

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

DECEMBER 10, 2009

The regular meeting was held in the Scott County Courthouse on December 10, 2009. The meeting was called to order by Chairperson Mike Bradley at 6:00 p.m. Present were Commissioners Greg Hampton, Janet Holland, John Lacy, Jimmy Richardson, Ralph Tackett, Bias Tilford (arrived late), and Melissa Waite, Planning Director Michael Sapp, Engineer Ben Krebs, Planner Brian Shorkey, and Attorney Charlie Perkins (arrived late). Absent were Commissioner Steve Woodrum and Planners Joe Kane and Bonnie Skinner.

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

Motion by Richardson, second by Waite, to approve the November 12, 2009 minutes. Motion carried.

Motion by Tackett, second by Holland, to approve the December agenda. Motion carried.

Postponements/Withdrawals

Chairman Bradley stated that the Longview Telecommunication Tower application has been postponed to the January meeting at the request of the applicant. Motion by Richardson, second by Lacy, to accept the item for postponement. Motion carried.

Consent Agenda

There were no items on the Consent Agenda.

PDP-2009-20 Morgan Property – Amended Preliminary Development Plan for a 3.57-acre site, located on the southeast corner of Paris Pike (U.S. 460 E.) and the Elkhorn Creek.

Mr. Shorkey reviewed the staff report, including issues regarding the floodplain and traffic on Paris Pike. Staff recommended approval.

Commissioner Tilford and Attorney Perkins were now in attendance. Those in attendance intending to speak before the Commission were sworn in by Mr. Perkins.

Commissioner Tilford expressed concern about stormwater runoff because of the proximity to the Elkhorn Creek. Mr. Shorkey stated that the drainage plans address the runoff even with the close proximity to the creek.

Brent Combs, Thoroughbred Engineering and representing the applicant, addressed the floodplain and traffic issues.

Commissioner Lacy asked if they have considered constructing the building so that there is free flow of water underneath. Mr. Combs stated that that could be an option.

Landscaping was discussed. Commissioner Lacy confirmed that the mature trees along the creek not be disturbed, and that any additional landscaping be a native species.

Stormwater management was discussed.

Tina Drum, representing business owners in Elkhorn Plaza, stated that those buildings were built two feet above the floodplain level. When those buildings were flooded in 1997, she stated that the water came from the subject property. The creek was obstructed from not being cleaned out, and the water flooded Arby's first, and then came across 460 into their parking lot. The water did not come directly from the creek behind their buildings. Since then, they have raised the buildings an additional two feet. Her concern is that construction debris not be allowed in the creek, and that it remain free-flowing

Ms. Drum also expressed concern about additional traffic worsening an already hazardous situation.

Bryan Morgan, applicant, asked Ms. Drum about the construction of the buildings in Elkhorn Plaza.

Commissioner Lacy asked about a traffic study. Mr. Combs replied that Mr. Morgan is amenable to having a traffic study done, even though the proposed development does not generate enough traffic for a study to be required. Commissioner Lacy asked that a traffic study requirement be added to the conditions of approval.

The traffic issue was discussed further. Commissioner Tilford felt that the State Highway Department should be asked about the possibility of a turn lane. He also expressed concern about the development disturbing the Conservation Zone.

Motion by Lacy, second by Richardson, to approve the Amended Preliminary Development Plan subject to the nine (9) conditions of approval, plus the tenth condition regarding the requirement of a traffic study. Motion carried.

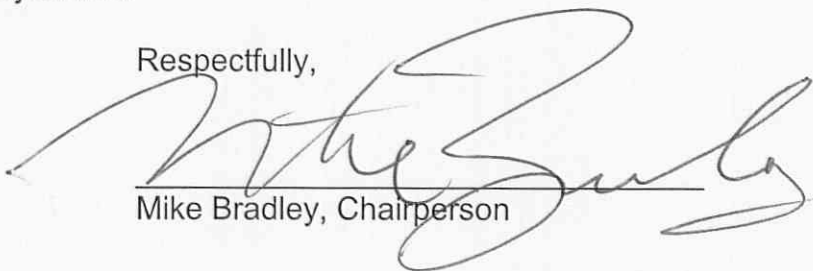
Approval of 2010 Application Deadline Schedule

There was some discussion about there being sufficient time for staff to research and review projects before staff reports are due. Mr. Shorkey stated that if time is ever an issue, then the application can be postponed.

Motion by Lacy, second by Holland, to approve the 2010 Application Deadline Schedule. Motion carried.

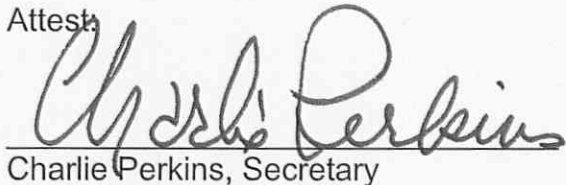
The meeting was then adjourned.

Respectfully,

A large, stylized handwritten signature in black ink, appearing to read "Mike Bradley".

Mike Bradley, Chairperson

Attest:

A large, stylized handwritten signature in black ink, appearing to read "Charlie Perkins".

Charlie Perkins, Secretary