

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

**November 14, 2002**

The regular meeting was held in the Scott County Fiscal Courtroom on November 14, 2002. The meeting was called to order by Chairperson Sara Sutton at 7:00 p.m. Present were Commissioners Barry Brock, Robert Hopkins, Omer Lee, William Peters, John Sharpe, Elizabeth Williams, Planning Director Kelley Klepper, Planner Rachel Phillips, and Engineer Brad Frazier. Absent were Commissioners Pete Gritton and James Thomason. Attorney Charlie Perkins arrived before the Georgetown Business Park application.

Motion by Sharpe, second by Hopkins, to approve the October invoices. Motion carried.

Motion by Peters, second by Williams, to approve the October 10, 2002 meeting minutes. Motion carried.

Motion by Hopkins, second by Lee, to approve the November agenda. Motion carried.

Postponements/Withdrawals

Chairperson Sutton reported that the McCullagh Cluster Subdivision, Coal Ridge Cluster, and the Pettit Property applications have been postponed to the December meeting. Motion by Williams, second by Sharpe, to accept the items for postponement. Motion carried.

Consent Agenda

Representatives of the Fisher's Mill Landing - Phase 1, Unit B, Fisher's Mill Landing - Phase 1, Unit C, and Integra Bank applications agreed to staff's conditions of approval, and no concerns about the projects were expressed by the Commission or the public.

**Motion by Brock, second by Lee, to approve the three applications on the Consent Agenda subject to their respective conditions of approval. Motion carried.**

ZMA-2002-71 Clark's Tire and Auto Service – Rezoning request for 1.54 acres from A-1 Agriculture to B-2 Highway Commercial, located on the south side of Cherry Blossom Way, south of Old Delaplain and Industry Roads, west of the Norfolk Southern Railroad. PUBLIC HEARING

Chairperson Sutton opened the public hearing. All documentation regarding notice requirements was submitted.

Ms. Phillips reviewed the staff report, addressing access, the vehicle storage area, and annexation, among other issues.

Commissioner Williams expressed concern about the vehicle storage area. Ms. Phillips replied that a formal development plan will be submitted if the zone change is approved, which will address that and other issues, including landscaping and buffering.

Colleen Sharpe, adjacent property owner, stated that the applicant also operates a wrecker service and she is concerned about junk cars being visible. Mr. Klepper stated that the applicant would have to provide screening and landscaping to prevent the cars from being seen. It was noted that Ms. Sharpe be contacted when the Preliminary Development Plan is submitted.

Chairperson Sutton closed the public hearing.

The applicant agreed with the conditions of approval.

**Motion by Sharpe, second by Lee, to recommend approval of the zone change for 1.54 acres from A-1 to B-2, on the basis that it is consistent with the Comprehensive Plan and subject to the six conditions of approval. By roll call vote, motion carried 6-0.**

ZMA-2002-74 Georgetown Business Park – Rezoning request for approximately 350 acres from A-1 Agricultural, R-2 Residential, and R-1C PUD Single Family Detached Residential to I-1 Light Industrial and BP-1 Business, Research & Technology Park, located on the east side of Cherry Blossom Way, south side of Delaplain Road, northwest side of U.S. 62 (Cynthiana Road). PUBLIC HEARING

Chairperson Sutton opened the public hearing.

Mr. Klepper reviewed each phase of the project in general and the surrounding land uses.

The Commission discussed the specific types of uses that will be allowed along with design standards.

Bennie Wells, adjacent property owner, asked about the location of the proposed entrance road to the I-1 section. He requested that there be adequate distance between the road and his property and screening between his property and the I-1. It was suggested that he make his wishes known to the appropriate City officials.

Steve Wells, adjacent property owner, expressed the same concerns as Bennie Wells and asked what types of uses will locate in the park.

John Kitchen, adjacent property owner, asked if he would be able to hook on to the sewer line. Mr. Klepper replied that he would have to request to be annexed into the City.

Scott Mello, representing two Barkley Lane residents, expressed concern about lower property values, toxic air, contamination to ground water, and excessive traffic and noise. He stated that his clients wish to continue to have input into the development process.

Joe Ellis, adjacent property owner, asked for clarification about future zone changes and development plans needing Planning Commission approval/ recommendation.

Mr. Klepper described the BP-1 zoning classification. It was noted that notice requirements for a zone change have been met. Steve Wells asked if the adjoining property owners will be notified of future plans. Mr. Perkins suggested that he give his name to staff for future notice of development plans.

Lydia LeBlanc, adjacent property owner, asked if the City is going to maintain the property until it is developed. Mr. Perkins stated that the property does need to be maintained and suggested that she contact the City Code Enforcer.

There being no further comments, Chairperson Sutton closed the public hearing. Mr. Klepper stated that the City is in agreement with the conditions of approval.

