

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
February 9, 2023**

The regular meeting was held in the Scott County Courthouse on February 9, 2023. The meeting was called to order by Acting Chairman Mary Singer at 6:00 p.m. Also present were Commissioners Rhett Shirley, James Stone, Duwan Garrett, Brad Green, David Vest, Dann Smith, and Director Joe Kane, Planners Matt Summers and Elise Ketz, Engineer Ben Krebs, and Attorney Charlie Perkins. Commissioner Mifflin was absent. There is one vacancy on the Commission.

Motion by Shirley, second by Garrett, to approve Commissioner Singer as Acting Chairman for the February 9, 2023 meeting.

Motion by Stone, second by Smith, to approve the January invoices. Motion carried.

Motion by Smith, second by Shirley, to approve the January 12, 2023 minutes. Motion carried.

Motion by Shirley, second by Green, to approve the February agenda. Motion carried.

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

Postponements/Withdrawals

Acting Chairman Singer stated that the application for Worldwide Equipment (PDP-2022-44) and Big Pine Land (ZMA-2022-57) are postponed until the next regularly scheduled meeting.

FSP-2022-47 Joann Warner Property – Final Subdivision Plat to subdivide one cluster lot from a larger farm located at 6125 Cincinnati Road.

Ms. Ketz stated the proposed cluster lot is for 1.45 acres with 3.556 acres of preserved area and a remainder of 120.6 acres. She stated no new entrance for the cluster lots is proposed, but an access easement along the north property line is proposed and applicant has access to water and sewer.

She stated the applicant has requested four variances/waivers. She stated the applicant requested a reduction for the rear yard setback and the tree preservation easement. She stated the applicant requested two waivers for new road construction and for the cluster lot to have access to internal roads only.

She stated the cluster lot is along the road frontage of Cincinnati Road. She stated there is one existing entrance to the property.

She stated the applicant wants to maintain control of the stream that runs through the property.

She stated staff supports the application with the waivers for new road construction and internal road access but not the rear yard setback or tree preservation easement.

Michelle McCall, the applicant's daughter, stated they do not want to install a fence or plant trees by the creek since it would be hard to maintain. She stated the property is already fenced since they have cattle.

Commissioner Stone stated once property is sold you lose control of it.

Commissioner Green asked for clarification of the property that would actually be sold in the future.

Commissioner Shirley questioned the easement length. Ms. McCall stated the easement was supposed to go across the whole northern line of the property, but the surveyor had not done that yet.

Ms. Ketz stated that the northeast side of the existing residence staff would support a combined easement of rear yard setback with tree preservation. Ms. McCall stated they do not have a problem with that.

Attorney Perkins suggested having the correct conditions of approval ready for signatures in the morning per the discussions at the meeting.

After further discussion, **Motion by Garrett, second by Smith to recommend approval of the Final Subdivision Plat (FSP-2022-47) subject to (8) conditions of approval and (3) waivers. Motion carried unanimously.**

Text Amendment – RV Campgrounds

Acting Chairman Singer opened the public hearing.

Mr. Summers stated this text amendment is similar to the one heard a few months ago. He stated the County Judge Executive asked for the amendment to be reviewed. He stated some sections had been moved from within the A-1R to 2.51.1 section on mobile homes.

He stated in Section 2.1 definitions, the definition of mobile home camps was changed to RV campgrounds.

He stated in Section 2.51.1 the language was amended. He stated that RV Campgrounds would only be allowed in the A-1R zoning district and as a conditional use in the B-2 zoning district. He stated they would eliminate the language that allowed RV Campgrounds as accessory uses in recreational areas. He stated they clarified the required amount of open space, setbacks, and that gravel cannot be used for

campgrounds inside the Urban Service Boundary. He stated water service would be required with fire protection. He stated 10 RV sites per gross acre for public sewer and 1 RV site per 1.75 net acres for no sewer service.

He stated that other types of camping will count towards the density. He stated for every 100 RV sites there should be 1 public road connection and that all septic systems should be out of the flood plain.

He stated if someone owned A-1 property and wanted to develop a campground you would need to rezone to A-1R zoning district. He stated they established that at least 20 acres would be needed for a campground.

He stated that a 6-foot-tall fence and 50-foot-wide preservation easement landscape buffer would be required along the boundary between the A-1R zoned property and the right-of-way or property not zoned A-1R.

He stated in the C-1 zoning district it is now specified that RV Campgrounds are not conditional use. He stated in the B-2 zoning district language was clarified that RV Campgrounds are a Conditional Use.

Acting Chairman Singer questioned the requirement for multiple public road accesses and the metric for RV Campground lot density. She questioned if requiring multiple public road access points would result in increased crime. Mr. Summers stated that these campgrounds are not intended to be permanent living and that all access points could be gated to limit access to the campground. He stated the Commission can change their recommendation to Fiscal Court.

Andrew Hopewell, 4862 Iron Works Pike, stated he owns 140 acres and that he planned an RV Campground in the future. He stated this text amendment he feels is too restrictive. He stated he requests a postponement for the text amendment until he can review it better.

Roy Cornett, 125 East Main Street, stated he is on the tourism board and an RV camper. He stated the amount of sewer coming from a camper does not compare to a house. He stated bringing more tourism options to the area is a good thing.

After further discussion, **Acting Chairman Singer continued the RV Campgrounds Text Amendment Public Hearing until the next regularly scheduled meeting.**

Approval of Audit FY 21-22

Mr. Kane stated a clean audit was presented at the workshop on March 6th, by the auditor, Greg Miklavciz with Charles Mitchell CPA. **Motion by Smith, second by Stone, to approve the Audit of FY 21-22. Motion carried unanimously.**

Acting Chairman Singer adjourned the meeting.

Attest:



Charlie Perkins, Secretary



Charlie Mifflin, Acting Chairman