

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

**November 14, 2013**

The regular meeting was held in the Scott County Courthouse on November 14, 2013. The meeting was called to order by Chairman Greg Hampton at 6:00 p.m. Present were Commissioners Jeff Caldwell, Cindy Foster, Janet Holland, Rob Jones, John Shirley, Steve Smith, and Frank Wiseman, Planning Director Earl Smith, Senior Planner Joe Kane, Planner Megan Enyeart, Engineer Brent Combs, and Attorney Charlie Perkins.

Motion by Jones, second by Caldwell, to approve the October invoices. Motion carried.

Motion by Shirley, second by Wiseman, to approve the October 10, 2013 minutes. Motion carried.

Motion by Foster, second by Holland, to approve the November agenda. Motion carried.

Postponements/Withdrawals

Motion by Holland, second by Shirley, to postpone The Village at Lanes Run, Amended Final Subdivision Plat, Phase 1, Section 1, Village at Lanes Run, Final Subdivision Plat, Phase 1, Section 2, and the Amerson Farms applications to the December meeting. Motion carried.

Commissioner Shirley noted for the record that he owns and is involved in property adjoining the Bevins Property to be discussed at this meeting.

Consent Agenda

There were no items for the Consent Agenda.

Chairman Hampton announced that Earl Smith has resigned as Planning Director. He thanked Earl and presented him with a Resolution recognizing his service and excellent work. Motion by Holland, second by Jones, to accept the Resolution honoring Earl Smith. Motion carried unanimously. Commissioner Holland personally commended Earl, stating that she has heard many compliments about his work and she and the community will miss him.

Those in attendance who intended to speak before the Commission were sworn in by Attorney Perkins.

FSP-2013-27 Bevins Property – Final Subdivision Plat for two new tracts subdivided from a 52-acre parent tract, located on the north side of Frankfort Pike in the City of Georgetown.

Mr. Kane reviewed the staff report. He explained that the tract, although in the urban service boundary, is in the county. It is before the Commission because one tract has already been divided from it. He stated that it meets all A-1 standards and no issues are of concern.

Commissioner Holland asked about the floodplain. Mr. Kane replied that the tracts are large enough that there is area outside the floodplain to build.

Kelly Richard, representing the applicant, was present to answer questions.

Bruce Lankford, representing the applicant, agreed with the staff report and had no comments.

Chris Darmand, White Oak Village resident, asked if the property will remain A-1 and allow residential use. Mr. Kane stated that the property could in the future be divided into 5-acre tracts, each tract having 50' setbacks and be at least 250' wide where any homes are built. He also stated that only three tracts can be served by a driveway. Any further subdivision would require a road to be constructed to County specifications, or another point of access be found.

Mike Crawford, Paynes Landing Blvd. resident, expressed concern about the plans for the property.

Roy Cornett, buyer of the 21-acre tract in question, stated that he intends to build a barn and have enough land for his horses. His brother Robert Cornett is buying the 10-acre tract.

Stephanie McComb, Paynes Landing Blvd. resident, stated that she bought her property because it overlooked open fields and trees. She expressed concern about a subdivision being built on the property.

Commissioner Shirley felt that the proposed use is the best possible use of the property.

**Motion by Shirley, second by Jones, to approve the Final Subdivision Plat subject to the five (5) conditions of approval. Motion carried.**

PSP-2013-30 and 31 Rocky Creek Farm Amended Master Plan and Preliminary Subdivision Plat for Multi-Family Area – Amended Master Plan and Preliminary Subdivision Plat to reduce density and housing type to 109 single-family lots, located in Rocky Creek, north of U.S. 460 E. (Paris Pike).

Mr. Kane reviewed the staff report, explaining that the applicant wishes to change the use of the multi-family area to single-family. He addressed the traffic/connectivity and parking issues.

He recommended approval subject to the nine (9) conditions of approval, plus two additional conditions: 10) Lot one (corner lot) be widened to accommodate the double 25' front setback, easements and landscaping; and 11) No parking on Thorndale and Falmouth Drives.

Minimum lot width was discussed. Staff recommended 50', but Kevin Young, representing the applicant, explained that some inconsistent lot widths are to accommodate existing utilities. He asked that 45' be approved. Mr. Kane stated that the overall reduction in density can justify the narrower lots.

Mr. Young noted that this plan provides for the pedestrian connectivity that was part of the original PUD master plan.