**Motion by Hopkins, second by Williams, to recommend approval of the rezoning request for approximately 350 acres from A-1, R-2, and R-1C PUD to I-1 Light Industrial and BP-1 Business, Research and Technology Park based on the adopted Comprehensive Plan and adopted master plan for the area, including the designation for future industrial development per the 1986 Comprehensive Plan (i.e., North Georgetown Employment Area). The proposed development, including the overall development restrictions (i.e., restrictive covenants), is compatible with the existing and future development in the area. In addition, the existing traffic network (i.e., roads) within this area can accommodate the increase in traffic volumes, and utilities and other infrastructure are present in the area to support additional development. The approval is subject to the six conditions of**

**approval plus the 7<sup>th</sup> condition that the I-1 enhanced area be shown on the zoning map and identified in the master plan. By roll call vote, motion carried 6-0.**

PSP-2002-72 Dennis Anderson Development (formerly Sutton Place) – Amended Preliminary Subdivision Plat for 514 single-family detached residential lots, located on the south side of Lemons Mill Road, west side of Lisle Road, east of McClelland Circle (U.S. 460 bypass).

Mr. Klepper reviewed the staff report, including the issues of traffic calming devices, the Royal Spring Aquifer, sanitary sewer service, and tree preservation.

Commissioner Williams expressed concern about the increase in density from the previously approved plans for this property.

The Royal Spring Aquifer was discussed. Chairperson Sutton asked if findings can be requested from the Wellhead Protection Committee regarding this application. Mr. Frazier stated that the application can be discussed at the next Wellhead Protection meeting.

It was agreed to postpone the application in order to receive input from the Wellhead Protection Committee and to compare this plan to the previous applicant's master plan for the property.

Dennis Anderson, applicant, reviewed the greenspace and lot layout, range of housing prices, street system, and house design.

Reggie McMillan, adjacent property owner, discussed the problems he has experienced regarding the fence between the applicant's property and his property.

Chairperson Sutton postponed the application to the December meeting.

PDP-2002-73 Entertainment Express – Preliminary Development Plan for a 6,400 sq. ft. arcade and family fun center, located on the east side of Connector Road, east of I-75, northeast of Paris Pike (U.S. 460).

Ms. Phillips reviewed the staff report, including the issues of parking, access, and relocation of the gas line.

An additional condition of approval (#12) was added regarding reduction of the parking spaces from 150 to 110, and that number subject to review by Planning Commission staff if redeemed necessary or requested by the applicant.

Commissioner Hopkins asked if a turn lane into the site will be required on Connector Road. Ms. Phillips stated that the entrance must be reviewed and approved by KYTC-District 7 prior to final development plan approval.

Sara Tuttle, PEH Engineers, addressed a question about future expansion. Regarding the parking space issue, she requested that the Commission approve 150 parking spaces, but that they be divided into two phases of 110 and 40. The second phase will be constructed only if needed. Mr. Klepper was supportive of that proposal.

**Motion by Williams, second by Sharpe, to approve the Preliminary Development Plan subject to the eleven conditions of approval plus the twelfth condition that 150 parking spaces are approved in two phases of 110 and 40. The second phase of 40 spaces will be constructed only if needed in the future, and for which a plan will be approved by staff. Motion carried.**

#### Review of the Comprehensive Plan Rural Land Use Goals and Objectives

Mr. Klepper asked that the Commission review the Rural Land Use Goals and Objectives before the formal public hearing on the matter at the December meeting.

#### Proposed amendments to Article IV, Section 4.49.1 of the Zoning Ordinance regarding the BP-1 Business, Research & Technology Park – Permitted, Conditional, Accessory and Prohibited Uses PUBLIC HEARING

Chairperson Sutton opened the public hearing.

Mr. Klepper explained the need for the proposed amendment.

After brief discussion, Chairperson Sutton closed the public hearing.

**Motion by Williams, second by Brock, to approve the proposed amendments to the Zoning Ordinance that will clarify the different uses in the BP-1 zoning classification. By roll call vote, motion carried 6-0.**

#### Update of H.B. 55

Mr. Klepper provided the Commission with an update of the required continuing education hours of the members of Commission and the City and County Boards of Adjustment.

Update of previously approved projects and agenda items

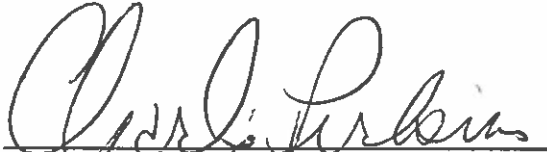
Mr. Klepper reminded the Commission of the upcoming GIS Day. He also informed the Commission of the new GIS Technician who will be starting in December.

The meeting was then adjourned.

Respectfully,

  
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Sara Sutton, Chairperson

Attest:

  
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Charlie Perkins, Secretary