

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
SPECIAL MEETING
MINUTES
April 8, 2021**

The special meeting was held online via Zoom on April 8, 2021. The meeting was called to order by Vice-Chairman Steve Smith at 6:00 p.m. Present were Commissioners James Stone, Charlie Mifflin, David Vest, Duwan Garrett, Mary Singer and Dann Smith, Director Joe Kane, Planner Matt Summers, Engineer Ben Krebs, and Attorney Charlie Perkins.

Motion by Stone, second by Mifflin, to approve the March invoices. Motion carried.

Motion by Stone, second by Garrett, to approve the March 11, 2021 minutes. Motion carried.

Motion by Singer, second by Stone, to approve the April agenda. Motion carried.

All those intending to speak before the Commission were sworn in by Mr. Perkins individually prior to their comments and questions.

Postponements/Withdrawals

Vice-Chairman Smith stated that the applications for Cherry Blossom Village, Phase 9 (PSP-2021-10) and Singer Property (ZMA-2021-12) has been postponed until the next regularly scheduled meeting.

Consent Agenda

A representative of the Hymer Property (FSP-2021-08) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Mifflin, second by Smith, to approve the application. Motion carried.

A representative of the St. John School – Cardome Classrooms (PDP-2021-09) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Sulski, second by Stone, to approve the application. Motion carried.

Commissioner Singer recused herself from this application.

Chairman Sulski has joined the meeting.

PDP-2021-11 The Villages at Falls Creek – Request for Preliminary Development Plan approval for 27 townhome units in Phase 2 of Falls Creek Village located east side of Falls Creek Development.

Mr. Kane stated he has made a change to the staff report. He stated the applicant is also requesting

Subdivision Plat approval and a vote would be needed for both. He stated this application is for the last section of Phase 2.

He stated the access would be from an extension of Waterson Park Drive. He stated some of the townhomes will have rear access garages off a private drive. He stated some of the townhomes will have front facing garages. He stated two of the buildings will face each other across a pedestrian green.

He stated the 2005 Master Plan changed due to the updated FEMA flood map in 2013. He stated at the December 2020 Planning Commission meeting the applicant submitted an amended Master Plan and the Planning Commission did not take action on the Master Plan. He stated in February 2021 a Preliminary Subdivision Plat was approved for single-family homes and townhomes.

He stated in 2015 Georgetown passed a Common Scheme of Development ordinance. He stated it had been decided that if this area is submitted into the HOA, it would comply with the ordinance. He stated the first vote the Planning Commission must take is whether the application is complying with the ordinance.

Mr. Kane stated the original master plan showed 338 lots in a mixed-use development with a certain ratio of the different types of residences. He stated this development is in an area originally approved for single-family homes. He stated he did not support the justification of raising the density due to the change in the FEMA map. He stated if the Planning Commission does approve, he will need to remove condition eight.

He stated the layout of the townhomes is odd and the parking is inadequate. He stated staff has concern about emergency access to the townhomes. He stated the two main issues are the width of the access and that the parking pads cannot be counted as parking spots. He stated the parking would require a variance to have 10 less spaces.

He stated since workshop he added condition of approval thirteen (13) to include on plat the maintenance agreement for the shared access easements and the application is also to approve a subdivision plat.

Commissioner Mifflin questioned the original number of units compared to currently. Mr. Kane stated the original zone change approved development of 338 units. He stated that included 163 multi-family, 20 townhomes, and 155 single-family homes. He stated in the original plan the two parcels across the creek were included as being apartments. Commissioner Mifflin asked for clarification of the area in the application. Mr. Kane stated it previously had been designated for single-family homes. He stated if this application is approved it would be 160 apartments, 59 townhomes, and 91 single-family homes with 28 remaining dwelling unit credit.

Commissioner Smith questioned if lots 32A and 35D were removed, could that help with some of the problems. Mr. Kane stated changes to the plat could be done to address staff's concerns.

Nathan Billings, representing applicant, stated they agree to everything Mr. Kane has stated except density.

He stated the Planning Commission has two issues to vote on. He stated an agreement had been reached that if the townhomes are submitted into the HOA, then the Common Scheme of Development is not being changed. He stated the other issue is voting whether or not to approve the Preliminary Development Plan.

He stated the Preliminary Development Plan is proposing 27 townhomes which would consist of two buildings of twenty, 2-bedroom and seven, 3-bedroom townhomes. He stated there will be two private driveways and 83 parking spaces.

He stated the applicant agrees with all the conditions of approval except number eight. He stated that the overall density should not exceed 338 units.

He stated the 2005 Amended Master Plan decreased single-family lots by 19, increased townhomes to 46, but did not change the overall density. He stated the townhouses were never constructed.

He stated in 2008 an Amended Preliminary Development Plan for an Assisted Living Facility was approved but never constructed.

He stated in 2011 the Planning Commission approved converting 13 single-family lots into 26 multi-family units.

He stated in 2015 the Assisted Living Facility area was amended to 10 apartment buildings with 80 units total. He stated that required the transfer of all but three of the apartment units from the mixed-use area to the apartment development. He stated that completed construction on Phase 1 of the apartments.

He stated since 2011 there has been several other changes to the Falls Creek area. He stated the applicant has not changed the housing type of development just the location of the area. He stated there has not been an increase to density and presented a chart showing the numbers over the years.

