

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
July 8, 2021

The regular meeting was held in the Scott County Courthouse on July 8, 2021. The meeting was called to order by Chairman Mark Sulski at 6:00 p.m. Present were Commissioners Steve Smith, James Stone, Charlie Mifflin, David Vest, and Dann Smith, Director Joe Kane, Planner Matt Summers, Engineer Ben Krebs, and Attorney Charlie Perkins.

Motion by Stone, second by S. Smith, to approve the June invoices. Motion carried.

Motion by Vest, second by D. Smith, to approve the June 10, 2021 minutes. Motion carried.

Motion by Mifflin, second by S. Smith, to approve the July agenda. Motion carried.

All those intending to speak before the Commission were sworn in by Mr. Perkins individually prior to their comments and questions.

Postponements/Withdrawals

Chairman Sulski stated that the applications for Singer Property (ZMA-2021-12) and Village at Lanes Run - Phase 3, Section 2 (PSP-2021-20) were postponed until the next regularly scheduled meeting.

Commissioner Singer joined the meeting.

PSP-2021-10 Cherry Blossom Village, Phase 9 – Preliminary Subdivision Plat to create 18 new lots located in Cherry Blossom Village.

Mr. Kane stated that the area is zoned R-1C PUD. He stated access is from Sunningdale Drive and the property is between holes 7 and 8 of the golf course and backs to Old Oxford Road.

He stated the lots follow the master plan and no variances are requested.

He stated the master plan showed a connection to Old Oxford Road and the developer plans a connection. He stated in 2007, when Phase 8 was approved a condition was added that a connection to Old Oxford Road must be made before anymore development would be approved.

He stated the applicant is asking to only do road improvements on Old Oxford Road along the area of the lots, to not be required to install turn lanes, and to install a gate at the entrance from Old Oxford Road only for emergency access. He stated the applicant plans to add a connection to Lexus Way, if constructed in the future.

He stated staff feels that the applicant should widen Old Oxford Road along the whole development not just along the area of lots or provide a surety for the widening.

Commissioner Mifflin questioned if the golf course and the lots are owned by the same person.

Glenn Hoskins, representing applicant, stated that the golf course and the developer are two separate entities. He stated that residents have had concern about a second entrance being used as a cut through for traffic. He stated that is why the applicant is proposing a gated entrance.

Commissioner Singer questioned Mr. Hoskins if he was involved in 2005 when the master plan was amended. He stated he probably was involved.

Commissioner Smith questioned if the second entrance would be a construction only entrance. Mr. Hoskins stated the entrance is to be a construction or emergency use only entrance.

David Lusby, 121 Loch Lomond, stated his understanding of this application is for 18 lots with an emergency only entrance but with future development to connect to Lexus Way.

Commissioner Singer questioned staff if they approved of the emergency only entrance. Mr. Kane stated the emergency entrance as a backup plan would work for now.

He stated he wanted to clarify that his staff report is based off the assumption that the applicant was going to extend Sunningdale Drive and connect it to Old Oxford Road, along with paving and installing a gate. He stated if the applicant is wanting to make a construction only entrance and not pave the connection to Old Oxford Road then that needs to be clarified.

Commissioner Smith stated that until Lexus Way is finished any improvement to Old Oxford Road would help.

Commissioner Mifflin questioned if the gate will allow residents to exit the subdivision. Mr. Hoskins stated the applicant does not want people cutting through the subdivision.

Commissioner Garrett joined the meeting.

Tonya Buck, 760 Old Oxford Road, stated that she thinks the access to Cherry Blossom should be open. She stated she does not support the expansion of Lexus Way.

Brent Buck, 760 Old Oxford Road, questioned when Cherry Blossom was first approved if there were supposed to be two entrances. Mr. Kane stated it was part of the original application. Mr. Buck stated he does not support the expansion of Lexus Way.

