

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

**August 8, 2002**

The regular meeting was held in the Scott County Fiscal Courtroom on August 8, 2002. 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, Elizabeth Williams, Planning Director Kelley Klepper, Planner Rachel Phillips, Engineer Brad Frazier, and Attorney Charlie Perkins. Absent were Commissioners Pete Gritton, John Sharpe, and James Thomason.

Motion by Peters, second by Lee, to approve the July invoices. Motion carried.

Motion by Hopkins, second by Brock, to approve the July 11, 2002 meeting minutes. Motion carried.

Mr. Klepper noted an addition under Staff Reports, Other Business - New: a request by Canewood, Inc. for a special meeting before the regular September meeting. Motion by Brock, second by Peters, to accept the August agenda as amended. Motion carried.

Postponements/Withdrawals

Chairperson Sutton reported that the Wilder Cluster, Fisher's Mill Landing Phase 1 Unit B, Fisher's Mill Landing Phase 1 Unit C, and McCullagh Cluster Subdivision applications have been postponed to the September meeting. The Eastside Trucking, Tract 1 application has been withdrawn. Motion by Williams, second by Lee, to accept the four items for postponement and the one item for withdrawal. Motion carried.

Consent Agenda

Representatives of the Cherry Blossom Centre, Tutt Property, Dunn Property, Dawson Property, and Hannson Place Phase II applications agreed to staff's conditions of approval, and no concerns about the projects were expressed by the Commission or the public.

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

ZMA-2002-53 A & K Child Development Center – Rezoning request for 0.67 acre from R-2 Residential to B-1 Neighborhood Commercial, located on the south side of Young Street, southeast of North Hamilton Street, north of Hickman Street. PUBLIC HEARING

Mr. Klepper reviewed the staff report. He discussed staff's concerns regarding locational criteria and Type I Daycare characteristics outlined in the Comprehensive Plan, surrounding zoning, traffic impacts, the concept of spot zoning, and KRS 100 requirements. Staff recommended denial based on these concerns.

The Commission discussed traffic in the area, and the feasibility of doing a small area plan.

Barbara Gibbs and Kimberly Vinegar, applicants, discussed the need for a daycare in the area. They addressed the parking issue and presented a petition from the surrounding neighbors in support of the facility. They also presented supportive letters from Adult Community Education and Chester Palmer of the Georgetown Police Department. Ms. Gibbs quoted from the Comprehensive Plan on the need to make quality daycare available to all citizens.

Ms. Gibbs submitted documentation regarding notice requirements.

Other Type I Daycare facilities in Georgetown were discussed.

Maggie Bledsoe, area resident, spoke in support of the daycare.

Commissioner Williams suggested postponing the matter so that other options can be explored, possibly with the City of Georgetown, to help the applicants provide a daycare facility in the north Georgetown area. Commissioner Hopkins agreed. Commissioner Brock felt that, even though the matter should be given further attention, the zone change request as presented in this application should be voted upon.

Chairperson Sutton continued the public hearing until the September meeting.

PSP-2002-47 Harbor Village Phase II – Lakeside Drive – Preliminary Subdivision Plat for 35 residential lots, located on the east side and west side of Lakeside Drive, southwest of Lakeshore Drive.

Ms. Phillips reviewed the staff report. The application was continued from the July meeting due to the question of whether to require the construction of Cove Lake, as shown on the original Master Plan.

Johnny Saunders, applicant, stated that he does not plan to construct the lake because it is a small area and the trees are approximately 30' to 40' tall. He stated that Phase I residents have indicated that they would rather have wooded greenspace instead of being able to see across the area to other houses.

It was clarified that the area will remain greenspace and not be platted for lots in the future.

Ms. Phillips reviewed the two variances requested with the application. The future extension of Lakeside Drive was discussed. Ms. Phillips then read the ten conditions of approval. The Commission discussed the concern that additional development may occur before the construction of the extension of Lakeside Drive to Harbor Village Drive.

Attorney Perkins suggested approving the Preliminary Subdivision Plat, but before a Final is submitted, requiring the applicant to submit an amended Master Plan for approval. The Commission should also resolve the question of who is responsible for the connection of Lakeside Drive and Harbor Village Drive.

It was clarified that an additional condition be that before the Final Subdivision Plat is approved, an apportionment plan for the Lakeside Drive/Harbor Village connection be determined. It was also noted that the Cove Lake area will be preserved as open space and the Final Subdivision Plat will be reviewed by the full Commission.

**Motion by Williams, second by Brock, to approve the Preliminary Subdivision Plat for Phase II as submitted, subject to the ten conditions of approval, including condition #1 specifically requiring an updated Master Plan which preserves the Cove Lake area as greenspace; approval of the two requested variances; and prior to Final Plat approval, that there be either an approved time table for the Lakeside Drive/Harbor Village connection, or some mechanism for this applicant contributing toward that if the timing is beyond development of his 35 lots. Motion carried.**

PDP-2002-28 David Kelly Property – Campground – Preliminary Development Plan for a campground on 13.77 acres, located on the east side of Muddy Ford Road (KY 922), north of Barkley Road.

Mr. Klepper reviewed the staff report, which recommended approval subject to the ten conditions of approval.

Chairman Sutton asked where the swimming facility would be. Mr. Kelly, applicant, responded that a swimming pool will be constructed near the pavilion.

After brief discussion, **motion by Hopkins, second by Williams, to approve the Preliminary Development Plan for the 13.77 acres, subject to the ten conditions of approval, plus the eleventh condition that the swimming pool be shown on the Final Development Plan. Motion carried.**

Request by Canewood, Inc.

Fred Easteridge, representing Canewood, Inc. requested that a special meeting be scheduled to consider a development plan that shows a detention basin located adjacent to U.S. 460 and redesign of the existing tree and double-fence buffer.

Tuesday, August 20, 2002 at 6:30 p.m. was set for a special meeting, to be held in the Development Services Building.

Proposed amendments to the Zoning Ordinance regarding H.B. 270 – Cellular Telecommunications Towers PUBLIC HEARING

Mr. Klepper reported that several parties are still reviewing the draft. He asked that the matter be continued to the September meeting.

Chairperson Sutton continued the matter to the September meeting.

Proposed amendments to the Addressing Ordinance re: road suffix and address assignment PUBLIC HEARING

Chairperson Sutton opened the public hearing. Mr. Klepper explained the need for the amendments.

After brief discussion, Chairperson Sutton closed the public hearing.

**Motion by Williams, second by Hopkins, to approve the proposed amendment to the Addressing Ordinance. By roll call vote, motion carried 5-0.**

Proposed amendments to Article XI and Article XII of the Subdivision and Development Regulations regarding Stormwater Management PUBLIC HEARING

Chairperson Sutton opened the public hearing.

Mr. Frazier reviewed the proposed amendments.

The public hearing was continued to the September meeting to allow time for review by the Commission and other parties.

Comprehensive Plan – Cellular Telecommunications Towers PUBLIC HEARING

Chairperson Sutton opened the public hearing and continued the matter to the September meeting.

Proposed amendments to the Subdivision and Development Regulations regarding digital plats and plans PUBLIC HEARING

Chairperson Sutton opened the public hearing.

Mr. Klepper reviewed the proposed amendment. He asked that the Commission review the material in the coming month and invited them to direct any questions to Jennifer Weston, GIS Analyst.

Chairperson Sutton continued the public hearing to the September meeting.

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