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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
SEPTEMBER 10, 2024
6:00 P.M.

PRITCHARD COMMUNITY CENTER, 404 S. MULBERRY STREET

1. Call to Order
2. Approval of Minutes – August 27, 2024
3. Public Hearing No. 2024-PC-12
 - Zoning Map Amendment, FDH, Future Development Holding to R-4 Urban Residential, General
 - Preliminary Subdivision Plat for The Cove at Heartland
Location: 204 Jackie Street
4. Director's Report
5. Commission Member Items
6. Adjournment



**MEETING MINUTES OF THE ELIZABETHTOWN PLANNING COMMISSION
SEPTEMBER 10, 2024**

A meeting of the Elizabethtown Planning Commission was held on September 10, 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
Marty Fulkerson, City Council Representative (non-voting member)

Staff members present:

Joe Reverman, Planning Director
Aaron Hawkins, Planner II
Madeline Drake, Planner I
Commission Attorney Matt Hess

The following matters were considered:

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APPROVAL OF MINUTES

AUGUST 27, 2024 PLANNING COMMISSION REGULAR MEETING MINUTES

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

RESOLVED, that the Elizabethtown Planning Commission does hereby **APPROVE** the minutes, with corrections, of its meeting conducted on August 27, 2024.

The vote was as follows:

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

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PUBLIC HEARING No. 2024-PC-12

Request: Zoning Map Amendment (FDH to R-4) & Preliminary Subdivision Plat
Project Name: The Cove at Heartland
Location: 204 Jackie Street
Owner: Brantingham Builders, Inc.
Applicant: Brantingham Builders, Inc.

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. A portion of this property was annexed into the city in June 2023. At that time a zoning designation of FDH was assigned to the property. The current zoning classification does not allow for development to occur. The request for a change of zoning is proposed to allow for the development of detached single-family homes. While the R-4 zoning designation allows for up to 10 dwelling units an acre, this proposal shows just under 3 dwelling units an acre making the site more comparable to an R-2 zoning designation. Staff recommends approval of the zone change from FDH, Future Development Holding to R-4, Urban Residential, General.

The preliminary plat shows 22 total lots, 20 of which are buildable, 1 open space lot, and 1 for stormwater. Access will come from a new city street via a single access point off Jackie Street and has preliminary approval from the City's Engineering Department. Utilities are currently available to the site and will be improved and extended for this development. One waiver is being requested. Subdivision Regulations 4.2.3 – Lot Frontage and Access, to waive the frontage requirement of lot 22 to no less than 20 feet. Staff recommends approval of the preliminary subdivision plat and waiver request with conditions.

Commissioner McCrary asked if Jackie Street and Pear Orchard Road meet the current city road standards and if engineering and stormwater have given preliminary approval of the preliminary plat. Mr. Hawkins stated both streets meet city standards and both departments have given preliminary approval, however, until improvement plans are submitted, approvals may change.

Those speaking in opposition to the request:

Bob Fulkerson, 205 Jackie Street, Elizabethtown, KY 42701
Jeffrey Perry, 412 Natalie Drive, Elizabethtown, KY 42701
Cristin Swanson, 100 Jackie Street, Elizabethtown, KY 42701
Jennifer Corbin, 103 Jackie Street, Elizabethtown, KY 42701
Delmar Sisk, 414 Natalie Drive, Elizabethtown, KY 42701
Travis Leffew, 215 Deerbrook Lane, Elizabethtown, KY 42701
Mitch McCrosson, 403 Natalie Drive, Elizabethtown, KY 42701
Channie Bowman, 237 Deerbrook Lane, Elizabethtown, KY 42701

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Summary of those speaking in opposition:

Bob Fulkerson feels the roads cannot handle any additional traffic and even though the roads may meet city road standards, he has seen larger vehicles have issues maneuvering the roads. Mr. Fulkerson also has drainage concerns. Jeffrey Perry has drainage concerns and stated without sidewalks along Jackie Street, the additional traffic won't be safe for kids. Cristin Swanson has drainage concerns and showed the Commission pictures and video of flooding in the area and identified the location of the flooding issues on the map. Ms. Swanson also shared safety concerns for the kids that live in the area. Jennifer Corbin also has safety concerns for the kids that bike and play in the area with the lack of sidewalks and the potential increase in traffic with the addition of this development. Delmar Sisk has drainage concerns. Mr. Sisk also doesn't feel the requested R-4 zoning classification is compatible with the nearby R-2 zones. Chairperson Rice responded to the drainage concerns stating several drainage issues will be resolved during the approval process of the record plat and with the addition of the detention basin. Travis Leffew stated the conditions of the roads in the area are in disrepair, shared traffic and speeding concerns, and feels the proposed R-4 zoning classification should be near the city core. Mitch McCrosson believes the proposed development will make the drainage worse, fears for kids' safety in the area, and stated Jackie Street and Pear Orchard NW is extremely dangerous. Channie Bowman stated larger vehicles have difficulty maneuvering the roads, has concerns about local wildlife habitat being disrupted, and believes the development will be unsightly.

Those speaking in favor of the request:

Paul Brantingham, 205 Jackie Street, Elizabethtown, KY 42701

Summary of those speaking in favor:

Paul Brantingham presented a list of notes from the engineer, Cliff Carter, discussing lot size, the potential for this development to improve housing prices in the area, the need for single family housing in the city, and stormwater upgrades.

