

JOE REVERMAN, AICP
DIRECTOR
200 West Dixie Avenue
Elizabethtown, KY 42701
(270) 982-3264
www.elizabethtownky.org



Commission Members
Steve Rice, Chairperson
Ken Dozer, Vice Chairperson
Kasey McCrary
Maurice Young
Kyle Souleyrette

CITY OF ELIZABETHTOWN PLANNING AND DEVELOPMENT

ELIZABETHTOWN PLANNING COMMISSION
REGULAR MEETING AGENDA

MAY 14, 2024

6:00 P.M.

PRITCHARD COMMUNITY CENTER, 404 S. MULBERRY STREET

1. Call to Order
2. Approval of Minutes – April 23, 2024
3. Public Hearing No. 2024-PC-07
 - Zoning Map Amendment, R-3 Urban Residential Limited to C-2 Neighborhood Commercial and R-6 High Density Residential
 - Preliminary Plat of Sandy Springs Subdivision, Section 2
Location: 712 College Street Road
4. Development Plan and Commercial Design Guidelines Review for West Point Bank
Location: 2800 Rineyville Rd
5. Director's Report
6. Commission Member Items
7. Adjournment



**MEETING MINUTES OF THE ELIZABETHTOWN PLANNING COMMISSION
MAY 14, 2024**

A meeting of the Elizabethtown Planning Commission was held on May 14, 2024 at 6:00 p.m. at the Pritchard Community Center, 404 South Mulberry Street, Elizabethtown.

Commission members present:

Steve Rice, Chairperson

Ken Dozer, Vice Chairperson

Kasey McCrary

Maurice Young

Kyle Souleyrette

Staff members present:

Joe Reverman, Planning Director

Aaron Hawkins, Planner II

Commission Attorney Matt Hess

The following matters were considered:

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APPROVAL OF MINUTES

APRIL 23, 2024 PLANNING COMMISSION REGULAR MEETING MINUTES

On a motion made by Commissioner McCrary, seconded by Commissioner Young, the following resolution was adopted.

RESOLVED, that the Elizabethtown Planning Commission does hereby **APPROVE** the minutes of its meeting conducted on April 23, 2024.

The vote was as follows:

YES: Commissioners Rice, Dozer, McCrary, Young, and Souleyrette

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PUBLIC HEARING No. 2024-PC-07

Request: Zoning Map Amendment & Preliminary Plat
Project Name: College Street Road Map Amendment
Location: 712 College Street Road
Owner: Owens Family, LLC
Applicant: Owens Family, LLC

Chairperson Rice introduced the agenda item and opened the public hearing at 6:03 p.m. and presented the hearing procedures. Matt Hess administered the oath to all those intending to testify at the hearing.

Agency Testimony:

Aaron Hawkins presented the staff report and accompanying PowerPoint presentation. He oriented the Commission with the location of the property and identified nearby zoning classifications and uses. The request for a change of zoning is to allow a commercial development along College Street Road and a multifamily development on the rear of the property. Staff recommends approval of the zone change from R-3 Urban Residential, Limited to R-6 High Density Residential and C-2 Neighborhood Commercial.

Mr. Hawkins presented the preliminary plat. The plat is proposing the property to be subdivided into four separate lots, all with access coming from Horizon Drive, which will be extended to College Street Road. No lot will have direct access to College Street Road. The two lots with frontage along College Street Road are proposed to be zoned C-2, while the two lots on the rear of the property are proposed to be zoned R-6. Utilities are available to the site and there is sufficient capacity for this development. Stormwater will be directed to the existing detention basin at the southeast corner of the property. While much of this property is currently in the 100-year floodplain, a LOMAR (Letter of Map Amendment Revision) is currently under review by FEMA to reduce the floodplain boundaries to create more developable space on this property. Staff recommends approval of the preliminary subdivision plat with conditions.

Commissioner Dozer asked if we knew which flood designation FEMA would assign this property should they update the flood zone map. Rita Davis, Stormwater Director, stated it should be designated as Zone AE once the map is updated. Ms. Davis stated the intent of the city submitting the LOMAR was to remove certain properties from the flood zone that didn't belong and by doing that, those properties would not longer be required to purchase flood insurance.

Those speaking in favor of the request:

Warren Clifford, 315 South Mulberry Street, Elizabethtown, KY 42701

Summary of those speaking in favor:

Warren Clifford stated while the 30-acre site would allow up to 20 units an acre in the R-6 zone, due to floodplain constraints, only 8 units an acre is being proposed due to much of the site being used for stormwater management.

Those speaking in opposition to the request:

No one spoke in opposition.

