

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
AGENDA
MAY 14, 2026
6:00 p.m.

I. COMMISSION BUSINESS

- A. Approval of April invoices
- B. Approval of April 9, 2026 minutes
- D. Approval of May 14, 2026 agenda
- E. Items for postponement or withdrawal

II. OLD BUSINESS

- A. ZMA-2025-36 Stables at Blossom Park - Zoning Map Amendment for 10.5 acres from B-5 (General Commercial Park) to R-3 (High Density Residential) located on Blossom Park Drive. PUBLIC HEARING
- B. PDP-2025-37 Stables at Blossom Park - Preliminary Development Plan for 168 apartments and associated VUA located on Blossom Park Drive.

III. NEW BUSINESS

- A. PDP-2026-13 Cyron Holdings LLC - Variance from article 6.14 of Landscape and Land Use Buffer Ordinance pertaining to required agricultural buffer fencing along the eastern property boundary located at 1007 Delaplain Road.
- B. ZMA-2026-16 School House - Zoning Map Amendment from A-1 (Agricultural) to B-4 (Community Commercial) located at 2250 Cincinnati Pike. PUBLIC HEARING
- C. PDP-2026-19 Amerson North Townhomes Amended - POSTPONED
- D. PSP-2026-20 Price Farm Townhomes - Preliminary subdivision plat to subdivide an existing 16.86-acre lot, to create 115 individual single-family townhome lots and 1 shared open space lot (remainder of original lot) located on parcel #208-10-008.001

IV. OTHER BUSINESS

- A. PDP-2024-48 Georgetown Commons Commercial West - Variance to the rear yard setback when adjoining residential zoning from 100 feet to 65 feet located on McClelland Circle.
- B. PDP-2025-46 GeoSpecialties - Conditions of Approval

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:

Duwan Garrett, Vice Chairman

Charlie Perkins, Secretary

STABLES AT BLOSSOM PARK ZONING MAP AMENDMENT

Staff Report to the Georgetown-Scott County Planning Commission May 14, 2026

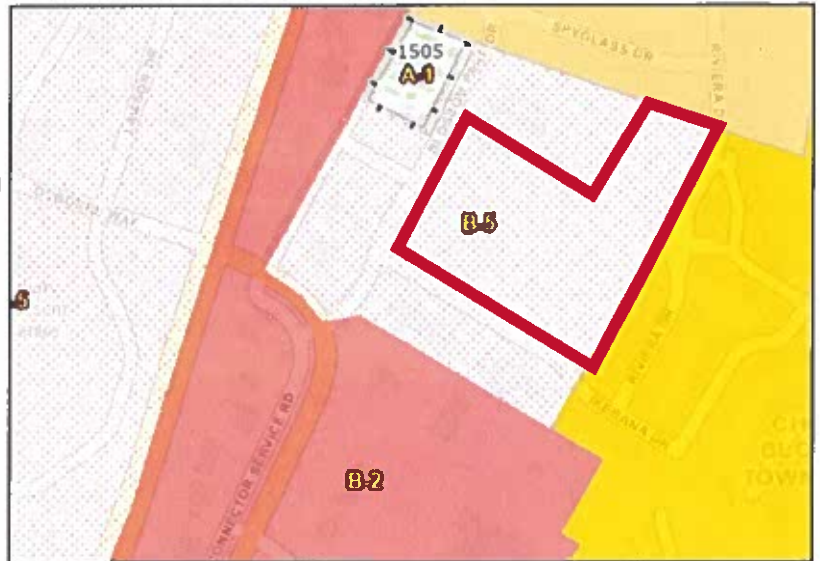
FILE NUMBER: ZMA-2025-36

PROPOSAL: Zoning Map Amendment for 10.5 acres from B-5 (General Commercial Park) to R-3 (High Density Residential)

LOCATION: Blossom Park Drive (189-10-087.000)

OWNER: Sunshine Development Group LLC

APPLICANT & CONSULTANT: Land Development and Design



STATISTICS:

Total Site Acreage:	10.5 ac (to be rezoned, 13.4 acre parent parcel)
Zone (Current, at Time of Application):	B-5 (General Commercial Park)
Zone (Proposed):	R-3 (High Density Residential)
Surrounding Zone:	B-5, R-2
Proposed Development:	Apartments (168) 16 units per acre (16 units per acre zone maximum)
Access:	Blossom Park Drive, Ikebana Drive, Fitness Path

BACKGROUND:

The Project Site is a 13.4 -acre, B-5 (General Commercial Park) zoned tract located east of Blossom Park Drive, north of Ikebana Path. There would be approximately 2.9 acres of B-5 (General Commercial Park) remaining in the parent parcel if this request were to be approved.

The subject property received zoning approval for a change from A-1 to B-5 Commercial Park in February, 2000 (ZMA-2000-06) as part of a larger 27-acre rezoning. The site also later received Preliminary Development Plan approval (PDP-2000-64) for a 236,256 square foot commercial development on the 27 acres. The adjoining out lots west of Cherry Blossom Park and south of Ikebana Road as well as the Planet Fitness site were developed over time, leaving a remainder of 13.4 acres north of Ikebana Road and east of Cherry Blossom Park Road undeveloped.

Properties in the immediate vicinity are already developed with a mix of single-family detached homes, townhomes, and commercial uses of varying types and scale.

The 2024 Comprehensive Plan also identifies the area of the Project Site as a "Neighborhood Center". The Project Site is specifically in Neighborhood Center #4 (Blossom Park).

The Neighborhood Centers concept seeks to achieve the following outcomes:

1. Efficiently use the land available for development by combining higher density residential, retail, restaurant, grocery, and public services (parks, schools & libraries) into a compact area.
2. Reduce motor vehicle miles driven to meet the daily needs of residents and traffic congestion through integrated uses and excellent bicycle/pedestrian infrastructure.
3. Enhance the character of the built environment of the area through use of quality building materials and innovative architectural design.
4. Provide open space for public park uses that are centrally located, mostly avoids environmentally sensitive areas, has excellent bicycle/pedestrian access, and provides public amenities (trails, playgrounds, graded fields, etc.). This open space increases opportunities for socialization & exercise and improves the quality of life for our community.

There is an opportunity for this Neighborhood Center to become a commercial hub for the broader Cherry Blossom neighborhood. The site does not have access to arterial roads, so any residential component should be medium density or lower. Highway commercial uses would not be appropriate due to the transportation constraints and the context in which the land is situated.

CONCEPT PLAN REVIEW:

The subject property is proposed to be rezoned R-3 (High Density Residential) with a total of 168 apartment units resulting in a density of 16 units per acre, which is the maximum for the requested zone. There are seven (7) three story buildings proposed, with a pool and clubhouse facility being central in the development. Buildings in the R-3 zone may be three stories tall provided they meet additional setback requirements as detailed in the *Schedule of Area and Dimension Regulations*. Height of buildings may be increased up to 50 feet, provided each side yard is increased by the same amount over the required yard minimum that the building height is increased over the otherwise required height maximum. All residential structures on this plan meet this requirement.

However, the *Comprehensive Plan* states buildings in the Blossom Park Neighborhood Center should be two to two-and-a-half stories tall. Multi-family uses proposed for the site should be either second story apartments above commercial developments, or located as a transition between the commercial uses and the existing neighborhoods to the east. Heights of all buildings should be a maximum of two stories at the periphery in this area in order to better fit in with the surrounding development.

While the site is near the Connector Road corridor, this site has closer ties to the residential areas directly adjoining the Neighborhood Center. Any development of this site should aesthetically fit in with the residential area and provide commercial and residential uses that are compatible and provide for a better quality of life for those who live in the area. The proposed three story buildings would not match the typical two story buildings in the general vicinity.

Traffic

The applicant has provided data from the ITE Trip Generation Manual illustrating the impact this use would have on local traffic patterns during peak times. They have demonstrated that this development will generate a maximum of 74 peak hour trips¹, falling below the threshold of 100 trips that would require a professional traffic study.

It was noted during Technical Review that a more thorough traffic study may be appropriate for this proposal, though one was not provided by the applicant at the time of staff report drafting.

Access & Circulation

The Concept Plan lays out 168 residential units on the property. The *Subdivision & Development Regulations* require multi-family developments of 100 or more units to have at least two access points [Article X (P)(7)]. This application satisfies these requirements. The Concept Plan shows connectivity to both Fitness Path and Ikebana Drive. There is no connection proposed between the residential and future commercial components for vehicular traffic. Staff recommends sidewalks and other pedestrian amenities be installed to provide connectivity between residential and commercial uses.

The main arterial access to the area comes from Connector Road, which is approximately 500 feet away from the development via Blossom Park Drive. This Neighborhood Center is unlikely to support the same level of residential density that may be available at other proposed Neighborhood Centers due to lack of direct arterial access, and the current conditions of Connector Road.

Connector Road is a state route that connects Exit 126 to Exit 125 on Interstate I-75. Exit 125 does not have a northbound onramp so Connector Road gives northbound vehicles a route to the Exit 126 northbound ramp. This road has become a major Commercial corridor and the dual use for thru traffic and for local access to commercial businesses has increased congestion along the heavily used corridor. There is a need for improvements to help increase capacity of the roadway and for pedestrian and bicycle mobility due to the increase in residential development in the area.

KYTC is currently working on a project for improvements to the Connector Road Corridor, but a final project plan and timeline has not been released at the time this staff report was written. If a multi-use trail is part of the improvements proposed for the Connector Road corridor, staff expects development of the Neighborhood Center to provide connectivity to this feature.

Parking

Parking areas are located within the development, shielded from view of roadways by the residential structures themselves. A variety of apartment types are being offered, each requiring separate parking metrics as follows:

One bedroom units require 1.5 spaces per unit, with 24 units proposed. Two and three bedroom apartments require 2 parking spaces per unit, with 144 units proposed. Overall, 324 spaces are required. The plan satisfies this requirement with 324 spaces being offered, 14 of which being ADA compliant.

¹ 0.44 trips generated per unit in weekday PM peak hour, ITE Trip Generation Manual.

Landscape & Land Use Buffers

This concept plan shows all appropriate landscaping and buffering per the *Ordinance*. A full species specific landscape plan will be required as part of the development plan process.

LEGAL CONSIDERATIONS:

Any zone change request is required to meet the following standards from *Kentucky Revised Statutes, Chapter 100*:

Section 100.213 Findings necessary for proposed map amendment – Reconsideration.

1. *Before any map amendment is granted, the planning commission . . . must find that the map amendment is in agreement with the adopted comprehensive plan, or, in the absence of such a finding, that one (1) or more of the following apply and such finding shall be recorded in the minutes and records of the planning commission or the legislative body or fiscal court:*
 - a. *That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate;*
 - b. *That there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area.*

Part 1:

The Comprehensive Plan provides guidance for consideration of zone change requests. The Future Land Use Map (FLU Map) for the currently adopted Comprehensive Plan shows the Project Site inside the Georgetown urban service boundary and planned Mixed Use. This category allows high density residential uses when designed in a manner that is walkable and bikeable. High density residential uses may include townhome and apartment developments.

Though this application seeks to achieve solely residential development, the remaining commercial area within the parent parcel could provide for a mix of adjoining uses. The site's proximity to other commercial uses of varying type and scale also serves to provide convenient access to services for future residents.

Staff Findings

The 2024 Comprehensive Plan Future Land Use Map shows the most appropriate land use to be Mixed Use. The proposed R-3 zoning for the property could be appropriate for this Future Land Use designation, as high density residential uses are expected as a part of mixed use development patterns when the area can support them.

However, many sections of the Comprehensive Plan identify the transportation and infrastructure challenges faced by this area. Further, the Comprehensive Plan is explicit in the intent that two-story development would be most complimentary to existing uses in the area. Staff finds that this site cannot support a three-story high density residential development as detailed in the concept plan accompanying this application.

RECOMMENDATION:

Based on the findings that the requested zone change does not satisfy the requirements of KRS 100.213; staff recommends **Denial** of the zone change request for 10.5 acres from B-5 (General Commercial Park) to R-3 (High Density Residential).

If the Commission recommends approval of this application, staff recommends the following conditions be attached:

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance and Subdivision and Development Regulations*.

**STABLES AT BLOSSOM PARK
PRELIMINARY DEVELOPMENT PLAN**

Staff Report

Georgetown-Scott County Planning Commission

April 9, 2026

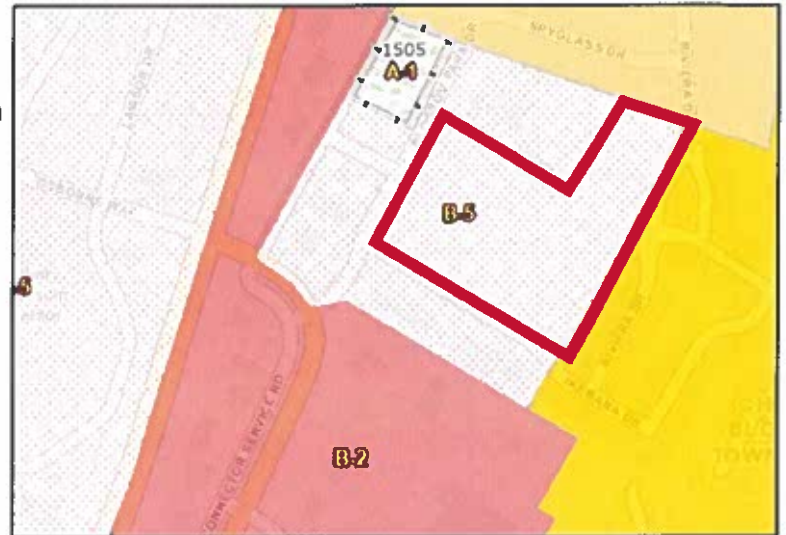
FILE NUMBER: PDP 2025-37

PROPOSAL: Preliminary Development Plan for 168 apartments and associated VUA

LOCATION: Blossom Park Drive (189-10-087.000)

OWNER: Sunshine Development Group LLC

APPLICANT & CONSULTANT: Land Development and Design



STATISTICS:

Total Site Acreage:	10.5 ac (13.4 acre parent parcel)
Zone (Current, at Time of Application):	B-5 (General Commercial Park)
Zone (Proposed):	R-3 (High Density Residential)
Surrounding Zone:	B-5, R-2
Proposed Development:	Apartments (168)
Proposed Density:	16 units per acre (16 units per acre zone maximum)
Waiver Request:	Three story buildings



BACKGROUND:

The Project Site is a 10.5 acre portion of a 13.4 -acre tract located east of Blossom Park Drive, north of Ikebana Path.

This project site is currently under consideration for a zone change to the R-3 designation via ZMA 2025-36. The subject property received zoning approval for a change from A-1 to B-5 Commercial Park in February, 2000 (ZMA-2000-06) as part of a larger 27-acre rezoning. The site also later received Preliminary Development Plan approval (PDP-2000-64) for a 236,256 square foot commercial development on the 27 acres. The adjoining out lots west of Cherry Blossom Park and south of Ikebana Road as well as the Planet Fitness site were developed over time, leaving a remainder of 13.4 acres north of Ikebana Road and east of Cherry Blossom Park Roads undeveloped.

Properties in the immediate vicinity are already developed with a mix of single-family detached homes, townhomes, and commercial uses of varying types and scale. There are utilities available to the periphery of the property.

The subject property is proposed to be rezoned R-3 (High Density Residential) with a total of 168 apartment units shown resulting in a density of 16 units per acre, which is the maximum for the requested zone. There are seven (7) three story buildings proposed, with a pool and clubhouse facility being central in the development.

PLAN REVIEW

Waiver Request, 3 Story Buildings

Buildings in the R-3 zone may be three stories tall provided they meet additional setback requirements as detailed in the *Schedule of Area and Dimension Regulations*. Height of buildings may be increased up to 50 feet, provided each side yard is increased by the same amount over the required yard minimum that the building height is increased over the otherwise required height maximum. All residential structures on this plan meet this requirement. Staff however recommends denying this waiver request.

The *Comprehensive Plan* states buildings in the Blossom Park Neighborhood Center should be two to two-and-a-half stories tall. Multi-family uses proposed for the site should be either second story apartments above commercial developments, or located as a transition between the commercial uses and the existing neighborhoods to the east. Heights of all buildings should be a maximum of two stories at the periphery in this area in order to better fit in with the surrounding development.

While the site is near the Connector Road corridor, this site has closer ties to the residential areas directly adjoining the Neighborhood Center. Any development of this site should aesthetically fit in with the residential area and provide commercial and residential uses that are compatible and provide for a better quality of life for those who live in the area. The proposed three story buildings would not match the typical two story buildings in the general vicinity.

Access & Circulation

The Concept Plan lays out 168 residential units on the property. The *Subdivision & Development Regulations* require multi-family developments of 100 or more units to have at least two access points [Article X (P)(7)]. This application satisfies these requirements. The plan shows connectivity to both Fitness Path and Ikebana Drive. There is no connection proposed between the residential and future commercial components for vehicular traffic. Staff recommends sidewalks and other pedestrian amenities be installed to provide connectivity between residential and commercial uses.

Traffic

The applicant has provided data from the ITE Trip Generation Manual illustrating the impact this use would have on local traffic patterns during peak times. They have demonstrated that this development will generate a maximum of 74 peak hour trips¹, falling below the threshold of 100 trips that would require a professional traffic study.

¹ 0.44 trips generated per unit in weekday PM peak hour, ITE Trip Generation Manual.

It was noted during Technical Review that a more thorough traffic study may be appropriate for this proposal, though one was not provided by the applicant at the time of staff report drafting.

The main arterial access to the area comes from Connector Road, which is approximately 500 feet away from the development via Blossom Park Drive. This Neighborhood Center is unlikely to support the same level of residential density that may be available at other proposed Neighborhood Centers due to lack of direct arterial access, and the current conditions of Connector Road.

Connector Road is a state route that connects Exit 126 to Exit 125 on Interstate I-75. Exit 125 does not have a northbound onramp so Connector Road gives northbound vehicles a route to the Exit 126 northbound ramp. This road has become a major Commercial corridor and the dual use for thru traffic and for local access to commercial businesses has increased congestion along the heavily used corridor. There is a need for improvements to help increase capacity of the roadway and for pedestrian and bicycle mobility due to the increase in residential development in the area.

KYTC is currently working on a project for improvements to the Connector Road Corridor, but a final project plan and timeline has not been released at the time this staff report was written. If a multi-use trail is part of the improvements proposed for the Connector Road corridor, staff expects development of the Neighborhood Center to provide connectivity to this feature.

Parking

Parking areas are located within the development, shielded from view of roadways by the residential structures themselves. A variety of apartment types are being offered, each requiring separate parking metrics as follows:

One bedroom units require 1.5 spaces per unit, with 24 units proposed. Two and three bedroom apartments require 2 parking spaces per unit, with 144 units proposed. Overall, 324 spaces are required. The plan satisfies this requirement with 324 spaces being offered, 14 of which being ADA compliant.

Landscape & Land Use Buffers

This preliminary plan shows all appropriate landscaping and buffering per the *Ordinance*. A full species specific landscape plan will be required as part of the final development plan process.

Stormwater, Drainage, and Hydrology

The Final Development Plan shall comply with all stormwater management requirements according to the current Stormwater Manual including a post-construction stormwater management BMP O&M agreement. No areas of floodplain or significant natural drainage exist on the property.

RECOMMENDATION:

Staff recommends **Denial** of PDP-2025-37, based on conflict with the *Comprehensive Plan*, and traffic concerns. If the Commission recommends approval of this application and the requested waiver, staff recommends the following conditions be attached:

Waiver Requested:

3 Story (45 feet) Building Height Allowance

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision and Development Regulations*.
2. The applicant shall be responsible for all offsite road and public water and sewer improvements required to serve the proposed development.
3. Any revisions or amendments to the approved Preliminary Development Plan shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
4. This Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406 section A of the *Subdivision and Development Regulations*.
5. Prior to any construction or grading, a Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.
6. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
7. The Final Development Plan shall comply with all stormwater management requirements according to the current Stormwater Manual including a post-construction stormwater management BMP O&M agreement.
8. A photometric plan shall be submitted and approved as part of the Final Development Plan. The Applicant shall direct lighting away from adjoining property and not have any off-site impact.
9. A species-specific landscape plan shall be included with the Final Development Plan indicating all trees to be preserved during construction.

final report

October 22, 2025

Traffic Impact Study

*The Stables at Blossom Park
Ikebana Drive
Georgetown, KY*

Prepared for

Georgetown-Scott County Planning Commission

DIANE B. ZIMMERMAN
Traffic Engineering, LLC

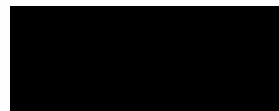


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INTRODUCTION

The preliminary development plan for the Stables at Blossom Park in Georgetown, KY shows a 168-unit apartment complex. **Figure 1** displays a map of the site. Access to the apartments will be from two entrances on Ikebana Drive and Fitness Path. The site plan is in the appendix. The purpose of this study is to examine the traffic impacts of the development upon the adjacent highway system. For this study, the impact area was defined to be the intersections along Connector Road with US 62 and Blossom Park Drive, and the intersections of Blossom Park Drive at Ikebana Drive and Fitness Path.



Figure 1. Site Map

EXISTING CONDITIONS

Blossom Park Drive is a Georgetown city street. The pavement is 36 feet wide with no striping. The posted speed limit is 25 mph. At the intersection with Connector Road there is a shared left and thru lane and a right turn lane. There is a southbound left turn lane and a northbound right turn lane on Connector Road

Connector Road is KY 2906 and is a state maintained road. The Kentucky Transportation Cabinet estimates the 2025 ADT at 11,300 vehicles per day between US 62 and US 460 (Station A90). The route is a two-lane roadway with eleven-foot lanes, and four-foot stabilized shoulders. The posted speed limit is 45 mph.

US 62 is a state maintained road. The Kentucky Transportation Cabinet estimates the 2025 ADT at 22,500 vehicles per day (Station 252) between I 75 and KY 3487. The route is a four-lane roadway with twelve-foot lanes, twelve-foot paved shoulders, and no sidewalks. The intersection with Connector Road is controlled with a traffic signal. The posted speed limit is 45 mph. The northbound approach has dual left turn lanes and a right turn lane, while the southbound approach has a left and right lane.

Peak hour traffic counts for the intersection were obtained on August 19, 2025. The peak hours were 7:30 to 8:30 a.m. and the p.m. peak hour varied. **Figure 2** illustrates the existing a.m. and p.m. peak hour traffic volumes.

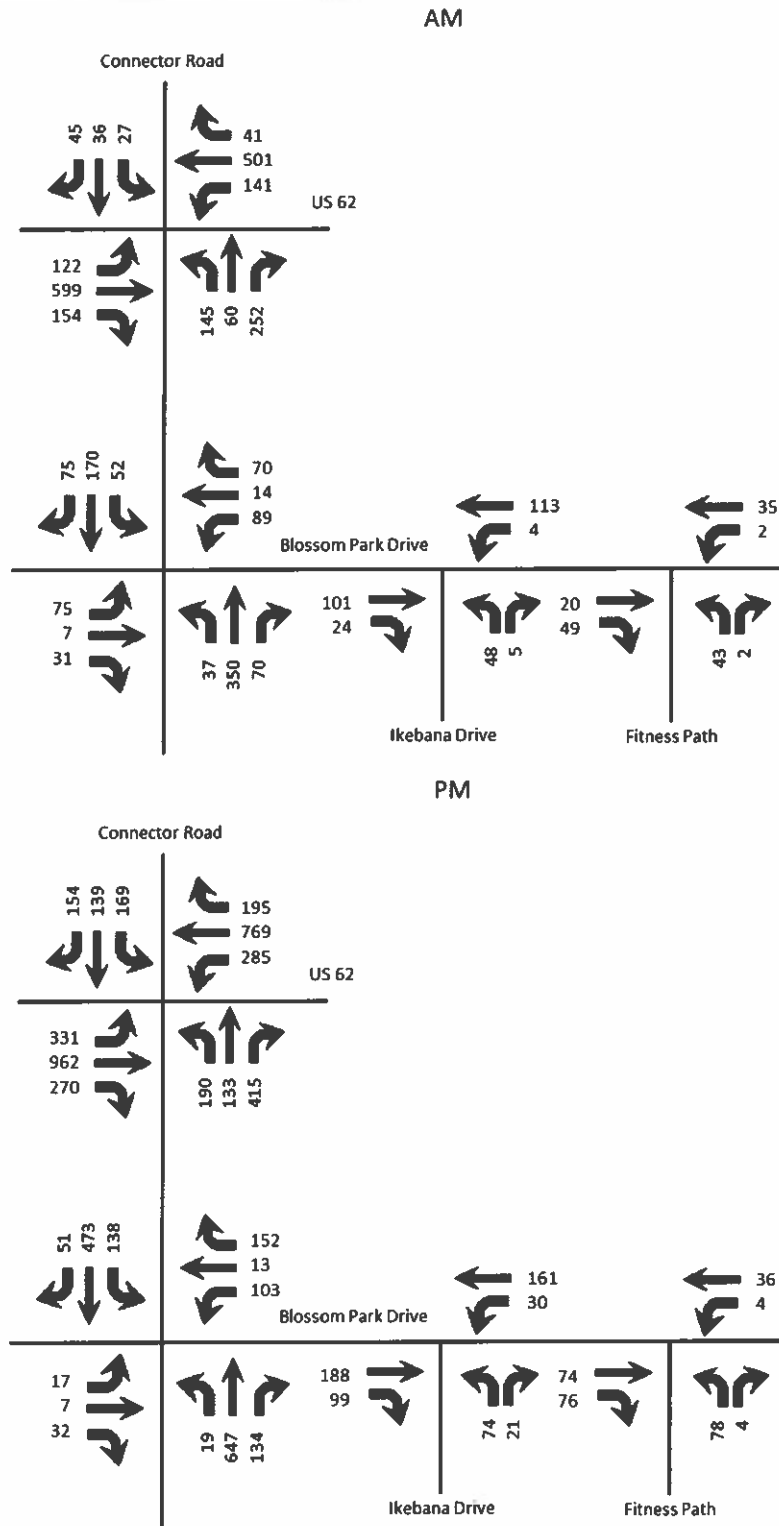
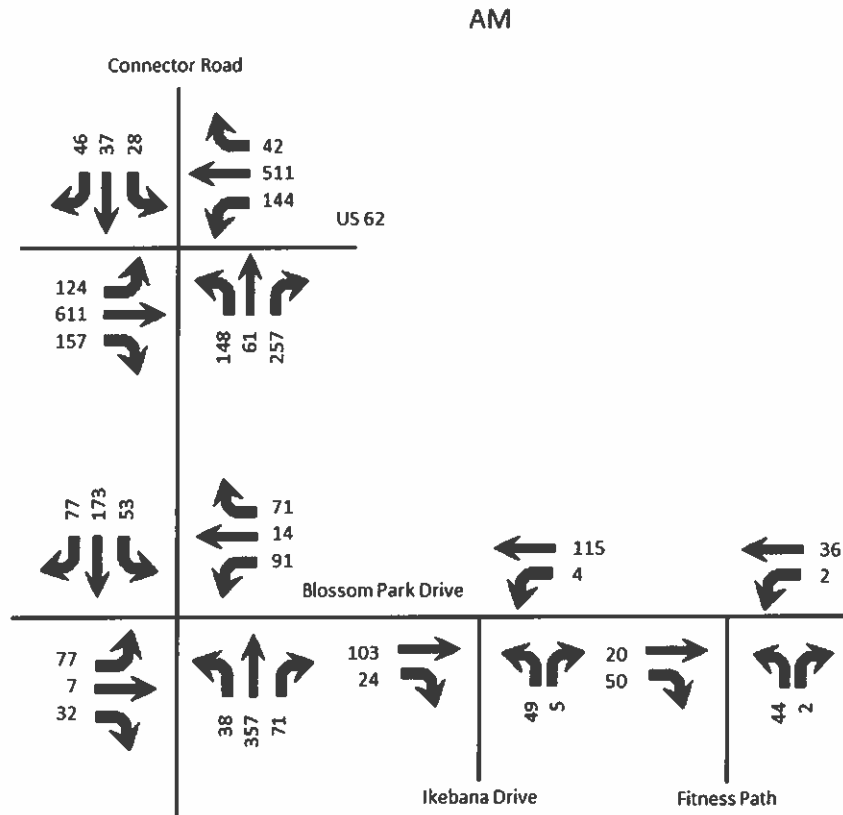


Figure 2. Existing (2025) Peak Hour Volumes

FUTURE CONDITIONS

The project completion date is 2027. An annual growth rate of 1.0 percent was applied to all 2025 traffic volumes. This is based upon a review of historical traffic counts at stations A90, and 252, and A82. **Figure 3** displays the 2027 No Build peak hour volumes.



