

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

**September 11, 2003**

The regular meeting was held in the Scott County Courthouse on September 11, 2003. The meeting was called to order by Chairperson Sara Sutton at 7:00 p.m. Present were Commissioners Mike Bradley, Barry Brock, Pete Gritton, Robert Hopkins, Omer Lee, and John Sharpe, Planning Director Kelley Klepper, Planner Rachel Phillips, Engineer Brad Frazier, and Attorney Charlie Perkins. Absent were Commissioners Elizabeth Williams and William Peters.

Motion by Hopkins, second by Gritton, to approve the August invoices. Motion carried.

Motion by Sharpe, second by Lee, to approve the August 14, 2003 minutes. Motion carried.

Motion by Sharpe, second by Hopkins, to approve the September agenda. Motion carried.

Postponements/Withdrawals

Chairperson Sutton reported that the Fisher's Mill Landing 1-D, George Davis Farm - Tract 3, and Doug Smith Retail Center applications were postponed to the October meeting. Motion by Hopkins, second by Gritton, to accept the three items for postponement. Motion carried.

Consent Agenda

Representatives of the Homestead Phase 8-B, Whiteoak Properties - Bevins Farm, and Industrial Concepts, Inc. applications agreed to staff's conditions of approval, and no concerns about the projects were expressed by the Commission or the public.

**Motion by Gritton, second by Lee, to approve the three applications on the Consent Agenda subject to their respective conditions of approval. Motion carried.**

ZMA-2003-55 Jennings Property - Redding Road/Payne's Depot Road - Rezoning request for 63.85 acres from R-1A Single Family Residential to R-1C PUD Single Family Residential - Planned United Development, located on the south side terminus of Redding Road, south side terminus of Seminole Trail, north side of McClelland Circle, east side of Paynes Depot Road. PUBLIC HEARING

Chairperson Sutton opened the public hearing.

Mr. Klepper reviewed the staff report, including the site distance and road connection issue. He also noted the park area and the fact that the development will not negatively impact City services based on comments by the Technical Review Committee. He recommended approval based on its consistence with the Comprehensive Plan and compatibility.

Jim Amato, representing the applicant, briefly reviewed why they feel the plan should be approved and agreed with the six conditions of approval.

Bill Oester, Georgetown resident, asked for clarification on the road layout and density.

There were no more comments or concerns from the public.

**Motion by Brock, second by Gritton, to recommend approval of the rezoning request from R-1A to R-1C PUD, based on its compliance with the Comprehensive Plan and subject to the six conditions of approval. By roll call vote, motion carried 7-0.**

PSP-2003-54 Lake Forest Estates (formerly known as Mansion Estates South) - Preliminary Subdivision Plat for 70 single family detached residential lots, located on the south side of Lemons Mill Road, west of Lisle Road, east side of Harmony Ridge Subdivision (under construction).

Mr. Perkins excused himself from the meeting because of his relationship with the adjacent property owners.

Mr. Klepper reviewed the staff report, including issues regarding allowable units, current and future access, and potential variance requests for four lots. He noted the concern of Billy Perkins Sr. and Jr., neighboring property owners, regarding stormwater drainage, and the drainage plan which should prevent sheet flow from going onto the Perkins' farm.

Mr. Klepper discussed rear yard setbacks, stating that staff has requested a perimeter rear yard setback comparable to the adjacent Harmony Ridge development.

He recommended denial of the approval for 70 single family lots, but approval for 66 single family lots. He recommended that the final plat come back before the full Commission, or that a revised preliminary plat be required for the 66 lots.

Brian Koressel, applicant, addressed the stormwater drainage issue, the potential variance request for the four lots, and the rear yard setbacks. He stated that he has a formal agreement with the developers of the Harmony Ridge subdivision regarding access and maintenance for the road. He also discussed the possibility for a pond/amenity feature in the development.

Mr. Klepper expressed concern about the impact of the 30' utility easement (15' on this development, 15' on Harmony Ridge) on the top of the dam area if utilities are underground. Brent Combs, Thoroughbred Engineering, stated that the utility companies request a 30' easement when utilities are to be overhead.

Commissioner Gritton clarified staff's position on not supporting potential variance requests.

**Motion by Gritton, second by Sharpe, to deny the Preliminary Subdivision Plat for 70 lots based on the reasons outlined in the staff report. Motion carried.**

**Motion by Sharpe, second by Gritton, to approve a Preliminary Subdivision Plat for 66 lots, subject to the ten conditions of approval plus the eleventh condition that the final plat come back before the full Commission for approval, and the understanding that no variance requests for lots 6, 7, 8, and 42 will be supported, and the rear yard setback for perimeter lots is 25'. Motion carried.**

PSP-2003-58 Dream Chase Farm Cluster - Preliminary Subdivision Plat for 14 cluster residential lots plus the parent tract, located on the west side of Payne's Depot Road (U.S. 62), north of Ironworks Pike (KY 1973), and south of McClelland Circle (U.S. 460 Bypass).

Mr. Perkins returned to the meeting.