Michelle Judy, Alehouse Road resident, was sworn in by Mr. Perkins. She supported the change from apartments to single-family homes.

Angela Mason, Alehouse Road resident, was also sworn in, and asked if the homeowners in this section will be part of the Homeowners Association. Mr. Young stated that he believed they would be, but was not sure.

Ms. Judy expressed concern about on-street parking.

Mark Hammel, presenting the applicant, stated that they agree with the no parking restriction on Thorndale and Fountain, and parking on one side only on the other streets.

Regarding the HOA question, Mr. Hammel stated that this section will either be integrated into the existing HOA, or it will have its own HOA, set up with the same restrictions and management company.

Commissioner Jones was still concerned about the minimum lot width. Several lots on the cul-de-sac are shown as 31'. It was noted that the lots must be 45' at the building line, not at the front of the lot.

Rick Wilson, Brookford Way resident, expressed concern about fire trucks/emergency vehicles being able to access homes on the one-way drive and

cul-de-sacs. Mr. Kane stated that the streets are designed to accommodate emergency vehicles and that the Fire Department has approved the design. It was noted that on-street parking is not permitted in the cul-de-sacs.

The buffer between the residential area and the future Magnolia Drive connection was discussed, which will be on the plans for that connection.

**Motion by Jones, second by Smith, to amend the Master Plan for Rocky Creek. Motion carried.**

**Motion by Jones, second by Caldwell, to approve the Preliminary Subdivision Plat for Rocky Creek former multi-family section, subject to the eleven (11) conditions of approval, and including the change to condition #6 to read 45 feet in width at the building line. Motion carried.**

PDP-2013-29 Frontier Georgetown, LLC – Preliminary Development Plan for a commercial building on 0.9997 acres, located on the west side of Connector Road, north of Magnolia Drive.

Ms. Enyeart reviewed the staff report. She stated that there are no issues of concern, except the requested variance to reduce the setback along Cherry Blossom Way from 50' to 30'. She stated that they have provided more parking than is required by ordinance, and suggested they reduce the amount of parking so that the required setback can be met. The applicant is proposing a medical building, but anticipates future uses of a more retail nature that require more parking.

In the case that the Commission wishes to reduce the amount of parking, she added an eleventh condition stating that 11) A waiver to the minimum parking requirement shall be granted in order to accommodate the proposed building without a setback variance. (Blank) number of parking spaces shall be required at a minimum. Future permitted uses will be able to utilize the site as approved by this application unless significant site alterations are proposed.

Commissioner Shirley agreed that the setback variance should not be granted, and stated that at the workshop they determined that only 8 parking spaces would be lost.

Chairman Hampton felt that the application should be continued so that the applicant can re-submit a plan showing the required setback and exact number of parking spaces.

Bryan Hill, CMW Architects, stated that the square footage of the building needs to remain at 7,000 because it is tenant driven, and since they cannot

meet the 47 required parking spaces, asked for a variance to reduce the parking spaces to 42. Ms. Enyeart stated that because it is a medical office building which requires less parking, it does not require a variance. Mr. Perkins agreed, stating that it is not being approved for only a medical office. A future tenant would have an approved plan for any B-2 use, regardless of the number of parking spaces.

It was noted that an additional condition (#11, different than originally proposed #11) will be added stating that the plan is approved for 42 parking spaces.

**Motion by Jones, second by Shirley, to approve the Preliminary Development Plan subject to the ten (10) conditions of approval, plus the eleventh condition stating that the plan is approved for 42 parking spaces. Motion carried.**

Developer request for extension to complete street

Mr. Combs explained the situation in Lanes Run Phase II, Unit 1. The developer has another phase before the Commission and construction traffic for that phase will go through this phase. Therefore he requests that completion of the street be delayed until construction is complete.

**Motion by Holland, second by Wiseman, to grant the extension for the Letter of Credit for Lanes Run Phase II, Unit 1. Motion carried.**

Update of previously approved projects and agenda items

Mr. Smith again thanked the Commission for their support of himself and staff. Chairman Hampton stated that Earl has left the office in good shape, and announced that Joe Kane has been named Acting Director, and Megan Enyeart has been promoted to Planner II.

The meeting was then adjourned.

Respectfully,

Attest:

\_\_\_\_\_  
Greg Hampton, Chairman

\_\_\_\_\_  
Charlie Perkins, Secretary