PM

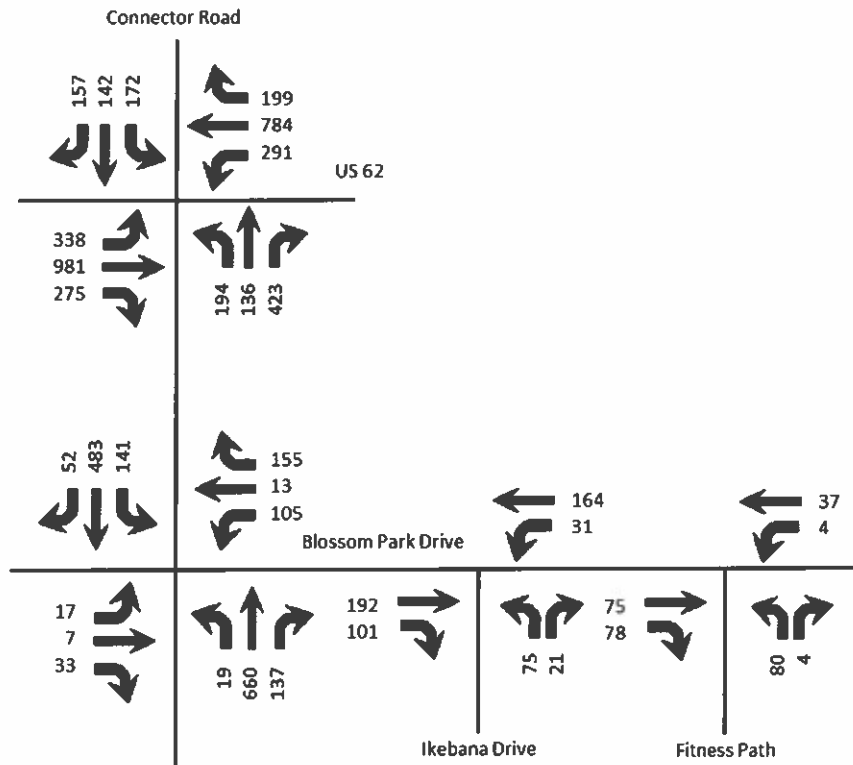


Figure 3. 2027 No Build Peak Hour Volumes

TRIP GENERATION

The Institute of Transportation Engineers Trip Generation Manual, 12th Edition contains trip generation rates for a wide range of developments. The land use of “Multi-family Low-Rise (220)” was reviewed and determined to be the best match. The trip generation results are listed in Table 1. The trips were assigned to the highway network with the percentages shown in Figure 4. Figure 5 shows the trips generated by this development and distributed throughout the road network during the peak hours. Figure 6 displays the individual turning movements for the peak hours when the development is completed.

Table 1. Peak Hour Trips Generated by Site

Land Use	A.M. Peak Hour			P.M. Peak Hour		
	Trips	In	Out	Trips	In	Out
Apartments (168 units)	72	17	55	93	58	35

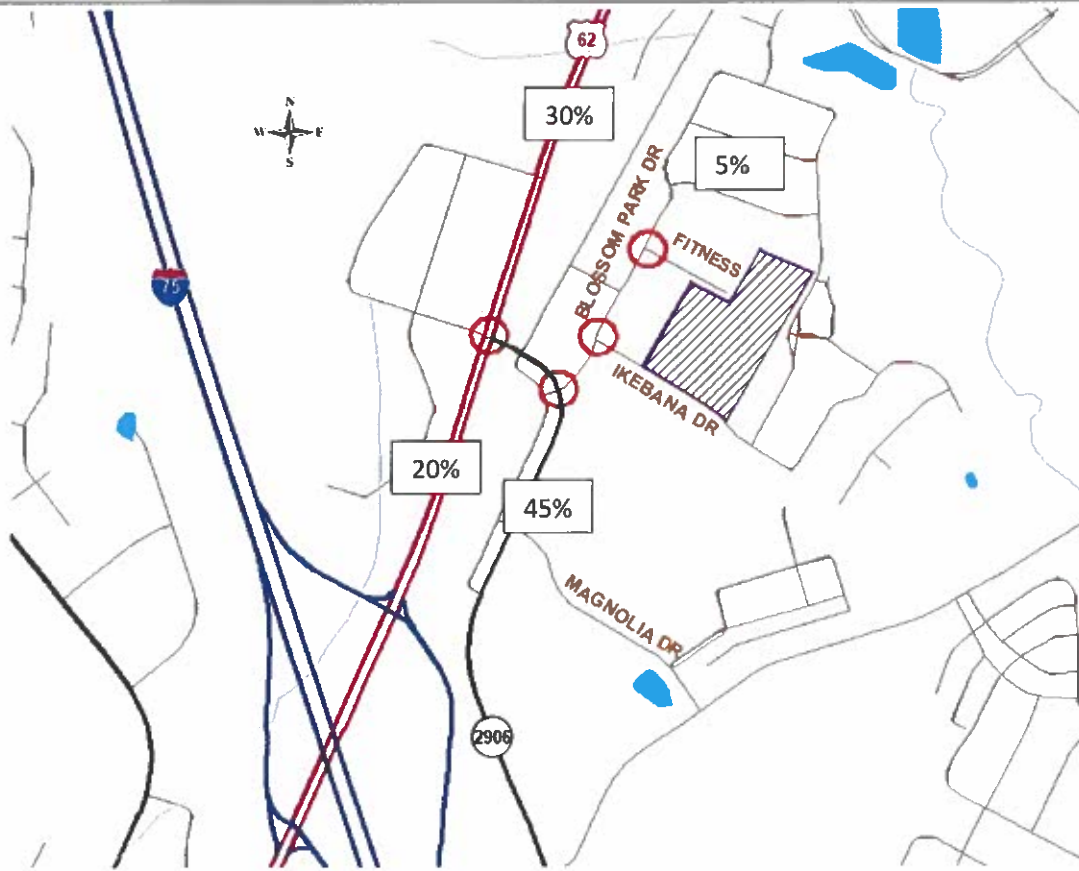
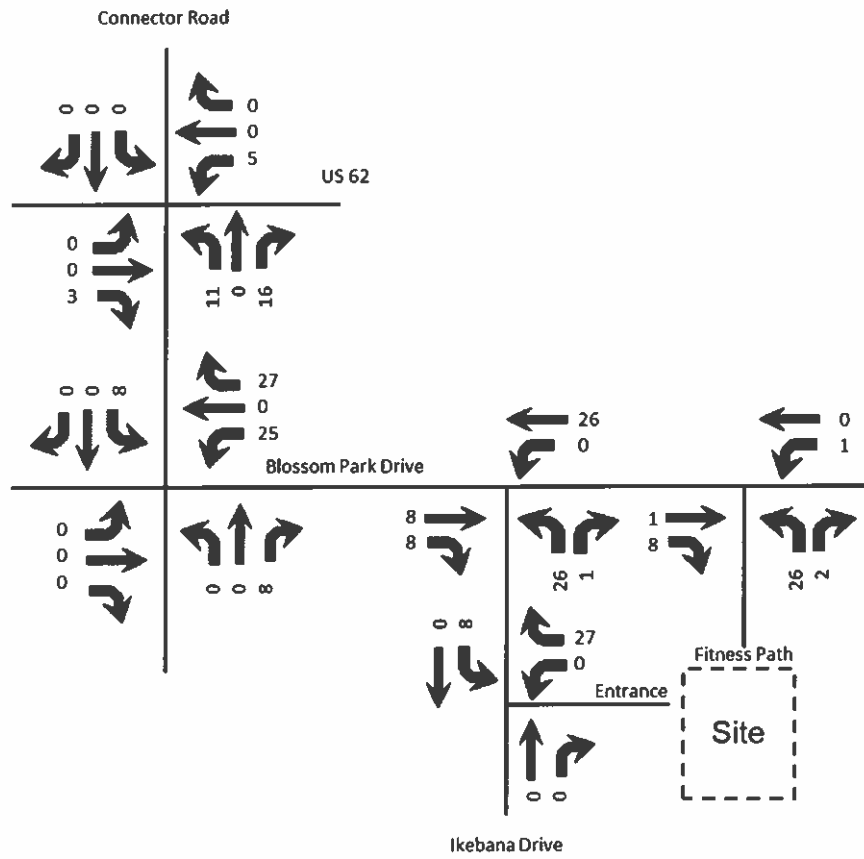


Figure 4. Trip Distribution Percentages

AM



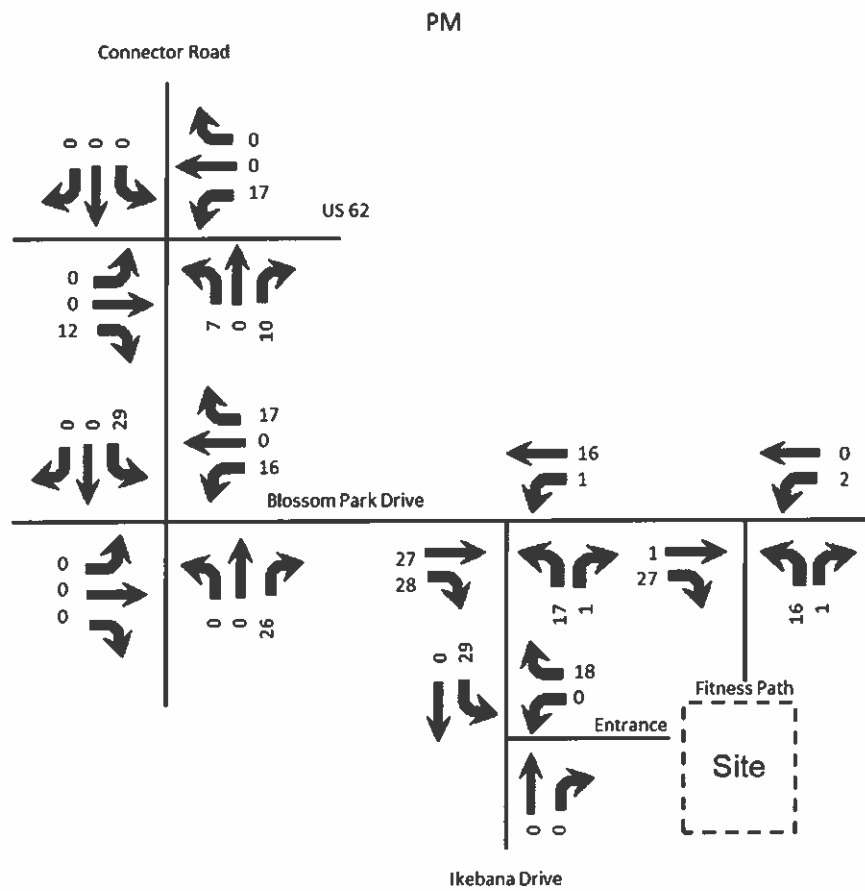
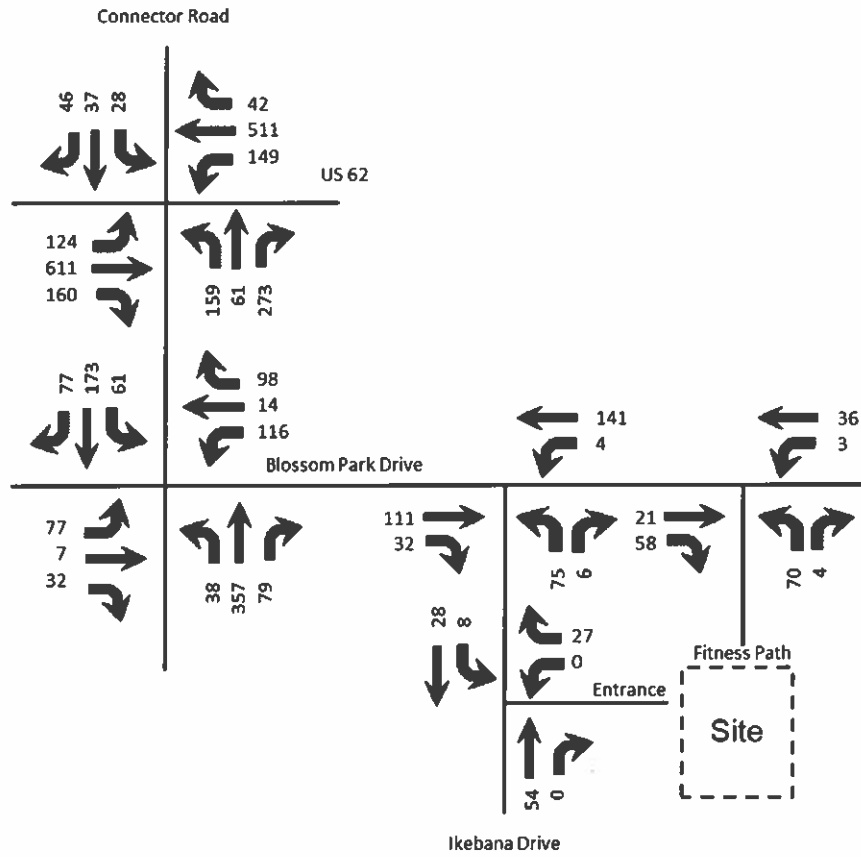


Figure 5. Peak Hour Trips Generated by Site

The Stables at Blossom Park
Traffic Impact Study

AM



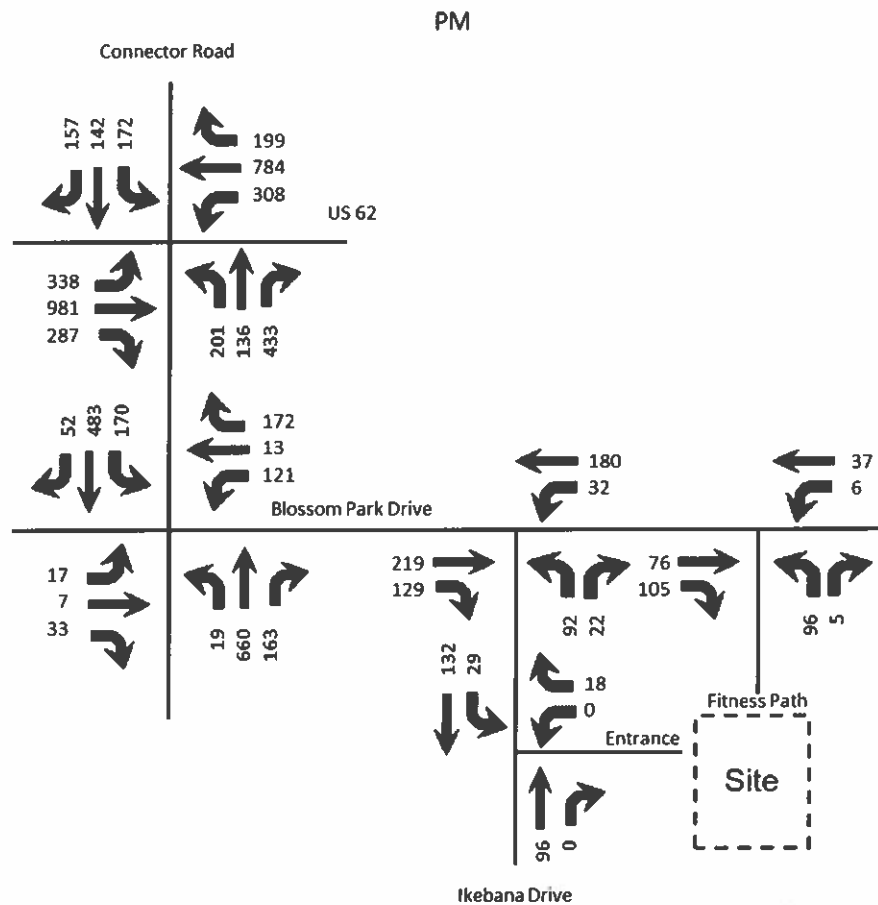


Figure 6. Build Peak Hour Volumes

ANALYSIS

The qualitative measure of operation for a roadway facility or intersection is evaluated by assigning a “Level of Service”. Level of Service is a ranking scale from A through F, “A” is the best operating condition and “F” is the worst. Level of Service results depend upon the facility that is analyzed. In this case, the Level of Service is based upon the delay experienced at an intersection.

To evaluate the impact of the proposed development, the vehicle delays at the intersections were determined using procedures detailed in the Highway Capacity Manual, 7th edition. Future delays and Level of Service were determined for the intersections using the HCS Streets and TWSC (version 2025) software. The delays and Level of Service are summarized in **Table 2**.

Table 2. Peak Hour Level of Service

Approach	A.M.			P.M.		
	2025 Existing	2027 No Build	2027 Build	2025 Existing	2027 No Build	2027 Build
US 62 at Connector Road	C 32.1	C 32.3	C 32.8	D 48.3	D 50.2	D 52.5
US 62 Eastbound	C 25.5	C 25.9	C 26.6	D 48.6	D 49.7	D 49.6
US 62 Westbound	C 27.1	C 27.3	C 28.1	D 46.8	D 51.2	D 58.8
Connector Road Northbound	D 45.3	D 45.0	D 44.1	D 44.1	D 44.3	D 44.3
Wal-Mart Southbound	E 61.9	E 62.1	E 62.1	E 58.4	E 58.4	E 58.4
Blossom Park Drive at Connector Road						
Blossom Park Drive Eastbound	C 18.6	C 19.2	C 21.1	F 57.9	F 76.9	0 Cap
Blossom Park Drive Westbound	C 16.0	C 16.3	C 17.5	E 44.1	E 48.9	E 77.9
Connector Road Northbound (left)	A 7.8	A 7.8	A 7.8	A 8.5	A 8.6	A 8.6
Connector Road Southbound (left)	A 8.4	A 8.4	A 8.5	B 10.3	B 10.4	B 10.8
Blossom Park Drive at Ikebana Drive						
Blossom Park Drive Westbound (left)	A 7.5	A 7.5	A 7.5	A 7.9	A 8.0	A 8.1
Ikebana Drive Northbound	B 10.2	B 10.3	B 10.8	B 12.0	B 12.1	B 13.1
Blossom Park Drive at Fitness Path						
Blossom Park Drive Westbound (left)	A 7.4	A 7.4	A 7.4	A 7.5	A 7.5	A 7.6
Fitness Path Northbound	A 9.2	A 9.2	A 9.4	A 10.0	B 10.0	B 10.4

Key: Level of Service, Delay in seconds per vehicle

The Kentucky Transportation Cabinet project 7-80102 for Connector Road includes a traffic signal at the intersection with Blossom Park Drive. The project is currently purchasing right of way, but a construction date has not been established. The project also includes additional lanes on Connector Road between Old Oxford Road and US 62.

CONCLUSIONS




Based upon the volume of traffic generated by the development and the amount of traffic forecasted for the year 2027, there will be a manageable impact to the existing highway network, with Levels of Service remaining within acceptable limits. The delays experienced in the area will increase within acceptable limits, except at the

The Stables at Blossom Park
Traffic Impact Study

intersection of Connector Road with Blossom Park Drive. At this intersection, a traffic signal will be installed by KYTC along with other improvements on Connector Road. No improvements are needed along Blossom Park Drive.

I, Diane Bridwell Zimmerman, certify that this Traffic Impact Study has been prepared under my direct supervision, that I am a Professional Engineer registered in the State of Kentucky and have successfully completed the Traffic Impact Study Requirements training course required by KYTC. Furthermore, I certify that this study has been completed in accordance with the KYTC Traffic Impact Study Requirements and in accordance with engineering standards of practice. The results presented have been determined to be accurate representations of existing and anticipated conditions based on the assumptions and methodologies presented in this report.

Diane Bridwell Zimmerman, Professional Engineer License #16462

 College of Engineering <small>Kentucky Transportation Center</small>	 TECHNOLOGY TRANSFER PROGRAM
TRAFFIC IMPACT STUDY COURSE Certificate of Completion (3.5 PDH)	
Diane Zimmerman KY PE License No. 16462	TIM THARPE _____ Tim Tharpe, KYTC Director of Traffic Operations
Completed: 02/18/2022 Expires: 02/18/2026 Company: University of Kentucky	 _____ Adam Kirk, Instructor
The official status of this certificate can be verified with the KYTC Division of Traffic Operations	

JON A. WOODALL

July 1, 2025

VIA HAND DELIVERY

Georgetown-Scott County Planning Commission
230 E. Main Street
Georgetown, Kentucky 40324

RECEIVED

APR 27 2026

PLANNING COMMISSION

Applicant: Sunshine Development Group, LLC
Property: Blossom Park Drive
Parcel: 187-10-087.000
Project: The Stables at Blossom Park
RE: Zone Map Amendment and Preliminary Development Plan

Dear Commission Members:

Please be advised I am writing on behalf of the applicant, Sunshine Development Group, LLC, (hereinafter the "Applicant") who is applying for a zone change for property located on Blossom Park Drive, Georgetown, Kentucky and identified as parcel number 187-10-087.000 (the "Property"). Currently, the entirety of the Property (13.41+/- acres) is zoned B-5. The Applicant seeks to rezone approximately 10.5 acres of the Property to R-3. The purpose of this request is to make way for a multi-family residential development that will complement the various mixed uses already in the area. Simultaneous with this filing, the Applicant is also submitting a Preliminary Development Plan ("PDP") for the Commission's review and consideration.

I. The Applicant

The Applicant is very eager and excited to enter the Georgetown market and provide a residential development which will complement the remaining commercial uses to be developed on what will become the adjacent property. The Applicant's mission and vision uniquely align with many of the stated goals and objectives of the Georgetown-Scott County 2024 Comprehensive Plan (the "Comprehensive Plan"). Specifically, the Applicant is eager to advance the City's goals of promoting economic development, providing a safe and functional multi-modal transportation network through thoughtfully planned development and design. Likewise, the Applicant seeks to increase the quality of life of local citizens and promote safe and sustainable mixed-use developments, while also reinforcing Georgetown's distinctive character, identity and sense of place.

The Applicant is anxious to enter the Georgetown marketplace as a thoughtful and forward-thinking corporate citizen.

II. The Property

The Property consists of +/-13.41 acres located on Blossom Park Drive. The Property is situated in an area where residential and some commercial uses predominate. Currently, the Property is zoned B-5 which allows for commercial development at this location. However, as will be discussed in greater detail below, the Comprehensive Plan envisions a mixed-use development on the Property. Moreover, the Property is within the City boundaries and therefore urban in nature, prime for residential development.

III. Preliminary Development Plan

As can be seen from the PDP, the Applicant proposes to construct a multi-family development containing seven (7) separate buildings and consisting of 168 multi-family units on a 10.5-acre tract (the "Development"). A clubhouse and pool area will also be featured in the Development. The Development Plan also depicts that the Applicant has taken the time and effort to effectively plan for the seamless transition from commercial uses to the residential aspects of the Development. In addition, the Applicant has paid close attention to the surrounding areas and has sought to appropriately and adequately provide ingress and egress to prevent any potential traffic issues within the development. This development will also provide much-needed middle income housing.

IV. The Zone Change Request and Comprehensive Plan

A. KRS 100.213

Pursuant to KRS 100.213, "[b]efore any map amendment is granted, the planning commission...must find that the map amendment is in agreement with the adopted comprehensive plan, or, in the absence of such a finding, that one (1) or more of the following apply and such finding shall be recorded in the minutes and records of the planning commission or the legislative body or fiscal court: (a) That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate; (b) That there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area...." For reasons made clear below, the Applicant's request complies with the Comprehensive Plan.

As previously stated, the applicant proposes a multi-family development consisting of 168 units. The property in question was specifically considered during the process of the adoption of the Comprehensive Plan. In fact, in that section of the Comprehensive Plan devoted to neighborhood centers, Neighborhood Center Area 4: Blossom Park, is referenced. See 2024 Comprehensive Plan, pp. 96-97. Pursuant to "Land Use," it is stated that "[t]he Blossom Park Neighborhood Center is proposed north of Ikebana Drive and east of Blossom Park Drive. This

area would be appropriate for a mix of residential and commercial uses serving and fitting within the surrounding neighborhoods.” Id. The neighborhood center contemplated by the Comprehensive Plan is precisely what the applicant intends to construct. The Comprehensive Plan goes on to state that “[a]ppropriate commercial development in this area would be those retail and services that can service the surrounding neighborhoods and some of the passing traffic on nearby Collector Road (Kentucky – 2906).”

