

**SPECIAL MEETING OF THE
ELIZABETHTOWN PLANNING COMMISSION
AUGUST 9, 2022
6:00 P.M.
MULBERRY ROOM, PRITCHARD COMMUNITY CENTER
404 SOUTH MULBERRY STREET**

AGENDA

- 1. Call to Order**
- 2. Approval of Minutes**
 - a. July 19, 2022, joint meeting with the Hardin County Planning and Development Commission**
 - b. July 26, 2022, regular meeting**
- 3. Public Hearing #2022-PC-22**
Review of a map amendment request to change the zoning classification from Urban Residential, Limited (R-3) to Urban Residential, General (R-4) for property located at 1670 North Miles Street as requested by Two Winding Springs, LLC
- 4. Review of a preliminary plat for Miles Point Subdivision located at 1670 North Miles Street**
- 5. Review of a development plan with commercial design for property located at 201 Corporate Drive (Raj's Convenience Center)**
- 6. Director's Report**
- 7. Commission Member Items**
- 8. Adjournment**

**ELIZABETHTOWN PLANNING COMMISSION
MEETING MINUTES
AUGUST 9, 2022
MULBERRY ROOM, PRITCHARD COMMUNITY CENTER**

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

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

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

II. APPROVAL OF MINUTES:

- a. **July 19, 2022, joint meeting with the Hardin County Planning and Development Commission:** After review of the minutes of the July 19, 2022 meeting and no corrections made to the minutes, Commissioner McCrary made a motion to approve the minutes with a second by Commissioner Young. All Commissioners voted in favor of the motion. The Vice Chairperson voted in favor of the motion and the motion was passed 4-0.
- b. **July 26, 2022, regular meeting:** After review of the minutes of the July 26, 2022 meeting and no corrections made to the minutes, Commissioner Scott made a motion to approve the minutes with a second by Commissioner McCrary. All Commissioners voted in favor of the motion. The Vice Chairperson voted in favor of the motion and the motion was passed 4-0.

III. PUBLIC HEARING #2022-PC-22: The Vice Chairperson introduced the agenda item and opened the public hearing at 6:03 p.m. Vice Chairperson Dozer presented the hearing procedures. Matt Hess administered the oath to all those intending to testify at the hearing.

Jim Shaw reviewed the KRS 100 notification requirements and introduced into the record the Elizabethtown Comprehensive Plan, Subdivision Regulations, and Zoning Ordinance, map amendment application and attachments, the staff report (Exhibit #1) and PowerPoint presentation (Exhibit #2). Mr. Shaw oriented the Commission with the location of the property at 1670 North Miles Street and identified nearby zoning classifications and uses. The property is owned by Two Winding Springs, LLC and is currently zoned Urban Residential, Limited (R-3) and the owner is requesting Urban Residential, General (R-4). The proposal is for a single-family subdivision with 162 lots.

Mr. Shaw discussed compliance of the request with the Recommended Land Use Map, community-wide development policies and guidelines, and the Urban Neighborhood East Sub Area and targeted planning area guidelines. Staff recommends approval.

At the conclusion of the presentation, Vice Chairperson Dozer asked for questions of staff. There was a question about the maximum density in the R-3 and R-4 zones.

There being no more questions, the Vice Chairperson asked for testimony in favor of the request. Warren Clifford, Engineering Design Group, presented aerial footage of the site showing the natural

buffer between this site and the two adjacent subdivisions and discussed drainage at the site and similar subdivisions in the City.

There being no more testimony in favor of the request, Vice Chairperson Dozer asked for testimony in opposition of the request. Brian Martin discussed the comprehensive plan amendments that went into effect in June 2022 and the request for more high density residential, and the potential increase in traffic this proposed subdivision could have with the adjoining neighborhoods. Don Creason questioned the need for the zoning change while also discussing higher density neighborhoods and the housing market. Roy Loyall discussed development in the unincorporated areas of Hardin County and surrounding counties. Chris Gaudern stated crime rates increase with higher density developments. Jim Shaw entered into the record two letters (Exhibit #3) in opposition to the request.

There being no more testimony in opposition to the request, Vice Chairperson Dozer asked for questions from the audience. There were questions about the timeline of the development of the subdivision, possible noise barriers, lot sizes, and traffic.

There being no more questions, Vice Chairperson Dozer closed the testimony phase of the hearing and asked for Commission discussion.

