

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

**SEPTEMBER 14, 2006**

The regular meeting was held in the Scott County Courthouse on September 14, 2006. The meeting was called to order by Chairperson Barry Brock at 6:00 p.m. Present were Commissioners Mike Bradley, Melissa Gregory, ~~Janet Holland~~, Robert Hopkins, ~~John Lacy~~, Helen Mitchell, Jimmy Richardson and Elizabeth Williams, Planning Director Michael Sapp, Planners Drew Ardary and Rhonda Cromer, and Engineer Ben Krebs. Absent were Commissioners John Lacy and Janet Holland. Attorney Charlie Perkins arrived prior to the vote on postponements.

Motion by Richardson, second by Bradley, to approve the August invoices.  
Motion carried.

Motion by Williams, second by Gregory, to approve the July 13, 2006 minutes.  
Motion carried.

Motion by Mitchell, second by Williams, to approve the August 10, 2006 minutes.  
Motion carried.

Motion by Richardson, second by Williams, to approve the September agenda as presented. Motion carried.

Postponements/Withdrawals

Mr. Brock reported that the Gunnell Road Subdivision, Wahland Hall Crossing, Lemons Mill Development, Mission Gear Indoor Racing, Victory Life Church, and Thoroughbred Center applications have been postponed to the October meeting.

Harold Simms, representing the Mission Gear Indoor Racing applicant, stated that the lawsuit regarding the annexation had been dismissed on September 11, 2006. The applicant now has a recommended zone change without legislative approval. He added that the conditions of approval require connection to sanitary sewer if there is ever further commercial use of the property, which limits the scope of the project. Therefore, he requested withdrawal until the annexation issue is resolved.

Joel Day, representing Victory Life Church, stated that the problem lies with the building footprint and details are being worked out with the architect. It was agreed to postpone the application one more time.

One of the neighbors opposing the Mission Gear Indoor Racing application stated for the record that the zone change was never approved by a legislative body.

Bruce Lankford, representing the Thoroughbred Center applicant, requested, because notices for the application were sent, that the application be opened for discussion and then continued to the October meeting. It was agreed to do that.

**Motion by Williams, second by Hopkins, to accept the four items for postponement (Gunnell Road Subdivision, Wahland Hall Crossing, Lemons Mill Development, and Victory Life Church) and the Mission Gear Indoor Racing application for withdrawal. Motion carried.**

PDP-2006-66 Thoroughbred Center – Preliminary Development Plan for a 368,000 sq. ft. retail center on 39.835 acres, located on the north side of U.S. 460 E. and east of Connector Road.

Chairman Brock stated that notice requirements have been met, and the application will be continued to the October meeting.

#### Mission Gear Indoor Racing fees

Motion by Gregory to waive the filing fee for Mission Gear Indoor Racing when the applicant re-submits a revised plan. Commissioner Bradley asked that the fees already paid be credited toward the amount of the new fees. Justification for crediting the previously paid fees was discussed.

**Motion by Gregory, second by Bradley, to give credit to the Mission Gear Indoor Racing applicant for the fees they already paid when they re-submit a revised plan. Motion carried 5-1 with Williams dissenting.**

#### Consent Agenda

A representative of the Fishers Mill Landing application agreed to their conditions of approval, and no concerns about the project were expressed by the Commission or the public.

**Motion by Richardson, second by Gregory, to approve Fishers Mill Landing subject to their conditions of approval. Motion carried.**

PDP-2006-46 Kiser Property - Final Subdivision Plat for three (3) tracts on 19.5 acres, located on the north side of Woodlake Road (KY 1688), approximately two miles southwest of Stamping Ground.

Mr. Ardary noted that the property consists of 15.4 acres instead of 19.5. He then reviewed the staff report, including the access issue.

Joel Day, representing the applicant, stated that the applicant purchased the property under the assumption that it could be divided into three (3) five-acre tracts. However, KYTC-District 7 denied their application for a new entrance, which precluded further division of the 10.34-acre tract. He agreed with the four (4) conditions of approval.

David Kennebrew, area resident, felt that the property belongs to his family (Hampton family). He asked that the application be postponed to research the matter. Mr. Perkins suggested he confer with the applicant and surveyor while the next item is discussed. Further discussion of the Kiser Property was delayed until after discussion of the Tractor Supply application.

PDP-2006-67 Tractor Supply – Preliminary Development Plan for a 24,727 sq. ft. hardware and home improvement center on 3.16 acres, located on Connector Road, 350' north of Connector Road and Old Oxford intersection.

Mr. Ardary reviewed the staff report, including issues regarding access, parking, cross-access easements, signage, display areas, lighting, and outdoor storage.

Commissioner Williams expressed concern about the amount of pavement on the site. Brent Combs, Thoroughbred Engineering, stated that the amount of green space is similar to other retail sites. Chairman Brock suggested adding a 20<sup>th</sup> condition stating that the applicant will work with the Commission Engineer on investigating permeable surfaces for the display area.

It was noted that condition #18 had been eliminated because it was not applicable. Chairman Brock clarified that condition #19 states that a 60' right-of-way shall be provided on the east side of Connector Road from the centerline of the road to the property line.

The applicant agreed to the conditions of approval.

**Motion by Mitchell, second by Richardson, to approve the Preliminary Development Plan subject to the twenty (20) conditions of approval.  
Motion carried.**

Continuation of PDP-2006-46 - Kiser Property

Joel Day, representing the applicant, stated that the Hampton property is close to 1000' from the Kiser Property. Mr. Kennebrew agreed.

**Motion by Gregory, second by Hopkins, to approve the Final Subdivision Plat for two lots, subject to the four (4) conditions of approval. Motion carried.**

Authorization for Director to sign on bank accounts

**Motion by Williams, second by Mitchell, to authorize Michael Sapp, the new Director of Development Services, to sign on the Planning Commission bank accounts. Motion carried.**

Update of previously approved projects and agenda items

Mr. Sapp updated the Commission on the status of the Comprehensive Plan meetings, the interviews for the Assistant Director position, and the recommendations of the Urban Committee regarding expansion of the Urban Service Boundary.

The meeting was then adjourned.

Respectfully,

  
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Barry Brock, Chairperson

Attest:

  
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Charlie Perkins, Secretary