

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

August 14, 2014

The regular meeting was held in the Scott County Courthouse on August 14, 2014. The meeting was called to order by Chairman Greg Hampton at 6:00 p.m. Present were Commissioners Jeff Caldwell, Janet Holland, Rob Jones, Regina Mizell, Byron Moran, John Shirley, Steve Smith, and Frank Wiseman, Director Joe Kane, Planners Megan Chan and Matt Summers, Engineer Brent Combs, and Attorney Charlie Perkins. Absent was Commissioner Frank Wiseman.

Chairman Hampton welcomed the new Commissioner, Regina Mizell, representing Sadieville. It was noted that she has taken the Oath of Office.

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

Motion by Jones, second by Shirley, to approve the July 10, 2014 minutes. Motion carried.

Motion by Shirley, second by Jones, to approve the August agenda. Motion carried.

Postponements/Withdrawals

Mr. Kane stated that the Zeysing Zone Change application has been postponed. Motion by Jones, second by Shirley, to accept the postponement. Motion carried.

Consent Agenda

There were no items for the Consent Agenda.

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

PDP-2014-21 Amerson Apartments – Preliminary Development Plan for a 336-unit apartment complex on 10 acres, located east of McClelland Circle, south of Lemons Mill Road.

Mr. Kane reviewed the staff report, including the issue of the portion of the Legacy Trail extension that loops through this site. The applicant has

pledged to construct a 12' wide main trail through the site, and any additional trails would be 8' wide and connect to the main trail. He noted that the amended plan complies with the perimeter landscape buffer requirement.

Mr. Kane stated that there is only one access point to the apartment complex, with no connectivity to the adjoining development. After staff asked the applicant to review the traffic study, they prepared an amended study based on the current layout of the project.

He expressed concern about the lack of automobile connectivity to the remainder of the mixed-use development, and addressed the updated traffic study and the proposed improvements that are needed. He stated that Pleasant View will eventually become a collector road connecting to Lisle Road and relieving traffic on Lemons Mill.

He noted the requested variances: 1) to reduce the setback from 30' to 28' along the entrance road and adjacent to the commercial area, and 2) to waive the requirement for a second entrance to the development. Staff would support the second request if the applicant installs removable bollards at the trail alignment and possibly other locations for emergency access, if they make the connection to Harmony Ridge subdivision at Pleasant View Dr. with this phase of the development to provide more connectivity, and since the amended traffic study verifies that the traffic counts will not cause undue traffic problems on Lemons Mill.

Mr. Kane then briefly reviewed the conditions of approval.

Commissioner Shirley stated that he could not support having only one entrance for 300+ units. Discussion continued on that issue.

Dennis Anderson, applicant, addressed the layout of the development, location of the trail, traffic and Pleasant View Drive, and the single entrance. He stated that they prefer one entrance because it prevents cut-through traffic. He stated that they have found that apartment communities that have multiple entrances have more criminal activity.

Chairman Hampton suggested that when the second phase begins, a second entrance could be constructed for that phase north of the second apartment building on the new entrance road. Mr. Anderson stated that that location is not possible because of the grade and that he would rather have it further to the south.

Motion by Shirley, second by Holland, to approve the Preliminary Development Plan, with no variances, and with the added condition

(#16) that the second entrance be constructed at the second parking stall to the left of the main entrance. Motion carried.

PSP-2014-24 and PDP-2014-25 Caldwell Properties, LLC – Preliminary Development Plan and concurrent Subdivision Plat for two lots and commercial buildings on 2.16 acres, located at 1446 and 1450 Cherry Blossom Way.

Ms. Chan reviewed the staff report, including the three requested variances. She addressed issues regarding access, the drive-thru lanes, and sidewalks. She supported the requested variances regarding setback, dumpster location, and landscaping, and noted that landscaping and the stormwater plan needs to be shown on the Final Development Plan.

Ms. Chan stated that the Georgetown Board of Adjustment approved a co-located 110' Interstate sign for the site and an additional freestanding sign for each use since they have double frontage.

Commissioner Smith asked if it is possible to construct sidewalks on the east side of the property. Ms. Chan replied that they would be close to the dumpsters, but possible.

Rory Kahly, EA Partners and representing the applicant, agreed to the ten (10) conditions of approval. He stated that the right-of-way on Tiger Way on the east side is private and there is no room for a sidewalk, but they will construct a sidewalk along Cherry Blossom. He also stated that the landscape plan will be separate from the Final Development Plan in order to easier show the trees.

Commissioner Jones felt that a sidewalk on the east side of the development is important because of the motels and other uses on that side. That issue was discussed. It was agreed that the sidewalk would be constructed along the western (Cherry Blossom) side of the property for both lots.

Motion by Moran, second by Smith, to approve the requested variances regarding property line and VUA, dumpster location, and landscaping. Motion carried.

Motion by Moran, second by Shirley, to approve the Preliminary Development Plan subject to the ten (10) conditions of approval. Motion carried.

Legacy Trail Extension Study

Ms. Chan gave a brief overview of the study that was recently completed by CDP Engineers. She described the alignment of the trail, the four different sections of the main trail and some of the connecting trails.

She noted that funds that are being sought from the City and County in an attempt to pursue a grant to construct a portion of the trail. She stated that Fiscal Court has concerns about safety in sharing the tunnel crossing under I-75 just north of the Horse Park with trucks and cars driving to the Barton Brothers Farm. She stated that it is a State right-of-way and that design studies will focus on that safety concern.

She noted the creek crossings in trail sections 3 & 4, and alternative on-road routes that can be used until funding can be obtained to construct bridges.

The destination of the trail in this study is Cardome. CDP stressed the regional impact that the trail could have if it continues on along the railroad toward Frankfort.

Ms. Chan discussed funding. She stated that high estimates were used in the study, which projected the cost to be 8.3 million dollars for 6.61 miles. The cost is slightly higher than the commonly referenced cost of \$1 million per mile mainly because of the number of creek crossings and trailheads. Funding sources were discussed, including TAP grants, which are a 20/80 match, but must include construction as well as design.

Mr. Kane stated that staff has worked with the different bike/hike groups to help the process, but when the grant application is submitted, it will have to be sponsored by the City or County. He stated that the trail ties into the Comprehensive Plan goal of having a more walkable and connected city. The Amerson Farm developer is going to construct that portion of the trail, which will help generate interest and activity, and that completed portion may possibly be used as a match to acquire larger amounts of funding.

Mr. Kane asked for the Commission's endorsement of the plan and support for staff continuing to help the Legacy Trail Extension group in putting together a grant application.

There was brief discussion regarding trail maintenance and street crossings.

Motion by Smith, second by Caldwell, to endorse the Legacy Trail Extension Study. Motion carried.

Personnel issue

Mr. Kane stated that his six-month probation period has ended and requested that his status as Director be made permanent.

Motion by Shirley, second by Holland, to approve Joe Kane as the permanent Director. Motion carried.

Update of previously approved projects and agenda items

Mr. Combs updated the Commission on the status of the bonding process. He stated that he will attend a meeting of a group of local realtors to discuss their feelings and that of homeowners about the appropriate time to construct sidewalks. He will also contact the homebuilders association to discuss the matter with them.

Mr. Perkins stated that the McIntosh Kennel lawsuit will be heard in Circuit Court on September 4. He stated that he would have details at the next meeting.

The meeting was then adjourned.

Respectfully,

Greg Hampton, Chairman

Attest:

Charlie Perkins, Secretary