

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
June 14, 2018**

The regular meeting was held in the Scott County Courthouse on June 14, 2018. The meeting was called to order by Chair Rob Jones at 6:00 p.m. Present were Commissioners Regina Mizell, Steve Smith, Mark Sulski, Byron Moran, Charlie Mifflin, and Frank Wiseman, Planners Matt Summers and Mikaela Gerry, and Attorney Charlie Perkins. Absent was Jeff Caldwell.

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

Motion by Mizell, second by Mifflin, to approve the May 10, 2018 minutes. Motion carried.

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

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

Postponements/Withdrawals

Chairman Jones stated that the Self-Storage application (PDP-2017-33) has been postponed to the regular July meeting.

Consent Agenda

A representative of the Tevis Property application (FSP-2018-20) agreed with their conditions of approval, and no comments were made by the Commission or public. Motion by Smith, second by Wiseman, to approve the Final Subdivision Plat. Motion carried.

A representative of the South Townhomes Amerson Orchard application (PSP-2018-21 and PDP-2018-22) agreed with their conditions of approval, and no comments were made by the Commission or public. Motion by Sulski, second by Wiseman, to approve the Preliminary Subdivision Plat and Preliminary Development Plan. Motion carried.

PDP-2018-19 Soards Road Cell Tower – Preliminary Development Plan for a 195' wireless communications tower with a 4' lightning arrestor located on a 10,000-sq. ft. lease area zoned A-1.

Chairman Jones opened the public hearing.

Ms. Gerry stated the property is zoned A-1. She stated all necessary documentation was provided showing that a more suitable location is not available in that area. She stated the tower meets setback and landscape requirements.

Chairman Jones questioned how the setback requirement was calculated. Ms. Gerry stated it is based on half the height of the tower plus required setback of 50-feet for A-1 zoning equaling a minimum 150-foot setback. The proposed tower would be 217-foot from the nearest property line.

David Pike, representing applicant, stated the nearest neighbor will be located on the property and would be 474-feet away from the tower. He stated the tower would be able to accommodate up to three additional service providers. He stated the tower does not require illumination. He stated over 70% of emergency calls come from cell phones showing the need for cell phone service.

Chairman Jones questioned the type of tower it would be and would the county ever not need another tower. Mr. Pike stated it is a monopole and due to growth of cell service he does not see the need for cell towers stopping.

Chairman Jones asked if the tower would help the wireless network in the area. Mr. Pike stated it would not, unless AT&T chose to colocate on the tower.

Commissioner Mifflin questioned the number of cell towers in the county and the coverage area.

Commissioner Sulski questioned how the type of cell tower is chosen. Mr. Pike stated it is based on what they are trying to achieve in that area.

Commissioner Moran questioned the health section of the report. Mr. Pike stated the study is based on whether people use landlines or cell phones.

Michael Marcum, Soards Road resident, stated he has concern regarding the health risk to his family and questioned how that is monitored. He also would like to know how the need in an area is determined.

Sonya Conner, Soards Road resident, stated she wished she could have obtained the information that the Planning Commission received beforehand to review.

John Chmela, Soards Road resident, stated he runs a horse boarding facility and a bed & breakfast and receives complaints from guests for the lack of cell service in that area.

Mr. Pike stated the information has been available for review before the meeting. He stated he can not speak on the health issues due to the FCC regulations.

Commissioner Mifflin questioned if a coverage area map had been presented before.

Commissioner Smith questioned if any additional equipment had been proposed to locate on the tower. It was stated, not at this time.

Motion by Sulski, second by Mizell, to approve the Preliminary Development Plan (PDP-2018-19) subject to six (6) conditions of approval. Motion carried.

FSP-2018-23 Bringardner Subdivision Plat – Final Subdivision Plat to divide one tract into three tracts, creating one 6.002-acre tract, 16.706-acre tract and 6.38-acre tract.

Ms. Gerry reviewed the staff report. She stated the property is located on the eastern side of Quality Drive and is zoned I-1 (ESLI). She stated water service is currently only available to Tracts 3 and 4. Sanitary sewer is currently only available to a portion of Tract 4.

Ed Bringardner, property owner, stated he agrees with the conditions of approval.

Frances Ranson, Dorchester Drive resident, stated she is concerned with the traffic, noise, and dust that would come from Industrial businesses, and about what type of business it would be.

Brent Combs, representing applicant, stated all three tracts are for sale. Only one tract has a possible buyer and that will be the next application heard.

