

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
February 9, 2017**

The regular meeting was held in the Scott County Courthouse on February 9, 2017. The meeting was called to order by Chair Rob Jones at 6:00 p.m. Present were Commissioners Johnny Cannon, Regina Mizell, Byron Moran, Steve Smith, Mark Sulski, and Frank Wiseman, Director Joe Kane, Planners Megan Chan and Matt Summers, and Attorney Charlie Perkins. Absent was Commissioner Jeff Caldwell.

Motion by Sulski, second by Mizell, to approve the January invoices. Motion carried.

Motion by Mizell, second by Moran, to approve the January 12, 2017 minutes. Motion carried.

Motion by Shirley, second by Smith, to approve the February agenda. Motion carried.

Postponements/Withdrawals

There were no items for postponement or withdrawal.

Consent Agenda

There were no items on the Consent Agenda.

PDP-2017-01 Tracy's Landscaping Supply - Preliminary Development Plan for a landscape supply business, located on the southeast side of Paris Pike behind the existing Arby's restaurant.

Mr. Kane reviewed the staff report. He stated that the existing metal barn will be used, the site has been resurfaced, and mulch and landscape material bins have been constructed on the southern and eastern perimeter. The north, east, and west sides are enclosed by a chain link fence and there are two gated entrances.

He stated that the perimeter landscaping meets the requirements, but the interior VUA as requested will require a variance. He stated that because some of the paved area is in the floodplain, they will need a floodplain permit, for which the applicant has applied.

The other issue of concern is the gravel driveway. Typically, gravel is not permitted on commercial lots. He stated that the first entrance will be used by the public and should be paved beyond the entrance. A solution was worked out at the Planning Commission workshop whereby the applicant can install a gate on the second entrance, or block it with the type of block being used to construct the bins.

He recommended approval with an amendment to condition of approval #5, to read "The shared private access drive shall be hard pavement, asphalt or concrete, beyond all public entrances, and the second entrance shall be locked or blocked, not used for public access."

The width of the access easement was discussed. Brent Combs, Thoroughbred Engineering, stated that the easement width of 28 feet was recorded in the 1980's. It was never thought to become a City street.

Raven Turner, representing the applicant, asked that the access easement that he will construct be concrete and as shown on the Brian Morgan development plan, 24' wide and 160' long. Mr. Kane stated that 24' is the required width for drive aisles for two-way traffic. It was agreed that condition #5 would be amended again, adding that the private access drive will be 24' wide by 160' long.

Commissioner Smith asked if there will be dust created on the site. Ms. Turner stated that the BOA will review the materials to be sold on the site, ensuring that there are no negative impacts from dust or odor.

Motion by Sulski, second by Shirley, to approve the Preliminary Development Plan subject to the ten (10) conditions of approval, including the amendments to condition #5, and including the variance on the interior VUA landscaping. Motion carried.

Those who spoke and will speak before the Commission were sworn in by Mr. Perkins.

Georgetown USB Inclusion Request - Sharp Property

Commissioner Mizell recused herself from discussion and voting.

Mr. Kane reviewed the staff report, stating that this request concerns a 60.23-acre parcel on the northeast corner of Cherry Blossom Way and U.S. 25 North. He described the parcel and the location of the current City limits. Approximately 28 acres of the farm is currently within the USB.

He stated that there are major changes proposed for the area, most notably the northern Georgetown bypass which is proposed to align along the southern boundary of the property and take approximately nine acres of the farm.

He stated that the right-of-way for the northern bypass is in the acquisition stage, and the determination was made by the Land Use Committee that until that road is constructed, they recommended no expansion of the USB in this area. He added that there are currently approximately 80 acres of commercial land already zoned along the Exit 129 interchange, and there has been no recent demand for that land.

Mr. Kane added that the applicant will have an opportunity to apply to have the property included in the USB before the next Comprehensive Plan update, so they will not be completely shut out if they are not included during this 5-year update.

He stated that if the Commission does wish to include the property, it should be given a zoning designation of residential for the portion north of the existing tree line to provide a buffer for Moonlake subdivision, and commercial for the southern portion.

