

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

**October 11, 2004**

The regular meeting was held in the Scott County Courthouse on October 11, 2004. The meeting was called to order by Chairperson Barry Brock at 6:00 p.m. Present were Commissioners Mike Bradley, John Carter, Robert Hopkins, John Lacy, William Peters, Jimmy Richardson, and Elizabeth Williams, Planning Director Kelley Klepper, Planner Rachel Phillips, Planner Lance Estep, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was Commissioner Omer Lee.

Chairperson Brock welcomed Jimmy Richardson as the new Planning Commissioner and noted he had been duly sworn in.

Motion by Lacy, second by Peters, to approve the September invoices. Motion carried.

Motion by Williams, second by Carter, to approve the September 9, 2004 minutes. Motion carried.

Motion by Carter, second by Bradley, to approve the September 30, 2004 special meeting minutes. Motion carried.

Motion by Williams, second by Peters, to approve the October agenda. Motion carried.

Postponements/Withdrawals

Mr. Brock noted that the following items are postponed to the November meeting: 1) Cherry Blossom Golf and Country Club, Units 4A & 7A application; and 2) the public hearing to consider the amendment to Appendix III of the *Subdivision and Development Regulations* regarding the City of Georgetown-City Engineer's Certification for Street Lights.

**Motion by Williams, second by Lacy, to accept postponement of the two items mentioned above. Motion carried.**

Consent Agenda

Representatives of the Harbor Village Phase II and Chevron - Connector Road applications agreed to their respective conditions of approval, and no concerns about the projects were expressed by the Commission or the public.

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

FSP-2004-34 Fisher's Mill Landing, Phase 2-C, Final Subdivision Plat for a 22-lot rural residential development (15 cluster lots and 7 preserved lots), located on the south side of King Fisher Way, east and west sides of Lighthouse Way.

Mr. Klepper stated that because of weather, the applicant was unable to complete his plat by this filing deadline. He should be able to complete the work by the November deadline.

**Motion by Williams, second by Bradley, to postpone the application to the November meeting. Motion carried.**

PSP-2004-51 Pleasant Valley Subdivision - Preliminary Subdivision Plat for 533 single family detached residential units on 177.8 acres, located on the east side of Oxford Drive, south side of Cynthiana Road (U.S. 62), west of Old Oxford Road.

Ms. Phillips reviewed the staff report. She stated that the property was rezoned to R-1C PUD and R-1A in April of 2000. She reviewed issues regarding access, road improvements, connections to adjacent properties, the zoning adjacent to the urban service boundary, sinkholes, the abandoned rock quarry, open space, buffering along U.S. 62, and tree preservation areas. She recommended approval subject to the 17 conditions of approval.

Commissioner Hopkins asked if the adjacent farms are being actively farmed. It was noted that there is a mixture of active and inactive farms. Commissioner Hopkins asked about required fencing/buffering. Ms. Phillips stated that our regulations do not address the issue and that typically the applicant works with the adjacent properties owners to come up with a fencing/buffering agreement.

Commissioner Peters suggested adding a condition regarding agricultural operations and the right to farm.

Commissioner Williams expressed concern about the size of the lots adjacent to the A-1 properties, particularly the Rambo property. Commissioner Lacy felt that fencing/buffering should be required adjacent to those A-1 properties. Linden Platt, Eagle Engineering and representing the applicant, stated that there is an existing tree row along the Rambo property, but they are willing to add additional buffering.

Commissioner Lacy expressed concern about the environmental issues in light of the blue line stream running through the property. Chairperson Brock noted that there are stormwater management regulations that must be followed. Mr. Klepper added that the Division of Water will be reviewing the plan, especially where there are stream bank crossings, plus there is a significant amount of buffer area between the edge of the lots and the edge of the creek. Mr. Platt noted other State and local regulations that must be followed. Ms. Phillips added that water quantity and quality and erosion control plans will be shown on the construction plans.

Fencing around the abandoned quarry was discussed. Ms. Phillips stated that the minimum requirement would be #9 woven wire, but if the Commission feels something different is more appropriate, that could be worked out with the applicant. Commissioner Lacy felt something more childproof such as chainlink should be required.

Ms. Phillips stated that road improvements to Oxford Drive will be the same as required of other developers. Access points were discussed.