Questions:

Mr. Leffew asked if Cliff Carter is a local engineer. Mr. Brantingham stated Mr. Carter is from Louisville. Mr. Sisk asked why R-4 and not R-2. Mr. Brantingham stated this development will be like The Gardens in the Cedars subdivision. This development will be maintenance-free and have an HOA. Commissioner Dozer asked what the estimated square footage of the homes will be and the estimated cost. Mr. Brantingham stated the home will be approximately 1,600 sqft in size and in the \$450-\$500,000 range in price. Ms. Corbin asks if the home will be sold or rented. Mr. Brantingham stated they will be sold as single-family homes. Mr. Reverman reminded the Commission and let those in attendance that house sizes or the prices of the homes will not be taken into consideration when considering the proposed zone change. Commissioner McCrary asked who will maintain the lake to the north that currently collects water. Mr. Brantingham stated the HOA should maintain the lake. Ms. Bowman asked if there has been an environmental impact study completed on the area. Commission Attorney Hess stated the Commission does not regulate environmental impact.

Deliberation:

Commissioner Dozer believes the development will not have an adversely effect on nearby properties, and reviewed the staff justification provided in the staff report. Commissioner McCrary believes an R-2

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zoning designation would be more appropriate. Chairperson Rice noted that the city is growing in population and there is need for higher density developments.

Zoning Map Amendment for 204 Jackie Street

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

WHEREAS, the Elizabethtown Planning Commission (Commission) finds that the proposed zoning map amendment from FDH to R-4 generally complies with the community-wide development policies and guidelines, the recommended land use map and the sub area guidelines of the Envision Elizabethtown 2040 Comprehensive Plan (The Plan); and

WHEREAS, the Commission finds that the proposal complies with the community-wide development policies of The Plan, that access to the property will come from a new city street via Jackie Street with adequate spacing from other street intersections, that the size and scale of an R-4 residential development would be generally compatible with nearby existing development, including the single family development on the south and east sides of this property, that water and sewer are available to the property and can be extended to support further development, and that water supply and pressure are adequate for residential development of the lot; and

WHEREAS, the Commission finds that the proposal complies with the Recommended Land Use Map of The Plan which designates this property as Suburban Residential between 2 and 6 residential units per acre, that the proposed R-4 zoning district allows a maximum of 10 single family or duplexes per acre, that uses in R-4 are compatible with surrounding developments, and that proposals that exceed 6 dwelling units per acre should provide enhanced amenities; and

WHEREAS, the Commission finds that the proposal complies with the community-wide guidelines of The Plan, that the requested zoning map amendment would allow development of the property with uses that are compatible with nearby, existing developments, that the size and scale of an R-4 residential development would be compatible with nearby existing development, including the single family detached development on the south and east sides of this property, that an R-4 residential development on the property would be compatible with nearby, existing development, that development of the property will be required to provide a buffer along adjacent properties to the south, that there are no practical opportunities for access to adjacent properties, that the size of an R-4 development on the property will not cause traffic congestion on existing roadways, that a sidewalk will be required to be constructed along both sides of the new city street to encourage pedestrian accessibility in the area, and that water and sewer are available to allow for appropriate development of the property; and

WHEREAS, the Commission finds that the proposal complies with the guidelines of Sub Area 3, Outer Ring Road East of The Plan, that there are no practical opportunities for access to adjacent properties, that the size of an R-4 development on the property will not cause traffic congestion on existing roadways, that development proposals that exceed 6 dwelling units per acre should provide enhanced amenities, and that development of the property will be required to provide a buffer along adjacent properties to the south; and

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WHEREAS, the Commission finds that the subject property is not located in a Targeted Planning Area within Sub Area 3, Outer Ring Road East of The Plan.

Now, therefore be it **RESOLVED**, that the Elizabethtown Planning Commission does hereby **RECOMMEND** to the Elizabethtown City Council that the Zoning Map Amendment from FDH, Future Development Holding to R-4 Urban Residential, General, for property located at 204 Jackie Street, be **APPROVED**.

The vote was as follows:

YES: Commissioners Rice, Dozer, Young, and Souleyrette

NO: Commissioner McCrary

Preliminary Subdivision Plat for The Cove at Heartland

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

Subdivision Regulations 4.2.3 – Lot Frontage and Access

WHEREAS, this waiver request is for Lot 22 of the proposed subdivision which will be a dedicated Open Space Lot reserved for public use. This lot is a remnant piece of property and would be difficult to use for residential purposes. Reserving it as an open space provides an opportunity for an amenity for the residents.

Now, therefore be it **RESOLVED**, that the Elizabethtown Planning Commission does hereby **APPROVE** the Preliminary Subdivision Plat for The Cove at Heartland, located at 204 Jackie Street, with the following waiver:

- Subdivision Regulations 4.2.3 – Lot Frontage and Access, to waive the frontage requirement of lot 22 to no less than 20 feet.

With the following condition:

1. At the record plat state, provide a means of common ownership, management, funding, and maintenance of the open space stormwater basin lots.

The vote was as follows:

YES: Commissioners Rice, Dozer, McCrary, and Souleyrette

NO: Commissioner Young

Chairperson Rice closed the hearing at 7:36 p.m.

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Director's Report:

The Chairperson introduced the agenda item. Joe Reverman gave an overview of the Comprehensive Plan Action Items and upcoming departmental projects.

Commission Member Items:

The Chairperson introduced the agenda item. No items were discussed.

Adjournment:

There being no further items to discuss, Commissioner McCrary made a motion to adjourn with a second by Commissioner Souleyrette. The Chairperson declared the meeting adjourned at 8:14 p.m.

Prepared by:



Janet Fights, Administrative Secretary
Planning & Development

Attachment & Exhibits
DVD of the meeting available for review

ADOPTED AND APPROVED

24 day of September, 2024



Ken Dozer, Vice Chairperson
Elizabethtown Planning Commission