

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

**September 14, 2000**

The regular meeting was held in the Scott Fiscal Courtroom on September 14, 2000. The meeting was called to order by Chairperson Sara Sutton at 7:00 p.m. Present were Commissioners Barry Brock, Pete Gritton, Robert Hopkins, Omer Lee, William Peters, John Sharpe, James Thomason, Elizabeth Williams, Planner Steven Biel, Attorney Charlie Perkins, and Engineer Brad Frazier. Absent was Planning Director Kelley Klepper.

Motion by Williams, second by Gritton, to approve the August invoices. Motion carried.

Motion by Hopkins, second by Peters, to approve the August 10, 2000 minutes. Motion carried.

Motion by Williams, second by Thomason, to approve the September agenda. Motion carried.

Postponements/Withdrawals

Mr. Biel reported that the applicants for the Cedar Hills Phase 3 and Daniel Goodman Estate projects have requested postponement. The Forest Oaks Lot 12 (Triplex), application has been withdrawn.

**Motion by Sharpe, second by Thomason, to approve the postponements/withdrawals. Motion carried.**

Consent Agenda

Representatives for the Carbide Products, Inc. application agreed to staff's conditions of approval, and no concerns about the project were expressed by the Commission or the public.

**Motion by Sharpe, second by Peters, to approve the application on the Consent Agenda, subject to the conditions of approval. Motion carried.**

PSP-2000-52 Rochelle Davis Property - Preliminary Subdivision Plat for five (5) rural residential lots on 37.284 acres, located on the east side of Salem Road, south of Porter Road, north of Burton Pike.

Mr. Biel reviewed the staff report, including an additional condition (#3) regarding road improvements, and the note that the road improvements shall be bonded before the issuance of the first building permit.

Joel Day, representing the applicant, stated that this stretch of Salem Road is in as good a condition and as wide as most of KY 32. He stated that Ms. Davis does not agree to upgrade the road. Commissioner Williams felt that the Commission should uphold the requirement to maintain fairness to those who have previously been required to upgrade their roads.

Mr. Perkins and the Commission discussed the road issue and agreed that the requirement must be imposed.

Ms. Davis, applicant, stated that it is not financially feasible to improve the road. Jesse Sams, neighboring property owner, felt that the requirement is unnecessary.

Ms. Davis was informed that it can only be to her benefit for the Commission to approve her application subject to the six conditions, but Mr. Day stated that she still wishes to withdraw the application.

**The application was withdrawn.**

PDP-2000-64 Howard Property - Commercial Development (B-5) - Cherry Blossom Village - Preliminary Development Plan for a 236,256 sq. ft. mixed-use commercial development, located on the east side of Oxford Drive (Old U.S. 62), north side of Connector Road.

Mr. Biel reviewed the staff report. He recommended approval with an additional condition that the full Commission review the Final Development Plan.

Commission Williams expressed concern about the excessive parking. Greg Johnson, Thoroughbred Engineering and representing the applicant, stated that that issue can be resolved with the Final Development Plan.

Discussion continued on the parking space issue. It was agreed that the Final Development Plan would be reviewed by the full Commission.

Mr. Johnson asked for and received approval to begin grading for the road improvements.

Jerry Richardson, Scott County resident, felt that the Commission should do more to inform the public about development projects and take more public input during the approval process.

Mr. Johnson agreed with the 15 conditions of approval.

**Motion by Gritton, second by Thomason, to approve the Preliminary Development Plan subject to the 15 conditions of approval, including the condition that the Final Development Plan be reviewed by the full Commission. Motion carried.**

PDP-2000-66 Wal-Mart Supercenter - Preliminary Development Plan for a 184,512 sq. ft. retail supercenter plus 3 outlots on 35.78 acres, located on the northwest side of Cherry Blossom Way, east of I-75.

Mr. Biel reviewed the staff report. He noted access points, landscaping, the pedestrian pathway, and the cross-parking agreement. He stated that an additional condition will be added that the final development plan will be reviewed by the full Commission.

Commissioner Williams asked about replacing some parking spaces to add a pedestrian walkway. Rebecca McCraith, CMW Engineering, stated that the Wal-mart executives felt very strongly that safety concerns should preclude a walkway in that area.

