

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
July 14, 2022

The regular meeting was held in the Scott County Courthouse on July 14, 2022. The meeting was called to order by Chairman Mark Sulski at 6:00 p.m. Present also were Commissioners Duwan Garrett, Charlie Mifflin, James Stone, Dann Smith, Mary Singer, Director Joe Kane, Planners Matt Summers and Elise Ketz, and Attorney Charlie Perkins. Commissioners Rhett Shirley, David Vest, Brad Green and Engineer Ben Krebs was absent.

Motion by Mifflin, second by Singer, to approve the June invoices. Motion carried.

Motion by Smith second by Stone, to approve the June 9, 2022 minutes. Motion carried.

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

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

Postponements/Withdrawals

Chairman Sulski stated that the application for Phil St. John Property (ZMA-2022-33) is postponed until the next regularly scheduled meeting.

PDP-2021-35 Shed Squad & Sunshine Grow Shop – Preliminary Development Plan for display and sales of sheds and plants/flowers located at US 25 south Georgetown Road, north of Lisle Road.

Mr. Kane stated the property is on the county line and zoned B-2 since 2001. He stated when the property was rezoned the applicant self-imposed restrictions on the property to address concerns of the Director and Planning Commission. He stated the parcel is 3.61 acres and is currently being used to temporarily store material for utility projects.

He stated the preliminary development plan proposes a parking lot with 10 parking spaces. He stated the applicant will add more gravel for the shed storage. He stated Sunshine Grow Shop will be centrally located on the property. He stated a portable building will be used for office space and restroom.

Mr. Kane stated since this site is part of a bigger parcel, the perimeter landscaping requirement can be waived. He stated a 25' landscape buffer is shown along US 25 and a 15' landscape buffer to the south along the county line. He stated the state has planted some trees in the right-of-way and he suggests adding hedges to supplement the trees. He stated the parking lot is not big enough to require interior VUA landscaping but is big enough to need perimeter VUA landscaping.

He stated staff would support a variance for the prefabricated building and perimeter VUA landscaping. He stated technically the applicant would need a variance for the gravel on the parking lot.

Brent Combs, Thoroughbred Engineering, stated the applicant agrees with the conditions of approval.

Commissioner Mifflin questioned the timeline of the applicant moving to this site. Harold Simms, representing Country Cabins, stated the applicant has an agreement with the landowner and the pipe will be moved further down out of the way.

After further discussion, , **Motion by Singer, second by Smith to approve the Preliminary Development Plan (PDP-2022-35) subject to eight (8) conditions of approval and three (3) variances. Motion carried unanimously.**

Update on Comprehensive Plan

Mr. Summers stated staff held a public meeting and will have upcoming meetings in Sadieville and Stamping Ground. He stated there is a survey on the Planning Commission website if anyone cannot attend a public meeting. He stated there will be no July steering committee meeting.

Campground Regulations

Mr. Summers stated that Fiscal Court had asked the Planning Commission to look at campground regulations. He stated Fiscal Court had concern for the proposed campground on the Scott/Woodford County line.

He stated the current Zoning Ordinance labels these as mobile home camping areas. He suggested amending the Zoning Ordinance to more common terminology.

He stated the current regulations are a conditional use in the B-2 district and as a conditional use in any zone as an accessory to a recreational use. He stated after discussions with Fiscal Court and the possibility of a large campground in an agricultural area it was suggested to make a zone change so that there would be more of a public notice. He stated it was suggested to use the A-1R zoning district that already exists.

Mr. Summers stated in order to preserve prime farmland prime soil should not be part of a development.

He stated no full-time residences would be allowed besides one caretaker.

He stated he looked at online resources to figure out a density requirement and most developments averaged ten units per acre.

He stated public water would be a requirement and must have fire department approval.

He stated landscaping should follow the guidelines for cluster developments with fencing and a double row of trees.

Commissioner Mifflin questioned how the fire department provides fire protection. Mr. Summers stated the fire department considers water pressure and number of fire hydrants.

Attorney Perkins questioned if the conditional use is being removed from the B-2 zoning district. Mr. Summers stated that he had not planned on doing that and Attorney Perkins stated he thinks that should be considered.

Commissioner Stone questioned if Whispering Hills is on septic and if so, how does that work. Mr. Summers stated that a local review and a state review is done by the Health Department.

Commissioner Mifflin stated that he feels "adverse impact" should be defined better for number 6. Attorney Perkins stated that some of the language under conditional uses could be added to better define adverse impact. Mr. Summers stated that at the time a zone change is done the Planning Commission would have the capability to define adverse impact based on the context of the site.

Commissioner Singer questioned if this regulation would also apply to a more traditional campground. Mr. Summer stated that he is open to Fiscal Court deciding if they want it to apply to that kind of campground as well. Attorney Perkins suggested maybe another category should be added to address that kind of campground.

Chairman Sulski adjourned the meeting.

Attest:


Charlie Perkins, Secretary


Mark Sulski, Chairman