

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

March 8, 2012

The regular meeting was held in the Scott County Courthouse on March 8, 2012. The meeting was called to order by Vice Chair Melissa Waite at 6:00 p.m. Present were Commissioners Jeff Caldwell, Greg Hampton, Janet Holland, Rob Jones, Jimmy Richardson, John Shirley, Frank Wiseman, and Horace Wynn, Planning Director Earl Smith, Planner Joe Kane, Engineer Brent Combs, and Attorney Charlie Perkins.

Vice Chair Waite introduced Frank Wiseman, the new Planning Commissioner. It was noted that he was sworn in by Mr. Perkins.

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

Motion by Jones, second by Shirley, to approve the February invoices. Motion carried.

Motion by Richardson, second by Holland, to approve the February 9, 2012 minutes. Motion carried.

Motion by Wynn, second by Caldwell, to approve the February 23, 2012 minutes. Motion carried.

Motion by Wynn, second by Holland, to approve the March agenda. Motion carried.

Postponements/Withdrawals

There were no items for postponement or withdrawal.

Consent Agenda

A representative of the Speedway, LLC application agreed to their conditions of approval and there were no concerns expressed by the Commission or public. Motion by Hampton, second by Richardson, to approve the one item on the Consent Agenda. Motion carried.

Rural Residential Zone District Text Amendment to Zoning Ordinance

Mr. Kane reported that the change in the proposed ordinance regarding the number of grazing animals allowed on a tract that was discussed at the last meeting was made. The new language reads, “. . . the keeping of forage-consuming grazing animals at a

rate of no more than that which will be supported by the underlying land based on soil type and topography. The animal unit capacity of the subdivision shall be determined on a lot-by-lot basis at the time of platting, based on consultation with the County Extension Agent and the USGS soil survey and shall appear on the final plat.”

Commissioner Richardson was satisfied with the change.

Mr. Perkins suggested refining the definition of kennel which could come into play in this proposed district, even though kennels are not allowed in this district. It was agreed to address that issue after this ordinance is approved by Fiscal Court.

Motion by Richardson, second by Holland, to recommend adoption of the proposed amendment to the *Zoning Ordinance* creating the rural residential zoning district. By roll call vote, motion carried 8-0.

Historic District Overlay Ordinance - discussion

Mr. Kane stated that one of the goals of the Main Street Design Committee is to adopt a new H-1 Overlay Ordinance. The current ordinance requires Board of Adjustment review of demolition and substantial alteration of historic zoned fences or buildings. He stated that “substantial alteration” needs defined and that the Board of Adjustment may not be the most appropriate body to review alteration of historic structures. He also stated that the Main Street Board wishes to become a Certified Local Government. In order to do that, an historic ordinance must be adopted that creates an architectural review board to oversee exterior changes in the district, and procedures must be in place for the review and for appointing members.

He stated that a draft of the ordinance has been sent to the State Historic Preservation Office for comments. When finalized, he will bring the ordinance to the Commission for recommendation.

Commissioner Richardson asked how the ordinance would affect preservation of stone fences. That issue was discussed, as well as the process by which the overlay district would be granted.

The Commission asked Mr. Kane to obtain any stone fence ordinances from neighboring counties.

Election of Officers

Vice Chair Waite asked for nominations for Chair. Commissioner Richardson, feeling that continuity is important, nominated Commissioner Waite for Chair.

Motion by Richardson, second by Wiseman, to elect Commissioner Waite as Chair. Elected by acclamation.

Commissioner Holland nominated Greg Hampton for Vice Chair.

Motion by Holland, second by Shirley, to elect Commissioner Hampton as Vice Chair. Elected by acclamation.

Commissioner Hampton nominated Commissioner Holland as the City representative to the Executive Committee.

Motion by Hampton, second by Richardson, to elect Commissioner Holland as City representative to the Executive Committee. Elected by acclamation.

Commissioner Richardson nominated Commissioner Jones as the County representative to the Executive Committee.

Motion by Richardson, second by Shirley, to elect Commissioner Jones as the County representative to the Executive Committee. Elected by acclamation.

Update of previously approved projects and agenda items

Mr. Smith stated that a special meeting has been requested by Georgetown College for the purpose of acting on their proposal to construct townhouse dorms on Military Street. The meeting was set for Monday, March 26 at 6:00 p.m. in the Fiscal Courtroom.

The meeting was then adjourned.

Respectfully,

Melissa Waite, Chair

Attest:

Charlie Perkins, Secretary