

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
November 8, 2018**

The regular meeting was held in the Scott County Courthouse on November 8, 2018. The meeting was called to order by Chair Rob Jones at 6:00 p.m. Present were Commissioners Charlie Mifflin, Mark Sulski, Byron Moran, Frank Wiseman, Regina Mizell and Steve Smith, Director Joe Kane, Planners Matt Summers and Mikaela Gerry, and Attorney Charlie Perkins. Absent was Commissioners Jeff Caldwell and James Stone and Engineer Ben Krebs.

Motion by Mifflin, second by Mizell, to approve the October invoices. Motion carried.

Motion by Sulski, second by Moran, to approve the October 11, 2018 minutes. Motion carried.

Motion by Mizell, second by Smith, to approve the November agenda. Motion carried.

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

Postponements/Withdrawals

Chairman Jones stated that the application for Price Farm (PSP-2018-57) has been postponed to the regular December meeting.

PDP-2018-51 Amerson Property Amended Concept Plan – Amended Concept Plan for the Amerson Property Development located west of Harmony Ridge and Lemons Mill Elementary, south of Lemons Mill Road, east of McClelland Circle.

Mr. Summers reviewed the staff report. He stated the property is zoned R-3 and B-4 and was approved as a PUD in 2010. He stated the project site is 90.53 acres.

He stated the Amended Concept Plan proposes more townhomes but no single-family homes. He stated the total number of units will increase by 103.

He stated the change to townhomes would add approximately 200 more people and trips to the development.

He stated in order to change the Concept Plan, a decision of whether it is appropriate to eliminate the single-family housing, increase the residential density and the efficiency of the proposed road layout need to be considered.

He stated the applicant submitted a justification letter showing the market changes away from owner occupied homes.

Commissioner Mifflin questioned if the number of owned homes is down because of choice or the lack of houses. Mr. Summers stated he feels it is probably because of both.

He stated the proposed change would have a net density of 12.1 units per net acre with R-3 zoning having a maximum of 16 units per net acre.

Richard Murphy, representing applicant, stated there has been changes in the 8 or 9 years since the original concept plan was presented.

He stated there is a greater need for townhome units.

He stated the additional traffic for townhomes would equal one additional trip every four minutes.

He stated the applicant proposes changing the second condition of approval. He stated the applicant would coordinate construction of the Legacy Trail with the appropriate local agencies in order to utilize this trail section with a local match of federal trail grant applications.

Commissioner Sulski questioned if the applicant has talked to staff regarding a grant for the trail. Mr. Murphy stated the applicant did not realize about the grant until after workshop.

Dennis Anderson, applicant, stated that a trial system is very important to him.

Commissioner Mifflin questioned who would apply for the grant for the trial. Mr. Kane stated a local government agency.

Chairman Jones questioned the size of the trail and the design of the trail along the townhomes. It was stated it would be 12-foot in width and a garage would buffer along the townhomes.

Commissioner Mifflin questioned if Pleasant View Boulevard would eventually connect to Lisle Road.

Chairman Jones questioned if you can drive from the townhomes into the commercial center. It was stated there is not access due to security concerns. Chairman Jones questioned if there is pedestrian access from the townhomes to the commercial center. It was stated there is an access for people who live there but it would not be a direct access for someone who does not.

Motion by Mifflin, second by Sulski, to approve the Preliminary Development Plan (PDP-2018-51) subject to four (4) conditions of approval and with the change to condition two. Motion carried.

PSP-2018-42 & PDP-2018-43 Amerson North Townhomes – Preliminary Development Plan and Preliminary Subdivision Plat for 136 Townhome Units and associated lots located east of McClelland Circle, south of the apartments, and west of Harmony Ridge.

Motion by Sulski, second by Mizell, to approve the Preliminary Subdivision Plat (PSP-2018-42) and PDP-2018-43 Preliminary Development Plan subject to ten (10) conditions of approval and with the change to condition two. Motion carried.

ZMA-2018-54 Stamping Ground Used Car Lot – Zone Change request for approximately 0.94 acres from B-1 to B-2 located at 3365 Main Street, Stamping Ground. PUBLIC HEARING

Chairman Jones recused himself.

Commissioner Sulski opened the public hearing.

Mr. Kane reviewed the staff report. He stated it is a zone change request in Stamping Ground for a vacant lot of 0.159 acres. He stated it had been previously used for a car lot which was a legal nonconforming use at the time.

He stated the Future Land Use Map designates the area as commercial. He stated changing the zoning from B-1 to B-2 could be considered appropriate if the past use was regarded as an appropriate use.

