

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
June 8, 2023**

The regular meeting was held in the Scott County Courthouse on June 8, 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 and Director Joe Kane, Planners Matt Summers and Elise Ketz, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent were Commissioners David Vest, Mary Singer, Brad Green, and Rhett Shirley.

Motion by Stone, second by Smith, to approve the May invoices. Motion carried.

Motion by Garrett, second by Smith, to approve the May 11, 2023 minutes. Motion carried.

Motion by Jessie, second by Garrett, to approve the June agenda. Motion carried.

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

Postponements/Withdrawals

Chairman Mifflin stated that the application for 155 Pickett Lane (FSP-2023-18) has been withdrawn and the application for Pleasant Valley Condos (ZMA-2017-37 & PDP-2018-18) has been postponed until the next regularly scheduled meeting.

A-2023-16 485 Stone Road – Amend conditions of Final Subdivision Plat for Varellas property to allow driveway on Carrick Pike.

Mr. Kane stated the original application to subdivide the farm was heard in 2022. He stated this application is to amend the conditions of the Final Subdivision Plat and to relocate the approved entrance. He stated the policy is that anytime there are adjacent 5-acre lots they need to share a driveway on county roads to limit the number of accesses on county roads. He stated the buyer of parcel 1 is requesting to relocate the approved entrance to Carrick Pike.

He stated the proposed entrance to Carrick Pike is along a heavily treed section which would not have adequate site distance. He stated approximately 20 trees would need to be removed.

He stated staff is recommending against the waiver. He stated the first reason being an entrance is already approved that follows the regulation of required shared entrances for adjoining 5-acre lots. He stated the second reason for denial is that a waterline and hydrant have already been installed with a turnaround at the entrance for parcel 1 off of Stone Road.

Chairman Mifflin questioned the location of the existing approved driveway.

Commissioner Jessie questioned that the trees are in the county right-of-way for the proposed entrance.

Andrey Movchan, property owner, stated he purchased lot 1 and 2. He stated he has had problems with traffic on Stone Road. He stated during the last windstorm, 3 of the existing trees fell onto his property. He stated he met with the Fire Department, and they stated the existing hydrant would still suffice for his property. He stated he will replant trees along Stone Road if he removes the trees along Carrick Pike.

Commissioner Jessie questioned Mr. Movchan if he had been provided a copy of the plat when purchasing the property. Mr. Movchan stated he did receive a copy, but he was still out of state and did not walk the property before purchasing.

Chairman Mifflin stated he is a tree lover but considering safety concerns he supports the planting of trees along Stone Road within the fence.

Commissioner Jessie stated he supports the staff recommendation since the property owner was aware of the entrance when the property was purchased.

Commissioner Singer has joined the meeting.

After further discussion, Motion by Jessie to recommend denial of A-2023-16. Motion was not seconded.

After further discussion, **Motion by Garrett, second by Stone to recommend approval of the administrative request (A-2023-16). Motion carried 3-2 with Jessie and Smith dissenting and Singer abstaining.**

FSP-2023-17 Bruin Property - Final Subdivision Plat to subdivide one (1) 5.0-acre parcel from a 64.4-acre farm located at 1230 Indian Creek Road.

Ms. Ketz stated the parcel is zoned A-1 and was previously divided in 2022. She stated no variances are requested with the application.

She stated the applicant has been using an existing entrance for access to the property that is on adjoining property owner's land. She stated staff feels it appropriate for the adjoining property owner to sign off on an easement to continue allowing the use. She stated this would make 4 lots using an entrance. She stated the current regulations would make the portion shared by all 4 lots need to be improved to county road standards. She stated the last condition of approval is requiring the final plat to be signed by the property owner and adjoining property owner that share driveway access.

Barry Lutz, 1142 Indian Creek Road, stated he has concern about the increased traffic on the road. He stated he has some concerns with his neighbors since he sold the property to them.

Charles Huddleston, 1210 Indian Creek Road, questioned why there are two lots marked.

Chairman Mifflin questioned who the other property owner is that will need to sign the plat.