Daniel Wells, 725 Old Oxford Road, stated if Lexus Way is approved it will destroy his property. He stated he feels that Cherry Blossom should stick with their original plan to have two entrances.

He questioned where the stormwater will go that is shown on the plat.

Commissioner Mifflin stating that he feels the developer is proposing 18 more lots to just be under the limit before a second entrance is required. He stated he feels the improvements to Old Oxford Road should be done along with a gate that can be controlled to at least allow residents to exit Cherry Blossom.

Commissioner Smith questioned the cost of the improvements needed for Old Oxford Road. Mr. Krebs stated the most significant cost would be the grading.

Brent Combs, Thoroughbred Engineering, stated he had prepared a rough estimate and it was \$350,000.00, for the entire length to the edge of The Mill Apartments.

Mr. Perkins questioned if there was sufficient space for the eleven-foot needed for a turn lane. It was stated that sufficient right-of-way was there.

After further discussion, **Motion by Mifflin, second by Singer to approve the Preliminary Subdivision Plat (PSP-2021-10) subject to nine (9) conditions of approval with the last two sentences of condition 2 being struck out. Motion carried 7-1 with Sulski dissenting.**

PSP-2021-17 Wylbedun Farm Mixed Use Subdivision – Preliminary Subdivision Plat for 54 single-family residential lots located at 151 Vine Street.

Mr. Summers stated the current zoning of R-2 (PUD) was approved in 2020. He stated the surrounding zones are A-1 and R-1B. He stated access to the site is via Vine Street and Davis Lane.

He stated the applicant is proposing approximately 22% open space and in exchange the applicant is requesting three variances.

He stated the first requested variance is to reduce the minimum lot size to 6,000 square feet.

He stated the second requested variance is to reduce the minimum lot width to 55 feet.

He stated the third requested variance is to reduce the front yard setback to 25 feet.

He stated the main issue with the project is the access to the site from Vine Street. He stated during the zone change staff had safety concerns regarding Vine Street. He stated since the zone change, Sadieville has been awarded a grant to improve Vine Street and Davis Lane.

He stated the preliminary grading plan submitted shows that the proposed development is possible.

He stated the application will need to comply with the canopy standards.

He stated he has added condition number twelve to the staff report stating that regardless of infrastructure improvements made by the City of Sadieville, the Applicant is responsible for any on or off-site improvements to provide sufficient infrastructure to serve the project site.

Nicholas West, Prism Engineering, stated he is filling in for the project manager. He questioned condition number ten and stated he was not sure of the applicant's intent.

Mr. Summers stated condition number ten defines that the infrastructure can be installed at the same time as the street improvements are being done. He stated the final plat just cannot be recorded until the improvements are finished.

William Stull, applicant, stated that the plat is showing two phases of development. He stated his intent with the project is to create a community.

Chairman Sulski asked for clarification on the phases of the development. Mr. Summers stated that for preliminary approval the whole development is typically shown. He stated the phasing usually is shown on the construction plans.

Commissioner D. Smith questioned if the housing is still planned to be for veterans. Mr. Stull stated there are programs for veterans. He stated in Phase 1 they are planning to help homebuyers with loans aimed at veterans. He stated he also wants to help single parent families with housing.

David Everly, adjoining property owner, questioned if the homes will be sold or be rental homes. Mr. Stull stated the homes will be sold.

Mr. Everly stated that he has farmland, and his equipment is near the property line. He stated adding 54 families will make it harder on him to keep people off his property.

Heather Lynn, 170 Roberts Lane, stated she lives on the farm her dad owns. She stated her main concern is the safety of the road and the railroad underpass. She questioned when will the proposed improvements be approved and how the widening of the road will be done. She stated she feels there are too many unanswered questions.

Commissioner D. Smith stated that Sadieville does plan to remove the sidewalks which will add 6-foot to the width, and he says that the west side of Vine Street will become a one-way street and no parking will be allowed.

