

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
REGULAR MEETING  
MINUTES  
JANUARY 13, 2022**

The regular meeting was held in the Scott County Courthouse on January 13, 2022. The meeting was called to order by Chairman Mark Sulski at 6:00 p.m. Present were Commissioners Duwan Garrett, David Vest, Rhett Shirley, and Steve Smith, Director Joe Kane, Planners Matt Summers and Elise Ketz, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was Commissioners Mary Singer, Charlie Mifflin, James Stone, and Dann Smith.

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

Motion by Garrett, second by Vest, to approve the December 9, 2021 minutes. Motion carried.

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

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

Postponements/Withdrawals

Chairman Sulski stated that the applications for 1058 Paris Pike Rezone (ZMA-2021-37), Penn Alley Townhomes (PDP-2021-44), Regal Springs (PDP-2021-45), Enterprise Way (PDP-2121-52), Online Transport (PDP-2021-53), and Bluegrass Campground (FSP-2019-45) are postponed until the next regularly scheduled meeting.

Consent Agenda

A representative of United Talent Parking (PDP-2021-50) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by S. Smith, second by Vest, to approve the application. Motion carried.

FSP-2021-48 Hel-N-Del Farm – Final Subdivision Plat to subdivide a farm into 6 tracts located north of Cedar Road (KY 368) east of the Scott/Franklin County line.

Mr. Summers stated the access to the lots would be Cedar Road. He stated a variance to reduce the minimum required separation between driveways may not be needed. He stated Tracts 2, 5, and 6 will each have a separate entrance on Cedar Road. He stated Tracts 3, 4, and 7 will share a proposed entrance on Cedar Road.

Janice Hillard, 1905 Cedar Road, questioned where the entrances will be located for the tracts. Mr. Summers presented the plat with the proposed entrances.

Joel Day, surveyor for applicant, stated he received the entrance permits today from District 7. He stated the closest entrance to Ms. Hillard's property is approximately 300' away from her property.

Tammy Hillard, 200 Elizabeth Street, questioned if the entrance by her mother's property would be used to access the larger lots. Chairman Sulski pointed out the new entrances and reassured Ms. Hillard they will not be on Ms. Hillard's property.

Janice Hillard questioned where the five-acre tracts are located. Mr. Day referred to the plat to show the tract locations.

After further discussion, **Motion by Garrett, second by Vest to recommend approval of the Final Subdivision Plat (FSP-2021-48) subject to six (6) conditions of approval and removing the variance. Motion carried unanimously.**

FSP-2021-49 Brown General Contractors - Final Subdivision Plat to subdivide one (1) 15.59-acre parent tract into two (2) lots located at 255 New Coleman Lane.

Ms. Ketz stated the zoning is A-1 and access would be New Coleman Lane.

Elizabeth Britsch, 2111 Ironworks Road, questioned what is being put on the lots and the entrance locations.

Ryan Brown, applicant, stated he plans to sell one lot to his brother and for each lot to have a home.

After further discussion, **Motion by S. Smith, second by Garrett to approve the Final Subdivision Plat (FSP-2021-49) subject to six (6) conditions of approval. Motion carried unanimously.**

ZMA-2021-51 Enterprise Way - Zoning Map Amendment to change the zoning district from A-1 and R-1C to BP-1 located south side on Enterprise Way adjacent to Lanes Run Business Park.

Chairman Sulski opened the public hearing.

Mr. Kane stated the project site is approximately 86 acres. He stated the property is city owned and previously shown as phase 3 of the Lanes Run Business Park.

He stated the property had always been considered part of the Business Park. He stated the Future Land Use map shows the property as part of the Business Park and it complies with the Comprehensive Plan. He stated the property meets some of the Goals and Objectives of the Comprehensive Plan.

Chairman Sulski questioned if one company was planning to acquire the property. Jack Conner, Economic Development Director, answered no to the question.

Lee Craig, 2473 Cynthiana Road, questioned when a traffic light would be installed on Cynthiana Road at Delaplain Road. Mr. Kane stated Cynthiana Road is a state road so when the state thinks traffic warrants a traffic light. Attorney Perkins stated the state determines when traffic lights are installed. Mr. Conner stated that they do not plan to directly access Cynthiana Road but all access will be from internal Business Park Roads.

Chairman Sulski closed the public hearing.

After further discussion, **Motion by S. Smith, second by Vest to recommend approval of the rezoning request (ZMA-2021-46) on the basis that it complies with the comprehensive plan. Motion carried unanimously.**

PSP-2021-54 & PDP-2021-55 Dollar General Retail Store – Preliminary Subdivision Plat to create one (1) new commercial lot and Preliminary Development Plan for an 10,640 SF retail store with associated parking located at 2467 Cynthiana Road.

Mr. Summers stated the new lot would be approximately 1.59 acres and access would be from Cynthiana Road. He stated the current zoning is B-1. He stated he does recommend approval of the Preliminary Subdivision Plat.

He stated they are proposing 35 parking spaces for the store. He stated the entrance would be to the right of the building with access from Cynthiana Road.

He presented the proposed location for the sanitary sewer.

He stated staff recommends a left turn lane on Cynthiana Road. He stated staff had talked to KYTC and KYTC are not opposed to turn lanes being added to Cynthiana Road. He stated even though it is a state road if the Planning Commission requires turning lanes, the state would support turn lanes.

He stated the site would require grading in the state right-of-way that the state would have to approve.

He stated there are no design standards in commercial areas, but he stated the applicant should try to fit the area.

He stated the applicant is requesting to reduce the landscape buffer along residential areas.