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Questions:

Phillip McDonald, 524 Winding Creek Court, Elizabethtown, KY 42701
Dawn Frye, 512A Lincoln Avenue, Elizabethtown, KY 42701
Eddie Lawson, 504A Lincoln Avenue, Elizabethtown, KY 42701

Summary of Questions:

Phillip McDonald asked if Horizon Drive will connect to College Street Road through this development. Mr. Clifford stated yes, Horizon Drive will continue through the development and connect to College Street Road. Mr. McDonald asked if anything is going to be done to mitigate the potential increase in traffic, such as a traffic light. Mr. Clifford stated he does not anticipate a traffic light being installed. Dawn Frye asked if the proposed development will be comparable to the surrounding residential developments. Mr. Clifford stated the apartments will be constructed using brick and stone with very little siding. Eddie Lawson feels Horizon Drive is already heavily traveled and has concerns this development will increase traffic through the area. Mr. Clifford stated with the main access coming from College Street Road, it would be unlikely for vehicles to travel through the surrounding subdivisions to get to this development.

Commissioner McCrary asked staff if there were any plans for improvements to that portion of College Street Road. Mr. Reverman stated there are concepts for potentially addressing some of the sharp curves, however, there are no plans in place at this time for improvements.

Deliberation:

Commissioner Young feels the transition from C-2 along College Street Road to R-6, then to the nearby subdivisions zoned R-3 is appropriate. Commissioner Young also noted with this development there will be much needed stormwater improvements. Chairperson Rice stated with the extension of Horizon Drive through the development, it will hopefully alleviate some of the traffic along Lincoln Avenue and Winding Creek Court.

Zoning Map Amendment for 712 College Street Road

On a motion by Commissioner Dozer, seconded by Commissioner Souleyrette, the following resolution was adopted based on staff analysis and testimony heard today.

WHEREAS, the Elizabethtown Planning Commission (Commission) finds the proposed zoning map amendment from R-3, Urban Residential, Limited to R-6, High Density Residential and C-2, Neighborhood Commercial complies with the Envision Elizabethtown 2040 Comprehensive Plan; and

WHEREAS, the Commission finds access to each lot will have frontage on the extension of Horizon Drive; and

WHEREAS, the Commission finds an interconnection is provided with the adjacent residential development through the extension of Horizon Drive to College Street Road; and

WHEREAS, the Commission finds the size and scale of a multifamily development would be compatible to the multifamily development on the adjacent property to this site. The size and scale of a commercial development along College Street Road would be compatible to commercial development and the community college along College Street Road; and

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WHEREAS, the Commission finds water and sewer are available on the property; and

WHEREAS, the Commission finds water supply and pressure are adequate for the proposed development; and

WHEREAS, the Commission finds the Recommended Land Use Map designates this property as High Density Residential. The proposed development is high density residential use and commercial use (along College Street Road, a commercial collector street with higher traffic capacities) therefore is in compliance with the Recommended Land Use Map; and

WHEREAS, the Commission finds that College Street Road is a commercial collector street with higher traffic capacities, providing the opportunity for neighborhood level commercial uses along the corridor; and

WHEREAS, the Commission finds the requested zoning map amendment to a mixture of residential zoning and commercial zoning classifications would allow an appropriate infill development of an existing city lot that has public services (water, sewer, gas) nearby; and

WHEREAS, the Commission finds the multifamily residential development would provide an appropriate transitions between the commercial uses along College Street Road and the duplex uses directly west of this property; and

WHEREAS, the Commission finds a sidewalk will be constructed along both sides of the Horizon Drive extension with connections to each development; and

WHEREAS, the Commission finds a pedestrian connection will be provided to a future trail along the creek; and

WHEREAS, the Commission finds all commercial uses in this development will be required to go through the commercial design review process ensuring a higher aesthetic quality of development; and

WHEREAS, the Commission finds a landscape plan that satisfies the requirements of the Zoning Ordinance will be required; and

WHEREAS, the Commission finds that this property is currently undergoing the LOMAR process through FEMA to reduce the limits of the floodplain.

Now, therefore be it **RESOLVED**, that the Elizabethtown Planning Commission does hereby RECOMMEND to the Elizabethtown City Council that the Zoning Map Amendment from R-3, Urban Residential, Limited to R-6, High Density Residential and C-2, Neighborhood Commercial, for property located at 712 College Street Road, be **APPROVED**.

The vote was as follows:

YES: Commissioners Rice, Dozer, McCrary, Young, and Souleyrette

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Preliminary Subdivision Plat for Sandy Springs Subdivision, Section 2

On a motion by Commissioner Dozer, seconded by Commissioner Young, the following resolution was adopted based on staff analysis and testimony heard today.

Now, therefore be it **RESOLVED**, that the Elizabethtown Planning Commission does hereby APPROVE the Preliminary Subdivision Plat for Sandy Springs Subdivision, Section 2, located at 712 College Street Road, with the following condition:

1. Provide a pedestrian connection to the trail along the creek.

The vote was as follows:

YES: Commissioners Rice, Dozer, McCrary, Young, and Souleyrette

Chairperson Rice closed the hearing at 6:52 p.m.