While the zone change application sought is simply to provide multi-family residential housing, the balance of the property (approximately 2.91 acres) will remain zoned B-5, such that a commercial development can be sustained there. Given that the adjacent property on the opposite side of the proposed multi-family residential development is already commercial (Planet Fitness Gym) this is an ideal use pattern for this area. With reference to the permitted uses and R-3 districts, the Zoning Ordinance specifically states that duplexes and multiple family dwellings with a maximum of 16 units per net acre are permitted. Thus, the 168 total units sought by the applicant, is consistent with the ordinance. See Section 4.34B.

With respect to “Buildings/Built Form”, the Comprehensive Plan dictates that “any development of this site should aesthetically fit in the with the residential area and provide commercial and residential uses that are compatible and provide for a better quality of life for those who live in the area.” Comprehensive Plan at 97. Moreover, the buildings proposed for the project should be oriented to face Ikebana Drive as well as Blossom Park Drive with parking focused on the interior of the development. “Parking lots should not be the dominant view of the sites from these collector roads.” Id. This is precisely the design employed by the Applicant.

In keeping with the “Mobility” references in the Comprehensive Plan, the Applicant recognizes that the property is supported by two (2) collector roads, Blossom Park Drive and Ikebana Drive. The plan further suggests that “individual developments in the neighborhood center should not have direct access to the collector roads and should be served by an internal road.” However, the Applicant’s proposal does in fact call for two (2) means of ingress and egress into its Development, that being from Ikebana Drive and Blossom Park Drive. This is simply due to the fact that no other viable means of access to the Property exist.

B. Goals and Objectives

The drafters of the Comprehensive Plan recognized that the community had a list of distinctive tasks that it had to address. One of those tasks was to “make sure that we encourage a wide range of housing types to meet the variety of incomes and interests of members of the community. Regulations can and should be adjusted to allow for and encourage\incentivize development of the ‘missing middle housing’ and a diversity of housing types described above.” See Comprehensive Plan, p. 227.

The Applicant’s request is consistent with several of the goals and objectives set forth in the Comprehensive Plan. HO 1 is to “[p]rovide a full spectrum of quality housing options for all

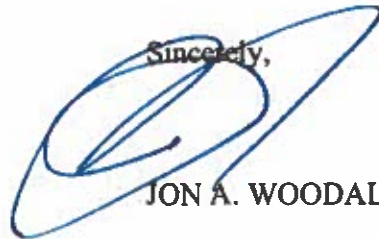
residents.” Id. HO 1.1 has the goal of encouraging “the expansion of affordable and middle-income housing opportunities throughout the community.” Id. The Applicant’s request is consistent with the intent of this objective. HO 1.4 states that “new residential developments should promote connectivity and be compact to reduce the impacts of sprawl.” This R-3 development represents infill and in fact does reduce sprawl. HO 1.5 is geared toward the elimination of “sub-standard housing”. Id at 228. The applicant is a proven developer and intends to construct a quality project at this location. Finally, HO3 calls for the “[s]upport [of] new housing development compatible with existing neighborhoods and downtown areas.” Id. As previously stated, the proposed Development represents a seamless transition from existing single-family residential neighborhoods in close proximity.

For all the foregoing reasons, this zone change request is in agreement with the 2024 Comprehensive Plan and its associated Future Land Use Map.

V. Conclusion

In conclusion, the Applicant appreciates this Commission’s consideration of its application and would request that the Commission approve the zone change request and associated Preliminary Development Plan.

Sincerely,



JON A. WOODALL

JAW/ss

Georgetown-Scott County Planning Commission
230 E. Main Street
Georgetown, Kentucky 40324

Applicant: Sunshine Development Group LLC
Property: Blossom Park Drive
Parcel: 189-10-087.000
RE: Zone Change Application

Dear Planning Commission,

Please be advised we are writing to you as the property owners of 13.41 acres located at Blossom Park Drive, Georgetown, Kentucky, and identified as Parcel 189-10-087.000 (the "Property"). Please allow this letter to serve as our acknowledgement of consent and permission to allow Sunshine Development Group LLC to apply for a zone map amendment from B-5 to R-3 for approximately 10.5 acres of the Property, consistent with the Rezoning Application and Preliminary Development Plan filed by the Applicant. The balance of the acreage will remain B-5.

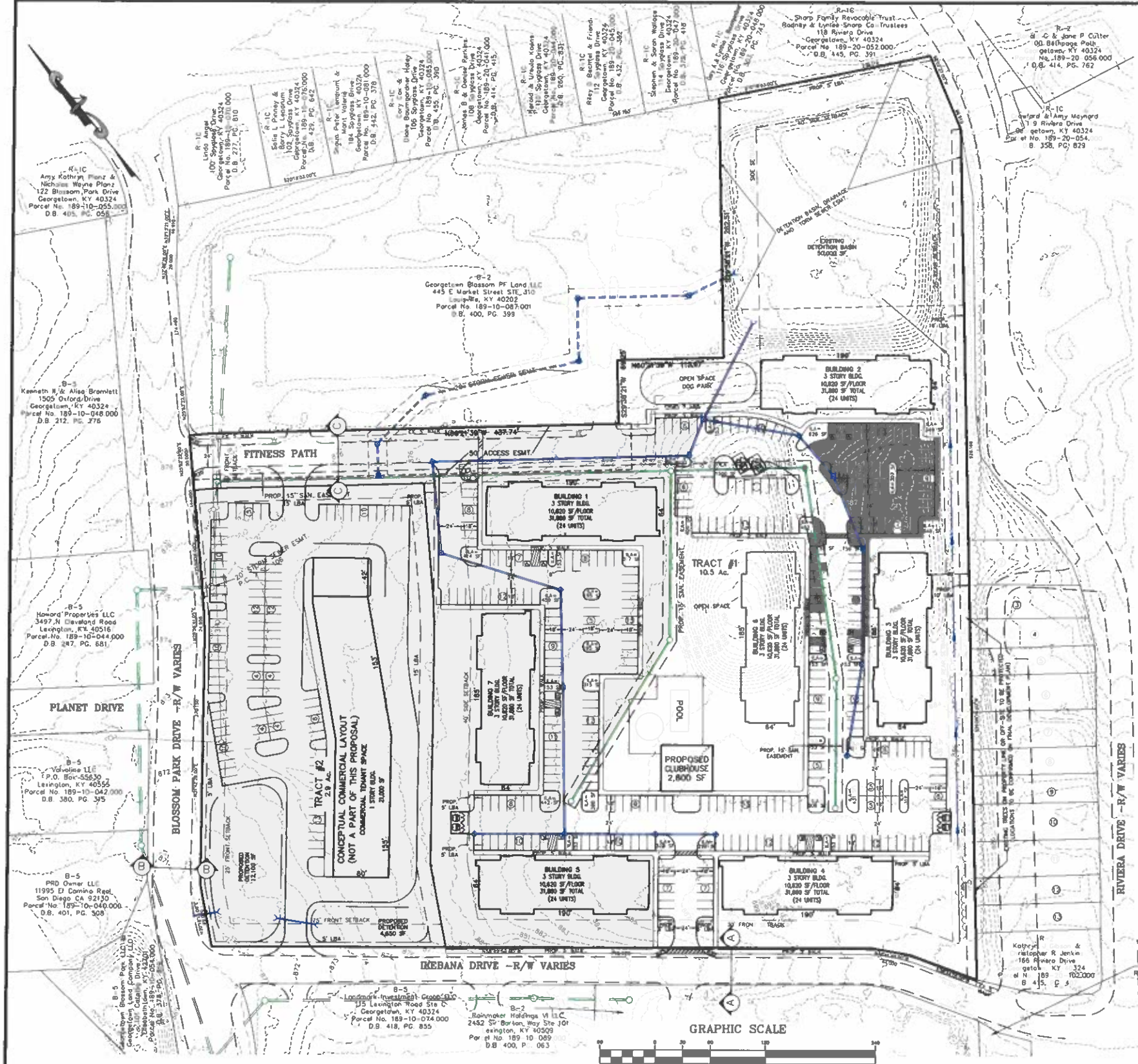
Thank you for your consideration.

Georgetown Blossom Park, LLC

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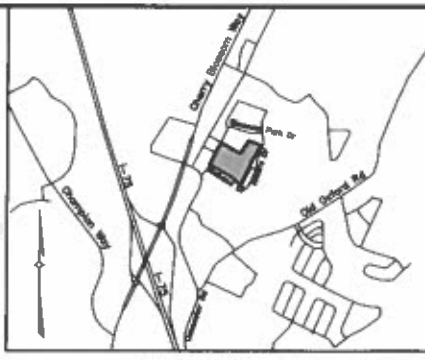
Title: ceo

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PROJECT DATA OVERALL

TRACT 1	= 13.44 AC (583,978 SF)
TRACT 2	= 10.54 AC (458,289 SF)
TRACT 1 & 2	= 23.98 AC (1,042,267 SF)
EXISTING ZONING (TRACT 1)	= B-5
EXISTING ZONING (TRACT 2)	= R-3
PROPOSED ZONING (TRACT 1)	= B-5 TO REMAIN
PROPOSED ZONING (TRACT 2)	= UNDEVELOPED
PROPOSED UNIT TYPE (TRACT 1)	= MUL - FAMILY RESIDENTIAL
PROPOSED UNIT TYPE (TRACT 2)	= 168 UNITS
DENSITY (TRACT 1)	= 16.0 U/A
PROPOSED BUILDING AREA (TRACT 1)	(FOOTPRINT) 2,800 SF
PROPOSED BUILDING AREA (TRACT 2)	2,800 SF
TOTAL PROPOSED BUILDING AREA	= 74,340 SF
TOTAL TRACT AREA	= 223.2 SF
PROPOSED BUILDING HEIGHT	= 45' 3-5 STORIES
PROPOSED BUILDING COVERAGE	= 16.8% (40% MAX)
TOTAL MIN. PARKING REQ.	= 36 SPACES
15' MIN. FRONT YARD SETBACK (24 UNITS)	= 288 SPACES
20' MIN. FRONT YARD SETBACK (144 UNITS)	= 288 SPACES
TOTAL PARKING PROVIDED	= 324 SPACES (INCLUDES 14 ADA)
TOTAL VEHICULAR USE AREA	= 126,914 SF
LANDSCAPED AREA	= 12,691 SF (10% OF VUA)
LANDSCAPED AREA	= 12,910 SF
PLANTING REQ. (PROV.)	= 51 TREES
EXISTING IMPERVIOUS AREA	(1 TREE PER 250 SF REQ. ILA)
PROPOSED IMPERVIOUS AREA	= 4,642 SF
PROPOSED IMPERVIOUS AREA	= 226,425 SF (5.2 AC)



R-3 REQUIREMENTS (TRACT 1)

MIN. FRONT YARD	= 30'
MIN. REAR YARD	= 25'
MINIMUM REAR YARD	= 25' (+1' FOR ADDITIONAL BLDG. HEIGHT OVER 30')

B-5 REQUIREMENTS (TRACT 2)

MIN. FRONT YARD	= 25'
MIN. REAR YARD	= 10'
MINIMUM REAR YARD	= 30' IF SERVICED FROM THE REAR
PER. BOUNDARY FOR BUILDINGS	= 20' IN ALL OTHER CASES
PER. BOUNDARY FOR BUILDINGS	= 50' ADJACENT TO PERIPHERY BOUNDARY
LOT COVERAGE	= 100% ADJACENT TO RESIDENTIAL AGRICULTURAL STREET
MAXIMUM BUILDING HEIGHT	= 50% (60')

- GENERAL NOTES:**
- Parking areas and drive lanes to be a hard and durable surface.
 - An encumbrance permit and bond will be required for all work done in the right-of-way.
 - Construction fencing shall be erected prior to any construction or grading activities preventing access to the site. All trees to be preserved. The fencing shall enclose the area beneath the driveway of the trees to be preserved and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
 - Utility lines shall be placed in a common trench unless otherwise required by appropriate agencies.
 - No portion of the site is within the 100-year flood plain per FEMA Map No. 21209 C01B1 D & 21209 C01B2 dated September 21, 2017.
 - Stormwater detention is provided for this development within the existing detention basin.
 - All stormwater management requirements per City of Georgetown regulations shall be met.
 - Sidewalks along Ikebana Drive and Blossom Park Drive to be provided at the time of Tract 2 development.

TREE CANOPY CALCULATION - TRACT 1

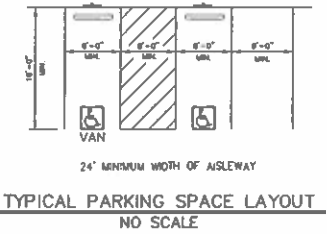
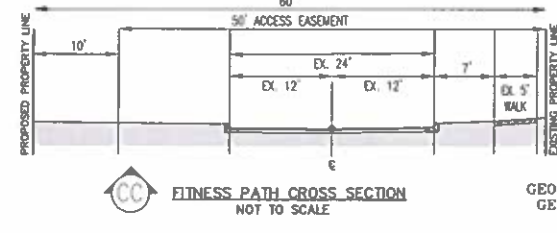
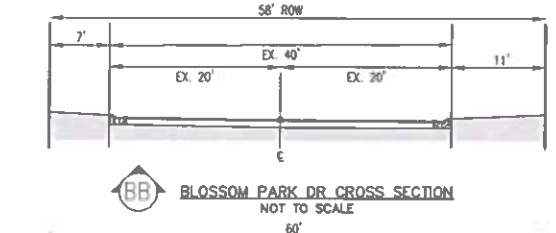
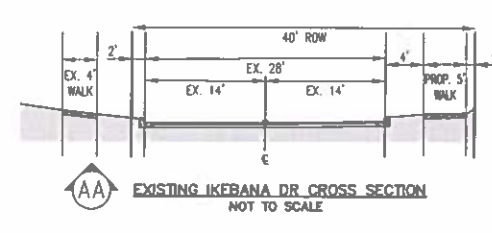
TOTAL SITE AREA	= 458,289 SF (10.54 AC)
EXISTING TREE CANOPY TO BE PRESERVED	= 0 SF (0% SITE)
EXISTING TREE CANOPY TO BE PRESERVED	= 0 SF (0% SITE)
NEW TREE CANOPY TO BE PROVIDED	= 91,636 SF (20% SITE RESIDENTIAL AREAS)

ADJACENT PROPERTY OWNERS

Owner	Address	Parcel No.	Acres	Area
Shirley B. & James J. Pugh	150 Blossom Park Drive	189-10-042-000	0.2	8,712 SF
Shirley B. & James J. Pugh	150 Blossom Park Drive	189-10-042-000	0.2	8,712 SF
Shirley B. & James J. Pugh	150 Blossom Park Drive	189-10-042-000	0.2	8,712 SF
Shirley B. & James J. Pugh	150 Blossom Park Drive	189-10-042-000	0.2	8,712 SF
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Shirley B. & James J. Pugh	150 Blossom Park Drive	189-10-042-000	0.2	8,712 SF
Shirley B. & James J. Pugh	150 Blossom Park Drive	189-10-042-000	0.2	8,712 SF
Shirley B. & James J. Pugh	150 Blossom Park Drive	189-10-042-000	0.2	8,712 SF

LEGEND

- EXISTING CONTOUR
- PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
- EXISTING STORM SEWER
- EXISTING SEWER AND MANHOLE
- PROPOSED SEWER AND MANHOLE
- EXISTING DRAINAGE SWALE
- OVERHEAD ELECTRIC
- EXISTING UTILITY POLE
- EXISTING TIGHT POLE
- EXISTING FIRE HYDRANT



OWNER: GEORGETOWN BLOSSOM PARK LLC & GEORGETOWN LAND COMPANY LLC
 101 CATALOG DRIVE
 ELIZABETHTOWN, KY 42701

SITE ADDRESS: BLOSSOM PARK DRIVE
 GEORGETOWN, KY 47122
 PARCEL NO. 189-10-087-000
 D.B. 378, PG. 819

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJECT DATA

FILE NAME: 25011-DEV-PLAN-2025-10-23
 DATE: 10/24/25
 SCALE: AS SHOWN
 DRAWN BY: MK
 CHECKED BY: DT

PRELIMINARY DEVELOPMENT PLAN

THE STABLES AT BLOSSOM PARK
 DEVELOPER
SUNSHINE DEVELOPMENT GROUP LLC
 901 LILY CREEK RD. STE 101
 LOUISVILLE, KY 40243

LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE
 505 WARDEN AVENUE, SUITE 101
 WOODBURN, KY 40060
 WWW.LDD&D.COM

ENGINEER'S SEAL

SURVEYOR'S SEAL

JOB NO. 25011

SHEET 1 OF 1

CYRON HOLDINGS LLC
AMENDMENT TO PRELIMINARY DEVELOPMENT PLAN
Staff Report
Georgetown-Scott County Planning Commission
May 14, 2026

FILE NUMBER: PDP-2026-13 (Amended)

PROPOSAL: Variance from article 6.14 of Landscape and Land Use Buffer Ordinance pertaining to required agricultural buffer fencing along the eastern property boundary

LOCATION: 1007 Delaplain Road

PARCEL ID: 186-20-010.000

OWNER: Cyron Holdings LLC

CONSULTANT: Duke Engineering Company



STATISTICS:

Zone:	I-1 (Light Industrial) A-1 (Agricultural)
Surrounding Zone:	North: I-1 (Light Industrial) West & South: I-1 PUD South: R-2 (Medium Density Residential) East & North: A-1 (Agricultural)
Total Existing Acreage:	11.18 acres
Building Site Acreage:	7.46 acres
Parking Acreage:	3.26 acres
Access (Direct):	Delaplain Road
Access (Arterial):	Cherry Blossom Way
Variances/Waivers:	Variance from section 6.14 of the Landscape and Land Use Buffer Ordinance (Agricultural Buffering- Eastern Property line only)



BACKGROUND:

Cyron Holdings LLC ("Applicant") is seeking a variance from the requirements of Article 6.14 of the Landscape & Land Use Buffer Ordinance, which requires the installation of a 6-foot-tall boundary fence of diamond mesh wire or equivalent no-climb wire along eastern property line where the subject property zoned I-1 (Light Industrial) abuts adjacent A-1 (Agricultural) zoned land.

In June 2016, the subject property was originally approved for industrial development under Preliminary Development Plan (PDP-2016-38) for approximately a 72,000 square-foot industrial building on the northern 7.4 acres of the site, following a zone change from A-1 to I-1 (ZMA-2016-21). As part of that approval, the Planning Commission imposed Condition of Approval No.3, which stated that:

"Mature tree line may be substituted for perimeter site screening adjacent to the A-1 property. Maintain and protect existing tree line near storm detention area during development to maintain the natural character of Lanes Run Creek."

This condition reflected the site's environmental context, mainly along the eastern portion of the property, where Lanes Run Creek, associated flood plain and existing vegetation create a natural buffer between the industrial use and adjacent agricultural land.

In April 2026, the Applicant received ministerial approval for a Preliminary Development Plan (PDP-2026-13) to expand the existing industrial parking area by approximately 35 parking spaces in order to support ongoing operations and growth of the site. The approved parking expansion is located within the south-western portions of the site.

Since the time of the original 2016 approval, the Landscape and Land Use Buffer Ordinance has been amended through Ordinance No. 23-5, adopted in 2023, which introduced updated agricultural buffering standards. Specifically, Article 6.14 now requires that when land zoned anything other than A-1 or C-1 is developed adjacent to A-1 zoned land, the developer shall construct a 6-foot-tall boundary fence along the property line.

As a result of this amendment, the previously approved use and current parking expansion are now subject to the updated fencing requirement. During site evaluation, the Applicant identified that the eastern portion of the property, where this requirement would apply, is constrained by the presence of the creek corridor, flood plain zones and therefore indicated that installation of the required fencing in this location is not feasible.

The applicant additionally noted that an existing plank fence currently exists along portions of the eastern property boundary adjoining the A-1 property and that the adjoining agricultural property owner is in support of maintaining the existing fencing condition due to livestock operations on the agricultural property.

Accordingly, the Applicant is requesting a variance from Article 6.14 as it pertains to the eastern property boundary, and this request is being brought before the Planning Commission as an amendment to the previously approved (PDP-2026-13) Preliminary Development Plan in April 2026.

Site Layout:

The site consists of a 200'x360' industrial building, as approved by the Preliminary Development Plan Application PDP-2016-38 in 2016. The building as shown meets all the requirements of the I-1 District as far as setbacks, maximum height and building area coverage. The main entrance measures 24' wide and wraps around the building.

As reflected in the original Preliminary Development Plan (PDP-2016-38), the site was designed with the primary building centrally located, with parking, loading, and circulation areas positioned around the building. The layout intentionally oriented more intensive site activity away from Delaplain Road, with parking and service areas located to the sides and rear of the structure.

As per the previously approved development plan in April 2026, 35 additional parking spaces were approved in the southern portion of the site, an area characterized by Lanes Run Creek and associated floodplain limits which has historically influenced site design and placement of improvements, limiting the extent of development on the property. The plan was designed to avoid direct encroachment into the floodplain where feasible, and incorporated stormwater management features, including trench filters and infiltration areas within the Riparian Buffer.

Access & Utilities:

A 30-foot overhead electric easement also traverses the southern portion of the property and was considered during the prior site layout and design process. Vehicular access to the parking area is provided from Delaplain Road through an existing access easement, with a proposed 20-foot-wide driveway connection extending from the easement to the parking area. Additional utilities and easements associated with electric, gas, and sewer services are located generally along and parallel to the western property line.

Parking:

Per Section 2.71(c)(5) of the Georgetown-Scott County Zoning Ordinance, one parking space per two employees on the maximum shift is required. Based on 22 existing employees and 6 future employees, 14 parking spaces are required.

The site was originally approved with 39 parking spaces under PDP-2016-38. In April 2026, PDP-2026-13 approved expansion of the existing parking area by 35 additional spaces. As part of the approved plan, two existing spaces are proposed to be converted into one ADA-compliant parking space, resulting in a final total of 73 parking spaces on-site.

Staff finds that the approved parking exceeds the minimum parking requirement and adequately supports the industrial use.

Landscaping:

At the time of the original development approval under PDP-2016-38, the Landscape and Land Use Buffer Ordinance required perimeter buffering adjacent to A-1 zoned land; however, the standards did not include a fencing requirement. As part of that approval, Condition of Approval #3 specifically allowed for mature tree line to be substituted for perimeter site screening adjacent to A-1 property, with an emphasis on maintaining and protecting existing vegetation along Lanes Run Creek to preserve the natural character of the area.

The eastern boundary of the site contains portions of existing mature vegetation, a creek corridor, flood plain area, and an existing plank fence, which collectively functions as a buffer between the industrial subject property and adjacent agricultural land. Based on site photos submitted by the Applicant, mature tree coverage is more prominent along the northern portion of the property near Delaplain Road, while vegetation becomes less dense toward the southern portion of the site within the floodplain area adjacent to Lanes Run Creek. This condition reflects the original design intent of the site, where natural features were utilized in lieu of constructed screening.

Since that time, the Landscape and Land Use Buffer Ordinance has been amended through Ordinance No. 23-05 (2023), which introduced updated agricultural buffering requirements, including the requirement for a six-foot boundary fence along property lines where non-agricultural uses abut A-1 zoned land.

The Applicant has indicated that the variance request is primarily related to the presence of floodplain limits and associated environmental constraints along the eastern boundary. The Applicant otherwise meets the applicable requirements related to vehicular use area landscaping, while perimeter landscaping is proposed to be partially satisfied through preservation of existing vegetation along the site boundaries, subject to further evaluation during Final Development Plan review.

VARIANCE ANALYSIS:

"KRS 100.243 Findings necessary for granting variances.

1. *Before any variance is granted, the board must find that the granting of the variance will not adversely affect the public health, safety, or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations. In making these findings, the board shall consider whether:*
 - a) *The requested variance arises from special circumstances which do not generally apply to land in the vicinity, or in the same zone;*
 - **Staff Analysis:** The eastern portion of the subject property contains a creek corridor associated with Lanes Run, along with designated floodplain limits. These environmental features constrain the buildable area and limit the ability to install fencing along the property boundary without disturbance. Additionally, portions of the eastern boundary already contain existing fencing and vegetation that provide a level of separation between the subject property and agricultural uses. These conditions are inherent to the site as it abuts the adjacent A-1 zone to the east and are not commonly found across all I-1 zoned properties. Staff finds that the requested variance arises from site-specific physical constraints and meets this criterion.
 - b) *The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;*
 - **Staff Analysis:** Strict application of Article 6.14 would require installation of a six-foot boundary fence within an area constrained by floodplain. Installation of such fencing may require disturbance of environmentally sensitive areas or interfere with drainage and stormwater infrastructure. Staff finds that strict application of the ordinance would create an unnecessary hardship given the physical limitations of the site and that the request meets this criterion.
 - c) *The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulations from which relief is sought.*
 - **Staff Analysis:** The hardship is the result of natural site conditions, including the presence of the Lane Run creek and floodplain limits. These conditions have existed since the original development of the property and were recognized in prior approvals. Staff finds that this criterion is satisfied.

2. *The board shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulations from which relief is sought."*
- **Staff Analysis:** There is no evidence of any willful violation of the zoning regulations.

In conclusion, Staff find that request satisfies the criterias underlined in KRS 100.243 and approval of the variance will not would not adversely impact public health, safety, or welfare, nor would it alter the essential character of the general vicinity.

