

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
March 8, 2018**

The regular meeting was held in the Scott County Courthouse on March 8, 2018. The meeting was called to order by Chair Rob Jones at 6:00 p.m. Present were Commissioners Jeff Caldwell, Regina Mizell, Steve Smith, Mark Sulski, Byron Moran, Johnny Cannon and Frank Wiseman, Director Joe Kane, Planners Matt Summers and Mikaela Gerry, Engineer Ben Krebs, and Attorney Charlie Perkins.

Motion by Caldwell, second by Smith, to approve the February invoices. Motion carried.

Motion by Mizell, second by Smith, to approve the February 8, 2018 minutes with the addition of approval of full-time status for Mikaela Gerry and Jay Farris. Motion carried.

Motion by Moran, second by Sulski, to approve the March agenda. Motion carried.

Consent Agenda

A representative of the Dog Haus – Georgetown application (PDP-2018-10) agreed with their conditions of approval, and no comments were made by the Commission or public. Motion by Sulski, second by Smith, to approve the Preliminary Development Plan subject to the five (5) conditions of approval and one (1) variance to reduce the minimum separation requirement for accesses from 100 feet to 60 feet. Motion carried.

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

FSP-2018-07 Beckett Property – Final Subdivision Plat to divide one tract into three 5-acre tracts, with a remainder tract of 33 acres, located at 4642 Muddy Ford Road.

Mr. Kane reviewed the staff report. He stated during the TRC meeting the applicant had been advised one of the 5-acre tracts needed to be 10-acres or there would be a change in zoning required to A-5. After reviewing the A-5 criteria, it was determined that three 5-acre tracts will fit the A-1 zoning. More than three would trigger the requirement that the property be rezoned to A-5.

He stated the new lots will share an entrance and a permit has been applied for.

Joel Day, representing applicant, stated that the applicant agrees with the conditions of approval.

Wendy Reeder, resident of Muddy Ford Road, was concerned that trailers would be put on the tracts.

Ms. Walter, resident of Muddy Ford Road, questioned if the lots would be homes or trailers.

Mr. Kane stated the A-1 zone does allow trailers.

Motion by Smith, second by Mizell, to approve the Final Subdivision Plat (FSP-2018-07) subject to six (6) conditions of approval. Motion carried.

PDP-2018-08 Oxford Place, LLC – Preliminary Development Plan for a 4,900-sq. ft. retail building to include a Domino's restaurant, located at Falls Creek Drive and Cincinnati Pike (US 25).

Chairman Jones recused himself.

Mr. Summers reviewed the staff report and stated the site is approximately 0.735 acres. The site was rezoned in 2004 to B-4 (PUD).

Access will be from a stub street located at the nearby gas station. Falls Creek Drive is the main road and currently is an access easement for the Traditions Apartments and the BP Gas Station. The road will need to be platted as right-of-way before it can be used for additional development in Falls Creek.

He stated the Preliminary Development Plan matches the concept plan. The traffic study done in 2004 considered commercial development and that the proposed lot does have to be platted with road access and utility certifications.

Commissioner Smith asked if the lot would be at the same elevation as the BP Gas Station lot. It was stated that during the TRC meeting the state recommended the fence be extended across the lot along US 25.

Bruce Lankford, representing the applicant, stated that the applicant accepts the recommendations.

Commissioner Smith asked if there will be only one entrance and exit. Mr. Summers stated that there is only one entrance and exit.

Motion by Mizell, second by Smith, to approve the Preliminary Development Plan (PDP-2018-08 subject to the twelve (12) conditions of approval. Motion carried.

PSP-2018-05 Betty Yancey Griffith Trust Property – Preliminary Subdivision Plat for 462 single-family lots, located on the east side of Cincinnati Road, north of Champion Way.

Mr. Kane reviewed the staff report. He stated that the zone change was reviewed in November and City Council had approved the zone change. It was approved with four (4) conditions that related to the PUD approval.

He stated a 150-foot landscape buffer was added along Cincinnati Road to screen Stonehedge subdivision. The remaining perimeter has a 15-foot buffer.

The traffic study noted traffic improvements needed on US 25 to both entrances. The traffic signal at Champion Way and US 25 needs a timing adjustment.

He stated the average lot size required was 7500 square foot throughout the subdivision.

A riparian buffer was to be added along the Dry Run Watershed area and the Dry Run Watershed study needs to be followed during construction.

