

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

**August 11, 2005**

The regular meeting was held in the Scott County Courthouse on August 11, 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, John Lacy, William Peters, and Jimmy Richardson, Planning Director Rachel Phillips, Engineer Ben Krebs, and Attorney Perkins. Absent was Commissioner Elizabeth Williams.

Motion by Lacy, second by Carter, to approve the July invoices. Motion carried.

With one correction of a name, motion by Richardson, second by Lacy, to approve the July 14, 2005 minutes. Motion carried.

Motion by Carter, second by Bradley, to approve the August agenda. Motion carried.

Postponements/Withdrawals

Mr. Brock noted that the George Davis Farm - Tract 3, Pulley Property, Falls Creek Phase II Master Plan, and Colony Multi-family - Poe Property applications have been postponed to the September meeting.

**Motion by Lacy, second by Richardson, to accept the postponement of the four (4) noted applications to the September meeting. Motion carried.**

The Steak 'n Shake, Thoroughbred Acres Unit 9 and 11, Shops at Elkhorn Meadows, and House of God applications have been postponed to the August 25<sup>th</sup> special meeting, to be held at 6:00 p.m. in the Planning Office.

**Motion by Hopkins, second by Carter, to accept the postponement of the four (4) noted applications to the special August 25<sup>th</sup> meeting. Motion carried.**

## Consent Agenda

Representatives of the Ward Property and Cherry Blossom Village Phase 8 applications agreed to their respective conditions of approval, and no concerns about the projects were expressed by the Commission or the public.

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

ZMA-2005-27 Mansion Townhouses - Rezoning request from I-1 Light Industrial to R-3 PUD for 10.5 acres, located south of East Main Extended, east of McClelland Circle, north of Lemon's Mill Road. PUBLIC HEARING

Chairman Brock opened the public hearing. Attorney Perkins noted that the notice requirements have been met.

Ms. Phillips reviewed the staff report. She noted in particular that an investigation of the possible wetlands area indicated that the area should remain undisturbed. She noted in the conditions of approval that the applicant must submit written verification of the location of the wetlands from the Corps of Engineers prior to preliminary development plan approval.

Ms. Phillips also reviewed other issues including access to the site via the 50' strip of land, road improvements, and the applicant's wish to incorporate this plan into the overall plan of Mansion Estates.

Brent Combs, Thoroughbred Engineering and representing the applicant, addressed identification of the wetlands area. He also explained why the rezoning request is for R-3 when the overall density will actually be less than the maximum allowed in an R-2 zone.

Brian Koressel, applicant, presented drawings of the townhouse design. He agreed with the conditions of approval and noted that the existing tree line will remain.

There being no further comments by the Commission or public, Chairman Brock closed the public hearing.

**Motion by Lacy, second by Bradley, to recommend approval of the rezoning request from I-1 to R-3 PUD, based on the reasons listed in the staff report, and subject to the nine (9) conditions of approval. By roll call vote, motion carried 7-0.**

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.

Chairman Brock opened the public hearing. He explained that due to potential revisions, the application will be continued to the September meeting.

Bruce Lankford, representing the applicant, submitted documentation regarding notice requirements.

ZMA-2005-46 Pitcher Development - Rezoning request from I-1 Light Industrial to B-2 Highway Commercial for 2.53 acres, located on the east side of South Broadway (U.S. 25), south of Showalter Drive.

Chairman Brock opened the public hearing.

Ms. Phillips reviewed the staff report, noting that the existing building will be removed and the site redeveloped. She noted the proposed access to U.S. 25, which would require an entrance permit from KYTC-District 7. She stated that additional access points on U.S. 25 have been discouraged with previous applications, and staff recommends eliminating this proposed access. At this time, the applicant's application with KYTC-District 7 is pending.

It was clarified that KYTC-District 7 has jurisdiction over whether an entrance is allowed onto U.S. 25.

