

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

August 14, 2003

The regular meeting was held in the Scott County Courthouse on August 14, 2003. The meeting was called to order by Chairperson Sara Sutton at 7:00 p.m. Present were Commissioners Mike Bradley, Barry Brock, Pete Gritton, Robert Hopkins, Omer Lee, William Peters, John Sharpe, and Elizabeth Williams, Planning Director Kelley Klepper, Planner Rachel Phillips, and Engineer Brad Frazier. Absent was Attorney Charlie Perkins.

Motion by Gritton, second by Hopkins, to approve the July invoices. Motion carried.

Motion by Gritton, second by Bradley, to approve the July 10, 2003 minutes. Motion carried.

With the addition of 1) Surplus copier, and 2) Acceptance and approval of surveying equipment under Staff Reports/Other Business, motion by Williams, second by Gritton, to approve the August agenda. Motion carried.

Postponements/Withdrawals

Chairperson Sutton reported that the Fisher's Mill Landing 1-D, George Davis Farm - Tract 3, and Doug Smith Retail Center applications have been postponed to the September meeting. The Mi Mexico - Amended application has been withdrawn. Motion by Williams, second by Gritton, to accept the three items for postponement and one item for withdrawal. Motion carried.

Consent Agenda

Representatives of the Brown Property and Green Metals, Inc. applications agreed to staff's conditions of approval, and no concerns about the projects were expressed by the Commission or the public.

Motion by Gritton, second by Sharpe, to approve the two applications on the Consent Agenda subject to their respective conditions of approval. Motion carried.

ZMA-2003-52 Price Smith Zone Change - Rezoning request for 0.988 acres from A-1 to B-2 Highway Commercial, located on the south side of Cherry Blossom Way, south of Old Delaplain-Industry Road, west of the Norfolk Southern Railroad. PUBLIC HEARING

Chairperson Sutton opened the public hearing.

Ms. Phillips reviewed the staff report, which recommended approval. She reminded the Commission that any development plans for a specific use would be submitted for staff and Commission review.

Price Smith, applicant, re-iterated that the request is compatible with the surrounding uses.

Carlene Sharpe, adjoining property owner, expressed concern about the ultimate use of the property. Price Smith assured Ms. Sharpe that any use will be screened and landscaped. Mr. Klepper noted that, per the *Zoning Ordinance*, significant buffering would be required for commercial properties abutting agricultural properties.

The applicant agreed to the five conditions of approval.

Motion by Sharpe, second by Peters, to recommend approval of the zone change from A-1 to B-2, based on the four reasons outlined in the staff report, and subject to the five conditions of approval. By roll call vote, motion carried 9-0.

PSP-2003-35 Ferguson Property - Stamping Ground - Preliminary Subdivision Plat for 54 single family detached residential lots in Stamping Ground, located on the northeast side (terminus) of Springview Drive, northwest of Stamping Ground Elementary School.

Mr. Klepper reviewed the staff report, which recommended approval. He reviewed the setback issue, greenspace, drainage, and future road access to Springview Drive.

Bruce Lankford, representing the applicant, addressed the drainage easement issue. He asked if the easement could be shown on the plat and if the Board of Education (adjoining property owner) could sign off on the plat. Mr. Klepper stated that that would be sufficient.

Mr. Lankford agreed to the nine conditions of approval.

Motion by Hopkins, second by Bradley, to approve the Preliminary Subdivision Plat subject to the nine conditions of approval. Motion carried.

PSP-2003-49 Oxford Estates - Preliminary Subdivision Plat for ten (10) rural residential lots plus the parent tract (194 acres), located on the east side of Old Oxford Road, north of Abbey Road.

Mr. Klepper reviewed the staff report, which recommended approval. The applicant was not present, but it was agreed that if they do not agree with the conditions of approval, they can come back before the Commission.

Motion by Brock, second by Lee, to approve the Preliminary Subdivision Plat subject to the twelve conditions of approval, plus the additional condition that if the applicant does not agree with the conditions, the approval is void and the applicant can come back before the Commission with any disagreements. Motion carried.

