbred Acres Unit 6-C under Old Business, and a closed session to discuss pending litigation under Other Business, motion by Mizell, second by Shirley, to approve the May agenda. Motion carried.

Postponements/Withdrawals

The Cox-Smith Zone Change application was postponed to the June meeting.

Consent Agenda

There were no items for the Consent Agenda.

PSP-2015-03 Thoroughbred Acres Unit 6-C – Preliminary Subdivision Plat for 14 single-family units on 3.82 acres zoned R-3 PUD, located on the west side of Pavilion Way between Back Stretch Drive and Furlong Court.

Mr. Kane reported that the Commission made a motion to approve the plat at the April meeting and the motion died. No other motions were made. Because the Commission needs to take action on subdivision plats and development plans

within 90 days of their submittal, action needs to be taken. He recommended that if the Commission wishes to deny the application, a motion be made to deny which includes the reasons for the denial. The application was briefly reviewed, including the concern about preserving the tree line, the request for six variances regarding lot sizes in order to split up the townhomes on individual lots, sidewalks on one side of the street only, and the road width.

Commissioner Holland recused herself from this discussion and vote.

Motion by Shirley, second by Wiseman, to deny the Preliminary Subdivision Plat because of the six requested variances and because the tract of land is not compatible with the number of units requested. By roll call vote, motion carried 6-0.

PDP-2015-11 - Toyota TEMA Office Building – Preliminary Development Plan for a 186,668 sq. ft. two-story office building and a 65,854 sq. ft. laboratory building on 43 acres on the existing Toyota site.

Mr. Kane reviewed the staff report, stating that the development will be tied to the new I-75 interchange. He reviewed all new road construction, parking lots, and the three miles of multi-use trail connecting to U.S. 62 to Champion Way. He stated that the applicant is pursuing a LEED certification for the interior landscaping, which includes bio-swales, rain gardens and other green features.

He recommended approval of a variance requested to reduce the number of VUA trees from 374 to 324 because of the bio-swales and green features that are proposed. He stated that the site will be well landscaped and buffered. He estimated that the site will have an 18% canopy, which is well over the required canopy if the proposed landscape amendment is approved.

He stated that increased traffic has been the main concern. The traffic study that was submitted by the applicant included area-wide residential and commercial growth through the year 2040. Traffic will increase significantly, but the new interchange project and connecting roads to Cherry Blossom and Champion Way will reduce the traffic flows into the Connector Road area and significantly improve area-wide congestion. Additional future road improvements in the Northeast Georgetown Traffic Study should also be completed to solve traffic issues.

He recommended approval subject to nine (9) standard conditions of approval and including the requested variance to reduce the number of trees in the internal VUA landscaping islands from 374 to 324.

Commissioner Smith asked if there is an opportunity for a tunnel or bridge to be required for pedestrian/bicycle use in crossing the new interchange. Mr. Kane stated that there will be an intersection to cross at the road extension from the

interchange to Champion Way. Mr. Combs stated that access to the rest area went under the bridge over the interstate, but that would be on the interstate right-of-way.

Commissioner Shirley praised the innovative designs of the project and expressed hope that future developments can use their examples.

All those intending to speak before the Commission were sworn in by Mr. Perkins.

Kim Menke, representing Toyota, was available for questions.

Motion by Sulski, second by Mizell, to approve the Preliminary Development Plan subject to the nine (9) conditions of approval and the requested variance regarding the number of trees in the internal VUA landscaping islands. Motion carried.

Landscape Ordinance Amendment – PUBLIC HEARING

Chairman Jones opened the continuation of the public hearing.

Mr. Kane summarized the proposed changes. The interior VUA tree requirement would be reduced from 2 trees per 250 sq. ft. to 1 tree per 250 sq. ft., and a canopy requirement would be added to help prevent cutting of existing trees. The canopy requirement would be lower if the existing canopy is maintained, and higher if existing trees are clear cut. The changes would affect new development and amended development plans.

The exemption of residential or agricultural uses on agriculturally-zoned land is maintained, and cluster developments have their own landscape requirements.

A tree protection plan will be required at the time of the preliminary development plan submittal. He reviewed the chart of canopy requirements and gave examples of how the proposed ordinance would have affected existing developments.

He stated that the goal of the amendment is to provide flexibility by reducing the interior island plantings to avoid crowding (allowing trees to grow to maturity), and set canopy standards to protect existing trees.

Commissioner Smith asked about groves of older ash trees that may be healthy now, but dead in 10-15 years. He felt that some of those trees could be replaced now so that the new trees have an opportunity to grow before the older trees are all gone. Mr. Kane stated that some trees are not permitted, and that issue could be investigated.

With no more comments, Chairman Jones closed the public hearing.

Mr. Kane stated that if the Planning Commission recommends the amendment, it will need to be approved by City Council, Fiscal Court, Stamping Ground and Sadieville before it can be incorporated into the Landscape Ordinance.

Motion by Smith, second by Moran, to recommend approval of the proposed Landscape Ordinance amendment for adoption by the legislative bodies. By roll call vote, motion carried 7-0.

Pending Litigation

Motion by Smith, second by Shirley to go into closed session to discuss pending litigation. Motion carried.

Motion by Hollaud, second by M. Zell, to come out of closed session. No action was taken.

The meeting was then adjourned.

Respectfully,



Rob Jones, Chair

Attest:



Charlie Perkins, Secretary