Bruce Lankford, representing applicant, stated that the applicant asks that the Commission agree with Mr. Kane's recommendation of approval.

Bill Barrett, Stamping Ground resident, questioned the use of the property. He stated he feels residents are not aware of the application.

Mr. Lankford stated the intent is a used car lot. He stated if the applicant changes his mind he must come before the Planning Commission again with a development plan.

Delores Reynolds, Versailles resident, stated she owns a nearby lot. She has concern regarding the intended use.

Dale Perry, Stamping Ground resident, stated he had concerns regarding the use of the property and the safety of the area.

Mr. Lankford stated he wanted to reassure the residents that the intended use is a car lot.

Commissioner Sulski closed the public hearing.

Commissioner Smith questioned the uses in B-1 zoning.

Commissioner Mifflin questioned who enforces the zoning in Stamping Ground.

Commissioner Moran questioned the basis of a zone change and how they are determined.

Motion by Wiseman, second by Smith, to recommend approval of the rezoning request (ZMA-2018-54) on the basis that it complies with the Comprehensive Plan, and subject to two (2) conditions of approval. By roll call vote, motion carried 6-0.

PSP-2018-55 & PDP-2018-56 ML Georgetown Paris - Preliminary Subdivision Plat and Preliminary Development Plan for a 7,000 square foot retail building located at southwest corner of Paris Pike and McClelland Circle.

Mr. Kane reviewed the staff report. He stated this application is for a new lot to be created and a new building to be built in the former Kmart shopping center. He stated this application replaces an approved preliminary development plan from two years ago since the previous approval expired in October due to the sunset clause. He stated the applicant requests to divide a 1.54-acre parcel in the parking lot.

He stated the shopping center is currently subdivided into three parcels. He stated this application is for a proposed restaurant on a new parcel to be subdivided from Parcel A.

He stated there is a shared parking and access agreement among the owners of the existing parcels.

Chairman Jones questioned if there would be enough parking spaces left if approved. Mr. Kane stated there would be 498 parking spaces.

Bruce Lankford, representing the applicant, stated the application would help the area if approved.

David Seewor, representing owner of Big Lots, stated he would like to ask for a deferral on a decision until a meeting can be held to review the plans and agreement among the owners of the buildings within the center that the proposal does not violate their private shared access and parking agreement.

Mr. Lankford stated the applicant is willing to agree to the meeting but didn't think it necessary to postpone preliminary approval.

Mr. Seewor stated the owner is willing to agree to preliminary development approval if the application must come back to full commission for final development approval.

Commissioner Smith questioned the parking configuration.

Brent Combs, Thoroughbred Engineering, representing applicant, stated there is not parking expansion beyond the current boundaries of the property.

Commissioner Smith questioned if there are any safety measures anticipated in case a vehicle went over the embankment.

Mr. Combs stated the highway department would have to approve a guardrail before it could be installed.

Chairman Jones questioned if the building would hurt the water runoff situation. Mr. Combs stated it would be an actual improvement because of more grass being installed.

Motion by Sulski, second by Mizell, to approve the Preliminary Subdivision Plat (PSP-2018-55) and Preliminary Development Plan (PDP-2018-56) subject to eight (8) conditions of approval and that if return to Planning Commission for Final Development Plan approval. Motion carried.

Request to amend COA for Southland Christian Church (PDP-2018-56)

Mr. Kane stated that the last condition of approval for the Preliminary Development Plan was that the roads be constructed and platted before Final Development approval. He stated the platting of the roads is Dennis Anderson's responsibility since he is the developer of the overall project. He stated GMWSS will not sign a Final Plat until the sewer is installed by Dennis Anderson which is holding up platting of the roads.

He stated that Southland Christian Church has requested the condition be amended but he stated he suggested adding an additional condition stating that all utilities must be approved and constructed before building occupation.

Richard Murphy, representing Southland Christian Church, stated there was a misunderstanding regarding the start of construction. He stated the platting of the roads is beyond their control.

Chairman Jones and Commissioner Sulski stated that their concern is that construction started before conditions were met.

Motion by Jones, second by Mizell, to allow construction to proceed after condition 4 is followed and conditions 7 and 8 are completed. Motion carried.

Approval of permanent status for Jeremy Reynolds

Motion by Sulski, second by Jones, to approve permanent status for Jeremy Reynolds. Motion carried.

The meeting was then adjourned.

Attest.

Charlie Perkins, Secretary


Rob Jones, Chair