

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

**July 11, 2002**

The regular meeting was held in the Georgetown City Hall Council Chambers on July 11, 2002. The meeting was called to order by Chairperson Sara Sutton at 7:00 p.m. Present were Commissioners Barry Brock, Robert Hopkins, Omer Lee, William Peters, John Sharpe, Elizabeth Williams, Planning Director Kelley Klepper, Planner Rachel Phillips, and Attorney Charlie Perkins. Absent were Commissioners Pete Gritton and James Thomason, and Engineer Brad Frazier.

Motion by Hopkins, second by Williams, to approve the June invoices. Motion carried.

Motion by Williams, second by Lee, to approve the June 10, 2002 special meeting minutes. Motion carried.

Motion by Sharpe, second by Brock, to approve the June 13, 2002 minutes. Motion carried.

Mr. Klepper noted two additions under Staff Reports, Other Business Old: Mr. Fred Neville's address to the Commission and an update from Commissioner Sharpe regarding his residency. It was also noted that the Dwyer Property Zone Change will be moved to Other Business Old, after the Rural Land Use Requests. Motion by Williams, second by Peters, to accept the July agenda as amended. Motion carried.

Postponements/Withdrawals

Chairperson Sutton reported that the A & K Child Development Center, Wilder Cluster, Cherry Blossom Centre, Fisher's Mill Landing Phase 1 Unit B, Fisher's Mill Landing Phase 1 Unit C, David Kelly Property – Campground, Eastside Trucking Tract 1, and Hannson Place Phase II applications have been postponed to the August meeting. Motion by Hopkins, second by Sharpe, to accept those eight items for postponement. Motion carried.

## Consent Agenda

Representatives of the Greer Property, Jones' Property (Lowe's), Cherry Blossom Village Phase 5, Land & Timber, Inc., Ken Watson Industrial Building Expansion, and Georgetown Community Hospital Surgery/ICU Expansion applications agreed to staff's conditions of approval, and no concerns about the projects were expressed by the Commission or the public.

**Motion by Peters, second by Sharpe, to approve the six applications on the Consent Agenda subject to their respective conditions of approval. Motion carried.**

ZMA-2002-33 Charles Parker Duplex – Zoning request for 0.6 acre from R-1A Single-family Residential to R-2 General Residential, located on the south side of Main Street (KY 227) in Stamping Ground, across from the Stamping Ground Industrial Park. PUBLIC HEARING

Chairperson Sutton opened the public hearing.

The applicant submitted documentation regarding notice requirements to Mr. Perkins. Ms. Phillips then reviewed the staff report. She noted that the Comprehensive Plan specifically provides for a variety of housing types and residents.

She briefly covered issues regarding Locust Fork Creek and access to the site. It was clarified that under our regulations, a development plan is not required for a duplex. However, staff recommends that a hammerhead turn-around area be constructed so that vehicles do not back out onto KY 227.

There being no further comments, Chairperson Sutton closed the public hearing.

**Motion by Williams, second by Lee, to recommend approval of the rezoning request from R-1A to R-2 on the basis that it is consistent with the Comprehensive Plan. By roll call vote, motion carried 6-0.**

PSP-2002-47 Harbor Village – Lakeside Drive – Preliminary Subdivision Plat for 35 residential lots, located on the east side and west side of Lakeside Drive, southwest of Lakeshore Drive.

Ms. Phillips reviewed the staff report. She stated that the Harbor Village Master Plan indicates the requested extension of Lakeside Drive. However, the proposed lake shown in this area on the Master Plan is not part of this application; this applicant does not own the proposed lake property. Staff requested a letter from the homeowners' association addressing the lake issue,

but had not received one at the time of this meeting. For that reason, staff recommends postponing the application.

Brent Combs, Thoroughbred Engineering, stated that the Cadle Company owns the proposed lake property and has the sole right to decide on whether the lake will be constructed. He asked why a letter is requested from the homeowners' association if that is the case. He also asked if they could receive approval pending resolution of the lake issue.

Discussion continued on the lake. It was agreed to postpone the matter. Chairperson Sutton postponed the application to the August meeting.

