

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

June 13, 2002

The regular meeting was held in the Scott Fiscal Courtroom on June 13, 2002. 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, John Sharpe, Elizabeth Williams, Planning Director Kelley Klepper, Planner Rachel Phillips, and Engineer Brad Frazier. Absent were Commissioners William Peters and James Thomason, and Attorney Charlie Perkins.

Motion by Gritton, second by Sharpe, to approve the May invoices. Motion carried.

Motion by Hopkins, second by Brock, to approve the May 9, 2002 minutes. Motion carried.

Chairperson Sutton noted the addition of Policy for Correction Dates under Staff Reports and other Business. Motion by Williams, second by Gritton, to accept the June agenda as amended. Motion carried.

Postponements/Withdrawals

Chairperson Sutton reported that the Dwyer Property – U.S. 25 South and the Charles Parker Duplex rezoning requests, and the Wilder Cluster, Cherry Blossom Centre, Fisher's Mill Landing Phase 1, Unit B, David Kelly Property – Campground, and Eastside Trucking, Tract 1, applications have been postponed to the July meeting. Also, the review of the Urban Committee Recommendations for Rural Land Use Requests is postponed to the July meeting. Motion by Williams, second by Gritton, to accept those eight items for postponement. Motion carried.

Consent Agenda

Representatives of the Olver Property, Land and Timber Property, and Hymer's Farm Market applications agreed to staff's conditions of approval, and no concerns about the projects were expressed by the Commission or the public.

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

ZMA-2002-34 Lynn Property – Rezoning request for 6.106 acres from A-1 Agricultural to R-1C single-family residential, located on the east side of Oxford Drive, north of U.S. 460, south of U.S. 62, east of Cherry Blossom Way. PUBLIC HEARING

Chairperson Sutton opened the public hearing.

Ms. Phillips reviewed the staff report, including the tree preservation, road improvement, and sidewalk issues. She noted that the request is consistent with the Comprehensive Plan and that the City annexed the property at their April 18 City Council meeting.

Bruce Lankford, representing the applicant, saw no problems with the conditions of approval, but wished to show them to Mr. and Mrs. Lynn.

Motion by Williams, second by Brock, to recommend approval of the rezoning request for 6.106 acres from A-1 Agricultural to R-1C single-family residential on the basis that it is consistent with the Comprehensive Plan. By roll call vote, motion carried 6-0.

FSP-2002-32 Robinson Property – Final Subdivision Plat for one (1) rural residential lot, located on the west side of Finnell Pike, north of U.S. 62, southeast of Barkley Road, south of Mount Gilead Church Road.

Ms. Phillips reviewed the staff report, which recommended denial based on the inadequacy of the existing access easement per the *Subdivision and Development Regulations* and the non-compliance with the requirement that access easements/driveways may serve a maximum of three (3) lots.

Brent Combs, representing the applicant, stated that the applicant wishes to deed the tract to her daughter, who owns another tract on the other side of the access easement. He asked if the plat could be considered as a consolidation plat. Mr. Klepper stated that the application could be withdrawn and re-submitted as a minor transfer and consolidation plat, with the fee already paid to be applied to that review.

Mr. Combs withdrew the application.

Attorney Perkins arrived at the meeting.

PSP-2002-43 Fisher's Mill Landing – Phase 1 – Amended Preliminary Subdivision Plat for a 70 lot rural residential development (47 cluster lots, 23 agricultural lots), located on the north and east side of Fisher's Mill Road, south of U.S. 460, north of Elkhorn Creek (Woodford County).

Mr. Klepper reviewed the staff report, noting the decrease in the number of lots and increase in average lot size.

Lisa Saunders, area neighbor, asked which lots will be affected. Mr. Klepper pointed out the amendments on the plat.

Tony Barrett, Landscape Architect and representing the applicant, further explained the changes and the reasons they were made.

The applicant agreed with the nine conditions of approval.

Motion by Williams, second by Brock, to approve the Amended Preliminary Subdivision Plat, subject to the nine conditions of approval. Motion carried.

PSP-2002-44 Fisher's Mill Landing – Phase II – Amended Preliminary Subdivision Plat for a 54 lot rural residential development (36 cluster lots, 18 agricultural lots), located on the north and east side of Fisher's Mill Road, south of U.S. 460, north of Elkhorn Creek (Woodford County).

Mr. Klepper reviewed the staff report.

It was noted that the applicant submitted documentation regarding notice requirements.

The applicant agreed with the nine conditions of approval.

