

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
June 13, 2024**

The regular meeting was held in the Scott County Courthouse on June 13, 2024. The meeting was called to order by Chairman Charlie Mifflin at 6:00 p.m. Present were Commissioners James Stone, Dann Smith, Harold Dean Jessie, Duwan Garrett, David Vest, Mary Singer, Jessica Canfield and Director Joe Kane, Planners Elise Ketz and Rhett Shirley, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was Commissioner Brad Green.

Motion by Jessie, second by Smith, to approve the May invoices. Motion carried.

Motion by Stone, second by Garrett, to approve the May 9, 2024 minutes. Motion carried.

Motion by Smith, second by Singer, to approve the June agenda. Motion carried.

Postponements/Withdrawals

Chairman Mifflin stated that the application for Three Springs Campground (FSP-2024-13) and Sawyer Pointe Clubhouse (PDP-2024-14) have been postponed until the next regularly scheduled meeting.

All those intending to speak before the Commission were sworn in by Mr. Perkins.

PSP-2024-15 & PDP-2024-16 Golf Townhomes of Cherry Blossom Phase 7 - Preliminary Subdivision Plat for 27 single-family lots and Preliminary Development Plan for nine (9) single-family detached and 18 single-family attached residences (arranged in 6 triplexes) located at southern terminus of Ashley Drive & Ikebana Drive west of Lanes Run Creek, northwest of Old Oxford Road.

Ms. Ketz stated the property is zoned R-2 PUD. She stated the zone change was approved in the 1990's. She stated there is 15.07 acres of R-2 zoned land with proposed development on 4.94 acres.

She stated proposed access would be through the Golf Townhomes on Ikebana Drive. She stated the applicant is proposing a connection to Old Oxford Road.

She stated three variances and waivers are requested for reduced lot width and lot area for the single-family detached lots, single family attached lots, and for the reduced average width of the triplex building.

She stated the six previous phases of Golf Townhomes of Cherry Blossom, The Mill Apartments, and Villages of Lanes Run are the closest developments to the proposed development.

She stated previously there was concern about the lack of connecting to Old Oxford Road at the May workshop and the applicant postponed the application to June in order to make this connection. She stated the new amendment to the application shows a connection to Old Oxford Drive via Ashley Drive. Staff has conditioned that the connection to Old Oxford Road be completed before the recording of the final subdivision plat for this phase. She stated that after the connection was constructed, residential construction traffic could use that entrance instead of going through the existing subdivision.

She stated the off-street parking requirement has been met for the proposed townhomes. She stated staff does recommend approval of this proposed plan.

Rory Kahly, EA Partners, stated the applicant agrees to the conditions of approval.

Pat Foley, 233 Ikebana Drive, stated the residents are pleased with the changes to the plat but still have a couple of concerns. She stated the residents agree with the condition of approval ten regarding Ashley Drive and want the entrance/exit to remain open at all times.

She stated the residents are satisfied with the reduction of the number of triplexes but do not think the placement of four of the triplexes in the middle of their community. She stated that the triplexes should be located along the golf course like in previous phases.

Mr. Kahly stated the applicant did not want to change the application layout again. He stated the first plat will show Ashley Drive and the improvements to Old Oxford Drive.

Alonzo Allen, 112 Kingston Drive, questioned if Ashley Drive would be straight across from the existing entrance to the Villages at Lanes Run. Chairman Mifflin stated the developer of Lanes Run has a wider boulevard connection so only one lane will match straight up.

After further discussion, Motion by Singer, second by Smith to approve Golf Townhomes of Cherry Blossom Phase 7 (PSP-2024-15 & PDP-2024-16) subject to (10) conditions of approval and three (3) waivers. Motion carried unanimously.

Consent Agenda

A representative of Woodland Airstream Property Subdivision (PSP-2024-24) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Jessie, second by Smith, to approve the application. Motion carried unanimously.

A representative of 150 Mt. Vernon Drive Parking Expansion (PDP-2024-25) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Singer, second by Smith, to approve the application. Motion carried unanimously.

PDP-2024-26 R&L Carriers – Amended Preliminary Development Plan for a 156-door cross dock facility, office, vehicle parking, and maintenance garage located on Parcel: 162-20-012.000.

Mr. Kane stated this project was originally approved in November 2021 for a 80-door cross dock facility. He stated this application is for an increase to a 156-door cross dock facility. He stated the access is proposed from Cherry Blossom Way Spur. He stated the applicant gained access between the hotel and natural gas facility.

He stated a waiver is requested for the required screening along I-75. He stated with the previous plan a waiver was granted since the plan was not going all the way towards the interstate. He stated they can meet the landscape requirement with their canopy coverage.

He stated the only other concern at workshop was if the facility would be a 24-hour facility. He stated the applicant has indicated it is, but traffic would be mainly during the day.

He stated the increased size of the facility did not alter the previous Traffic Study, but improvements are required including a better turning radius at Triport Road and Cherry Blossom Spur. He stated the plans shows roadway improvements.

He stated the condition of approval ten should be struck out. He stated the Planning Commission engineer and state plumbing inspector recommended removing it.

Carlene Sharpe, 525 Cherry Blossom Way, questioned the distance of the facility from her house. Sam Mullikin, engineer for R&L Carriers, stated they would not be touching the area between her property and the parking lot and showed her the distance of land disturbance from her house.

After further discussion, Motion by Jessie, second by Singer to approve R&L Carriers (PDP-2024-26) subject to (11) conditions of approval and the striking of condition of approval #10 and one (1) waiver. Motion carried unanimously.

PDP-2024-27 TMMK-PV Project – Preliminary Development Plan for a renewable energy project consisting of ground mount PV solar array system on 18 acres with a future expansion of 9.25 acres located north of Lexus Way and west of Cherry Blossom Way in NE Georgetown.

Mr. Kane stated this is a preliminary plan for a 27-acre solar farm on the Toyota property. He stated the property is zoned BP-1 and I-1. He stated the project may be phased but the applicant is requesting approval for the whole project.

He stated to the north and west the property adjoins Toyota property. He stated to the east and south it adjoins Lexus Way and Cherry Blossom Way which are A-1 zoned property. He stated where the

property adjoins agricultural property a 25-foot landscape buffer is required. He stated the most impact would be to Lexus Way and areas south of the property.

He stated the applicant is requesting a waiver to the perimeter and canopy landscaping requirements. He stated the solar panels are coated to absorb the sun with only 2% reflectivity and should not glare into the traffic.

Tony Caudill, 102 Wayside Glen, stated he was concerned about the glare. He stated he feels that Toyota could install the panels on the roofs of their existing buildings instead of covering the fields in solar panels.

After further discussion, **Motion by Singer, second by Jessie to approve TMMK-PV Project (PDP-2024-27) subject to (7) conditions of approval and one (1) waiver. Motion carried 6-1 with Vest dissenting and Canfield abstaining.**

Comprehensive Plan Future Land Use Maps Discussion

Mr. Kane stated there was a public meeting regarding the Future Land Use maps the day before and staff are still collecting the public opinions. He stated staff will keep the comments open until Monday to give time for staff to compile it and present it to the Steering Committee prior to the final Planning Commission Public Hearing. He stated the goal is to bring the Comprehensive Plan before the Planning Commission at the July meeting or a special called meeting. It was decided to try for July 8, 10, or 11 for the special called meeting.

Dan Holman, 503 S Broadway, asked the Planning Commission to request what the economic numbers are for the Wiles project.

Chairman Mifflin adjourned the meeting.

Attest:


Charlie Perkins, Secretary


Charlie Mifflin, Chairman