

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

**February 10, 2011**

The regular meeting was held in the Scott County Courthouse on February 10, 2011. 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, Melissa Waite, and Horace Wynn, Director Earl Smith, Planners Brian Shorkey and Joe Kane, Engineer Brent Combs, and Attorney Charlie Perkins.

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

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

Motion by Waite, second by Tackett, to approve the January 13, 2011 minutes. Motion carried.

Motion by Waite, second by Holland, to approve the February agenda. Motion carried.

**Postponements/Withdrawals**

Chairman Bradley stated that the Kroger Center application has been postponed to the March meeting.

Motion by Lacy, second by Waite, to approve postponement of the Kroger Center application. Motion carried.

**Consent Agenda**

Greg Minix, representing the Minix Property application, agreed to the respective conditions of approval and there were no concerns expressed by the Commission or public. Motion by Waite, second by Holland, to approve the Minix Property application. Motion carried.

**PSP-2011-03 Ward Hall Property Amended** – Amended Preliminary Subdivision Plat for a 207-lot section on 74 acres, located on the southwest corner of Frankfort Road (U.S. 460 W) and Paynes Depot Road.

Mr. Shorkey reviewed the staff report. He stated that nine additional new lots are proposed, a density which still falls within the R-1A zoning district. He discussed the

required variance regarding a turn radius, and noted the condition that no occupancy permits will be issued for lots 38, 39, and 56-78D until the connection to Frankfort Road is completed.

It was noted that reconfiguration of the lots will not involve variances and the issue will not have to go before the Board of Adjustment.

John Barlow, representing the applicant, agreed with the conditions of approval.

**Motion by Lacy, second by Holland, to approve the Amended Preliminary Subdivision Plat, including the requested variance regarding the curve radius, subject to the twelve (12) conditions of approval. Motion carried.**

P-2011-01 RLF Lexington Properties, LLC – Preliminary Subdivision Plat for 15 large acreage tracts subdivided from a 2500-acre parent tract, zoned A-1, located on the north side of Rogers Gap Road, east of I-75.

Mr. Kane reviewed the staff report, including the access issue. Two new driveways are proposed that meet the Subdivision Regulation standards and will need approval by KYTC-District 7. He stated that prior to selling any individual tract, a final subdivision plat for each tract must be submitted for approval by staff.

Bruce Lankford, representing the applicant, agreed with the staff report. It was noted that maintenance agreements between the buyers of individual tracts for the access easements will be shown on the final plats.

Donald Nelson, adjacent property owner, had a question about the roads. He also asked if there will be access to the landfill through tract 2. Mr. Kane replied that there will not be, unless there is some kind of agreement between the property owners.

Mr. Lankford submitted for the record the notification that he sent out to 70 property owners within 1000', and noted that two came back as undeliverable.

**Motion by Richardson, second by Waite, to approve the Preliminary Subdivision Plat subject to the five (5) conditions of approval. Motion carried.**

#### Finalization of bylaws

Chairman Bradley reported that the final draft of the bylaws was provided to the Commissioners. Mr. Perkins stated that the bylaws were actually adopted at the January meeting, but the final changes have been incorporated and provided for the Commissioners' records and final signatures. The final draft was then signed.

### Six-month review of Director

Chairman Bradley opened the discussion on Mr. Smith's 6-month review as Planning Director.

Mr. Smith stated that he asked for anonymous staff evaluations and he provided the results of those. He stated that the evaluations were based on letter grades, and even areas where he received B's, he takes very seriously as areas needing improvement.

Mr. Smith complimented staff and felt that office operations are going well.

Commissioner Richardson stated that judging from the staff evaluations and from what the Commission has seen, he feels that the decision to hire Mr. Smith for the position is the right decision. Other Commissioners agreed.

Mr. Smith noted that he plans on having staff evaluations in which some of the concerns of staff will be addressed.

Chairman Bradley asked about the priorities for the coming year. Mr. Smith stated that he met with the supervisors to discuss a work plan and goals, which he hopes to discuss at a budget workshop. Much of the work plan includes the Comprehensive Plan for Planning, stormwater quality and erosion control for Engineering, and the server project which will put GIS on line for GIS.

Chairman Bradley stated that Mr. Smith was hired at \$60,000, but \$65,000 was budgeted. Commissioner Richardson felt that, in light of the positive feedback from staff and the community of his job performance, Mr. Smith should be retained at \$65,000 per year.

**Motion by Richardson, second by Lacy, to increase Mr. Smith's pay to \$65,000 per year. Motion carried.**

### FY 11-12 budget workshops

Mr. Smith stated that he received notice from the County Judge that the FY 11-12 budget is due in his office on March 4. Therefore, he wished to schedule one or two workshops and a special meeting to review and adopt the budget.

After discussion, a budget workshop was scheduled for Friday, February 18 at 4:15 p.m. in the Planning Office.

### Update of previously approved projects and agenda items

Mr. Combs gave a review of the project databases that are kept in the office. He asked the Commission if there is information that they would like to see and be provided to them each month. He noted the new software being used in conjunction with the City

engineering projects, and stated that they are striving to put forth a face that shows we want to help the developers, the public, Building Inspection, and anyone who may have need for the information they can provide.

Recognition of Chairman Bradley

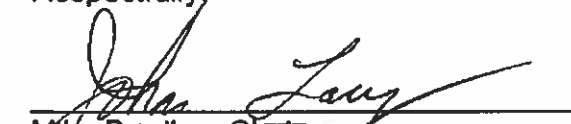
Vice Chair Lacy presented and read a Resolution recognizing Chairman Bradley's last meeting and his service to the Commission and community.

**Motion by Richardson, second by Holland, to accept Resolution 11-01 honoring Mike Bradley. Motion carried unanimously.**

Chairman Bradley thanked the Commission, stated that he felt privileged to serve and knew he was leaving the Commission in good hands. He received many comments of appreciation and a round of applause.

The meeting was then adjourned.

Respectfully,

  
~~Mike Bradley, Chairperson~~  
John Lacy, Vice Chair.

Attest:

  
Charlie Perkins, Secretary