

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

**September 11, 2014**

The regular meeting was held in the Scott County Courthouse on September 11, 2014. The meeting was called to order by Chairman Greg Hampton at 6:00 p.m. Present were Commissioners 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 Jeff Caldwell.

Chairman Hampton called for a moment of silence in recognition of the victims on September 11, 2001.

Motion by Jones, second by Holland to approve the August invoices. Motion carried.

Motion by Holland, second by Moran, to approve the August 14, 2014 minutes. Motion carried.

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

Postponements/Withdrawals

Mr. Kane stated that the Zeysing Zone Change application has been withdrawn, and the Smith Property application has been postponed to the October meeting. Motion by Smith, second by Holland, to accept the withdrawal and postponement. Motion carried.

Consent Agenda

A representative of the Bolton Property application agreed to their respective conditions of approval and there were no concerns from the Commission or public. Motion by Shirley, second by Holland, to approve the Bolton Property application. Motion carried.

PSP-2014.28 Thoroughbred Acres, Unit 13 - Preliminary Subdivision Plat for three lots off This Way Home Drive, east of Champion Way.

Ms. Chan reviewed the staff report. She stated that the lots conform to all R-2 zoning size regulations.

Staff recommended approval subject to six conditions of approval.

Rory Kahly, EA Partners and representing the applicant, agreed with the six conditions.

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

Danielle Bruckner, Swinging Nickel Cove resident, stated that one of the lots backs up to her lot, and when they purchased their home, they were told that nothing would be built behind them. She also felt that the neighborhood entry sign being in one of the lots is inappropriate.

Mr. Kahly stated that there is an overall plan for the property up to Champion Way, and reviewed that future development.

Allen Head, owner of the lot on the corner of This Way Home and Pavilion Drive, also stated that he was told there would never be anything built adjacent to his property because the underground utilities came through that lot.

Mr. Kahly stated that there are underground utilities on Mr. Head's property, as well as on the back of Ms. Bruckner's property, and those utility easements are extended into the proposed lots.

Commissioner Jones asked about the easement for the entry sign. It was noted that entry signs are typically within one owner's lot with an easement.

Mr. Kane explained the review process for Ms. Bruckner and Mr. Head. Discussion continued on home design, stormwater runoff, and the location of the commercial property.

Commissioner Holland recused herself from discussion and voting because of her position with Whitaker Bank.

**Motion by Shirley, second by Jones, to approve the Preliminary Subdivision Plat subject to the six conditions of approval. Motion carried 4-2 with Moran and Wiseman dissenting.**

PDP-2014-29 Cellco Partnership Cell Tower – Preliminary Development Plan for a 299' self-supporting telecommunication tower on a 10,000 sq. ft. lease area zoned A-1, located on the south side of Switzer Road (1152) near the intersection with Owenton Road (KY 227).

Commissioner Holland recused herself from discussion and voting because the proposed tower is across from her property.

Ms. Chan reviewed the staff report, including the requested variance to allow a tower height over 200'. She stated that access, fencing, landscaping, and other issues meet the requirements. Staff's concern is the 99' variance request.

She reviewed the applicant's justification for the height variance and discussed the justification for other cell towers in the County.

Brent Rice, representing Verizon Wireless, applicant, explained that a 299' tower is needed in order to get optimum coverage. He discussed the search range and their process in locating a tower. He presented maps, generated scientifically, showing other holes in coverage in the County which they intend to fill also.

He stated that the height of the tower is important in order for it to be a part of the network of eight other towers in the area, and also to accommodate additional carriers in the future, which is required by our ordinance.

After brief discussion, **motion by Jones, second by Mizell, to approve the Preliminary Development Plan for a 299' telecommunication tower, including the requested variance regarding height, subject to the six conditions of approval. Motion carried.**

#### Review of City public parking facility for Comprehensive Plan compliance

Mr. Kane reported that the City requested that the Commission review the City parking lot project on the corner of North Broadway and Washington Streets. The City intends to demolish four commercial buildings to expand and improve the existing City parking lot to provide additional public parking.

Mr. Kane cited the goals and objectives from the 1991 Downtown Georgetown Element of the Comprehensive Plan that support the project. He reviewed the number of spaces and condition of current downtown parking. He stated that the 2011 Goals and Objectives generally address redevelopment and new building, but not demolition.

He stated that one of the historic buildings on Washington Street could be renovated and contribute to the streetscape, but if the City wishes to demolish it, he felt it would be compliant if care is taken to allow future re-development of the area along the street.

He stated that Planning staff has determined that the project is in compliance with the general goals and objectives of the Comprehensive Plan if completed with the following three recommendations.

- 1) The reconstructed parking lot should meet all current requirements of the Zoning Ordinance and Subdivision and Development Regulations including the

Stormwater Manual and the Landscape Ordinance. Interior and perimeter landscaping will have the added benefit of reducing the heat island effect of a large paved area, will provide screening of the parking lot from the abutting roadways and reduce stormwater run-off.

- 2) The parking lot should include sidewalks at the perimeter public street frontage and should tie into the adjoining sidewalk section and continue that section along the property perimeter. This will allow continued pedestrian accessibility through the block and maintain the existing streetscape.
- 3) The overall parking lot design, including any utility relocation, should consider future long range use of the perimeter of the parking lot, especially along North Broadway for infill liner buildings.

Mr. Kane added that the agreement between the City and County for joint funding of the project is for a period of ten years. Beyond that time period, the property could potentially be re-developed. He suggested that it be re-developed in a way that the buildings are built to the sidewalk and maintain the downtown character of North Broadway.

Andrew Hartley, City Attorney, stated that the City wishes the project to comply with all regulations. He stated that the City Engineer wishes to make the entire lot level up to City Hall, making it easier to traverse, safer in the winter, and easier to maintain.

Commissioner Shirley appreciated the City constructing the lot according to regulations, even though they are not legally required to do so. Mr. Hartley stated that with the County's financial cooperation, they are able to comply, but if any issues should arise, they will inform the Commission.

Chairman Hampton asked about lighting. Mr. Hartley stated that there will be adequate lighting. Mr. Kane stated that adequate lighting of public areas is addressed in the Subdivision and Development Regulations.

Regarding the one historic building in question, Mr. Hartley stated that the former Main Street Director, a historic preservation specialist, toured the building and felt that it would be extremely costly to renovate it.

Commissioner Smith suggested retaining the awning on the corner of Broadway and Washington for use by activities such as the Farmers Market. Mr. Hartley stated that he will pass that suggestion on to the City Engineer.

**Motion by Jones, second by Holland, to approve the recommendation that the City public parking facility on the corner of North Broadway and Washington Streets is in compliance with the Comprehensive Plan. Motion carried.**

Update of previously approved projects and agenda items

Mr. Kane reported that there is a 6-hour Planning Commissioner training session on the first day of the OKI Conference on Wednesday, October 1 at the Hyatt Hotel in Lexington. He stated that any Commissioners who are interested can contact the Planning Office.

The meeting was then adjourned.

Respectfully,

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Greg Hampton, Chairman

Attest:

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Charlie Perkins, Secretary