FINDINGS:

1. The subject property is an 11.18-acre parcel zoned I-1 (Light Industrial) with a portion zoned A-1 (Agricultural).
2. The variance entails relief from Article 6.14 of the Landscape and Land Use Buffer Ordinance, which requires a 6-foot-tall boundary fence along eastern property line where the subject property abuts A-1 zoned land.
3. The subject property was originally approved for industrial development under PDP-2016-38, which included Condition of Approval #3 allowing mature tree line to serve as perimeter buffering adjacent to A-1 property.
4. The eastern portion of the site contains a creek corridor, associated floodplain area tied to Lanes Run Creek, which functions as natural buffering elements between the site and adjacent agricultural land.
5. The proposed parking expansion triggers compliance with the current Landscape and Land Use Buffer Ordinance; however, the physical characteristics of the site, including the floodplain and environmental constraints, limit the feasibility of installing fencing in strict accordance with Article 6.14.
6. Existing site conditions along the eastern boundary, including portions of mature vegetation, floodplain area, creek corridor, and an existing plank fence, provide a level of separation consistent with the intent of the buffering requirements.
7. The request is limited in scope to the eastern property boundary and does not affect the overall compliance of the site with applicable zoning and development regulations.
8. The application meets the criteria established in KRS 100.243 for the granting of a variance.

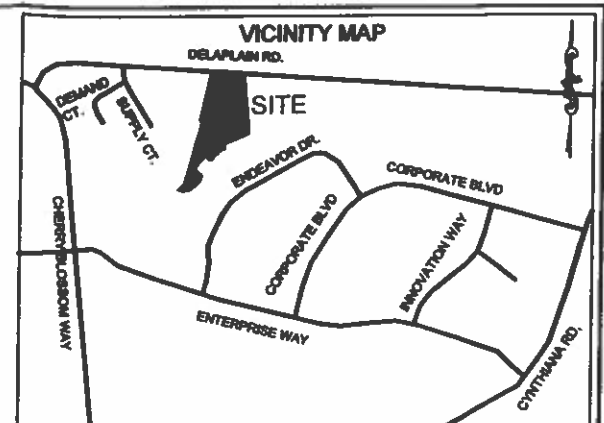
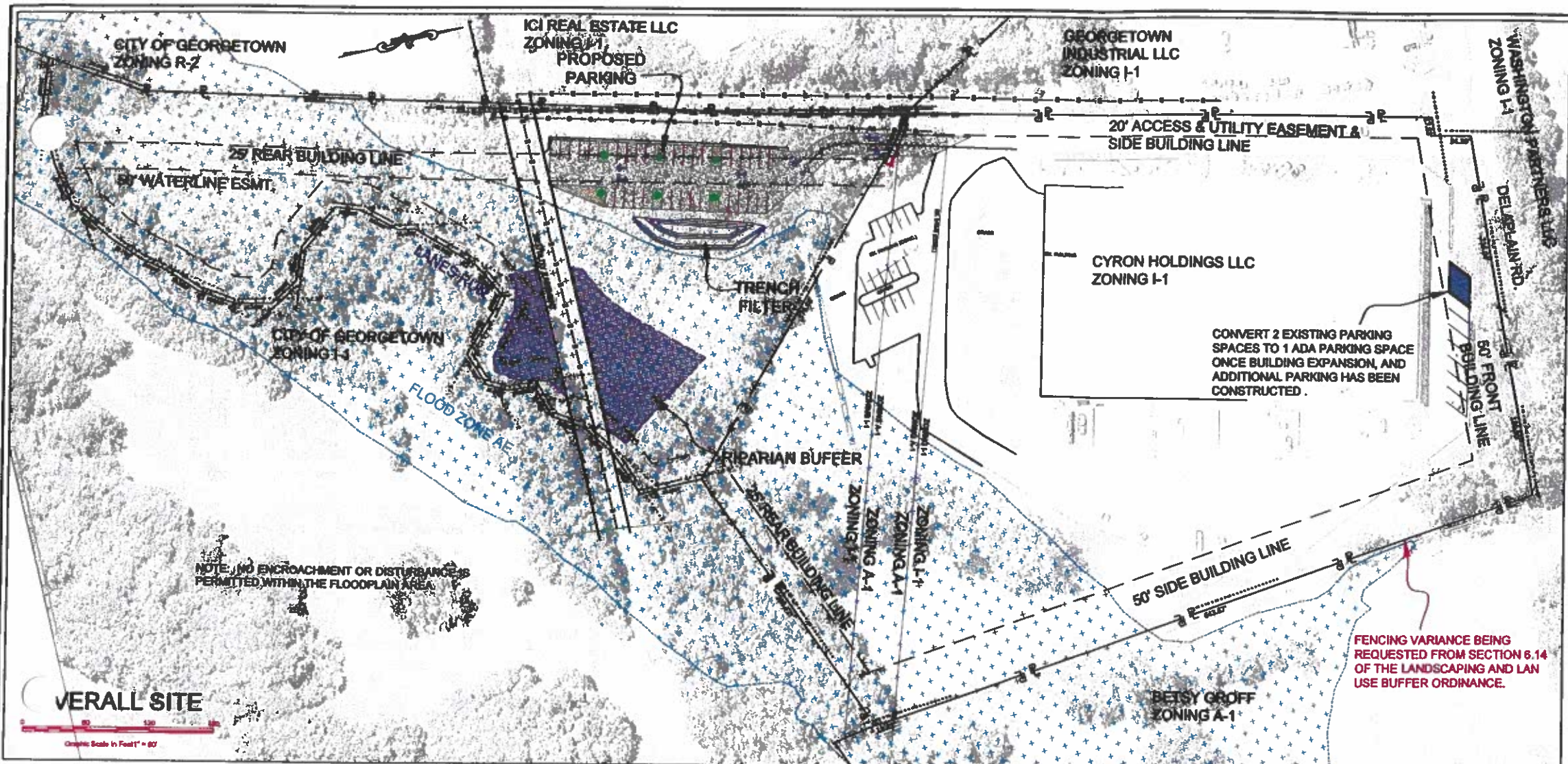
DETERMINATION:

Staff recommends **Approval** of the variance request pertaining to PDP-2026-13 for relief from Article 6.14 of the Landscape & Land Use Buffer Ordinance, subject to the following conditions:

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Preliminary Development Plan shall be reviewed and approved by the Planning Commission staff.
3. This Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406 section A of the *Subdivision and Development Regulations*.
4. Prior to any construction or grading, a Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to review construction

- policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.
5. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
 6. Site remains subject to all previously recorded conditions of approval for ZMA-2016-21, PDP-2016-38 and PDP-2026-16.
 7. Any further changes or variances pertaining to fencing shall return to the Commission.
 8. If any new lightings are proposed, a photometric plan shall be submitted and approved as part of the Final Development Plan. The Applicant shall direct lighting away from adjoining property and not have any off-site impact.
 9. All requirements of applicable utility companies regarding service provision and easements.
 10. The existing fence and vegetation along the eastern property boundary shall be maintained in good condition by the Applicant to continue functioning as a buffer between the industrial use and the adjoining A-1 zoned property.



SITE STATISTICS:

TOTAL ACREAGE OF PROPERTY: 11.18 ACRES
 ZONING DISTRICT: I-1, A-1
 PROPOSED USE (THIS PLAN): ADDITIONAL PARKING FOR PARKING ENTRANCE IN I-1 AREA.
 PROPOSED ADDITIONAL PARKING COVERAGE: 0.37 AC. (ADDING 3.3% OF IMPERVIOUS AREA TO OVERALL PROPERTY)
 EXISTING AND FUTURE BUILDING HEIGHT: 31 FEET.
 FINAL BUILDING COVERAGE: 90,000 SQ. FT., 18.48% PROPERTY COVERAGE

NOTE: PROPERTY LINES SHOWN ARE BY OTHERS. SEE FINAL PLAT FOR PROPERTY DETAILS AND PROPERTY CERTIFICATION. PROPERTY CERTIFICATION FOR THIS DRAWING IS NOT EXPRESSED OR IMPLIED.

NOTE: PROJECT IN NAD 83 KY STATE PLANE NORTH ZONE.

NOTE: THE PURPOSE FOR THIS DEVELOPMENT PLAN IS TO PROVIDE OVERFLOW PARKING FOR THE EXISTING CYRON HOLDINGS LLC BUILDING, AND CREATE ADDITIONAL PARKING FOR A POSSIBLE FUTURE CYRON HOLDINGS BUILDING EXPANSION. IF THE AREA WILL BE USED FOR ANY OTHER USAGE, ADDITIONAL APPROVALS WILL BE REQUIRED.

NOTE: NO ENCROACHMENT OR DISTURBANCE IS PERMITTED WITHIN THE FLOODPLAIN AREA.

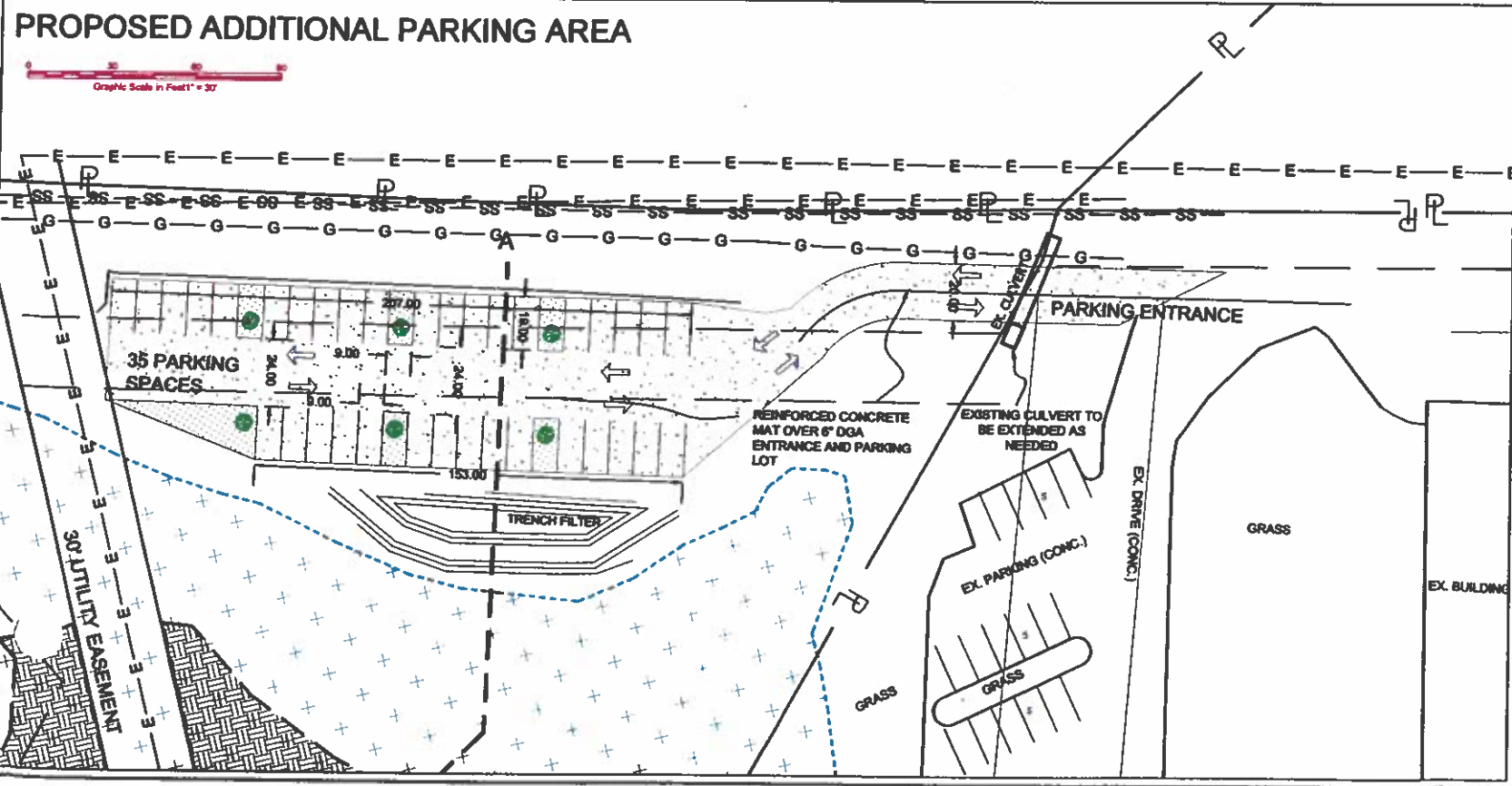
- PARKING STATISTICS:**
- *REQUIRED PARKING: 14 SPACES WITH 2 VAN ACCESSIBLE ADA PARKING SPACING
 - EXISTING PARKING: 38 SPACES WITH 2 VAN ACCESSIBLE ADA PARKING, SPACING
 - PROPOSED ADDITIONAL PARKING: 35 SPACES, CONVERT 2 EXISTING SPACES NEAR BUILDING TO ADA PARKING SPACE
 -
- FINAL TOTAL: 73 SPACES, 3 VAN ACCESSIBLE ADA PARKING (NEAR BUILDING)

*REQUIRED PARKING BY REGULATIONS: 22 EMPLOYEES (EXISTING BUILDING) + 6 EMPLOYEES (FUTURE BUILDING EXPANSION) ON MAJOR SHIFT / 2 = 14 SPACES.

ADDITIONAL PARKING LANDSCAPING:

INTERIOR LANDSCAPING:
 VEHICULAR USE AREA = 12,944 SQ. FT.
 AREA OF INTERIOR LANDSCAPING REQUIRED = 12,944 X 10% = 1,294.4 SQ. FT., 1,368 SQ. FT. PROPOSED (OK)
 TREES REQUIRED = 1,294.4/250 = 5.2, SAY 6.

PERIMETER LANDSCAPING:
 EXISTING TREE CANOPY ALONG PERIMETER OF PROPOSED PARKING WILL BE PRESERVED. PERIMETER LANDSCAPING COMPLIANCE WILL BE EVALUATED DURING FINAL DEVELOPMENT PLAN REVIEW. EXISTING VEGETATION MAY COUNT TOWARD MEETING THE REQUIREMENTS.



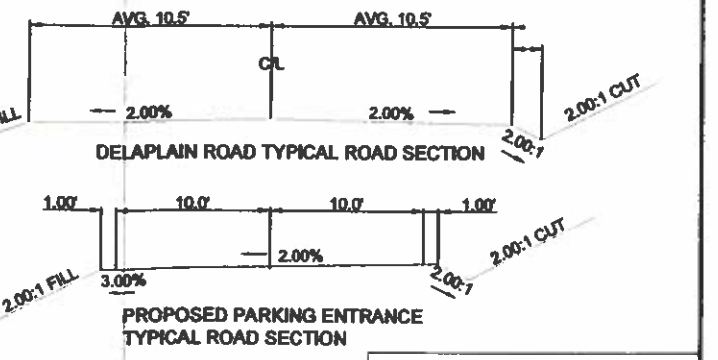
LEGEND

- EXISTING ELECTRIC
- EXISTING GAS
- EXISTING SANITARY
- PROPERTY LINE
- FLOOD PLAIN
- EXISTING CONTOURS
- PROPOSED PARKING
- PROPOSED CONTOUR
- PROPOSED RIPARIAN BUFFER
- FLOOD PLAIN
- VIA INTERIOR LANDSCAPING
- VIA INTERIOR LANDSCAPING PROPOSED TREE

Interior Trees Will Be From The Following List Depending on Availability At The Time of Planting:

Common Name:	Scientific Name:
Shade Master Locust	Gleditsia Triacanthos Var. Inermis
Coastal Burst Crabapple	Malus Coralbells
Red Bud	Cercis Canadensis
Winter King Hawthorn	Crataegus Viridis

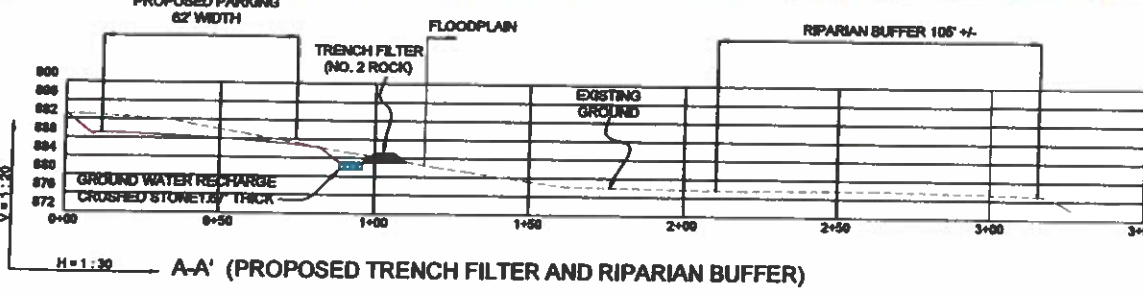
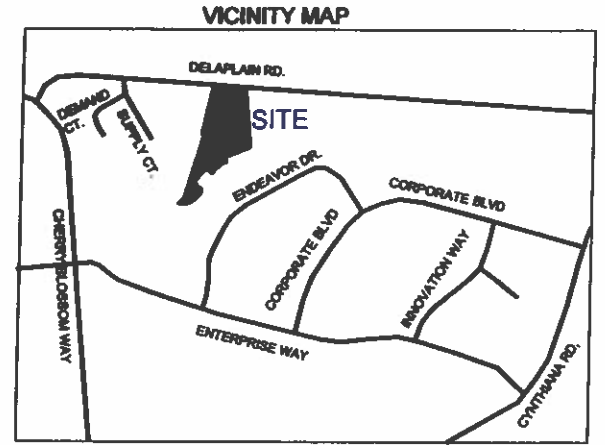
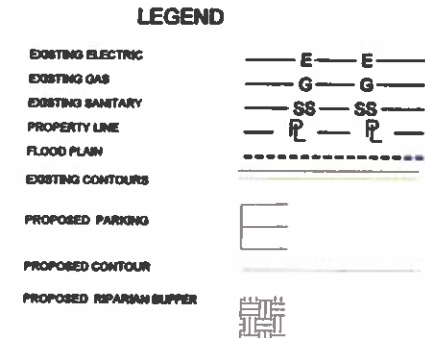
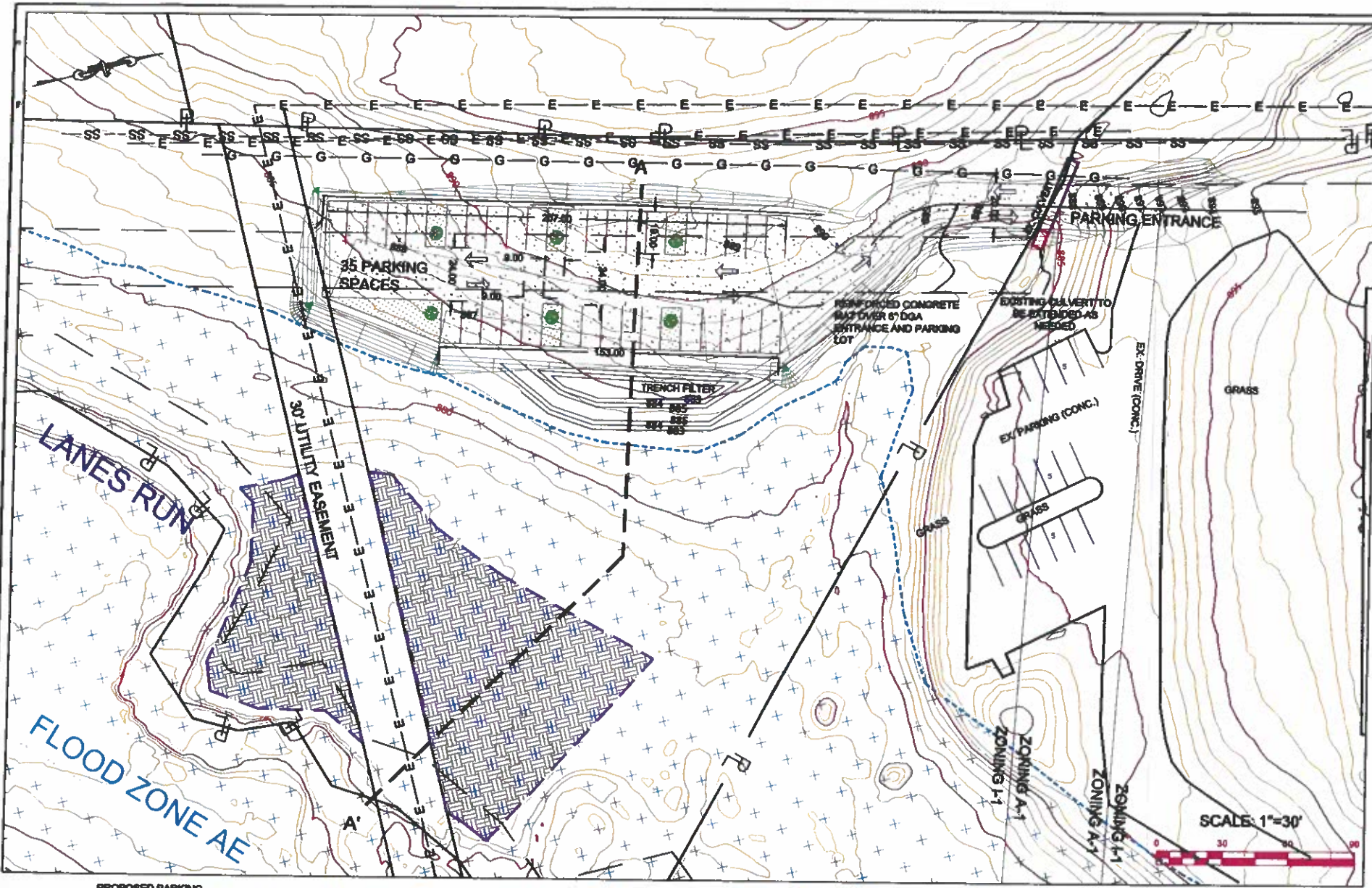
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PROPERTY OWNER: CYRON HOLDINGS LLC
 101 BARKLEY LANE
 GEORGETOWN, KY 40324

ENGINEER: DUKE ENGINEERING COMPANY
 POST OFFICE BOX 888
 MT. STERLING, KY 40344
 duke@dukeengineeringco.com
 859-695-8832

CYRON HOLDINGS LLC
 PRELIMINARY DEVELOPMENT PLAN
 1007 DELAPLAIN ROAD,
 GEORGETOWN, KY 40324
 4-23-26

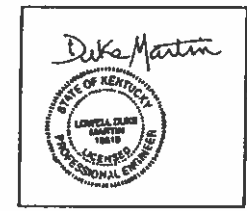


- SITE GRADING NOTES:**
1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
 2. THE CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY EXISTING STRUCTURES THAT ARE DAMAGED DURING, AND AS A RESULT OF, CONSTRUCTION. REPAIRS AND/OR REPLACEMENTS SHALL BE MADE AS NECESSARY TO RETURN THE DAMAGED STRUCTURE(S) TO ORIGINAL OR BETTER CONDITION. REPAIRS AND/OR REPLACEMENTS SHALL BE AT THE CONTRACTOR'S EXPENSE.
 3. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL K.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
 4. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
 5. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE AT LEAST 4 INCHES OF TOPSOIL AND GROUND COVER.
 6. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS LOTS TO NATURAL AND PAVED AREAS.
 7. CONTRACTOR IS RESPONSIBLE TO FOR NOI.

- EROSION CONTROL NOTES:**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROL OF SILTATION AND EROSION FROM THE PROJECT DISTURBED LIMITS. ANY DAMAGE CAUSED BY EROSION OR DEPOSITION OF EXCAVATED MATERIAL FOR THE CONSTRUCTION SITE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR TO THE SATISFACTION OF THE AFFECTED PROPERTY OWNER AND OWNER AT NO ADDITIONAL COST TO THE OWNER.
 2. PROCUREMENT, INSTALLATION, MAINTENANCE, AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 3. THE CONTRACTOR SHALL PROVIDE MEASURES TO KEEP DIRT, SEDIMENT, OR ANY OTHER MATERIAL OFF OF EXISTING PAVED ROADS PUBLIC OR PRIVATE.
 4. AREAS DISTURBED AND INACTIVE FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY SEEDING AND MULCHED. SEED SHALL CONSIST OF ANNUAL RYE GRASS DOWN AT A RATE OF 12 POUNDS PER 1,000 SQUARE YARDS. WATER AND FERTILIZER SHALL BE APPLIED TO SEEDING AREAS AS NECESSARY TO PROMOTE SEED GROWTH AND PREVENT EROSION.
 5. SILT FENCING SHALL BE INSTALLED DOWN-SLOPE OF DISTURBED AREAS AND AROUND SOIL STOCKPILES PRIOR TO CLEARING AND GRUBBING. SILT FENCING MUST BE SITUATED SUCH THAT THE TOTAL AREA DRAINING TO THE FENCE IS NOT GREATER THAN ONE-FOURTH ACRES PER 100 FEET OF FENCE.
 6. EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN DAYS AND WITHIN 24 HOURS AFTER RAINFALLS OF 0.5 INCHES OR MORE. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE REMOVED FROM SILT FENCES WHEN DEPOSITS REACH ONE-HALF THE HEIGHT OF THE FENCE.

CYRON SECURITOWN DELAPLAIN RD., GEORGETOWN, KY			
Total Area of Site (Per Tract 2 For Drainage Calculations)	2.30	Acres	
Impervious Area of Site	0.85	Acres	
Soil Specific Exchange	0.35	(From Geogrowth Stormwater Manual)	
50 Percent of Total Storm Events	1.00	(From Geogrowth Stormwater Manual)	
DESIGNED - GROUND WATER			
Site =	Groundwater exchange volume =	0.0000	Acres-ft
S =	Soil specific exchange =	0.2000	
I =	Percent Impervious =	36.74%	
A =	Total area of site =	2.3000	Acres
PROPOSED SECOND WATER RESOURCE VOLUME			
Site-imp	Proposed Groundwater exchange volume =	0.0000	Acres-ft
Substrate Pore Area	Area of Recharge Zone	0.8500	Acres
Depth	Depth of Recharge Zone	1.0000	ft
Substrate Pore	Void Ratio of Aggregate	30.00%	
DESIGNED - QUALITY PARTICULATE MATTER (1/2\"/> 			

L. Duke Martin
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Date: 2026.04.23 08:27:54 -04'00'



PROPERTY OWNER: CYRON HOLDINGS LLC
101 BARKLEY LANE
GEORGETOWN, KY 40324

ENGINEER: DUKE ENGINEERING COMPANY
POST OFFICE BOX 888
MT. STERLING, KY 40343
duke@dukeengineeringco.com
858-685-8832

CYRON HOLDINGS LLC
GRADING AND DRAINAGE PLAN
1007 DELAPLAIN ROAD,
GEORGETOWN, KY 40324
4-23-26

SCHOOL HOUSE ZONING MAP AMENDMENT

Staff Report to the Georgetown-Scott County Planning Commission May 14, 2025

FILE NUMBER: ZMA-2026-16

PROPOSAL: Zoning Map Amendment
from A-1 (Agricultural) to
B-4 (Community Commercial)

LOCATION: 2250 Cincinnati Pike

PARCEL ID: 161-30-004.000

OWNER: Heather Finley and Chris
Finley

CONSULTANT: N/A



STATISTICS:

Total Site Acreage:	0.66 acres
Existing Zone:	A-1 (Agricultural)
Proposed Zone:	B-4 (Community Commercial)
Surrounding Zone(s):	A-1, B-1, B-2, R-1A
Proposed Use:	Commercial (restaurant/deli, salon, dance studio, offices)
Access (Direct):	Cincinnati Pike (US-25)
Access (Arterial):	Cherry Blossom Way (KY-620)
Future Land Use (2024):	A-1 (Agricultural)



BACKGROUND:

The subject property is a 0.66-acre parcel located along Cincinnati Pike (US-25), a major arterial roadway that serves as a key north-south corridor in Scott County. The site is positioned approximately 650 feet from the intersection of Cincinnati Pike and Cherry Blossom Way, which is a recognized node of commercial and infrastructural activity within the Georgetown area and is also adjacent to the Scott County Fire Department and training facility at 2200 Cincinnati Pike. The property lies outside the Urban Service Boundary and is not currently served by sanitary sewer.