Motion by Brock, second by Hopkins, to approve the Amended Preliminary Subdivision Plat, subject to the nine conditions of approval. Motion carried.

FSP-2002-41 Fisher's Mill Landing – Phase II, Unit B – Final Subdivision Plat for a 16 lot rural residential development (9 cluster lots, 7 agricultural lots), located on the north and east side of Fisher's Mill Road, south of U.S. 460, north of Elkhorn Creek (Woodford County).

Mr. Klepper reviewed the staff report.

After brief discussion, **motion by Sharpe, second by Lee, to approve the Final Subdivision Plat subject to the ten conditions of approval. Motion carried.**

PDP-2002-35 Lowe's Supercenter – Preliminary Development Plan for a 141,515 sq. ft. home improvement store, located on the east side of Connector Road, southeast of Oxford Drive, west of Old Oxford Rd.

Mr. Klepper reviewed the staff report, including the road improvements and the landscaping that goes above and beyond the requirements. He briefly discussed each big box design guideline, including color scheme, pedestrian access, and seasonal sales. He stated that staff requests the use of a monument sign similar to Wal-mart's.

Tom Wilkinson, representing Lowe's Supercenter, stated that they are investigating their sign options. He stated that they are appreciative of the monument sign of Wal-mart's, but since they are separated from the main road and have no interstate visibility like Wal-mart, they may prefer to have something more visible.

After brief discussion, **motion by Hopkins, second by Sharpe, to approve the Preliminary Development Plan subject to the nineteen conditions of approval. Motion carried.**

PDP-2002-36 Lusby-Murphy Property – Preliminary Development Plan for a 9,600 sq. ft. retail/restaurant building, located west of Cherry Blossom Way, south of Osborne Way.

Mr. Klepper reviewed the staff report, including the parking and access issues.

The applicant agreed with the conditions of approval.

Motion by Brock, second by Gritton, to approve the Preliminary Development Plan subject to the ten conditions of approval. Motion carried.

Comprehensive Plan Community Facilities Objectives PUBLIC HEARING

Chairperson Sutton opened the public hearing.

Ms. Phillips reminded the Commission that the Goals were adopted at the May meeting. She then reviewed the Objectives and Implementing Actions, including those of the Education Element.

Commissioner Sharpe asked if downtown parking is addressed. Ms. Phillips responded that the Main Street Coordinator and the City have been looking at that issue. Mr. Klepper suggested adding a statement of support for whichever group makes a complete study of downtown parking, either in the Community Facilities Element or the forthcoming Downtown Element.

Commissioner Sharpe also asked about the water supply issue and that was briefly discussed. It was decided to add a third objective that includes the proposed Scott County reservoir as an alternative water supply, and to contact GMWSS to make sure they agree with that.

Chairperson Sutton closed the public hearing.

Motion by Williams, second by Sharpe, to recommend approval of the Comprehensive Plan Community Facilities Objectives and Implementing Actions, including the third objective for Water Supply regarding use of the proposed reservoir as a back-up water supply. By roll call vote, motion carried 6-0.

Update of previously approved projects and agenda items

Mr. Klepper informed the Commission that the Planning Commission received the Kentucky Chapter of APA's President's Award, which was for an outstanding planning program. He stated that, also at the KAPA Conference, he and Brad Frazier presented their work to date on the Phase II guidelines.

He also noted that he presented two KACO educational sessions in Bowling Green regarding annexations and text amendments, and that he will be working with KACO and KLC on presentations in Lexington and Corbin.

Proposed amendments to the Zoning Ordinance regarding H.B. 270 – Cellular Telecommunications Towers PUBLIC HEARING

Chairperson Sutton opened the public hearing.

Mr. Klepper reported that a special meeting was held where the Commission agreed to raise the filing fee to \$2500 for cell tower applications in response to recent State law (HB 270). The fee includes the Building Department's fee, which the Planning Commission would reimburse to them from the \$2500 collected.

He stated that a proposed ordinance will be presented to the Commission at the July meeting that addresses the placement and construction of cell towers.

Chairperson Sutton continued the public hearing until the July meeting.

Policy regarding deadlines

Commissioner Williams suggested instituting a deadline for submitting any plans or material to be considered by the Planning Commission. Mr. Klepper stated that staff would support such a deadline.

Motion by Williams, second by Gritton, to set the existing cut-off date to be the deadline for any material that is to be presented to the Commission at their monthly meeting. Motion carried.

The meeting was then adjourned.

Respectfully,



Sara Sutton, Chairperson

Attest:



Charlie Perkins, Secretary