

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

**May 9, 2002**

The regular meeting was held in the Scott Fiscal Courtroom on May 9, 2002. The meeting was called to order by Vice Chairman John Sharpe at 7:00 p.m. He stated that Chairperson Sutton will arrive later in the meeting. Present were Commissioners Barry Brock, Robert Hopkins, Omer Lee, William Peters, Elizabeth Williams, Planning Director Kelley Klepper, Planner Rachel Phillips, Engineer Brad Frazier, and Attorney Charlie Perkins. Absent were Commissioners Pete Gritton and James Thomason.

Motion by Hopkins, second by Williams, to approve the April invoices. Motion carried.

Motion by Lee, second by Peters, to approve the April 11, 2002 minutes. Motion carried.

Vice Chairman Sharpe noted that the Personnel matters will be heard under Commission Business. Motion by Williams, second by Peters, to accept the May agenda as amended. Motion carried.

Postponements/Withdrawals

Vice Chairman Sharpe reported that the Dwyer Property – U.S. 25 South rezoning request, the David Kelly Property – Campground, and Eastside Trucking, Tract 1 applications have been postponed to the June meeting. Motion by Williams, second by Brock, to accept the postponements. Motion carried.

Consent Agenda

Representatives of the Fisher Property, Vance-Marshall Properties, Christian Property, Hale Property, and the White Oak Properties Office Complex applications agreed to staff's conditions of approval, and no concerns about the projects were expressed by the Commission or the public.

**Motion by Peters, second by Hopkins, to approve the five applications on the Consent Agenda subject to their respective conditions of approval. Motion carried.**

## Personnel

Motion by Williams, second by Peters, to go into Executive Session. Motion carried.

Motion by Williams, second by Peters, to come out of Executive Session. Motion carried.

**Motion by Hopkins, second by Brock, to approve permanent status for Jennifer Weston, GIS Analyst. Motion carried.**

Vice Chairman Sharpe thanked Jennifer for her work and congratulated her on her permanent status.

## Comprehensive Education Committee

Vice Chairman Sharpe reported that the Education Committee for the Comprehensive Plan has asked the Planning Commission to appoint a Planning Commissioner to the Education Committee that will monitor implementation of the Education Element.

**Motion by Hopkins, second by Williams, to appoint Commissioner Peters to the Comprehensive Plan Education Committee. Motion carried.**

Chairperson Sutton arrived at the meeting.

PDP-2002-30 City of Georgetown Business, Industry, & Technology Park – Master Plan for a 395-acre (approx.) business park, located on the east side of Cherry Blossom Way, south side of Delaplain Road, northwest side of U.S. 62 (Cynthiana Road).

Mr. Klepper reviewed the staff report, including the drainage issue. He stated that staff is extremely pleased with the engineers' design with regard to the BP-1 standards and water quality.

After brief discussion, **motion by Brock, second by Lee, to approve the Master Plan for the Business, Industry, and Technology Park subject to the nine conditions listed in the staff report. Motion carried.**

Review of Comprehensive Plan Community Facilities Goals and Objectives  
PUBLIC HEARING

Chairperson Sutton opened the public hearing. Ms. Phillips asked that the Commission take action on the Goals at this meeting, and that the Objectives be voted upon at a later meeting. She reviewed the Goals, including the new goals for medical facilities, stormwater drainage, the Fire Department, Cultural Facilities, and Social Services.

There being no comments from the Commission or public, Chairperson Sutton closed the public hearing.

**Motion by Brock, second by Williams, to recommend approval of the Community Facilities Goals as presented. By roll call vote, motion carried 6-0.**

Review of Urban Committee Recommendations – Rural Land Use Requests  
PUBLIC HEARING

Chairperson Sutton opened the public hearing.

Mr. Klepper asked Bruce Lankford, representing James Dwyer, to start discussion on the Dwyer Property – Lexington Road and Lisle Road – approximately 6 acres from B-1 Neighborhood Commercial to B-2 Highway Commercial. The matter was continued from the April 11, 2002 meeting.

Mr. Lankford provided the Commissioners an amended request from Mr. Dwyer. Mr. Dwyer discussed the interest that he has had in the property.

Commissioner Williams felt that the property is not appropriate for a used car sales facility since it is the “gateway” to Georgetown. She also felt it is not appropriate for the urban zoning of B-2 since it is as far from Georgetown to the south as possible, and because of its proximity to the adjacent residential area. She also understood that the Commission should not make decisions based on economic factors. Mr. Perkins stated that if there is no use for a specifically-zoned property, then it may be that the zoning is inappropriate.

The eventual widening of U.S. 25 and the amount of commercial land across from this property were discussed. Mr. Lankford stated that there are approximately 14-15 different uses other than agriculture on this stretch of U.S.25.

Discussion continued. Commissioner Williams wished to postpone the matter to allow more time for study. Commissioner Brock asked Mr. Dwyer if he would

agree to dedicate the property between the commercial area and the mobile home park as a permanent green space. Mr. Dwyer agreed.

It was agreed to postpone the matter to the June meeting so that the applicant can work with staff further on the proposal.

Chairperson Sutton continued the public hearing to the June meeting.

Update of previously approved projects and agenda items

Mr. Klepper gave a brief update on current and upcoming projects.

He also stated that he and Mr. Frazier will be addressing the KAPA Conference on the subject of Phase II water quality and quantity.

The meeting was then adjourned.

Respectfully,

  
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Sara Sutton, Chairperson

Attest:

  
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Charlie Perkins, Secretary