

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

**June 10, 2004**

The regular meeting was held in the Scott County Courthouse on June 10, 2004. The meeting was called to order by Chairperson Barry Brock at 7:00 p.m. Present were Commissioners Mike Bradley, Robert Hopkins, John Lacy, Omer Lee, William Peters, John Sharpe, and Elizabeth Williams, Planning Director Kelley Klepper, Planner Rachel Phillips, and Attorney Charlie Perkins.

Chairman Brock presented a plaque to Sara Sutton in appreciation for her service on the Commission.

Commissioner Williams spoke in praise of Dr. Robert Snyder, Chairman of the Planning Commission for many years, who recently passed away.

Motion by Hopkins, second by Williams, to approve the May invoices. Motion carried.

Motion by Lacy, second by Sharpe, to approve the May 13, 2004 minutes. Motion carried.

Motion by Bradley, second by Lee, to approve the June agenda. Motion carried.

Postponements/Withdrawals

Mr. Klepper reported that the approval of the Scott County Zoning Map is postponed to the July meeting.

**Motion by Williams, second by Bradley, to accept postponement of approval of the Scott County Zoning Map. Motion carried.**

Consent Agenda

Representatives of the Wright Property (It was understood on the Wright Property application that any further subdivision of the property would require a Master plan.), HWH Land Company, Cingular Wireless Communications Facility, Golden Corral, Pat Juett Heating & Air/Pickett's Roofing, and the Sensabaugh Property applications agreed to their respective conditions of approval, and no concerns about the projects were expressed by the Commission or the public.

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

ZMA-2004-23 Drake Property - Rezoning request for 84 acres from A-1 Agricultural to R-1C PUD - Single Family Detached Residential Planned Unit Development and B-4 Community Commercial, located on the east side of U.S. 25 North, north and south sides of Champion Way, west side of the Norfolk Southern Railroad. PUBLIC HEARING

Chairman Brock opened the public hearing.

Mr. Klepper reviewed the staff report, including issues regarding access points, open space, pedestrian connections, road improvements, drainage, and compliance with the Comprehensive Plan. He noted that the applicant agreed that, if for any reason they decide not to construct a traditional neighborhood design as shown, the Planning Commission has the right to re-review this conceptual plan.

Commissioner Williams expressed concern about buffering the commercial area from the County Park. Mr. Klepper stated that that the buffer requirement will be looked at closely at the time of Preliminary Development Plan approval.

Discussion continued on the annexation of the property, the impact on the roads which are congested when the schools start and let out, and buffering adjacent to the railroad.

Bruce Lankford, representing the applicant, agreed with the conditions of approval, including the two that were added regarding Zoning Ordinance requirements and landscape requirements.

It was noted that the notice requirements were met.

Derek Churchill, Quest Engineers, briefly noted his discussions with the Department of Highways.

Mr. Brock clarified that condition #10 states that the development will comply with all the landscape regulations. Commissioner Williams again expressed the need for a green buffer along U.S. 25 to preserve the rural nature of the County Park as much as possible. Mr. Lankford stated that that would be no problem. Mr. Klepper relayed the applicant's intentions regarding design and landscaping, which he felt will satisfy the Commission's concerns.

Ralph Ruschell, representing adjacent property owner Whitaker Land Company, expressed his concern about the speed of the trains on the Norfolk Southern

Railroad tracks. He asked that the access to the Whitaker Property that is shown on the plat not be changed in the future.

Chairman Brock closed the public hearing.

**Motion by Williams, second by Bradley, to recommend approval of the rezoning from A-1 to R-1C PUD and B-4 for 84 total acres, subject to the conditions of approval, with the added conditions of #9, meeting all the requirements of the Zoning Ordinance, and #10, meeting all requirements of the Landscape Ordinance with additional consideration to buffering the commercial zoning at the development plan stage, and based on compliance with the Comprehensive Plan. By roll call vote, motion carried 7-1 with Sharpe dissenting.**

ZMA-2004-30 Oxford-Connector Associates - Rezoning request for 8.983 acres from A-1 Agricultural to B-5 General Commercial, located on the north side of Oxford Road, northeast of Connector Road, east of Magnolia Drive. PUBLIC HEARING

Chairman Brock opened the public hearing. The applicant submitted documentation regarding notice requirements.

Ms. Phillips reviewed the staff report, stating that the B-5 zoning makes a better transition between the adjacent B-2 and R-2 zonings. She reviewed issues regarding road improvements and a possible second access to Old Oxford Road. It was noted that an addition to Condition of Approval #2 would include re-routing of the southern access road to connect with Old Oxford Road rather than with the adjacent property.

It was also noted that Condition #2 includes moving the northwestern-most buildings in order to re-locate the parking lots away from the adjacent R-2 zoning.

Bruce Lankford, representing the applicant, agreed with the conditions of approval.

The documentation regarding notice requirements was in order.

Glen Hoskins, representing the owner of the adjacent property, Cherry Blossom Golf and Country Club, submitted a list of conditions for which he asked for a motion for approval. He reviewed the conditions, which were generally consistent with what was shown on the conceptual plan.