The vicinity is generally characterized by A-1 (Agricultural) zoning districts with a few B-1 and B-2 zoning properties within a quarter of a mile to 1.5 miles distance and R-1A designated zones around 0.2 miles north of the site (Moon Lake Estates Subdivision neighborhood).

The applicant is requesting a zoning map amendment from A-1 (Agricultural) to B-4 (Community Commercial) to facilitate the adaptive reuse of an existing historic structure on the property. The request is not tied to a single specific use and the applicant has indicated a range of potential uses. No development plan has been submitted at this stage. However, the applicant has provided an aerial concept layout indicating the intent to retain the existing building, provide limited on-site parking, and utilize the property in a manner consistent with small-scale commercial activity.

HISTORY:

The subject property contains a historically significant one-story brick structure originally constructed in 1920 as a rural schoolhouse serving the Dry Run community. Historical documentation indicates that the building was designed with a central hallway and two rooms, which was typical of early 20th-century rural educational facilities.

The structure exhibits architectural characteristics associated with a symmetrical facade, central entry with portico, and brick construction and has a basement. These features contribute to its recognition as part of the historic educational landscape of Scott County and reflect the development patterns of rural community during that period.

The schoolhouse served the surrounding agricultural community and was later consolidated into a larger school system around the late 1920s. Following its use as an educational facility, the building was converted into a private residence.

Over the subsequent decades, the property ceased active use and has remained largely vacant for approximately 30 to 40 years. Despite its zoning classification as A-1, the property has not functioned as agricultural land at any point in its documented history; instead, it has consistently served institutional and residential purposes.

The property was acquired by the current applicant in January 2026 with the intent to rehabilitate and repurpose the structure for commercial use. This proposed reuse represents an effort to connect a long-vacant structure into productive use while preserving its historic character.

CONCEPT PLAN REVIEW:

Existing Site Conditions:

The subject property is a small, developed 0.66-acre parcel containing an existing structure, fronting Cincinnati Pike. Due to its limited size, the site presents constraints related to expansion, parking, and required buffering. The immediate vicinity reflects a mix of uses, with an active farm operation to the north and west, the Scott County Fire Department and training facility to the south; and residential to the north. Across Cincinnati Pike to the east, development patterns begin to shift, with commercial and low-density residential uses associated with the Cherry Blossom Way corridor. While the surrounding area remains largely agricultural in zoning and general character, the Cincinnati Pike corridor is experiencing gradual development pressure. The Future Land Use Map designates the subject property as Agricultural; however, it also identifies existing and future commercial and industrial areas concentrated near the Cherry Blossom Way and I-75 interchange. As a result, the subject property is situated at the edge of a transitional area, where rural agricultural land begins to interact with emerging corridor-based development.

Use Review:

The applicant has not committed to single defined use as part of the current Zoning Map Amendment application but has indicated a range of potential commercial activities, including a restaurant, deli, salon, dance studios and office spaces. These uses vary in intensity, and infrastructure demands in terms of parking, traffic generation, and wastewater management. The requested B-4 (Community Commercial) zoning district permits a broad range of commercial uses; however, the scale and feasibility of such uses on the subject property may be influenced by site-specific constraints such as the small scale of the parcel, existing structure capacity and available infrastructure. Further clarification of the intended use will be necessary at the development plan stage to evaluate compliance with applicable ordinance requirements.

Sanitary Sewer:

The subject property is not located within the Georgetown City limits or the Urban Service Boundary (USB) and is situated within unincorporated Scott County, commonly referred to as the Rural Service Area (RSA). As such, the site is not served by public sanitary sewer infrastructure and must rely on on-site wastewater treatment systems. The Urban Service Boundary generally follows the Cherry Blossom Way corridor east of I-75 and extends toward the northeastern side of the Cherry Blossom Way and Cincinnati Pike intersection, where properties have greater potential for access to urban services and developing commercial patterns, while the subject property remains within the rural service context without such infrastructure.

The minimum lot area typically required for development without sanitary sewer is 5-acres. However, the subject property is substantially smaller in size at approximately 0.66 acres. Due to this limitation, the site presents constraints in accommodating conventional on-site wastewater systems. Coordination with the Scott County Health Department (WEDCO) indicates that the site has been evaluated under the provisions of 902 KAR 10:085, which establishes standards for on-site sewage disposal systems. The site evaluation determined that the property is unsuitable for installation of a conventional septic system due to limited soil depth, lack of available space for system installation, and insufficient repair area. The evaluation identifies only a limited area on-site that could potentially accommodate a system, approximately 25-foot by 72-foot fill pad, which would support a single system along with a designated repair area. Based on preliminary sizing, the site may support only low intensity uses, such as a small-scale restaurant with approximately 10 seats operating one meal per day, generating an estimated total daily wastewater flow of approximately 150 gallons. For wastewater flows below 200 gallons per day, a holding tank system may be permitted, however such systems require regular maintenance and are typically limited to very low intensity uses.

Due to these constraints, the applicant has indicated an interest in exploring alternative wastewater treatment options such as surface discharge system. Such systems are not regulated by the local health department but instead fall under the jurisdiction of the Kentucky Division of Water, as outlined in KRS 211.350(1). WEDCO has provided a referral to the Division of Water for further review of this option.

At this stage, the feasibility, capacity, and approval of a surface discharge system remain undetermined. A detailed evaluation of wastewater treatment options will be required at the development plan stage once a specific use is defined. All proposed uses will be subject to review and approval by the appropriate regulatory agency based on their respective wastewater generation characteristics. While

the site is constrained, these alternative approaches may provide manageable solutions depending on the final use and will be evaluated at the development plan stage.

Parking:

The applicant's submitted concept plan indicates provision of on-site parking, however detailed parking layout, number of spaces and compliance with standards will be evaluated at the development plan stage once the specific use is established.

Traffic:

The subject property fronts and is located along the Cincinnati Pike (US-25), which functions as a major thoroughfare in Scott County and provides direct access to the site. The property is located approximately 650 feet away from the intersection of Cincinnati Pike and Cherry Blossom Way. Traffic impacts associated with the proposed rezoning cannot be fully evaluated at this stage due to the absence of a defined use. However, the range of uses identified by the applicant may generate varying levels of traffic. Any future development will be required to comply with roadway standards.

According to the 2023 Kentucky Transportation Cabinet (KYTC) traffic count data for the Cincinnati Pike corridor between Burton Pike and Rogers Gap Road, the roadway segment carries an Annual Average Daily Traffic (AADT) count of approximately 6,374 vehicles per day. Based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 7th Edition, a quality restaurant generates an average of approximately 2.86 vehicle trip ends per seat on a weekday. Using this standard, a small-scale restaurant with approximately 10 seats would generate an estimated 28 to 30 daily vehicle trip ends. This would represent less than 1% (approximately 0.45%) of the existing daily traffic volume along the corridor.

Given the site conditions, future commercial activity is expected to remain relatively low in intensity. As such, the proposed rezoning is not expected to create significant traffic impacts or materially alter existing roadway conditions along Cincinnati Pike.

LEGAL CONSIDERATIONS:

Any zone change request is required to meet the following standards from Kentucky Revised Statutes, Chapter 100:

Section 100.213 Findings necessary for proposed map amendment

1. *Before any map amendment is granted, the planning commission . . . must find that the map amendment is in agreement with the adopted comprehensive plan, or, in the absence of such a finding, that one (1) or more of the following apply and such finding shall be recorded in the minutes and records of the planning commission or the legislative body or fiscal court:*
 - a. *That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate;*
 - b. *That there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area.*
2. *The planning commission, legislative body, or fiscal court may adopt provisions which prohibit for a period of two (2) years, the reconsideration of a denied map amendment or the consideration of a map amendment identical to a denied map amendment.*

Comprehensive Plan

Current Trends:

The Comprehensive Plan provides guidance for consideration of zone change requests by identifying broader development patterns and long-term trends affecting Scott County. The Current Trends section highlights the ongoing shift in development from rural to more urbanized conditions, mainly at the edge of the city. Population growth, increased housing demand, and expansion of infrastructure have contributed to the gradual transition of agricultural land into residential and commercial uses.

The Plan notes that while Scott County continues to maintain a strong agricultural base, the number of farms and total acreage has declined over the past decades due to urban expansion and changing economic conditions. At the same time, development pressures have been concentrated along key corridors and intersections that support higher intensity uses.

The corridor along Cincinnati Pike reflects these similar evolving patterns. While still largely agricultural in character, areas near the Cherry Blossom Way intersection are experiencing incremental transition towards commercial and mixed-use activity. The subject property is located within this transitional edge, where rural land begins to interface with emerging corridor-based development.

In this context, the Comprehensive Plan emphasizes the importance of managing growth in a way that balances the preservation of agricultural land with the efficient use of already developed sites. Rather than encouraging unnecessary expansion into undeveloped farmland, the Plan supports reinvestment and reuse of existing structures where appropriate in areas experiencing development pressure.

As such, sites like the subject property which are already developed but may no longer be beneficial for agricultural use, represent opportunities for adaptive reuse. The reuse of an existing structure allows for development that responds to changing land use patterns without introducing the same level of impact as new greenfield development. When carefully evaluated in relation to its context, adaptive reuse can serve as a practical response to evolving growth conditions within Scott County.

Future Land Use Map:

The Comprehensive Plan specifies that the Future Land Use (FLU) describes the desired future use of the property, regardless of the current zoning designation. Created through staff research and community input, the FLU map proposes the best land use mix for the long-term benefit of the community. It is intended to be combined with the related text of this Comprehensive Plan, including the goals, objectives, policies, and recommendations. It also reflects existing land use deemed likely to be long-term.

When applications for rezoning are submitted, the Planning Commission uses the Comprehensive Plan and Future Land Use map to determine whether the desired zone change and proposed land use fit within the community vision, and whether or not the change supports the appropriate land use mix for the long-term benefit of the community. In addition to the content of this plan, the Commission also considers the appropriateness of the existing and desired zoning designations, and if there have been any unanticipated changes of a physical, social, or economic nature in the area involved since this plan was created.

The 2024 Future Land Use Map shows the subject property designated as Agricultural. The description of the land use, per the Comprehensive Plan, states that Agricultural land use category,

".....allows use of land for production of agricultural or horticultural crops, and dwellings for persons engaged in the agricultural use on the tract at a maximum density of one dwelling unit per five acres. The standard agricultural zone district (A-1) also allows detached single-family residential use, even if no traditional agricultural use is conducted if the lot otherwise meets the zoning site standards. Special agricultural land uses, such as automobile salvage and recreational sites are only permitted in specific agricultural districts." (Page 70)

The 2024 Future Land Use Map depicts the area across to the east along Cherry Blossom Way for intended Commercial Use. Per the Comprehensive Plan, Commercial land use,

".....permits the purchase and sale of goods and services, as well as recreational and entertainment activities. Examples of commercial uses include automotive sales, service, and repair, bed and breakfast inns, grocery stores, professional offices, private recreation, retail sales, retail services, restaurants, transient habitation (hotels/motels/etc.), visitor serving facilities, and limited warehousing, storage, and distribution." (Page 70)

The proposed rezoning is from A-1 (Agricultural) to B-4(Community Commercial), introduces a level of flexibility that allows for a range of commercial uses intended to serve a broader community.

Analysis of Legal Considerations:

Section 100.213 Findings necessary for proposed map amendment

1. *Before any map amendment is granted, the planning commission . . . must find that the map amendment is in agreement with the adopted comprehensive plan, ...*
- Staff finds that the proposed zoning map amendment is not in agreement with the Future Land Use designation, which identifies the subject property as Agricultural. However, when considered within the broader context of the Comprehensive Plan, including current development trends and corridor growth patterns, the request demonstrates characteristics that support consideration under the alternative criteria.

The subject property is a small, developed parcel that has historically functioned as school followed by residential use rather than agricultural land. Its size and existing structure limit its ability to function within the Agricultural designation as intended by the Comprehensive Plan. Additionally, its location along a major arterial corridor introduces development pressures and transitional characteristics not fully reflected in the FLU designation.

or, in the absence of such a finding, that one (1) or more of the following apply and such finding shall be recorded in the minutes and records of the planning commission or the legislative body or fiscal court:

- a. *That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate*
- Staff finds that the existing A-1 zoning classification is inappropriate for the subject property due to its historical use, size and location. The site is a small, developed parcel that does not support agricultural production and has remained underutilized for decades.

The proposed B-4 (Community Commercial) zoning is appropriate in that it allows for adaptive reuse of the existing structure and provides flexibility for low-intensity commercial uses that may serve

the surrounding area. While B-4 permits a range of uses, the actual intensity of development will be limited by site conditions.

- b. *That there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area.*
- Staff finds that while there has been a shift in the development patterns along the Cincinnati Pike corridor, these changes do not appear to substantially alter the overall character of the general area. The area continues to retain a predominantly agricultural character; however, nearby commercial development near Cherry Blossom Way, the presence of facilities such as the Scott County Fire Department and increasing activity along the arterial corridor reflect evolving transitional patterns between rural and urban uses. The subject property is situated within one of these transitional areas where agricultural land and corridor-oriented development interact.

While these changes may be incremental in nature, the evolving context of the corridor, combined with the existing developed condition of the property and the proposed adaptive reuse of the structure, supports consideration of a zoning classification that is more compatible with the site's existing conditions and surrounding development pattern.

FINDINGS:

1. The subject property is a 0.66 acre developed parcel which has an existing brick structure that has historically functioned as a school and residence and not been used for agricultural purposes.
2. The property is located along Cincinnati Pike, which is a major arterial corridor approximately 650 feet from Cherry Blossom Way which is experiencing gradual transition from agricultural to a mix of commercial and residential use.
3. Surrounding land uses include agricultural properties, a residence, a fire department facility, and commercial and residential development across Cincinnati Pike, reflecting a transitional context.
4. The 2024 Future Land Use Map designates the property as Agricultural; however, nearby areas along Cherry Blossom Way are designated Commercial, placing the site at the edge of different land use patterns.
5. The Comprehensive Plan identifies development pressures along major corridors and supports efficient land use and reinvestment in existing developed properties. The proposed adaptive reuse of the existing structure aligns with these principles.
6. The existing A-1 zoning is inappropriate given the site's size and lack of agricultural use, while the proposed B-4 zoning allows for reuse of the property at a scale that will be limited by site and infrastructure constraints.
7. Although the site is not served by sanitary sewer, alternative wastewater treatment options may allow for development, subject to review at the development plan stage.
8. There have been changes in the area in terms of corridor development and nearby commercial activity that support consideration of the proposed rezoning.
9. Based on the above, Staff finds that the request meets the criteria of KRS 100.213.

RECOMMENDATION


Based on the findings that the requested zone change does satisfy the requirements of KRS 100.213, Staff recommends **Approval** of the zone change request for 0.66 acres located at 2250 Cincinnati Pike, Georgetown, KY.

If the Commission recommends approval of this application, staff recommends the following conditions be attached:

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance and Subdivision and Development Regulations*.
2. The Applicant shall return to the Planning Commission for Preliminary Development Plan approval for any change in existing structures or use are proposed.
3. Preliminary Development Plan must be reviewed by full Planning Commission prior to any site modification or use.
4. Prior to occupancy of any commercial use, the applicant shall obtain all required approvals for wastewater treatment and disposal from the appropriate regulatory agency, as applicable.



- | | | | |
|---|------------------------------------|---|------------------------------------|
|  | Property Boundary |  | Proposed Septic Tank |
|  | Proposed Gravel Parking Lot |  | Proposed Septic Leach Field |
|  | Proposed Plank Horse Fence | | |

PRICE FARM TOWNHOMES PRELIMINARY SUBDIVISION PLAT & AMENDMENT TO FINAL DEVELOPMENT PLAN

STAFF REPORT FOR THE GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
MAY 14TH, 2026

FILE NUMBER: PSP 2026-20

PROPOSAL: Preliminary subdivision plat to subdivide an existing 16.86-acre lot, to create 115 individual single-family townhome lots and 1 shared open space lot (remainder of original lot).

LOCATION: Parcel #208-10-008.001

OWNER: Old Oxford Townhomes (Brian Stephens)

APPLICANT: Rory Kahly

CONSULTANT: EA Partners, LLC

STATISTICS:

Zone:

R-1C PUD

Surrounding Zones:

A-1, R-2, R-1C PUD.

Current Site Acreage:

16.86 acres (in one contiguous existing lot).

Proposed acreage:

6.94 acres of townhome residential lots. The remaining 9.92 acres of the development will be made up of a single contiguous lot.

Proposed lot count

116 total lots, including 115 townhome lots.

Proposed range of residential lot sizes:

Ranging in size from 1,779 square feet to 8,567 square feet.

Proposed Use:

Single Family Attached Townhome Lots.

Access:

Herndon Boulevard via Old Oxford Road.

Access (Arterial):

From Cherry Blossom Way through the Pleasant Valley subdivision or Newtown Pike to Old Oxford.

Context:

Northwest of Herndon and Old Oxford intersection.

Previously approved Net Density:

6.86 dwelling units/net acre (Neighborhood net density set at 3.7 units/net acre per PSP-2016-51, which will not be exceeded).



Waivers Requested:

The preliminary subdivision plat proposes the six following waivers from the *Schedule of Dimension Area Regulations* for the 115 individual townhome lots. The extent of reductions for all of these waivers ranges from lot to lot based on their size, lot lines and location.

1. To reduce R-1C minimum lot size from 7,500 square feet to a minimum of 1,980 square feet.

2. To reduce R-1C minimum side yard setbacks,
 - a. from 7.5 to 0 feet for all 115 proposed townhome lots where the townhome units adjoin each other, and,
 - b. a reduction of side yard setback to the open side of edge lots from 7.5 feet to no less than 5 feet for every end lot to the open side yard.
3. To reduce R-1C minimum front yard setbacks from 30 feet to a minimum of 15 feet. This reduction will range between 28 to 15 feet.
4. To reduce R-1C minimum rear yard setbacks from 25 to a minimum of 10 feet.
5. To reduce minimum R-1C lot width from 70 feet to 20 feet. These widths range from 20 to 56 feet for all lots.
6. To increase the maximum R-1C lot coverage from 40% up to an average of 50%.

BACKGROUND

The Project Site is a 16.86-acre parcel, accessing Herndon Boulevard, with frontage along both Herndon Boulevard and Old Oxford Road. The proposal is to divide the existing 16.86-acre lot into 116 individual lots. There will be 115 total residential units, dispersed across 24 total buildings. Each building will contain 3 to 8 units each. There are 6.94 acres or 302,285 total square feet of townhome lots. The average size of proposed townhome lots is to be 2,628 square feet. The smallest townhome lot is 1,779 square feet, and the largest is to be 8,567 square feet.

All individual residential townhome units will be uniform in size, design, and style. The average size of each residential unit (in terms of building coverage) will be 1,058 square feet. Each townhome unit will be two stories high and will not exceed the height maximum for the R-1C zoning district (30 square feet). The plat includes numbering for each unit/lot, and Staff has used that material to for reference herein.

The remaining 9.92 acres of the site will be a singular contiguous lot, dedicated to shared open space and walking trails for homeowners, parking spaces, vehicular use area, and a stormwater detention area to the West of the site. Details such as landscaping, density, and vehicular use area of the proposed development have already been approved in the form of PDP-2022-51.

The Applicant is applying for the six waivers outlined above to facilitate the separate division of previously approved townhome-style home setups for the Price Farm Townhomes development. As seen in aerial photos provided by staff, much of the preliminary construction work for the development has already begun pursuant to approvals.

Staff finds no changes to the proposal of PDP-2022-51, aside from the fact that these units will be individual lots. It is an amendment to the previous development in the sense that the individual lots alter what was previously approved. The details of the previous development plan approval entailed a density of 6.84 dwelling units per acre for the townhome portion of the Abbey at Old Oxford Road development. Under PDP-2016-51, the density for the entire neighborhood, including the single-family lots to the South and West, was set at a cap of 3.7 dwelling units per acre, which will not be exceeded or violated. The density of 3.7 dwelling units for the entire neighborhood as set by the PUD status of previous applications is the important density metric in this case, not the typical maximum density of the R-1C.

COMPREHENSIVE PLAN

The *Comprehensive Plan* (2024) states "...there is a mismatch between the current household sizes and the number of smaller dwelling units being constructed." The document also indicates a need for "middle housing" in the area, defining townhomes as an example of such. As a goal/objective, it states that "[the community and legislation should] Encourage the expansion of affordable and middle-income housing opportunities throughout the community" (HO 1). Staff finds that this proposal would fill such a need for "missing middle housing" in Georgetown as identified by the adopted Comprehensive Plan, because these individual townhome lots align with the definition of "mid-size" housing and ownership of that housing.

PLAT WAIVER ANALYSIS

The use of the property aligns with the intent of the R-1C district, as single-family dwellings are indicated as a by-right use for the R-1C. It is important to note in consideration of this application that the project is Zoned R-1C PUD. Section 2.32 of the Zoning Ordinance makes the following provisions regarding development in a PUD district:

"A planned-development project may depart from literal conformance with individual lot dimension and area regulations....

"In any planned-development project, although it is permissible to depart from literal conformance with the individual lot dimension and area regulations, there shall be no diminution of total equivalent lot area, parking area and loading and unloading area requirement that would be necessary for the equivalent amount of individual lot development with one exception; the Planning Commission may allow reductions in these requirements if the developer can satisfactorily prove that large scale development may permit such reductions without destroying the intent of these regulations."

The intent of the PUD zoning district is to allow for departure from literal conformance with the *Schedule of Dimension Area Regulations*. This provides for flexibility within development proposals that will, in exchange, allow for more desirable amenities to be provided. The six waivers herein, which are all departures from literal conformance with the Schedule, are intended to allow for immediate benefits:

1. Private homeownership.
2. Shared access and maintenance of green spaces and pedestrian walkways in the 9.92-acre remainder parcel.

The preliminary subdivision plat proposes the six following waivers, and Staff has analyzed them in the following four parts (minimum lot size, minimum setbacks, minimum lot width, and maximum lot coverage).

Lot Size:

1. To reduce R-1C minimum lot size from 7,500 square feet to a minimum of 1,980 square feet. These reduction range from lot to lot, but a reduction is shown for 114 of the 115 townhome lots (lot 28 will meet the minimum lot size standard).

Staff finds that this waiver is acceptable in this case for the following reasons:

- a. The R-1C PUD zoning district makes the allowance for departure from literal conformance with the *Schedule of Dimension Area Regulations*.
- b. The waiver allows for more efficient use of the 16.86-acre space in the form of preserving access to community open space and pedestrian walkways, while still allowing for homeownership.
- c. The waiver is necessary to allow for individual homeownership of the townhome units, which have already been approved under PDP-2022-51, and homeownership is a necessary function for residential use.
- d. Minimum lot size in the R-1C does not account for single family attached housing, though townhomes are a by-right use of the district because they are single family housing.

Setback Waivers:

2. There are two distinct forms of side yard setback waivers for this application. The first is to reduce R-1C minimum side yard setbacks from 7.5 to 0 feet for all 115 proposed townhome lots where the townhome units adjoin each other, creating "zero lot line" style attached units. The second part of this waiver is a reduction of side yard setback to the open side of edge lots from 7.5 feet to a minimum of 5 feet for every end lot to the open side yard. All edge lots except for 40, 86, 91, and 115 show a reduction in minimum side yard setbacks to the open side.

3. To reduce R-1C minimum front yard setback from 30 feet to a minimum of 15 feet. This will range between 28 to 15 feet. Plat shows reduction for all 115 lots except for lot 41, 42, and 43.
4. To reduce R-1C minimum rear yard setbacks from 25 feet to 10 feet. Plat shows reduction in this setback for all proposed lots except for 1-7, 24-34, 35-40, 57-59, 63, 65-69, and 107-112.

Staff finds that these three setback waivers listed above are acceptable for the following reasons:

- a. The R-1C PUD zoning district makes the allowance for departure from literal conformance with the *Schedule of Dimension Area Regulations*.
- b. The front yard setback reductions, never being less than 15 feet, will remain safely removed from the street upon which they front so as not to create hazard, and the degree to which they encroach upon the private streets of the development remains the same as was approved for PDP-2022-51.
- c. Side, rear, and front yard minimum setbacks in the R-1C zoning district are tailored for *detached* single family homes, rather than *attached* single family homes, which is evidenced by the fact that "zero-lot line" style townhomes always require a Variance or Waiver in all residential zoning districts.
- d. "Zero-lot line" style attached single family units and lots are not an uncommon scheme of development for townhome-style projects of this nature.
- e. The setback waivers are necessary to grant individual homeownership for the homes, which is an intended element of residential development.
- f. Many of the setback reductions, particularly for units within buildings #10, 13 & 14, and 17-24, are to allow for dedicated shared maintenance and access for pedestrian walkways on the site.
- g. The reduction in side yard setbacks for where the single-family units adjoin each other will not create fire safety issues, because fire walls will be required to be installed to the common shared walls.
- h. Setbacks are typically intended to protect spaces where separate and distinct uses adjoin each other from separate developments, and because these are the same use in the zone adjoining the same development, stringent setbacks are not as necessary.
- i. Rear yard setback reductions oftentimes result from the rear yard patio area with a roof covering; the roof covering therefore making the rear patio count as a structure, and in some cases triggering the rear yard setback waiver.

