

**SPECIAL MEETING
OF THE ELIZABETHTOWN PLANNING COMMISSION
APRIL 12, 2022
6:00 P.M.
MULBERRY ROOM, PRITCHARD COMMUNITY CENTER
404 SOUTH MULBERRY STREET

FINAL AGENDA**

- 1. Call to Order**
- 2. Approval of Minutes-March 22, 2022**
- 3. Public Hearing #2022-PC-08**
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-09**
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. Discussion of comprehensive plan revisions.**
- 6. Director's Report**
- 7. Commission Member Items**
- 8. Adjournment**

**ELIZABETHTOWN PLANNING COMMISSION
MEETING MINUTES
APRIL 12, 2022
MULBERRY ROOM, PRITCHARD COMMUNITY CENTER**

Members Present: Steve Rice, Ken Dozer, Kendra Scott, Kasey McCrary and Marty Fulkerson, City Council Representative

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

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

II. APPROVAL OF MINUTES-March 22, 2022: After review of the minutes of the March 22, 2022 meeting and no corrections made to the minutes, Commissioner McCrary made a motion to approve the minutes with a second by Commissioner Dozer. All Commissioners voted in favor of the motion. The Chairperson voted in favor of the motion and the motion was passed 3-0.

Commissioner Scott arrived.

III. PUBLIC HEARING #2022-PC-08: The Chairperson introduced the agenda item and opened the public hearing at 6:02 p.m. Chairperson Rice 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 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 the conclusion of the presentation, the Chairperson asked for questions of staff. There were questions about some of the surrounding sites being in unincorporated Hardin County and the City not having any control on what the County approves.

There being no more questions of staff, Chairperson Rice asked for testimony in favor of the request. Warren Clifford, engineer, showed drone photos and a video of the subject property and adjoining properties, presented a conceptual development plan, and discussed screening for Ivy Pointe residents. Shawn Goff, applicant, was present to answer any questions. John Nichols, stated he was in favor of the map amendment request. Jerome Dawson also stated he was in favor of the request. In response to a

question from a Commissioner, Shelt Lewis, representing the applicant, stated the definition of a campground in the Elizabethtown Zoning Ordinance only allows visitors to stay a maximum of three months a year.

There being no more testimony in favor of the request, the Chairperson asked for testimony in opposition of the request. Brenda Thomas shared her concerns about the transient nature of the visitors, background checks, light pollution, parties and noise, and asked if the developer has experience in developing a campground. Joe Blincoe asked if the residential storage facility would be open to the public and asked questions about the operating times. Kristie Napier asked about total acreage of the site, why permanent housing is not being considered, and stated concerns that the campground will devalue her property. Rebecca Riggs expressed concerns on the timeliness of the background checks, noise pollution, and asked about the height of the storage buildings. Michael Carter stated he believes the community needs this type of development, however, the proposed chain link fence is not adequate and he would like to see a 10' privacy fence.

There being no more testimony in opposition, the Chairperson closed the testimony phase of the hearing and asked for Commission discussion. There was discussion about the maximum density allowed in the R-6 zoning district for the site. There was additional discussion about how the community needs to provide more options for accommodations, beyond hotels, not just for the Ford plant construction workers, but also visitors to the Sports Park.

At the conclusion of the discussion, Chairperson Rice asked for a motion. Commissioner Dozer made a motion to recommend approval of the requested map amendment from Urban Residential, General (R-4) to High Density Residential (R-6) for 2798 South Dixie Avenue based on the findings of fact in the staff report with a second by Commissioner McCrary. All Commissioners voted in favor of the motion. Chairperson Rice voted in favor of the motion and the motion was passed 4-0. Chairperson Rice closed the hearing at 7:48 p.m.

Chairperson Rice declared a recess of approximately three minutes.

IV. PUBLIC HEARING #2022-PC-09: The Chairperson introduced the agenda item and opened the public hearing at 7:53 p.m.

Aaron Hawkins 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). Mr. Hawkins oriented the Commission with the location of the property at 2798 South Dixie Avenue and identified nearby zoning classifications and uses. He stated the property owner is proposing to develop the site with a campground and a residential storage facility, both of which are conditional uses in the R-6 zone. If approved, the residential storage facility will go through the commercial design guidelines review and the campground is subject to its own development standards that are specified in the campground definition.

