

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

June 13, 2013

The regular meeting was held in the Scott County Courthouse on June 13, 2013. The meeting was called to order by Chairman Greg Hampton at 6:00 p.m. Present were Commissioners Jeff Caldwell, Cindy Foster, Janet Holland, Rob Jones, John Shirley, Steve Smith (arrived late), Frank Wiseman, and Horace Wynn (arrived late), Planning Director Earl Smith, Senior Planner Joe Kane, Planner Megan Enyeart, Engineer Brent Combs, and Attorney Charlie Perkins.

Motion by Jones, second by Shirley, to approve the May invoices. Motion carried.

Motion by Caldwell, second by Holland, to approve the May 8, 2013 minutes. Motion carried.

With the addition of a lot count/population growth presentation, motion by Foster, second by Shirley, to approve the June agenda. Motion carried.

Postponements/Withdrawals

There were no items for postponement or withdrawal.

Consent Agenda

The applicant for the LNG Fueling Station application agreed with the conditions of approval and there were no concerns expressed by the Commission or public. Motion by Jones, second by Shirley, to approve the one item on the Consent Agenda. Motion carried.

Those in attendance who intended to speak before the Commission were sworn in by Attorney Perkins.

PSP-2013-08 Golf Townhomes of Cherry Blossom, Phase 4, lots 11-19 and 29-41 – Preliminary Subdivision Plat for 22 lots, located on the east side of Riviera Drive, west of Lanes Run Creek, northwest of Old Oxford Road.

Mr. Kane reviewed the staff report. He noted that when the last phase was approved, the applicant submitted a master plan for the entire multi-family area.

One of the conditions of approval at that time was that when final plat approvals reach 100 lots, the connection to Old Oxford Road and the widening of Old Oxford along their frontage occur. This plan follows the layout of the previously approved Master Plan. He reviewed the front setback variance request and recommended approval.

He stated that the right-of-way for the connector road through the southern portion of the site is shown, as recommended by the Northeast Georgetown Traffic Study.

Requirements for area road improvements were discussed.

Glenn Hoskins, representing the applicant, agreed with the staff report and conditions of approval.

Paul Kemper, Riviera Drive resident, felt that the area would be better left as woods and wildlife habitat. He expressed concern about the developer having control of the HOA lawn care funds, stating that the work required is not being done.

Eric Wilson, Old Oxford Road resident, expressed concern about the connection to Old Oxford Road and the traffic situation.

Steve Price, concerned citizen, stated that the Comprehensive Plan repeatedly calls for conservation of rural character and preservation of trees as a natural resource. He felt the Commission should deny the application in order to uphold the Comprehensive Plan.

Discussion continued on the right of the applicant to develop this land when the application is consistent with the Comprehensive Plan and they have received master plan approval.

Missy Winchell, Real Estate Agent for the development, spoke in support of the applicant.

Commissioner Wiseman asked if any traffic improvements have been made in the area. Brent Combs replied that there has been some progress with KYTC in deciding what lower-cost improvements can be done that will have an impact. He stated they have discussed eliminating the crossing movements at the intersection of Oxford Drive and Connector Road, installing a traffic light at the intersection of Blossom Park Drive and Connector Road, and getting a connection from Oxford Drive to Blossom Park Drive. He added that part of the Toyota expansion incentive is to build a new interchange between exits 126 and 129, which will have a direct feed to Cherry Blossom Way.

Commissioner Jones expressed concern about the traffic. Discussion continued on traffic in the area.

Commissioner Smith felt the application meets the regulations and should be approved. Commissioner Wiseman felt that The Mill apartments have added traffic to the area that wasn't considered when this development was originally approved, which changes circumstances. Mr. Perkins stated that even though The Mill had not been built when this application was first approved, consideration was given to the planned use of all the surrounding land.

Motion by Jones, second by Foster, to postpone the application to the July meeting in order to review the traffic studies and receive confirmation from the State regarding the proposed interchange.

Mr. Hoskins stated that the issues being discussed took place at the zone change stage, and should not be part of the discussion of this Preliminary Subdivision Plat application.

By roll call vote, motion failed 5-3, with Wynn, Smith, Shirley, Holland, and Caldwell dissenting.

Motion by Shirley, second by Wynn, to approve the Preliminary Subdivision Plat subject to the nine (9) conditions of approval. By roll call vote, motion carried 5-3, with Wiseman, Foster, and Jones dissenting.

Commissioner Shirley noted that adopting a sunset clause could help in the future when faced with situations where the existing circumstances could be justification for allowing an approval to expire.

