

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
October 13, 2022**

The regular meeting was held in the Scott County Courthouse on October 13, 2022. The meeting was called to order by Chairman Mark Sulski at 6:00 p.m. Present also were Commissioners Charlie Mifflin, James Stone, Duwan Garrett, Rhett Shirley, Brad Green, Dann Smith, and Director Joe Kane, Planners Matt Summers and Elise Ketz, Engineer Ben Krebs, and Attorney Charlie Perkins. Commissioners Mary Singer, David Vest and Duwan Garrett were absent.

Motion by Stone, second by Smith, to approve the September invoices. Motion carried.

Motion by Mifflin, second by Shirley, to approve the September 8, 2022 minutes. Motion carried.

Motion by Smith, second by Stone, to approve the October agenda. Motion carried.

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

Postponements/Withdrawals

Chairman Sulski stated that the application for Living Waters Fellowship Addition (PDP-2022-40) is postponed until the next regularly scheduled meeting.

Commissioner Garrett joined the meeting.

Consent Agenda

A representative of the Mary Ann Ohnheiser Revocable Trust Property (FSP-2022-45) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Garrett, second by Mifflin, to approve the applications. Motion carried unanimously.

Text Amendment – Distillery Spirits Storage

Chairman Sulski opened the public meeting.

Mr. Kane stated this is an amendment to add Distillery Warehousing as a conditional use in the A-1 Agricultural District. He stated there is a new distillery warehouse coming to the Business Park and the Business Park does not allow warehousing. He stated staff reviewed zoning regulations for distillery warehousing in other counties and is recommending allowing them as Conditional Uses in A-1 District with certain specific minimum standards. He stated the Conditional Use would go to the Board of

Adjustment for approval and then the Development Plan would come to the Planning Commission for approval.

He stated staff is in the process of changing the notification requirement for the Board of Adjustment to equal the requirement for Planning Commission if the project requires a development plan.

He stated any conditional use permit must meet certain requirements. The standards were presented. He stated the site must be at least 100 acres. He stated the storage pallets or racks must have fire suppression sprinklers in each building. He stated the maximum size of any structure would be 40,000 square feet with a maximum height of 60 feet. He stated all structures must have a minimum setback of 250 feet from the property line adjacent to any residential districts or uses. He stated the applicant must show that they have an adequate containment system to prevent release of the product in the event of a building collapse. He stated at least 25 percent of the property should be dedicated to agricultural uses and/or preserved as a conservation area. He stated distillery storage in the unincorporated area of the county must minimize traffic congestion on existing streets, roads, and intersections. He stated all developments should be located on a road with at least 20 feet of width and should be improved with shoulders with at least three feet in width. He stated the warehouse density will be limited to one per ten acres of land with adequate spacing in between for fire protection and two points of access. He stated the warehouses should be screened from adjoining residential areas using natural topography.

Chairman Sulski questioned if the property was zoned I-1 would the property not have to meet the 100-acre minimum requirement.

Chairman Sulski closed the public meeting.

After further discussion, **Motion by Shirley, second by Green to continue The Public Hearing and discussion of Distillery Spirits Storage until the next regularly scheduled meeting. Motion carried unanimously.**

ZMA-2022-44 D-Crane Development – Zoning Map Amendment to change the zoning district from A-1 to I-1 located west side of Sims Pike north of Cherry Blossom Way in the Georgetown USB.

Chairman Sulski opened the public meeting.

Mr. Kane stated it is a rezoning of a recently subdivided 10-acre parcel from a larger farm on Sims Pike. Access would be Sims Pike which is 18-foot in width and maintained by the county. He stated the surrounding properties are zoned A-1 but there are some I-1 zoning in the area. He stated on the Future Land Use Map the area is planned I-1 Light Industrial.

He stated the applicant has moved the entrance location after it was suggested to allow for better sight distance. He stated the concept plan does meet requirements.

He stated there is not sewer availability at the site. He stated a septic system would have to be used but should suffice with the proposed number of employees .

He stated staff is recommending road improvements in the upcoming Comprehensive Plan as well as sewer expansion to the area.

