

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
January 12, 2023

The regular meeting was held in the Scott County Courthouse on January 12, 2023. The meeting was called to order by Acting Chairman Charlie Mifflin at 6:00 p.m. Also present were Commissioners Rhett Shirley, James Stone, Duwan Garrett, Brad Green, David Vest, Dann Smith, and Director Joe Kane, Planners Matt Summers and Elise Ketz, Engineer Ben Krebs, and Attorney Charlie Perkins. Commissioner Singer was absent. There is one vacancy on the Commission.

Motion by Garrett, second by Stone, to approve the December invoices. Motion carried.

Motion by Garrett, second by Smith, to approve the December 8, 2022 minutes. Motion carried.

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

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

Postponements/Withdrawals

Acting Chairman Mifflin stated that the application for Joann Warner Property (FSP-2022-47), Worldwide Equipment (PDP-2022-44) and Big Pine Land (ZMA-2022-57) are postponed until the next regularly scheduled meeting.

Urban Service Boundary - Review and Consideration of Requests for inclusion in the proposed boundary.

Acting Chairman Mifflin opened the public hearing.

Mr. Summers stated the Urban Service Boundary is a tool used by staff to control and manage growth. He stated they anticipate population growth in the three urban areas.

He stated for the Sadieville Urban Service Boundary they are proposing a reduction in the area to 1,500 acres. He stated they are still allowing for plenty of growth. He stated they kept the Porter Road, US 25 and KY 32 area because of an upcoming State traffic project.

He stated the staff proposes a reduction of the Urban Service Boundary for Stamping Ground as well. He stated the proposed area would be 900 acres.

He stated staff are planning for the addition of a few new areas to the Georgetown Urban Service Boundary. He stated staff are also removing the Oxford Community from the Urban Service Boundary as the neighborhood requested.

He stated the greenbelt reserve area was modified to establish a more consistent width while still protecting Cane Run Creek. He stated staff will not support any development in the greenbelt reserve area.

He stated staff is adding the new high school into the Urban Service Boundary.

He stated the staff is proposing to add approximately 1,100 acres to the Georgetown Urban Service Boundary. He stated there is a need for additional industrial land.

He stated an additional 11 acres of the Dwyer property along Etter Lane will be added to the Urban Service Boundary.

He stated staff received a letter from the Scott County Soil Conservation District. He stated staff supports and thinks they have addressed the comments.

He stated on the Future Land Use Map floodplain area will be shown as floodplain. He stated staff think marking the agricultural districts is a good idea.

He stated there is one application to be included in the Urban Service Boundary. He stated the property is located off Old Oxford Road and zoned A-1. He stated there is water but no sewer service to the site.

He stated the staff has some concerns. He stated there is no sewer in the area and staff does not think sewer should be extended into the Millers Run Watershed.

He stated the staff has concerns about Old Oxford Road handling additional traffic.

He stated at this time the application does not meet enough of the criteria to include it in the Urban Service Boundary.

Rita Jones, applicant, stated she purchased the property in the 1980's and being a realtor, she has been before the Planning Commission numerous times. She stated she has heard the Planning Commission state they prefer to include entire properties in the Urban Service Boundary.

She stated she has no immediate plans for the property, but her grandkids may want to do something with the property in the future. She stated she has no natural boundary to make it clear where the current boundary is on her farm.

She stated Kentucky American has water in the area and Ball Homes is across the road from her with sewer. She stated Old Oxford Road has been widened due to the Ball Homes development.

She states if the rest of her property is annexed into the Urban Service Boundary, she will widen Old Oxford Road in that area.

She stated if sewer could not be pumped up due to the watershed, she would be denied sewer.

Acting Chairman Mifflin asked for clarification on the number of additional acres requested to add to the Urban Service Boundary.

Commissioner Stone stated he feels maybe the Planning Commission should accept the request since part of the property is already included.

Commissioner Green questioned if an answer needs to be given today. He stated to let the Planning Commission review the request again in 5 years. He stated he thinks it would be appropriate to have the infrastructure in place first.

Mr. Kane stated if the approval of the application is given that means the Planning Commission is stating that area is appropriate for development. He stated the main issue is opening another watershed for development if approval is given.