Motion by Sulski, second by Mizell, to approve the Final Subdivision Plat (FSP-2018-23) subject to the six (6) condition of approval. Motion carried.

PDP-2018-24 Sunbelt Rentals – Preliminary Development Plan to construct a 3,000-square foot office and a 9,000-square foot warehouse.

Ms. Gerry reviewed the staff report. She stated the application is located on Quality Drive. She stated a waiver has been requested to not provide sidewalks along Quality Drive.

Laith Hermiz, representing applicant, stated sidewalks presently do not extend to Quality Drive from the residential neighborhood and that usually industrial parks do not have sidewalks. He stated they agree with all the conditions of approval.

Chairman Jones stated he would like to see the sidewalk installed now for future use.

Ed Bringardner, property owner, stated he owns the storage facility at the corner of Quality Drive and McClelland Circle and did not have to install sidewalks when the storage facility was built.

Mr. Hermiz agreed to install sidewalks.

Motion by Sulski, second by Wiseman, to approve the Preliminary Development Plan (PDP-2018-24) subject to seven (7) conditions of approval. Motion carried.

Open Space Standards

Chairman Jones opened the public hearing and continued until next month.

Sidewalk waiver request for Edgewood Subdivision

Mr. Summers stated the applicant has talked to the City of Stamping Ground and the City agreed to only installing sidewalk on one side of the street.

Mike Bradley, applicant, stated he bought the 20 platted lots at Master Commissioner's sale. The bond from the original owner is for \$65,000.00. It is estimated that finishing the roads and sidewalks will be more than the \$65,000.00 bond. He explained that is how the issue came up regarding installing sidewalk on only one side of the streets.

He explained he only plans on installing sidewalk on one side of Phase 2 also. His reasoning being the ditch system used in the development.

David Kenley, neighboring property owner, stated he bought lots 1 and 2 from the original owner. He questioned if he would have to install the sidewalks on his lots. He stated installing a sidewalk would be difficult because of a ditch located there.

Chairman Jones stated part of the bond money would be used on fixing the ditch area.

It was stated that the bond money will be divided among the lots to help install the sidewalk.

David Lusby, Edgewood resident, stated he was concerned with drainage. He stated he would like to have sidewalks on both sides of the streets. He has concern because the neighborhood HOA states that you are responsible for sidewalk maintenance.

Matthew Hafley, Edgewood resident, stated he has concern about the sidewalk maintenance.

Charlie Perkins stated the HOA was probably set up in anticipation of sidewalks on both sides of the street.

Mr. Bradley stated the HOA will not have responsibility in maintaining the sidewalk.

Commissioner Mifflin stated since the original plat is being changed to only have sidewalks on one side of the street, he questioned do they even have to be installed.

Mr. Perkins questioned why an answer regarding the sidewalks had to be decided before repairs are made. Mr. Bradley stated Planning Commission Engineer will not approve Phase 2 without a decision regarding Phase 1.

Chairman Jones suggested the owner, homeowner's and HOA need to meet regarding the sidewalks.

After further discussion on the matter, **Motion by Sulski, second by Mizell to approve the original sidewalk plan. Motion carried 5-1.**

Sidewalk waiver request for Cherry Blossom

Mr. Summers stated the property has an equine use presently. Applicant is requesting not to have to install sidewalks along the front of the property.

Glenn Hoskins, representing applicant, stated the original plat proposed single-family lots. Mrs. Sekhon has decided to keep the area for her horses.

He stated even though the applicant may divide the area into single-family lots, it would be expensive to build sidewalks now that would be destroyed when developed.

He stated that sidewalks would not be safe for the horses or pedestrians.

He stated applicant is willing to build sidewalks once property is developed.

Commissioner Sulski questioned what buildings are presently on the property. Mr. Hoskins stated a stable and a manager's house.

Brent Combs, representing applicant, stated the bond had been called for Cherry Blossom and sidewalks are being installed on vacant lots.

Mr. Perkins stated usually the Planning Commission does not require sidewalks unless it is a platted lot.

Mr. Summers stated if the developer plans to dedicate the street to the city then the sidewalk typically needs to be installed.

Frank Wiseman left the meeting.

After further discussion on the matter, **Motion by Sulski, second by Mifflin to allow a waiver on sidewalk construction until lots are platted. Motion carried.**

The meeting was then adjourned.

Attest:



Charlie Perkins, Secretary



Rob Jones, Chair