

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

**January 8, 2004**

The regular meeting was held in the Scott County Courthouse on January 8, 2004. The meeting was called to order by Chairperson Sara Sutton at 7:00 p.m. Present were Commissioners Mike Bradley, Barry Brock, Pete Gritton, Robert Hopkins, Omer Lee, William Peters, John Sharpe, and Elizabeth Williams, Planning Director Kelley Klepper, Planner Rachel Phillips, and Attorney Charlie Perkins. Absent was Engineer Brad Frazier.

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

With the correction that Commissioner Sharpe was absent from the meeting, motion by Gritton, second by Lee, to approve the December 11, 2003 minutes.  
Motion carried.

With the addition of a personnel evaluation under New Business, motion by Gritton, second by Williams, to approve the January agenda. Motion carried.

Postponements/Withdrawals

Chairperson Sutton reported that the Wilson/Sphor Zone Change application has been withdrawn. Motion by Hopkins, second by Gritton, to accept the item for withdrawal. Motion carried.

Consent Agenda

Representatives of the Barkley Property and Quail Run Development applications agreed to their respective conditions of approval, and no concerns about the projects were expressed by the Commission or the public.

**Motion by Williams, second by Gritton, to approve the two applications on the Consent Agenda subject to their respective conditions of approval.  
Motion carried.**

Chairperson Sutton clarified that the Forest Oaks, Lot 4 application is postponed to the February meeting.

ZMA-2003-88 Whitaker Zone Change (Lemons Mill Road and Bypass) - Rezoning request for 59.39 acres from I-1 Industrial to B-2 Highway Commercial and R-3 PUD Residential, located on the east side of Cincinnati Southern Railroad, west side of the bypass, southeastern side of Carley Drive. PUBLIC HEARING

Chairperson Sutton opened the public hearing.

Bruce Lankford, representing the applicant, submitted the required notification documentation.

Chairperson Sutton continued the public hearing to the February meeting.

ZMA-2003-89 Ward Hall - Rezoning request for 110.58 acres from A-1 Agriculture to R-1A PUD - Low Density Single Family Planned Unit Development, located south of U.S. 460 West (Frankfort Pike), north side of the McClelland Circle, west side of Paynes Depot Road. PUBLIC HEARING

Chairperson Sutton opened the public hearing.

Commissioner Williams excused herself from discussion and voting and left the room due to her prior involvement in the matter.

Mr. Klepper noted that he resides across from this development, but that because of professional ethics, his personal opinions and those of his neighbors expressed to him have not become part of his recommendation.

He noted that Payne's Depot Road along this property was transferred from the State to the City for ownership last year, so that any improvements and/or access issues will be regulated by the Planning Commission and the City of Georgetown. He stated that City Council annexed the developing portion of the property in December, 2003.

He then reviewed the specifics of the proposal, including layout, density, compatibility with the Comprehensive Plan, open space requirements, the natural spring area, and improvements to U.S. 460. He recommended approval based on compatibility with the Comprehensive Plan and surrounding land uses, and the fact that it will not impact existing City services or create a burden on the existing infrastructure, and all required infrastructure and utilities are present.

The location of the zone change notification sign on the property was addressed by Mr. Klepper and Mr. Perkins. Mr. Perkins stated that even though the sign is on the portion of the property that is not included in the zone change request, it meets the requirements of KRS by being conspicuous and on the Ward Hall property.

Bruce Lankford, representing the applicant (Commonwealth Development), introduced the applicant and engineer, and stated that they have no disagreements with the items discussed by Mr. Klepper and that they were available for questions.

Commissioner Hopkins and the Commission discussed with Jim Barlow, one of the applicants, the business arrangement between Commonwealth Development and Georgetown College.

Jerry Richardson, Scott County resident, expressed concern and confusion about the use and maintenance of Ward Hall in light of statements made that the College does not wish to own the home and that there are not local, state or federal funds for the purchase of the home. Commissioner Brock and Chairperson Sutton replied that those issues are not a consideration for the Planning Commission because Ward Hall and the 40 acres surrounding it are not part of this zone change request.

Commissioner Sharpe expressed concern about the number of residential units recently approved on adjacent/nearby properties. He felt that the significance of Ward Hall merits consideration of a denial of the zone change in order to slow down the rapid growth and apply the "smart growth" policies that are talked about. He felt that, because Ward Hall is such a monumental part of the history of Georgetown and the most visible, the community, including the Planning Commission, should have initiated more aggressive preservation efforts 10+ years ago. He felt that perhaps a small area plan would prevent a "knee jerk" reaction to requests such as this development proposal.

