

**REGULAR MEETING  
OF THE ELIZABETHTOWN PLANNING COMMISSION  
JANUARY 11, 2022  
6:00 P.M.  
CITY HALL COUNCIL CHAMBERS  
200 WEST DIXIE AVENUE**

**FINAL AGENDA**

- 1. Call to Order**
- 2. Approval of Minutes-December 14, 2021**
- 3. Public Hearing #2022-PC-01**  
**Review of a map amendment request for property located at 2798 South Dixie Avenue to change the zoning classification from Urban Residential, General (R-4) to High Density Residential (R-6) as requested by Two Winding Springs, LLC**
- 4. Public Hearing #2022-PC-04**  
**Review of conditional use permit requests for property located at 2798 South Dixie Avenue to allow a campground and a residential storage facility as requested by Two Winding Springs, LLC**
- 5. Public Hearing #2022-PC-02**  
**Review of a map amendment request for property located at 1670 North Miles Street to change the zoning classification from Urban Residential, Limited (R-3) to High Density Residential (R-6) as requested by Two Winding Springs, LLC**
- 6. Public Hearing #2022-PC-03**  
**Review of text amendments to the Zoning Ordinance to require design review of residential storage facilities, allow certain residential uses in C-1, C-2, and C-3 zoning districts as a conditional use, increase the residential density limit in the C-5 zoning district, add a height limit in the National Register Historic District OverZone, add a special provision for temporary banners, and increase the size limit of industrial park identification signs.**
- 7. Director's Report**
- 8. Commission Member Items**
- 9. Adjournment**

**ELIZABETHTOWN PLANNING COMMISSION  
MEETING MINUTES  
JANUARY 11, 2022  
CITY HALL COUNCIL CHAMBERS**

Members Present: Ken Dozer, Kasey McCrary, Joe Humphrey and Marty Fulkerson, City Council Representative

Staff Present: Jim Shaw, Planning Director; Aaron Hawkins, Planner I; Matt Hess, Commission Attorney

**I. CALL TO ORDER:** Vice Chairperson Dozer called the meeting to order at 6:00 p.m. and introduced the Commission and staff members.

**II. APPROVAL OF MINUTES-December 14, 2021:** After review of the minutes of the December 14, 2021 meeting and no corrections made to the minutes, Commissioner McCrary made a motion to approve the minutes with a second by Commissioner Humphrey. All Commissioners voted in favor of the motion. Vice Chairperson Dozer voted in favor of the motion and the motion was passed 3-0.

**III. PUBLIC HEARING #2022-PC-01:** The Vice Chairperson introduced the agenda item and opened the public hearing at 6:04 p.m. The Vice Chairperson presented the hearing procedures. Matt Hess administered the oath to all those intending to testify at the hearing.

Aaron Hawkins reviewed the KRS 100 notification requirements and introduced into the record the Elizabethtown Comprehensive Plan, Subdivision Regulations, Zoning Ordinance, map amendment application and all attachments, staff report (Exhibit #1) and accompanying PowerPoint presentation (Exhibit #2). Mr. Hawkins oriented the Commission with the location of the property at 2798 South Dixie Avenue. He identified the nearby zoning classifications and uses. The property is owned by the William Bickett Family Living Trust and is currently zoned Urban Residential, General (R-4) and the owner is requesting High Density Residential (R-6). The applicant, Two Winding Springs, LLC, is purchasing the property and is proposing to develop it with two separate uses. The northern portion is proposed to be a campground while the southern portion is proposed to be a residential storage facility.

Mr. Hawkins discussed compliance of the request with the Community-Wide Development Policies and Guidelines as well as the Southeast Quadrant Sub Area guidelines of the Comprehensive Plan. Staff recommends approval.

At conclusion of the presentation, Vice Chairperson Dozer asked for questions of the staff. There were no questions.

The Vice Chairperson asked for testimony in favor of the request. Shelt Lewis, attorney representing the applicant, addressed areas of non-agreement in the staff report and stated that should the use change, it will make for a simpler transition from a campground to a different development.

There being no more testimony in favor of the request, the Vice Chairperson asked for testimony in opposition to the request.

Aaron Hawkins entered into the record an email received from Don Phillips, Jr. stating his opposition to the request (Exhibit #3) and a letter received from Kristen and Garet Malecek detailing their concerns. Mr. Hawkins and Mr. Lewis briefly addressed the questions in the letter from the Malecek's. Charlie Casper, representing Mid America Warehouse, LLC, whose property adjoins 2798 South Dixie Avenue, expressed concerns about drainage, security, and traffic on South Dixie.

There being no more testimony in opposition, the Vice Chairperson opened the hearing for questions. Brenda Thomas asked questions about the maximum allowable stay time, security, loose pets, noise control, burning requirements, generators, and adequate lighting. Ms. Thomas also had questions about the developer's experience in developing a campground and why they chose a location within the corporate limits of the City. Rebecca Riggs stated concerns about lighting, security, and flooding. Joe Blanko stated concerns about the safety of the children that live in the adjacent neighborhood with the increase of vehicle and pedestrian traffic and also the potential of his property decreasing in value. Joe Parris asked questions about the zoning classification approval process and how an RV park blends in with the surrounding area. Laura Larue said wastewater plans and traffic studies for zone changes should be submitted prior to public hearings. Jim Conkwright expressed concerns about the character of the construction workers staying at the RV park. Lacy Thomas stated concerns of lighting at the campground and feels there are too many RV spaces proposed.