Linden Platt agreed with what had been discussed and stated that the type of fence required around the rock quarry will be at the Planning Commission's discretion. Buffering of the Cannon and Southworth properties was briefly discussed.

Ms. Phillips stated that a homeowners association will be required for maintenance of the common areas.

Mr. Platt agreed with the conditions of approval, including the additional conditions concerning the note regarding agricultural use, the note regarding the buffer along the northern property line, and the minimum 6' chain link fence around the rock quarry.

**Motion by Hopkins, second by Bradley, to approve the Preliminary Subdivision Plat for 533 single family units, subject to the seventeen (17) conditions of approval, plus the three added conditions concerning the note regarding agricultural use, the note regarding the buffer along the northern property line, and the minimum 6' chain link fence around the rock quarry. Motion carried.**

PSP-2004-59 Payne's Landing, Section 2 - Preliminary Subdivision Plat for 68 single family detached residential lots, located north of U.S. 460 West (Frankfort Pike), east of General John Payne Blvd., north of Paynes Landing Blvd.

Mr. Klepper reviewed the staff report, including the issues regarding sinkholes and the loop street design between lots 13-18.

Fred Easteridge, Sherman Carter Barnhart and representing the applicant, stated that an environmentalist is scheduled to study the environmentally sensitive areas. He also addressed the loop street design and will be submitting a revised plan.

Billy Singer asked about the setbacks from the Elkhorn Creek. Mr. Klepper replied that the nearest house is somewhere between 200' and 300' from the creek, outside of the floodplain.

**Motion by Bradley, second by Williams, to approve the Preliminary Subdivision Plat subject to the fourteen (14) conditions of approval.  
Motion carried.**

PDP-2004-43 Hannson Place, Lot 1 - Preliminary Development Plan for a six (6)-plex unit on Lot 1 of Hannson Place, located on the south side of Frankfort Road (U.S. 460 W), east of Elizabeth Street.

Ms. Phillips reviewed the status of the application. She stated that the applicant has submitted a plan with a revised parking lot configuration and staggered apartment units to provide more green space in the front yards.

She stated that the revised plan is still being discussed. Staff prefers that the number of units be reduced from six to four, thus requiring only eight parking spaces which can be better accommodated. Reducing the number of units to four would also allow the number of entrances onto Elizabeth Street to be reduced from three to two.

Commissioner Williams felt that the parking problem (the need to back out into Elizabeth Street) would be unfair to the neighbors. She stated that there are cars parked on the street that would make the situation even less safe.

Brent Combs, Thoroughbred Engineering and representing the applicant, agreed that reducing the number of entrances to two would require the number of units to be reduced to four. He stated that backing out into Elizabeth Street will not happen. He stated that the six units as shown on the plan are within the guidelines of R-2 and are consistent with surrounding multi-family development.

David Wolfe, adjacent homeowner, expressed concern about blasting during construction. He stated that during construction of the development behind this site, his home and other nearby homes suffered structural damage. Chairperson Brock stated that damages to his home would be a civil matter between him and the property owner. Brent Combs stated that blasting is not anticipated during construction of this development. Mr. Wolfe also expressed concern about noise

from the residents. Mr. Klepper noted the City's new ordinance that addresses noise.

**Motion by Williams, second by Peters, to postpone the application to ask the applicant to submit a more desirable four-unit plan to address the parking problem and residential nature of the area. Motion carried.**

PDP-2004-55 New Hope Baptist Church - Preliminary Development Plan for a 2,800 sq. ft. temporary church building and a 6,500 sq. ft. permanent church, located on the west side of U.S. 25 S. (Lexington Road), southwest of Coleman Lane.

Mr. Estep reviewed the staff report, including the issues of the temporary modular building and the paving of the temporary gravel drive. He stated that if the temporary gravel drive and parking lot are not paved when the permanent church is occupied, then the modular building and parking lot must be removed.

He recommended approval subject to the thirteen conditions of approval.

Commissioner Williams asked if the temporary gravel drive and parking lot will be re-graded if and when they are later paved. Tom Bradley of Thoroughbred Engineering and representing the applicant, stated that it depends on the condition of the gravel after two years of use.

Commissioner Peters asked how far the entrance is from Coleman Lane. Mr. Klepper replied that it is beyond the curve that is of concern.

