

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

**December 8, 2011**

The regular meeting was held in the Scott County Courthouse on December 8, 2011. The meeting was called to order by Chairman John Lacy at 6:00 p.m. Present were Commissioners Greg Hampton, Janet Holland, Rob Jones, Jimmy Richardson, and Bias Tilford, Planning Director Earl Smith, Planners Brian Shorkey and Joe Kane, Engineer Brent Combs, and Attorney Charlie Perkins. Absent were Commissioners Melissa Waite and Horace Wynn.

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

Motion by Richardson, second by Holland, to approve the November 10, 2011 minutes. Motion carried.

With the addition of item D Server Purchase, and item E Planning Staff Update, motion by Jones, second by Hampton, to approve the December agenda. Motion carried.

Postponements/Withdrawals

There were no items for postponement or withdrawal.

Consent Agenda

There were no items on the Consent Agenda.

PDP-2011-25 First Presbyterian Church Addition – Preliminary Development Plan for a 2,377 sq. ft. addition, located on E. Main Street and North Mulberry Street.

Those intending to speak before the Commission were sworn in by Chairman Lacy.

Mr. Shorkey reviewed the staff report, including the issue regarding the waiver from the landscape requirements. He addressed parking and stormwater runoff. He noted that one of the neighbors requested that the exterior be brick with wood, double-hung windows. The applicant had already planned on using brick. Because the site is within the H-1 District, he asked that those building materials be made a condition of approval.

Mr. Kane, who is on the design committee for Historic Georgetown, Inc., stated that there are no required design guidelines, but this application has initiated a revisit of the H-1 ordinance at the request of Historic Georgetown, Inc.

Todd Matonich, Jerry Herndon Architects, stated that the connecting walkway between the church and the Amen House is enclosed and that the Amen House will be accessed at the rear instead of on Main Street as it is now. He also addressed the parking issue.

Mr. Shorkey asked the applicant if the ADA ramp can be re-designed to be less obtrusive, a request made by the Main Street Director. Mr. Matonich explained that the existing design utilizes the existing access from the street and does not disturb the vegetation or visibility of the front of the church or Amen House.

Commissioner Tilford expressed concern about cars being able to exit the parking lot in case of emergency. Mr. Matonich stated that more concern should be given to getting people out of the building than cars out of the parking lot. Mr. Shorkey added that parking regulations don't apply to the B-3 zone.

A member of audience asked what the proposed use of the addition is. Mr. Matonich stated that the current Amen House will become a Pastor's office, the rear of the addition will be come a fellowship hall, and the Amen House will move to the downstairs of the addition. It was noted that there will be no lodging facilities in the building.

There was further discussion on the ADA ramp.

Bruce Lankford, representing the applicant, stated for the record that the notice requirements were met.

Pastor Gaither Bailey stated that they worked for two years on the plan. The church is an historic landmark and they wish to maintain it that way. He stated that the Amen House is the last art deco building in Georgetown and the addition is designed to match it as closely as possible.

**Motion by Hampton, second by Holland, to approve the Preliminary Development Plan subject to the six (6) conditions of approval. Motion carried.**

FSP-2011-27 Cannon Property - Tract 4 (John Cannon, Jr.) – Preliminary Subdivision Plat to subdivide a 10-acre tract from the Cannon Farm, located on Newtown Road, 1500 feet south of Cynthiana Road.

Mr. Shorkey reviewed the staff report. He noted that the barn on the north side of the tract and within the 50' setback will be torn down. John Cannon, applicant, was available for questions.

Lourette Raymon, Oxford Village Lane resident, had no objections to the proposal.

**Motion by Holland, second by Jones, to approve the Preliminary Subdivision Plat, subject to the six (6) conditions of approval. Motion carried.**

PSP-2011-28 Bellarose (Nick Sigilio) – Preliminary Subdivision Plat for seven (7) cluster residential lots, plus one 36.71-acre reserved tract, located on the west side of Weisenberger Mill Road, south of Leestown Road.

Mr. Kane reviewed the staff report, stating that all the cluster regulation requirements have been met. He stated that based on the acreage, the applicant could potentially ask for two additional cluster lots or two 5-acre tracts in the future. All fencing and buffering requirements are being met, and no modular or mobile homes will be permitted.

Fred Eastridge, representing the applicant, submitted documentation regarding notice requirements. He stated that the applicant intends to continue his horse farm operation on the property, but wanted to ensure his ability to develop the cluster lots in the future.

One of the Zion Hill neighbors asked about stormwater drainage. Mr. Combs stated that the density of one house per five acres does not cause a significant increase in stormwater runoff, but any increase will drain into the Elkhorn Creek.

The neighbor also expressed concern about the increase and speed of traffic on the road.

Helen Lewis, Zion Hill Lane resident, asked if taxes will increase. Chairman Lacy stated that it will not affect her property taxes.

Gwendolyn Callen, expressed concern about the change in the community, including speeding traffic.

Another Zion Hill resident asked about the buffer requirement. Mr. Kane stated that there will be a 50' buffer around the perimeter and along the roadway, and described what landscaping will be installed. Mr. Eastridge also discussed the buffer.

One of the Zion Hill neighbors stated that he wants the community to remain safe.

Another resident asked for clarification on the entrance to the cluster lots. Another resident questioned the need for more residential lots in Scott County. He asked why approval should be given if the applicant has no intention of developing at this point. Chairman Lacy stated that the applicant is guaranteeing his right to develop in this manner in case stricter regulations are adopted in the future. The precedent has been set that this can be done.

A resident asked if this will bring nearby commercial development. Chairman Lacy stated that commercial development is not planned for the area.

Mr. Kane noted that any property in the area proposed for commercial development would require a zone change. He also stated that because there is no sunset provision for development, the preliminary approval will remain valid until or unless a sunset clause is adopted in the future.

Mr. Perkins arrived at the meeting.

**Motion by Holland, second by Hampton, to approve the Preliminary Subdivision Plat subject to the seventeen (17) conditions of approval. Motion carried 3-2 with Tilford and Jones dissenting.**

Commissioner Richardson had left the meeting early.

#### 2012 Application Deadline Schedule

Mr. Smith asked for approval of the updated schedule.

**Motion by Hampton, second by Holland, to approve the 2012 Application Deadline Schedule. Motion carried.**

#### 2012-13 Work Plan preparation

Mr. Smith stated that he would like to draft a work plan that will outline the Commission's goals and objectives for the next 18 months, review job duties, and prioritize KRS-mandated and other duties. The work plan will also aid in the upcoming budget process. He asked for volunteers for a committee to help draft the plan.

Commissioners Jones, Hampton, and Holland volunteered.

#### Server Purchase

Mr. Smith reported that the 2005 general office server is in need of repair, which is becoming more costly than purchasing a new server. He asked for approval to purchase a middle-range server for \$3,388.36. The cost was budgeted.

**Motion by Tilford, second by Holland, to authorize the purchase of a new server as described by Mr. Smith. Motion carried.**

#### Planning Staff Update

Mr. Shorkey announced that he has accepted a Director of Planning Services position with Boone County, Kentucky. He stated that it is a major advancement for his career, and very graciously thanked the Commission for their support. He added that he would

not have been hired for the new position without the experience he gained here in Georgetown-Scott County.

The Commissioners thanked him for his work, wished him well, and were pleased to help with his career.

Commissioner Hampton expressed appreciation for staff in light of his recent, frustrating experience in obtaining a zone change in another jurisdiction.

**Motion by Holland, second by Tilford, to adjourn. Motion carried.**

Respectfully,

  
John Lacy, Chairperson

Attest:

  
Charlie Perkins, Secretary