At the conclusion of the discussion, the Vice Chairperson asked for a motion. Commissioner McCrary made a motion to recommend approval of the requested map amendment from Urban Residential, Limited (R-3) to Urban Residential, General (R-4) for 1670 North Miles Street based on the findings of fact presented in the staff report with a second by Commissioner Young. All Commissioners voted in favor of the motion. The Vice Chairperson voted in favor of the motion and the motion was passed 4-0. Vice Chairperson Dozer closed the hearing at 7:38 p.m.

IV. REVIEW OF A PRELIMINARY PLAT FOR MILES POINTE SUBDIVISION LOCATED AT 1670 NORTH MILES STREET: The Vice Chairperson introduced the agenda item. Jim Shaw presented the staff report (Exhibit #1) and accompanying PowerPoint presentation (Exhibit #2). He oriented the Commission with the location of the subdivision off North Miles Street. Mr. Shaw stated the plat contains 159 lots for detached, single-family residences and three lots for detention basins. He also discussed street design, utilities, drainage, and access points. Mr. Shaw presented and reviewed each waiver request. Staff recommends approval.

At the end of the presentation, Vice Chairperson Dozer asked for questions of staff. There being none, he asked for a motion. Commissioner McCrary made a motion to approve the preliminary plat with waivers for the minimum horizontal curve radius of 200 feet and a temporary turnaround for the street that stubs into the Grace Heartland property with a second by Commissioner Scott. All Commissioners voted in favor of the motion. Vice Chairperson Dozer voted in favor of the motion and the motion was passed 4-0.

V. REVIEW OF A DEVELOPMENT PLAN WITH COMMERCIAL DESIGN FOR PROPERTY LOCATED AT 201 CORPORATE DRIVE (RAJ'S CONVENIENCE STORE): The Vice Chairperson introduced the agenda item. Aaron Hawkins presented the staff report (Exhibit #1) and accompanying PowerPoint presentation (Exhibit #2). He oriented the Commission with the location of the site, reviewing the adjoining zoning classifications and development. He noted the applicant is proposing to remodel the existing building for a convenience store in the former auto repair area and two tenant spaces in the car wash area. Mr.

Hawkins reviewed access points, building elevations, and landscaping. He presented and reviewed each waiver request.

Mr. Hawkins summarized the review of the proposal stating staff recommends approval of the commercial design elements with waivers for façade projections or recesses, detail features, and roof variations conditioned upon the dumpster enclosure being built with fluted CMU, similar to the exterior of the main building, and a sign plan must be submitted to the Planning and Development staff for approval.

At the conclusion of the presentation, Vice Chairperson Dozer asked for questions of staff. There was discussion about the access points from Leitchfield Road, signage, and landscaping.

There being no more questions or discussion, the Vice Chairperson asked for a motion. Commissioner Scott made a motion to approve the commercial design elements with waivers for the façade projections or recesses, detail features, and roof variations conditioned upon the dumpster enclosure being built with fluted CMU, similar to the exterior of the main building, and a sign plan being approved by the Planning and Development Department 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 4-0.

Mr. Hawkins presented the development plan. He stated staff recommends approval of the plan conditioned upon approval of required plans from the City Engineering Department.

Vice Chairperson Dozer asked for questions of staff. There were questions about signage.

There being no more questions, Vice Chairperson Dozer asked for a motion. Commissioner McCrary made a motion to approve the development plan conditioned upon approval of required plans from the City Engineering Department with a second by Commissioner Young. All Commissioners voted in favor of the motion. The Vice Chairperson voted in favor of the motion and the motion was passed 4-0.

VI. DIRECTOR'S REPORT: The Vice Chairperson introduced the agenda item. Jim Shaw presented the staff memorandum dated August 4, 2022 and discussed the construction activity for July 2022. He also discussed the upcoming meeting schedule and agenda items.

VII. COMMISSION MEMBER ITEMS: Vice Chairperson Dozer introduced the agenda item. There was discussion about providing more information to the public regarding planning commission meetings and developments in the City through either the website or social media.

Prepared by:




Janet M. Fights, Administrative Secretary
Planning & Development

Attachment & Exhibits
DVD of the meeting available for review

ADOPTED AND APPROVED

23 day of August, 2022



Steve Rice, Chairperson
Elizabethtown Planning Commission