### Fred Neuville

Fred Neuville, Cincinnati Pike resident, provided the Commission with copies of a lawsuit filed against a trucking company in 1994. He stated that they have been ruled against several times, but are still operating illegally. Mr. Perkins explained how the matter is still in the court system.

Mr. Neuville stated that the operation has expanded. Mr. Perkins recalled that previously, the local judge had a conflict of interest in the matter, so the case was heard in Frankfort. He stated that he will pursue the matter again in the hope that the new local judge will take appropriate action. He will provide the Commission with an update on the matter at the August meeting.

### Review of Urban Committee Recommendations – Rural Land Use Requests PUBLIC HEARING

Chairperson Sutton opened the public hearing.

Mr. Klepper reviewed the Small Area Plan for the U.S. 25 South/Lisle Road/ Fayette County area.

In summary, he recommended approval of the plan, especially noting that there be no expansion beyond what is currently zoned, that design guidelines be put into place, that B-2 uses be limited, and that extreme care be given to access and transportation issues.

He added that Fayette County is looking at a regional greenway plan, and this area provides an ideal opportunity for Georgetown-Scott County's trail system to link up with Fayette County along Cane Run Creek.

Commissioner Williams suggested an addition on page three, at the end of the middle paragraph: “. . . will be the most prudent and efficient road design for the primary area of the U.S. 25/Lisle Road Small Area Plan.”

After brief discussion, Chairperson Sutton closed the public hearing.

**Motion by Brock, second by Peters, to recommend adoption of the U.S. 25 South/Lisle Road/Fayette County Small Area Plan as presented, including the suggested addition. By roll call vote, motion carried 6-0.**

ZMA-2002-24 Dwyer Property – U.S. 25 South – Rezoning request for approximately 6 acres from B-1 Neighborhood Commercial to B-2 Highway Commercial, located on the east side of U.S. 25 South, north of Lisle Road.  
PUBLIC HEARING

Chairperson Sutton opened the public hearing. Bruce Lankford, representing the applicant, submitted documentation regarding notice requirements.

Mr. Klepper reviewed the staff report, which recommended approval based on the redesignation in the U.S. 25/Lisle Road Small Area Plan, and subject to the applicant’s self-imposed development restrictions and the six conditions listed in the staff report.

Commissioner Brock suggested adding a 7<sup>th</sup> condition that a development plan for each lot must be reviewed by the Planning Commission.

Bruce Lankford, representing the applicant, agreed with the conditions of approval.

Chairperson Sutton closed the public hearing.

**Motion by Williams, second by Brock, to recommend approval of the rezoning request from B-1 Neighborhood Commercial to B-2 Highway Commercial based on the redesignation of the area in the U.S. 25/Lisle Road Small Area Plan, subject to the six conditions of approval, plus the 7<sup>th</sup> condition that development of each lot be reviewed by the Commission, and also subject to the applicant’s self-imposed restrictions. By roll call vote, motion carried 6-0.**

Proposed amendments to the Zoning Ordinance regarding H.B. 270 – Cellular Telecommunications Towers PUBLIC HEARING

Chairperson Sutton opened the public hearing.

Mr. Klepper asked the Commission to review the proposed amendments. He stated that input is being sought from others in the cell tower community and the Commission will be asked to take action on the matter at the next meeting.

Chairperson Sutton continued the public hearing to the August meeting.

Commissioner Sharpe's Residency

Commissioner Sharpe addressed the Commission regarding his Scott County residency. He stated that his home and property remain in Scott County, but because of his wife's employment in Danville, they are renting a home there.

Chairperson Sutton noted that Commissioner Sharpe has stated for the record that his legal residence is still in Scott County; therefore, he is in compliance with KRS 100 and the qualifications for Commissioners.

Commissioner Sharpe stated that he would notify the Commission if the situation changes.

Update of previously approved projects and agenda items


Mr. Klepper reported that Brad Frazier and his wife had a baby girl. Mom, Baby Ashley, and Dad are doing fine.

The meeting was then adjourned.

Respectfully,

  
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Sara Sutton, Chairperson

Attest:

  
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Charlie Perkins, Secretary