

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

**February 10, 2005**

The regular meeting was held in the Scott County Courthouse on February 10, 2005. The meeting was called to order by Chairperson Barry Brock at 6:00 p.m. Present were Commissioners Mike Bradley, John Carter, Robert Hopkins, John Lacy, Omer Lee, William Peters, Jimmy Richardson, and Elizabeth Williams, Planning Director Kelley Klepper, Planner Rachel Phillips, Planner Lance Estep, and Engineer Ben Krebs. Attorney Charlie Perkins arrived during discussion of the first application.

Motion by Richardson, second by Lacy, to approve the January invoices. Motion carried.

Motion by Carter, second by Lee, to approve the January 13, 2005 minutes. Motion carried.

With the correction that Commissioner Williams arrived late at the meeting, motion by Williams, second by Carter, to approve the January 20, 2005 special meeting minutes. Motion carried.

With the addition of a personnel issue under Staff Reports/Other Business - New, motion by Williams, second by Lacy, to approve the February agenda. Motion carried.

Postponements/Withdrawals

Mr. Brock noted that the Paynes Landing Section 3 and Paynes Landing Revised Master Plan applications have been withdrawn, and the Update to the Bluegrass Stockyards discussion has been continued under additional information has been received.

**Motion by Hopkins, second by Carter, to accept the withdrawals and the postponement of the items mentioned above. Motion carried.**

Consent Agenda

Representatives of the Cherry Blossom Village Phase 1 - Golf Townhomes and International Trucks (with one clarification regarding condition #2) applications agreed to their respective conditions of approval, and no concerns about the projects were expressed by the Commission or the public.

**Motion by Richardson, second by Bradley, to approve the two items on the Consent Agenda subject to their respective conditions of approval. Motion carried.**

ZMA-2004-70 Faul/Adair Property Zone Change - Rezoning request for 9.388 acres from A-1 Agricultural to R-1C PUD Residential, located on the north side of Lemons Mill Road, east of Violet's Trace subdivision, west of I-75. PUBLIC HEARING

Chairperson Brock opened the public hearing.

Mr. Estep reviewed the staff report, including the concerns about access. He recommended approval based on compliance with the Comprehensive Plan, available infrastructure, no additional negative impacts, and compatibility with existing land uses. He noted the condition requiring buffering along Lemons Mill Road and I-75.

Commissioner Williams asked what the buffer would include. Mr. Estep replied that that will be determined and agreed upon at the subdivision plat stage.

Commissioner Williams asked about the difference in density between R-1C and the adjacent R-2 properties. That was briefly discussed.

Mr. Perkins arrived at the meeting.

Harold Simms, representing the applicant, noted that documentation of notice requirements was submitted. Betty Eades clarified that E. W. McMillen (her father) and R. B. McMillen were notified. Mr. Simms stated that the maximum density will not be realized due to the topography of the site.

The existing structures were discussed.

Condition #7 was amended to read, "Buffering and/or fencing adjacent to agricultural property will be defined at the subdivision plat stage."

Chairperson Brock closed the public hearing.

**Motion by Hopkins, second by Carter, to recommend approval of the zone change from A-1 to R-1C for 9.388 acres, subject to the eight conditions, including the amendment to condition #7, and based on the findings of fact listed in the staff report. By roll call vote, motion carried 9-0.**

PSP-2005-2 Rocky Creek - Phase 4 - Revised Preliminary Subdivision Plat for 94 single family detached residential lots, located on the north side of Paris Pike (U.S. 460 E.), east of Connector Road.

Mr. Klepper reviewed the staff report, particularly the revised road layout and requested variance for an intersection tangent less than 100'.

The fencing/ buffering agreement with the adjacent Bell farm was discussed. Pete Sotoropolous, PSC Homes, stated that they will install the chain link fence before construction begins. It was clarified that "construction" means road construction, not home construction. Commissioner Williams asked that they notify the Bells when the fence is to be installed.

Cecil Bell, adjoining property owner, presented the original agreement with Mr. Rogers regarding the fence and buffer. It was clarified that Note #19 on the plat concerning buffering involves fence, hedge, and trees as denoted in the original agreement. Chairman Brock suggested amending Note #19 to read, "Buffering and fencing along the Bell property to conform with the original agreement from August, 2001."

Questions were raised regarding maintenance of the buffer. Lynden Platt, Eagle Engineering, stated that it was his understanding that it would be left natural.

