

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

JUNE 12, 2008

The regular meeting was held in the Scott County Courthouse on June 12, 2008. The meeting was called to order by Chairperson Barry Brock at 6:00 p.m. Present were Commissioners Mike Bradley, Melissa Gregory, Greg Hampton, Janet Holland, John Lacy, Jimmy Richardson, and Bias Tilford, Planning Director Michael Sapp, Assistant Director Pat Shoemaker, Planners Drew Ardary, Rhonda Cromer, and Bonnie MacIntyre, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was Commissioner Ralph Tackett.

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

Motion by Richardson, second by Bradley, to approve the May 10, 2008 minutes. Motion carried.

Motion by Lacy, second by Holland, to approve the June agenda. Motion carried.

Postponements/Withdrawals

Chairman Brock reported that the Pinnacle Parkside Shoppes application will be continued to the August meeting, and the Action Home Improvement (J & B Automart) and Georgetown/Lexington KOA Kampground applications have been continued to the July meeting. Motion by Richardson, second by Gregory, to accept the three items for postponement. Motion carried.

Consent Agenda

Representatives of the Noble Property, Eastside Plaza - Amended, and Falls Creek Townhomes Phase 2 - Amended applications agreed to their conditions of approval, and no concerns about the projects were expressed by the Commission or the public. Attorney Charlie Perkins arrived during this discussion.

Motion by Bradley, second by Richardson, to approve the three applications on the Consent Agenda subject to their respective conditions of approval. Motion carried.

ZMA-2008-24 Drake Property – Zone change from A-1 (Agriculture) to B-2 (Highway Commercial) for 15 acres, located on the northwest corner of McClelland Circle (U.S. 460 Bypass) and East Main St. Extended. PUBLIC HEARING

Chairman Brock opened the public hearing.

Mr. Ardary reviewed the application. He reviewed the reasons why the application is consistent with the Comprehensive Plan and recommended approval.

Bruce Lankford, representing the applicant, noted that he submitted documentation regarding notice requirements. He agreed with Mr. Ardary's staff report.

There were no comments or concerns from the Commission or the public. Chairman Brock closed the public hearing.

Motion by Richardson, second by Hampton, to recommend approval of the Drake Property zone change for 15 acres from A-1 Agriculture to B-2 Highway Commercial, subject to the acknowledgements in the staff report. By roll call vote, motion carried 7-0.

ZMA-2008-25 Sparks Farm Development – Zone change from A-1 (Agriculture) to R-2 PUD (Residential) for 25.77 acres, located on the west side of Lisle Road (KY 1963), ¼ mile south of Lemons Mill Road (KY 1962). PUBLIC HEARING

Chairman Brock opened the public hearing.

Before reviewing the staff report in detail, Mr. Ardary addressed the issue of the notification sign that was placed on the property. Because of a possible prank, the sign incorrectly showed the zoning reclassification request being B-2 instead of R-2.

Preston Cecil, attorney for the applicant, stated that Bill Stark of Letterman Signs was prepared to testify that the sign was posted correctly. Mr. Stark stated that the sign was in compliance with the requirements and indicated the correct zoning when it was installed. Mr. Cecil felt that it was a short time that the sign was incorrect and therefore there was substantial compliance with the notice requirements.

It was noted that there is no evidence indicating how long the sign was posted with B-2 instead of R-2.

There was also a question about the residents of Cassidy Heights needing to be notified of the application.

Motion by Richardson, second by Lacy, to continue the public hearing to the July 10 meeting in order to allow the required time for accurate notice and time to

research the requirement that Cassidy Heights residents be notified about potential development of this property. By roll call vote, motion carried 7-0.

PSP-2008-14 Lemons Mill Subdivision - Amendment to a Preliminary Subdivision Plat for a 56-lot subdivision on 17.5 acres, located on the north side of Lemons Mill Road, east of Violet's Trace, west of I-75.

Mr. Ardary reviewed the staff report, including issues regarding road improvements to Lemons Mill Road.

Commissioner Lacy asked about the road improvements at the entrance to the Adair property.

Betty Eades, whose father owns property adjacent to this property, asked about the entrance and road improvements in relation to the GMWSS lift station.

Commissioner Lacy asked if there is a buffering requirement regarding the Adair property (zoned A-1). Mr. Ardary stated that a condition of approval should be added requiring the standard buffering (diamond mesh fencing) between this property and the Adair and McMillan properties.

Motion by Lacy, second by Richardson, to approve the amended Preliminary Subdivision Plat subject to the 26 conditions, plus a 27th condition requiring fencing along the perimeter of the adjacent A-1 properties. Motion carried.

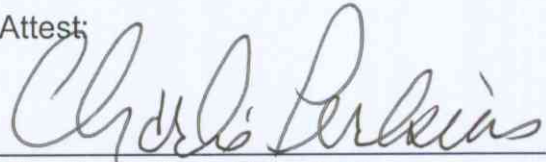
The meeting was then adjourned.

Respectfully,



Barry Brock, Chairperson

Attest:



Charlie Perkins, Secretary