

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
November 14, 2019**

The regular meeting was held in the Scott County Courthouse on November 14, 2019. The meeting was called to order by Chairman Mark Sulski at 6:00 p.m. Present were Commissioners Byron Moran, Jeff Caldwell, David Vest, James Stone, Charlie Mifflin, Frank Wiseman, and Steve Smith, Director Joe Kane, Planners Mikaela Gerry and Matt Summers, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was Commissioner Regina Mizell.

Motion by Mifflin, second by Caldwell, to approve the October invoices. Motion carried.

Motion by Smith, second by Stone, to approve the October 10, 2019 minutes. Motion carried.

Motion by Moran, second by Smith, to approve the November agenda. Motion carried.

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

Consent Agenda

A representative of the Devers Property application (FSP-2019-41) and Snowball Trust Property application (FSP-2019-42) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Smith, second by Wisemen, to approve the applications. Motion carried.

ZMA-2019-43 Bevins Zone Change – Zone change for 7.46 acres from A-5 to B-2 located at New Coleman Lane west of Meade Tractor.

Chairman Sulski opened the public hearing.

Ms. Gerry stated the property was rezoned in 2016 from A-1 to A-5. The adjoining property was rezoned in 2013 from A-1 to B-2.

She stated the concept plan shows the property being used for outdoor storage for Meade Tractor. She stated that would be a conditional use if the property was rezoned to B-2.

She stated the site has a proposed 15-foot landscape buffer and a security gate.

She stated GMWSS had stated that sewer is not available for the site.

She stated the Comprehensive Plan designates the area to remain agricultural.

She stated most of the surrounding properties are zoned A-1. The project site is outside of the Urban Service Boundary and would be out of the urban service area.

She stated the rezoning of the Meade Tractor site was considered during the last comprehensive plan update in 2016 but does not justify the rezoning of the property.

Commissioner Mifflin questioned if Mr. Bevins still owned the business would he be able to use the site for storage. Ms. Gerry stated the current zoning of the property does not allow for outdoor storage. Mr. Kane stated he could store his own personal equipment on the property for farming but not for commercial use.

Commissioner Mifflin questioned if the construction of Meade Tractor was a major change in the area. Ms. Gerry stated according to state statute, a major change needs to have occurred since the last comprehensive plan to be applicable.

Ms. Gerry stated the existing B-2 zoning in the southern part of the county is based on the zoning created in 1972. She stated only two rezoning's have occurred since 2002, one being the Meade Tractor site and the other being Dwyer commercial lots that was rezoned in 2002.

Bruce Lankford, representing applicant, stated the 7.46 acres was originally part of a 53-acre tract. He stated Mr. Bevin sold 40 acres to Mr. Willoughby who has built a house on his tract. He stated the 7.46 acres is the only remaining land that Mr. Bevin has left to do anything with. He stated the property is surrounded by businesses.

He stated from New Coleman Lane to the Fayette County line he does not consider agricultural anymore.

He stated the property would not affect the Greenbelt and that urban services are not needed for storage.

Kyle Fannin, Bluegrass Baptist Church, stated that the church does not support or disagree with the application. He stated that he just asks for consistency with the decision and that the commission consider the increased traffic on New Coleman Lane.

Peggy Blanton, 152 Coleman Lane, stated that she would like to see the property remain residential.

Jimmy Bevins, applicant, stated that the zone change would help Meade Tractor to grow for the future.

Ms. Blanton questioned Mr. Bevins why he does not want to keep the property residential. Mr. Bevins stated that the property is surrounded by business and not suitable for building a home.

Iva Mills, Coleman Lane resident, questioned if the applicant plans to build a building. It was stated the application is for a zone change and would have to return to the commission with a development plan before anything could be built on the property.

She questioned if Meade Tractor would use New Coleman Lane for access to the property. Mr. Lankford stated the access is available, but he was not sure how much it would be used. Commissioner Mifflin stated there is also access through the Meade Tractor site.

Chairman Sulski questioned if there will be any lights on the property. Mr. Bevins stated he would assume there will be some lights for security purposes.

Commissioner Smith questioned if Meade Tractor ceased business, would Mr. Bevins be willing to revert the property back to A-5 zoning. Mr. Lankford stated that the applicant would appear before the commission again if that happened.

Commissioner Smith stated that he would like assurance that Meade Tractor is not going to become a construction only dealer.

Ms. Blanton questioned if the property is rezoned if the commission could control what business locates on the property. Chairman Sulski stated that the location would deter a lot of B-2 businesses from wanting to locate to the property.

Chairman Sulski read a prepared statement he had written supporting the zone change.

Mr. Perkins stated that a condition cannot be put on the applicant requiring the property to revert to A-5 zoning if Meade Tractor ceased business.

Commissioner Wiseman stated that the property is viable for agricultural. He stated that he feels another zone change opens the property up for further development.

Commissioner Smith questioned why the property must be rezoned to use for outdoor storage. Mr. Perkins explained that for commercial use the property must be zoned B-2 and then the property must get approval from the Board of Adjustments for the storage.

Commissioner Mifflin questioned if the commission could put a condition on the property. Mr. Perkins stated that concerns should be addressed before rezoning a property. He stated conditions would be hard to enforce by the commission.

Mr. Lankford stated that he feels part 1A of the Kentucky Revised Statues does apply to the property. He stated the current zoning is no longer appropriate for the property.

Chairman Sulski closed the public hearing.