Robbie Wagoner, Mayor of Sadieville, stated that on the west side of Davis Lane there is an old easement that the city will use to create driveways for two vehicles. He stated they have the funding and are committed to fixing the problem.

Commissioner Singer asked for clarification that the homes would now have driveways. Mayor Wagoner stated homes to the west of Davis Lane would have rear driveways created. He also stated a parking lot would be built on three empty lots owned by Mr. Pickett.

Mr. Everly asked for clarification about the location of the off-street parking and the one-way on Vine Street.

Mrs. Lynn stated that the improvements should be done before development approval.

Commissioner Smith questioned what the buffering regulations are for a subdivision adjoining a farm. Mr. Summers stated when lots are developed as single-family there is not a required landscape buffer.

Mrs. Lynn stated the property line is fenced.

After further discussion, **Motion by D. Smith, second by Stone to approve the Preliminary Subdivision Plat (PSP-2021-17) subject to twelve (12) conditions of approval and three (3) variances. Motion carried.**

PDP-2021-22 Bluegrass Baptist Church – Preliminary Development Plan for expansion of the existing church and parking areas.

Mr. Summers stated the property is located at 210 New Coleman Lane and is zoned A-1. He stated the site is 3.47 acres and access from New Coleman Lane.

He said the original final development plan approval was in 2017. He said the applicant went before Scott County Board of Adjustment in May 2021 to request approval to expand.

He stated the applicant is proposing three phases. He said the first phase would consist of a new entrance and adding 30 parking spaces. He said the second phase would be expansion of the building by 6,891 square feet. He said phase three would be expanding the parking lot by 64 parking spaces contingent upon being able to connect to public sewer.

He stated the applicant is requesting two variances. He stated the first variance is to allow the building height to be 34 feet to match the height of the existing building. He stated the second variance is to reduce the side and rear yard setbacks from 50 feet to 38 feet for the building expansion.

He stated the application does meet all landscape guidelines.

Commissioner Mifflin questioned if public sewer is available at the site presently. Mr. Summers stated as part of the south sewer project there could be future sewer availability.

Kyle Fannin, Pastor, stated they need a bigger building and more parking.

After further discussion, **Motion by Garrett, second by Singer to approve the Preliminary Development Plan (PDP-2021-22) subject to eight (8) conditions of approval and two (2) variances. Motion carried.**

PDP-2021-24 Project Whitaker – Preliminary Development Plan to construct a 317,520-square foot warehouse-distribution center located on Carley Court, Georgetown Industrial Park.

Mr. Kane stated this is the last available area in the Georgetown Industrial Park. He stated the industrial park is located off Lemons Mill Road. He stated this lot is at the end of Carley Drive to the railroad and bypass.

He stated the original approval of the industrial park included a connection to the future bypass. He stated the building and parking meet the requirements. He stated staff's only concern is that the size of the building and its placement on the lot eliminates a connection to the bypass.

He stated a traffic study was required. He stated the traffic study assumes up to 300 employees. He stated the main finding of the study is that the intersection at Lemons Mill has a delay and causes vehicles to stack up, but there is no decrease in the level of service on Lemons Mill.

He stated the application meets the landscaping requirements. He stated if the applicant can protect the existing landscaping along the bypass that could qualify towards the landscaping requirements.

He stated the applicant still needs sewer availability before Final Development Plan approval. He stated the applicant did get approval from the Royal Springs Wellhead Protection Committee and their conditions are included in with the proposed Planning Commission conditions of approval. He stated the applicant also will need approval from the Georgetown Fire Department before Final Development Plan approval.

Commissioner D. Smith questioned when the traffic study was completed. Commissioner Singer stated she saw on the report it was done in late May.

Commissioner Singer questioned the layout of the second entrance/exit. Mr. Kane stated in the original development plan it was shown along with a preliminary layout of the industrial park.

