

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

**November 9, 2004**

The regular meeting was held in the Scott County Courthouse on November 9, 2004. The meeting was called to order by Chairperson Barry Brock at 6:00 p.m. Present were Commissioners Mike Bradley, John Carter, John Lacy, William Peters, Jimmy Richardson, and Elizabeth Williams, Planning Director Kelley Klepper, Planner Rachel Phillips, Planner Lance Estep, and Engineer Ben Krebs. Absent were Commissioners Robert Hopkins and Omer Lee and Attorney Charlie Perkins.

Motion by Lacy, second by Richardson, to approve the October invoices. Motion carried.

Motion by Carter, second by Bradley, to approve the October 11, 2004 minutes. Motion carried.

With the addition of discussing the Staff Review Period under New Business, motion by Williams, second by Carter, to approve the November agenda. Motion carried.

Postponements/Withdrawals

Mr. Brock noted that the Cherry Blossom Golf and Country Club, Units 4A & 7A, the Duncan Homes Cluster Development, and the Pilot Travel Center applications are postponed to the December meeting: He also noted that the Hannson Place, Lot 1 application has been withdrawn.

**Motion by Richardson, second by Peters, to accept postponement of the three items mentioned above and to accept withdrawal of the Hannson Place, Lot 1 application. Motion carried.**

Consent Agenda

Representatives of the Stamping Ground Wood Products application agreed to the conditions of approval, and no concerns about the project were expressed by the Commission or the public.

**Motion by Lacy, second by Carter, to approve the Stamping Ground Wood Products application subject to the 15 conditions of approval. Motion carried.**

ZMA-2004-60 Calafell Property Zone Change - Rezoning request for 54.09 acres from A-1 Agriculture to BP-1 Business, Research, and Technology Park and I-1 Light Industrial, located on the west side of Champion Way, south of first Toyota entrance road. PUBLIC HEARING

Chairperson Brock opened the public hearing.

Mr. Estep noted the corrections that were made to the staff report regarding traffic generation. He reviewed the surrounding uses and the layout of the conceptual plan, noting the two public roads, the park and several proposed uses. He also noted that the BP-1 zoning will front Cherry Blossom Way.

Mr. Estep noted that there is a possibility that Toyota's road at Gate 7 may provide access to the site, but the applicant will need to work that out with Toyota, and that possibility is not being considered with this conceptual plan.

He recommended approval of the zone change subject to ten conditions of approval.

Bruce Lankford, representing the applicant, stated that the property has been annexed into the City. Mr. Klepper stated that all notification requirements have been met.

It was briefly noted that a traffic light at the access road and Cherry Blossom Way would need to be obtained if needed through KYTC-District 7.

Mr. Clark, nearby property owner, asked about the sanitary sewer service. Mr. Lankford stated that the engineers have concluded that it will go east under Cherry Blossom Way and become part of the Cherry Blossom Golf Course development sewer system. The applicant is in the process of meeting with GMWSS to determine exactly how it will be constructed. Chairman Brock noted that if the line goes through Mr. Clark's property, they will obtain easements from him.

Shannon Waits, property owner to the south, asked how the entrance road will affect her property. Mr. Lankford replied that the proposal is for a joint entrance that will also serve her property. Exact details have yet to be worked out. Chairman Brock informed Ms. Waits that the development plan will be reviewed by the full Planning Commission and she will be notified when that occurs.

Ms. Waits also asked about the sewer lines. Mr. Lankford stated that her property is included in the proposed privilege fee agreement and will be entitled to be provided sewer service as part of this project. He stated that GMWSS will notify her to attend a meeting when it is scheduled.

With no further concerns, Chairman Brock closed the public hearing.

**Motion by Williams, second by Bradley, to recommend approval of the zone change request from A-1 to BP-1 and I-1, based on the four findings of fact outlined in the staff report and subject to the ten (10) conditions of approval. By roll call vote, motion carried 7-0.**

FSP-2004-34 Fisher's Mill Landing, Phase 2-C, Final Subdivision Plat for a 22-lot rural residential development (15 cluster lots and 7 preserved lots), located on the south side of King Fisher Way, east and west sides of Lighthouse Way.

Mr. Klepper reviewed the staff report, stating that Health Department approval has been received and all comments from the Technical Review Committee have been addressed. Recent site inspections have shown that work has progressed to the point of allowing approval of this final plat.

Bill Graham, applicant, agreed with the ten (10) conditions of approval. He noted that there is one additional small pod of cluster lots yet to be developed.

Buffering from adjacent properties was briefly discussed.

**Motion by Bradley, second by Carter, to approve the Final Subdivision Plat subject to the ten (10) conditions of approval. Motion carried.**

PSP-2004-51 Pleasant Valley Subdivision - Preliminary Subdivision Plat for 533 single family detached residential units on 177.8 acres, located on the east side of Oxford Drive, south side of Cynthiana Road (U.S. 62), west of Old Oxford Road. RE-REVIEW

Ms. Phillips reported that the application was heard and approved by the Commission at the October meeting, but that notice requirements had not been met at that time. The proposal has not changed except with the three additional conditions of approval that were added at that meeting.