**Motion by Williams, second by Carter, to approve the Preliminary Development Plan subject to the thirteen conditions of approval. Motion carried.**

PDP-2004-56 Cherry Blossom Village - Townhouses, Phase III - Preliminary Development Plan for 13 townhouses, located on the east side of Riviera Drive (extended), east of Oxford Drive, north of Connector Road.

Mr. Klepper reviewed the staff report, including future road connections, parking, the rear access, future development, and the homeowners association. He recommended approval subject to the twelve conditions of approval.

The parking issue was briefly discussed.

Tom Bradley, Thoroughbred Engineering and representing the applicant, agreed with the conditions of approval.

**Motion by Williams, second by Carter, to approve the Preliminary Development Plan subject to the twelve conditions of approval. Motion carried.**

PDP-2004-58 CVS Pharmacy Double Drive Thru - Preliminary Development Plan for an extension of the existing canopy and new drive thru lane at the CVS Pharmacy window, located on the west side of Lexington Road (U.S. 25), south side of W. Showalter Drive, east side of S. Bradford Lane.

Ms. Phillips reviewed the staff report. She stated that the concern of staff regards the stacking of cars on Bradford Lane that is presently occurring. Also, the Fire Department has requested a 15' bypass lane for emergency vehicles. The plan as submitted addresses these concerns, utilizing a curb to direct vehicles into either a drop-off/pick-up/consultation lane, or a drop-off lane only. A 15' bypass lane is also shown.

Ms. Phillips also reviewed the landscaping requirements.

Terry Saylor, representing the applicant, stated that approximately 1/3 of the drive-thru customers are drop-off only customers. Providing a drop-off only lane should eliminate the waiting of those vehicles and the stacking onto Bradford Lane.

Discussion continued on the curb and whether the plan will solve the traffic movement problem. Mr. Klepper suggested installing a heavy rubberized barrier before constructing a permanent curb to see if would alleviate the problem.

**Motion by Hopkins, second by Carter, to approve the Preliminary Development Plan, subject to the eleven conditions of approval, and according to the site plan as presented, including the permanent curb. Motion carried.**

Consideration of amendment to Appendix III of the *Subdivision & Development Regulations* regarding the City of Georgetown-City Engineer's Certification for Street Lights PUBLIC HEARING

Chairperson Brock continued the matter to the November meeting.

Revised fee schedule regarding special called meetings

Mr. Klepper presented the amendment to the fee schedule which proposes doubling the application fee, plus \$300, plus publication costs.

After brief discussion, **motion by Lacy, second by Richardson, to approve the revised fee schedule for special called meetings. Motion carried.**

Commission appointee to West Georgetown Small Area Plan committee

Ms. Phillips stated that there will be one representative each from City Council, Fiscal Court, the Planning Commission, and the Ward Hall Foundation, and three at-large members. She reviewed the anticipated work schedule.

Commissioner Bradley volunteered for the position.

Resolution regarding Dry Run Basin

Mr. Klepper reviewed the grant that was received for a drainage and land use study of the Dry Run Drainage Basin when Brad Frazier, now City Engineer, was the Planning Commission Engineer. He asked for authorization for Mr. Frazier to still coordinate the study which is a joint effort between the Planning Commission and the City. Since the grant is in the name of the Planning Commission, Mr. Frazier would be authorized to sign and act on behalf of the Planning Commission pending review and approval by Mr. Perkins of any legal issues.

**Motion by Lacy, second by Bradley, to authorize Brad Frazier to continue to coordinate the Dry Run Drainage Basin Study and to sign and act on behalf of the Planning Commission on this matter. Motion carried.**

Planning Commission meeting date change - November 9

Chairperson Brock noted that because the next regular Planning Commission date is Thursday, November 11, when the office is closed for Veteran's Day, the Planning Commission meeting will be moved to Tuesday, November 9, at 6:00 p.m.

Personnel

Mr. Klepper noted five personnel issues needing discussed.

Motion by Richardson, second by Carter, to go into Executive Session. Motion carried.

Motion by Richardson, second by Lacy, to come out of Executive Session. Motion carried.

Motion by Williams, second by Carter, to approve and accept the five personnel items presented. Motion carried.

Update of previously approved projects and agenda items

The meeting was then adjourned.

Respectfully,

  
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Barry Brock, Chairperson

Attest:

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Charlie Perkins, Secretary