Commissioner Jessie questioned further subdivision of the property. Mr. Kane stated the applicant would have to come back to the Planning Commission for approval. He stated 3 or more 5-acre lot division would require a rezoning.

Clay Bruin, applicant, stated the property owner has agreed to an easement on the plat for the access.

Commissioner Garrett questioned if hunting is allowed on the property. Mr. Bruin stated his brother bow hunts on the property occasionally.

Commissioner Singer questioned why 2 5-acre tracts are marked. Mr. Bruin stated one lot is the previous lot divided and the current lot. He stated the lots are for his daughters.

Mr. Lutz expressed his concerns regarding hunting in the area.

After further discussion, **Motion by Smith, second by Jessie to approve the Final Subdivision Plat (FSP-2023-17) subject to (5) conditions of approval. Motion carried unanimously.**

FSP-2023-19 Leverette Subdivision – Final Subdivision Plat to subdivide a 78.64-acre farm into three (3) tracts located at 1259 Locust Fork Road.

Ms. Ketz stated the lots are zoned A-1. She stated no variances are needed for the plat, and the applicant can have two side by side entrances since the lots are over 10 acres. She stated staff recommends approval with the main condition of approval being obtaining approval of any new entrance.

Chairman Mifflin questioned if applicant had contacted the Scott County Road Department for a new entrance. Melissa Leverette, applicant, stated they had not yet contacted the Road Department but had cleared some of the brush for the proposed entrance.

Randy Spors, 1218 Locust Fork Road, stated he has concern that there is not enough water to support all the new homes being built in the area. He stated he also has concern about road conditions with the additional traffic.

Charles Self, 1624 White Oak Road, questioned how many houses will be built. Ms. Ketz stated each parcel can have one home unless the parcel was subdivided. She stated if they wanted an additional house for a family member, they could pursue a conditional use permit with the Scott County Board of Adjustment.

After further discussion, **Motion by Jessie, second by Garrett to approve the Final Subdivision Plat (FSP-2023-19) subject to (5) conditions of approval. Motion carried unanimously.**

PDP-2023-20 Phoenix Transportation Properties - Preliminary Development Plan for addition of a 207,625 SF warehouse building and additional parking across two phases located at 335 East Yusen Way.

Ms. Ketz stated the application is in the Triport Industrial Park. She stated the area is zoned I-1 and approximately 40 acres.

She stated the applicant is requesting two waivers. She stated the first waiver request is for gravel in the trailer parking area and the second to use the lesser of two metrics for calculating the number of parking for passenger vehicles.

She stated the first phase would include 75,047 square foot of building, 7 additional parking spaces, the gravel parking lot for trailer, and some landscaping. She stated that phase two would add 132,578 square foot of building area and 39 parking spaces.

She stated after TRC and discussion with the applicant, staff realized the proposed parking is for "warehouse" use not for a truck terminal that staff previously thought. She stated the second requested waiver for parking calculation is not needed.

She stated stormwater is proposed to be handled by a detention basin. She stated the project site is in the Dry Run Watershed area and would be responsible for any additional requirements. She stated some interior landscaping would be required.

She stated there have been some problems with the sewer in that area. She stated Bluegrass Water and Utility have not indicated whether they can serve the expansion.

She stated after a discussion at the workshop, staff is not requiring annexation with the city right away for the project. She stated a note will be added to the Final Development Plan.

Nick Nicholson, attorney representing applicant, stated the applicant agrees with the staff's recommendations.

After further discussion, **Motion by Singer, second by Smith to approve the Preliminary Development Plan (PDP-2023-20) subject to (10) conditions of approval and (1) waiver. Motion carried unanimously.**

PDP-2023-21 Dan Cummins - Preliminary Development Plan for 49,313 SF Commercial Auto Dealership on 15.05 acres located at 269 Connector Road.

Mr. Kane stated this application is for two lots previously owned by Bluegrass RV. He stated one new entrance is proposed. He stated Connector Road is a state road and there is a project scheduled to widen the road. He stated the applicant has received preliminary approval for the new entrance.

