

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

**June 14, 2001**

The regular meeting was held in the Scott Fiscal Courtroom on June 14, 2001. The meeting was called to order by Chairperson Sara Sutton at 7:00 p.m. Present were Commissioners Barry Brock, Pete Gritton, Robert Hopkins, Omer Lee, John Sharpe, Elizabeth Williams, Planning Director Kelley Klepper, Planner Steven Biel, Engineer Brad Frazier, and Attorney Charlie Perkins. Absent were Commissioners James Thomason and William Peters.

Motion by Gritton, second by Sharpe, to approve the May invoices. Motion carried.

Motion by Williams, second by Brock, to approve the May 10, 2001 minutes. Motion carried.

Motion by Hopkins, second by Lee, to accept the April agenda. Motion carried.

Postponements/Withdrawals

Mr. Klepper reported that representatives for the Bruce and Anita Jackson Cluster and the Pet Palace Dog Kennel applications have requested postponement to the July meeting, and the Bill McKinney variance has been withdrawn. Staff requested postponement of the public hearing on signs until the July meeting.

Motion by Williams, second by Gritton, to postpone/withdraw those items. Motion carried.

Consent Agenda

There were no items on the Consent Agenda.

ZMA-2001-15 Cherry Blossom Development - Commercial Area (Cherry Blossom Golf and Country Club) - Rezoning request for 14.02 acres from R-2 PUD Residential to B-5 General Commercial Park, located northeast of Connector Road, northwest of Old Oxford Road, east of Oxford Drive (Old U.S. 62). PUBLIC HEARING

Chairperson Sutton continued the public hearing.

Mr. Klepper recommended the zone change be continued until the July meeting.

**Motion Sharpe, second by Williams, to continue the public hearing until the July meeting. Motion carried 6-0.**

ZMA-2001-35 Bevins Property Zone Change - Unit II - Rezoning request for 59 acres from A-1 Agricultural to R-1C PUD Residential, located on the north side of U.S. 460, east of Canewood Blvd., northwest of Payne's Depot Road. PUBLIC HEARING

Mr. Klepper reviewed the staff report, which recommends approval.

Ann Bevins, applicant, stated that buffering and other details have not been finalized yet.

Bruce Lankford, representing the applicant, stated that it is not yet definite that the church will locate on the property.

Mr. Klepper noted the existing landscape buffering that will be required to remain.

Being no other comments, **motion by Brock, second by Gritton, to recommend approval of the zone change from A-1 to R-1C PUD, subject to the three conditions and on the basis of the four reasons listed in the staff report. By roll call vote, motion carried 6-0.**

FSP-2001-24 John Sharpe Property - Phase 1 - Final Subdivision Plat for a thirteen (13) lot rural residential development (12 cluster lots and 1 preserved lot), located on the northwest side of Cane Run Road, south of U.S. 460, west of U.S. 62.

Mr. Biel reviewed the staff report, noting several issues that have not been addressed, particularly the road improvements. Chairperson Sutton asked if a final plat can be approved if there are significant issues still unresolved. Mr. Biel stated that most of the issues can be addressed administratively.

Greg Johnson, Thoroughbred Engineering, stated that the Planning Commission does not routinely review final plats. Attorney Perkins stated that this is not unprecedented. More issues are normally worked out by the time of Commission review, but it is not unusual for staff to address the remaining issues.

**Motion by Williams, second by Gritton, to approve the Final Subdivision Plat subject to the 16 conditions listed in the staff report and the understanding that the applicant will address the six unresolved issues as discussed in the staff report. Motion carried.**

PSP-2001-32 Allison Bailey Property - Preliminary Subdivision Plat for two (2) rural residential lots plus the parent tract on 167 acres, located on the northeast side of Lemons Mill Road (KY 1962), east of I-75, northwest of Crumbaugh Road.

Mr. Biel reviewed the staff report, which recommended approval. The applicant agreed with the conditions of approval.

The absence of a master plan was addressed. Mr. Biel stated that if further tracts are subdivided, a master plan will definitely be required.

**Motion by Hopkins, second by Gritton, to approve the Preliminary Subdivision Plat subject to the seven conditions listed in the staff report. Motion carried.**

PSP-2001-34 Tevis Property - Preliminary Subdivision Plat for four (4) rural residential lots on 221.06 acres, located on the west side of Fisher's Mill Road, south of U.S. 460, north of Elkhorn Creek (Woodford County).

Mr. Biel reviewed the staff report, which recommended approval.

The Commission discussed the road improvements along the road frontage of lots 1-9. The applicant agreed with the conditions of approval, including the road improvement requirements in condition #4.

