

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
April 9, 2026**

The regular meeting was held in the Scott County Courthouse on April 9, 2026. The meeting was called to order by Vice Chairman Duwan Garrett at 6:00 p.m. Present were Commissioners James Stone, Harold Dean Jessie, Malissa Adair, David Vest, Tristin Black, Brad Green, Director Holden Fleming, Planners Elise Ketz, Rhett Shirley, Mark Carper, Toshi Tusam, Noah Smith, and Attorney Charlie Perkins. Absent were Commissioners Jessica Canfield and Mary Singer and engineer Ben Krebs.

Motion by Jessie, second by Green to approve the March invoices. Motion carried.

Motion by Stone, second by Black to approve March 12, 2026 minutes. Motion carried.

Motion by Vest, second by Jessie to approve the April 9, 2026 agenda. Motion carried.

All those intending to speak before the Commission were sworn in by Mr. Perkins.

PDP-2026-10 UK Federal Credit Union – Preliminary development plan for a bank located on Braeburn Road.

Mr. Smith stated the proposed bank is 1 acre and zoned B-4.

He stated the applicant is requesting 3 waivers. He stated the applicant is requesting a 40-foot reduction in the required distance between driveways, the requirement of 1 tree per 40 feet of linear boundary to the southern portion of the VUA, and to waive the required 6-foot no climb fence adjoining the A-1 zoned land.

He stated the estimated vehicle trips were not enough to warrant a traffic study.

He stated there are 22 proposed parking spaces.

He stated the application meets all requirements except the requested waivers. He stated staff recommends approval of the waivers.

Commissioner Green questioned the reasoning for the waiver of distance between entrances. Mr. Smith stated he did check with commission engineer and claim was legitimate.

After further discussion, **Motion by Jessie, second by Black, to approve PDP-2026-10 subject to 12 conditions of approval and 3 waivers. Motion carried unanimously.**

PDP-2026-15 Livsmart Studios - Preliminary development plan for a 3-story, 89 room hotel with associated parking and landscaping located at 400 Outlet Center Drive.

Ms. Ketz stated the parcel is 2.78 acres and is zoned B-2.

She stated the applicant has requested 5 variances/waivers. She stated the fourth requested waiver is no longer applicable due to a plan change.

She explained the building layout on the lot.

She stated the requested waivers include signage along north and south side of the building, number of parking spaces, property perimeter landscaping location and 6-foot-tall buffer requirement along the east property line adjacent to the interstate, and the ratio of interior landscape areas required.

Commissioner Jessie questioned if there is a state highway fence located close to the existing fence along the interstate. Ms. Ketz stated there is existing fence.

Commissioner Jessie questioned who handles post construction stormwater. Ms. Ketz stated stormwater agreements are signed between the developer and the city. She stated enforcement would be addressed by the appropriate city office.

Commissioner Jessie questioned level of enforcement the Planning Commission has. Mr. Fleming stated there are levels according to KRS statues starting with an enforcement letter and proceeding to fines.

Commissioner Jessie questioned how long the enforcement is in place. Mr. Fleming stated as long as the business is in operation.

Ms. Ketz read a letter of concern from an adjoining property owner regarding karst areas on the property.

Ms. Ketz stated she had another email from a property owner, but it is for property associated with a different location.

Commissioner Jessie questioned if the application is for both lots. It was stated that it is for one lot and the other lot is still for sale.

Commissioner Adair questioned if any type of testing has been completed at the site. Harold Simms, representing applicant, stated both comments came from area competitors. He stated that a development of this size would include engineering to address that. He stated he will make sure the applicant knows the concern.

Commissioner Jessie questioned if the application should be postponed until more information is received. Mr. Simms stated without data from the concerned neighbors to validate their concern he suggested that the issue be addressed as the plans are reviewed. Ms. Ketz pointed out an area on the development plan that might possibly apply. She read the regulations that address the concern when construction plans are submitted before final development plan approval.

Commissioner Green questioned if the applicant changes the interior after getting approval how Commission would address the parking. Ms. Ketz stated if plans are changed the applicant would have to come back to Planning Commission for approval. Mr. Simms stated this is Hilton's entry into the extended stay type of hotel. He stated they have several being built around the country.