Condition #1 regarding architectural design was discussed.

Minor differences in wording between the staff report conditions and Mr. Hoskins' conditions were discussed. Mr. Lankford suggested that if uses other than Professional Office are proposed for the property in the future, alternative acceptable uses should be determined by the Planning Commission.

Chairman Brock closed the public hearing.

**Motion by Sharpe, second by Hopkins, to recommend approval of the rezoning request from A-1 to B-5 General Commercial for 8.983 acres, based on compliance with the Comprehensive Plan and subject to the five conditions of approval, as clarified by Mr. Perkins. By roll call vote, motion carried 8-0.**

Mr. Perkins clarified that Condition #2 shall read: “. . .adjacent residential property, and the southern access point shall be relocated to connect to Old Oxford Road.” Condition #5 shall be added referring to the note on the Conceptual Plan.

PSP-2004-26 Lane's Run Farm (formerly Offutt Property) - Preliminary Subdivision Plat for 496 single family detached residential units and 20.25 acres open space, located on the southeast side of Old Oxford Road, east of Connector Road, north of U.S. 460.

Mr. Klepper reviewed the staff report, including issues regarding open space, road improvements and the bridge on Old Oxford Road, the alleyways, and fencing/buffering. An additional condition regarding fencing was added stating that a diamond mesh fence will be installed on the boundary adjacent to the Bell farm and that the Bells shall sign off on the type of fence.

Road connections to adjacent properties were discussed.

Rob Sims, applicant, explained that the diamond mesh fence they will install will be posts 8' apart with a wood plank on top and diamond mesh wire.

A nineteenth condition was added stating that access to the Bell farm will be determined prior to any future development.

Mr. Sims agreed with the two additional conditions of approval.

The floodplain and minimum floor elevations along Lane's Run were briefly discussed.

**Motion by Hopkins, second by Lee, to approve the Preliminary Subdivision plat for 496 single family detached residential units subject to the 17**

**conditions plus the two additional conditions regarding the fence and access to the Bell property. Motion carried.**

PSP-2004-32 Taylor Property - Preliminary Subdivision Plat for a 46 lot rural residential development (44 cluster lots and 2 preserved lots), located on the north side of U.S. 460 West (Frankfort Pike), east side of KY 227 (Stamping Ground Road), south side of N. Elkhorn Creek.

Mr. Klepper reviewed the staff report, including the question regarding the use of the creek and floodplain as part of the preserved acreage. He stated that the trail connecting Western Elementary and Great Crossings Park needs to be shown on the final plat.

He recommended approval subject to the twelve conditions in the staff report plus two additional conditions regarding issues mentioned above.

Drainage, the pond on the property, and the preserved acreage were discussed. The Commission had concerns about preserved area #1 being in the floodplain/ creek.

Brent Combs, Thoroughbred Engineering and representing the applicant, stated that they could connect the two separate preserved areas by using lots #1 and #45 as preserved area also.

It was agreed that the matter should be postponed to the July meeting to further discuss that issue.

Greg Henderson, Stamping Ground Road resident, expressed concern about increased traffic and the entrance to the project.

#### Update regarding subdivision plats for Pioneer Plaza and First Baptist Church

Mr. Klepper reported that he received a copy of a plat from GMWSS showing the location of a proposed sewer line that will serve the church. Mr. Perkins stated that Rev. Houston of First Baptist Church was pleased with the plan. Further discussions will take place between Rev. Houston, Mark Gray of Pioneer Plaza, and Bob Riddle of GMWSS.

#### Map amendment - Champion Way

Mr. Klepper reported on a map interpretation and amendment regarding the formal study and location of the floodplain on property on Champion Way. The property is currently zoned C-1, surrounded by R-3 and part of The Stables

development. The property is not in the floodplain on the FEMA maps, which recognize the floodplain to be at approximately 810' elevation. The property in question is approximately 850' elevation.

Mr. Perkins suggested recommending approval of a map correction or revision instead of a map amendment since the original designation was a mistake.

After brief explanation and discussion, **motion by Lacy, second by Williams, to recommend approval of the requested zoning map revision from C-1 to R-3, based on the formal study by EA Partners and the FEMA floodplain information. Motion carried.**

Appointment of Vice-Chairperson and Executive Committee Member

**Motion by Hopkins, second by Sharpe, to nominate Commissioner Peters as an Executive Committee member. Motion carried.**

**Motion by Hopkins, second by Sharpe, to nominate Commissioner Bradley as Vice-Chairperson. Motion carried.**

Personnel and Budget Update

Mr. Klepper announced that City Council and Fiscal Court approved the submitted budget, including funding for two additional personnel. Advertisements for those positions, a Planner I and a Construction Inspector, have been placed.

Update of previously approved projects and agenda items


Mr. Klepper announced that the GIS Department has delineated the drainage basins within the County. They will be working with Emergency Management Services in the next six months to a year to track the direction and flow of water from storms.

The meeting was then adjourned.

Respectfully,

  
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Barry Brock, Chairperson

Attest:

  
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Charlie Perkins, Secretary