

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
December 10, 2015**

The regular meeting was held in the Scott County Courthouse on December 10, 2015. The meeting was called to order by Chair Rob Jones at 6:00 p.m. Present were Commissioners Jeff Caldwell, Janet Holland, Regina Mizell, Steve Smith, Mark Sulski, and Frank Wiseman, Director Joe Kane, Planners Megan Chan and Matt Summers, Engineer Brent Combs, and Attorney Charlie Perkins. Absent were Commissioners Byron Moran and John Shirley.

Motion by Holland, second by Mizell, to approve the November invoices. Motion carried.

Motion by Mizell, second by Smith, to approve the November 12, 2015 minutes. Motion carried.

With the addition of C) Pending Litigation under Other Business, motion by Smith, second by Caldwell, to approve the November agenda. Motion carried.

Postponements/Withdrawals

The Georgetown East – Wireless Communication Facility application was postponed.

Consent Agenda

A representative of the Raising Cane's Chicken Fingers application agreed to their conditions of approval and there were no comments from the public or Commission. Motion by Smith, second by Holland, to approve the Raising Cane's Chicken Fingers application. Motion carried.

A representative of the DHW Land Property application agreed to their conditions of approval and there were no comments from the public or Commission. Motion by Smith, second by Wiseman, to approve the DHW Land Property application. Motion carried.

A representative of the Smith Property application agreed to their conditions of approval and there were no comments from the public or Commission. Motion by Wiseman, second by Caldwell, to approve the Smith Property application. Motion carried.

PDP-2015-36 Cattleman's Roadhouse – Preliminary Development Plan for an 8,700 sq. ft. restaurant on 2.39 acres zoned B-2 (Highway Commercial), located at 240 Champion Way, at the intersection of Grandstand Drive.

Ms. Chan reviewed the staff report, including the general layout and pedestrian access. She requested that a condition be added requiring an additional connection be made on the northern side of the parcel to connect to Grandstand Drive and that the sidewalk be continued to meet the entrance to the Hilton Garden Inn.

She stated that a variance is being requested to reduce the sidewalk width from 6' to 4' to be consistent with the sidewalks shown on the plat for Thoroughbred Acres Unit 11. She recommended approval, adding that 4' sidewalks have been approved for other hotels in the area.

Ms. Chan reviewed the landscape plan, noting that a specie-specific plan will be required with the Final Development Plan, and stated that all other issues comply with the regulations.

Chairman Jones expressed concern about parking on Grandstand Drive. It was stated that parking is not allowed on Grandstand. He also expressed concern about the left turn into the site from Champion Way. That issue was discussed.

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

Rory Kahly, EA Partners and representing the applicant, agreed with the conditions of approval. He also stated that the southern parking spaces will be pull-through. Regarding the sidewalk on Grandstand Drive, he stated that it is a bonded item (for 4' width) from the earlier developer.

Motion by Caldwell, second by Sulski, to approve the Preliminary Development Plan subject to the twelve (12) conditions of approval and including the requested variance to construct 4' sidewalks instead of 6'. Motion carried.

PDP-2015-37 Santa Barbara – Fortiline – Preliminary Development Plan for an 8,000 sq. ft. industrial building with associated outdoor storage, located on East Yusen Drive in the Triport Industrial Park.

Mr. Summers reviewed the staff report, including the requested variance to allow gravel

in the storage areas. He reviewed access and landscaping, and noted that the applicant received Board of Adjustment approval for the outdoor storage with no additional screening required.

He recommended approval, including the variance to allow the use of gravel, as other properties in the industrial park have been granted the use of gravel for storage areas.

Greg Schickel, Sims Pike resident, expressed concern about noise.

Brian Hayes, representing the applicant, stated that activity on the site will be from 8:00-5:00 and that any noise will be associated with a delivery truck that may be loading or unloading water pipe. There will be no industrial machinery other than possibly a forklift or whatever is needed to load pipe.

Commissioner Sulski asked if recycled asphalt can be used instead of gravel. Mr. Hayes replied that companies that reclaim asphalt are selling it for a premium and using it for other purposes.

Motion by Holland, second by Wiseman, to approve the Preliminary Development Plan subject to the ten (10) conditions of approval, and including the requested variance regarding the use of gravel in the storage areas. Motion carried.

PDP-2015-38 Culton Properties, LLC – Preliminary Development Plan for a 14,000 sq. ft. construction equipment rental center on 3 acres, located on the east side of Carley Drive in the Georgetown Industrial Park.

Mr. Kane reviewed the staff report. He addressed issues regarding the Royal Spring Aquifer Recharge Area, parking calculations, outdoor storage, screening at rear of the property, landscaping, and Fire Department approval.

Lewis Brashear, applicant, addressed the stormwater plan and the gate system for Fire Department approval.

Motion by Smith, second by Holland, to approve the Preliminary Development Plan, subject to the twelve (12) conditions of approval. Motion carried.

Mr. Brashear complimented the Planning and Building Inspection staff for their cooperation through their difficult search for a suitable property for this project.

2016 Application Deadline Schedule

Mr. Kane asked for a motion and approval of the schedule for 2016.

Motion by Sulski, second by Wiseman, to approve the 2016 Application Deadline Schedule. Motion carried.

Pending Litigation

Motion by Sulski, second by Caldwell, to go into closed session to discuss pending litigation. Motion carried.

Motion by Sulski, second by Wiseman, to come out of closed session. Motion carried.

No action was taken.

The meeting was then adjourned.

Respectfully,



Rob Jones, Chair

Attest:



Charlie Perkins, Secretary