She then reviewed the staff report and recommended approval subject to the twenty (20) conditions.

Commissioner Williams asked about the lots that have questionable building envelopes. Ms. Phillips stated that they have indicated those lots as not being eligible for future setback variances. Commissioner Williams asked that that be added as condition #21.

Linden Plat, Eagle Engineering and representing the applicant, agreed that no variances should be granted only on the lots that are listed in the staff report as having questionable building envelopes. Chairman Brock clarified condition #21

as reading: No variance request will be supported by the Planning Commission for lots that have been noted by the Planning staff and additional lots noted by the Planning staff due to reconfiguration of the subdivision or layout.

Bill Fightmaster, adjacent property owner, asked for clarification about access points.

Commissioner Lacy felt that a barbed wire barrier should be placed on top of the chain link fence required around the rock quarry. It was agreed that that should be added to condition #3.

**Motion by Carter, second by Richardson, to approve the Preliminary Subdivision Plat subject to the twenty-one conditions, including the revision to condition #3. Motion carried.**

PDP-2004-62 Amerson Orchard - Farm Winery - Preliminary Development Plan for a 8.550 sq. ft. farm restaurant and winery, located on the east side of McClelland Circle, south of Lemons Mill Road.

Mr. Klepper reviewed the staff report. He stated that under KRS 243, the applicant is eligible for a farm winery license. He noted that a portion of the property and the restaurant/winery portion of the building will be annexed into the City. The sales area portion of the building will remain in the County. He explained the need for the partial annexation.

Paul Klienhenz, applicant, agreed with the ten conditions of approval.

**Motion by Richardson, second by Lacy, to approve the Preliminary Development Plan subject to the ten conditions of approval. Motion carried.**

PDP-2004-63 Triangle Group - Oxford Office - Preliminary Development Plan for a professional office located on 1.095 acres, located on the west side of Oxford Drive, east side of Cherry Blossom Way (U.S. 62), northwest of Connector Road.

Ms. Phillips noted that the applicant has met the notification requirements. She then reviewed the staff report, including issues regarding road improvements and the shared access easement. She noted concerns about the one-way drive on the north side of the building being used for a drive-thru window and also for loading/unloading. It was agreed that condition #1, in addition to prohibiting a drive-thru window, should also state that the drive cannot be used for loading/unloading.

She discussed fire truck accessibility.

Commissioner Lacy expressed concern about the Connector Road/Oxford Drive intersection.

Brent Combs, Thoroughbred Engineering and representing the applicant, stated that the one-way drive is solely for automobile traffic to circulate around the building. He requested that the possibility remain open that trucks be able to use the drive if it can be widened or the radii increased.

Discussion continued on the entrances and one-way drive.

**Motion by Williams, second by Carter, to approve the Preliminary Development Plan subject to the thirteen (13) conditions, with the addition to condition #1 that the one-way drive will not be used for loading/unloading if it remains as shown on the plan. Motion carried.**

Consideration of amendment to Appendix III of the *Subdivision & Development Regulations* regarding the City of Georgetown-City Engineer's Certification for Street Lights. PUBLIC HEARING

Chairperson Brock opened the public hearing.

Mr. Klepper explained the amendment. He recommended approval and stated that it will go to City Council for formal adoption.

Chairperson Brock closed the public hearing.

**Motion by Richardson, second by Williams, to recommend approval of the amendment to Appendix III of the *Subdivision and Development Regulations* regarding the City Engineer's Certification for Street Lights. By roll call vote, motion carried 7-0.**

Correction to Stamping Ground Zoning Map

Mr. Klepper reported that a presentation on the correction will be presented at the December meeting.

Approval of Filing and Meeting Dates for 2005

Mr. Klepper presented the updated filing deadlines and meeting dates for 2005.

**Motion by Williams, second by Bradley, to accept the filing deadlines and meeting dates for 2005 as presented. Motion carried.**

Update of previously approved projects and agenda items

Mr. Klepper reported that Kohl's Department Store received approval for signage from the Board of Adjustment, and they anticipate a grand opening in October of 2005. He also reported that Golden Corral anticipates opening in mid December, 2004.

Staff Review Period

Mr. Klepper requested the Commission to increase the in-house review period for plats/plans from 15 working days to 20 working days. He added that State law allows Planning Commissions 90 days to review plats.

**Motion by Carter, second by Lacy, to increase the in-house review period for plats/plans from 15 working days to 20 working days. Motion carried.**

Mr. Klepper noted that elections for officers will be moved from January to December (next month) in anticipation of moving appointment dates (at the City's request) from February through January to January through December.

He also reported on the upcoming Comprehensive Plan meetings and committees and asked the Commission to be thinking of persons who may be interested in participating.

The meeting was then adjourned.

Respectfully,

  
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Barry Brock, Chairperson

Attest:

  
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Charlie Perkins, Secretary *DIRECTOR*