**Motion by Brock, second by Gritton, to approve the Preliminary Subdivision Plat subject to the seven conditions of approval listed in the staff report, including the improvements to the road along lots 1-9. Motion carried.**

PSP-2001-36 Thoroughbred Acres, Unit 6 - Preliminary Subdivision Plat for 72 single-family detached lots plus conceptual plan request for approximately 52 townhouses, located on the east and west sides of Pavilion Drive, north of Champion Way.

Mr. Klepper reviewed the staff report. He explained the need for the variance request to locate certain electrical transformers in the front yards.

Bruce Lankford, representing the applicant, asked if the pedestrian access can be a separate tract from the lots, instead of an easement. Ralph Ruschell, also representing the applicant, expressed concern about requiring a homeowners association to maintain the pedestrian access.

After further discussion on the pedestrian access, Mr. Klepper and Bruce Lankford requested that the matter be continued to the July meeting. The Commission agreed.

PDP-2001-27 Robert Jones Townhomes - Preliminary Development Plan for two 2-story buildings with nine total units on 0.8288 acres, located on the east side of Gano Court, north of Gano Avenue, west of Oak Street, east of U.S. 25.

Mr. Biel reviewed the staff report, including the issue of the historic passways that are present on the property. Staff recommended denial due to incompatibility with the existing neighborhood, nonconforming use regulations, and the need for further study of the historic value.

Brent Combs, Thoroughbred Engineering and representing the applicant, questioned the nonconforming use designation, and also asked if a duplex could be approved for the site. Mr. Perkins felt that generally speaking, a duplex would be more compatible with the neighborhood than townhomes.

Robert Jones, applicant, discussed the proposed plan. He stated that one of the historians that surveyed the property stated that the renovations that have been made to the house eliminate much of its historic value. He stated that he would like to continue to work with staff in coming up with a satisfactory plan.

Ann Bevins, historian, stated that all buildings undergo changes, and those changes become part of its history and do not necessarily take away from the integrity of the building.

Alice Walters, Gano Court resident, stated that she does not wish to see the house demolished, and also expressed concern about stormwater runoff. Wayne Walters, Gano Court resident, also expressed concern about increased runoff.

Ester Woolums, Gano Court resident, stated that she does not wish to see the house demolished.

Mr. Jones stated that new construction will include a stormwater system that should help solve Mr. Walters's runoff problems.

Chairperson Sutton continued the matter to the July meeting to give the applicant time to apply for Board of Adjustment approval for demolition and to work with staff on any other changes to the plan.

PDP-2001-28 Whispering Woods Riding Camp - Preliminary Development Plan for a 210 sq. ft. office and four (4) cabins on an existing horse riding camp located on the north side of Wright Lane, west of U.S. 25, east of Burton Road (KY 620).

Mr. Biel reviewed the staff report, which recommended approval.

Commissioner Williams expressed concern about several safety issues. Mike Williams, Manager of the camp, addressed the unloading and parking issues. He clarified that the office building is already existing. He described the uses that will be provided by the operation.

**Motion by Williams, second by Gritton, to approve the Preliminary Development Plan subject to the twelve conditions listed in the staff report. Motion carried.**

#### Presentation of personnel policies

Mr. Klepper presented the new personnel policy. Commissioner Gritton stated that he would review the document and give his comments to Mr. Klepper. Commissioner Williams suggested a modification to the bereavement leave section.

**Motion by Williams, second by Lee, to approve the personnel policies subject to favorable review by Commissioner Gritton. Motion carried.**

#### HB 55 - Continuing Education

Mr. Klepper presented several conferences/seminars that have been attended by staff and/or Commissioners that can be applied toward the recently-implemented continuing education requirement.

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**Motion by Sharpe, second by Gritton, to apply the conferences/seminars listed in the memo to the Commission toward fulfillment of the HB 55 Continuing Education requirement. Motion carried.**

Review of application fees

Mr. Klepper presented a chart indicating the application fees of other cities in central Kentucky, which, as a whole, average higher than that of Georgetown-Scott County. The chart includes proposed increases in our current fees, which Mr. Klepper recommended implementing July 1, 2001.

After discussion of the proposed increases, **motion by Sharpe, second by Brock, to approve the proposed increases in application fees, to become effective July 1, 2001. Motion carried.**

Update of previously approved projects and agenda items


Mr. Klepper reported on the status of several projects, including Ruby Tuesday's remodeling of the existing Shoney's Restaurant.

The meeting was then adjourned.

Respectfully,

  
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Sara Sutton, Chairperson

Attest:

  
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Charlie Perkins, Secretary