

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

**July 10, 2003**

The regular meeting was held in the Development Services Building on July 10, 2003. The meeting was called to order by Chairperson Sara Sutton at 7:00 p.m. Present were Commissioners Mike Bradley, Barry Brock, Pete Gritton, Robert Hopkins, Omer Lee, William Peters, John Sharpe, and Elizabeth Williams, Planning Director Kelley Klepper, Planner Rachel Phillips, Engineer Brad Frazier, and Attorney Charlie Perkins.

Motion by Gritton, second by Hopkins, to approve the June invoices. Motion carried.

Motion by Gritton, second by Peters, to approve the June 12, 2003 minutes. Motion carried.

Motion by Hopkins, second by Sharpe, to approve the July agenda as written. Motion carried.

Postponements/Withdrawals

Chairperson Sutton reported that the Ferguson Property - Stamping Ground, Fisher's Mill Landing 1-D, Doug Smith Retail Center, and Green Metals, Inc. applications have been postponed to the August meeting. Motion by Williams, second by Hopkins, to accept the four items for postponement. Motion carried.

Consent Agenda

Representatives of the Graves Property and PJ's Cottage applications agreed to staff's conditions of approval, and no concerns about the projects were expressed by the Commission or the public.

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

PDP-2003-43 AAA Bypass Self Storage - Preliminary Development Plan for a 25,300 sq. ft. mini-warehouse addition (4 buildings), located on the east side of Quality Drive, north side of McClelland Circle (U.S. 62 Bypass).

Mr. Klepper reviewed the staff report. He stated that staff was concerned about the 20' aisle width at the corner of the buildings.

That issue was discussed with Brent Combs, Thoroughbred Engineering and representing the applicant, and Ed Bringardner, applicant. It was agreed that the aisle width at the corner of the building shall be 24' as required by the regulations.

The applicant agreed with the ten conditions of approval.

**Motion by Sharpe, second by Lee, to approve the Preliminary Development Plan, including 1) the requested variance regarding elimination of the property perimeter landscaping, and 2) the 24' aisle width as listed in the staff report, and subject to the ten conditions of approval. Motion carried.**

Proposed Amendments to Article X and Appendix VII (including related Exhibits) of the *Subdivision & Development Regulations* regarding roadway design and construction standards PUBLIC HEARING

Chairperson Sutton opened the public hearing.

Mr. Frazier summarized the changes in the proposed ordinance, including issues regarding traffic calming measures, curb construction, and road widths and standards.

Discussion followed on specific road construction standards, including the requested language from the City Engineer and Public Works.

Chairperson Sutton closed the public hearing.

**Motion by Brock, second by Williams, to adopt the proposed amendments to Article X and Appendix VII of the *Subdivision and Development Regulations* regarding roadway design and construction standards, as outlined by Mr. Frazier's presentation, including the note about the type of curb and construction of the curb based on the recommendation from the Georgetown City Engineer and Georgetown Department of Public Works. By roll call vote, motion carried 9-0.**

Review of the adopted Specifications for Digital Submittals for Subdivision Plats and Developments Plans and Requirements for Content and Format (9-month re-review) PUBLIC HEARING

Chairperson Sutton opened the public hearing.

Mr. Klepper reported that discussion was held with the original review committee, and no major changes to the ordinance were requested, only minor text amendments which were provided to the Commission.

Brent Combs, Thoroughbred Engineering, felt that the accuracy required is "overkill" and adds costs to their work.

There were no further comments. Chairperson Sutton closed the public hearing.

**Motion by Brock, second by Gritton, to adopt the amended Specifications for Digital Submittals for Subdivision Plats and Development Plans and Requirements for Content and Format. By roll call vote, motion carried 9-0.**

Proposed amendment to Article XII and Appendix III - Form M of the *Subdivision and Development Regulations* regarding sinkholes PUBLIC HEARING

Chairperson Sutton opened the public hearing.

Mr. Klepper asked that the matter be continued to the August meeting to allow more time to prepare the amendment.

Chairperson Sutton continued the public hearing.

Interlocal Agreement with GMWSS regarding GIS services

Mr. Klepper presented the new interlocal agreement which amends the previous agreement that Earl Smith, GIS Technician, would work 50% for the Planning Commission and 50% for GMWSS. The new agreement states that Mr. Smith will work four days per week for the Planning Commission and one day per week for GMWSS for the first three months of the new fiscal year. After that period, it will be determined month by month, based on the needs of GMWSS.

**Motion by Williams, second by Hopkins, to accept the amended Interlocal Agreement with GMWSS regarding GIS services, reflecting that Earl Smith will work 80% for the Planning Commission for the next three months. Motion carried.**

Appointment to the Manufactured Housing Ordinance Committee

Chairperson Sutton volunteered to serve on the committee.

Update of previously approved projects and agenda items

Mr. Klepper reported that there are now 53 projects under construction.

Personnel Hearing

Motion by Sharpe, second by Gritton, to go into Executive Session. Motion carried.

Motion by Sharpe, second by Bradley, to come out of Executive Session. Motion carried.

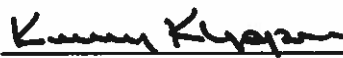
Motion by Gritton, second by Williams, to accept staff's recommendation to assign Earl Smith to permanent status with the Planning Commission. Motion carried.

The meeting was then adjourned.

Respectfully,

  
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Sara Sutton, Chairperson

Attest:

  
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~~Charlie Perkins, Secretary~~ **DIRECTOR**