

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

**May 1, 2006**

The special meeting was held in the Scott Fiscal Court Room on May 1, 2006. The meeting was called to order by Chairperson Barry Brock at 6:00 p.m. Present were Commissioners Mike Bradley, Melissa Gregory, Janet Holland, Robert Hopkins, John Lacy, Helen Mitchell, Jimmy Richardson and Elizabeth Williams, Planners Drew Ardary and Rhonda Cromer, and Engineer Ben Krebs. Absent was Attorney Charlie Perkins.

Discussion of Moratorium on Residential Development

Chairman Brock opened the public hearing and stated that a notice of the meeting was placed in the Georgetown newspaper on April 23, 2006. He stated that the written proposal for a moratorium will be sent to City Council and other governing bodies if the Commission votes to make the recommendation. It then would be the responsibility of those bodies to actually approve and institute the moratorium.

Commissioner Bradley read the recommendation.

Commissioner Williams discussed the importance of the Comprehensive Plan update. She stated that the Commission is aware of many problems caused by rapid growth, such as development adjacent to farmland. She stated that time is needed to address those problems in our Comprehensive Plan and regulations, and time is needed for a new Planning Director to become familiar with our regulations, staff, and community.

She stated that the proposal is not a stop to residential development, but a pause to update our regulations in order for our community to remain a desirable place to live.

Steve Roberts, Rector-Hayden Realtors, expressed concern about keeping informed of the progress of the moratorium, which he feels means a "stop" of development. He expressed concern about others in attendance that have talked about "no growth," and about the study done by the City several years previous about which nothing was done. He felt the Comprehensive Plan is a good plan that is followed and there is no need for a moratorium.

In responding to Mr. Roberts, Jerry Richardson, Scott County resident, stated that the *Comprehensive* Plan addresses a broad range of needs and visions, not just those of the development/construction/real estate community. He supported

a moratorium to give time to determine what the community wants to achieve as a whole community.

Haley Conway, school board member, supported the moratorium because of the need to manage growth. He discussed the increase in school enrollment and the attendant problems, and stated that even the short span of time that a moratorium might slow down residential growth would help the school system catch up in providing overdue facilities.

Angie Tedder, Canewood subdivision resident, supported the moratorium because of the need to manage growth.

Becky Wood, Canewood townhomes resident, also supported the moratorium because of the need to control unrestricted growth and for updated subdivision regulations. She cited problems in their subdivision that would not have occurred with updated regulations. She stated that they want quality growth, not quantity growth.

Julie McKee, Public Health Director for the Scott County Health Department, asked that the moratorium be amended to include all development, because residential, commercial, and industrial development need to go hand in hand and be planned to complement each other.

Murray Riffie, Colony resident, felt that we can't go back to the past and must accept the growth and the economic advantages that it provides for each of us. He opposed the moratorium because of the loss of jobs and income in the community.

Tippy Link, Georgetown resident, supported the moratorium so that the school system can have time to catch up with providing facilities. She stated that there is no capital improvement plan to complement the implementation of the Comprehensive Plan. She feels we need time to close loopholes and update policies in order for growth to occur in a well-managed manner. She cited problems that could be prevented with updated development regulations, and felt that with the number of lots already platted within the urban service boundary, little effect will be felt by the development community with the proposed timeframe.

Brent Pergrem, Dominion Homes, asked the Planning Commission to trust the staff and the City officials to control growth without imposing a moratorium. He stated that too many workers, not just developers, would be affected by a moratorium.

Another Scott County resident, representing his development company, asked if the moratorium would be retroactive on lots that are already planned. Chairman Brock stated that the intent would be to apply to new residential developments

that have not been previously submitted to the Planning Commission for approval. Development could continue to occur and building permits can be issued on lots that have already been submitted to the Planning Commission. The resident stated that he lives in a very desirable subdivision built by his company and a lot of pride is taken in making it attractive. He purchased his home knowing that surrounding open areas will eventually develop and thinks a moratorium is unnecessary.

Jim Barlow, developer, and Georgetown native, described the lack of opportunity in Georgetown years ago. He cautioned against closing the door on more opportunity, and added that developers wish to be a part of the decision-making process.

Brent Combs, Thoroughbred Engineering, stated that he employs twelve people, and the majority of their work is development. Unlike builders, once their plans are approved, their work is done. He stated that if the moratorium is approved for six months, he will have to lay off some of his employees.

Roy Cornett, Scott County resident and appraiser, opposed the moratorium because of the financial impacts.

Ralph Ruschell, developer, stated that the Comprehensive Plan is an excellent plan that has always been considered in review of his projects. He felt that residential development does not have to stop in order to update the Plan.

Don Williams, Scott County resident and retired engineer, came to Scott County after retirement. He felt that it takes a long time for communities to recover from moratoriums and that the Comprehensive Plan can be revised over time. He stated that commercial and industrial businesses will be reluctant to locate in Georgetown/Scott County if they know there is a moratorium on residential growth.