He stated this application is for car storage on the lot. He stated the Landscaping Ordinance does not have a separate requirement for interior landscaping of car lots. He stated the applicant is requesting a variance to the interior VUA requirements. He stated the applicant is asking the proposed VUA to be the area shown in gray. He stated if the site used for inventory had to comply then there would be less available inventory area. He stated staff does support the variance for the interior VUA islands and trees.

He stated the applicant is also requesting a variance to the canopy coverage. He stated the applicant does not have enough interior trees to meet the requirement, but the applicant is providing the number of required trees but they will be throughout the site. He stated staff supports this waiver as well.

He stated the application meets all the requirements for a B-2 zoned property. He stated staff has added to the conditions of approval that the applicant constructs turn lanes on Connector Road.

Commissioner Jessie questioned pedestrian access to the area. Mr. Kane stated the state is still working on the plans for Connector Road but adding a pedestrian area was discussed.

Commissioner Jessie questioned when the turn lanes would be added. Mr. Kane stated the turn lanes would have to be coordinated with the state.

Chairman Mifflin questioned where the interior trees would be located. Mr. Kane stated some in the gray area, but the majority would be spread around the perimeter of the site.

Harold Sims, the attorney representing the applicant, stated the applicant has been in discussion with District 7 for the entrance and stated the applicant agrees with the conditions of approval.

Chairman Mifflin questioned how the bank at the entrance will be handled. Mark McCain, Vision Engineering, stated the plan will be decided after their meeting with the state next week.

After further discussion, **Motion by Jessie, second by Smith to approve the Preliminary Development Plan (PDP-2023-21) subject to (9) conditions of approval and (2) waivers. Motion carried unanimously.**

Consent Agenda

A representative of Burton Pike Development (FSP-2023-22) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Singer, second by Garrett, to approve the application. Motion carried unanimously.

Text Amendment – RV Campgrounds

Chairman Mifflin opened the Public Hearing.

Mr. Summers stated he does not have any new updates. He stated last month it was discussed to look at the number of entrances required. He stated he had not had time to meet with any of the Commissioners but is willing to discuss it.

The Commission discussed having a second entrance that could be used for emergencies only and allowing more lots before requiring the second entrance.

Dick Murphy, representing Andrew Hopewell, stated the issues were narrowed down to just the number of allowed sites before a second entrance would be required. He stated he had proposed 400 sites while staff proposed 200 sites. He based his proposal on the subdivision regulations of 200 homes for a single-family house and the amount of traffic they generate. He stated they calculated the number of sites of 733 would equal 200 single-family homes traffic generation. He stated that was a high number so basically, they cut the number in half to have a more reasonable number of sites. He stated full occupancy would not occur every day.

The Commission discussed the width of the roads. Mr. Kane stated there is a width requirement for the Fire Department. Attorney Perkins suggested requiring the entrance to be the width of 2 RV's plus wide enough to accommodate a fire truck. He stated that would eliminate the need for a second entrance.

Commissioner Smith stated he would have concern at high time of traffic.

Chairman Mifflin stated he has stayed at a big campground with only one entrance. He stated they did have another access road used for maintenance and when the campground hosts a festival. He stated it could be accessed if an emergency occurs. He stated he feels a second entrance for emergencies is necessary.

Andrew Hopewell, Kentucky Bluegrass Experience Resort, stated he has been to many campgrounds across the United States. He stated no matter the size they funnel all RVs through one entrance. He stated that does not mean that there is not a secondary entrance for an emergency.

Commissioner Singer stated she is comfortable with the 400 number of sites for one entrance.

Roy Cornett, Main Street, stated that if there is a holding spot at the entrance the traffic should flow. He suggested having the dump station away from the entrance to prevent a traffic backup.

Mr. Hopewell stated every site will have its own sewer dump station.

Chairman Mifflin closed the Public Hearing.

After further discussion, **Motion by Smith, second by Jessie to change the number of RV sites to more than 400 sites requiring a second public road connection and RV campgrounds with more than 600 sites requiring a third public road connection along with the addition of sub item (d.) stating that a secondary access can be constructed as emergency only for the RV Campgrounds Text Amendment Public Hearing.**

Chairman Mifflin adjourned the meeting.

Attest:


Charlie Perkins, Secretary


Charlie Mifflin, Chairman