

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

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

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

Motion by Stone, second by Adair to approve June 11, 2026 minutes. Motion carried.

Postponements/Withdrawals

Chairman Singer stated that ZMA-2026-27 and PSP-2026-24 have been postponed until the next regularly scheduled meeting.

Richard Murphy, representing Anderson Communities, requested to postpone ZMA-2026-22 for one month.

Motion by Jessie, second by Stone to postpone ZMA-2026-22 for one month.

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

A resident stated that a bigger facility is needed to accommodate everyone there for the meeting. After further discussion, **Motion by Jessie, second by Stone to postpone ZMA-2025-36 in order to locate a facility to accommodate everyone and that has technical capabilities. Motion carried unanimously.**

PDP-2007-43 Scott County Safe Storage – Variance for parking and interior landscaping for vehicular use area within a storage facility located at 102 Mary Lynn Drive.

Mr. Carper stated the project was originally approved in 2007 but there are variances for parking and VUA interior landscaping being requested.

After going through the history of the project, he stated staff discovered there are two different owners of Phase 1 and 2. He stated after the recent information was revealed staff has not had time to properly analyze the variance request with fuller information.

Mr. Fleming stated that he suggests the Planning Commission listen to testimony of anyone present to postpone the decision until the August meeting.

Mr. Fleming stated that after looking at the aerials of the project site there are U-Haul type trucks at the location and a development plan was not approved for that use.

Brent Combs, representing applicant, stated he disagrees with the way the interior VUA was calculated. He stated that previously interior VUA was based on parking spaces proposed.

David Lusby, other owner of Phase I, stated interior landscaping doesn't make sense but he would like to see parking. He stated not providing any parking could mean people would block the drive aisles.

Mr. Combs requested postponement of PDP-2007-43 until the next regularly scheduled meeting.

Motion by Adair, second by Garrett to postpone PDP-2007-43 until the next regularly scheduled meeting. Motion carried unanimously.

PDP-2026-15 Livsmart Amended – Amended Preliminary Development Plan for a 3-story, 99 room hotel with associated parking and landscaping located at 400 Outlet Center Drive.

Ms. Ketz stated after the April approval the applicant is requesting an amendment to increase the room count from 89 to 99 rooms.

She stated staff agrees with the waiver request for 99 parking spaces but suggested 100 parking spaces to provide parking space for staff per the regulations.

She stated the applicant is requesting a waiver to keep the ratio of interior landscaping to the previously approved amount of 2,663 square feet (6.5%). She stated staff is in favor of the requested waiver.

Klay Dunham, Grace Construction, stated he is available for questions.

Commissioner Adair questioned how many staff members would be at the location during the day. Mr. Dunham stated three staff members would be present.

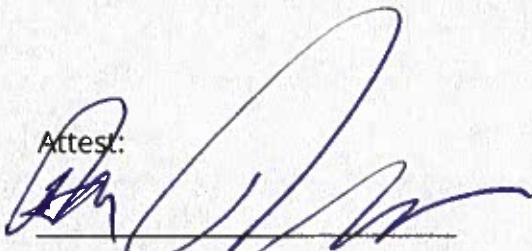
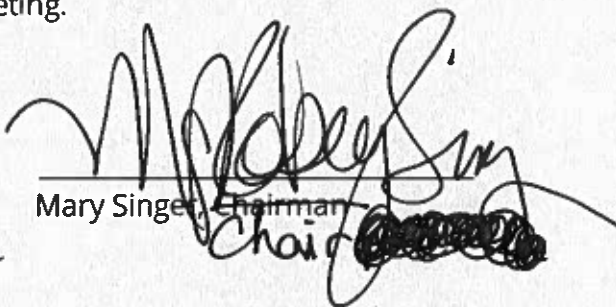
Ms. Ketz stated that a letter from an adjoining property owner was presented to the Planning Commission at workshop.

After further discussion, **Motion by Jessie, second by Green, to approve PDP-2026-15 with 9 conditions of approval and two variances including the additional parking space. Motion carried unanimously.**

Staff and Planning Commission discussed holding a special meeting for the postponed Stables at Blossom Park (ZMA-2025-36).

Chairman Singer adjourned the meeting.

Attest:


Ben Willis, Acting Secretary
Mary Singer, Chairman
Chair