

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

January 12, 2012

The regular meeting was held in the Scott County Courthouse on January 12, 2012. The meeting was called to order by Chairman John Lacy at 6:00 p.m. Present were Commissioners Jeff Caldwell, Greg Hampton, Janet Holland, Rob Jones, Jimmy Richardson, John Shirley, Melissa Waite, and Horace Wynn, Planning Director Earl Smith, Planner Joe Kane, Engineer Brent Combs, and Attorney Charlie Perkins.

Chairman Lacy introduced the two new Planning Commissioners, Jeff Caldwell and John Shirley.

Motion by Jones, second by Waite, to approve the December invoices. Motion carried.

Motion by Waite, second by Holland, to approve the December 8, 2011 minutes. Motion carried.

Motion by Shirley, second by Waite, to approve the December 19, 2011 minutes of the Executive Committee. Motion carried.

With the change of hearing the Falls Creek Mixed-Use Center application first, motion by Richardson, second by Jones, to approve the January agenda. Motion carried.

Postponements/Withdrawals

There were no items for postponement or withdrawal.

Consent Agenda

There were no items on the Consent Agenda.

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

FDP-2011-29 Falls Creek Mixed-Use Center (Doug Smith) – Amended Preliminary Development Plan for four residential buildings on 5.07 acres zoned B-4 and R-1C PUD, located on the west side of Village Park Drive, east of U.S. 25 N.

Mr. Kane reviewed the staff report. He reviewed the history of the application and explained that the purpose of this amendment is to remove the commercial and office components on the south side of the site and construct residential only buildings and to

connect the area with a new public road that will eventually extend Falls Creek Drive to U.S. 25 N. He addressed the buffering and design issues and stated that overall, the proposed plan is a reduction of apartment units from 110 to 106 and a reduction of commercial space from 66,000 sq. ft. to 16,000 sq. ft. He recommended that the applicant be required to submit a preliminary subdivision plat creating the commercial outlots or at this time create the outlot for the apartments and the road right-of-way. A Final Development Plan would then be submitted addressing the development issues.

Commissioner Jones recused himself from voting on the application.

Commissioner Holland asked about emergency access. Mr. Kane stated that the Fire Department would have to approve the Final Development Plan.

Commissioner Hampton asked about traffic controls at the proposed entrance onto U.S. 25. Mr. Kane stated that there will be a plan that the State will need to approve.

Bruce Lankford, representing the applicant, agreed with the staff report and was available for questions.

Fred Eastridge, ESCI Engineering and representing the applicant, submitted documentation regarding notice requirements.

Joey Smith, applicant, stated that the same design/construction materials will be used with this phase as with the previous phases.

There were no comments from the public.

Motion by Richardson, second by Hampton, to approve the Amended Development Plan subject to the ten (10) conditions of approval. Motion carried.

PSP-2011-30 Villages at Lanes Run, Phase 2, Section 2 (Harrods Club) – Amended Preliminary Subdivision Plat for 45 lots within Phase 2, Section 2 of a previously approved plat, located east of Old Oxford Road.

Mr. Kane reviewed the staff report. He stated that the purpose of the amendment is to reduce the minimum lot width from 65 feet to 50 feet for 45 lots, which would add six (6) lots to this area of the development. He reviewed the previous density approvals/ amendments for the development, which is zoned R-1C and allows a density of 3.5 units per acre. He noted that the density of the adjoining Rocky Creek development is R-2, which allows a density of 4.4 units per acre. This request is similar to the previous requests that have been granted, except that it is adjacent to Lanes Run Creek and directly connects to the Rocky Creek subdivision. He recommended that the lots on the proposed Cross Park Drive east of the proposed Waterside Drive be 60 feet in width to be compatible with the lot widths on Johnstone Trail in Rocky Creek.

He reviewed the conditions of approval and suggested a landscape buffer meeting the requirements of our Landscape and Land Use Buffers Ordinance be required as part of

the tree preservation area around the perimeter of the property. It was agreed to add that as part of condition #8.

Rob Sims, applicant, felt that the middle of a block (on the south side of Cross Park Drive) is not a logical place to switch from 50' to 60' lots. He felt that it makes more sense to make that transition at the treeline at the edge of the property.

