

**REGULAR MEETING OF THE
ELIZABETHTOWN PLANNING COMMISSION
SEPTEMBER 13, 2022
6:00 P.M.
COUNCIL CHAMBERS CITY HALL
200 WEST DIXIE AVENUE**

AGENDA

- 1. Call to Order**
- 2. Approval of Minutes – August 23, 2022**
- 3. Public Hearing #2022-PC-23**
Review of a map amendment request for property located at 206 Henry Street to change the zoning classification from Urban Residential, General (R-4) to Urban Residential, Mixed (R-5) as requested by H.Y. Davis, IV
- 4. Public Hearing #2022-PC-24**
Review of a zoning assignment for property proposed for annexation at the southwest corner of Leitchfield Road and South Ring Road as requested by the City of Elizabethtown (CMW Family Realty)
- 5. Review of a preliminary plat for Sydney Acres Subdivision located at 2798 South Dixie Avenue**
- 6. Director's Report**
- 7. Commission Member Items**
- 8. Adjournment**

**ELIZABETHTOWN PLANNING COMMISSION
MEETING MINUTES
SEPTEMBER 13, 2022
CITY HALL COUNCIL CHAMBERS**

Members Present: Steve Rice, Ken Dozer, 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: Chairperson Rice called the meeting to order at 6:00 p.m. and introduced the Commission and staff members.

II. APPROVAL OF MINUTES-August 23, 2022: After review of the minutes of the August 23, 2022 meeting and no corrections made to the minutes, Commissioner Dozer made a motion to approve the minutes with a second by Commissioner Young. All Commissioners voted in favor of the motion. The Chairperson voted in favor of the motion and the motion was passed 3-0.

III. PUBLIC HEARING #2022-PC-23: The Chairperson introduced the agenda item and opened the public hearing at 6:01 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, and Zoning Ordinance, map amendment application and attachments, the staff report (Exhibit #1) and PowerPoint presentation (Exhibit #2). Mr. Hawkins oriented the Commission with the location of the property at 206 Henry Street and identified nearby zoning classifications and uses. The property is owned by H.Y. Davis, IV and is currently zoned Urban Residential, General (R-4) and the owner is requesting Urban Residential, Mixed (R-5). The applicant is proposing to construct two-story building with three townhomes.

Mr. Hawkins discussed compliance of the request with the Community-Wide Development Policies and Guidelines, the Recommended Land Use Map, as well as the Sub Area Guidelines and Targeted Planning Area Guidelines of the Comprehensive Plan. Staff recommends approval.

At the conclusion of the presentation, Chairperson Rice asked for questions of the staff. There being none, the Chairperson asked for testimony in favor of the request. Warren Clifford, speaking on behalf of applicant, discussed the location of the site and the request's compliance with the comprehensive plan.

There being no more testimony in favor of the request, the Chairperson asked for testimony in opposition to the request. Glenn Fonda stated concerns with congestion in the area and pedestrian safety.

There being no more testimony in opposition to the request, Chairperson Rice closed the testimony phase of the hearing and asked for Commission discussion. There was discussion about interconnectivity

to adjoining properties and the City's sidewalk projects. Ed Poppe, City Administrator, provided information on the sidewalk projects and stated this portion of Henry Street is not currently included.

At the conclusion of the discussion, Chairperson Rice asked for a motion. Commissioner Young made a motion to recommend approval of the requested map amendment from Urban Residential, General (R-4) to Urban Residential, Mixed (R-5) for 206 Henry Street based on the findings of fact presented in the staff report 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.

IV. PUBLIC HEARING #2022-PC-24: The Chairperson introduced the agenda item and opened the public hearing at 6:32 p.m.

Ed Poppe, City Administrator, reviewed the KRS 100 hearing procedures and notification process. He introduced into the record the Elizabethtown Comprehensive Plan, Subdivision Regulations, Zoning Ordinance, map amendment application and all attachments, and accompanying PowerPoint presentation (Exhibit #1). Mr. Poppe then reviewed the annexation process noting the purpose of the hearing is to determine the appropriate zoning classification for the property proposed for annexation by the City and owned by CMW Family Realty Management, LLC. He oriented the Commission with the location of the property at the southwest corner of Leitchfield Road and South Ring Road. The site is in the Industrial Park Sub Area, which encourages mixing commercial development to support industrial uses and the Sports Park. He noted due to the extension of South Ring Road the plan states that the potential for more intense development exists in the area. Mr. Poppe stated that based on the goals and objectives and the Recommended Land Use Patterns for this sub area in the Comprehensive Plan, Regional Commercial (C-3) zoning is in agreement with the plan and is appropriate for the property.

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

Chairperson Rice asked for testimony in favor of the request. There being none, he asked for testimony in opposition to the request. There being none, he asked for questions from the audience. Bryan Hatfield, representing AGC, had questions about utilities being disturbed during future construction and potential access points for future developments.

There being no more testimony or questions, Chairperson Rice closed the testimony phase of the hearing and asked for Commission discussion. There was discussion of the proposed zoning classification being appropriate for the area.

There being no more discussion, Chairperson Rice asked for a motion. Commissioner Dozer made a motion to recommend a Regional Commercial (C-3) zoning classification for property proposed for annexation located at the southwest corner of Leitchfield Road and South Ring Road 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.

V. REVIEW OF A PRELIMINARY PLAT FOR SYDNEY ACRES SUBDIVISION, 2798 SOUTH DIXIE AVENUE:

The 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 subdivision located at 2798 South Dixie Avenue. Mr. Hawkins stated the plat contains three lots; one each for the campground, residential storage facility, and future development. The plat also creates a

new city cul-de-sac street to provide access for the three lots. Mr. Hawkins discussed street design, utilities, drainage, and access points. He stated no waivers were requested and that staff recommends approval.

At the end of the presentation, the Chairperson asked for questions of staff. There being none, he asked for a motion. Commission Dozer made a motion to approve the preliminary plat for Sydney Acres, Lot 2 with a second by Commissioner Young. All Commissioners voted in favor of the motion. The Chairperson voted in favor of the motion and the motion was passed 3-0.

VI. DIRECTOR’S REPORT: The Chairperson introduced the agenda item. Jim Shaw presented the staff memorandum dated September 8, 2022 and discussed the construction activity for August 2022. He also discussed the upcoming meeting schedule and agenda items.

VII. COMMISSION MEMBER ITEMS: Chairperson Rice introduced the agenda item. There was a question of whether there was a response regarding the overgrown shrubs around Chic-fil-A drive and a brief discussion about other properties in the City.

VIII. ADJOURNMENT: There being no further items to discuss, Commissioner Dozer made a motion to adjourn with a second by Commissioner Young. Chairperson Rice declared the meeting adjourned at 6:59 p.m.

Prepared by:



Janet Fights, Administrative Secretary
Planning & Development

Attachment & Exhibits
DVD of the meeting available for review

ADOPTED AND APPROVED

28 day of Sept., 2022



Steve Rice, Chairperson
Elizabethtown Planning Commission