

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
REGULAR MEETING  
MINUTES  
October 12, 2017**

The regular meeting was held in the Scott County Courthouse on October 12, 2017. The meeting was called to order by Chair Rob Jones at 6:00 p.m. Present were Commissioners Jeff Caldwell, Frank Wiseman, Steve Smith, Mark Sulski, Byron Moran, and John Shirley, Director Joe Kane, Engineer Ben Krebs, Planners Matt Summers and Mikaela Gerry. Absent were Commissioners Regina Mizell and Johnny Cannon and Attorney Charlie Perkins.

Motion by Mark Sulski, second by Jeff Caldwell, to approve the September invoices. Motion carried.

Motion by Jeff Caldwell, second by Mark Sulski, to approve the September 14, 2017 minutes. Motion carried.

Motion by Mark Sulski, second by Byron Moran, to approve the October agenda. Motion carried.

Postponements/Withdrawals

Chairman Jones stated that the Betty Yancey Griffith Trust Amended application (ZMA-2017-36) and the Pleasant Valley Subdivision application (ZMA-2017-37) have been postponed.

Consent Agenda

A representative of the Leggett and Platt application agreed with their conditions of approval, and no comments were made by the Commission or public. Motion by Wiseman, second by Smith, to approve the Preliminary Development Plan (PDP-2017-32) subject to seven (7) conditions of approval. Motion carried.

A representative of the Hillps Georgetown Warehouse application agreed with their conditions of approval, and no comments were made by the Commission or public. Motion by Shirley, second by Smith, to approve the Preliminary Development Plan (PDP-2017-34) subject to eleven (11) conditions of approval and a waiver to allow early grading. Motion carried.

All those intending to speak before the Commission were sworn in by Chairman Jones.

PDP -2017-33 Self Storage Development - Preliminary Development Plan for a 900-sq. ft. office and 87,350 sq. ft. self-storage facility, located on the southeast side of Paris Pike, adjacent to the Norfolk Southern Railroad.

Planner Matt Summers stated that this development is currently zoned B-2 and is currently two separate tracts of land. The applicant is proposing an entrance off Paris Pike and another off East Main Street. Eight parking spaces are proposed including one handicapped space by the office building. The applicant is asking for a variance for the remainder of the required parking spaces due to the 24-foot space between units that could be used for parking. The application meets all the requirements for setbacks, coverage, and building height. The application meets the landscaping requirements except trees need to be added by the parking lot. He recommended approval with seven conditions and one variance.

Commissioner Smith asked if a sidewalk could be put along Paris Pike. Mr. Summers stated due to the slope it could be done but it would require a lot of earth moving.

Commissioner Sulski asked if a right-in and right-out only entrance could be required for Paris Pike. It can be requested from the State according to Engineer Ben Krebs but the State will make the decision.

Applicant Jihad Hallany stated that they are willing to put in a sidewalk, but due to the railroad bridge that would force pedestrians to cross to the other side of the road and become more of a safety issue.

With concern about the second entrance he stated that their surveyor feels that the triangular piece of right-of-way belongs to the property owner. He said he can provide documentation.

Commissioner Shirley stated that he feels the issue of who owns the property needs to be resolved before a decision is made on the application. That parcel of land affects whether the second entrance can be built off East Main Street.

The applicant asked if before the final development plan is approved, a condition can be added stating that the property ownership must be resolved.

Woody and Betty Eades, East Main Street residents, stated that the development plan has some errors on it. The street is East Main Street and the railroad is Norfolk Southern.

Ms. Eades stated that the pedestrian traffic mainly walks along applicant's side of Paris Pike. She said there is a lot of pedestrian traffic.

Ms. Eades expressed concern regarding water drainage, movement of ground disturbing the gas tanks located by Lykins Oil, the East Main Street entrance, the waterline along East Main Street, and sight distance for the Paris Pike entrance.

Ms. Eades asked what will be stored in the buildings. She stated years ago car parts were proposed being stored on Maddox Street. The car parts have magnesium in them which could be a danger to the surrounding properties.