Bruce Lankford, representing the applicant, stated that only one request has been made for inclusion into the northern USB in the past 10 years. He felt that approval should be given to this request for the following reasons: 1) the northern bypass will take 8+ acres of the property and the bypass will change the area tremendously; 2) the property is bisected by the current USB along no natural or physical barrier; 3) there is existing commercial development to the east and west of the property; 4) all utilities are available; 5) it will provide shopping opportunities for residents to the north; 6) shopping opportunities for residents to the north will lessen traffic to the south; and 7) there is demand for this property as will be testified by Roy Cornett, realtor. He added that the residential buffer area to the north is appropriate.

Brad Tune, stepson of one of two owners of the property, was present, asking for approval of the request.

Roy Cornett, realtor, clarified that the entire parcel is 69.23 acres. Only the approximately 17+ acres between the current USB and U.S. 25 is being requested for inclusion. He stated that the northern bypass will be constructed. The southeast corner will never be developed as it has a preservation overlay, the northwest corner is the County Fire Station, and the southwest corner is the Lee's trailer park and BBQ restaurant. So the Sharp property is the only property viable for commercial use.

He also stated that land in the current proposed USB has a five-acre density. The motels on the east side of the interstate would support annexation so that they can acquire alcohol licenses.

Commissioner Wiseman asked why inclusion in the USB would be beneficial if the property already has all utilities available. Mr. Kane replied that urban style development would be allowed.

Commissioner Smith expressed concern over development having access off U.S. 25 N. Mr. Tune stated that they have met with Strand Engineers to discuss construction plans for the proposed northern bypass, and they stated that only one access will be granted off Cherry Blossom because of the distances between the two intersections. He stated that only one access point off U.S. 25 N will be granted and it will have to be north of the Fire Station.

Mr. Cornett stated that part of the Neuville farm, on the southwest corner, is currently in the USB, and since that will not develop, approximately that amount of land in the USB could be transferred to the Sharp property. Commissioner Smith stated that since it is to be preserved, it was never actually in the USB.

Chairman Jones agreed that because this property is the only marketable corner and it is in close proximity to the residential areas, it is attractive for commercial development.

Mr. Lankford listed the residential subdivisions north of Delaplain that would benefit from a commercial development on this site.

Chairman Jones asked if an approval by the Commission would need to also be approved by City Council. Mr. Perkins stated that it would.

Commissioner Smith felt that there is still sufficient existing commercial land available.

Mr. Kane stated that the recommendation for denial by the Land Use Committee was based on the timetable for construction of the northern bypass being uncertain, and expansion of the USB getting ahead of the City limits, causing urban development in the County with the ability to annex in question.

Commissioner Smith stated that he is not in favor of including the property until the northern bypass is in place.

Commissioner Shirley supported the inclusion as the applicant has met with the State regarding the northern bypass and any development will not conflict with that road. Mr. Lankford stated that no development will occur until the bypass is in place.

Commissioner Sulski felt that development on this land will complement the proposed development on the new interchange connector road.

Motion by Sulski, second by Shirley, to approve the inclusion of the Sharp Property within the northern Georgetown Urban Service Boundary, subject to the portion of the property north of the existing tree line being designated as residential to serve

as a buffer to the Moonlake subdivision, and to include the stipulation that the property be annexed before being developed. By roll call vote, motion carried 5-2, with Wiseman and Smith dissenting.

FY 15-16 Audit

Mr. Kane asked for a motion to accept the FY 15-16 audit that was presented at the January meeting.

Motion by Sulski, second by Wiseman, to accept the FY 15-16 audit. Motion carried.

FY 17-18 Budget

Mr. Kane reviewed changes in the proposed budget.

After brief discussion on the projected development fees, **motion by Sulski, second by Smith, to approve the proposed FY 17-18 budget. Motion carried.**

Records Retention Policy

Mr. Kane presented the policy followed by the Kentucky Department of Libraries and Archives regarding how long to retain payroll and financial records. He briefly reviewed the information. Mr. Perkins supported the request to adopt the policy.

Motion by Sulski, second by Mizell, to adopt the State Archives and Records Commission's Local Agency Records Retention Schedule. Motion carried.

The meeting was then adjourned.

Respectfully,



Rob Jones, Chair

Attest:



Charlie Perkins, Secretary