He stated the area does conform with Future Land Use Map guidance, but the infrastructure is not available to support the construction. He stated staff is recommending denial at this time due to the lack of sewer and road improvements and no plan to upgrade infrastructure at this time. He stated there are utilities in the right-of-way that may make it difficult to widen the road.

Commissioner Mifflin questioned why City Council would have to approve the zoning request when the road is a county road. Mr. Kane stated if adjoins city limits and any rezonings within the Urban Service Boundary are required to annex into the city.

Steve Baker, Midwest Engineering, stated the applicant understands the staff's denial recommendation but stated it would be a light traffic use. He stated the road has had some improvement since the original application was filed. He stated it does not bring it to standards but did help the road width some.

Rob Domaschko, D-Crane, stated he has been in the area for 6 years. He stated he currently has 5 employees and the number of cranes he has can vary from day to day. He stated he had been looking for property for awhile and could not find anything.

Commissioner Mifflin questioned how often a crane would be leaving the property. Mr. Domaschko stated a crane could go to a jobsite for a day or even months. He stated it would vary.

Commissioner Shirley questioned the applicant regarding upgrading the road. He stated he is a small business owner and did not have the resources for road upgrades.

Commissioner Smith questioned if the road could hold the weight of the cranes. Mr. Domaschko stated as far as he was aware the road would be able to handle the weight.

Ed Moore, property owner, stated he had not been aware the property had been put into the Urban Service Boundary. He stated September 2, 2022 the county did add a foot of blacktop on each side of the road.

Greg Schickel, 384 Sims Pike, stated he has concern about more industrial business locating close to him. He stated he has concern about the size of the cranes on the road with other traffic.

Mr. Moore stated the parcel is the first parcel past the trucking company.

Mr. Schickel questioned if approval would open for all the other property to become industrial. Commission stated any further development would have to go through the same process as this application.

Mr. Baker stated the applicant is uncomfortable with the condition of approval requiring road updates.

Chairman Sulski questioned how to get road improvements. Attorney Perkins stated it is appropriate at preliminary development plan stage, but the other parcels cannot be forced to improve the road.

Commissioner Green stated he had concerns with approving rezoning without infrastructure to support.

Chairman Sulski closed the public meeting.

After further discussion, **Motion by Mifflin, second by Smith to recommend approval of the rezoning request (ZMA-2022-44) on the basis that it complies with the comprehensive plan and the future land use map. Motion carried 6-1 with Green dissenting.**

Text Amendment – RV Campgrounds

Chairman Sulski opened the public meeting.

Mr. Summers stated this amendment changes some definitions for RV Campgrounds. He stated this amendment changes section 2.51.1 and allows for use in the A-1R zone.

He stated this amendment clarifies language and addresses open space. He stated the amendment establishes screening requirement and a maximum density.

He stated the amendments would establish that Planning Commission would review and Fiscal Court would have to approve the use since it would have to be zoned A-1R.

He stated a campground would have to be connected to public sewer or no more than one campsite per five acres would be allowed.

He stated setbacks would be established and that municipal water must be available with adequate fire protection. He stated fencing and landscaping requirements were also established.

He stated it does amend conservation areas to state that RV campgrounds are excluded from conditional uses.

Commissioner Mifflin questioned if dump stations are considered sewer. Mr. Summers stated that he would consider dump stations meeting the sewer requirement if the dump station is connected to public sewer.

Virginia Teague, 103 Christal Drive, stated she has concern about the setback on US 62 and would like to see it be 100 feet. She stated she also does not see anything about fencing along the roadway.

Ms. Teague expressed concern that she did not get to speak about FSP-2022-45 Mary Ann Ohnheiser Revocable Trust Property application.

Chairman Mifflin questioned if the setback for US 62 would be changed. Mr. Summers stated that setback was in the current A-1 zone requirements and he just carried it forward.

Chairman Sulski closed the public meeting.

After further discussion, **Motion by Mifflin, second by Stone to recommend approval for the amendments to the RV Campgrounds Text Amendment with the addition of adding fencing along the road and 100-foot setback along major roads. Motion carried unanimously.**

Chairman Sulski adjourned the meeting.

Attest:


Charlie Perkins, Secretary


Mark Sulski, Chairman