

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

September 8, 2005

The regular meeting was held in the Scott County Courthouse on September 8, 2005. The meeting was called to order by Chairperson Barry Brock at 6:00 p.m. Present were Commissioners Mike Bradley, John Carter, Melissa Gregory, Robert Hopkins, William Peters, Jimmy Richardson (arrived late) and Elizabeth Williams, Planning Director Rachel Phillips, Engineer Ben Krebs, and Attorney Charlie Perkins (arrived late). Absent was Commissioner John Lacy.

Motion by Peters, second by Carter, to approve the August invoices. Motion carried.

With one spelling correction, motion by Bradley, second by Gregory, to approve the August 11, 2005 minutes. Motion carried.

With one name correction, motion by Peters, second by Williams, to approve the August 25, 2005 minutes. Motion carried.

Motion by Carter, second by Gregory, to approve the September agenda. Motion carried.

Postponements/Withdrawals

Mr. Brock noted that the George Davis Farm - Tract 3, Hawthorne Grove, House of God, and Colony Multi-family - Poe Property applications have been postponed to the October meeting. The Sue Bell Wilson Property application has been withdrawn at the request of the applicant.

Motion by Williams, second by Carter, to accept the items for postponement and withdrawal. Motion carried.

Consent Agenda

Representatives of the Falls Creek Phase II Master Plan and AT&O Tech applications agreed to their respective conditions of approval, and no concerns about the projects were expressed by the Commission or the public.

Motion by Williams, second by Carter, to approve the two items on the Consent Agenda subject to their respective conditions of approval. Motion carried.

ZMA-2005-42 Buchanan Development - Rezoning request from A-1 Agriculture to R-2 PUD Mixed Residential Development for 66.15 acres located on the south side of U.S. 460 W. (Frankfort Pike), northeast and southwest sides of McClelland Circle, west side of Paynes Depot Road. PUBLIC HEARING

Chairman Brock opened the public hearing.

Ms. Phillips reviewed the staff report, including issues regarding density, annexation, the bonus densities introduced in the West Georgetown Small Area Plan, Comprehensive Plan designation, and access points.

She recommended approval based on the reasons listed in the staff report, subject to annexation by the City and the ten (10) conditions of approval.

Mr. Brock noted that Mr. Perkins and Commissioner Richardson arrived at the meeting.

Commissioner Williams expressed concern about the City's denial of the annexation and the multi-family units adjacent to Ward Hall and fronting on U.S. 460 as shown on the conceptual plan. Ms. Phillips responded that the drainage and riparian areas are intended to be left as undisturbed as possible and to provide the location for walking trails. The design as shown accommodates that intent.

Annexation was discussed. Commissioner Hopkins felt that approval of the zone change prior to annexation is consistent with what has been done in the past. Commissioner Williams felt that approving the zone change would pressure City Council to approve the annexation after already denying it. Chairman Brock stated that the issues considered by the Planning Commission for a zone change are different from issues considered by City Council for annexation.

Bruce Lankford, representing the applicant, stated that the annexation vote at City Council was 5-3 and that since then, several provisions have been made by the developer, including committing a percentage of the homeowners' dues to help preserve and maintain Ward Hall. He feels encouraged that the annexation may be approved by a second vote. He felt it would be beneficial if City Council had the approval of the Planning Commission.

Jim Barlow, applicant, described the type of housing that would be built.

With no other comments, Chairman Brock closed the public hearing.

Motion by Hopkins, second by Richardson, to recommend approval of the rezoning request from A-1 to R-2 PUD, on the basis that it is consistent with the Comprehensive Plan, and subject to the ten (10) conditions of approval. By roll call vote, motion carried 6-1 with Peters dissenting.

ZMA-2005-51 Matt Welch Townhouses - Rezoning request from A-1 Agricultural to R-3 PUD Multi-family Residential, on 12.3 acres located on the north side of McClelland Circle (U.S. 460 Bypass), west of South Broadway, south of Marshall Park and east of Bradford Place. PUBLIC HEARING

Chairman Brock opened the public hearing. Bruce Lankford, representing the applicant, submitted documentation regarding notice requirements.

Ms. Phillips reviewed the staff report, including issues regarding access, compliance with the Comprehensive Plan, annexation, and the road construction agreement between the applicant and the City.

It was noted that the "Note" in condition #5 should be deleted.

Commissioner Williams asked about open space. Ms. Phillips responded that condition #4 requires 10% usable open space, which cannot include detention areas. Chairman Brock suggested that the wording "not including detention areas" be added to the condition.

Bruce Lankford, representing the applicant, addressed the open space issue.

With no other comments from the Commission or public, **motion by Richardson, second by Williams, to recommend approval of the rezoning request from A-1 to R-3 PUD based on its compliance with the Comprehensive Plan, and subject to the nine (9) conditions of approval, including the noted amendments to conditions #4 and #5. By roll call vote, motion carried 7-0.**

PSP-2005-39 Pulley Property - Preliminary Subdivision Plat for 13 cluster residential lots plus two reserved tracts, located on the south side of Ironworks Pike (KY 1972), south of Frankfort Road (U.S. 460), west of Cane Run Road.

Ms. Phillips reviewed the staff report, including all issues addressed by the cluster regulations. She recommended approval of the requested variance to allow the cul-de-sac to exceed the 1,000' requirement, and of the preliminary subdivision plat subject to the fifteen (15) conditions.

Tom Bradley, Thoroughbred Engineering, agreed to the fifteen (15) conditions of approval. David Pulley, applicant, stated that walking trails will be included around the perimeter. It was noted that a combination of four-plank and "V" wire mesh fencing will be used.

Two area residents expressed concern about further development of the reserved lots. Chairman Brock stated that there could be no further subdivision of the property. Mr. Pulley stated that the two reserved lots would be for personal residences and they intend to maintain horses on the property.

Motion by Williams, second by Gregory, to approve the Preliminary Subdivision Plat, including the variance regarding the length of the cul-de-sac, subject to the fifteen (15) conditions of approval. Motion carried.

Update of previously approved projects and agenda items

Ms. Phillips reported that Drew Ardary will be starting as the new Planner II as of September 19 and a decision will be made soon regarding the Planner I position.

The meeting was then adjourned.

Respectfully,



Barry Brock, Chairperson

Attest:



Charlie Perkins, Secretary