

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

June 14, 2012

The regular meeting was held in the Scott County Courthouse on June 14, 2012. The meeting was called to order by 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.

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

Chairperson Waite stated that this is the last meeting for Commissioner Jimmy Richardson after eight years of service. She read a resolution detailing his important and unique contributions to the Commission and expressing gratitude and well wishes. Motion by Holland, second by Jones, to approve the resolution, number 12-02. Motion carried unanimously.

Motion by Holland, second by Hampton, to approve the May invoices. Motion carried.

Motion by Wynn, second by Jones, to approve the May 10, 2012 minutes. Motion carried.

Motion by Wynn, second by Shirley, to approve the June agenda. Motion carried.

Postponements/Withdrawals

There were no items for postponement or withdrawal.

Consent Agenda

Representatives of the Landmark Shoppes, Zaxby's Restaurant, and Glen Meadow Subdivision applications agreed to their respective conditions of approval and there were no concerns expressed by the Commission or public. Motion by Jones, second by Wiseman, to approve the three items on the Consent Agenda. Motion carried.

PDP-2012-05 Harbor Village (John Tackett) – Amended Preliminary Subdivision Plat for Unit 1, Phase 3 and Amended Master Plan, located on the west side of U.S. 25 N. (Cincinnati Road) at Rogers Gap Road.

Commissioner Richardson recused himself from discussion and voting.

Mr. Kane reviewed the staff report, explaining that three lakes were originally proposed for the subdivision. In 2004, the master plan was amended to remove the lake in Phase 2, leaving the area as open space that would be dedicated to the Homeowners Association. The current application proposes that the lake and all the lots in Phase 3 be removed, and that the access road to Phase 4 be moved to follow the existing western property line.

He recommended the application be approved, subject to the area being rezoned to A-1 prior to any approval of an amended master plan. He added that the applicant could still construct a house on the property with no approvals, but if it is ever developed, the approved master plan would have to be followed.

Harold Simms, representing the applicant, stated that when the lake in Phase 2 was removed from the master plan, the residents overwhelmingly supported its removal. He stated that the current applicant wishes to construct a house on the Phase 3 property for his personal residence, and have the option of subdividing the property in the future for his children. He does not intend to use the property for agriculture. Mr. Simms stated that rezoning the property to A-1 will make purchase of the property more difficult in terms of timing of the sale transactions with the bank. Concern about redevelopment can be covered by restricting the number of lots he can have unless he comes back before the Commission for approval.

Regarding the 12' trails, the applicant is not purchasing that portion of the property. A condition of approval is that the pedestrian easement and common area be consolidated into adjoining lots, or Phase 2, Unit 3 be amended to provide for a continuous connected pedestrian path that be dedicated to the Homeowners Association.

Commissioner Shirley expressed concern that the residents have lost what they bought into, and he felt that a rezoning to A-1 would further protect the residents from anything worse happening. Mr. Simms stated that restricting the number of lots to two or three would serve that purpose.

Bruce Lankford, presenting Town & Country Bank, stated that the bank wishes to make a successful sale, and will need to have discussion with the applicant and the property owners regarding the pedestrian easement. They wish to make it as least burdensome as possible on everyone.

Annetta Cornett, Lakeshore Circle resident, opposed the application because of the loss of the lake.

Scott Romano, Lakeshore Circle resident, also opposed the application and asked the Commission to minimize the residents' loss. He expressed concern about the possibility of multi-family units be constructed.

Ralph Wilson, Lakeside Dr. resident, expressed concern about the impact on property values and the loss of the lake.

David Higdon, representing the resident of 313 Lakeshore Circle, felt the cost of constructing the lake should be determined and possibly made an option for the homeowners before any action is taken on this application.

Ken Isaacs, Lakeshore Circle resident, stated that he paid a premium for his lot because of the lake and opposes the application because of the loss of it.

Mr. Simms noted that the R-1C zoning will not allow for multi-family.

With no other comments, Chairperson Waite closed the public hearing.

Mr. Perkins addressed the possible rezoning of the property to A-1. He stated that placing a restriction on the number of developable lots would protect the residents, but he also favored the idea of the rezoning so that a future applicant would "start from scratch" on developing the property.

He stated that if the zoning is to stay the same, the current approved plat will need to be revoked. He also stated that the master plan will need to be amended to allow a maximum of three lots of a minimum of five acres each. He encouraged the Commission to initiate a rezoning to A-1, but stated that it is not necessary.

Mr. Simms stated that the approved preliminary plat was never finalized. Mr. Perkins felt that even the preliminary plat should be revoked because there are some things that can be done with preliminary approval.

Commissioner Shirley asked Tony Justice, surveyor of the property, if he knew how much it would cost to construct the lake. Mr. Justice stated that he did not know for sure, but had heard six figures.

Mr. Perkins asked both the applicant and the representative of Town and Country Bank to acknowledge that revocation of the existing preliminary plat is appropriate. John Tackett, applicant, and Bruce Lankford, representing Town and Country Bank, agreed that that is appropriate.

The pedestrian easements were discussed. Mr. Perkins suggested that the property owners be consulted and that issue be resolved during the revised Master Plan and Preliminary Plat process.

Commissioner Jones did not support revocation of the plat, feeling that it should be left as is or the zone changed to A-1.

Motion by Wiseman, second by Wynn, to revoke the approved Preliminary Subdivision Plat and request that the interested parties submit 1) a revised Master Plan for this acreage for no more than three tracts of a minimum of five acres each, and 2) a Preliminary Subdivision Plat showing those lots. By roll call vote, motion carried 6-1 with Jones dissenting.