Ms. Jones questioned if property had been added previously to the Urban Service Boundary that was in another watershed. Mr. Kane stated yes but not in the Miller Run Basin. He stated there are 3 watersheds in the city of Georgetown. He stated no area east of the Lanes Run Watershed is included.

Acting Chairman Mifflin questioned if Mintwood Farm has sewer availability. Mr. Kane stated Mintwood got preliminary approval around 1998. Mr. Summers stated Mintwood's approval follows the Lanes Run watershed.

Acting Chairman Mifflin closed the public hearing.

With no motions, the Planning Commission agrees with the staff's recommendation of denial for the Jones Property to be included in the Georgetown Urban Service Boundary.

Motion by Vest, second by Green, to approve the Urban Service Boundary. Motion carried unanimously.

Agricultural Buffers Text Amendment

Acting Chairman Mifflin opened the public hearing.

Mr. Summers stated that the Scott County Conservation District had raised some concerns a few months ago about the current buffering required between residential development and agricultural land. He stated the impact is leading to a loss of usable portions of agricultural land due to the impact of development.

He stated in Section 4.19 of the Zoning Ordinance regarding the A-5 district, an addition of clarifying language under item C that all secondary structures must be 50 feet from property zoned A-1.

He stated footnotes were added to the schedule of Dimension Area Regulations for all side and rear yard setbacks for main and accessory structures requiring a 50-foot setback when adjoining the A-1 district.

He stated in Section 6.10 of the Landscape and Land Use Buffer Ordinance it was clarified that species need to be diversified in the perimeter landscaping requirements.

He stated in Section 6.12 it was clarified that when urban zones meet agricultural zones there has to be a 50-foot buffer. He stated trees must be at least 35 feet from the property line on the urban zone side. He stated that residential fences and roads could not be within the 50' buffer.

He stated trees that are invasive or harmful to livestock were prohibited from being planted.

He stated row 10 was removed since now it is no longer needed.

He stated Section 6.14 "Agricultural Buffers" was added to the ordinance to clarify that all buildings, structures, and pools must be 50 feet from property lines when adjoining A-1 zoning districts.

He stated when property is not zoned A-1 or C-1 and developed, the developer must install a 6-foot diamond mesh wire fence. He stated when a change of use (CUP, development plan, etc.) occurs fencing will be required.

Acting Chairman Mifflin closed the public hearing.

Keith Tingle, Chairman of Scott County Conservation District, stated that at their recent meeting they discussed and would like to request that no variances be allowed.

Attorney Perkins suggested adding the language that no variances will be given to the ordinance.

Mr. Kane stated that in the northern part of the county the buffer can be waived. He questioned if that should be changed. Mr. Summers stated the buffer can be waived but not the fence requirement. Attorney Perkins stated he thinks that should be removed and a waiver should only be acceptable if physically cannot be done.

Ms. Jones stated that diamond mesh fence will be difficult to install along waterways.

Commissioner Shirley questioned if the fence could be installed within the property boundary to prevent hardship to the farmer in the future when the fence needs repair. Mr. Summers stated that when

discussing with the conservation district it was agreed to have the developer pay for the fence and to put it on the property line. He suggested adding to the conditions of approval for development.

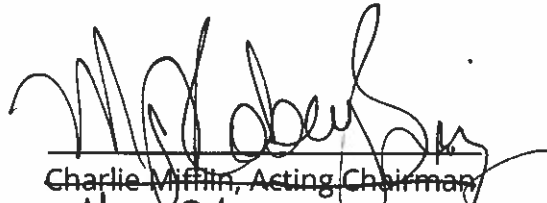
Motion by Garrett , second by Vest, to recommend the Agricultural Buffers Text Amendment. Motion carried unanimously.

Acting Chairman Mifflin adjourned the meeting.

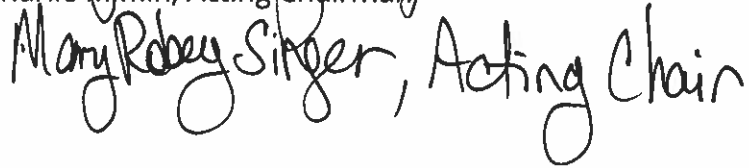
Attest:



Charlie Perkins, Secretary



Charlie Mifflin, Acting Chairman



Mary Robey Singer, Acting Chair