

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
REGULAR MEETING  
MINUTES  
March 12, 2020**

The regular meeting was held in the Scott County Courthouse on March 12, 2020. The meeting was called to order by Vice Chairman Steve Smith at 6:00 p.m. Present were Commissioners David Vest, James Stone, Duwan Garrett, and Charlie Mifflin, Director Joe Kane, Planners Mikaela Gerry and Matt Summers, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was Commissioners Byron Moran, Regina Mizell, and Mark Sulski.

Motion by Mifflin, second by Stone, to approve the February invoices. Motion carried.

Motion by Garrett, second by Mifflin, to approve the February 13, 2020 minutes. Motion carried.

Motion by Garrett, second by Mifflin, to approve the March agenda. Motion carried.

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

Postponements/Withdrawals

Vice Chairman Smith stated that the applications for Georgetown Scott County PRTF (ZMA-2019-50) and Hunt Property (FSP-2020-10) have been postponed until the next regular scheduled meeting.

Consent Agenda

A representative of the Duncan Property application (FSP-2020-08) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Mifflin, second by Stone, to approve the application. Motion carried.

A representative of Jiffy Lube application (PDP-2020-11) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Mifflin, second by Garrett, to approve the application. Motion carried.

ZMA-2020-03 151 Vine Street – Zone change request for 20.0 acres from A-1 and R-1B to R-2 PUD located at 151 Vine Street.

Vice Chairman Smith opened the public hearing.

Mr. Summers stated the access would be from Vine Street. He stated that Vine Street is narrow, and that staff had concern about emergency vehicles being able to serve the development without widening Vine Street. He stated staff would require a traffic impact study to be submitted with the Preliminary Development Plan.

He stated the concept plan shows 92 dwelling units of 43 single-family lots and 49 multi-family units.

He stated the concept plan has 5.54 acres of land shown as open space and future development. He stated he had concern with the areas labeled as future development since the plans are not clearly defined. He stated drainage is not correctly shown on the concept plan.

He stated lots 1-6 complies the closest to R-2 standards with an average lot size of 6,000 square feet. He stated lots 7-19 are smaller in size averaging 4,500 square feet and lots 23-46 are very small lots. He stated lots 23-46 are proposing to have the houses face each other and share a courtyard in between the lots.

He stated the Future Land Use Map does show the property being residential, but he stated he has a few concerns with the application.

He stated the concept plan is too vague for the areas labeled open space/future development.

He stated Vine Street cannot support the additional homes without being improved.

He stated he proposes the application be continued until the next regular scheduled meeting to give the applicant time to address the concerns.

William Stull, applicant, stated the concerns will be addressed on the Preliminary Development Plan but he needed the correct zoning to apply for financial help for the project.

He stated one of the multifamily areas is for veterans and seniors and the other area is for single parent families. He stated the open space in between is for a future daycare or senior care if needed.

Rob Wagoner, Mayor of Sadieville, stated that the application meets the need for affordable housing in the area.

He stated the City is willing to dedicate \$100,000.00 towards improving Vine Street including opening Davis Lane.

Mr. Wagoner was questioned about the railroad bridge. He stated the City of Sadieville has no control over that, but a railroad engineer is supposed to be looking at options.

James Blake, Davis Lane, stated he has concern with Davis Lane being opened because it turns into his driveway.

Mr. Wagoner stated there is a right-of-way along Davis Lane.

David Everly, Sadieville resident, questioned if the access to his farm will be destroyed if the subdivision is built.

Greg Lynn, Davis Lane, stated Davis Lane and Vine Street are small, narrow streets. He questioned who would pay for fencing between the farm and subdivision.

Mr. Perkins stated Sadieville's plans for Davis Lane are not part of the application.

Mr. Blake stated he had concern that there would not be any control over what was built on the property. He questioned who would be liable to build a fence between the development and his property.

Mr. Kane stated the developer would have to meet landscaping requirements which would include fencing.

Commissioner Mifflin stated that it seems Mr. Summers would like more information on the application, but Mr. Stull states he needs the zone change before plans would be finalized.

Mr. Blake questioned if the development would be able to get sewer. He stated sewer was not available when he built his house.

Mayor Wagoner stated every house located within city limits should be hooked to sewer.

Vice Chairman Smith questioned if the application was postponed a month if Mr. Stull could give more detail on his plans. Mr. Stull stated he could, but another month delay could push the start of construction into next year.

Mr. Lynn questioned why that location was chosen for development. Mr. Stull stated because of the acreage and location within city limits.

Vice Chairman Smith questioned Mr. Perkins on his opinion of the application. Mr. Perkins stated we do typically require more information on concept plans, but he does understand the developer's concern for financing without zoning approval.

Vice Chairman Smith questioned Mayor Wagoner if the City can make the improvements to Vine Street. Mr. Wagoner stated the City of Sadieville was aware before this application that Vine Street needed improvements.

Commissioner Mifflin stated that he does not have concern with approval for a zone change.

Vice Chairman Smith closed the public hearing.

After further discussion, **Motion by Mifflin, second by Vest, to recommend approval of the rezoning request (ZMA-2020-03) on the basis that it complies with the comprehensive plan. By roll call vote, motion carried 4-1.**

FSP-2020-09 Varellas Property – Final Subdivision Plat to subdivide a 5.00-acre lot from a parent tract of 47.5 acres located at 256 Carrick Pike.

Ms. Gerry stated the property and surrounding properties are zoned A-1 agricultural.

She stated the entrance would be off Carrick Pike and that the application meets all the requirements.

Milton Adams, neighbor, questioned the size of the tracts and if a subdivision could be developed.

Ms. Gerry stated the applicant is proposing one 5.0-acre tract with a remainder tract of 42.5 acres. She stated any further subdivision would have to come back to the Planning Commission for approval.

Joel Day, representing applicant, stated the applicant agrees with the conditions of approval.

Curtis Farnham, 324 Carrick Pike, stated he is against the project. He stated he moved to the area for the farmland and plans to have horses. He stated Carrick Pike is narrow and more homes will bring more traffic.

Commissioner Stone questioned Mr. Farnham how long his farm had been in his family. Mr. Farnham stated he moved here to get away and he had not owned the property that long.

Commissioner Stone questioned the applicant how long they have owned the land. The applicant stated since the late 1970's to early 1980's.

Mr. Perkins stated this application follows the ordinances.

Commissioner Mifflin stated most applications for 5-acre divisions, the person already has someone interested in buying the property or it is for a family member.

Commissioner Vest stated he grew up on Carrick Pike and it has changed.

After further discussion, **Motion Stone, second by Vest, to approve the Final Subdivision Plat (FSP-2020-09) subject to four (4) conditions of approval. Motion carried unanimously.**

#### Approval of 20-21 Draft Budget

Mr. Kane presented the draft budget for FY 20-21.

Motion by Vest, second by Mifflin, to approve the Fiscal Year 2020-2021 draft budget. Motion carried.

Election of Officers

The Planning Commission postponed the election of officers until the next regularly scheduled meeting.

The meeting was then adjourned.

Attest:

  
Charlie Perkins, Secretary



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Mark Sulski, Chairman