

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

DECEMBER 13, 2007

The regular meeting was held in the Scott County Courthouse on December 13, 2007. The meeting was called to order by Chairperson Barry Brock at 6:00 p.m. Present were Commissioners Mike Bradley, Melissa Gregory, Janet Holland, John Lacy, Jimmy Richardson, and Ralph Tackett, Planning Director Michael Sapp, Assistant Director Pat Shoemaker, Planners Drew Ardary, Rhonda Cromer, and Curt Freese, and Engineer Ben Krebs. Absent were Commissioners Greg Hampton and Robert Hopkins, and Attorney Charlie Perkins.

Chairman Brock expressed appreciation for the service of Robert Hopkins, whose term expires this month. Unfortunately, Commissioner Hopkins is ill, but will be presented with a plaque by staff at his home. He testified that Commissioner Hopkins was very knowledgeable, always considered the best interest of the community, and will be missed by staff and the Commission.

Motion by Lacy, second by Holland, to approve the November invoices. Motion carried.

Motion by Richardson, second by Bradley, to approve the November 8, 2007 minutes. Motion carried.

With addition of an Executive Session to discuss pending litigation under New Business, Item D, motion by Lacy, second by Holland, to approve the December agenda. Motion carried.

Postponements/Withdrawals

Mr. Brock reported that the Thoroughbred Center Cell Tower Relocation application has been postponed to the January meeting.

Motion by Tackett, second by Gregory, to accept the one item for postponement. Motion carried.

Consent Agenda

Representatives of the Meldean Manor (The Enclave) and Lanes Run Business Park, Unit 1, Lots 7 & 8 (with Condition #11 being amended to read: Prior to Final Subdivision Plat approval, applicant shall note "no direct access off of

Delaplain Road for all lots with the exception of Lot 2A.) 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 Holland, to approve the two (2) items on the Consent Agenda subject to their conditions of approval. Motion carried.

PDP-2007-30 Windsor Path Wellness Community – Preliminary Development Plan for 30,000 sq. ft. office located in two buildings on 1.95 acres zoned P-1B, located on the northwest side of McClelland Circle (U.S. 460 bypass) and west of Windsor Path.

Ms. Cromer reviewed the staff report, including the issue regarding the public road connection, which the applicant proposes eliminating. Staff recommends that the applicant continue to provide the emergency vehicle access between Fairfax Way and this property.

Brent Combs, Thoroughbred Engineering and representing the applicant, stated that the plan shows a hammerhead at the end of Fairfax Way on the applicant's property, for which the applicant is willing to dedicate the right-of-way. He stated that the applicant agrees with conditions 2-9.

Commissioner Lacy asked what kind of a barrier will prevent the connection. Mr. Combs stated that a 6" curb and grass strip will be constructed.

Charles Brewer, Fairfax Way resident adjacent to Windsor Path, preferred the connection to be closed, but stated that when drivers realize there is no connection, they drive through his yard to turn around. He asked if signage can be installed stating that there is no outlet.

Motion by Lacy, second by Holland, to approve the Preliminary Development Plan, subject to Conditions two through nine (2-9), eliminating Condition #1 which allows the road connection to Fairfax Way. Condition #2 (new Condition #1) would read: Eliminate the connection between Fairfax Way and Windsor Path and meet the City Engineer requirement to provide a hammerhead turn-around at the end of Fairway Way. A ninth (9th) condition is added: A landscaping and guardrail barrier is required at the terminus of Windsor Path. Motion carried 5-1 with Tackett dissenting.

2008 Filing and Review Schedule

Mr. Sapp stated that the schedule was amended to allow more time between the filing deadline and the Technical Review Meeting so that staff has more time to make recommendations.

Motion by Gregory, second by Lacy, to approve the 2008 Filing and Review Schedule. Motion carried.

Election of Officers

Motion by Gregory, second by Holland, to re-elect the current officers for 2009. Motion carried.

Update of previously approved projects and agenda items

Commissioner Lacy reported on the public hearing that was held on the Farmland Preservation (PDR) program. He stated that approximately 75 people attended, and questions/input were favorable. He stated that the Planning Commission needs to review the proposed ordinance.

Mr. Sapp added that the Commission needs to review/amend the proposed ordinance before it is taken to Fiscal Court for adoption in January. Hopefully it will be in place before the budget process begins so that it can be incorporated into the FY 08-09 budget.

A special Planning Commission meeting was set for Tuesday, January 15, 2008 at 6:00 p.m. to review the ordinance.

Mr. Sapp then reported on the status of the Northeast Traffic Study. The consultant wishes to send interim projects to the State for funding. The larger projects will be presented at the end of the study and proceed through the regular 6-year funding cycle. The target date for sending the interim projects is the first week in January.

Mr. Obey Wallen, H & W Land Development, stated that they originally developed Ridgeview Estates, and on the approved plat, it was stated that there will be no access in the subdivision to the private road (the road between Ridgeview Estates and Coal Ridge Lane). He stated that when that was agreed, it was not realized that it would apply to a 9.293-acre tract that is on the plat. He asked the Commission to recognize that the original statement on the plat applies to the subdivision lots, and not to the 9.293-acre tract, because it land locks the tract.

Chairman Brock felt that the Commission needs time to review a revised plat accompanied by a written request.

Motion by Richardson, second by Lacy, to go into Executive Session. Motion carried.

The Commission came out of Executive Session and no action was taken.

The meeting was then adjourned.

Respectfully,



Barry Brock, Chairperson

Attest:



Charlie Perkins, Secretary