

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

**October 10, 2013**

The regular meeting was held in the Scott County Courthouse on October 10, 2013. The meeting was called to order by Chairman Greg Hampton at 6:00 p.m. Present were Commissioners Jeff Caldwell, Janet Holland, Rob Jones, John Shirley, Steve Smith, and Frank Wiseman, Planning Director Earl Smith, Senior Planner Joe Kane, Planner Megan Enyeart, Engineer Brent Combs, and Attorney Charlie Perkins. Absent were Commissioners Cindy Foster and Horace Wynn.

Motion by Jones, second by Shirley, to approve the September invoices. Motion carried.

Motion by Caldwell, second by Wiseman, to approve the September 12, 2013 minutes. Motion carried.

Motion by Holland, second by Smith, to approve the October agenda. Motion carried.

Postponements/Withdrawals

Motion by Shirley, second by Smith, to postpone The Village at Lanes Run, Amended Final Subdivision Plat, Phase 1, Section 1, and the Amerson Farms applications to the November meeting. Motion carried.

Consent Agenda

A representative of the UMAC application agreed with their conditions of approval and there were no concerns expressed by the Commission or public. Motion by Smith, second by Holland, to approve the one item on the Consent Agenda. Motion carried.

Those in attendance who intended to speak before the Commission were sworn in by Attorney Perkins.

ZMA-2013-19 Bevins Zone Change – Rezoning request from A-1 (Agriculture) to B-2 (Highway Commercial) for 10 acres, located on the west side of Lexington Road (U.S. 25 S), 1-1/2 miles south of McClelland Circle (U.S. 460 Bypass).

Because the public hearing was closed at the September meeting, no comments were heard from staff or the applicant. There were no questions from the Commission.

Mr. Perkins read the basis for recommending the zone change, based on the findings of fact.

**Motion by Jones, second by Wiseman, to recommend approval of the zone change from A-1 to B-2, based on the findings of fact. By roll call vote, motion carried 5-1 with Shirley dissenting.**

Steve Price, concerned citizen, expressed his objection to the project. Because the public hearing was closed, his specific comments could not be heard.

PSP-2013-20 Village at Lanes Run Amended Master Plan and Preliminary Subdivision Plat for Phase 2, Section 2 – Amended Preliminary Subdivision Plat to reduce the minimum lot width from 65 feet to 60 feet for a portion of 17 lots within Phase 2, Section 2 of a previously approved plat, located in the Village of Lanes Run, east of Old Oxford Road.

Ms. Enyeart reviewed the staff report. She noted that the applicant is requesting approval to remove proposed alleyways in this section. There are two other applications for this development that the Commission will consider at the next meeting that also involve removal of alleyways, and she requested that, because the alleyways are interconnected and part of the traditional neighborhood design Master Plan, the Commission consider removal of them comprehensively when making their decision.

She presented photographs of the homes in the area, including Phase 1, Section 1, which includes the alleyways and a pedestrian-friendly design. She suggested several options for the Commission to consider to maintain the traditional neighborhood design and compatibility with the existing phases, including still requiring the alleyway connecting Cross Park Drive and Dalton Road and the boundary between Phase 2 Section 2 and Phase 1 Section 2 properties so that the lots fronting Village Blvd. maintain the rear access design.

She recommended approval of the reduction in lot width.

Tony Justice, Trinity Engineering and representing the applicant, stated that when Phase 1, Section 1 and Phase 2, Section 2, were developed, less room was left than was intended for the remaining phase. The intent of the reduction in lot width is not to increase the number of lots, but to maintain the

same number of lots that were approved. Regarding removal of the alleyways, conditions have changed regarding the desire and marketability of rear access garages.

He suggested requiring an easement for the alleyway between Cross Park Drive and Dalton Road, but not its construction, giving the developer of lots 39-41 the options of either rear or front access.

He also supported the Ball Homes application that will be heard next month addressing the alleyway behind lots 1-5.

Discussion continued on the alleyways.

Commissioner Jones felt the application should be discussed along with the Ball Home application coming next month.

It was decided to vote on the lot width issue and the alleyway issue separately.

Ms. Enyeart expressed concern that the decision on this application will impact future phases and the maintaining of the traditional neighborhood design.

**Motion by Jones, second by Caldwell, to approve the requested reduction in lot width to 60', the removal of the alleyway between lots 6-9 and 10-13 and on the north side of lots 9 and 10 and 17, and the removal of the alleyway easement behind lots 1-5 contingent upon their removal from Phase 1, Section 1. Motion carried.**

PDP-2013-23 Bolt Development – Preliminary Development Plan for an office building 2.32 acres, located on the south side of Delaplain Road in the Lanes Run Business Park.

Mr. Kane reviewed the staff report. He stated that the applicant received approval from the BIT Park Authority Board, with conditions regarding their concerns about outdoor storage and traffic circulation. Their conditions are incorporated into staff's conditions of approval.

There is concern about Barkley Lane not being a through road, being in substandard condition, and the fact that it serves two residences. Staff recommended that if the proposed development uses the secondary entrance on Barkley, that it be limited to cars and light trucks only, or if full use is proposed, it be improved to City standards along the frontage of the property.

Mr. Kane also addressed screening along the boundary with the residential area along Barkley Lane.

Lewis Brashear, applicant, stated that they will remove the entrance onto Barkley Lane.

Steve Wells, Barkley Lane resident, expressed concern about the screening/ buffering and lighting along Barkley Lane. He also expressed concern about noise and mailboxes. Mr. Brashear stated that there will be no doors on the building on the Barkley Lane side, and that the lighting should not affect his property. Regarding the building height, Mr. Brashear stated that the front of the building will be 24' 8", and the low end 22'. It will not be a 24-hour operation, and there should no machinery operating continuously.

The buffer was briefly discussed.

**Motion by Shirley, second by Smith, to approve the Preliminary Development Plan subject to conditions one (1) through eight (8) and ten (10), with no access to Barkley Lane. Motion carried.**

The meeting was then adjourned.

Respectfully,

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Greg Hampton, Chairman

Attest:

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Charlie Perkins, Secretary