There being no more questions, Mr. Lewis answered some of the questions asked by the audience. He stated a manager will be present at all times and he also discussed lighting, security, water flow, density, electric and sewer hookups, and noise control.

There being no more questions, Vice Chairperson Dozer closed the testimony phase of the hearing and asked for Commission discussion. There was discussion about the potential increase in traffic, the difference in permitted uses and density between the R-4 and R-6 zoning classifications, and whether the proposed development is a good fit for the surrounding area.

At the conclusion of discussion, Vice Chairperson Dozer asked for a motion. Commissioner McCrary made a motion to recommend denial of the requested map amendment from Urban Residential, General (R-4) to High Density Residential (R-6) for 2798 South Dixie Avenue based on findings of fact in the staff report with a second by Commissioner Humphrey. Commissioners McCrary and Humphrey voted in favor of the motion. Vice Chairperson Dozer voted in opposition to the motion and the motion was passed 2-1. Vice Chairperson Dozer closed the hearing at 7:40 p.m.

**IV. PUBLIC HEARING #2022-PC-04:** Two Winding Springs, LLC, applicant, requested the conditional use permit for 2798 South Dixie Avenue be withdrawn due to the Commission's recommendation for denial of the map amendment.

**V. PUBLIC HEARING #2022-PC-02:** The Vice Chairperson introduced the agenda item and opened the public hearing at 8:01 p.m. Shelt Lewis, representing the applicant, Two Winding Springs, LLC, requested the item to be tabled so it can be re-evaluated by the applicant.

Vice Chairperson Dozer took questions from the audience. Brad Johnson voiced his frustration at the applicant's request to table the item. Mr. Johnson also stated his concerns with the development changing the character of the surrounding neighborhoods, decreasing property value and the potential to cause an increase in traffic. Others had questions about the hearing procedures when an applicant requests an item to be tabled and if the adjoining property owners will be notified.

There being no more questions or discussion, the Vice Chairperson asked for a motion. Commissioner Humphrey made a motion to table the map amendment request for 1670 North Miles Street to change the zoning classification from Urban Residential, Limited (R-3) to High Density Residential (R-6) with a second by Vice Chairperson Dozer. Staff stated that a specific date for continuation of the hearing must be included in the motion. Commissioner Humphrey amended his motion to add the date of January 25, 2022, with a second by Vice Chairman Dozer. Councilman Fulkerson asked if the hearing could be moved to a larger venue and if notice of the new location could be provided. Commissioner Humphrey amended his motion to change the date to February 8, 2022, move the hearing to a location to be determined by staff, and notice to be given to adjacent property owners by first class mail. Commissioner McCrary seconded the motion. All Commissioners voted in favor of the motion. The Vice Chairperson voted in favor of the motion and the motion was passed 3-0.

**VI. PUBLIC HEARING #2022-PC-03:** The Vice Chairperson introduced the agenda item and opened the public hearing at 8:28 p.m.

Jim Shaw reviewed the KRS 100 notification requirements and introduced into the record the Elizabethtown Comprehensive Plan, Subdivision Regulations, and Zoning Ordinance, the staff report (Exhibit #1) and PowerPoint presentation (Exhibit #2). He presented a summary of the proposed text amendments relating to requiring design review of residential storage facilities, allowing certain residential uses in C-1, C-2, and C-3 zoning districts as a conditional use, increasing the size limit of industrial park identification signage, increasing the residential density limit in the C-5 zoning district, and adding a height limit in the National Register Historic District OverZone.

At the conclusion of the presentation the Vice Chairperson asked for questions of staff. There were questions about parking requirements in the C-5 zoning district and signage.

There being no more discussion, Vice Chairperson Dozer closed the hearing at 8:41 p.m. and asked for a motion. Commissioner Humphrey made a motion to approve the text amendments as presented in the staff report with a second by Commissioner McCrary. All Commissioners voted in favor of the motion. Vice Chairperson Dozer voted in favor of the motion and the motion was passed 3-0.

**VII. DIRECTOR'S REPORT:** The Vice Chairperson introduced the agenda item. Mr. Shaw presented the staff memorandum dated January 6, 2021. He discussed the construction activity totals for 2021 and the upcoming meeting schedule.

**VIII. COMMISSIONER MEMBER ITEMS:** The Vice Chairperson introduced the agenda item. There was discussion about the storage facilities at the Movie Palace.

**IX. ADJOURNMENT:** There being no further items to discuss, Commissioner McCrary made a motion to adjourn with a second by Commissioner Humphrey. Vice Chairperson Dozer declared the meeting adjourned at 8:44 p.m.


Prepared by:

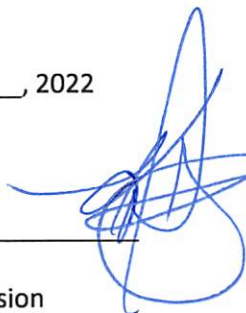
  
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Janet M. Fights, Administrative Secretary  
Planning & Development

Attachment & Exhibits  
DVD of the meeting available for review

ADOPTED AND APPROVED

8th day of Feb, 2022

  
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Steve Rice, Chairperson  
Elizabethtown Planning Commission

 vice chairman