PSP-2012-08 Golf Townhomes of Cherry Blossom, Lots 10, 23-28 – Preliminary Subdivision Plat for seven (7) residential lots on 1.02 acres at the end of Riviera Drive and on the future Ikebana Path.

Mr. Kane reviewed the staff report. He stated that the applicant has been asked to submit an overall Master Plan for the multi-family area prior to any further approvals beyond these lots in order to ensure that the road layout follows the plans of the Northeast Georgetown Traffic Study or can accommodate another collector road in the area. A condition of approval is that a 20' reserved, plus a 10' temporary construction easement is provided along the rear of the lots fronting on Ikebana Path.

He stated that the requested reduction of the front setback from 30 feet to 20 feet will not impact the surrounding property owners.

Eric Larson, City Engineer, discussed the Northeast Georgetown Traffic Study and the \$100,000 received by the City from the owner of the Lifestyle Communities property for road improvements. He reviewed the problems that were encountered involving the extension of Ikebana Path. He stated he was concerned that approval of this section of lots would lock the City into the alignment of Ikebana as shown by the applicant and the City would lose flexibility in the design of a collector road alignment.

Glen Hoskins, representing the applicant, agreed with the conditions of approval, but requested that condition number one (1) regarding the 100-unit threshold triggering the connection to Old Oxford Road be clarified to read 100 platted units. He also requested that number seven (7) regarding the 30' rear easement be clarified to read a 20' reserved area plus an additional 10' temporary construction easement.

Ray DeSlover, one of the owners of Golden Corral, stated that he wishes to see Ikebana Path extended. He asked what road improvements are planned. Mr. Larson replied that discussion is still on-going for use of the \$100,000 designated for road improvements.

Temple Juett, area resident, expressed concern about excessive traffic in the area and the plan for the collector street to connect to Old Oxford.

Commissioner Holland asked if there are any plans to widen Old Oxford. Mr. Larson stated that the Northeast Georgetown Traffic Study recommends widening it. It was also his understanding that the developer of Cherry Blossom is supposed to widen it along their frontage to the back side of the golf course.

There being no motion made, no action was taken.

Mr. Perkins stated that staff can review issues that are of concern and bring it back to the full Commission next month. Commissioner Jones felt that the traffic situation should be improved before more homes are approved. Mr. Hoskins stated that the application is for only seven lots, and before another subdivision plat is submitted, the road improvements will need to be addressed.

Commissioner Richardson expressed concern about approving lots on a road that may possibly not be constructed. Mr. Larson addressed the area-wide traffic problem.

Mr. Hoskins requested a continuance.

Chairperson Waite continued the application to the July meeting.

Historic District Overlay Ordinance – Public Hearing (continued)

Mr. Kane re-iterated that the H-1 overlay ordinance would provide further guidance for regulation within the existing H-1 district. It would allow for potential future expansion by providing procedures for anyone wishing to add additional H-1 landmarks or districts.

He stated that an option would be to recommend approval, but not implement permit procedures until the specific design guidelines are approved by the Planning Commission and the City Council.

Commissioner Jones requested that Mr. Kane talk to the Stamping Ground and Sadieville City Councils to educate them on the proposed ordinance.

Commissioner Wiseman asked that Section 10A state no one would be required, against their wishes, to be in the district. Mr. Kane stated that that is not included in the current proposed ordinance because if properties are left out, it would diminish the intent and effect of the district.

Commissioners Wiseman and Holland expressed concern about the design guidelines causing excessive renovation costs. Commissioner Holland stated that she has received negative feedback on the ordinance regarding more government regulation and the financial burden. Mr. Kane replied that it has been shown that historic district regulations raise property values and decrease future maintenance.

Commissioner Wynn stated that the regulations will only be as stringent as the Historic Board wishes them to be.

The notification requirements were discussed and the requirements in Lexington were noted.

Jackie Evans, Main Street in Lexington resident and former Georgetown resident, disagreed with Commissioner Holland, stating that the historic district residents favor the preservation regulations. She stated that historic Main Street is a tourist draw and

should be protected. She felt that it is not about the government having control, but about oversight of preservation. Commissioner Wiseman stated that it was her choice to renovate, and asked if she would have felt differently if she had been told to renovate. She stated that she is responsible for the house and would have been happy to comply.

Mr. Perkins suggested the Commission draft some guidelines to assuage some fears that they will be too restrictive.

Kitty Dougoud, 19-year Main Street resident, presented photographs of renovations done in an historic district, and other renovations done without the benefit of guidelines of an historic district. She stated that no one is going to approach homeowners telling them they need to renovate. It is only when they decide to renovate that the guidelines must be followed.

Commissioner Wynn asked that Section 3A be amended as discussed at the public meeting regarding composition of the Historic Board.

Commissioner Shirley suggested that staff draft representative design guidelines before recommending approval of the ordinance.

Chairperson Waite instructed Mr. Kane to do so, and the matter be brought back at the July meeting.

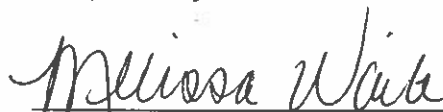
FY 12-13 Work Plan discussion

Mr. Smith presented the Work Plan for FY 12-13 that was presented to City Council. He clarified with Mr. Perkins that City Council action to abolish positions does not extend to the Planning Commission. He discussed the past number of positions in the office, and the urgent need to fill the Planner II and GIS Technician positions.

A workshop was set for Thursday, July 21 at 6:00 to prioritize work for the coming year.

The meeting was then adjourned.

Respectfully,



Melissa Waite, Chair

Attest:



Charlie Perkins, Secretary