

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

May 10, 2012

The regular meeting was held in the Scott County Courthouse on May 10, 2012. The meeting was called to order by Chair Melissa Waite at 6:00 p.m. Present were Commissioners Janet Holland, Rob Jones, Jimmy Richardson, John Shirley, and Horace Wynn, Planning Director Earl Smith, Planner Joe Kane, Engineer Brent Combs, and Attorney Charlie Perkins. Absent were Commissioners Jeff Caldwell, Greg Hampton, and Frank Wiseman.

Motion by Jones, second by Shirley, to approve the April invoices. Motion carried.

Motion by Holland, second by Jones, to approve the April 12, 2012 minutes. Motion carried.

Motion by Jones, second by Shirley, to approve the May agenda. Motion carried.

Postponements/Withdrawals

The Landmark Shoppes and Harbor Village applications were postponed to the June meeting. Motion by Richardson, second by Holland, to accept the postponements. Motion carried.

Consent Agenda

Representatives of the Pleasant Valley Unit 3-B Amended and McDonalds applications agreed to their respective conditions of approval and there were no concerns expressed by the Commission or public. Motion by Richardson, second by Holland, to approve the two items on the Consent Agenda. Motion carried.

Historic District Overlay Ordinance – Public Hearing

Chairperson Waite opened the public hearing.

Mr. Kane reviewed the updated ordinance, including composition of the governing Board and their duties, which would include review of applications for exterior changes to historic buildings within the district. The proposed ordinance outlines procedures for creating new districts, and defines the Board's role in the Comprehensive Planning process and in educating historic property owners.

He stated that currently any alteration or demolition of stone fences must be approved by the Board of Adjustment through the conditional use process. Under the proposed ordinance, the Historic Preservation Board would have that authority.

He stated that the Board would also make Georgetown eligible to become a Certified Local Government, which would open up the possibility for additional preservation funds, that historic districts have been shown to increase property values by 5 to 35%, and that the districts are more stable and better maintained.

He noted several other advantages and summarized the comments from the public meeting that was held. The interested public felt that the Board should be made up of people who own property in the district and people who are knowledgeable in historic preservation and the associated costs. (Mr. Kane stated that he recommends that at least two members of the Board fit those criteria.) The public also felt that the standards in the current ordinance should be kept, which are the Secretary of Interior standards for rehabilitation of historic structures and relied upon by most districts.

He recommended that a local set of design guidelines for the district be created along with procedures and policies, and that they be approved by the Planning Commission and adopted by the legislative bodies prior to implementation of the COA (Certificate of Appropriateness) permit process.

Commissioner Holland expressed concern about infringement on property rights. Mr. Kane stated that the regulations would only apply to properties within an H-1 district. Commissioner Shirley stated that the two parties who were at the public meeting that he talked to were in favor of the ordinance, and they indicated that everyone there was in favor because of the advantages offered by it. Mr. Kane noted that the ordinance would not require board approval of ordinary maintenance and repair.

Mary Susan Kring, East Main Street resident, stated that the gated communities that she has lived in have had more rigid regulations than those proposed under this ordinance. She stated that people have often stopped their cars by her home to tell her how beautiful Main Street is. She stated that they knew when they purchased their home that there would be guidelines to which they would have to adhere, and she was very supportive of the advantages the ordinance offers.

Another Main Street resident expressed support for the ordinance, feeling that it will help the Main Street residents protect their investment in their homes.

Doug Smith, downtown Main Street property owner, felt that the board members should have a vested interest in the affected properties, and that a 7-member board might be preferable to a 5-member board because a majority would be more than three people. He stated that not everyone at the public hearing was in favor of the ordinance, and that renovation costs can be excessive, citing the cost of certain windows. Addressing that specific instance, Commissioner Shirley stated that if the person were not receiving grant money or tax credit, other windows could have been used. He added that local standards should be recommended to make renovations more economically feasible.

Kitty Dougood, Main Street resident, was very much in favor of the ordinance because it will preserve the integrity of the community. She stated that the H-1 district has been in existence for 40 years, and this ordinance simply gives the community authority to maintain what has been intended for 40 years.

Harold Simms, representing an affected property owner, felt that historic preservation is important, but work needs to be done on the ordinance as presented.

Mark Pennington, Main Street resident, stated that he does renovations and values historic preservation, but is also concerned about excessive regulation.

Mr. Simms acknowledged that communities who have the designation of Certified Local Government and have an historic preservation ordinance are more likely to be awarded preservation grant money because they have shown a commitment to historic preservation. It is felt that the investment will be protected by those means.

Chairperson Waite continued the public hearing to the June meeting.

Stamping Ground Zoning Map correction

Mr. Smith explained that Zone Change ordinance 1994-13 had changed the zoning on the tracts in question from I-1 and A-1 to R-1B. He has sent correspondence to the Stamping Ground Mayor about the correction.

Mr. Perkins agreed that no action needed to be taken.

Update of previously approved projects and agenda items

Mr. Smith stated that City Council's budget hearing for the Planning Commission has been scheduled for May 29 and/or May 30, at 6:00 in City Hall. He stated that attendance by the Commissioners would be appreciated.

The meeting was then adjourned.

Respectfully,

Attest:

Melissa Waite, Chair

Charlie Perkins, Secretary