Tim Seals, adjacent property owner, asked where the right-of-way is located. Mr. Platt pointed out on the plat the areas with which he was concerned.

Commissioner Williams requested that a specific reference to the original buffer agreement be added to Condition #1. Mr. Klepper stated that he had already noted such on the signed copies.

**Motion by Williams, second by Carter, to approve the revised preliminary subdivision plat and variance #1, subject to the sixteen (16) conditions, including the clarification to #1 regarding notification to the Bells and fence installation. Motion carried.**

#### Correction to Stamping Ground Zoning Map

Mr. Estep reported that the entire property at 102 Locust Fork Road should be zoned B-1, as opposed to being half B-1 and half R-1B as shown on the existing zoning map. The original ordinance states that the entire property should be B-1; and a field investigation showed that the property lines on the zoning map were inaccurate, needing to be shifted to the south. The map has been corrected.

**Motion by Lacy, second by Lee, to approve the correction to the Stamping Ground Zoning Map for 102 Locust Fork Road to be zoned entirely B-1, Neighborhood Commercial. Motion carried.**

Approval of FY 05-06 Budget

Mr. Klepper reviewed the proposed budget. He highlighted two items, including replacement of the 1985 Bronco and funding for the 2006 Comprehensive Plan. He stated that the total budget increase, excluding those two items, is approximately 3.5%. He reviewed other items, including revenues taken in and GIS funding.

Commissioner Williams asked that the Office Assistant/Receptionist position be made full time. Mr. Klepper reviewed the required increase in budget and stated that Fiscal Court and City Council would need to approve the position as full time.

**After some discussion, motion by Williams, second by Lacy, to request that the Office Assistant/Receptionist position be made full time for the benefit of the staff and to help handle the increasing workload, and to approve the proposed FY 05-06 budget. Motion carried 8-1 with Bradley dissenting.**

Appointment of two members to serve on City Stormwater Committee

Mr. Klepper reported that the City Engineer, Brad Frazier, has requested that two Planning Commissioners serve on a Stormwater Advisory Committee. The Committee would meet quarterly.

**Motion by Hopkins, second by Richardson, to appoint Chairman Brock and Commissioner Carter to the Stormwater Advisory Committee. Motion carried.**

Distribution of updated sign ordinance (proposed)

Mr. Klepper asked the Commission to review the proposed ordinance for discussion on the issue at the March meeting.

Update of previously approved projects and agenda items

Mr. Klepper reported that Mi Mexico should be opening within 2-3 weeks.

He reported that Linda Staggs was hired for the Development Inspector position and will begin on February 28.

He reported that he is keeping up with the proposed H.B. 243 regarding Planning Commission appointments, ethics, financial disclosures, and Comprehensive Plan guidelines.

The status of the assisted living facility on the U.S. 460 bypass south of the hospital was briefly discussed.

PDP-2005-03 Vuteg Expansion - Preliminary Development Plan for a 23,781 sq. ft. expansion and 55 additional parking spaces, located on the west side of McClelland Circle (Georgetown bypass), south side of Lemons Mill Road.

Mr. Estep reported that the notification requirements were insufficient in that the applicant did not provide a copy of the letter that was sent. Mr. Perkins stated that the application can still be heard, but a condition should be added that the letter needs to be submitted and that the applicant needs to state for the record that the letter was sent to the list of people provided by PVA.

Mr. Estep reviewed the staff report, recommending approval.

Jeremy Hebbenstreit, Takanaka Corporation (applicant), agreed to provide a copy of the letter that was sent to the appropriate property owners.

**With no comments from the Commission or public, motion by Carter, second by Lacy, to approve the Preliminary Development Plan subject to the nine (9) conditions, plus the tenth condition that a letter be received regarding notice requirements. Motion carried.**

Motion by Richardson, second by Lacy, to go into Executive Session. Motion carried.

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

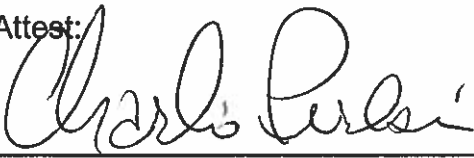
Motion by Williams, second by Carter, to accept the permanent status for Mike Caudill, Senior Development Inspector. Motion carried.

The meeting was then adjourned.

Respectfully,

  
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Barry Brock, Chairperson

Attest:

  
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Charlie Perkins, Secretary