

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
AGENDA
December 11, 2025
6:00 p.m.

I. COMMISSION BUSINESS

- A. Approval of November invoices
- B. Approval of November 13, 2025 minutes
- D. Approval of December 11, 2025 agenda
- E. Items for postponement or withdrawal

II. OLD BUSINESS

- A. ZMA-2025-34 North Hamilton Street – Zoning map amendment from R-2 (Medium Density Residential) to R-3 (High Density Residential) located at terminus of North Hamilton Street.
PUBLIC HEARING
- B. ZMA-2025-36/PDP-2025-37 The Stables at Blossom Park - POSTPONED
- C. PDP-2025-45 Sharp Property - Preliminary development plan for townhomes and apartments located on Paynes Depot Road.

III. NEW BUSINESS

- A. PDP-2025-55 Flex Space – Preliminary development plan for the installation of flex space/mini-warehousing located at 944 E. Main Street.

IV. OTHER BUSINESS

- A. Approval of 2026 Application Meeting Schedule Deadlines
- B. Update of Previously Approved Projects and Agenda Items

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

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

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

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

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

Postponements/Withdrawals

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

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

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

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

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

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

He stated setback requirements are met.

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

He stated the applicant has proposed 5 parking spaces.

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

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

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

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

Chairman Mifflin opened the public hearing.

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

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

He stated the applicant has more parking than required.

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

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

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

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

Chairman Mifflin closed the public hearing.

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

Other Business

Sharp Property Discussion

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PDP-2024-48 Georgetown Commons - Early Grading

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

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

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

Chairman Mifflin adjourned the meeting.

Attest:

Charlie Mifflin, Chairman

Charlie Perkins, Secretary

NORTH HAMILTON STREET ZONING MAP AMENDMENT

Staff Report to the Georgetown-Scott County Planning Commission December 11, 2025

FILE NUMBER: ZMA-2025-34

PROPOSAL: Zoning map amendment from R-2 (Medium Density Residential) to R-3 (High Density Residential)

LOCATION: Terminus of North Hamilton Street

OWNER: North Elkhorn Investments, LLC

APPLICANT: North Elkhorn Investments, LLC



STATISTICS:

Total Site Acreage: 14.1722

Existing Zone: R-2 (Medium Density Residential)

Proposed Zone: R-3 (High Density Residential)

Surrounding Zone(s): R-1B, A-1, C-1

Proposed Use: Residential

Access: North Hamilton Drive (Intersection with Elm Street, DeGaris Street, and Lewis Lane)

Arterial Access: North Broadway (US 25) – 0.75 miles away

Future Land Use (2024): Low Density Residential but adjacent to Medium Density Residential

SITE CHARACTERISTICS:

The project site is a 14.1772-acre property located at the terminus of North Hamilton Street, located northeast of Georgetown's central business district within a mixed residential area that includes detached single-family dwellings, town homes, apartments, and a small mobile home park. The vast majority of parcels in this area of town are zoned R-2. The subject property is split zoned as R-2 (Medium Density Residential) and C-1 (Conservation) and is located at the terminus of North Hamilton Road and its intersection with Elm Street, DeGaris Street, and Lewis Lane. Connectivity to

the subject property is currently limited to this intersection. The property is bordered on the north by the North Elkhorn Creek and on the east by the Norfolk Southern Railway line. Lewis Lane borders the southern boundary line.

The Indian Asphalt Company was established on this site in 1905 (renamed to Indian Refining Company in 1906) and was closed in 1915. The property appears to have remained limited in its use since that time, and deed records indicated that ownership has changed several times since 2002.

In 2008, the EPA was notified by the Kentucky Department of Environmental Protection of an oily leachate exiting a spring on the abandoned oil refinery. The EPA initiated a time-critical removal action at the site. Containment was deemed to be effective shortly afterward, the water having been collected, filtered to remove visible solids, and discharged onsite. The site was the subject of ongoing negotiations for a time-critical removal action between EPA and Chevron Corporation, who was a Potentially Responsible Party for the site.¹

A phase I environmental site assessment (ESA) was recently conducted and submitted by the applicant to Planning Commission staff. The purpose of the ESA was to identify the presence or likely presence of hazardous substances or petroleum products due to any release in the environment, under conditions indicative of a release to the environment, or under conditions that pose a material threat of a future release to the environment. The ESA summarizes that evidence of recognized environmental conditions, controlled recognized environmental conditions, and/or significant data gaps in connection with the subject property were not revealed in their investigation.

During the Technical Review Committee's review of the concept plan for the rezoning application, GSCPC Engineering identified a depressed area and potential sinkhole in the western area of the lot where Phase I of the proposed development is to be located, commenting that the area needs to be identified on all future drawings and labeled for investigation or declared non-buildable. The applicant provided a geotechnical exploration of the site, which noted that the Kentucky Geological Survey (KGS) classifies the project area as intense for Karst development. The report did not address or identify a specific area of karst formation.