Jerry Richardson expressed concern about the increase in traffic and improvements to U.S. 460. Mr. Klepper discussed the school bus, access, and road improvement issues at length.

Commissioner Gritton felt that the Planning Commission's jurisdiction should not involve business arrangements or any personal opinions about the matter. Commissioner Brock agreed. Commissioner Bradley felt that long-range good of the community is the jurisdiction of the Planning Commission.

Jerry Richardson asked about traffic generation and asked that the Commission consider the quality of life issue. Mr. Klepper cited several recently implemented subdivision requirements that address that issue. He reviewed the H-1 zoning district requirements. Commissioner Sharpe expressed concern about the corridor being a "gateway" to Georgetown. Mr. Klepper stated that there is still time to adopt architectural guidelines and buffer requirements for area.

Mr. Barlow stated that he grew up in Georgetown and has a personal interest in making certain that the home is preserved. Mr. Lankford stated that Mr. Barlow

will work with the Planning Commission staff on a small area plan for the area, but that the zone change request needs to be approved before that can happen.

Jan Sharpe, Board of Health member, urged the Commission to consider “smart growth” and to not make a rash decision that cannot be undone.

Chairperson Sutton closed the public hearing.

**Motion by Sharpe, second by Bradley, to deny the zone change request at this time based on: 1) the number of residential units already approved in the area, making the approval pre-mature, 2) staff needing time to draft a small area plan, and 3) a review by a rural committee as suggested in the Comprehensive Plan to ensure that the intent of the Comprehensive Plan is implemented. By roll call vote, motion failed 5-3 with Hopkins, Gritton, Lee, Brock, and Sutton dissenting.**

**Motion by Brock, second by Gritton, to recommend approval of the zone change request from A-1 to R-1A PUD based on staff recommendation, subject to the ten conditions of approval. Motion carried 5-3 with Peters, Sharpe, and Bradley dissenting.**

Commissioner Williams returned to the meeting.

PSP-2003-86 Colony, Unit 10 - Preliminary Subdivision Plat for 123 single-family detached lots, located on the southeast side (terminus) of Colony Blvd., east side (terminus) of Castleford Dr., southeast side (terminus) of Sturbridge Dr.

Mr. Klepper reviewed the staff report, including the sinkhole issue and the variance request to allow front yard utility boxes on lots 17-49 in order to avoid damage to an existing mature tree line in the rear.

Joe Grider, representing the applicant, addressed the sinkhole issue. He agreed with the fourteen (14) conditions of approval.

**Motion by Gritton, second by Lee, to approve the Preliminary Subdivision Plat subject to the fourteen (14) condition of approval. Motion carried.**

Proposed amendment to the Zoning Ordinance regarding manufactured housing compatibility standards PUBLIC HEARING

Chairperson Sutton opened the public hearing.

Ms. Phillips briefly reviewed the proposed amendment. There were no questions or comments from the Commission or public.

Chairperson Sutton closed the public hearing.

**Motion by Hopkins, second by Gritton, to recommend approval the proposed amendment to the *Zoning Ordinance* regarding manufactured housing compatibility standards. By roll call vote, motion carried 9-0.**

Proposed amendment to the *Zoning Ordinance* regarding Type I & II daycare facilities in residential areas

Chairperson Sutton opened the public hearing. Mr. Klepper stated that the matter will be continued to the February meeting.

Chairperson Sutton continued the public hearing to the February meeting.

2003 development update

Mr. Klepper provided data on the amount of development activity for 2003.

Update of previously approved projects and agenda items

Mr. Klepper reported that the zoning map for the county is being updated and is available for review and comment.

Mr. Klepper then discussed his concern about a recent approval by the Board of Adjustments of a sign variance. He felt the approval was a disregard for the *Zoning Ordinance* and the Planning Commission's recommendations. Mr. Perkins explained the limitations that the Board of Adjustments put on the proposed sign, and the fact that it is an experimental sign and temporary (six month) approval. The Commission discussed the lack of enforcement of the sign ordinance.

Staff's study of lot sizes was briefly discussed. Commissioner Williams asked that "pocket" parks be considered and asked whether regional densities will be considered. Mr. Klepper stated that open space sizes, including pocket parks, will be reviewed.

Personnel Evaluation

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

The Commission came out of Executive Session.

Motion by Sharpe, second by Peters, to accept the personnel evaluation of Mr. Klepper. Motion carried.

The meeting was then adjourned.

Respectfully,

  
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Sara Sutton, Chairperson

Attest:

  
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Charlie Perkins, Secretary