Lot Widths:

5. To reduce minimum R-1C lot width from 70 feet to 20 feet for all lots. These widths range from 20 to 56 feet, for all lots.

Staff finds that the reduction of minimum R-1C lot width for all 115 townhome lots are acceptable, based on the following findings:

- a. The R-1C PUD zoning district makes the allowance for departure from literal conformance with the *Schedule of Dimension Area Regulations*
- b. The minimum lot width for the R-1C is not intended for single-family attached housing.
- c. The reduction of minimum lot widths are intended to facilitate individual ownership.
- d. Lot width minimums are typically intended for separate buildings, not attached units within the same building.

Lot Coverage:

6. To increase the maximum R-1C lot coverage from 40% to an average of 50%. 74 of the total 115 lots exceed the typical R-1C maximum (lot #2, 6, 9,12, 15-22, 36-39, 42, 45 & 46, 49& 50, 53-55, 58 & 59, 62 & 63, 66-78, 80 & 81, 83-91, 93 & 94, 97-100, 103-105 109-111, 114, and 115).

The *Zoning Ordinance* defines coverage as "the total area of the footprint of the building divided by the total area of the lot" (section 2). Every proposed residential unit for this development is uniform in its dimension and layout, including 987 square feet of general floor area, plus 99 square feet of covered

patio to the rear yard, constituting 1,058 square feet of coverage. Staff makes the following findings in relation to this final waiver.

- a. The R-1C PUD zoning district makes the allowance for departure from literal conformance with the *Schedule of Dimension Area Regulations*
- b. Maximum lot coverage for the R-1C is intended for detached single family lots, not attached single family townhome units.
- c. The increase in lot coverage is the result of the reduction of minimum lot size, which is itself the result of the dedicated of the 9.92 acres of shared usable open space, vehicular use area, and stormwater management, which are necessary for the quality of life of residents of the development,

CONCLUDING COMMENTS:

The *Zoning Ordinance* states that a planned development project or planned unit development may depart from literal conformance with individual lot dimensions and area regulations if the developer can satisfactorily prove that the waivers requested do not diminish the intent of these regulations.

The current proposal maximizes open or community space and shared ownership of said space by homeowners, and allows for ownership of individual homes, which is in itself a reasonable, by-right use, intended for the R-1C. Similarly, the *Comprehensive Plan* indicates the need for townhomes, and if the municipality of Georgetown is to accommodate such a goal, then departure from literal conformance with the *Schedule of Dimension Area Regulations* must be allowed to some extent, particularly in a PUD district that naturally allows for flexibility from regulations. The proposal satisfies the intent of regulations—in allowing for ownership and shared community space—in departing from literal conformance with the *Schedule*.

FINDINGS:

1. The subdivision plat depicts 16.86 acres, proposes 115 individually-owned townhome lots, and one 9.92-acre remainder for walking amenities, shared open space, and stormwater management.
2. Other elements of the development, such as density, traffic, stormwater management, and landscaping, have already been approved. Proposal is exclusively to subdivide previously approved development so as to allow for the individual ownership of the townhomes.
3. The *Comprehensive Plan* indicates the need for the use and ownership of attached townhomes by members of the community, so as to fill the need for “missing middle housing,” for which this application would allow.
4. Though “zero lot line” arrangements are not uncommon for duplexes and other attached single family structures, as they allow for independent ownership of units, the *Zoning Ordinance* does not allow such a development practice by right because of minimum/maximum dimensional standards in residential zoning districts.
5. The strict, literal interpretation of the *Schedule of Dimension Area Regulations* for this R-1C-zoned property would deprive the Applicant and potential would-be homeowners of the reasonable and intended use of the R-1C zoned land, in the form of homeownership.
6. Denial of the requested waivers would create hardship for the applicant, as it would not allow for independent ownership of the previously approved attached single family units at this location.
7. Approval of the waivers would not create a situation that misaligns with the general character and circumstances afforded to other attached single family structures, or the general character of the development that has already been approved for the site.
8. Because the development has already been approved for this specific layout, the waivers are necessary to grant the reasonable use of what has already been approved.
9. Documentation of fire wall will need to be approved by the building inspector prior to final recording.
10. All aforementioned findings for waiver #1, regarding minimum lot size reductions.
11. All aforementioned findings for waiver #2, 3, and 4, in the form of reduction of minimum setback standards.

12. All aforementioned findings for waiver #5, in regard to minimum lot width.
13. All aforementioned findings for waiver #6, in regard to maximum building coverage.

RECOMMENDATION:

Staff recommends **approval** of the proposed Preliminary Subdivision Plat for 115 townhome lots and one shared HOA lot upon 16.86 acres upon the parcel numbered **208-10-008.001** on Old Oxford Road and Herndon Boulevard.

Staff recommends **Approval** of the following waivers for R-1C-zoned lot dimensions for the 115 proposed townhome lots:

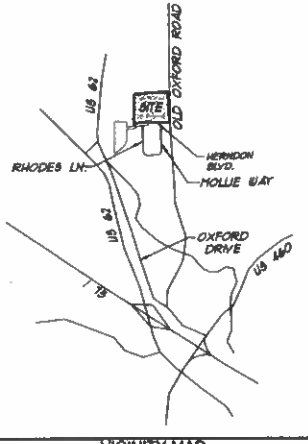
1. To reduce R-1C minimum lot size (7,500 square feet) to 1,980 square feet.
2. To reduce R-1C minimum side yard setbacks (7.5 feet):
 - a. to 0 feet where the townhome units/lots adjoin each other,
 - b. and to a minimum of 5 feet to the open side yard on edge units/lots.
3. To reduce R-1C minimum front yard setbacks (30 feet) to 15 feet.
4. To reduce R-1C minimum rear yard setbacks (20 feet) to 10 feet.
5. To reduce R-1C minimum lot width (70 feet) to a minimum of 20 feet.
6. To increase R-1C maximum building coverage (40%) to an average of 50%.

Staff also recommends the following Conditions of Approval:

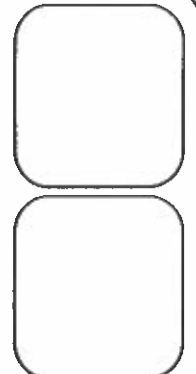
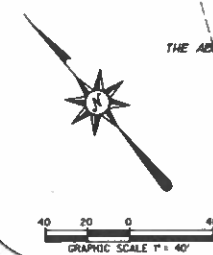
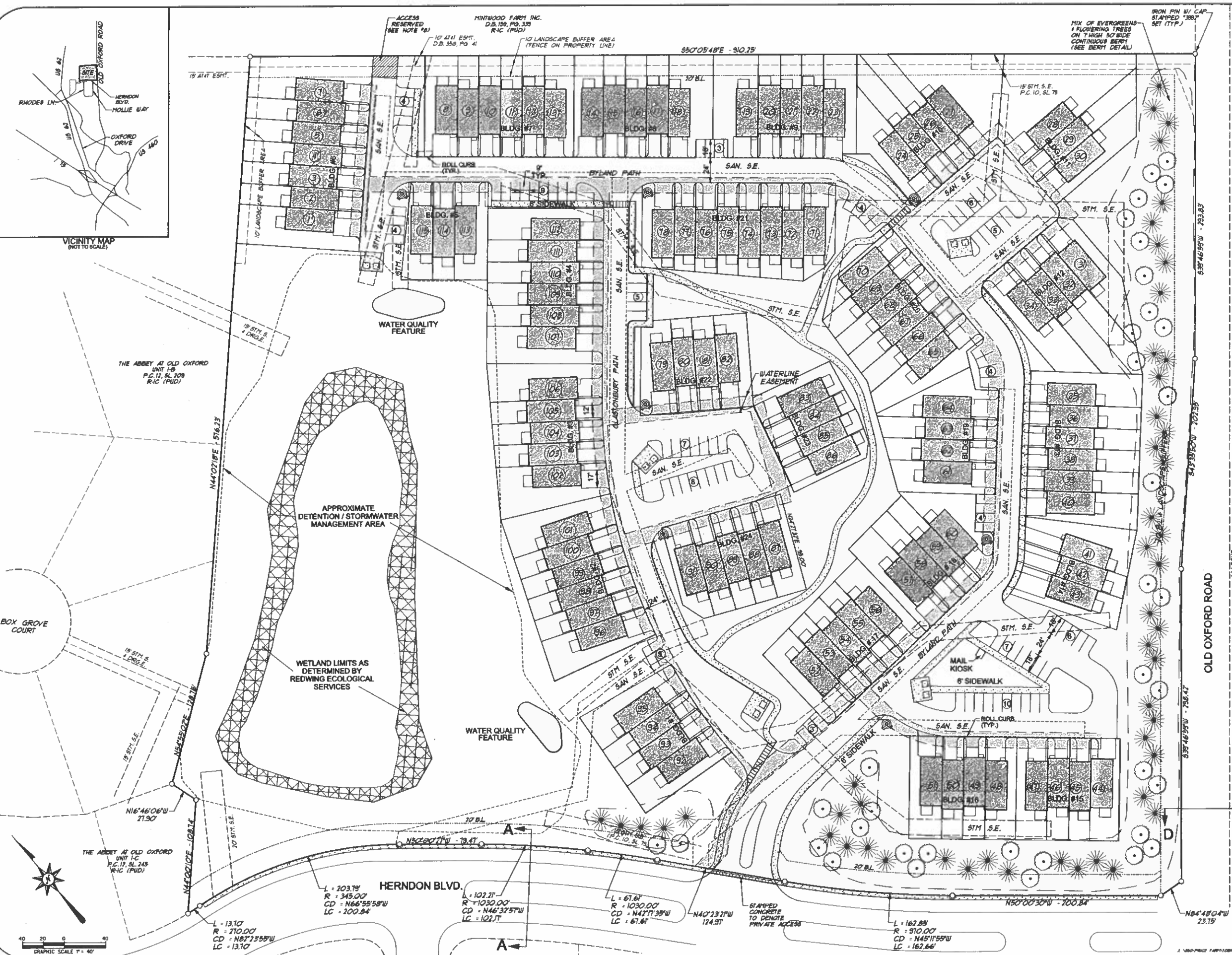
1. All applicable requirements of the *Zoning Ordinance, Subdivision and Development Regulations, and Landscape & Land Use Buffers Ordinance*.
2. All applicable conditions of approval from ZMA-2001-04.
3. All applicable conditions of approval from PDP-2022-51 and PSP-2016-51.
4. Not lots shall be within the HOA common open space area.
5. The applicant shall be responsible for all offsite road and public water and sewer improvements required to serve the development.
6. Any revisions or amendments to the approved Preliminary Subdivision Plat shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
7. This Preliminary Subdivision Plat approval is valid for two years, subject to the requirements of Article 406 section A of the Subdivision and Development Regulations.
8. Prior to any construction or grading, all required construction plans shall be approved by the Planning Commission staff and the applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.
9. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plat.
10. Per City Ordinance 15-014, documentation of an HOA, open space maintenance, and common scheme of development for the Price Farm townhome development are required prior to or simultaneous to recording of the Final Plat.
11. The final subdivision plat shall satisfy all requirements of the Georgetown Fire Department and all other area service providers. The final subdivision plat shall satisfy all requirements of all area utility providers.
12. Fire wall shall be provided on shared walls between individually owned townhomes to the satisfaction of Code Enforcement and the Commission engineer.
13. All walking trails, open spaces, and other elements of the 9.63-acre dedicated shared space lot will be dedicated under an HOA maintenance agreement and shall be open to all tenants or homeowners in the development.
14. All requirements of GMWSS regarding sewer or water service must be satisfied prior to recording of the final plat.
15. Prior to any construction or grading, all required construction plans shall be approved by the Planning Commission staff and the applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to review construction policies and to establish

inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.

16. A stormwater maintenance agreement will be created for future maintenance of all stormwater areas prior to final recording or occupancy approval.



VICINITY MAP
(NOT TO SCALE)



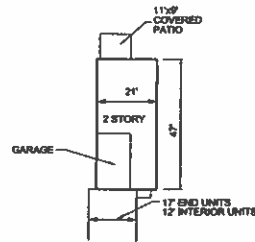
EA Partners, PLLC
 CIVIL ENGINEERS - LAND SURVEYORS - LANDSCAPE ARCHITECTS
 3111 WALL STREET
 LEWISTOWN, KENTUCKY 40343
 FACSIMILE: (606) 281-8887

PRELIMINARY SUBDIVISION PLAN AND
 2nd. AMENDED FINAL DEVELOPMENT PLAN
PRICE FARM
 PARCEL 2 - TOWNHOMES
 GEORGETOWN, SCOTT COUNTY, KENTUCKY

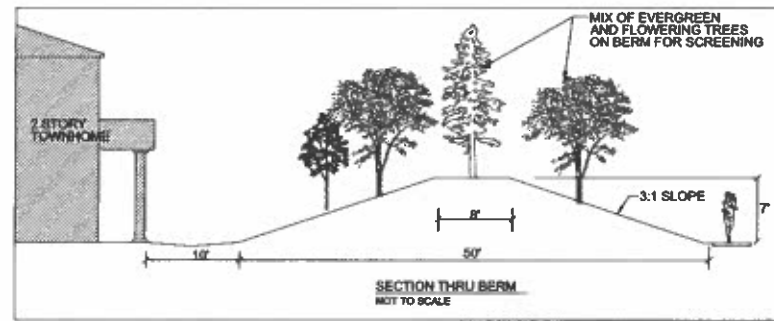
DRAWN	RFS
DATE	04/28/26
CHECKED	
REVISED	

SHEET
2

TOWNHOME SETBACKS
 WITH WAIVERS:
 FRONT YARD - 12'
 REAR YARD - 10'
 SIDE YARD - 0' WHEN CONNECTED
 SIDE YARD - 0' FOR END UNITS



TYPICAL TOWNHOME
 3 BEDROOM UNIT (811 UNITS)
 876 S.F. LOT COVERAGE PER BUILDING
 1,090 S.F. PER BUILDING
 (INCLUDES GARAGE)
 MAX. HEIGHT = 30'
 AVERAGE LOT SIZE =
 AVERAGE LOT COVERAGE =
 AVERAGE LOT WIDTH =



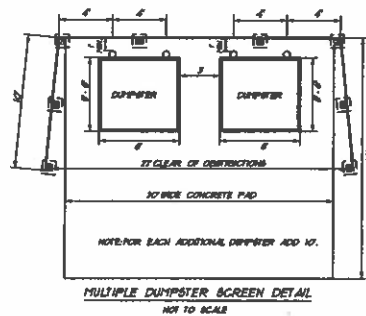
UTILITY PROVIDERS
 SANITARY SEWERS - GWWS
 WATER - KAWC
 ELECTRIC - KU
 COMMUNICATIONS - AT&T

CONDITIONS OF APPROVAL

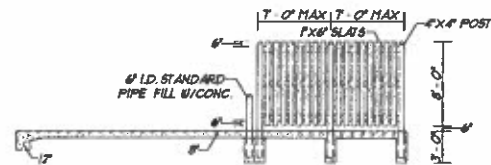
- 1) ALL APPLICABLE REQUIREMENTS OF THE ZONING ORDINANCE AND SUBDIVISION & DEVELOPMENT REGULATIONS.
- 2) ANY REVISION OR AMENDMENTS TO THE APPROVED PRELIMINARY DEVELOPMENT PLAN SHALL BE REVIEWED AND APPROVED BY THE PLANNING COMMISSION STAFF (MINOR) OR BY THE PLANNING COMMISSION (MAJOR).
- 3) PRIOR TO ANY CONSTRUCTION OR GRADING, A CONSTRUCTION PLANS/FINAL DEVELOPMENT PLAN, INCLUDING ALL REQUIRED CONSTRUCTION PLANS, SHALL BE APPROVED BY THE PLANNING COMMISSION STAFF AND THE APPLICANT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE PLANNING COMMISSION ENGINEERING DEPARTMENT TO REVIEW CONSTRUCTION POLICIES AND TO ESTABLISH SCHEDULES. THIS INCLUDES A GRADING PERMIT WITH FEE AND A LAND DISTURBANCE PERMIT WITH EROSION CONTROL SURETY.
- 4) THE FINAL DEVELOPMENT PLAN SHALL COMPLY WITH ALL STORMWATER MANAGEMENT REQUIREMENTS ACCORDING TO THE CURRENT STORMWATER MANUAL INCLUDING A POST-CONSTRUCTION STORMWATER MANAGEMENT BMP O&M AGREEMENT.
- 5) PRELIMINARY DEVELOPMENT PLAN APPROVAL IS VALID FOR TWO YEARS, SUBJECT TO THE REQUIREMENTS OF ARTICLES 406 SECTION A OF THE SUBDIVISION AND DEVELOPMENT REGULATIONS.
- 6) THE CONSTRUCTION PLANS/FINAL DEVELOPMENT PLAN SHALL HAVE SPECIES SPECIFIC LANDSCAPING PLAN IN COMPLIANCE WITH THE LANDSCAPING & LAND USE BUFFERS ORDINANCE.
- 7) ANY WETLAND IMPACTS TO BE AVOIDED OR BE PERMITTED THROUGH THE KENTUCKY DIVISION OF WATER AND ARMY CORP OF ENGINEERS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- 8) A CONNECTING STUB SHALL BE CONSTRUCTED TO THE MINTWOOD DEVELOPMENT TO MEET THE REQUIREMENTS OF A SECOND INTERSECTION FOR A MULTI-FAMILY DEVELOPMENT OF MORE THAN 100 UNITS.

GENERAL NOTES

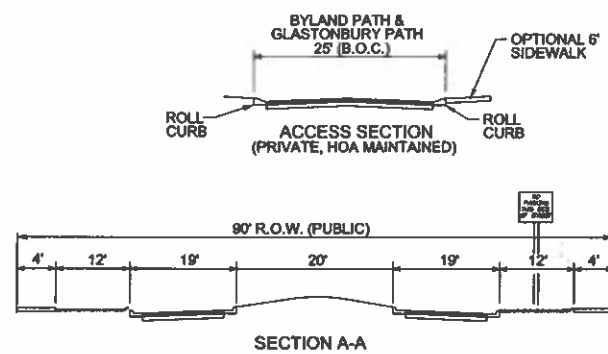
- 1) INTERIOR CONNECTIVITY, SANITARY SEWERS, STORMWATER MANAGEMENT, ENTRANCE DESIGN AND EXISTING TREES SHALL BE EVALUATED WITH THE CONSTRUCTION DOCUMENTS.
- 2) STORMWATER MANAGEMENT SHALL MEET THE REQUIREMENTS OF THE GEORGETOWN STORMWATER BMP MANUAL AND THAT SANITARY SEWERS AND WATER SUPPLY SHALL BE APPROVED BY GWWS.
- 3) ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED. SUCH COVER WILL CONSIST OF ANNUAL GRASSES OR SMALL GRAINS. SLOPES EXCEEDING 4:1 SHALL HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING OR SOD IN ORDER TO PREVENT EROSION.
- 4) THIS PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED ON A RECORDED SUBDIVISION PLAT.
- 5) PRIVILEGE FEES FOR P.F.A. #13 ARE REQUIRED WITH APPROVAL OF THE WATER AND SEWER PLANS.
- 6) THE PLANNING COMMISSION GRANTED THE FOLLOWING WAIVERS AT THE MAY 14, 2026 PUBLIC HEARING:
 REDUCTION OF THE MINIMUM R-1C LOT DIMENSIONS.
 A. LOT SIZE (MINIMUM 7,500 FEET) IS NOW 1,980 S.F.
 B. LOT WIDTH (MINIMUM 70 FEET) IS NOW 20'
 C. SIDE SETBACKS (MINIMUM 7.5 FEET) IS NOW 5'
 D. REAR SETBACKS (MINIMUM 25 FEET) IS NOW 10'
 E. FRONT SETBACKS (MINIMUM 30 FEET) IS NOW 15'
 F. BUILDING COVERAGE PERCENTAGE FOR INDIVIDUAL LOTS (IS NOW 50%).
- 7) HOMES SHALL HAVE FIRE SAFETY WALLS INSTALLED BETWEEN ADJOINING UNITS TO THE APPROVAL OF BUILDING INSPECTION/CODE ENFORCEMENT/ PLANNING COMMISSION ENGINEERING.
- 8) PRIOR TO FINAL RECORD PLAT RECORDATION, A STORMWATER MANAGEMENT AGREEMENT SHALL BE SIGNED IN ACCORDANCE WITH CITY REGULATIONS.
- 9) PRIOR TO FINAL RECORD PLAT RECORDATION, DEED RESTRICTIONS/AGREEMENTS INDICATING OWNERSHIP AND MAINTENANCE OF ALL COMMON FEATURES SHALL BE RECORDED.
- 10) IT IS THE OWNER'S INTENT TO HAVE AN HOA MAINTAIN ALL COMMON FEATURES, PARKING, SIDEWALKS, "ROADS", DUMPSTERS, ENTRY FEATURES AND LANDSCAPING.



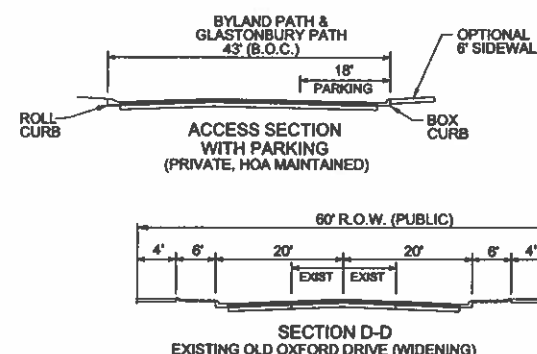
MULTIPLE DUMPSTER SCREEN DETAIL
 NOT TO SCALE



DUMPSTER ELEVATION DETAIL



SECTION A-A



SECTION D-D
 EXISTING OLD OXFORD DRIVE (WIDENING)

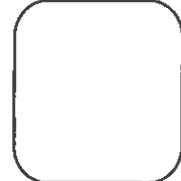
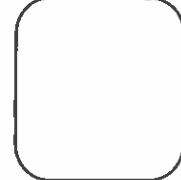
PURPOSE OF PLAN

TO PROPOSE 115 ATTACHED SINGLE FAMILY LOTS AND USE ONE STYLE OF TOWNHOME UNIT.

SITE STATISTICS:

ZONE = R-1C (PUD)
 TOTAL AREA = 16.86 ACRES
 NO. OF LOTS = 116
 NO. OF UNITS = 115
 NO. OF BUILDINGS = 24
 DENSITY = 6.84
 PARKING REQUIRED = 288
 (2.5 SPACES PER 3 B.R. UNITS)
 PARKING PROVIDED = 115 GARAGE SPACES,
 115 DRIVEWAY SPACES
 & 82 SURFACE SPACES
 BUILDING HEIGHT = 30' MAX.
 TREE CANOPY REQUIRED = 3.36 ACRES (20% OF SITE)

OWNER:
 BALL HOMES, INC.
 3809 WALDEN DRIVE
 LEXINGTON, KY. 40517
 CABINET 14, PAGE 69



EA Partners, PLLC
 CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
 3111 WALL STREET
 SUITE 1000, LEXINGTON, KY 40517
 PHONE: (606) 259-9913
 FACSIMILE: (606) 259-9917

PRELIMINARY SUBDIVISION PLAN AND
 2nd. AMENDED FINAL DEVELOPMENT PLAN
PRICE FARM
 PARCEL 2 - TOWNHOMES
 GEORGETOWN, SCOTT COUNTY, KENTUCKY

DRAWN	RF5
DATE	04/28/26
CHECKED	
REVISED	

SHEET
3

**GEORGETOWN COMMONS
PRELIMINARY DEVELOPMENT PLAN
PDP-2024-48
Georgetown-Scott County Planning Commission
May 14, 2026**

FILE NUMBER: PDP-2024-48

PROPOSAL: Variance to the rear yard setback when adjoining residential zoning from 100 feet to 65 feet

LOCATION: McClelland Circle
(Parcel 168-40-213.001)

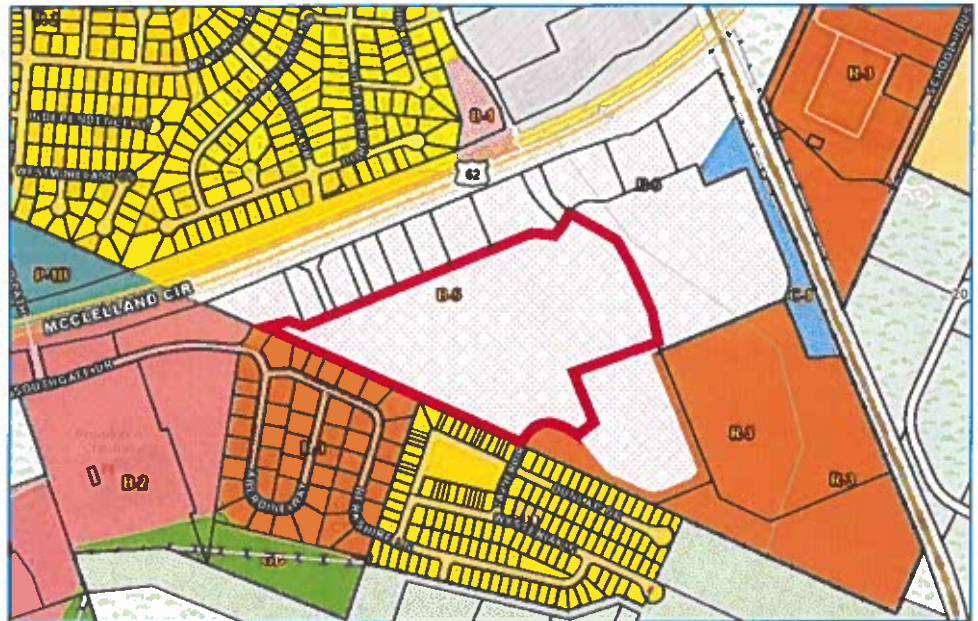
OWNER: Georgetown Commons LLC

APPLICANT: Hogan Real Estate Company and Jon Woodall Esq., McBrayer Law

CONSULTANT: Derek Triplett, Land Design & Development Inc.