Nick Nicholson, Setzer Properties, stated the application is for a shipping/distribution type warehouse. He stated the large amount of parking is due to seasonal changes and extra employees during the holidays that could be more than the 300 to 350 regular employees projected.

He stated this application could be a major economic benefit to the community. He stated there are problems with the slopes of the site. He suggested that might be why the lot has been vacant for so long. He stated building a road would not be feasible.

He stated there will be a security fence around the building and security gates to access the site. He stated he would not think the state would allow an entrance off McClelland Circle that had a security gate that could back up traffic. He stated they have had to add fill to achieve the correct grade for the site. He stated they tried numerous ways to change the building to accommodate another entrance.

He stated the traffic study shows no negative impact on the traffic. He stated the problem is McClelland Circle at Lemons Mill Road. He stated the distribution center will have most of their traffic at non-peak times so they will not significantly affect the traffic.

Commissioner Singer asked for clarification of the time that employees are arriving and departing.

Commissioner Smith questioned the number of semi-trucks arriving and departing. Mr. Nicholson stated that at full build out which could be several years approximately 200. He stated most of those are after 8:00 pm and before 2:00 am.

Diane Zimmerman, Traffic Engineer, stated that when the traffic light turns green, you assume every three seconds a vehicle clears the intersection. She explained to Commissioner Mifflin that if all the set time for one road is not used, the time is added to the other road.

Commissioner Smith questioned if the additional traffic would affect the traffic at Anderson Communities. Mr. Nicholson stated that as Anderson Communities is built out that would warrant a traffic light at that intersection.

Chairman Sulski questioned why the employee and van parking couldn't be accessed from the bypass. Mr. Nicholson stated the van parking is behind security fencing and a cul-de-sac would have to be built to accommodate the security gate.

Jason Banks, Banks Engineering, stated an access from the bypass could not be built due to the stormwater on the site and the additional access would go through the van parking area.

Commissioner Singer asked for clarification of times for all employees to be arriving and leaving. Mr. Nicholson again went through times of employees arriving and leaving.

Robbie McAtee, Banks Engineering, stated there are two accesses to the facility. He stated one is dedicated for the van traffic on Kaden Lane and one is for the truck traffic on Carley Drive.

Commissioner Mifflin questioned if the Royal Springs Wellhead Committee did approve of the application. Mr. Nicholson stated they had four conditions which have been met.

Commissioner Mifflin questioned if sewer was available. It was stated that they are working on that.

Commissioner Singer asked for more clarification on the arrival and departure times.

Brian Harris, United Talent, stated during a typical season they service 650 to 700 students. He stated their peak hours are 3:00 to 9:00. He stated Kaden Lane serves as overflow parking for his business. He stated recently Vutech has rerouted their truck traffic to Kaden Lane. He stated the traffic study looks like it was conducted not during their peak time of business.

Mr. McAtee stated maybe during construction they could help United Talent construct an overflow parking lot.

Jeff Doninger, 504 Mallard Point Drive, stated he has a daughter that has been attending United Talent for nine years and has concern for her safety with the proposed increased amount of traffic.

Ann Graham, representing Bringardner Properties, stated she has concern about stormwater runoff. Mr. Krebs stated the plan shows two large basins with an outlet area under the railroad. He stated the plans shows that runoff will be reduced to predevelopment rate.

Ed Bringardner questioned how much water will affect his property. Mr. Banks stated that the rate of runoff will be controlled, and the applicant will meet the requirements.

Mr. Nicolson stated that currently in the industrial park there are no basins. He stated the plans will catch runoff from other businesses as well as the applicant.

After further discussion, **Motion by Singer, second by S. Smith to approve the Preliminary Development Plan (PDP-2021-24) subject to ten (10) conditions of approval with condition one being struck out and recognizing the offer and assurance for the applicant to work with United Talent. Motion carried.**

Chairman Sulski adjourned the meeting.

Attest:



Charlie Perkins, Secretary



Mark Sulski, Chairman