

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
June 8, 2017

The regular meeting was held in the Scott County Courthouse on June 8, 2017. The meeting was called to order by Chair Rob Jones at 6:00 p.m. Present were Commissioners Jeff Caldwell, Johnny Cannon, Regina Mizell, Byron Moran, Steve Smith, Mark Sulski, and Frank Wiseman, Director Joe Kane, Planner Matt Summers, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was Commissioner John Shirley.

Motion by Moran, second by Mizell, to approve the May invoices. Motion carried.

Motion by Caldwell, second by Sulski, to approve the May 11, 2017 minutes. Motion carried.

Motion by Mizell, second by Smith, to approve the June agenda. Motion carried.

Postponements/Withdrawals

Chairman Jones stated that the Morgan Property Tract 2 (PDP-2017-14) and Sunbelt Rentals (PDP-2017-15) applications, and the Coal Ridge Preserve Area Amendment discussion have been postponed to the July meeting.

Consent Agenda

There were no items on the Consent Agenda.

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

PDP-2017-13 Canewood Subdivision Unit 6, Lot 1 – Preliminary Development Plan for nine (9) townhome units on 1.08 acres zoned R-3, located on the west side of Canewood Center Drive, north of Frankfort Road (U.S. 460 W).

Mr. Kane reviewed the staff report, including the rezoning and history of the property. He noted that the HOA restrictions must be the same as those of the property adjoining the largest boundary of this property, or they must be part of that adjoining property.

He reviewed the layout in relation to the access issue and rear-loading garages. He explained that in order to fit the units on the site, they are requesting a variance to the front setback from 20' to 10'. All other R-3 requirements are being met.

Rory Kahly, EA Partners and representing the applicant, agreed with the nine (9) conditions of approval.

Chairman Jones did not support the 10' frontyard setback. Commissioner Wiseman agreed.

Rob McGoodwin, representing Snaphook Development, stated that the townhomes are actually 18-1/2' from the street. The 10' setback is from the sidewalk.

The cross-street alignments were briefly discussed.

Motion by Sulski, second by Caldwell, to approve the Preliminary Development Plan subject to the nine (9) conditions of approval, including the requested variance. Motion carried 6-2 with Jones and Wiseman dissenting.

PDP-2017-20 Amerson Farms Commercial Center – Preliminary Development Plan for a multi-lot commercial development, located on Pleasant View Drive, east of McClelland Circle, south of Lemons Mill Road.

Mr. Kane stated that there was an issue with notification of the project. Mr. Perkins stated that notification is not required by ordinance, but is our practice and policy. Since it has not been adopted as a regulation, the Commission does not have the authority to require it. It was agreed that an ordinance requiring notification will be presented for public hearing and adoption at the July meeting.

Commissioner Sulski felt that the surrounding neighbors should be notified and the application postponed.

The applicant stated that they mailed the notices (117) in Georgetown two days before this meeting, and they received theirs the next day.

After discussion, **motion by Wiseman, second by Sulski, to postpone the application to the July meeting. Motion carried 6-2, with Jones and Smith dissenting.**

It was clarified that the notices will be sent again for the July meeting.

Cedar Hills Phase 2-A Preliminary Plat revocation

Mr. Kane explained that the Phase 2-A Preliminary Plat was approved, but never finalized. It showed the preserved area to the south of the proposed cluster lots. Circumstances came about that the cluster lot area was sold to a purchaser who does not wish to do the subdivision. The new owner wishes to transfer some of the credits to the adjoining owners whose land is restricted. Since the cluster subdivision was never built, the preliminary plat could be revoked, and a new plat prepared that amends the preserved area.

Discussion continued on the matter. Commissioner Sulski felt that the neighboring property owners should be notified and the issue presented like a formal application. Mr. Perkins stated that the statutes set out the requirements for revoking a plat, and there is no notification requirement. Commissioner Smith felt that revoking the plat is reverting to a lesser use. Mr. Perkins agreed, stating that revoking a plat takes away development, which would be agreeable to the neighboring property owners.

Chris Adkins, neighboring property owner, stated that when Jeff Francisco, the developer, was going through the review process for this property, there was significant opposition to it from the neighbors.

Motion by Smith, second by Wiseman, to revoke the Cedar Hills Phase 2-A Preliminary Subdivision Plat. Motion carried 7-1 with Sulski dissenting.

Project Status list

Mr. Krebs noted the handout that lists the status of all the active projects.

Bluegrass RV

Chairman Jones reported that Bluegrass RV has moved the campers back to the front of the property on Paris Pike. They have the slide-outs extended and set up as if for sale. If asked if their approval can be revoked. Mr. Perkins suggested taking enforcement action. He said they can be taken to District Court and fined up to \$500 per day for violation. The complication is that the court gave them a 90-day stay against enforcement, and the Court of Appeal Judge position has not yet been filled. He suggested 1) contacting Bruce Lankford, Bluegrass RV's representative, and asking him to tell them that the RVs need to be removed, and 2) contacting the temporary Court of Appeal Judge to see when the ruling on the injunction is anticipated.

The meeting was then adjourned.

Respectfully,



Rob Jones, Chair

Attest:



Charlie Perkins, Secretary