He stated in the 2020 Amended Master Plan applicant proposed 23 single-family lots and five duplex lots that were approved at the February 2021 Planning Commission meeting. He stated the applicant reduced the number of townhome lots to 32.

Mr. Billings presented a draft revision plat that the engineer has been working on to address comments from TRC, staff report, and workshop. He stated the only waiver that would still be needed is requiring sidewalk on a private drive.

He stated after reviewing the 2004 Zone Change, he did not see where a requirement of a certain number of housing units per housing type existed, only a required maximum density.

He stated the flood plain boundary required changing the housing types and location.

He stated moving residents from apartments to townhomes will lessen the chance of residents being renters that current homeowners had concern about.

He stated there is a current trend away from single-family homes.

He stated the only requested waiver is for installing curb, gutter and sidewalks on the private driveways.

He stated they did hold a meeting for concerned property owners on April 6 and only two people attended.

He requested that the Planning Commission approve the single waiver and density maximum of 338 units.

Chairman Sulski questioned Mr. Kane and Mr. Perkins if everything that Mr. Billings stated meets their approval. Mr. Kane stated his concerns had been addressed but he has not had time to review the changes. He stated the draft plan shown in the presentation was his first time seeing it. He stated he requests that the Planning Commission approve the Preliminary Development Plan and allow staff to either review the changes and approve the Final Development Plan, or bring the Final Development Plan back for review to the Planning Commission, or even to postpone a month to allow for review of the new layout.

Mr. Billings questioned if the changes are brought to staff next week could they be on the next month's regular meeting agenda for Final Development Plan approval. Mr. Kane stated he would like to have the changes before the TRC meeting on Tuesday for review.

Commissioner Mifflin questioned if the curb discussed is on the back of the two private driveway easements. Mr. Kane stated curb is required on private streets according to the subdivision regulations and that the applicant is requesting a waiver to not install the curb.

Mr. Krebs stated the driveways meet easement requirements to serve several units and meet requirements for an alleyway.

Commissioner Mifflin questioned if the driveway easements will be adjacent to the driveway. Mr. Billings stated that is something that needs to be resolved before coming back with the Final Development Plan next month.

Brent Combs, engineer for applicant, stated that he does not see a problem with adding curb and gutter to the area.

Commissioner Smith questioned if Mr. Combs thinks the off-street parking will be at least 18 foot. He stated having the parallel parking would not be against subdivision regulations.

Commissioner Singer questioned if it would be better to approve the Preliminary Development Plan and review the Final Development Plan next month. Mr. Combs stated he could not finish the Preliminary Development Plan by Tuesday and proposed resubmitting the Preliminary Development Plan again next month. Mr. Perkins suggested continuing the application until next month.

After further discussion, **Motion by Smith, second by Singer, to approve that this application did not change the Common Scheme of Development and that the Preliminary Development Plan complies with the requirements of the City of Georgetown Ordinance 2015-014. Motion carried.**

Mr. Billings stated that the applicant agrees to all the conditions of approval except regarding density. He recommended that the Planning Commission approve the Preliminary Development Plan and then the applicant can return before the Planning Commission for Final Development Plan approval.

He stated condition eight (8) should be changed to maximum number of units shall not exceed 338 dwelling units.

Mr. Perkins stated that since 338 units has been stipulated since beginning of the project, he suggested continuing limiting the maximum number of units to 338.

After further discussion, **Motion by Smith, second by Mifflin, to approve the Preliminary Development Plan (PDP-2021-11) subject to thirteen (13) conditions of approval. Motion carried.**

Zoning Text Amendment Mobile Homes

Chairman Sulski opened the Public Hearing.

Mr. Summers stated the amendment is not changing any definitions related to mobile homes.

He stated in the ordinance there are references to KRS 219 subsections. He stated those subsections were repealed in 1972. He stated staff proposes simply referencing KRS 219.

He stated in 2.51.1 (A) staff proposes to remove mobile home parks and subdivisions as a conditional use in the B-2 zoning district.

He stated in 2.51.1 (D)(2) staff proposes to remove Mobile Home Campgrounds from a conditional use in the B-3 district and add it to the B-2 zoning district.

He stated in 2.51.1 (D)(2)(e) staff proposes to reword the section to say that Mobile Home Campgrounds require privacy instead of saying that it must be attempted.

He stated in 4.32 (Conditional Uses in the R-1B and R-1C Districts) staff proposes to not allow mobile homes on a single lot as a conditional use in the R-1C district.

He stated in 4.35 (Conditional Uses in the R-2 and R-3 Districts) staff proposes to not allow mobile homes on a single lot as a conditional use in the R-2 and R-3 districts.

He stated in 4.422 (Conditional Uses in the B-2 District) staff proposes to not allow mobile home parks and subdivisions as a conditional use in B-2 district.

Commissioner Smith questioned if mobile home parks or subdivisions are being allowed in any zoning district or as a conditional use. Mr. Summers stated they will still be permitted as conditional uses in the R-2 and R-3 zoning districts.

Commissioner Smith asked for clarification on the difference between mobile home park and mobile home subdivision. Mr. Summers stated his understanding is if the property is subdivided into smaller lots or left as one whole lot.

Chairman Sulski closed the public hearing.

Motion by Mifflin, second by Smith, to send to the Legislative Bodies the recommended approval of the Zoning Text Amendments for Mobile Homes. Motion carried 8-0.

Motion by Mifflin, second by Smith to adjourn the meeting.



Mark Sulski, Chairman

Attest



Charlie Perkins, Secretary