

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

AUGUST 13, 2009

The regular meeting was held in the Scott County Courthouse on August 13, 2009. The meeting was called to order by Chairperson Mike Bradley at 6:00 p.m. Present were Commissioners Greg Hampton, Janet Holland, John Lacy, Jimmy Richardson, Ralph Tackett, Melissa Waite, and Steve Woodrum, Planning Director Michael Sapp, Planners Brian Shorkey, Joe Kane, and Bonnie Skinner, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was Commissioner Bias Tilford.

Motion by Lacy, second by Tackett, to approve the July invoices. Motion carried.

With the correction that the final motion on the Watson Original Signs & Graphics discussion should be: Motion carried 6-2, with Woodrum and Bradley dissenting, motion by Richardson, second by Holland, to approve the July 9, 2009 minutes. Motion carried.

Motion by Waite, second by Holland, to approve the August agenda. Motion carried.

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

Cherry Blossom road improvements (Oxford Drive)

Mr. Krebs reported that Glenn Hoskins provided him a copy of the proposed contract between the developer and the City for the payment to the City of funds to be used for the road improvements. Staff will review the proposed contract and discuss it with the City Engineer.

Motion by Woodrum, second by Lacy, to continue the matter to the September meeting so that staff can review the contract and discuss it with the City Engineer. Motion carried.

Statement of Comprehensive Plan compliance for proposed Georgetown Events and Commerce Center Development Plan

Mr. Shorkey reported on the request from the developer of what is commonly known as Equestrian Crossings for a statement of compliance with the Comprehensive Plan. As part of their application for a TIF district, they must provide confirmation from the

Planning Commission that the plan does comply with the Comprehensive Plan. Mr. Shorkey briefly reviewed the concept plan, and recommended the Commission certify compliance.

Mr. Darby Turner, representing the applicant, reviewed the TIF application process.

It was noted that the property is already zoned B-5 Commercial.

Motion by Richardson, second by Lacy, to find that the proposed Georgetown Events and Commerce Center Development Plan for the proposed TIF District is hereby certified as being in compliance with the adopted 2006 Comprehensive Plan Update for Georgetown and Scott County, and adopts the submitted Statement as its official statement to be included as a part of the development plan as it is forwarded to the Georgetown City Council for consideration. Motion carried unanimously.

Discussion on removal of tree/fence buffer on Ridgeview Road (Coal Ridge)

Obey Wallen, H & W Land Development LLC, asked the Commission to waive the requirement for the perimeter fence and tree plantings because the adjacent farmowner submitted a letter supporting such a waiver. He also stated that the residents have landscaped their backyards themselves, and that there is a 50' buffer between the subdivision and adjacent farm along with a complete mature tree line and another fence.

Commissioner Lacy expressed concern about waiving a standard requirement of the Subdivision and Development Regulations. He stated that the adjacent property is currently a farm, but may not be in the future. Mr. Wallen stated there is not normally another fence and mature tree line between the properties.

Mr. Perkins stated that it requires the Commission to look at the intent of the ordinance, and that this type of request has been both granted and denied. Commissioner Richardson added that the question is whether the natural buffer serves the intended purpose of the requirement.

Mr. Wallen felt that if the Commission had seen the natural buffer when the development was approved, they would not have required the additional buffer.

Commissioner Woodrum stated that in his experience, relying on the existing natural buffer would be leaving the future of the buffer to chance, since the neighboring farmowner can technically remove it. Mr. Sapp agreed with Mr. Perkins, and felt that if the natural buffer accomplishes the intent of the ordinance and the neighbors prefer that a new buffer not be installed, then the requirement can be waived.

Mr. Wallen stated that if any of the residents want the new buffer, he will plant trees along their property line. It was agreed that each homeowner will be asked if they want the buffer, and it will be installed wherever requested.

Motion by Lacy, second by Richardson, to deny the request for a waiver of the buffer requirement on Ridgeview Road and to approve the agreement that Mr. Wallen will be waived of the responsibility of planting trees only on the properties for which the owners have signed a waiver of the requirement. Motion carried.

Mr. Wallen also reported that the fence that was required and installed for the buffer was taken down by the homeowners, and that the fence that already existed is adequate for the boundary between the properties. It was agreed that Mr. Wallen satisfied his obligation for the fence.

Motion by Lacy, second by Richardson, to certify that Mr. Wallen satisfied his obligation to install a fence as part of the buffer requirement. Motion carried.

Review of applications for Georgetown Board of Adjustment vacancy

Chairman Bradley stated that three of the five applicants will be chosen for an interview at the September meeting. The Commission then voted on the ballot provided. The three candidates to be interviewed are Lindsey Apple, Jeanne Biddle, and Chris Hart.

Update on previously approved projects and agenda items

Mr. Shorkey reported on the County Land Use Plan initiative. Four public meetings have been scheduled throughout the County, two of which have already been held, and a rural land use survey has been drafted which is available on the office website. He reported on the input thus far in the public meetings.

Commissioner Lacy expressed his support for the project.

The meeting was then adjourned.

Respectfully,


Mike Bradley, Chairperson

Attest:


Charlie Perkins, Secretary