

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

**March 8, 2001**

The regular meeting was held in the Scott Fiscal Courtroom on March 8, 2001. The meeting was called to order by Chairperson Sara Sutton at 7:00 p.m. Present were Commissioners Barry Brock, Robert Hopkins, Omer Lee, William Peters, John Sharpe, James Thomason, Elizabeth Williams, Planning Director Kelley Klepper, Attorney Charlie Perkins, Planner Steven Biel, and Engineer Brad Frazier. Absent was Commissioner Pete Gritton.

Motion by Thomason, second by Hopkins, to approve the February invoices. Motion carried.

Motion by Sharpe, second by Williams, to approve the February 8, 2001 minutes. Motion carried.

There were no additions or corrections to the agenda. Motion by Hopkins, second by Thomason, to approve the March agenda. Motion carried.

Postponements/Withdrawals

Mr. Klepper reported that representatives for the Bruce and Anita Jackson Cluster application have requested postponement to the April meeting, and that staff recommends postponement of the Sharpe Property application. Motion by Thomason, second by Brock, to postpone those items. Motion carried.

Consent Agenda

Representatives for the Julian Griffith Property, McDermott Property, Clearview Country Estates, McInturf Property, Beckett Estate, and the Ulrich Chemical Facility applications agreed to staff's conditions of approval, and no concerns about the projects were expressed by the Commission or the public.

**Motion by Brock, second by Lee, to approve the six applications listed above, subject to their respective conditions of approval. Motion carried.**

ZMA-2001-04 Mintwood Farm, Rankin & Price Properties (Stone Bridge Phase II) - Rezoning request for 211 acres from A-1 Agricultural to R-1C PUD Single Family Residential, located on the northwest side of Old Oxford Road, east of Oxford Drive (Old U.S. 62), north of Cherry Blossom Golf & Country Club.  
PUBLIC HEARING

Chairperson Sutton continued the public hearing from the February meeting. Mr. Klepper reviewed the staff report, including the open space and floodplain issues, the street layout, and revised concept plan specifically noting the lot design and townhouse area.

The Commission discussed the cumulative development of the area.

Bruce Lankford, representing the applicant, was available to answer questions.

Mrs. Jones, adjoining property owner, expressed concern about the buffering of lots on Old Oxford Road and the impact of the development on the road.

Clayton Smith, adjoining property owner, asked about the remaining portion of the farm that is not shown on the development plan and not within the USB.

Commissioners Sharpe and Hopkins expressed concern about the traffic impact and road improvements.

Chairperson Sutton closed the public hearing.

**Motion by Brock, second by Thomason, to recommend approval of the zone change from A-1 to R-1C PUD subject to the conditions of approval and on the basis that it is consistent with the Comprehensive Plan. By roll call vote, motion carried 7-0.**

PDP-2001-06 Central Bank - Preliminary Development Plan for a 7,200 sq. ft. building renovation for a proposed bank and parking area, located on the south side of W. Main Street, west side of S. Broadway, north of Opera Alley.

Commissioner Sharpe disqualified himself from voting and discussion due to the proximity of his family's business.

Mr. Klepper reviewed the staff report.

Tom Prather, President of Central Bank, introduced several downtown business persons who support the project, as well as Tom Hatfield of EA Partners, engineers for the project. He reported on the bank's search for a new location and their consultation with Ann Bevins, local historian. He also addressed the parking issue.

Steve Price, Georgetown resident, expressed concern about the parking area and felt that the Morgan Crenshaw building should not be torn down.

Following extensive discussion on parking, **motion by Hopkins, second by Williams, to approve the Preliminary Development Plan, including variance #1 regarding parking aisle width, and subject to the eight conditions listed in the staff report. Motion carried.**

#### Clabe Mosley Final Development Plan

Mr. Biel reported on the status of the project. He stated that the emergency services will inspect and approve the road before any Certificates of Occupancy are issued, and continue to inspect the road twice a year to ensure that it remains in good condition. Mr. Mosley agreed to that.

Mr. Mosley asked that the required concrete be in place the second year the camp is open. Commissioner Brock felt that the potential for erosion necessitates the concrete be in place the first year.

**Motion by Brock, second by Lee, to approve the Final Development Plan subject to the eight conditions listed in the staff report. Motion carried.**

Mr. Perkins noted for the record that Mr. Mosley was signing the conditions of approval in which the word "agree" was replaced with the word "understand."

#### Royal Spring Aquifer Recharge Area - Wellhead Protection Plan PUBLIC HEARING

Chairperson Sutton opened the public hearing.

Bob Riddle, Manager of GMWSS and Chairman of the Wellhead Protection Committee, introduced Jim Long, Plant Supervisor for GMWSS, who briefly discussed the Wellhead Protection Plan. Jim Rebmann of the Lexington Fayette Urban County Government described Lexington's involvement in the plan and answered the Commission's questions.

**Motion by Brock, second by Thomason, to accept the Wellhead Protection Plan. By roll call vote, motion carried 7-0.**

Proposed amendments to Article II of the Zoning Ordinance regarding regulation of signs PUBLIC HEARING

Chairperson Sutton opened the public hearing. Mr. Klepper reported that few comments have been received on the proposed amendments. He recommended continuing the public hearing until the April meeting.

Billy Singer, Delaplain Road property owner, asked if the billboard sign on his property would be prohibited by the ordinance. Mr. Klepper responded that regulation of billboards is not included in the proposed amendments.

Bruce Lankford, representing the Howard Property and Cherry Blossom Properties, expressed their desire to work with staff on the amendments in the coming month.

Chairperson Sutton continued the public hearing to the April meeting.

Mr. Klepper reported on the television program done by KET on the Box City program and stated that the videotape is available for viewing.

Update of previously approved projects and agenda items

The meeting was then adjourned.

Respectfully,



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Sara Sutton, Chairperson

Attest:



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Charlie Perkins, Secretary