Debbie Isenhoff, builder, stated that builders have tried to keep costs down to make the homes affordable. She felt that growth for Georgetown is good and that problems can be solved without stopping growth.

Bruce Lankford, Georgetown attorney, asked for clarification on the date that the proposed moratorium takes effect. He felt that the date should not be retroactive, but should give notice for what will take effect in the future. He felt that the moratorium is a way to avoid a problem instead of confronting it.

Commissioner Bradley explained that the date of April 21, 2006 was set as the deadline for applications because if a future date had been set, the influx of applications before the deadline would have negated any benefits gained by a moratorium. Mr. Lankford responded that the adverse financial impact to

developers who have invested money on plans intended for the near future is unfair.

Commissioner Richardson stated that the word moratorium is construed as meaning that Georgetown is closed for business. Rather it is a "pause" in business, which he can support.

Commissioner Hopkins agreed that there may be confusion on what is intended by a moratorium. Chairman Brock stated that it is more of a "pause" than a moratorium. He explained that the necessity of and focus on hiring a new Planning Director twice in less than a year has caused an overload of work for the remaining staff and a delay in the update of the Comprehensive Plan. He stated that no development project will be stopped that already has preliminary approval from the Planning Commission.

Commissioner Williams suggested calling the moratorium a delay. She disputed any suggestions that the Commission is anti-growth, pointing out that the Commission has praised innovative ideas and not tried to stop growth in any way. She felt that the community should support the Commission in this plea for time to enable staff to update regulations to ensure quality development. She stated that the developers benefit in the long run if standards are high and the community's good reputation remains intact.

Commissioner Richardson stated that staff is overworked, the Comprehensive Plan will be overdue if not completed this year, and a new director and time are desperately needed.

Commissioner Bradley stated that the tone of this meeting is growth/anti-growth, and that is not the issue. The issue is getting a Comprehensive Plan in place that is effective, and there is not time to do that with the current workload. He pointed out that 90% of the Planning Office budget comes from taxpayers' money, and if they are not being represented, the Commission is not doing their job. He stated that most developers/homebuilders have enough approved that building can continue for the next couple of years. Regarding realtors, he stated that the properties that would be reviewed and approved in the coming months would not make it to their pool of homes to sell for several years. He agreed that Mr. Combs will be affected, which is unfortunate, but the Commission must look at the greater needs of the community.

Jerry Richardson suggested calling the moratorium a "pausatorium" and asked if it could end as soon as the Comprehensive Plan is complete, if that is before December 31. Chairman Brock stated that that could be added to the recommendation.

Chairman Brock read the recommendation which did not use the word "moratorium." The specific wording was discussed. The timeframe was agreed

to be January 1, 2007, or until the Comprehensive Plan Update is completed and approved by the legislative bodies, whichever comes first. The effective date of the recommendation is May 1, 2006.

A woman stated that a concern of developers/builders is that the moratorium would be extended beyond January 1, 2007. Commissioner Bradley stated that there would be no reason to extend it. Chairman Brock stated that he personally could not support an extension.

Brent Combs asked if updating the *Subdivision and Development Regulations* is under the same deadline. He offered his help on updating those regulations.

Specific wording for the recommendation was further discussed.

Commissioner Gregory felt that the deadline for filing applications before the recommendation takes effect should be this date, May 1, 2006.

Brian Hayes, Scott County resident, felt that a deadline of May 1 is more fair than the April 23 date that was publicized.

Joel Day, local surveyor, stated that he is on the Comprehensive Plan citizen committee and it is still moving forward with meetings and discussions in the absence of a Planning Director. He did not feel that there is an emergency situation that warrants a moratorium until January 1, 2007. He suggested revising the filing and deadline schedule to allow staff more time to review plans and plats.

Charles Dedman, Georgetown resident, cited the implementation deadlines observed by Fiscal Court and City Council. He felt that a slow down in residential growth will also slow down commercial and industrial growth.

After further discussion, it was agreed that the deadline to file before the recommendation takes effect would be May 1, 2006.

Chairman Brock read the final proposed recommendation.

Ralph Ruschell, Whitaker Land Company, clarified that plans already having received preliminary approval prior to May 1, 2006 will not be affected by the recommendation.

With no other comments from the Commission or public, Chairman Brock closed the public hearing.

**Motion by Bradley, second by Williams, to send the recommendation, as read by Chairman Brock, to the appropriate legislative bodies, regarding residential developments within the Urban Service Boundary of**

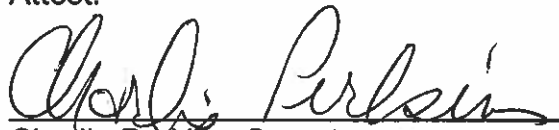
**Georgetown, the city limits of Sadieville, the city limits of Stamping Ground, or any major subdivision plats within the County. By roll call vote, motion carried 8-0.**

The meeting was then adjourned.

Respectfully,

  
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Barry Brock, Chairperson

Attest:

  
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Charlie Perkins, Secretary