He stated the applicant does not meet the VUA perimeter landscaping requirement. He stated staff is not opposed to a waiver for some buffering along the driveway but that the parking area should meet the requirements of the ordinance.

He stated the preliminary development plan submitted should include 10% of VUA for interior landscaping but the preliminary development plan submitted does not meet the requirements.

Chairman Sulski questioned if the variances are still requested. Mr. Summers stated most variances are added as staff reviews the preliminary development plan and sees that requirements are not met.

Will Stevens, Vantage Engineering, stated the applicant believes the store will benefit the community. He stated he has discussed the project with KYTC and submitted the permit.

He stated he has an email from KYTC stating that turn lanes are not warranted. He stated he understands the safety concern, but the store would not create enough traffic to warrant the turn lane. He stated a turn lane would conflict with the nearby entrance to Delaplain Road.

Commissioner Garrett questioned where the traffic count numbers came from. Mr. Stevens replied from KYTC, but he thinks they are approximately 2 to 3 years old.

Mr. Stevens stated he thinks condition 11 should be changed to read if required by KYTC.

Mr. Stevens stated he did not realize the number of variances needed due to landscaping. He stated the revised plan added landscaping since the original plan went through TRC. He stated he could add trees and hedge along the side of the building along Delaplain Road.

He stated he feels the proposed building does fit into the character of the neighborhood.

Amry Otiney, stated they plan for the building to match other businesses in the area.

Mr. Stevens stated the building will resemble the Stamping Ground Dollar General store.

Commissioner S. Smith questioned the cost of a right-turn deceleration lane. Mr. Stevens stated it would cost less but would be encroaching on the neighboring property to build.

Chairman Sulski stated his concern for turn lanes with the amount of traffic in the area.

Mr. Krebs questioned if a warrant analysis was performed. Mr. Stevens stated he performed the process that morning and could send Mr. Krebs the numbers.

Mr. Krebs questioned when the peak time is. Mr. Stevens stated Dollar General expects peak time to be around 20 vehicles.

Mr. Krebs stated that with existing traffic and additional traffic he thinks the volume of traffic would be close to warranting a turn lane.

Chairman Sulski stated his concern is that the entrance to the Dollar Store will also have two stubs for future retail businesses. He questioned who will be responsible for a turn lane in the future.

Attorney Perkins stated it should be up to KYTC to make the decision to require a turn lane or not. Lee Craig, 2473 Cynthiana Road, stated the traffic on Delaplain Road is in the afternoon when Toyota lets out and people trying to turn left onto Cynthiana Road. She stated she welcomes Mr. Stevens to sit in her driveway and see the amount of traffic on Cynthiana Road.

She questioned if there would be landscaping behind the store. She stated she also had concern about the lighting.

Brad Green, 2609 Oxford Village Lane, stated he has concern about the traffic. He stated a left turn lane would help the safety of people turning into the Dollar General store.

Kimberly Lynn, 2663 Oxford Village Lane, stated she has concern about crime that the Dollar General store would bring to the neighborhood.

William Lynn, 2663 Oxford Village Lane, stated approving the Dollar General store will open the area for other businesses to locate there.

Mr. Otiney stated they plan to add more trees along the Delaplain side of the building along with a 8' fence. He stated the lights will be on a schedule.

He stated that Dollar General tries to build in places that they will be providing a service like groceries to the area.

Chairman Sulski questioned if the lighting would be comparable to lighting that Planet Fitness installed. Mr. Kane stated downlighting would be required.

Mr. Stevens stated the property is zoned for business and it should not matter what store is wanting to locate there.

Commissioner S. Smith stated he had mixed feelings requiring a left turn lane with the traffic at Delaplain Road. He stated he feels a deceleration lane is more important.

Chairman Sulski stated he feels a turn lane to get traffic out of the way is a safer choice.

Commissioner Shirley stated he feels at what point does the Planning Commission require the turning lane.

Carlene Perkins, 2625 Oxford Village Lane, stated she supports the Dollar General store building in Oxford.

Commissioner S. Smith questioned if this Dollar General would have refrigerated foods like other Dollar General stores carry. It was stated that the store is trying to carry more food products.

Commissioner S. Smith stated he is sure some residents of Oxford would like the convenience of a store close by to get groceries from. He stated his main concern is the traffic on Cynthiana Road.

Mr. Krebs suggested if the Planning Commission approves the application to leave the conditions as stated and let the state decide the turn lanes. He stated that the applicant might need to look at the Delaplain Road intersection again.

Commissioner Shirley stated his main concern is the traffic issues and very little data to help the Commission decide. Mr. Stevens stated he would be willing to provide the data and explained how he reached some of his calculations.

Mr. Krebs showed the state calculation manual and stated he has not seen the data.

After further discussion, , **Motion by S. Smith, second by Shirley to approve the Preliminary Subdivision Plat (PSP-2021-54) subject to seven (7) conditions of approval and Motion by Garrett, second by S. Smith to approve the Preliminary Development Plan (PDP-2021-55) subject to twelve (12) conditions of approval and five (5) variances with the addition to condition eleven to state subject to KYTC approval. Motion carried 4-1 with Vest opposed.**

#### Short Term Rental Ordinance & Zoning Ordinance Text Amendment

Chairman Sulski stated that the Short-Term Rental Ordinance & Zoning Text Amendment is continued until the next regularly scheduled meeting.

#### Approval of Audit FY 20-21

Motion by Vest, second by Shirley, to approve the Audit of FY 20-21. Motion carried.

Chairman Sulski adjourned the meeting.

Attest:

  
Charlie Perkins, Secretary

  
Mark Sulski, Chairman