

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
November 13, 2025

The regular meeting was held in the Scott County Courthouse on November 13, 2025. The meeting was called to order by Chairman Charlie Mifflin at 6:00 p.m. Present were Commissioners Mary Singer, Duwan Garrett, David Vest, Malissa Adair, Harold Dean Jessie, Director Holden Fleming, Planners Elise Ketz, Rhett Shirley, Mark Carper, Toshi Tusam, Engineer Ben Krebs and Attorney Charlie Perkins. Commissioners Jessica Canfield, James Stone, and Brad Green were absent.

Motion by Jessie, second by Garrett to approve the October invoices. Motion carried.

Motion by Singer, second by Vest to approve October 9, 2025 minutes. Motion carried.

Motion by Singer, second by Jessie to approve the November agenda. Motion carried.

Postponements/Withdrawals

Chairman Mifflin stated that North Hamilton Street (ZMA-2025-34) , The Stables at Blossom Park (ZMA-2025-36/PDP-2025-37), East Main Flex Space (PDP-2025-55) and Speedway (PDP-2025-54) will be postponed until the next regularly scheduled meeting.

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

PDP-2025-46 GeoSpecialties – Preliminary development plan for the installation of outdoor storage facility and hoop barn for a specialty geotechnical contractor located on Sadieville Road (Parcel ID: 154-00-004.000).

Mr. Carper stated the property recently had a zoning map amendment. He stated the applicant is requesting one waiver for the property boundary fencing.

He stated the property is 5.45 acres and only 2.8 acres will be developed.

He stated the applicant proposes 877 square feet of interior landscaping to meet the requirement. He stated the western and southern boundaries are wooded and the applicant proposes using the wooded area to meet landscaping requirements. He stated the canopy requirements are met with the existing and proposed coverage.

He stated setback requirements are met.

He stated a conditional use permit is needed for outdoor storage use. He stated the applicant is requesting to be able to use the storage before construction and landscaping is finished. He stated it is recommended that the CUP is contingent on completion of the construction, landscaping and obtaining a Certificate of Occupancy within 6 months of approval of the final development plan.

He stated the applicant has proposed 5 parking spaces.

He stated the existing boundary fence separates the property and with the proposed 8-foot-high fence around the use area, staff supports the requested waiver for the boundary fence requirement.

Jamie Igli, GeoSpecialties, explained the reason for the conditional use request.

After further discussion, **Motion by Jessie, second by Singer, to approve PDP-2025-46 subject to 14 conditions of approval and (1) waiver. Motion carried unanimously.**

ZMA-2025-56 The Little Lighthouse Childcare Center - Zoning Map Amendment from R-3 (High Density Residential) to B-4 (Community Commercial) located at 1696 Oxford Drive.

Chairman Mifflin opened the public hearing.

Mr. Carper stated the surrounding zones include R-2, R-1C, B-5, and A-1. He stated the applicant is proposing a type 1 daycare center which is permitted in all commercial zones.

He went through the previous uses for the property and the businesses that have been in the building.

He stated the applicant has more parking than required.

He stated the sight line along Oxford Drive north of the property has a dip in the road which would need to be addressed.

He stated the 2024 Future Land Use Map shows the property as Low Density Residential. He stated with the proposal of Lexus Way and the adjoining property to the north being A-1 it could become commercial if Lexus Way is built. He stated the property to the west is intended to be commercial.

He stated the property has been used for offices or religious facilities since 1996 and there is no history of residential use.

James Hunter, applicant, stated he will have to consult with his engineer regarding the entrance.

Chairman Mifflin closed the public hearing.

After further discussion, **Motion by Singer, second by Garrett, to recommend approval of the rezoning request (ZMA-2025-56) on the basis of the staff recommendation that it complies with the comprehensive plan. Motion carried unanimously.**

Other Business

Sharp Property Discussion

Michael Barlow, developer, stated they have alternate plans to present but will present why the original plan is the most reasonable along with answering any questions.

He stated allowing builders to build up instead of out stops the sprawl of buildings. He explained the different possible locations for apartment buildings and how they would affect the development.

Chris Hoskins, representing applicant, stated the comprehensive plan addresses the property as medium residential. He stated their plan is the best use of the property to address middle-income housing options.

He stated a recent housing needs assessment showed that apartments are needed and wanted in the area.

Mr. Barlow stated they feel 3-story apartment buildings are the best use of the land.

Commissioner Jessie questioned how much the rent would be for the apartments. John Barlow gave numbers from another development.

Commissioner Singer suggested showing the topography of the property when they come back before the Planning Commission next month.

