

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

November 10, 2011

The regular meeting was held in the Scott County Courthouse on November 10, 2011. The meeting was called to order by Chairman John Lacy at 6:00 p.m. Present were Commissioners Greg Hampton, Janet Holland, Rob Jones, Jimmy Richardson, Bias Tilford, Melissa Waite, and Horace Wynn, Planning Director Earl Smith, Planners Brian Shorkey and Joe Kane, Engineer Brent Combs, and Attorney Charlie Perkins. Absent was Commissioner Ralph Tackett.

Motion by Waite, second by Holland, to approve the October invoices. Motion carried.

Motion by Waite, second by Jones, to approve the October 13, 2011 minutes. Motion carried.

Motion by Richardson, second by Holland, to approve the November agenda. Motion carried.

Postponements/Withdrawals

There were no items for postponement or withdrawal.

Consent Agenda

A representative of the White Sulphur Baptist Church Addition application agreed to their conditions of approval and there were no concerns expressed by the Commission or public. Motion by Richardson, second by Holland, to approve the one item on the Consent Agenda. Motion carried.

PDP-2011-26 Recovery Works and Drug and Alcohol Rehabilitation Center – Amended Preliminary Development Plan for four (4) residential buildings and associated parking, located on the east side of U.S. 25 N., north of Rogers Gap Road.

Mr. Kane reviewed the staff report, including the previous Planning Commission and Board of Adjustment approvals. He stated that the main issue is the impact on the sanitary sewer system from an expansion of this size. Tapping onto the existing GMWSS sewer main on U.S. 25 is a condition of approval. He noted the possible sinkhole on the southern tract, the access agreement for the shared drive, landscaping requirements, and the variance regarding a reduction of the setback along I-75 from

100' to 50'. He recommended approval subject to the four conditions from the Board of Adjustment approval and nine additional conditions.

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

Steve Rucci, Dunaway Engineering, stated that they will be providing lodging for the clients who use the facility, not increasing the number of clients. He stated that they designed the site to minimize grading.

It was noted that the clients are referred to the facility for rehabilitation by work or are there on their own, with no connection to courts.

Commissioner Waite requested that a letter be sent to GMWSS stating Planning Commission support of the sewer connection.

It was decided to add to condition #2 the wording "to the extent required by the Board of Adjustment."

Motion by Jones, second by Waite, to approve the Amended Preliminary Development Plan, including the requested variance regarding the setback from I-75, and subject to the ten conditions. Motion carried.

Plat revocation

Mr. Shorkey explained that a plat from 1997 referred to as the Jackson Property shows a 10-acre tract being divided into two 5-acre tracts. Ms. Velma Stacy purchased the property not knowing it was in two parcels and wishes the plat to be revoked. She submitted an affidavit stating that the property has not been altered, transferred, nor had improvements constructed upon it.

Motion by Richardson, second by Wynn, to revoke the 1997 Jackson Property plat. Motion carried.

Discussion of bonding ordinance

Mr. Combs explained the situation regarding the timeframe for completion of construction work that was part of the bonding ordinance passed in 2010. Details are outlined in his letter to the Commission. His request to the Commission was to approve a blanket one-year extension that would keep staff from having to call the bonds on over 40 projects. The extensions would also have to be approved by the City Council.

Discussion followed on the matter, including why the extension must be for one year, and the circumstances which make Beazer Homes an exception to a blanket extension, if approved.

**Motion by Waite, second by Tilford, to approve a blanket one-year extension for developers to complete bonded work, with the exception of Beazer Homes.
Motion carried.**

Todd Reidenbach – happy trails

Mr. Smith announced that Todd Reidenbach, GIS Technician, has accepted a position with the City of Ft. Collins, Colorado. He will be leaving on November 22, and a reception for him will be held Monday, November 14 in the office. Mr. Smith stated that Todd was one of over 300 applicants, and it was noted how that speaks well for our GIS Department.

H.B. 55 training

Mr. Smith reported on an opportunity for eight hours of H.B. 55 training in Harrison County on Tuesday, November 29, 2011. The cost is \$12, which includes lunch. The Commissioners were provided details and an RSVP form.

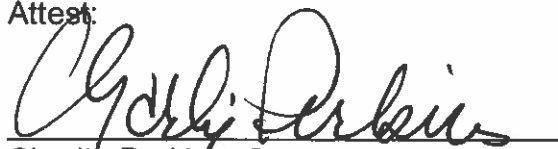
Motion by Holland, second by Waite, to adjourn. Motion carried.

Respectfully,



John Lacy, Chairperson

Attest:



Charlie Perkins, Secretary