Dan Holman, 503 S. Broadway, stated concern regarding the karst area. Ms. Ketz and Mr. Fleming stated regulations are in place to address the issue.

After further discussion it was decided to bring the geotechnical report back to Planning Commission as an item in the update of previously approved projects.

After further discussion, **Motion by Stone, second by Adair, to approve PDP-2026-15 subject to 8 conditions of approval and 5 waivers. Motion carried 6-1 with Black dissenting.**

Accessory Dwelling Unit and Cluster Development Regulations

Vice-Chairman Garrett opened the public meeting.

Mr. Fleming stated at the February meeting he had met with the Judge-Executive and WEDCO who requested another meeting regarding the septic systems for both the ADU and cluster regulations.

He stated the changes to the cluster regulations include amending language from the February meeting of the Planning Commission to reduce the minimum reserved land to 25 acres.

He stated the only change in the ADU ordinance was to delete references to water and only have that wastewater disposal is adequate for the number of bedrooms and meet local or state health department requirements.

He stated after discussion with WEDCO he learned that combining two dwelling units into one septic system changes the classification of septic system and makes it require state level of review. He stated adding an ADU to a property most likely will be two separate septic systems.

He stated the first change to the cluster regulations is that the preserved tract of land has to be 50% of the total development and no smaller than 25 acres but does not have to be contiguous per the changes made to the regulations at the February Planning Commission meeting.

He stated WEDCO requested that at the time of the final plat that the septic area is shown where it is installed and that the septic preserved area is labeled as no build areas.

He stated another change is that cluster developments of more than 100 lots will require an accel/decel lane, turn lanes and a secondary access point.

He stated no preserved acreage tracts will be eligible for conditional use permits.

He stated preserved acreage may be used for septic systems serving the cluster lots contingent upon the following: the location of the septic system in the reserve area must be recorded as a non-buildable sewer easement on the final plat and the developer must increase the acreage of the reserve area by one acre for every acre used by the septic system.

Commissioner Vest questioned if being able to have the septic system on the reserve area is a good idea when the purpose was to preserve farmland.

Roy Cornett, E Main Street, stated Coal Ridge and Victoria Estates are two examples of cluster subdivisions that have the septic that go off site. He questioned who would be responsible for the upkeep. Mr. Fleming stated that the HOA would be responsible for all maintenance that is off the individual lots.

Mr. Holman raised concerns about people not being aware that the ADU and cluster ordinances came back to the Planning Commission.

Vice-Chairman Garrett closed the public meeting.

After further discussion, **Motion by Jessie, second by Adair to recommend approval of the ADU and cluster ordinance to Fiscal Court. Motion carried 6-1 with Vest dissenting.**

After further discussion, **Motion by Jessie, second by Green, to amend approval of the ADU and cluster ordinance to include changing septic reserve to septic area and to include that the HOA is to manage the offsite septic infrastructure. Motion carried 6-1 with Vest dissenting.**

Personnel-Approval of Full-Time Status

Motion by Jessie, second by Black, to approve permanent status for Toshi Tusam. Motion carried unanimously.

Subcommittee Memo Response

Mr. Fleming stated the memorandum response to City Council is from the recommendations of the City's Planning and Zoning Advisory Committee.

He stated after Commissioner Jessie's request a change was made to the response regarding manufactured housing, ADUs, and RV parks. He stated he added that the city can independently or in conjunction with the Planning Commission begin research and integration of nontraditional housing types including tiny homes, yurts, pallet homes, and shipping containers.

Commissioner Jessie stated that since workshop he had done additional research and stated that instead of saying tiny homes replace it with small homes. Mr. Fleming stated that the current zoning ordinance does not discriminate against smaller structures.

Commissioner Black questioned form-based codes and asked if that can be implemented more. Mr. Fleming stated that in certain zones there are additional design guidelines that are required.

Mr. Perkins questioned the suggested proposal of changing the Urban Service Boundary to an ordinance.

Vice Chairman Garrett adjourned the meeting.

Attest:


Charlie Perkins, Secretary


Duwan Garrett, Vice Chairman