Bruce Lankford, representing the applicant, addressed the proposed entrance. It was noted that documentation regarding notice requirements was submitted.

The applicant agreed with the nine (9) conditions of approval.

Scott Kaeff, <sup>SP. Martham</sup> Marcum Drive resident, asked if the site will be leveled off or if the access road will be on an incline as it is now. The applicant replied that the proposed buildings will be at the same elevation as the present buildings.

There being no other concerns from the Commission or public, Chairman Brock closed the public hearing.

**Motion by Carter, second by Lacy, to recommend approval of the rezoning request from I-1 to B-2, based on the reasons listed by staff in the staff report and subject to the nine (9) conditions of approval. By roll call vote, motion carried 7-0.**

PSP-2005-36 Paynes Landing Section 2 - Preliminary Subdivision Plat for 252 single family detached residential lots on 99.57 acres, located adjacent to the developing subdivisions of Paynes Landing, Section 1 and Canewood, off U.S. 460 W.

Ms. Phillips reviewed the status of the issue regarding road and lot construction in the potential sinkhole area. She, Mr. Krebs, and Brad Frazier (City Engineer) met with the applicant and their geo-technical engineer. The remediation plan was submitted and further recommendations were made by Mr. Krebs and Mr. Frazier. Mr. Frazier stated that it was agreed that a road can be constructed in the area, but not houses. It was noted that the conditions of approval should include Mr. Frazier's recommendations for the road construction.

Discussion continued on matter. Mr. Krebs reported on their inspection of the site.

Bruce Lankford, representing the applicant, agreed with the report on the situation.

**Motion by Bradley, second by Richardson, to approve the Preliminary Subdivision Plat, including the requested variance, subject to the twelve (12) conditions of approval, plus the three additional recommendations of the City Engineer regarding road construction. Motion carried 6-1 with Peters dissenting.**

PSP-2005-14 Harbor Village Phase 3 - Preliminary Subdivision Plat for 80 single family residential detached units on 57.67 acres, located on the east and west sides of Lakeside Drive, south side of Harbor Village Drive, west of U.S. 25 and west of Roger's Gap Road (KY 620).

Ms. Phillips reviewed the status of the application. The proposed plan includes a 3.2 acre lake. The project will be constructed in two phases, 3a and 3b. The applicant will begin phase 3a while the permits for the lake in phase 3b are being reviewed by the Corps of Engineers.

Harold Simms, representing the applicant, described the plans for the lake and the original plans for Harbor Village. Mr. Jihad, engineer for the development of the lake, also described the plans for the lake.

Mr. Simms addressed the phasing of the project. He asked that condition #3 be amended to read that any minor changes be reviewed by staff, any major changes be reviewed and approved by the full Planning Commission, and the Harbor Village Homeowner's Association be notified of any changes. It was agreed that condition #3 would read "Any major changes will require review and

approval by the Planning Commission and notification to the Harbor Village Homeowner's Association."

Commissioner Lacy asked how the pedestrianways will be maintained. Mr. Simms replied that the Homeowner's Association will maintain them. Johnny Saunders, applicant, described his plans for the pedestrianways.

It was agreed that it be made clear that condition #2 applies to Phase 3b only.

**Motion by Lacy, second by Carter, to approve the Preliminary Subdivision Plat, including Variances 1 & 2, subject to the thirteen (13) conditions of approval, authorizing Phase 3a to be constructed prior to Phase 3b, which is subject to all requirements of the Corps of Engineers prior to Final Subdivision Plat approval, and including the noted change to condition #3. Motion carried.**

Ms. Phillips reported that the interview process for the Planner I and Planner II positions is on-going.


Mr. Brock reminded the Commission of the special meeting on August 25, 2005 at 6:00 p.m. in the Planning Commission office.

The meeting was then adjourned.

Respectfully,

  
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Barry Brock, Chairperson

Attest:

  
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Charlie Perkins, Secretary