After further discussion, **Motion by Wiseman, second by Moran, to recommend denial of the rezoning request (ZMA-2019-43) on the basis that the current zoning is appropriate for the area and follows the comprehensive plan. By roll call vote, motion tied 4-4.**

PDP-2019-45 Bluegrass Campground – Preliminary Development Plan for 100 RV camping sites, water park, cabins, and other recreation facilities located at 269 Connector Road.

Mr. Summers stated the property is zoned B-2 and surrounding properties are zoned A-1, B-2, and R-2. He stated the site is 21.5 acres. He stated phase 1 would be the RV camping sites on approximately 15 acres and phase 2 would be the water park, cabins and other recreational facilities.

He stated proposed access would be from Connector Road. He stated there are landscaping medians in between the campground sites to provide a buffer.

He stated a proposed park is in the middle of the campground sites and a check-in area is at the northern part of the property by the access entrance.

He stated that staff would like to see right and left turn lanes added on Connector Road for safety. He stated that the applicant did complete a traffic study and that the study did suggest a left turn lane should be added. He stated that staff would like a second exit lane added.

He stated the application does meet the landscape requirements.

He stated that the applicant has asked for a waiver for pedestrian access along Connector Road due to the topography and existing utility easements.

He stated the applicant also asked for a waiver to use gravel where the RV's would park.

He stated the applicant did get approval from the Board of Adjustments for the proposed use of the property.

He stated the applicant did request a waiver for the landscaping buffer on the eastern side of the property to move it 30 feet to the west.

He stated the applicant will need to meet the canopy requirement. He stated when the dealership was approved, the applicant agreed to meet the canopy requirement when future phases of the property were developed.

Daniel Rehner, Thoroughbred Engineering, stated that the applicant agrees to the conditions of approval.

He stated with the development plans for phase 2 that the applicant will meet all the landscape requirements.

Commissioner Wiseman questioned the location of phase 1 and phase 2.

Chairman Sulski questioned how much grading will need to be done for the development. Mr. Rehner stated there will be a lot of rock but that the playground, gazebo, and dog park would be at the highest elevation of the property.

Chairman Sulski questioned if the traffic study is available for the commissioners. Mr. Rehner stated that they did discuss with Robert Baker of KYTC regarding a possible entrance onto Paris Pike. He stated that Mr. Baker thought that traffic on Paris Pike is worse than Connector Road.

Commissioner Smith questioned if Connector Road entrance could be a right-in only and Paris Pike could be a right-only exit.

Commissioners discussed different possibilities for the entrance and exit for the proposed project.

Mr. Rehner stated that adding turning lanes to Connector Road would be improving the road.

Commissioner's Vest and Wiseman stated they do not support adding more traffic to Connector Road.

John Sayler, 238 Falmouth Drive, stated he had concern about his property value. He stated he likes to camp but has no desire to pull into a spot with gravel and no trees.

He stated he has concern with the traffic and the design of the campground. He questioned how the sewage would be managed and if there are any plans for future expansion.

Mr. Rehner stated the applicant will install the canopy to satisfy the conditions of approval.

He stated the entrance only option on Connector Road is still an option that they will look at further.

He stated he was not sure of the availability of the water park to the public. He stated the owners would have to address that question.

He stated the camping spots are either 15 foot by 40 foot or 15 foot by 50 foot and are drive thru camping spots. He stated by each spot is a 15-foot area for the campers to use.

He stated they have not submitted a sewer availability form yet but there is sewer in the area.

Mr. Saylor questioned what is the attraction that would make them want to camp at the property. He stated he still has concern about the traffic flow.

Mr. Rehner stated the proposed improvements to Connector Road would only help the traffic.

Chairman Sulski stated he had concern with more traffic on Connector Road. He questioned if the applicant would be willing to postpone until the traffic situation is studied further.

Commissioner Mifflin stated he would like more information about the traffic before he would decide.

Commissioner Smith stated the traffic on Paris Pike turning onto Connector Road backs up at certain times of the day without adding RV's to the traffic.

Mr. Perkins questioned if KYTC District 7 would advise the applicant without approved plans. Mr. Kane stated that they could review the options with the applicant.

Mr. Krebs stated that he thinks an entrance off Paris Pike would create a worse traffic situation. He stated KYTC District 7 would review the traffic study, but he did not think they would be willing to make improvements to Paris Pike or Connector Road.

Ann Marie Webb, Rocky Creek resident, questioned if the traffic study showed all the recent additions to Connector Road, Toyota traffic, and peak times. Chairman Sulski stated the report is not very detailed. Mr. Rehner stated the report was condensed from the original report for Bluegrass RV.

Commissioner Vest stated he had concern about the traffic.

Commissioner Wiseman questioned if the Chairman has a vote. Mr. Perkins stated when the Commission was formed, that the Chairman was issued a vote.

Mr. Krebs stated that the traffic study is for less traffic than what is usually required to issue a traffic study.

Chairman Sulski stated that when the applicant comes back to the Commission that he would like to see a more detailed traffic study.

Mr. Krebs stated that the Commission needs to inform the applicant of the information they would like to see on the traffic study.

Mr. Perkins stated that the Commission needs to give the applicant and staff direction on traffic.

Mr. Krebs stated that he can only recommend to the applicant turn lanes to help traffic flow.

Commissioner Smith stated this use would be less traffic than restaurants.

Mr. Salyer stated that the peak times of traffic seem to be around the same time of check in.

Commissioner Wiseman stated that he feels a decision should be made about the application.

After further discussion, **Motion by Mifflin, second by Smith, to continue the application until the next regularly scheduled meeting to review the traffic for the entrance and exit from the campground. Motion carried 6-2.**

The meeting was then adjourned.

Attest:


Charlie Perkins, Secretary


Mark Sulski, Chairman