

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
REGULAR MEETING  
MINUTES  
July 13, 2023**

The regular meeting was held in the Scott County Courthouse on July 13, 2023. The meeting was called to order by Chairman Charlie Mifflin at 6:00 p.m. Also present were Commissioners James Stone, Duwan Garrett, Dann Smith, Harold Dean Jessie, David Vest, Mary Singer, Brad Green and Rhett Shirley and Director Joe Kane, Planners Matt Summers and Elise Ketz, Engineer Ben Krebs, and Attorney Charlie Perkins.

Motion by Shirley, second by Smith, to approve the June invoices. Motion carried.

Motion by Stone, second by Singer, to approve the June 8, 2023 minutes. Motion carried.

Motion by Singer, second by Garrett, to approve the July agenda. Motion carried.

Postponements/Withdrawals

Chairman Mifflin stated that the application for Price Property (FSP-2023-25) and the application for Cherry Blossom Village Phase 2 Addition (PSP-2023-26) have been postponed until the next regularly scheduled meeting.

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

Matt Summers Resolution

Motion by Singer, second by Shirley, approving a Resolution recognizing Matt Summers and thanking him for his service to the Georgetown-Scott County Planning Commission.

FSP-2023-23 Plunkett Property – Final Subdivision Plat to subdivide 3 five (5) acre parcels from a larger farm located at 4866 Muddy Ford Road.

Ms. Ketz stated the property is zoned A-1 and currently 138 acres. She stated access would be from Muddy Ford Road using existing farm entrances and no variances are requested.

Chairman Mifflin questioned which entrance is the sign posted at.

Virginia Teague, 103 Christal Drive, questioned if the proposed lots does not perc and requires a lagoon, would the lots be sufficient size to solve the sewer issue. Ms. Ketz stated the decision would be decided by the Health Department.

Commissioner Jessie stated he would like to see more information on the flooding on Muddy Ford Road and he would like the application to be continued until the information is reviewed. Commissioner Singer questioned if the flooding was related to the proposed plan. Ms. Ketz stated there could be issues, but she was not aware of any. Mr. Krebs stated there are locations in the county that flood on a regular basis, especially the northern part of the county. Commissioner Jessie stated he would like to see more information on the property above and below regarding the flooding.

Rita Jones, representing the applicant, stated the property is not in a FIRM floodplain area. Commissioner Green stated he does not feel this particular piece of property is part of the problem. He stated he had concern with stopping this and further subdivisions to figure out where the water is coming from. Commissioner Jessie stated the state keeps more detailed information on flooding and he would like to see it prior to considering subdividing new lots.

Janece Rollett, 5000 Muddy Ford Road, stated the road floods halfway in lot 1 and down past the property.

Commissioner Singer questioned if the proposed lots would increase flooding. Mr. Krebs stated the property is not in the floodplain. He stated someone could be hired to do a watershed study, but it would probably cost \$10,000 to \$20,000.

Further discussion about what the Planning Commission could do to regulate flooding. Mr. Krebs stated that erosion control is not part of construction on a 5-acre lot, but that new construction should not be sending mud or water onto nearby property.

After further discussion, Motion by Jessie, to continue FSP-2023-23 until the next regularly scheduled meeting to review information about flooding north and south of the property from Planning Commission staff, consultant, and state. Motion was not seconded.

After further discussion, **Motion by Singer, second by Garrett to approve the Final Subdivision Plat (FSP-2023-23) subject to (4) conditions of approval. Motion carried 8-1 with Jessie dissenting.**

FSP-2023-24 James & Shirley Downs Property – Final Subdivision Plat to subdivide one ten (10) acre farm into two five (5) acre parcels located at 2101 Woodlake Road.

Ms. Ketz stated the property is zoned A-1. She stated there are no variances/waivers requested. She stated the lots would use an existing entrance onto Woodlake Road.

Jared Marshall, grandson of Emma Hampton Woodlake Road, asked for clarification of the lot division. Commissioner Vest explained the location.

After further discussion, **Motion by Shirley, second by Smith to approve the Final Subdivision Plat (FSP-2023-17) subject to (4) conditions of approval. Motion carried unanimously.**

ZMA-2023-27 Sadieville Dollar General Store – Zoning Map Amendment to change the zoning district from A-1 to B-2 located at 170 Porter Road.

Chairman Mifflin opened the public meeting.

Mr. Summers stated a portion of the property is currently zoned B-2 and the applicant is requesting to rezone the remaining 1.6 acres from A-1 to B-2.

He stated the proposed building is for a retail store and access will be from Porter Road. He stated the site is within Sadieville city limits.

He stated the property is shown commercially on the Future Land Use Map and is supported by the Goals and Objectives of the Comprehensive Plan.

Chairman Mifflin questioned if there is room in the future to expand the road. Mr. Summers stated he would refer to the applicant.

Martin Goins, applicant's legal counsel, stated his client is requesting to change the zoning of the remainder of the tract to B-2.