She stated that the triangular piece of property is not abandoned according to the PVA office. Jimmy Hamilton had a dispute over that piece of property.

Brent Combs, Thoroughbred Engineering, stated that for informational purpose only, he had recently worked on a project in Lexington along Winchester Road. It was five lanes of traffic and had a right-in right-out entrance proposed. KYTC District 7 required a full entrance.

Mr. Hallany stated that the proposed detention basin will allow for drainage. The property will be fenced including the detention basin. He stated that for the B-2 zoning, this application will have the least amount of traffic and impact to water and sewer service.

Ms. Eades asked where will the water drain out. Mr. Hallany stated that the water will drain into an underground culvert that runs under Paris Pike.

Chairman Jones suggested adding two conditions of approval before voting on the application. Condition (8) would require the Final Development Plan to be heard before the full Planning Commission, and Condition (9) would require a right-in right-out only entrance onto Paris Pike.

Mr. Hallany asked for clarification regarding the right-in right-out entrance. Commissioner Shirley stated that the Commission can ask for a right-in right-out only entrance, but KYTC must grant approval.

Director Joe Kane asked if anything needs to be added concerning the sidewalk. A waiver will be included that a sidewalk will not be required due to the topography and safety concerns.

**Motion by Smith, second by Caldwell, to approve the Preliminary Development Plan (FDP-2017-33) including the two (2) variances regarding the parking and sidewalk and subject to nine (9) conditions of approval. By roll call vote, motion carried.**

ZMA-2017-35 Ohnheiser Parking Expansion – Rezoning request for 5.001 acres from A-1 Agriculture to I-1 Light Industrial, located on the east side of Industry Road. PUBLIC HEARING

Chairman Jones opened the public hearing.

Mr. Summers reviewed the staff report explaining that the zone change is needed to be able to expand the parking lot of the current business located at 167 Industry Road. A-1 zoning is inappropriate considering the surrounding property is I-1 Light Industrial. The applicant anticipates a future addition to the property which would require review and approval by the Planning Commission.

Commissioner Smith asked if the surrounding properties are within the city. Mr. Summers stated that not all are. One of the adjoining properties is annexed; therefore, one of the conditions of approval requires the applicant to request annexation.

Applicant Matt Ohnheiser states that they do wish to expand in the future but additional parking is needed first. The parking lot will be used to store empty trailers.

Chairman Jones closed the public hearing.

**Motion by Smith, second by Moran, to recommend approval of the rezoning request (ZMA-2017-35) on the basis that it is consistent with the Comprehensive plan, is located within the urban service boundary and the business conforms to the current zoning of I-1 Light Industrial, and subject to the three (3) conditions of approval. By roll call vote, motion carried 7-0.**

ZMA-2017-38 Peters Irrevocable Family Trust Zone Change – Rezoning request for 1.22 acres from A-1 to B-2 (Highway Commercial), located on the east side of Lexington Road, south of Mt. Vernon Drive. PUBLIC HEARING

Chairman Jones opened the public hearing.

Planner Mikaela Gerry reviewed the staff report and stated that the property at 1100 Lexington Road is currently within the urban service boundary and is in the process of being annexed into the City. The concept plan complies with the Comprehensive Plan. The proposal is for a 4,500-square foot office building and 2,000-square foot restaurant. A secondary access is proposed on Mt. Vernon Drive.

Commissioner Smith asked Brent Combs, representing the applicant, if the house could be saved on the property. Mr. Combs stated that there are no current plans to keep the house.

With no comments from the public, Chairman Jones closed the public hearing.

**Motion by Shirley, second by Sulski, to recommend approval of the rezoning request (ZMA-2017-38) on the basis that it complies with the Comprehensive Plan, and subject to the three (3) conditions of approval. By roll call vote, motion carried 7-0.**

Andrew Hartley, City Attorney, discussion of code enforcement of zoning issues

Director Joe Kane stated that Andrew Hartley asked to cancel the discussion to have more time to research the subject.

The meeting was then adjourned.

Respectfully,



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Rob Jones, Chair

Attest:



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Charlie Perkins, Secretary