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DEVELOPMENT PLAN AND COMMERCIAL DESIGN GUIDELINES REVIEW for 2800 Rineyville Road

Request: Development Plan and Commercial Design Guidelines Review
Project Name: West Point Bank
Location: 2800 Rineyville Road
Owner: West Point Bank
Applicant: West Point Bank

Agency Testimony:

The Chairperson introduced the agenda item. Aaron Hawkins presented the staff report and accompanying PowerPoint presentation. Mr. Hawkins oriented the Commission with the location of the property, identifying adjoining zoning classifications and developments. The applicant is proposing to construct a new financial institution on this site. The proposed building will be 4,728 square feet of total floor area. Access will come from two access points off the proposed new City street, Deposit Drive, which will connect Patriot Parkway to Rineyville Road through this development. Stormwater will be routed to the sinkhole on the adjoining property to the north and will then empty into the retention ponds on Section 1 of Magnolia Farms across Patriot Parkway. Water and sewer are available on site. A landscape plan that meets the requirements of the Zoning Ordinance is currently under review for this site. No waivers are being requested. Staff recommends approval of the development plan and landscape plan with conditions.

Mr. Hawkins reviewed the commercial design guidelines describing materials, color scheme, and elevations. The proposed building will be predominantly brick with accents of EIFS, GFRC, and copper. The roof will consist of slate tiles and will be black in color. No waivers are being requested. Staff recommends approval of the commercial design guidelines.

Chairperson Rice asked where the proposed new city street, Deposit Drive, will intersect with Rineyville Road. Mr. Hawkins showed the approximate location of the road on a map and where it would intersect with Rineyville Road.

Those speaking in favor of the request:

Josh Hubbard, 502 West Dixie Avenue, Elizabethtown, KY 42701

Summary of those speaking in favor:

Josh Hubbard stated the renderings of the building that were shown to the Commission are from the branch in Upton and he has received many compliments on the building design and materials.

Those speaking in opposition:

No one spoke in opposition to the request.

Development Plan for West Point Bank located at 2800 Rineyville Road

On a motion by Commissioner McCrary, seconded by Souleyrette, the following resolution was adopted based on staff analysis and testimony heard today.

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Now, therefore be it **RESOLVED**, that the Elizabethtown Planning Commission does hereby **APPROVE** the Development Plan and Landscape Plan for West Point Bank, 2800 Rineyville Road, with the following conditions:

1. Extend pedestrian connection from the parking area to the sidewalk along the frontside of the building.
2. Make the sidewalk along the front façade 6' in width.
3. Record amended record plat to create the lot and dedicate Deposit Drive.
4. Finalize the landscape plan with staff to meet requirements of Zoning Ordinance.
5. Construct the dumpster enclosure with brick to match the building.

The vote was as follows:

YES: Commissioners Rice, Dozer, McCrary, Young, and Souleyrette

Commercial Design Guidelines for West Point Bank located at 2800 Rineyville Road

On a motion by Commissioner McCrary, seconded by Commissioner Dozer, the following resolution was adopted based on staff analysis and testimony heard today.

Now, therefore be it **RESOLVED**, that the Elizabethtown Planning Commission does hereby **APPROVE** the Commercial Design Guidelines for West Point Bank, 2800 Rineyville Road, with no conditions.

The vote was as follows:

YES: Commissioners Rice, Dozer, McCrary, Young, and Souleyrette

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Director's Report:

The Chairperson introduced the agenda item. Mr. Reverman stated there will be no meeting on May 28. He reviewed potential agenda items for the June and July meetings. Mr. Reverman stated staff has entered into a contract with Kendig Keast to assist in the process of modifying the residential section of the zoning ordinance and hopes to have text amendments ready to bring before the Commission within the next several months. He also gave updates on the Safe Streets for All and Creating Vibrant Communities grants.

Commission Member Items:

The Chairperson introduced the agenda item. Commissioner McCrary asked if the zoning ordinance defines "temporary" regarding commercial design guidelines or other uses. Mr. Reverman stated they could add a definition for temporary, but that the definition would change depending on what is being considered.

Adjournment:

There being no further items to discuss, Commissioner Dozer made a motion to adjourn with a second by Commissioner McCrary. The Chairperson declared the meeting adjourned at 7:43 p.m.

Prepared by:

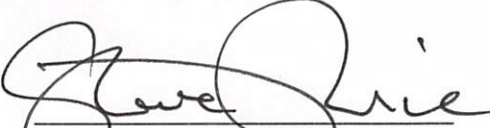


Janet Fights, Administrative Secretary
Planning & Development

Attachment & Exhibits
DVD of the meeting available for review

ADOPTED AND APPROVED

11 day of June, 2024



Steve Rice, Chairperson
Elizabethtown Planning Commission