Chairman Mifflin closed the public meeting.

After further discussion, **Motion by Smith, second by Stone to recommend approval of the rezoning request (ZMA-2023-27) on the basis that it complies with the comprehensive plan. Motion carried unanimously.**

ZMA-2017-37 & PDP-2018-18 Pleasant Valley Condos – Amend the Conditions of Approval to allow construction of the remaining approved units located at Parcel: 188-20-065.000.

Mr. Summers stated the application was for a clarification on a condition of approval for the project that started in 2017. He stated the property is zoned R-2 PUD. He stated the site is approximately 13.8 acres and access is from Schneider Boulevard.

He stated the site was rezoned in 2017 with a concept plan showing 4 single-family lots and 166 condominium lots. He stated in 2018 the Preliminary Development Plan was approved with conditions.

He stated at the time of the zone change approval in 2017, a condition of approval was that a maximum of 82 dwelling units shall be allowed until a second point of access is made. He stated the condition of approval carried forward with the Preliminary Development Plan.

He stated originally the condition for a maximum of 82 dwelling units until a connection to an extension of Lexus Way was completed. He stated the city has applied for grants to help with funding but has not had success yet.

Mr. Summer stated a connection had been made to the condo development through Pleasant Valley Subdivision to Cynthiana Road and Oxford Drive and Pleasant Valley Subdivision to the Abbey at Old Oxford Subdivision to Old Oxford Road. He stated the Applicant wants clarification if these connections suffice as secondary access to meet the requirement or was Lexus Way meant to be the secondary access. He stated if Lexus Way is what the Planning Commission meant then the applicant is requesting to amend the condition of approval and remove that condition on the max number of dwelling units in order to construct the remaining 84 condo units.

He stated the Applicant had conducted a traffic impact study. He stated the study looks at if the site is never built, the first phase is built, and if the site is fully built out in 2023 and 2033. He stated there were 6 intersections that were looked at. He stated the Comprehensive Plan strives to keep the level of service from going below a C. The Cynthiana Road and Oxford Drive, Cynthiana Road and Bueno Crossing, and Cynthiana Road and Palumbo Place intersections would have similar delays if fully built out versus at no-build. He stated the traffic impact study noted that right and left turn lanes on Cynthiana Road at Oxford Drive are warranted even if the project site does not develop.

Commissioner Singer questioned the number of connections that have been added. Mr. Summers stated two additional connections have been made. Commissioner Singer asked for clarification of what the applicant is requesting. Mr. Summers stated when the condition of approval was added, he meant the construction of Lexus Way, but the wording was not added to the conditions of approval, and the applicant is requesting clarifications on if the Planning Commission intended for Lexus Way or another road satisfies the condition.

Nathan Billings, representing the owner, stated a traffic study was not required before a zone change. He explained how the traffic study was completed.

Commissioner Jessie questioned which roads would have the most difficulty. Mr. Billings stated Cynthiana and Oxford Road are lacking deceleration lanes, which slows down the traffic.

Commissioner Singer questioned peak pm time and Mr. Billings stated from 2:30 to 6:30 pm.

Mr. Billings stated at the time of the zone change in 2017 the staff report recommended a second access to Lexus Way. He stated the Applicant waited to see if Lexus Way extension would be finished. He stated since then two more access points have been added. He stated there are five intersections that allow access in and out of Pleasant Valley.

He stated if approved it would take approximately 2 to 3 years before full build out of the units. He stated full build out would not significantly affect the level of service.

His conclusion included there are 5 ways into Pleasant Valley, Lexus Way right-of-way has been preserved for future expansion, and traffic will not be made worse by additional units being built.

Commissioner Vest stated that, in his opinion, Lexus Way, as referenced in the 2017 and 2018 staff reports, was the intended second connection.

Attorney Perkins stated he believes Mr. Summer's original intent , was for Lexus Way to be that second connection, but pointed out that the Planning Commission did not adopt that intent in their motion. He stated that the Planning Commission can say that the additional access points presented in the traffic study do not meet the requirement.

Mr. Billings requested that as part of the decision by the Planning Commission decide that Lexus Way is not the only acceptable access.

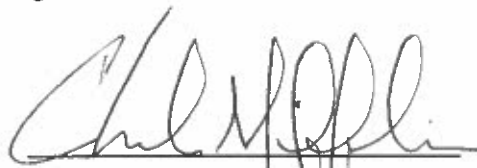
James Pristas, 205 Stephen Drive, asked for clarification of when the traffic study was done. He requested that when another access point is added, it helps to disperse traffic off Schneider Boulevard.

After further discussion, **Motion by Singer, second by Jessie to deny (ZMA-2017-37 & PDP-2018-18) due to the additional access points do not meet the requirement. Motion carried 8-1 with Stone dissenting.**

Chairman Mifflin adjourned the meeting.

Attest

  
Charlie Perkins, Secretary

  
Charlie Mifflin, Chairman