FSP-2003-52 Burgess Property - An access easement agreement for tracts 4A, 6, 7, 8, 9, 10, 11, and 12 of the Burgess development, located on the southeast side of Hinton-Sadieville Road, northwest of Deer Lake, southwest of Northeast County Line Road.

Commissioner Gritton disqualified himself from discussion and voting due to his working relationship with the applicant.

Ms. Phillips reviewed the access easements in detail as outlined in the staff report. She recommended approval of the requested variance allowing tract 10 to use access easement "C" for agricultural purposes, and the final subdivision plat subject to the seven conditions of approval.

Discussion continued on the multiple easements and further subdivision of the tracts.

Jason Brown, owner of Tract 10, discussed his need to utilize access easement "C."

Connie Tackett, Realtor with Tract 4A and 4B listed for sale, discussed the problem with selling the property because of the current access easements.

Ellen Bowman, applicant and owner of Tracts 4A and 4B, discussed the original access agreement.

The Commission continued discussion on future subdivision scenarios.

Ms. Phillips discussed the history of the subdivision and possible private maintenance agreements.

After further discussion, **motion by Brock, second by Sharpe, to approve the amended Final Subdivision Plat with the access easement agreement as shown, and Variance 1 regarding Tract 10 using access easement "C" for agricultural purposes only, subject to the seven conditions of approval. Motion carried.**

Commissioner Gritton returned to the meeting.

PDP-2003-46 Scott County Church of Christ - Preliminary Development Plan for a 7,777 sq. ft. church expansion, located on the west side of Cincinnati Pike (U.S. 25 North), north of Stonehedge Estates.

Mr. Klepper reported that the applicant was now present and that the application could be approved in a manner similar to the Consent Agenda.

The applicant agreed with the conditions of approval, and there were no comments or concerns from the Commission or public.

Motion by Williams, second by Hopkins, to approve the Preliminary Development Plan, including Variance 1 regarding parking, and subject to the twelve conditions of approval. Motion carried.

Proposed amendment to Article XII and Appendix III - Form M of the Subdivision and Development Regulations regarding sinkholes PUBLIC HEARING

Chairperson Sutton opened the public hearing.

Mr. Klepper reviewed the need for the amendment and noted the attached information would be distributed to the development community for their review and comment.

Chairperson Sutton continued the public hearing to the September meeting.

Discussion on message board signs

Mr. Klepper reported on several electronic signs which violate the current sign ordinance. He asked the Commission for approval to send a letter to the Georgetown Board of Adjustments requesting a meeting and a formal interpretation of the ordinance prohibiting electronic signs, time/temperature, and any signs "incorporating lights that flash and move."

Commissioner Williams expressed concern about several permanent outdoor banners in the City.

Mr. Klepper briefed the Commission on two previous text amendment requests for Carolina Pottery and a Chiropractor clinic on Paris Pike, both unanimously denied by the Planning Commission.

Motion by Williams, second by Hopkins, to recommend that the existing sign ordinance be recognized and that it clearly prohibits any kind of electrically controlled sign, even if it is in static mode, and to direct staff to forward a letter to the Mayor, City Council, and Georgetown Board of Adjustments recommending that this ordinance be enforced. Motion carried.

Update of previously approved projects and agenda items

Mr. Klepper reported on the increase in the number of projects, noting approximately 70% of applications heard in 2002-03 moved to the construction phase, compared to 30-40% in the mid 1990's.

Toshiba copier

Mr. Klepper asked the Commission to authorize bidding and sale of the Toshiba copier that was used in the office for eight years.

Motion by Sharpe, second by Gritton, to authorize bidding and sale of the Toshiba copier. Motion carried.

Acceptance and Approval of Surveying Equipment

Mr. Klepper reported that a company from Lexington is donating a total station (surveying equipment) to the Planning Office, and asked for authorization to accept the equipment if, after inspection, Mr. Frazier deems it usable.

Motion by Brock, second by Gritton, to accept the donation of surveying equipment. Motion carried.

1989 Bronco

Mr. Klepper reported that the office Bronco is in need of a rebuilt transmission which will cost \$1800. He will provide an update at the next Planning Commission workshop.

The meeting was then adjourned.

Respectfully,



Sara Sutton, Chairperson

Attest:



Charlie Perkins, Secretary