Mr. Hawkins discussed compliance of the two conditional uses with the community-wide development policies and guidelines as well as the Southeast Quadrant Sub Area and Targeted Planning Area Guidelines. He stated the two requests must be considered individually. He presented the recommended findings of fact and conditions of approval for the proposed campground. Staff recommends approval.

At the conclusion of the presentation, Chairperson Riced asked for questions of the staff. There was discussion about the landscape standards in the C-3 zoning district and the setback requirements in the R-6 zoning district.

At the conclusion of the discussion, Chairperson Rice asked for testimony in favor of the request. There being none, he asked for testimony in opposition to the request. Tara Linville stated she has concerns about the transient nature of the visitors, crime increasing, and litter. She would also like to see a solid fence buffer instead of landscaping and a setback of 100'.

There being no more testimony in opposition, the Chairperson closed the testimony phase of the hearing and asked for Commission discussion. There was a discussion about the distance between the property lines of Ivy Pointe Subdivision and the site proposed for development.

There being no more discussion, Chairperson Rice asked for a motion for the conditional use permit for a campground. Commissioner McCrary made a motion to approve the conditional use permit for a campground at 2798 South Dixie Avenue based on the findings of fact presented by staff conditioned upon approval of a zoning map amendment to the R-6 zoning classification being granted by the City Council, the Regional Commercial (C-3) zoning district landscape buffering standards will be followed instead of the R-6 standards, and the installation of an 8' tall solid fence in the area adjacent to Ivy Pointe Subdivision with a second by Commissioner Scott. All Commissioners voted in favor of the motion. The Chairperson voted in favor of the motion and the motion was passed 4-0.

Mr. Hawkins presented the recommended findings of fact and conditions of approval for the proposed residential storage facility.

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

The Chairperson asked for testimony in favor of the request. There being none, he asked for testimony in opposition to the request. There being none, he closed the testimony phase of the hearing and asked for Commission discussion. There was discussion about the landscaping buffer and replacing the proposed chain link fence with a solid privacy fence.

At the conclusion of discussion, Chairperson Rice asked for a motion for the conditional use permit for a residential storage facility. Commissioner Scott made a motion to approve the conditional use permit for a residential storage facility for property located at 2798 South Dixie Avenue based on the findings of fact presented by staff conditioned upon the Regional Commercial (C-3) zoning district landscape buffering standards being followed instead of the R-6 standards and installation of an 8' tall privacy fence in the area adjacent to Ivy Pointe Subdivision with a second by Commissioner Dozer. All Commissioners voted in favor of the motion. Chairperson Rice voted in favor of the motion and the motion was passed 4-0. Chairperson Rice closed the hearing at 8:34 p.m.

V. DISCUSSION OF COMPREHENSIVE PLAN REVISIONS: The Chairperson introduced the agenda item. Mr. Shaw presented the memorandum regarding the proposed amendments to the Community-Wide Policies and Guidelines of the Comprehensive Plan. The Commission discussed residential densities, building height restrictions, and other potential amendments to the comprehensive plan.

VI. DIRECTOR'S REPORT: The Chairperson introduced the agenda item. Mr. Shaw presented the staff memorandum dated April 7, 2022. He discussed the construction activity totals for March 2022 and the upcoming meeting schedule.

VII. COMMISSION MEMBER ITEMS: The Chairperson introduced the agenda item. There were no items to discuss.

VIII. ADJOURNMENT: There being no further items to discuss, Commissioner Dozer made a motion to adjourn with a second by Commissioner McCrary. Chairperson Rice declared the meeting adjourned at 8:47 p.m.

Prepared by:



Janet M. Fights, Administrative Secretary
Planning & Development

Attachment & Exhibits
DVD of the meeting available for review

ADOPTED AND APPROVED

26 day of April, 2022



Steve Rice, Chairperson
Elizabethtown Planning Commission