

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

**AUGUST 10, 2006**

The regular meeting was held in the Scott County Courthouse on August 10, 2006. The meeting was called to order by Chairperson Barry Brock at 6:00 p.m. Present were Commissioners Mike Bradley, Melissa Gregory, Janet Holland, Robert Hopkins, John Lacy, Jimmy Richardson and Elizabeth Williams, Planning Director Michael Sapp, Planners Drew Ardary and Rhonda Cromer, and Attorney Charlie Perkins. Absent were Commissioner Helen Mitchell and Engineer Ben Krebs.

Chairman Brock introduced and welcomed Michael Sapp as the new Director of Development Services.

Motion by Gregory, second by Holland, to approve the July invoices. Motion carried.

Motion by Williams, second by Lacy, to approve the August agenda as presented. Motion carried.

Postponements/Withdrawals

Mr. Brock reported that the Kiser Property, Gunnell Road Subdivision, Mission Gear Indoor Racing, and Victory Life Church applications have been postponed to the September meeting.

**Motion by Williams, second by Gregory, to accept the four items for postponement. Motion carried.**

Consent Agenda

Representatives of the Rocky Creek, Section 3, Revised and Jack Cooper Transport Company applications agreed to their respective conditions of approval, and no concerns about the projects were expressed by the Commission or the public.

**Motion by Lacy, second by Richardson, to approve the two items on the Consent Agenda subject to their respective conditions of approval. Motion carried.**

ZMA-2006-60 Dwyer & Lankford Properties – Rezoning request from A-1 Agricultural to B-2 Highway Commercial on 9.90 acres, located on the southwest corner of U.S. 460 W. (Frankfort Pike) and U.S. 460 Bypass (McClelland Circle).  
PUBLIC HEARING

Chairman Brock opened the public hearing.

Mr. Ardary reviewed the staff report, including issues regarding access, a possible sinkhole, Comprehensive Plan designation, and design guidelines.

Commissioner Williams suggested that the word “should” be changed to “must” in condition of approval #5 regarding the Commercial Design Elements of the *West Georgetown Small Area Plan*.

Commissioner Williams asked how the Comprehensive Plan is generally interpreted regarding how much land can be zoned commercial on the bypass at the major intersections of U.S. 25 and U.S. 460. Mr. Ardary felt that between 1000’ and 2000’ from the intersection should be considered for commercial. Commissioner Williams expressed concern that this intersection will become a major commercial center that is not compatible with the area.

Mr. Sapp stated that the commercial nodes allowed by the Comprehensive Plan are not generally defined by specific dimensions, adding that they are required to be developed as a “village” concept, which would limit the size of the developments.

Commissioner Bradley felt that some provision should be made to prohibit a commercial access on the State-owned property if the State decides to discontinue use of their facility there. Mr. Ardary agreed that a condition should be added prohibiting any future access from the tract currently owned by the State.

Bruce Lankford, applicant, stated that the 9.9 acres encompassed by the property is commensurate with the other quadrants of the intersection, except Western Elementary School, which is more than 9.9 acres. He stated that there has not been any discussion with the State regarding access from that property.

It was noted that the documentation regarding notice requirements is in order.

Mr. Lankford agreed with the conditions of approval, including condition #5 being amended to read “Prior to Preliminary Development Plan approval, commercial design elements must follow the *West Georgetown Small Area Plan*.”

Chairman Brock closed the public hearing.

**Motion by Richardson, second by Holland, to recommend approval of the rezoning request from A-1 Agriculture to B-2 Highway Commercial for 9.9 acres, based on the four reasons listed in the staff report and subject to the eight (8) conditions of approval, including the amendment to condition #5. By roll call vote, motion carried 7-0.**

FSP-2006-65 Boston Renewal Project – Final Subdivision Plat creating three (3) single family residential lots by reconfiguring two (2) existing lots on .48 acres zoned R-2, located on the east side of Payne Street and south side of Marks Street.

Ms. Cromer reviewed the staff report. She explained staff's request to reconfigure Lots 1 and 2 to allow a driveway entrance onto Lot 1 from Marks Street. She recommended approval of the three variances.

Kim Barber, applicant, agreed to the conditions of approval.

An adjacent property owner expressed concern about the types of homes that would be constructed on Lots 1 and 2. Ms. Cromer stated that the lot size does not permit duplexes, that they would be single-family homes.

**Motion by Williams, second by Bradley, to approve the Preliminary Subdivision Plat subject, including the three variances and reconfiguration of Lots 1 and 2, subject to the three (3) conditions of approval. Motion carried.**

FDP-2006-41 Majestic Village - Final Development Plan for 50 single-family attached units on 7.07 acres, located south of East Main Extended, east of McClelland Circle, and north of Lemons Mill Road.

Chairman Brock stated that, after discussion with the applicant, the Executive Committee agreed to allow the application to be heard by the full Commission. He added that several neighbors have expressed concern about the street lights and surface of the existing streets in Mansion Estates, and that those items have been bonded through the Planning Office and are not now part of the discussion of this application.

Ms. Cromer reviewed the staff report, including the requested variance to reduce rear yard setbacks. She stated that the three issues of concern at the July 13, 2006 Planning Commission meeting have been addressed by the applicant. She recommended approval of the variance (for lots 28-45) and the Final Development Plan.

Brent Combs, Thoroughbred Engineering and representing the applicant, agreed with the conditions of approval.

Mr. Perkins asked if the retaining wall is the reason for the variance. Mr. Combs replied that it is.

Off-street parking was briefly discussed. Mr. Brock stated for the record that the homeowner's association was contacted about this meeting.

**Motion by Lacy, second by Williams, to approve the Final Development Plan, including the variance for rear yard setbacks on lots 28-45 due to the slope constraint and retaining wall, and subject to the twenty-seven (27) conditions of approval. Motion carried 6-1 with Richardson dissenting.**

PDP-2006-62 International Crankshaft, Inc. – Preliminary Development Plan for expansion of existing manufacturing facility on 16.95 acres zoned I-1, located on the south side of Lemons Mill Road and west side of Carley Drive.

Ms. Cromer reviewed the staff report. She stated that the variance to reduce the front yard setback from 50' to 25' is due to the constraints of the existing building location. She addressed parking, landscaping, and stormwater detention.

Keith Lagee, Denham-Blythe Company and representing the applicant, agreed with the conditions of approval.

**Motion by Williams, second by Richardson, to approve the Preliminary Development Plan, including the requested variance to reduce the front yard setback, and subject to the twelve (12) conditions of approval. Motion carried.**

The meeting was then adjourned.

Respectfully,

  
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Barry Brock, Chairperson

Attest:

  
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Charlie Perkins, Secretary