He stated that the layout is over the net density allowed for R-1C (PUD) with the lots having insufficient width and depth.

Mr. Kane stated that staff did not support their request of a 20-foot front setback; Planning Commission staff would prefer to see a 25-foot setback.

He stated their original layout had a greater variety at lot sizes. Staff recommends that the lot width be a minimum of 55 foot. The tree preservation lots need to have the depth increased to protect the tree preservation area.

Mr. Kane stated the landscape buffer in the front and rear is encroached by lot area. The planning office does not think that was the intent of the Planning Commission or City Council when the zone change was approved. He stated the area in the lots for landscape buffer be taken out of the lot area and the floodplain area in the rear be taken out of lot area for the purpose of calculating the average lot size.

He stated the RIC net density would be 354 lots based on the zoning ordinance. The PUD bonus is the number of lots the applicant is asking for above the 354 lots. The lots in the back were not on the original concept plan. They are in the C-1 Conservation area.

He stated all the streets need to meet the standards and that all the karst areas need to be identified.

He stated that more open space needs to be integrated into the design in the front half of the subdivision. The lots that back up to tree preservation areas need to be at least 110-foot in depth. Mr. Kane stated that the area in the back of the subdivision should not be used for lots.

Commissioner Wiseman stated that it seems Planning is being very flexible with the plan. Mr. Kane stated the PUD in the ordinance allows for flexibility.

Commissioner Smith stated if the applicant follows the Planning recommendations the number of lots will be reduced.

Chairman Jones stated if Planning wanted the applicant to stay at the standards it would have been rezoned R-1C not R-1C PUD.

Nathan Billings, attorney for applicant, stated the applicant agreed with almost all of the variances recommended by the Planning staff. He stated one exception being the lots in the tree preservation area. He asked that the setback be 20-foot in that area. On double front lots he stated that since they asked for 55-foot lot widths the reduction of the side yard setbacks is not needed. The reduction of the rear yard setback for lots 170-211 is also not needed along the tree preservation area. He stated that the landscape buffer should count as part of the lot area for the front lots.

He stated that they have approximately 23 acres of open space and 100 acres of building space. They have removed the approximate 3 acres in the back from the lot area.

He stated they have made changes since the workshop meeting and agree with the majority of the conditions of approval.

Chairman Jones stated that the 25-foot setback is from the property line not the tree preservation line of those lots in the middle in the tree preservation area. He stated he has concern if a tree is close to the line whether it will be able to be preserved or not.

Brent Combs, engineer for applicant, stated the tree preservation area is an old farm fence with trees planted along it.

Mr. Billings stated since the TRC meeting in February the plan has been revised according to Planning staff recommendations.

Commissioner Smith stated he feels the lots in the tree preservation area should be wider so that the houses will be square not deep and will stay out of the tree preservation area.

George Kawaja, developer, stated that if the lots were wider it would not change the size of the house that would fit on the lot.

Mr. Billings stated that if they remove one (1) lot on each side they should be able to raise the lot widths to 60-foot in the tree preservation area.

Chairman Jones stated he would like to see the rear yard setback changed to 30-foot for the lots in the tree preservation area.

Mr. Billings stated that for the lots in the tree preservation area (lots 170-211) the lot width will be 60-foot and the rear yard setback will be 30-foot.

Ben Krebs, stated that he was concerned with the wording of condition number five (5) regarding the roadways and still had concern with the karst areas and whether that area can be built on.

Motion by Sulski, second by Caldwell, to approve the Preliminary Subdivision Plat (PSP-2018-05), with six (6) variances (change lot width to 60' and rear yard setback to 30' for lots 170-211) and subject to twenty-two (22) conditions of approval. Motion carried.

Open Space Standards

Chairman Jones opened the public hearing and continued to next month.

Election of Officers

Chairman Jones stated he would like to remain as Chairman.

Motion by Sulski, second by Cannon, to approve Rob Jones as Chairman. Motion carried.

Commissioner Sulski stated he would like to remain as Vice-Chairman.

Motion by Smith, second by Jones, to approve Mark Sulski as Vice-Chairman. Motion carried.

Motion by Wiseman, second by Sulski, to re-elect all existing Executive Committee members. Motion carried.

The meeting was then adjourned.

Respectfully,

Attest:


Charlie Perkins, Secretary


Rob Jones, Chair