STATISTICS:

Site Acreage:	27.91 ac
Zone (Proposed):	B-5 (General Commercial Park)
Zone (Adjoining):	R-2 & R-3 (South & West), B-5 (North & East)
Access:	New Public Street (Bringardner Blvd) to McClelland Circle [US-460 Bypass] or Tavner Drive New Private Street internal roads
Variances:	1. Variance to the side yard setback from 100 feet to 65 feet.



BACKGROUND:

On November 14, 2024 Hogan Real Estate Company, (“Applicant”) received approval of a preliminary development plan (PDP-2024-48) for the “Georgetown Commons” project. In approving the preliminary development plan, the Georgetown – Scott County Planning Commission placed 19 conditions of approval on the project which were agreed to by the applicant and are binding. Since approval of the preliminary development plan, there have been several reviews by the Planning Commission board related to building elevation and site master signage. In March 2026, the final development plan for Tract 2A, the location of the variance, was finalized and approved.

The application submitted is a request for a dimensional variance to the southeast boundary of the property for the purposes of expanding a specific retailer’s usable space. The request is to vary the required 100-foot-setback from shared property boundary between the B-5 zoned property and the R-2 zoned property to the south.

ISSUES & ANALYSIS:

When reviewing applications for dimensional variances, the Commonwealth of Kentucky provides the following findings which are required to be made as part of the determination of the Board regardless of final decision.

“KRS 100.243 Findings necessary for granting variances.

1. *Before any variance is granted, the board must find that the granting of the variance will not adversely affect the public health, safety, or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations. In making these findings, the board shall consider whether:*
 - a. *The requested variance arises from special circumstances which do not generally apply to land in the vicinity, or in the same zone;*
 - b. *The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant; and*
 - c. *The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulations from which relief is sought.*
2. *The board shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulations from which relief is sought.”*

The Applicant states that the tenant associated with the variance requires additional space beyond what could be achieved with the existing setback provisions. While there are several other tenant spaces in the development which may suit the tenant, the Applicant states that this location is the most appropriate for the tenant’s unique needs.

Setbacks and screening between diverse uses are established with the intent of protecting such uses’ character while simultaneously acknowledging that these such spaces can be compatible with one another when designed well.

Current standards between commercial and residential uses, and even specifically between B-5 and R-2 are as follows:

- *Zoning Ordinance, Section 4.454 [B-5] Performance Standards*
 - o 4.454 (D) PERIPHERY BOUNDARY: All buildings where located adjacent to the periphery boundary shall be setback 50 feet; where adjacent to a residential or agricultural district, all buildings shall be setback 100 feet.
 - o 4.454 (H). Landscaping and Screening Requirements shall be in accordance with the Landscape Ordinance contained within the Zoning Ordinance except that:
 - 1. Where adjacent to residential districts, in addition to the "Property Perimeter Requirements", the minimum buffer area shall be increased to 25 feet and contain a double row of evergreen or deciduous trees planted 15' on center.
 - 2. Additional landscaping may be required by the Planning Commission, to more effectively buffer adjacent land use, as deemed appropriate
- *Landscape & Land Use Buffers Ordinance, Section 6.12 Property Perimeter Requirements*
 - o 6.12(2) When any commercial or office zone adjoins any residential zone a minimum buffer area of 15 feet adjacent to all common boundaries, except street frontage, is required which will contain 1 tree per 40 feet of linear frontage OFT [or fraction thereof] from either Group A [Large Trees, or trees which would exceed 50 feet in height at maturity] or B [Medium Trees, or trees which would measure between 25 and 50 feet in height at maturity] only plus either a double row of 6-foot-tall hedge or the installation of a 6-foot-tall fence, wall or earth mound.

The approved landscape plans for the site, dated March 16, 2026, satisfies the requirements for screening and setbacks. The plans include a 100-foot building setback with the installation of a 6-foot-tall berm along the commercial-residential boundary and the planting of a double row of either Norway Spruce or American Arborvitae (Group A evergreen trees) nearest to the property boundary as well as the planting of either Fastigiata Ginkgo or European Hornbeam (Group A deciduous trees) between the evergreen trees and the circulation driveway. The combination of all three screenings provides significant mitigation of the elevation change, double row evergreen and the single-row deciduous trees.

Staff has provided a summarization of letter submitted by the Applicant as well as Staff analysis of the request below regarding the required considerations by the Board when reviewing variance applications.

- a. The Applicant states that the request satisfies provision 1(a) as the property has a unique shape which impacts the developability of the site in a manner which is practical. The Applicant also states that the final elevation and grading of the site limits the ability to move the building elsewhere. Furthermore, the Applicant states that the request is limited in scope as it would exclusively be for this particular tenant and is the minimum variance needed to facilitate the use of the retail space.

Staff finds that the justification does not meet the requirements of KRS 100.243(1)(a). The site layout, final grading, and building location are all within the ability of the Applicant to correct without requiring a variance. While the lot may be uniquely shaped, the proposed building provides ample space for retail users as there are 9 tenant spaces in this building footprint alone notwithstanding a second, smaller multi-tenant building and 11 outlots. If anything, the number

of options for a tenant's location is a favorable circumstance both them and the Applicant which would further negate the need for a variance.

- b. The Applicant states that the request satisfies provision 1(b) as without the variance, it would be difficult to find any tenant for the retail space due to their parent company establishing standards for their operator's retail spaces. The Applicant also states that the development is dependent on retention of its tenants, and without appropriate space(s) to satisfy their needs the development would be greatly inhibited.

Staff finds that the justification does not meet the requirements of KRS 100.243(1)(b) and refers back to the previously made comments regarding the volume of options available to a retail tenant. The use of the property as a multi-tenant commercial operation is not reduced or eliminated with the disapproval of a variance request as the number of total tenant spaces is not impacted by the Planning Commission's decision, rather it impacts the feasibility of one potential tenant to utilize one potential tenant space. There are still options available within this development which could meet the specific brand standards associated with this tenant which do not necessitate a variance.

- c. The Applicant states that the request satisfies provision 1(c) as the Applicant and its tenant have followed all local land use regulations without violation of the standards within.

Staff finds that the application does satisfy the requirements of KRS 100.243(1)(c).

ADDITIONAL NOTES:

After review of the submitted profile of the screening associated with the application, Staff identified several discrepancies between the approved landscaping plan dated March 16, 2026 and the variance exhibit. The variance exhibit illustrates a 6-foot-tall fence followed by a decrease in grading by approximately 10 feet from the base of the fence to the elevation where the trees would be planted. This change in the landscape plan may be contingent on the action of the Planning Commission regarding the variance request. Because the exhibit does not reflect the approved landscaping plan, Staff cannot properly determine if the screening proposed would be effective if this request were to be approved. Staff does find that a change in the landscaping and grading plan could result in the impact of the development on the adjoining property owners, thus increasing the importance of the 100-foot building setback from the property lines.

FINDINGS:

Staff ultimately finds that the application fails to meet the statutory findings requirements outlined in KRS 100.243 and as such the application should be denied. A tenant finding difficulty fitting within the bounds of their assigned tenant space in a multi-tenant commercial structure does not constitute the special circumstances provision outlined in the statute as, by nature of being a "multi-tenant building" there is space in the building for multiple tenants. Furthermore, there is no demonstratable proof that there is an unnecessary hardship nor loss of the "reasonable use" of the land associated if the variance is not granted as no tenant spaces are lost if the variance is disapproved. The Applicant can still have a multi-tenant commercial building on the property without the granting of the variance.

In addition to the conclusions above, Staff makes the following findings.

1. The Project Site is a 27.91-acre B-5 zoned property. The property received preliminary development plan approval on November 14, 2024 for a multi-tenant commercial building which is a permitted use for the zone. The final development plan for the parcel, otherwise known as Tract 2A, received final development plan approval on March 16, 2026.
2. The Applicant requests a variance to Section 4.454(D) of the *Zoning Ordinance*, or specifically to the periphery boundary building setback of 100-foot from a residential zone. In the details of the application, the request is to decrease the building setback from 100 feet to 65 feet, or by 35 feet. The Applicant, in a supplemental letter, states that the specific tenant for the multi-tenant space requires additional building area to operate in accordance with their standards.
3. Staff finds that the request does not meet the statutory requirements outlined in KRS 100.243(1)(a) and (1)(b). The existing site conditions do not result in special circumstances as the Applicant created the building layout and site grading plans for the property from which now they seek relief. Furthermore, adverse hardship would not be created if the application were to be disapproved as the use of a multi-tenant commercial building would be retained and that there are other tenant spaces within the same building as well as campus that the user could operate within.

RECOMMENDATION:

Staff recommends **Denial** of the application for a dimensional variance to the required 100-foot periphery boundary building setback between B-5 zoned parcels and residentially zoned parcels based upon the findings and analysis above. If the Planning Commission were to approve the application, Staff recommends the following conditions of approval.

Conditions of Approval:

1. This property is subject to all requirements of the Georgetown – Scott County Zoning Ordinance and Subdivision and Development Regulations not hereunto granted a variance from.
2. The Applicant shall comply with all requirements of other federal, state, and local regulatory entities.
3. All previously approved conditions of PDP 2024-48.

April 29, 2026

RECEIVED

VIA HAND DELIVERY

Georgetown-Scott County Planning Commission
230 E. Main Street
Georgetown, Kentucky 40324

APR 29 2026

PLANNING COMMISSION

Applicant: Hogan Real Estate Company
Property: McClelland Circle - Georgetown Commons
Parcel: 168-40-213.000
RE: Supplement to Variance Request

Dear Commission Members:

I am writing on behalf of the applicant, Hogan Real Estate Company (hereinafter the "Applicant"). Hogan's request for a zone map amendment and subdivision plat applicable to that certain property located at McClelland Circle, Georgetown, Kentucky and identified as parcel number 168-40-213.000 (the "Property") was approved by the Planning Commission on October 10, 2024. Construction of the Georgetown Commons Development (the "Development") is now ongoing. On April 1, 2026, we submitted an application for a certain dimensional variance applicable to one of the buildings to be constructed in the development. Specifically, Hogan is seeking a variance from the 100-foot setback requirement (from a residential district) set forth in Georgetown-Scott County Zoning Ordinance Section 4.454D to 65-feet. The encroachment will be limited to the corner of a single building and will not run the length of the shared boundary line. The Applicant will voluntarily provide additional screening in the affected area for the benefit of the adjoining landowners. See Exhibits accompanying Application.

A. Background

This space will be occupied by Boot Barn, one of the more requested tenants for Georgetown Commons. This is really the only viable location in the Development for Boot Barn due to its square footage requirements. The tract in question is situated in the rear corner of the Development. The Applicant simply does not have a viable design alternative for this portion of the site because of how the property is shaped. The Applicant is providing Boot Barn with their minimum requirement for square footage. Boot Barn agreed to the proposed layout to help minimize encroachment while allowing adequate rear access for the shopping center tenants.

Recall that as part of this overall development, the Applicant downzoned approximately 100 acres from what could have otherwise been a much more intensive light-industrial use that was permitted adjacent to the neighborhood. Instead, the project will bring retail, restaurants,

services, open space, landscaping, buffering, and amenities that are much more compatible with the surrounding area and much more beneficial to the community.

B. KRS 100.243 & Georgetown-Scott County Zoning Ordinance Section 5.42 D.

KRS 100.243 provides as follows:

(1) Before any variance is granted, the board must find that the granting of the variance will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations. In making these findings, the board shall consider whether:

- (a) The requested variance arises from special circumstances which do not generally apply to land in the general vicinity, or in the same zone;
- (b) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant; and
- (c) The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.

(2) The board shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulation from which relief is sought.

The Zoning Ordinance (Section 5.42D) provides as follows:

VARIANCES: The Board may vary the strict application of the dimension and area regulations provided that unique conditions prevent strict conformance and would thus deprive the owner of the reasonable use of his premises. Financial disadvantage to the property owner shall not constitute conclusive proof of unnecessary hardship within the purpose of zoning. The Board shall not grant a variance unless all of the following general conditions are met:

- 1. The specific conditions in detail which are unique to the applicant's land and do not exist on other land in the same zone.
- 2. The manner in which the strict application of the provisions of the regulation would deprive the applicant of a reasonable use of the land in the manner equivalent to the use permitted other landowners in the same zone.
- 3. That the unique conditions and circumstances are not the result of actions of the applicant taken subsequent to the adoption of the Zoning regulations.
- 4. Reasons that the variance will preserve, not harm the public safety and welfare, and will not alter the essential character of the neighborhood.

Georgetown-Scott County Planning Commission
April 29, 2026
Page 3

While KRS 100.243 and Section 5.24D of the Zoning Ordinance are similar KRS 100.243(1)(b) and Section 5.24D.2. of the Zoning Ordinance differ in terminology. KRS 100.243(1)(b) provides, "The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant." The Zoning Ordinance does not mention the unnecessary hardship factor as highlighted above.

C. Application of KRS 100.243 and Zoning Ordinance to Requested Variance

While it is true that economic considerations are not expressly listed within KRS 100.243, such factors are absolutely considered. Specifically, KRS 100.243(1)(b) makes clear that an applicant can be entitled to a variance upon a showing that application of the zoning ordinance would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant. As was detailed in the Applicant's September 25, 2024, Justification Letter, a development such as this is dependent upon retention and selection of retailers to fill the commercial spaces. Without these end users, the development will fail.

Application of the factors set forth in KRS 100.243 and Section 5.24D of the Zoning Ordinance support granting the variance requested by the Applicant.

- As previously mentioned, the topography and shape of the subject parcel makes for challenging design parameters; hence, the special circumstances envisioned by KRS 100.243(1)(a). Regardless, the variance requested only affects one corner of the building and will not run the length of the boundary. The Applicant will also install additional buffering to negate adverse effects on adjoining landowners.
- The requested variance is minimal as it is confined to the corner of the subject building. The Applicant is not requesting a variance as to the remainder of the building. Without a variance the Applicant will be unable to utilize the building as otherwise intended and unable to meet its tenant square footage requirements. Clearly then, strict application of the regulation will deprive the Applicant of the reasonable use of its land and work an undue hardship on the Applicant.
- This variance request is not the result of a willful violation of the Zoning Ordinance. In explaining what a willful violation can constitute, the Courts have been clear that an application seeking a variance is not a willful violation, it is actions taken by an applicant without a variance or other required approval or before the filing of an application for a variance which amounts to a willful violation. "Thus, a variance seeker who decides to build first and ask questions later can reasonably be accused of committing a willful violation." Ives v. City-Cnty. Board of Adjustments Bowling Green, 2015-CA-001360-MR, 2016 WL 6543575, at *3 (Ky. App. Nov. 4, 2016). "It is true that the Carrolls commenced their new addition without first securing the necessary permit. However, it will be

Georgetown-Scott County Planning Commission
April 29, 2026
Page 4

left to the Board to decide whether the violation of the zoning regulation was willful and whether the need for a variance arose from a willful violation.” Claggett v. Carroll, 2013-CA-001130-MR, 2015 WL 310161, at *4 (Ky. App. Jan. 23, 2015).

- As the Courts have made clear, the Applicant must have actually committed some act with respect to their property which is in violation of the Zoning Ordinance. Simply asking for a variance as a result of the practicalities of development is not a willful violation under the law. Given that the Applicant has not done anything to the property which is in violation of the Zoning Ordinance, the Applicant has not willfully violated the Zoning Ordinance.

D. Conclusion

Given the foregoing, it is clear that the requested variance will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations. Therefore, we respectfully request that you approve the Applicant’s variance.

Again, thank you Commissioners for your consideration and review of this Application.

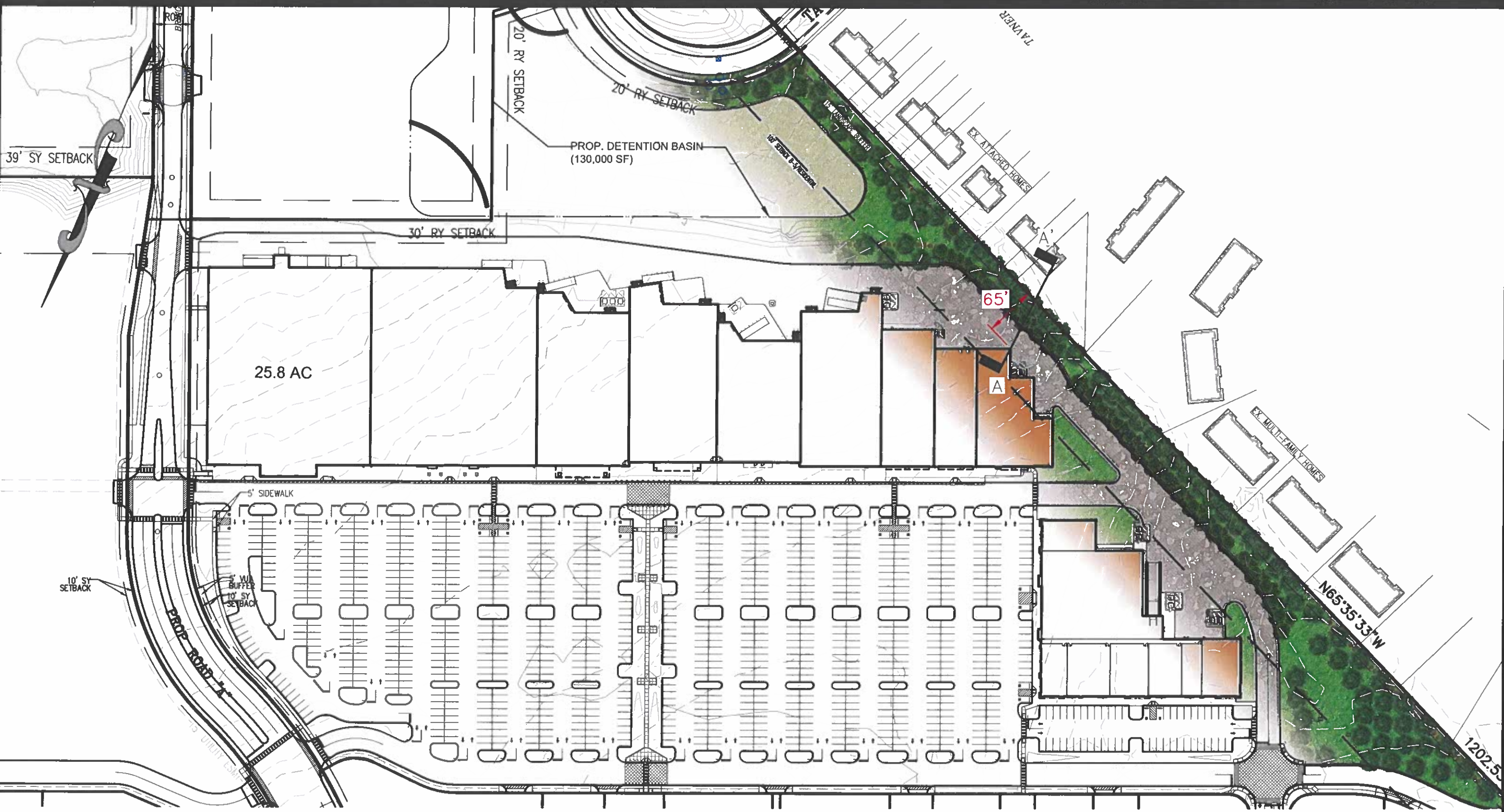
Sincerely,



JON A. WOODALL

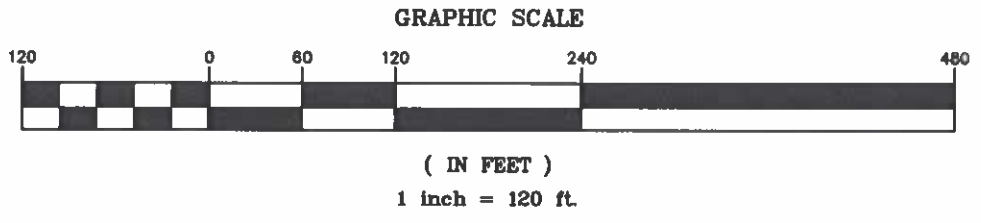
JAW/ss

GA Current Residential Zoning Ordinance, Section 15-1-010, 15-1-020, 15-1-030, 15-1-040, 15-1-050, 15-1-060, 15-1-070, 15-1-080, 15-1-090, 15-1-100, 15-1-110, 15-1-120, 15-1-130, 15-1-140, 15-1-150, 15-1-160, 15-1-170, 15-1-180, 15-1-190, 15-1-200, 15-1-210, 15-1-220, 15-1-230, 15-1-240, 15-1-250, 15-1-260, 15-1-270, 15-1-280, 15-1-290, 15-1-300, 15-1-310, 15-1-320, 15-1-330, 15-1-340, 15-1-350, 15-1-360, 15-1-370, 15-1-380, 15-1-390, 15-1-400, 15-1-410, 15-1-420, 15-1-430, 15-1-440, 15-1-450, 15-1-460, 15-1-470, 15-1-480, 15-1-490, 15-1-500, 15-1-510, 15-1-520, 15-1-530, 15-1-540, 15-1-550, 15-1-560, 15-1-570, 15-1-580, 15-1-590, 15-1-600, 15-1-610, 15-1-620, 15-1-630, 15-1-640, 15-1-650, 15-1-660, 15-1-670, 15-1-680, 15-1-690, 15-1-700, 15-1-710, 15-1-720, 15-1-730, 15-1-740, 15-1-750, 15-1-760, 15-1-770, 15-1-780, 15-1-790, 15-1-800, 15-1-810, 15-1-820, 15-1-830, 15-1-840, 15-1-850, 15-1-860, 15-1-870, 15-1-880, 15-1-890, 15-1-900, 15-1-910, 15-1-920, 15-1-930, 15-1-940, 15-1-950, 15-1-960, 15-1-970, 15-1-980, 15-1-990, 15-1-1000



**SETBACK VARIANCE
EXHIBIT**

PREPARED FOR:
HOGAN
REAL ESTATE

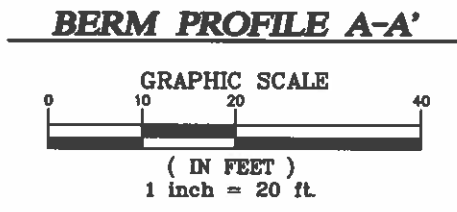
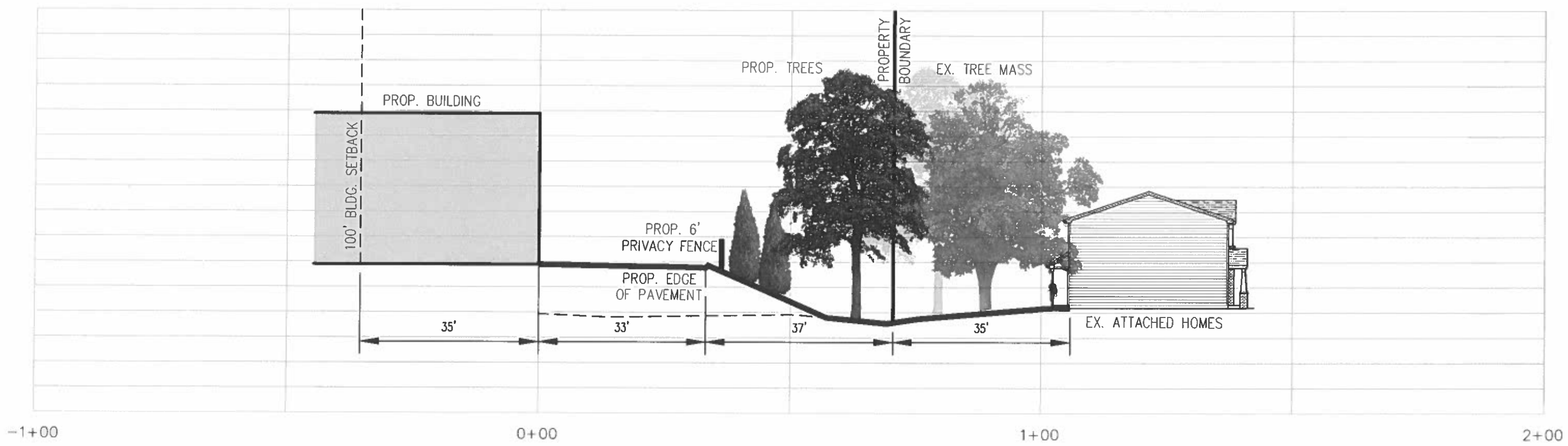


PREPARED BY:
LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • PLANNING
505 WARDLAW AVENUE, SUITE 101
LANSVILLE, KENTUCKY 40322
PHONE: (502)416-2974 FAX: (502)416-2975

JOB#: 20009
SHEET 1 OF 2

4/1/2026

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PREPARED FOR:

