

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

DECEMBER 11, 2008

The regular meeting was held in the Scott County Courthouse on December 11, 2008. The meeting was called to order by Chairperson Barry Brock at 6:00 p.m. Present were Commissioners Mike Bradley, Melissa Waite, Greg Hampton, Janet Holland, John Lacy, Jimmy Richardson, Ralph Tackett, and Bias Tilford, Planning Director Michael Sapp, Planners Brian Shorkey, and Rhonda Cromer, Engineer Ben Krebs, and Attorney Charlie Perkins.

Vice Chairman Mike Bradley read a letter of appreciation for the service of Chairman Brock, whose two terms expired as of this meeting. Chairman Brock thanked the Commission and expressed his gratitude for the support he has received.

Those in attendance who intended to speak before the Commission were sworn in by Attorney Perkins.

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

Motion by Richardson, second by Holland, to approve the November 13, 2008 minutes. Motion carried.

With the addition of Election of Officers for 2009 under Staff Reports/Other Business New, motion by Bradley, second by Tackett, to approve the December agenda. Motion carried.

Postponements/Withdrawals

Chairman Brock reported that the applicant for the Sparks Farm Development (including the determination for rehearing) has requested postponement until February, 2009; the Georgetown Apartments & Retail, Pleasant Valley Section II Phase II, Georgetown/KOA Kampground, and Lemons Mill Project Amended applications have been postponed to the January meeting. Motion by Tilford, second by Waite, to accept the five items for withdrawal/postponement. Motion carried.

Consent Agenda

A representative of the New Hope Baptist Church – Amended application agreed to their respective conditions of approval and there were no concerns expressed by the Commission or public. Motion by Waite, second by Lacy, to approve the one item on the Consent Agenda. Motion carried.

PDP-2008-48 Powertel/Memphis Cell Tower – Preliminary Development Plan for a 300' high, self-supporting cellular/microwave tower located on the northwest side of Stonetown Road.

Ms. Cromer reviewed the staff report, which recommended approval.

Brent Rice, representing the applicant, discussed why the application complies with the cell tower regulations. He introduced Bob Cramer, real estate consultant for Powertel, John Austin, Operations Manager for Powertel/T-Mobile, and Kevin Bleuwitt, Engineering Manager for Powertel.

Mr. Cramer discussed the search procedure. Mr. Austin explained the necessity for the tower. He stated that this tower will accommodate other service providers. Mr. Bleuwitt addressed the coverage needs.

Phillip Howard, Stonetown Road resident, asked what kind of lights will be on the tower, and if the microwaves will affect pacemakers. Chairman Brock stated because of State regulations, the Planning Commission cannot consider health-related issues in relation to cell towers. Mr. Rice stated that the lighting is regulated by the FAA and other agencies. Mr. Cramer described what type of lights will be placed on the tower. Commissioner Bradley asked about lights that are not as visible from the ground as from the air. That type of lighting was discussed.

Mr. Rice agreed with the conditions of approval.

Motion by Tilford, second by Richardson, to approve the Preliminary Development Plan, including the height variance, subject to the six conditions of approval. Motion carried.

Price Farm – removal of condition regarding density

Bruce Lankford, representing the Oxford Place and Oxford Village (Price Farm), submitted documentation regarding notice requirements.

Mr. Lankford stated that the density was voluntarily imposed in 2001. Since that time, significant economic changes have occurred that make a higher density more appropriate. Doug Smith, applicant, further described the changes that have occurred.

Commissioner Lacy asked what the increase in units would be. Mr. Smith stated that it would amount to approximately 115 additional units. Lot size was discussed.

Tonya Buck, Old Oxford Road resident, felt that there is too much development in Scott County. She expressed concern about traffic, future deterioration of homes, financing of sewer service, lot sizes, and the apparent lack of a plan for Georgetown.

Mr. Sapp addressed her concerns and explained exactly what the applicant's request is. Mr. Brock explained density requirements and the Comprehensive Plan.

Commissioner Bradley asked about the number of comparable lots already available to build on. Mr. Sapp replied that he didn't have the number with him, but that number has been factored into the applicant's projections.

Commissioner Lacy asked about the timeframe for total buildout. Mr. Smith stated that they anticipate anywhere between 8-12 years.

Mr. Lankford discussed how the application complies with the Comprehensive Plan.

Ms. Buck asked about the green space in the development. Chairman Brock stated that an amended plan will have to maintain the same percentage of green space.

Motion by Richardson, second by Holland, to approve the request to increase the density from 3.5 units per acre to 4.4 units per acre because it complies with the Comprehensive Plan and density requirements. Motion carried 7-1 with Tilford dissenting.

