

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

AUGUST 9, 2007

The regular meeting was held in the Scott County Courthouse on August 9, 2007. The meeting was called to order by Chairperson Barry Brock at 6:00 p.m. Present were Commissioners Mike Bradley, Melissa Gregory, Greg Hampton, Janet Holland, John Lacy, Jimmy Richardson, and Ralph Tackett, Planning Director Michael Sapp, Planners Drew Ardary and Rhonda Cromer, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was Commissioner Robert Hopkins.

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

With one addition to the motion on Cluster Regulations (Environmentally Sensitive Areas may not be included within the cluster lot development without a variance, allowing an increase in the maximum size of the lot to the extent required to include the environmentally sensitive area; those areas must be part of the preserved acreage.), motion by Bradley, second by Lacy, to approve the July 12, 2007 minutes. Motion carried.

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

Postponements/Withdrawals

Mr. Brock reported that the Brown Property Townhomes, Windsor Path Wellness Community, and Thoroughbred Center applications, and the Ward Hall Subdivision/ Ward Hall Sidewalk Waiver discussion have been postponed to the September meeting.

Motion by Bradley, second by Richardson, to accept the four items for postponement. Motion carried.

Consent Agenda

Representatives of the Morrison Property, Johnson Property, Falls Creek Mixed-Use Center, Units 8 & 9 and Boykin Painting applications agreed to their respective conditions of approval, and no concerns about the projects were expressed by the Commission or the public.

Commissioner Richardson recused himself from voting on the Falls Creek Mixed-Use Center, Units 8 & 9 application.

Motion by Holland, second by Gregory, to approve the four (4) items on the Consent Agenda subject to their respective conditions of approval. Motion carried.

Farmland preservation discussion

Commissioner Lacy reported that the number one goal of the Comprehensive Plan Rural Committee was to develop a county-wide farmland preservation program, which included a Purchase of Development Rights (PDR) program. In order to receive matching grants from the farmland protection agency of the USDA and possible funding from other agencies, a local PDR ordinance must be passed and local funding obtained.

He stated that Fayette County has preserved 15,000 acres to date under their PDR program.

He stated that with the higher minimum lot sizes of surrounding counties, development is being directed toward Scott County. He felt it is necessary to begin a PDR program, for which an ordinance may take up to a year to prepare.

He explained how Fayette County calculated the value of land, the timeframes involved in withdrawing from the program, and composition of the governing board.

Commissioner Richardson expressed concern about the affect on property values and the bureaucracy involved. It was emphasized that participation in the program is completely voluntary.

Commissioner Lacy stated that another function of the governing board would be to determine which areas should be given the highest priority for preservation.

Mr. Sapp stated that landowners will need to be educated about the program and informed of their options.

Fire Code updates integrated into *Subdivision & Development Regulations*

Motion by Lacy, second by Richardson, to approve the proposed updates to the *Subdivision and Development Regulations* regarding the Georgetown Fire Department fire codes. Motion carried.

Update of previously approved projects and agenda items

Mr. Sapp asked the Commission how they have determined whether particular uses are B-1 or B-2. Mr. Perkins stated that the B-1 ordinance intended B-1 uses to be accessed by pedestrians. B-2 uses were to be accessed by vehicles. Unfortunately, that definition of B-1 uses is outdated.

Mr. Sapp stated that the ordinance will eventually be amended along with the complete update of the *Zoning Ordinance*, but asked if the Commission wished to make an interim interpretation (possibly based on square footage) until that time.

Discussion continued on matter. It was decided that the B-1 ordinance would be updated along with the complete update of the *Zoning Ordinance*, and any proposed B-1 uses in the meantime will be judged on a case-by-case basis.

Mr. Sapp then reported that the cost of copying the updated Comprehensive Plan has risen significantly. He proposed charging \$35 instead of the current cost of \$20.

It was agreed to amend the current fee schedule and present it for vote at the next meeting.

The meeting was then adjourned.

Respectfully,



Barry Brock, Chairperson

Attest:



Charlie Perkins, Secretary