Mr. Perkins discussed the difficulties in drafting a sunset clause that leads to the intended results. Commissioner Jones suggested forming a committee to work on a draft. It was agreed to discuss the matter further at the end of the meeting.

It was noted later in the meeting that the variance was not acted upon. **Motion by Shirley, second by Smith, to include the requested setback variance in the approval, as set out in the staff report for the Golf Townhomes of Cherry Blossom. By roll call vote, motion carried 8-0.**

PDP-2013-07 Vuteg Expansion – Preliminary Development Plan for a 40,000 sq. ft. manufacturing expansion on 13.9 acres, zoned I-1, located on Carley Drive in the Georgetown Industrial Park.

Ms. Enyeart reviewed the staff report, including the setback variance request. All issues were in order, and staff recommended approval including the variance request.

David Hastings of Bristol Group, representing the applicant, agreed with the conditions of approval.

Steve Price, concerned citizen, expressed concern about the additional manufacture of unnecessary goods that adversely affect the environment.

Motion by Wiseman, second by Wynn, to approve the Preliminary Development Plan, subject to the seven (7) conditions of approval. Motion carried.

Motion by Jones, second by Smith, to accept the recommendation regarding the requested variance in the staff report. Motion carried.

PDP-2013-09 Northside Christian Church – Preliminary Development Plan for a 71,023 sq. ft. church to be built in multiple phases on 26.91 acres zoned A-1, located on the southwest side of McClelland Circle, south of Frankfort Pike.

Mr. Kane reviewed the staff report, noting that there is an addendum to the report regarding the Greenbelt area. All development plan issues were in order.

Regarding the Greenbelt, which is at the 820' contour line and bisects the proposed building and parking lot, he stated that the policy is to establish it at the time of zone change. Since churches are a conditional use in the A-1 zone, they are not required to go through the zone change process. After discussion, it was decided to keep the Greenbelt line at the 820' contour line so that it does not set a precedent that the boundary can be changed. A ninth condition of approval would be added that the Greenbelt be noted on the Final Development Plan with the following five conditions:

- (a) The Greenbelt area outside the proposed building and parking footprint shown on the Preliminary Development Plan shall be utilized for recreational purposes and open space or parkland only.
- (b) Any future buildings, parking, or drives in the Greenbelt area shall serve proposed recreational and open space uses only.
- (c) Existing treelines and mature tree stands shall be preserved in the floodplain areas and at property boundaries.
- (d) The Greenbelt line shall be maintained at the 820' contour and shown on the Final Development Plan.
- (e) A public access easement shall be provided along the proposed trail corridor between the points where it ties into adjacent properties.

Rory Kahly, EA Partners and representing the applicant, discussed the change in the Greenbelt line and the floodplain boundary. He agreed with the conditions of approval, but requested that the trail be removed from the plan as shown, and be established in the future when the Greenbelt becomes more usable. He also wanted clarification that preserving the tree line and the existing perimeter fences satisfies the screening/fencing requirement. Mr. Kane stated that the existing treeline and fencing does satisfy the intent of the ordinance. He stated that staff would like to see a 30' easement for a trail on the plan, but would not require the applicant to pave the trail.

Chairman Hampton felt that it may be beneficial to continue the application to the July meeting so that the changes can be documented accurately. Brian Roach of Northside Christian Church agreed with a continuance.

Steve Price, concerned citizen, opposed the church locating outside of town because it furthers reliance on automotive transport.

Motion by Jones, second by Smith, to continue the application to the July meeting. Motion carried.

U.S. 25 S. Small Area Plan Update

Director Smith briefly reviewed the meetings that have been held and stated that the recommendations will be brought to the Commission in July. He then briefly showed the priorities that were identified.

Update of previously approved projects and agenda items

Director Smith informed the Commission about the planning charette that will be held June 20 on trails and open space, noting that attendance will qualify for H.B. 55 hours.

Presentation on Growth

Mr. Kane gave a presentation on growth in Georgetown and Scott County. He noted that the 50,000 population mark is about to be reached. He reviewed lot counts with preliminary approval, building permit data, undeveloped acreage within the USB, and other data.

Commissioner Wynn suggested that the Commission review the Comprehensive Plan throughout the year as time permits in order to keep it up to date, identify opportunities that may require budgeting, and generally to improve the plan.

Steve Price spoke in opposition of urban growth and promoting social migration into cities.

Drafting a sunset clause was discussed again. Commissioners Jones, Shirley, and Smith volunteered to be on a committee to research the matter, and meet initially on Monday, June 24 at 12:00.

The meeting was then adjourned.

Respectfully,



Greg Hampton, Chairman

Attest:

Charlie Perkins, Secretary