Employee Handbook

There were no concerns expressed by the Commission about the revised Employee Handbook.

Motion by Bradley, second by Lacy, to adopt the revised Employee Handbook. Motion carried.

Proposed Text Amendment to require a landscape buffer between residentially zoned property and agriculturally zoned tracts of less than six acres which lie adjacent to agriculturally zoned tracts of six acres or more

Ms. Cromer reviewed the amendment, which requires one native species tree every 40' and a 4' high fence of diamond mesh wire, with posts placed every 8' and a wooden plank along the top, between the above-mentioned properties. The amendment allows for an exemption from the requirement when subdividing less than 6 acres for mortgage/lending purposes only and the plat is labeled "non-buildable."

Commissioner Lacy explained the need for the amendment.

Motion by Tilford, second by Holland, to approve the text amendment to the *Landscape Ordinance* regarding buffering between residential and agricultural land. By roll call vote, motion carried 8-0.

2009 Application Deadlines and Meeting Schedule

Commissioner Lacy expressed the concern that applications are being processed too fast. Mr. Sapp and Ms. Cromer stated that the Technical Review meetings have been scheduled later in order to give staff more review time, and efforts are being made to better educate applicants on what is necessary for complete development plan submittals.

Motion by Richardson, second by Lacy, to approve the 2009 Application Deadlines and Meeting Schedule. Motion carried.

Upcoming expiring Letters of Credit/Bonds

Mr. Krebs reviewed several upcoming expiring Letters of Credit.

- Canewood, Unit 5-A; 5-B; Unit 4-C Lots 26-28, Unit 3; Unit 4-C, Unit 4

Mr. Lankford reported that the work should be completed by the end of the month. Commissioner Richardson suggested extending the LOC for 60 or 90 days. Mr. Perkins suggested extending the LOC, but requiring the work to be done before the expiration of the LOC. Mr. Krebs stated that after discussions by the Committee reviewing the LOC policies, he drafted a proposed requirement that prevents the completion of work from being extended for years because it is not currently required before 80% buildout. Discussion continued on the matter.

It was discussed accepting a 6-month extension of the LOC with the work being required to be completed in four months.

- Paynes Landing Unit 1; Unit 2; Paynes Landing Boulevard
- Homestead Phases 5 & 6

Motion by Lacy, second by Richardson, to allow an extension of the Letters of Credit which expire in the month of December (Canewood, Paynes Landing, and Homestead) of six months, with the conditions that May 1, 2009 be the deadline for the completion of the work needing done, and that the Letters of Credit will not be extended again. Motion carried.

Procedure for Taking Oaths before the Planning Commission

There were no concerns about the procedure for taking oaths.

Motion by Tilford, second by Holland, to adopt the Procedure for Taking Oaths before the Planning Commission. Motion carried.

Election of Officers for 2009

Motion by Lacy, second by Waite, to elect Mike Bradley as Chairman. Motion carried.

Motion by Richardson, second by Bradley, to elect John Lacy as Vice-Chairman. Motion carried.

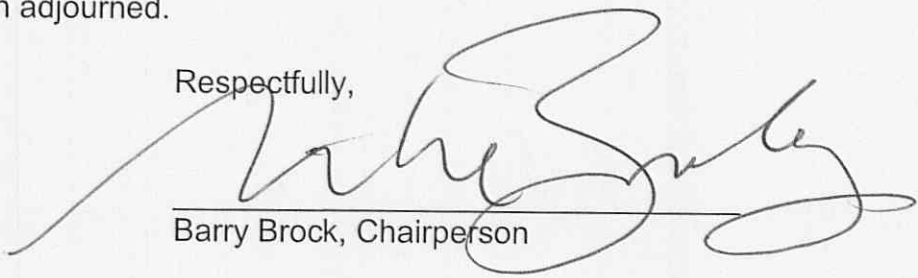
The number of Executive Committee members (4) was discussed. With four members, it is possible to have a 2-2 vote. Commissioner Bradley suggested reducing the number to three.

Motion by Bradley, second by Lacy, to reduce the number of Executive Committee members from four to three. Motion carried.

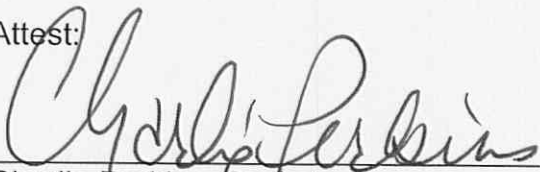
Motion by Lacy, second by Hampton, to elect Jimmy Richardson to the Executive Committee. Motion carried.

The meeting was then adjourned.

Respectfully,


Barry Brock, Chairperson

Attest:


Charlie Perkins, Secretary