

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

April 11, 2002

The regular meeting was held in the Scott Fiscal Courtroom on April 11, 2002. The meeting was called to order by Chairman Sara Sutton at 7:00 p.m. Present were Commissioners Barry Brock, Robert Hopkins, Omer Lee, William Peters, John Sharpe (arrived during Consent Agenda), Elizabeth Williams, Planning Director Kelley Klepper, Planner Rachel Phillips, Engineer Brad Frazier, and Attorney Charlie Perkins. Absent were Commissioners Pete Gritton and James Thomason.

Motion by Hopkins, second by Peters, to approve the March invoices. Motion carried.

Motion by Sharpe, second by Lee, to approve the March 14, 2002 minutes. Motion carried.

Motion by Williams, second by Brock, to accept the April agenda. Motion carried.

Postponements/Withdrawals

There were no items for postponement or withdrawal.

Consent Agenda

Representatives of the Springview Subdivision, Old Railroad Place, Jones Property, Cherry Blossom Village – Phase 4, and the Northside Christian Church applications agreed to staff's conditions of approval, and no concerns about the projects were expressed by the Commission or the public.

Motion by Williams, second by Brock, to approve the five applications on the Consent Agenda subject to their respective conditions of approval. Motion carried.

ZMA-2002-12 Finley Plaza – Rezoning request for 3.56 acres from A-1 Agricultural to B-2 Highway Commercial, located on the south side of U.S. 460, east of I-75, east of Dover Drive. PUBLIC HEARING

Ms. Phillips noted that Bruce Lankford, representing the applicant, submitted the required notice requirement documentation. She then reviewed the staff report, including the surrounding uses and its compliance with the Comprehensive Plan.

Commissioner Hopkins asked Mr. Lankford if there are particular uses in mind for the property. Mr. Lankford stated that there are not. The applicant agreed with the conditions of approval.

Chairperson Sutton closed the public hearing.

Commissioner Gritton arrived at the meeting.

Motion by Hopkins, second by Peters, to recommend approval of the zone change request from A-1 Agriculture to B-2 Highway Commercial subject to the conditions of approval and on the basis that it is consistent with the Comprehensive Plan. By roll call vote, motion carried 7-0.

ZMA-2002-20 Finley Drive Zone Change – Rezoning request for 1.15 acres from R-3 High Density Residential to B-2 Highway Commercial, located on the south side of Finley Drive, east side of McClelland Circle (U.S. 460 bypass). PUBLIC HEARING

Mr. Klepper stated that documentation regarding notice requirements had been received. He then reviewed the staff report, which includes a list of B-2 uses that staff feels are too intensive for this site. He stated that Greg Johnson, applicant, had agreed to limit the uses on the site to those supported by staff.

He then reviewed access to the site, and noted the future park site.

Cheryl Wright, adjacent property owner, expressed concern about the possibility of a noisy business locating on the site. Mr. Klepper assured Ms. Wright that there will be no auto-related or auto-intensive uses, with the possible exception of a restaurant. Commissioner Sharpe asked if a fence is planned as a buffer to the park area. Mr. Klepper stated that the easements leave about 45' between this lot and the park site. Mr. Perkins added that the City plans to fence most, if not all of the park.

Ms. Wright was advised to keep in contact with the Planning office to be informed about the development plan when it is submitted.

Chairperson Sutton closed the public hearing.

Motion by Gritton, second by Brock, to recommend approval of the zone change subject to the conditions of approval and based on its compliance with the Comprehensive Plan. By roll call vote, motion carried 7-0.

Review of Comprehensive Plan Community Facilities Goals and Objectives
PUBLIC HEARING

Chairperson Sutton opened the public hearing.

Ms. Phillips reported on the progress of the Committee, and stated that the Goals and Objectives are for review and will be voted upon at the May meeting.

Chairperson Sutton continued the public hearing to the May meeting.

Review of Urban Committee Recommendations – Rural Land Use Requests
PUBLIC HEARING

Chairperson Sutton opened the public hearing.

Mr. Klepper stated that only two requests for reclassification remain since the Commission first considered the issue some months ago.

He reviewed the first request, the Dwyer Property – Lexington Road and Lisle Road, approximately 6 acres from B-1 Neighborhood Commercial to B-2 Highway Commercial.

The Commission discussed the impacts of B-2 as opposed to B-1.

Commissioner Williams felt that the concerns in 1992 about allowing the more traffic intensive B-2 uses on the property are just as valid today, if not more so. It was discussed that the State's original projection of 2003 for widening U.S. 25 is no longer realistic.

Bruce Lankford, representing the applicant, stated that in the 10 years since the B-1 zoning was granted, there have not been any serious inquiries about B-1 development. He stated that it is not suitable for residential or agriculture, which leaves B-2, Highway Commercial.

The Commission discussed their ability to deny certain B-2 uses if the property is zoned B-2. Mr. Perkins explained that if a denial is not

arbitrary, but based on legitimate reasons, then the Commission can deny certain B-2 uses in a B-2 zone.

Mr. Lankford suggested that the traffic is already there, so it is a case of traffic bringing development, instead of development bringing traffic.

Commissioner Brock asked if the applicant would agree to a condition that prohibits auto-related uses because of the property's proximity to the creek, similar to the condition on the Finley Drive Zone Change which was heard earlier in the meeting. Mr. Lankford stated that he would discuss that with Mr. Dwyer.

It was agreed to continue the matter to the May meeting. Chairperson Sutton continued the public hearing.

Mr. Klepper then reviewed the second land use reclassification request, the Dwyer Property – Lisle Road & Spindletop Mobile Home Park (aka P & T Grocery), approximately 1 acre from residential to commercial (B-1 or B-2).

The Commission was supportive of the Urban Committee's unanimous vote to approve Neighborhood Commercial for this pre-existing, non-conforming use.

Motion by Williams, second by Sharpe, to recommend approval of the reclassification from Residential to a Neighborhood Commercial designation. By roll call vote, motion carried 7-0.

Review of Comprehensive Plan Education Element PUBLIC HEARING

Chairperson Sutton opened the public hearing.

Nancy Phares, member of the Education Committee, presented the proposed Education Element, stating that the plan addresses elements of education that are not addressed by the public school system.

She briefly reviewed adult education and early childhood education. Jan Sharpe, also member of the Education Committee, discussed early childhood education, and touched on parenting, out-of-school time, non-traditional education, and adult/community education.

Ms. Phares stressed the need to form a committee that will continually work to implement the plan and so that the plan does not "sit on the shelf." She and Ms. Sharpe stated that they would serve on the committee.

Ms. Sharpe noted that the goals of the plan are outside of the responsibilities of the Scott County school system. She also noted that they wish for the proposed committee to report to the legislative bodies twice each year.

Chairperson Sutton closed the public hearing

Motion by Williams, second by Peters, to adopt the Education Element as part of the Comprehensive Plan. By roll call vote, motion carried 7-0.

Update of previously approved projects and agenda items

Commissioner Hopkins reported that the Planning Commission will receive recognition for the renovation of the old library building from the National Historic Preservation Observance on May 19 at 2:00 at the Central Bank building.


The meeting was then adjourned.

Respectfully,



Sara Sutton, Chairperson

Attest:



Charlie Perkins, Secretary