Mark King, 129 McClelland Springs Drive, questioned how the traffic will affect the light at McClelland Circle and does the street have to connect to McClelland Springs Drive. Mr. Barlow stated the main flow of traffic should be using the main entrance to Paynes Depot Road. John Barlow stated that they are not opposed to losing connectivity, but he thinks staff would not approve.

Melissa Atkins, resident, questioned the widening of the road at Copperfield Lane. Mr. Barlow stated they would have to widen their side of the road to add a turning lane. She stated her concern about adding traffic onto Paynes Depot Road. Mr. Barlow stated there will be a connection in their development onto the Bypass that could be used if traffic is backed up on Paynes Depot Road.

Josh Kyle, 109 Clear Springs Drive, stated that apartments do not belong in this development. He stated if they have to keep apartments, the apartments should only be 2-story. He stated Barlow will not build a trail system or keep it up if they did build it.

Mitzi King, 129 McClelland Springs Drive, stated she is against apartments and connecting the two neighborhoods. She explained her experience with the tree preservation behind her home and her concern about the proposed green space.

Kent Wagner, 112 Spring Bluff Drive, stated his concern for apartments being built and how they would affect the visual appeal of the development.

Eric Everman, 108 McClelland Springs Drive, stated that apartments would affect the character of the neighborhood.

Paul Curry, 107 Buffalo Run Court, stated his concern for the lone apartment building in the corner of the neighborhood near the greenspace area.

Chairman Mifflin questioned if anyone uses that green space area. Mr. Curry stated that everyone on the cul-de-sac uses the green space and he keeps it mowed.

Mr. Curry stated the water/sewer capacity as another concern and stated he has additional concerns instead of last month's concerns being addressed.

Mr. Barlow stated the apartments are not intended to be affordable housing. He stated water and sewer capacity would have to be approved by GMWSS.

Kim Tracy, 134 Old Fort Drive, stated that none of the neighbors want the apartments or cut through to Ward Hall Estates.

Mr. Barlow stated they believe middle-class workers will be living in the apartments.

Commissioner Vest questioned not building the apartments in the development. John Barlow stated they are following the comprehensive plan. He stated not building apartments would underutilize zoning the land.

Christopher Good, 104 Clear Spring Drive, stated just because the property has a higher density you do not have to have a high-density development. He stated his concern for the interconnectivity between McClelland Springs and the new subdivision. He stated he would prefer single-family homes over apartments.

Michael Barlow presented the different apartment options. He stated it is 2-story versus 3-story and where to locate the green space.

Mr. Good stated the adjoining neighborhood is for single-family homes. He suggested reducing the number of apartments and having more single-family homes.

Elena Moore, Payne's Landing, stated she understands building the apartments for future revenue stream but building the apartments would change the flavor of the development. She suggested coming up with something else to complement the existing subdivision.

George Maynard, 125 McClelland Springs Drive, stated his concern about overloading the utilities and as the apartments age the tenants that would rent the apartments.

John Hommrich, 213 Maplewood Drive, stated the area is surrounded by single-family homes and apartments would change the area. He stated it seems the developer wants to pack as many people as he can into the area.

Mr. Hoskins, counsel for the applicant, explained the ordinance and the request for 3-story apartments.

Logan Brothers, 112 Warfield Point, stated he would like the Planning Commission to remember the number of people at last month's meeting against the application. He stated the developer seems unwilling to change the apartments.

Commissioner Jessie questioned the number of approved apartments in the county that have not been built yet.

Mr. Wagner stated the developer said they don't want to put green space where it would impede others living there, he stated the neighborhood doesn't want apartments impeding the neighborhood.

Ms. King stated there are other properties that could be bought to build apartment buildings on.

Mr. Barlow stated there is not a deficiency in the water and sewer capacity.

Mr. King stated he would like to see the Planning Commission consider eliminating the connectivity to Ward Hall.

PDP-2024-48 Georgetown Commons – Early Grading

Mr. Krebs stated he doesn't know if there has been an official request for early grading for Georgetown Commons, but the applicant made indication that a request may be submitted. He stated that is a common condition of approval. He stated he has been reviewing plans and would be comfortable granting early grading.

Mr. Fleming stated he does not have a formal request yet. He stated there have been numerous conversations.

Motion by Vest, second by Adair, to call an Executive Committee Meeting when a formal request is presented. Motion carried 4-1 with Jessie dissenting.

Chairman Mifflin adjourned the meeting.



Charlie Mifflin

Charlie Mifflin, Chairman

Attest:



Charlie Perkins

Charlie Perkins, Secretary