HOGAN
REAL ESTATE

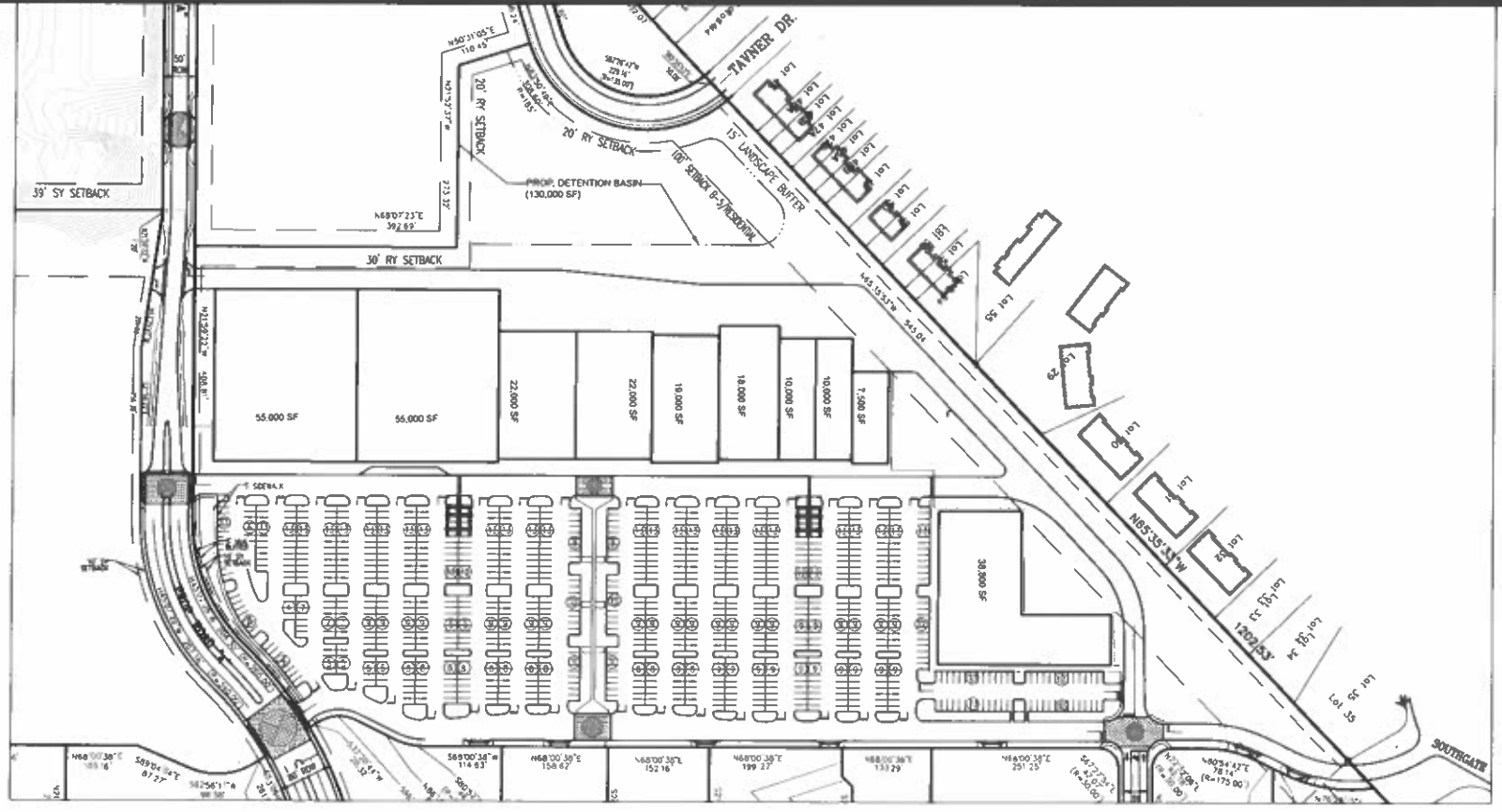
SETBACK VARIANCE
EXHIBIT

PREPARED BY:

LD&D
LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING • LAND SURVEYING • PLANNING
 503 WARBURN AVENUE, SUITE 101
 LOUISVILLE, KENTUCKY 40213
 PHONE (502)466-9974 FAX (502)466-9975

JOB#: 20009
SHEET 2 OF 2

4/1/2026

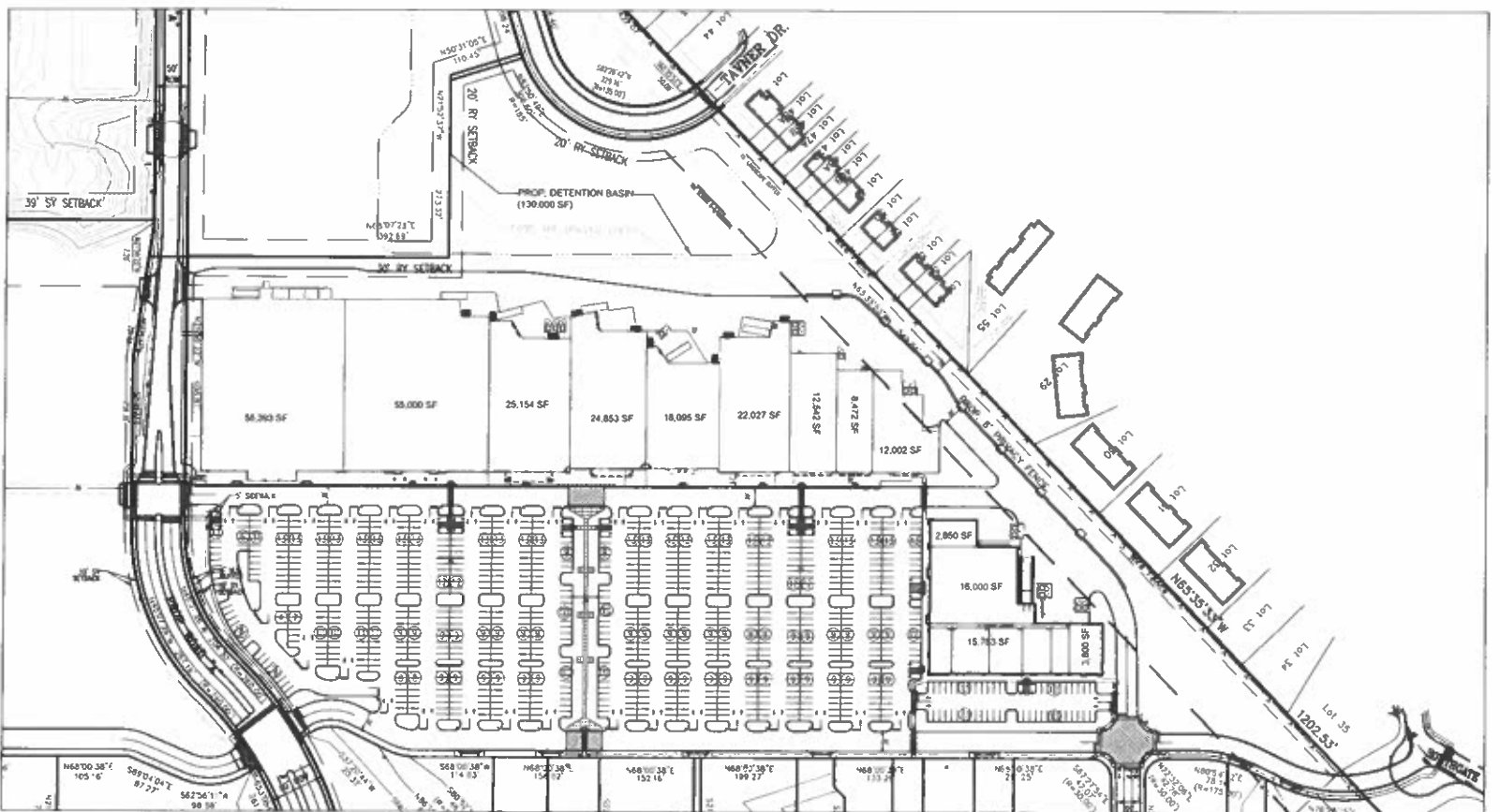
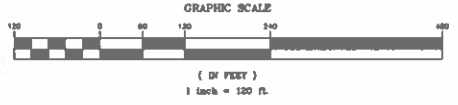


APPROVED PRELIMINARY DEVELOPMENT PLAN

PROPOSED TRACTS

TRACT 2

TOTAL AREA	= 1,125,327 SF (25.8 AC)
PROP. ZONING	= B-5
PROP. USE	= RETAIL
PROP. BLDG AREA	= 257,300 SF
PROP. BLDG COVERAGE	= 16.2%
PARKING REQ. (1/300 SF)	= 858 SPACES
PARKING PROVIDED	= 987 SPACES (INCLUDES 16 ADA)

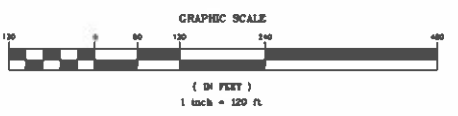


PROPOSED FINAL DEVELOPMENT PLAN

PROPOSED TRACTS

TRACT 2

TOTAL AREA	= 1,125,327 SF (25.8 AC)
PROP. ZONING	= B-5
PROP. USE	= RETAIL
PROP. BLDG AREA	= 272,971 SF (6.1% INCREASE)
PROP. BLDG COVERAGE	= 24.3% (8.1% INCREASE)
PARKING REQ. (1/300 SF)	= 858 SPACES
PARKING PROVIDED	= 987 SPACES (INCLUDES 16 ADA)

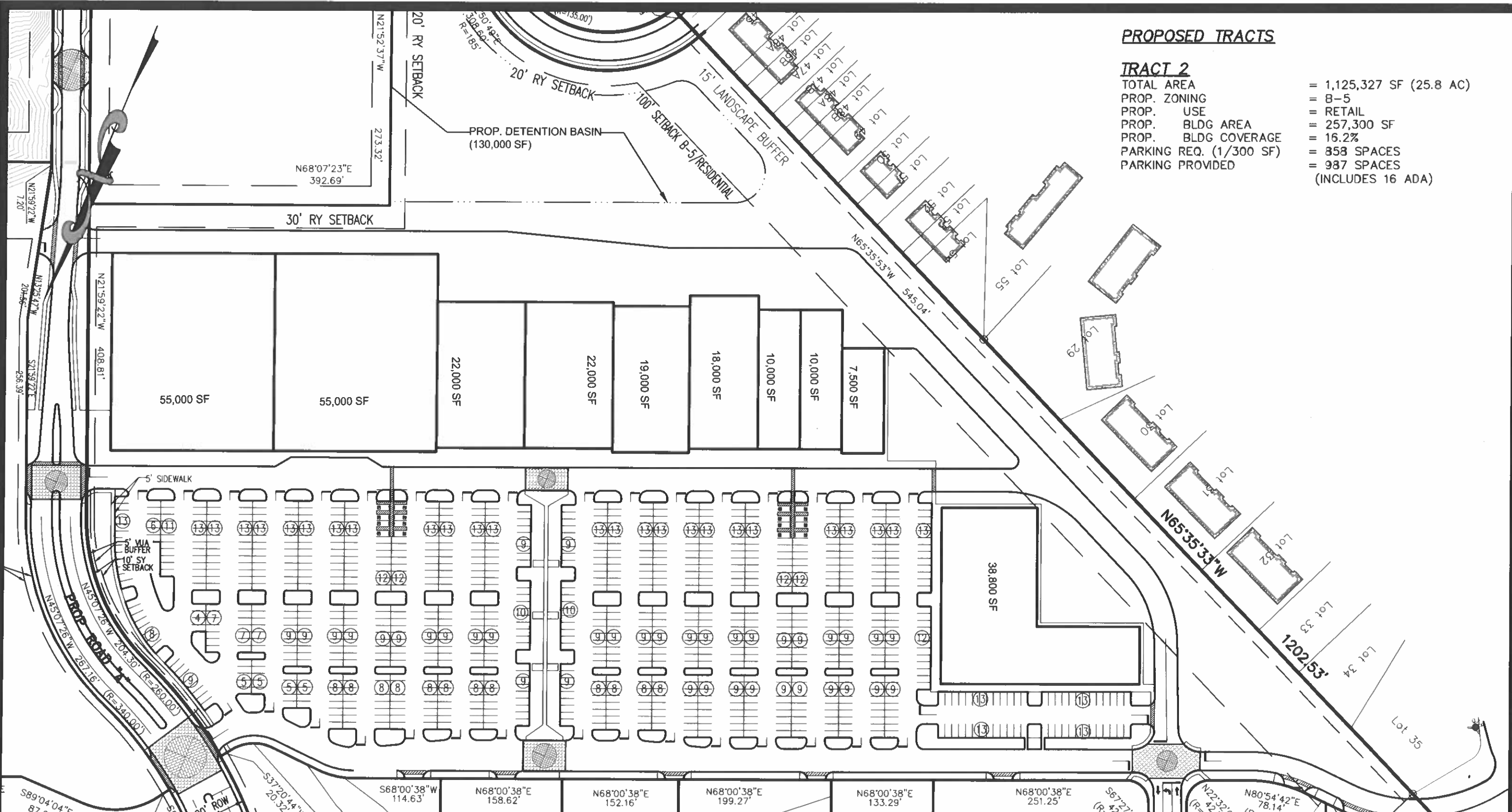


BUILDING AREA COMPARISON EXHIBIT

PROPOSED TRACTS

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**BUILDING AREA COMPARISON
PRELIMINARY DEV. PLAN**

PREPARED FOR:

HOGAN
REAL ESTATE

GRAPHIC SCALE



(IN FEET)
1 inch = 120 ft.

PREPARED BY:

LD&D

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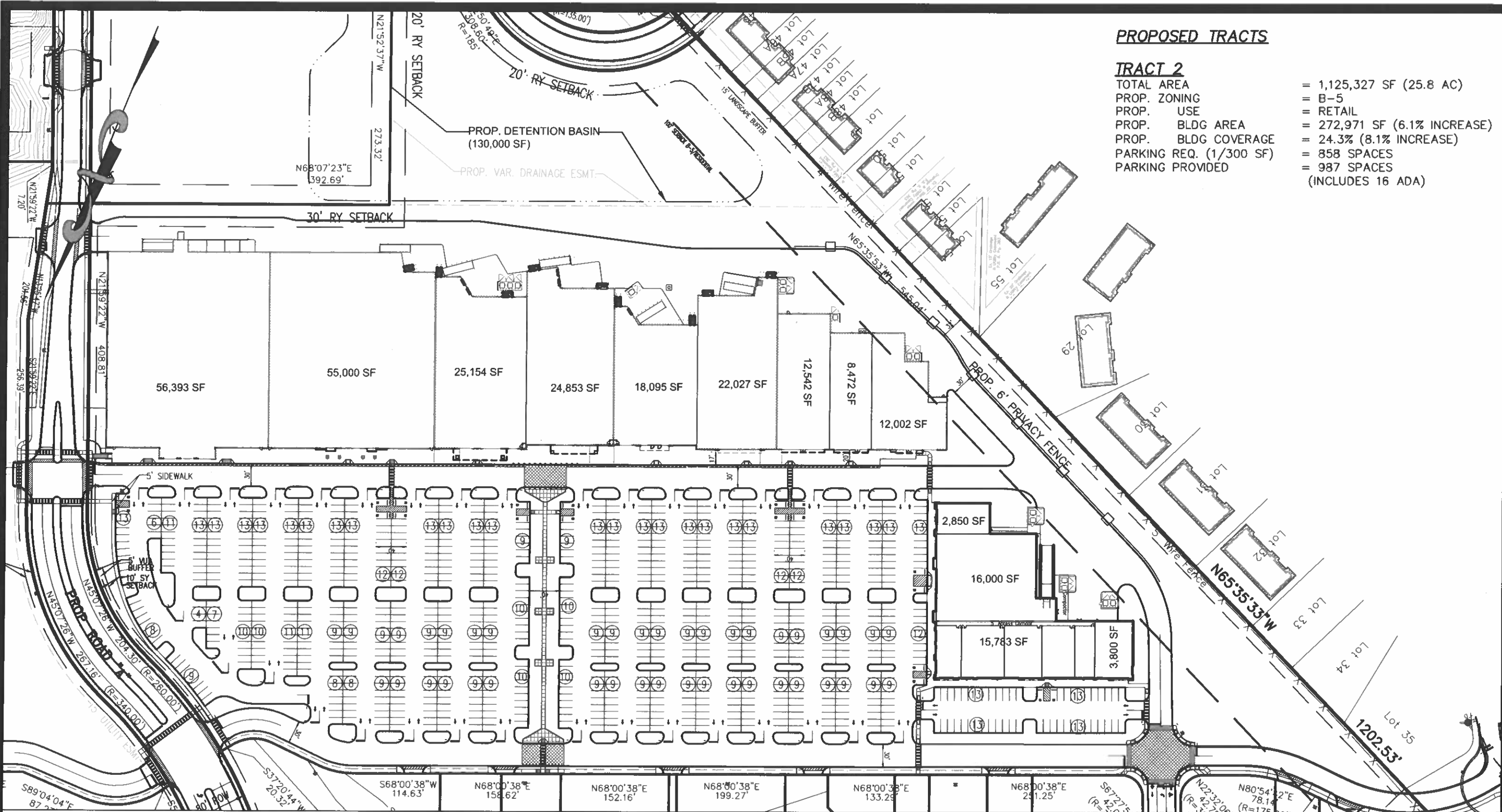
JOB#: 20009
SHEET 1 OF 2

4/29/2026

PROPOSED TRACTS

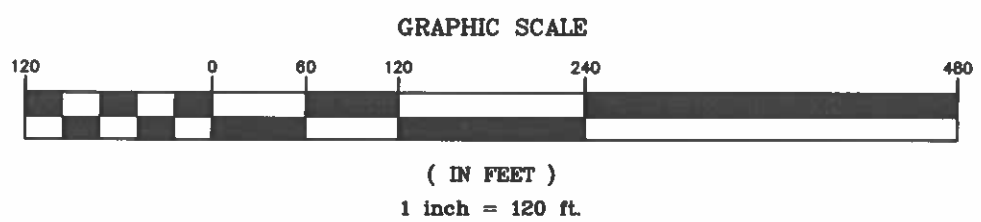
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PARKING PROVIDED	= 987 SPACES (INCLUDES 16 ADA)



**BUILDING AREA COMPARISON
FINAL DEV. PLAN**

PREPARED FOR:
HOGAN
REAL ESTATE



PREPARED BY:

LD&D
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JOB#: 20009
SHEET 2 OF 2

4/29/2026

MEMO

Minor Amendment to Conditions of Approval
PDP 2025-46 GeoSpecialties
Planning Commission
May 14, 2026

Background

Following approval of the Planning Commission (June 12, 2025, ZMA-2025-24) and the Sadieville City Council (September 10, 2025), Parcel #154-00-004.000, located along Sadieville Road, directly across the street from the Scott County Fire Station No. 2 (1350 Sadieville Road), was rezoned from A-1 to B-5 with the proposed use for geo-technical services.

The Applicant, JS Anderson Holdings, LLC, subsequently applied for and received approval for a Preliminary Development Plan (November 13, 2025, PDP-2025-46) for the installation of an outdoor storage facility and hoop barn. The Applicant then applied for and received a Conditional Use Permit from the Sadieville Board of Adjustments (November 17, 2025, SV-2025-02) to allow for outdoor storage of geotechnical equipment and materials in conjunction with the proposed GeoSpecialties operations at the site. Each approval included a set of conditions.

Specific Conditions Under Consideration

PDP-2025-46: Condition #4 – The Applicant shall install a WEDCO approved sanitary system.

SV-2025-02: Condition #9 – Conditions of PDP-2025-46 shall apply.

Amendment Request

The Applicant is requesting the Planning Commission to waive PDP-2025-46 Condition #4, proposing the placement of a portable restroom in lieu of the installation of a WECO approved sanitary system. Due to the conditions of the property, with shallow rock depth, the sanitary options presented by WEDCO include importing soil to a depth of 35 inches and waiting a year before septic system installation, installation of a lagoon with a minimum 500-gallon tank, or a minimum 788-gallon holding tank.

Citing that proposed hoop barn will not have a bathroom to connect with any sanitary system and that use of the property will be limited to dropping off and picking up material and/or equipment with no employees to remain on site, the Applicant contends that the required installation of a WECO approved sanitary system is unnecessary and impracticable. The Applicant has proposed to include a note on the Final Development Plan to read, "This site is not eligible for municipal sewer services and will have a portable toilet/restroom available on site that the owner will routinely maintenance. WEDCO to re-evaluate for services should in the event any future developments occur on this site."

Recommendation

Staff recommends Approval of the request to waive PDP-2025-46 Condition #4, which requires the installation of a WEDCO approved sanitary system. Should the Planning Commission Board approve the waiver, Staff recommends that the existing condition be amended to read as follows:

- #4 The Applicant shall install a WECO approved sanitary system. In lieu of such a system and given the limited extent of site use and wastewater needs, the Applicant may install and utilize a portable restroom for this phase of development. Should future development be proposed, the wastewater needs shall be evaluated to determine whether a portable restroom is appropriate or if the proposed site development necessitates a connection to municipal/public sanitary sewer or the installation of a WEDCO approved on-site wastewater system.

GEOSPECIALTIES
PSP 2025-46
Conditions of Approval
November 11, 2025

Approval of the above application with the following waiver and conditions of approval.

Waiver:

1. Waiver to the boundary fencing requirement for the development of properties adjacent to agriculturally zoned property (Section 6.14 of the Landscape Ordinance).

Conditions of Approval:

1. All applicable requirements of the Zoning Ordinance and Subdivision and Development Regulations.
2. Approval by the Sadieville Board of Adjustments for a Conditional Use Permit for outdoor storage at the site.
3. The applicant shall be responsible for all offsite road and public water and sewer improvements required to serve the proposed development.
4. The applicant shall install a WEDCO approved sanitary system.
5. All requirements of the Scott County Fire Department regarding fire hydrant locations and emergency vehicle accessibility.
6. KYTC approval of proposed entrance.
7. KYTC encroachment permit and maintenance agreement for proposed right-of-way landscaping.
8. A species-specific landscape plan shall be included with the Final Development Plan. This is to include evaluation by a qualified arborist to verify compliance of existing vegetation with perimeter screening and landscaping standards and adherence of the interior landscaping to minimum and maximum contiguous area and tree requirements.
9. A photometric plan shall be submitted and approved as part of the Final Development Plan. The Applicant shall direct lighting away from adjoining property and not have any off-site impact.
10. The Final Development Plan shall comply with all stormwater management requirements according to the current Stormwater Manual including a post-construction stormwater management BMP O&M agreement.
11. Any revisions or amendments to the approved Preliminary Development Plan shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
12. This Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406 section A of the Subdivision and Development Regulations.
13. Prior to any construction or grading, a Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the applicant shall schedule a Pre Construction Meeting with the Planning Commission Engineering Department to review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.
14. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan



Applicant Authorized Agent

11/13/25

Date



Planning Commission Secretary

11/13/25

Date



November 18, 2025

Subject: Case No. SV-2025-02

Applicant,

At the regularly scheduled meeting on November 17, 2025, the Sadieville Board of Adjustment **Approved** for application SV-2025-02 for Conditional Use Permit for the construction of an outdoor storage facility of equipment and materials for professional geotechnical service at the property located along the Sadieville Road (Parcel ID: 154-00-004.000). The following conditions were attached to the approval:

1. This property is subject to all requirements of the *Georgetown – Scott County Zoning Ordinance and Subdivision and Development Regulations*.
2. The Applicant shall comply with all requirements of other federal, state, and local regulatory entities and shall provide copies to the Board of Adjustment of all permits issued on behalf of the Applicant as a result of this approval including, but not limited to, business-related certifications, licenses, regulatory permits, and any recertification when required.
3. The Applicant shall obtain a building permit from the Building Inspection Office prior to construction on the Project Site.
4. Temporary use of the site for outdoor storage during the construction and landscaping phase may be permitted, provided all required fencing and gravel surfacing are installed and the entryway within the public right-of-way be paved prior to the placement of any material or equipment.
5. The outdoor storage area shall be used exclusively for storage of materials and equipment. Storage of construction vehicles, trailers, or similar large machinery is not permitted.
6. The applicant shall complete all required construction, landscaping, and site improvements, and obtain a Certificate of Occupancy within six (6) months of final development plan approval. At such time, the applicant shall return to the Sadieville Board of Adjustments to demonstrate completion of the development project.
7. The Conditional Use Permit shall become null and void upon transfer of property ownership unless re-approved by the Board.
8. The Applicant shall return to the Board prior to any changes in the approved conditions.
9. Conditions of PDP-2025-46 shall apply.

A copy of the minutes of the meeting can be provided to you when they become available. If you have any questions, please feel free to call at (502) 867-3701.

Sincerely,

T. Tusam

Toshi Tusam
Planner I

To Whom It May Concern:

The project known as GeoSpecialties Headquarters recently underwent a Preliminary Development Plan. During that process, one of the requirements that was set forth was for the project to have a WEDCO Sanitary system.

As the Development Plan process occurred, WEDCO performed a Site Evaluation and gave recommendations. We have coordinated with Erik Gaynor of WEDCO/Scott County Health Department as well as our civil engineer, Mary Domigan of Geisler Domigan Engineers.

The site is not in proximity of a sanitary sewer to connect to. While the next option would be a septic holding tank and lagoon, this potential solution is also problematic. The site itself has very shallow rock depths.

Most recently, Ms. Domigan has coordinated with Mr. Gaynor concerning this on our behalf. Initially, the Site Elevation was revised to only require a holding tank. As the hoop barn designed will not have a bathroom, there would not be anything to connect to the proposed holding tank. There will not be any employees to remain on-site. As stated previously, rock removal for a holding tank would also need to occur.

These multiple circumstances create unnecessary hardship. We request that this request is granted and to simply allow for a portable restroom to be placed on site, which we will regularly maintenance. If any circumstances occur in the future that would warrant the need for future development of the site, we will contact you for this discussion to be revisited.

On April 15, 2026, Mark Carper of GSCPC, Erik Gaynor of WEDCO, and Mary Domigan met with us through a Teams Meeting where these matters were discussed. It is our understanding that even though WEDCO has stated the following, there is unity and understanding of our hardships with this matter which may allow that to be granted by filing for an Amended Development Plan to have the WEDCO requirement changed accordingly.

If you have any questions, please let us know. Thank you for the help.

Sincerely,

Jamie Egli

Jamie Egli
Chief Admin Officer




WEDCO District Health Department

Serving Harrison, Nicholas and Scott Counties

The following explanation is about the septic system options based on a site evaluation completed at the Geospecialties Headquarters on KY-32 in Sadieville, Kentucky on 11/10/2025.

According to Kentucky regulation **902 KAR 10:085 (On-site sewage disposal systems)**, if a site evaluation determines the soil is unsuitable (specifically because the soil depth is less than 18 inches to rock, water table, or a restrictive horizon), the first two options we are providing are a fill and wait or a lagoon

Fill and Wait: The site must be filled with suitable soil (group 3 or better) to a depth of 35 in. The regulation mandates a one (1) year settling period after the fill is placed before the system can be installed. After the waiting period, the pad will be reevaluated, and a system can be installed.

Lagoon: another option is a lagoon. A minimum 500-gallon tank would lead to a 375 ft lagoon. With 7 ft of overflow. Lagoons must comply with 902 KAR 10:085 and must 6 ft non-climbing fence (or equivalent) that locks, among other requirements.

Holding Tank: The other option is a holding tank because this is a commercial system and the TDW is lower than 200 gallons a holding tank is an option. For this option, the minimum holding tank size is 788 gallons. This holding tank would have to have an audio/ visual alarm to indicate when the holding tank is 85% full. The tank would then need to be serviced by a licensed pumping company.

Thanks,

Erik Gaynor, RS
Environmentalist I
WEDCO Scott County Health Department