Ms. Phillips reviewed the staff report. She stated that the applicant has met or exceeded the requirements of the cluster regulations, specifically noting the landscaping and fencing requirements. She stated that the applicant received an entrance permit from KYTC-District 7; however, due to the size of the subdivision, a commercial entrance permit is required.

She reported that several neighboring property owners who attended the Commission workshop could not be in attendance and submitted a letter

addressing concerns regarding the internal road right-of-way and the U.S. 62 road improvements.

The type of fence to be used around the perimeter of the cluster pod was discussed. Clay Neel, applicant, addressed the fencing issue, and stated in his letter that was submitted that the existing perimeter fence will remain and a new fence will be constructed around the cluster pod, making a double fence. It was noted that the existing mature trees will remain and additional deciduous/ evergreen trees will be added to fulfill the landscaping requirements.

The length of the cul-de-sac, the location of the entrance onto U.S. 62, and the depth-to-width ratio were discussed.

**Motion by Brock, second by Bradley, to approve the Preliminary Subdivision Plat, based on staff's recommendation, subject to the thirteen (13) conditions of approval and including approval of the variances regarding an increase in the depth-to-width ratio of the lots and the length of the cul-de-sac. Motion carried.**

FSP-2003-59 Hensley Property - Final Subdivision Plat for 5 rural residential lots, located on the southwest side of Owenton Road (KY 227), northeast of Minor's Branch Road, southwest of Plummer Road.

Ms. Phillips reviewed the staff report, including the required variance approval from the Board of Adjustments regarding encroachment into a building setback.

Robert Hensley, applicant, agreed with the eight conditions of approval.

**Motion by Sharpe, second by Lee, to approve the Final Subdivision Plat subject to the eight (8) condition of approval. Motion carried.**

PDP-2003-60 Gano Baptist Church - Preliminary Development Plan for a 14,400 sq. ft. church and parking lot, located on the south side of McClelland Circle, west of U.S. 25 S., northeast of U.S. 62.

Ms. Phillips reviewed the staff report, including the conditional use permit, access, annexation, and sanitary sewer issues.

Clancy Trapp, representing the applicant, stated that the Health Department would approve a septic system for the first phase, but that sanitary sewers would have to be available for the second phase. Mr. Klepper added that the Health Department representative had also informed him of that.

Commissioner Brock suggested that condition number one be amended to read, “. . . regarding annexation, once sewer service is available” and that condition number two be amended, deleting “no septic tank or lagoon will be permitted.”

The applicant agreed with the twelve conditions of approval.

**Motion by Gritton, second by Brock, to approve the Preliminary Development Plan subject to the twelve conditions of approval, including the amendments to conditions one and two. Motion carried.**

Proposed amendment to Article XII and Appendix III - Form M of the *Subdivision and Development Regulations* regarding sinkholes PUBLIC HEARING

Chairperson Sutton opened the public hearing.

Mr. Klepper reported on one modification that was made to the amendment after input was received from interested parties, and he briefly reviewed the amendment.

There were no comments from the Commission or public and Chairperson Sutton closed the public hearing.

**Motion by Brock, second by Gritton, to recommend adoption of the proposed amendment to the *Subdivision and Development Regulations* regarding environmentally sensitive areas and sinkholes as presented. By roll call vote, motion carried 6-0.**

Proposed amendment to the *Zoning Ordinance* to consider adding “Bed and Breakfast” establishments as a conditional use where located along an arterial street in R-1B and R-1C districts PUBLIC HEARING

Chairperson Sutton opened the public hearing.

Mr. Klepper reviewed the intent of the proposed amendment.

Katy Prather, realtor, submitted letters of support from various people/ organizations.

Ms. Phillips noted that tax credits are available for renovations to historic structures if the structure is then used for profit.

Chairperson Sutton submitted for the record a letter she received from Betty Wooten, Georgetown resident, in support of the amendment.

Betty Jo Wooten, area resident, expressed concerns about a particular Bed and Breakfast and asked for clarification of the existing and proposed ordinance.

Stan Sekula, potential buyer of a Bed and Breakfast, spoke in favor of the amendment. Mr. Klepper outlined the conditional use process and the validity of previous Board of Adjustment approvals.

Chairperson Sutton closed the public hearing.

**Motion by Sharpe, second by Hopkins, to recommend adoption of the proposed amendment to the *Zoning Ordinance* regarding Bed and Breakfasts. By roll call vote, motion carried 6-0.**

Review and adoption of City of Georgetown Zoning Map PUBLIC HEARING

Chairperson Sutton opened the public hearing.

Mr. Klepper reported that the 120-day review period has ended and two concerns from the public were received, which have been addressed. He recommended adoption and forwarding to City Council for their adoption.

There were no comments from the Commission or public. Chairman Sutton closed the public hearing.

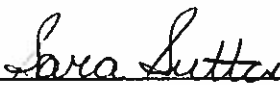
**Motion by Gritton, second by Brock, to recommend adoption of the Georgetown Zoning Map as presented by staff. By roll call vote, motion carried. 6-0.**

Update of previously approved projects and agenda items

Ms. Phillips briefly updated the Commission on recent activity.

The meeting was then adjourned.

Respectfully,

  
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Sara Sutton, Chairperson

Attest:

  
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Charlie Perkins, Secretary