Mark Hammel, Dunn Circle resident, expressed his opposition to the application. He addressed the problem of the two homeowners associations and the concern that the smaller lots and homes will lower the property values of homes in Rocky Creek. He stated that he was not notified of the hearings on previous phases of this development, and that trees were cleared from the property line on the previous phases even though they were supposed to remain.

Blake Dyer, Falmouth Drive resident, also expressed concern about the treeline not being preserved in the existing phases of Lanes Run. He opposed the utilities not being underground in Lanes Run, stating that the power lines will change the view of Rocky Creek (where they are underground).

Mr. Sims stated that they placed all utilities underground, but KU had to have certain main lines above ground. He also stated that they did not cut trees down in the treeline, that KU removed some of the trees.

John Miller, Dunn Circle resident, agreed with the points made by Mr. Hammel.

Mr. Kane suggested another treeline for the transition to larger lots. Discussion followed on that issue.

Mr. Combs addressed the water quality/quantity issues.

Commissioner Holland asked about the problem that was referred to regarding the two homeowners associations. Mr. Sims stated that the Lanes Run homeowners association will be a separate association, and that they often involve overlapping areas.

There was further discussion on the request to reduce the lot widths. Mr. Sims stated that there is not a market for the larger lots.

Mr. Perkins asked for clarification of the homeowners association issue. Mr. Hammel stated that there are park strips that are irrigated, mowed, and maintained, and exterior lights have been put in, all of which is funded by one of two Rocky Creek HOAs. He added that a 3rd party management company enforces the regulations in the deed restrictions. He felt that the regulations in the Lanes Run subdivision may not be compatible with those of Rocky Creek, and the formation of a 3rd HOA for an area that connects to Rocky Creek will only compound the current problem.

Mr. Sims agreed with the staff report with the exception of the recommendation requiring 60' lots east of Waterside Drive. Commissioner Jones felt that the 50' lots

should be allowed since houses have not yet been constructed on the adjoining lots on Johnstone Trail.

Motion by Jones to approve the Amended Preliminary Subdivision Plat without condition #7 requiring 60' lots east of Waterside Drive. His motion also included an addition to condition #8 to require a preservation easement to be shown on the perimeter of the property. Motion died for the lack of a second.

Motion by Shirley, second by Holland, to deny the Amended Preliminary Subdivision Plat on the grounds that the existing owners' properties will be adversely affected.

Commissioner Jones felt that since the lot width reduction has been approved in Phase 1, it is unfair to deny the reduction in this phase.

Motion carried 5-4, with Jones, Wynn, Caldwell, and Lacy dissenting.

Commissioner Recognition

Chairman Lacy read a plaque recognizing Bias Tilford, whose last meeting was December, 2011, for his service and commitment to the Commission.

Zoning Map correction

Mr. Smith reported on a situation regarding a zoning designation that was not correctly transferred when the paper zoning map was converted to the current digital format in approximately 2000. The property in question is the historic Ishmael property, 1.198 acres and the current law offices of Carolyn Carroway, on the northwest corner of McClelland Circle and Lexington Road. The property was zoned B-2 Commercial in 1986, but is still shown A-1 Agriculture on the current map. The mistake was brought to staff's attention by Bruce Lankford. Mr. Smith asked for approval to reflect the change on the official map. The Commission authorized staff to reflect the change.

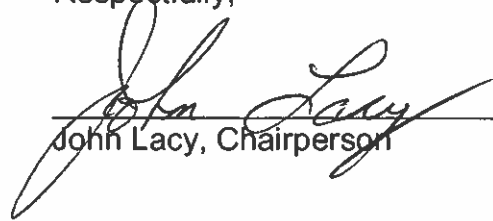
Legacy Trail Extension

Mr. Kane informed the Commission that a subcommittee of the Trails Committee has requested him to help prepare an RFP for a feasibility study for the extension of Legacy Trail into Scott County.

He also reported that the work done by the UK Landscape Architecture KLEAR group regarding open space should be completed and presented at the next Planning Commission meeting.

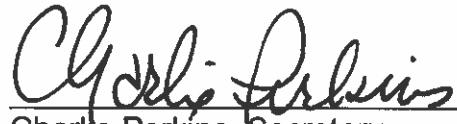
Motion by Richardson, second by Holland, to adjourn. Motion carried.

Respectfully,



John Lacy, Chairperson

Attest:



Charlie Perkins, Secretary