

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
FEBRUARY 10, 2022**

The regular meeting was held in the Scott County Courthouse on February 10, 2022. The meeting was called to order by Chairman Mark Sulski at 6:00 p.m. Present were Commissioners Duwan Garrett, David Vest, Mary Singer, Charlie Mifflin, James Stone, Dann Smith and Steve Smith, Director Joe Kane, Planners Matt Summers and Elise Ketz, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was Commissioner Rhett Shirley.

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

Motion by Mifflin, second by D. Smith, to approve the January 13, 2022 minutes. Motion carried.

Motion by Garrett, second by Vest, to approve the February agenda. Motion carried.

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

Postponements/Withdrawals

Chairman Sulski stated that the applications for 1058 Paris Pike Rezone (ZMA-2021-37), Penn Alley Townhomes (PDP-2021-44), Enterprise Way (PDP-2121-52), Online Transport (PDP-2021-53), Bluegrass Campground (FSP-2019-45), Butler Property (FSP-2022-02), and Village at Lanes Run Amended Master Plan (PSP-2022-05) are postponed until the next regularly scheduled meeting.

Consent Agenda

A representative of Graves Property (FSP-2022-01) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Singer, second by Stone, to approve the application. Motion carried.

A representative of Greynolds Property (FSP-2022-03) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Stone, second by D. Smith, to approve the application. Motion carried.

A representative of American Legion (PDP-2022-04) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Mifflin, second by D. Smith, to approve the application. Motion carried.

Steve Smith Resolution

Motion by Sulski, second by Mifflin, approving Resolution 22-01 recognizing Steve Smith and thanking him for his service as a member of the Georgetown-Scott County Planning Commission.

PDP-2021-45 Regal Springs – Preliminary Development Plan request for 112 dwelling units on 54.86 acres located north side of Frankfort Road, east of Paynes Landing subdivision.

Mr. Kane stated the zone change was approved approximately three months ago and annexed into the City of Georgetown.

He stated the property is gentle to moderately sloping. He stated there are existing treelines along the creek and floodplain area behind Paynes Landing. He stated there is a known sinkhole area on the White Oak property and a possible spring located on the property.

He stated the layout is the same as the concept plan submitted during the zone change that includes a clubhouse, duplex cottages, and amphitheater. He stated the streets will be private with gated entrances.

He stated even though a buffer is not required, a buffer of evergreen trees and a fence is proposed.

He stated a retaining wall is proposed along the western property line at an offset of a 2:1 slope.

He stated a proposed turn lane will be added to Delissa Drive.

Chairman Sulski questioned where the tree buffer would be. Mr. Kane stated at the top of the retaining wall.

Commissioner Mifflin questioned the location of the existing mature trees. Mr. Kane stated most of the trees would be where the proposed structures are located.

Harold Simms, attorney for applicant, stated his client has taken great care in designing this project to fill a need in the community.

Chairman Sulski stated since a buffer is not required that planting evergreen trees every 30 foot apart along the boundary would suffice. Mark McCain, representing applicant, stated grouping some trees might be better but that the applicant does want the project to be attractive to potential buyers.

Chairman Sulski questioned if the proposed 2:1 slope of the retaining wall was reasonable. Mr. McCain stated that should be part of the Final Development Plan stage after the Geotech report is received.

Commissioner Mifflin questioned if multiple species of evergreen trees should be planted. Mr. McCain stated they are certainly willing to address that when the landscape plan is done.

Megan Parido, 105 Swilcan Bridge Way, stated she has concern over a traffic study not being completed.

She stated she has concern about the building locations relating to the mature trees presently there and the location of the buffering. She stated she also has environmental concerns and would like to know where the construction entrance will be located.

Mr. Kane stated the development does not meet the minimum amount of peak hour trips to require a traffic study.

He stated the applicant is showing a fence and evergreen plantings the whole length of the property. He stated the evergreens will be 15 foot inside the boundary of the property.

He stated he thinks the construction entrance will be on Delissa Drive.

Mr. McCain stated there is a 25-foot setback. He stated the entrance on Belvoir Park Drive will have a security gate. He stated a traffic study was not done but a summary was submitted. He stated the project will adhere to all construction rules the City of Georgetown has.

He stated if people request elevators, they may be put in. He stated due to the slope of the property some buildings may warrant a basement if the buyer wants it. He stated they will stay at least 2-feet above the flood plain.

Ms. Parido questioned if the Belvoir Park Drive exit is only for emergencies. Glen Dellavalle, owner, stated the residents will have a key fob to unlock the gate.

Mr. Dellavalle stated he does have clients who have requested basements.

Commissioner Singer questioned if the landscape plan would be staff reviewed.

After further discussion, , **Motion by Singer, second by S. Smith to approve the Preliminary Development Plan (PDP-2021-45) subject to twelve (12) conditions of approval with a change to condition 4 of plantings being 30' apart instead of 15'. Motion carried unanimously.**

Short Term Rental Ordinance & Zoning Ordinance Text Amendment

Chairman Sulski stated that the Short-Term Rental Ordinance & Zoning Text Amendment is continued until the next regularly scheduled meeting.

Approval of permanent status for Elise Ketz

Motion by Singer, second by D. Smith, to approve permanent status for Elise Ketz. Motion carried.

Chairman Sulski adjourned the meeting.

Attest/



Charlie Perkins, Secretary



Mark Sulski, Chairman