Discussion continued on the layout and access. The color scheme of the building, and Wal-Mart's obligation to comply with Big-box regulations were discussed. Condition #7 was amended to read ". . . all applicable "Big-box" design standards . . ." Similarly, conditions #12 and #13 were amended to read, respectively, ". . . all applicable requirements of the *Zoning Ordinance*" and ". . . all applicable requirements of the *Subdivision and Development Regulations*."

Jerry Richardson, Scott County resident, asked about the pedestrian walkways and the signage. He felt that the standard pole sign is unnecessary. Mr. Biel reported that the Chief Building Official felt that a monument sign counts as the one freestanding sign allowable by ordinance. He stated that Wal-Mart has not yet finalized their plans for signage.

**Motion by Williams, second by Hopkins, to approve the Preliminary Development Plan subject to the thirteen conditions listed in the staff report, plus the fourteenth condition that the Final Development Plan will be reviewed by the full Commission. Motion carried.**

Contract for Services of Planning Commission Attorney

Mr. Biel reported that it was brought to the Commission's attention that Mr. Perkins has been performing his duties without the benefit of a contract for his services. A draft contract has been reviewed by an outside attorney and is recommended for approval. The draft reflects in writing what has been and is currently the arrangement for his legal services.

After discussion, **motion by Hopkins, second by Lee, to accept the contract for the legal services of Charlie Perkins, which reflects what has been the arrangement for his services, and which has been reviewed by an outside attorney. Motion carried.**

Acceptance of City of Georgetown Zoning Map (PUBLIC HEARING)

Chairperson Sutton opened the public hearing.

Mr. Biel reported that the Zoning Map for the City of Georgetown is ready for approval. He reviewed the process by which the map has been drafted, and recommended its approval and that it be forwarded to City Council for adoption.

Mr. Biel commended Sandra Gano and Kelley Klepper for their research and hard work in ensuring the map's accuracy.

Mr. Perkins added that with appropriate documentation, any inaccuracies that are found in the future can be corrected.

Chairperson Sutton closed the public hearing.

**Motion by Brock, second by Gritton, to approve the zoning map for the City of Georgetown. By roll call vote, motion carried 8-0.**

Mr. Biel reported that Brad Frazier will be starting as the Planning Commission Engineer on Monday, September 18, 2000.

It was agreed to send Sandra Gano a letter of appreciation for her work on the new zoning map.

Mr. Biel reported that the ordinance regarding kennels was continued at its second reading at Fiscal Court. There are some questions as to whether it should be a permitted use or left as a conditional use.

Mr. Biel updated the Commission on the Comprehensive Plan subcommittee meetings.

He then reported on the publicity that the Big-Box regulations have received, including the upcoming article in *Oxford American* magazine. He expressed his thanks to Mr. Klepper for his foresight and vision on the issue.

Commissioner Sharpe asked if staff could look into a matter regarding road stubs in the County, and parking structures in the downtown Georgetown area. It was also suggested that the sign ordinance be updated.

Jerry Richardson expressed concern about future construction on the lot beside the new library.

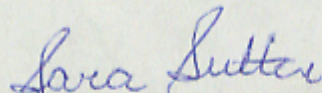
Mr. Perkins reported that 1) the lawsuit on the Fisher's Mill development has been rejected; 2) a letter was received from a structural engineer regarding the bridge on Whistler's Lane. The letter stated that the bridge is structurally sufficient to carry 15 tons. A second opinion may be sought. 3) an issue regarding two private drives side-by-side in the County.

Mr. Biel reported that the revised plan for the Thomason Convenient Store will be reviewed at the next meeting.

Update of previously approved projects and agenda items

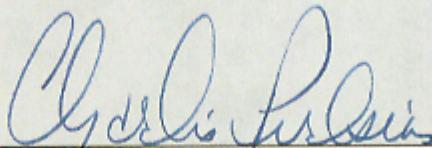
The meeting was then adjourned.

Respectfully,



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Sara Sutton, Chairperson

Attested:



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Charlie Perkins, Secretary