CONCEPT PLAN REVIEW:

Use Review:

The applicant is requesting a rezoning of the property from R-2 (Medium Density Residential) to R-3 (High Density Residential) in order to develop mixed housing composed of 11 detached single-family units, 52 townhomes in 9 building clusters, and 60 apartment units in 4 buildings. Mixed housing composition refers to the arrangement of different housing units within a single development or neighborhood, often designed to promote economic integration and community acceptance of affordable housing. Such a composition may also be referred to as **Missing Middle Housing**, which is defined as "house-scale buildings with multiple units in walkable neighborhoods" and which may include duplexes, fourplexes, courtyard buildings, cottage courts, townhouses, and multiplexes.

Concept Plan:

Phased Development:

The applicant has proposed development in three phases. Phase I is to include 60 walk-up apartment units within four buildings, requiring 15 units per building. No indication as to height or

¹ Site Profile - Lewis Farm/Indian Oil Refinery - EPA OSC Response

number of stories has been provided. Two of the proposed apartment buildings are to be positioned 15 feet from the western side yard property boundary. Side yard setbacks for multifamily structures in the R-2 and R-3 districts is 25 feet. A community building, a picnic area, and a playground are additional amenities.

Phase II is to include 52 townhomes distributed across nine buildings. Four of those buildings are to be positioned 15 feet from a side yard property boundary, and one of those buildings is to be positioned 15 feet from the southern front yard property boundary along Lewis Lane. The R-2 and R-3 zoning districts require 30-foot front yard setbacks. If the buildings exceed maximum height for the zone, additional setbacks may apply. Additional amenities include a community building, a picnic area, and a playground.

Phase III is to include 11 detached, single-family units, each with its own parcel. A total of 123 dwelling units is proposed.

Density:

According to the submitted concept plan, Phase I is to encompass 5.02 acres, Phase II 4.70 acres, and Phase III 5.75 acres for a total of 15.47 acres for the parcel. The 1995 Boundary Survey of John Thomas Riggs Property indicates that the subject property (Tract #2 in the survey) measures 14.1722 acres. An accurate accounting of the site area will need to be provided for a preliminary development plan.

The property is currently dual zoned R-2 and, along the banks of North Elkhorn Creek, C-1 (Conservation). The C-1 portion is part of the Creek Conservation Corridor and includes a portion of the FEMA designated flood plan, which does extend further into the property beyond the current C-1 designation. To reduce the risk of risk to life, property, and the environment, the Comprehensive Plan calls for floodplains be permanently zoned C-1 when a property is rezoned for urban development.

Using area calculations from the 1995 Riggs survey for the entire parcel (14.17 acres), the GSCPC GIS calculated the areas of the existing C-1 zone (1.72 acres), the existing R-2 zone (12.45 acres), and the designated floodplain area on the property (3.97 acres). If approved by the Planning Commission board, Staff would recommend that the entirety of the floodplain be zoned C-1 (3.97 acres).

The R-2 zoning district allows for a maximum density of 6 units per building and 12 units per net acre. The R-3 zoning district allows for multifamily dwellings with a maximum density of 16 units per net acre. The C-1 zoning district allows for limited development with a maximum density of 0.2 units per acres (1 unit per every 5 acres). No density calculations have been presented by the applicant. Net density calculations for a preliminary development plan will need to take the aforementioned zoning district density allowances and public and private right-of-way into account. Without such information, Staff cannot determine the concept plan's maximum unit count or density.

Traffic:

Bordered on the north by North Elkhorn Creek and on the east by the Norfolk Southern Railway line, access to the subject property via existing roads is limited to a single access at the southwest corner onto North Hamilton Street, a local road that services an approximately 92-acre commuter shed to and from Georgetown's Central Business District.

Initial calculations of the vehicle trips generated from the provided concept plan, with 6 apartments, 52 townhomes, and 11 single-family dwellings, for a total of 123 units, is approximately 80 vehicle trips at peak A.M. travel and 87 trips at peak P.M. travel if the townhomes are rentals. If the townhomes are to be owner-occupied, the peak A.M. and P.M. trips would be, respectively, 65 and 79. While these numbers are below the threshold for automatically requiring a traffic study, one may be requested of the proposed development as well as the mentioned commuter shed given the single point of access to and from the subject site.

Subdivision Regulation Article X, Section 1000(P)(7) specifies that single family developments of 200 or more units and multi-family developments of 100 or more units shall have at least two entrance where physically feasible. The proposed development includes 60 apartment units and 52 townhomes, for a total of 112 multifamily units, requiring a minimum of two entrances. Lewis Lane, which runs along the southern boundary of the subject property, offers a physically feasible additional entry point.

According to Section 1000, Circulation System Design, of the Subdivision and Development Regulations, traffic from higher intensity residential uses shall not pass through lower intensity residential uses, except where the road is classified or designed as a collector or greater. The minimum width of a collector street is 40 feet, and the road network in the neighborhood does not meet this classification. Upzoning to a higher intensity residential use area (R-3) that would rely on traffic flowing through lower intensity residential use area (R-2) violates this regulation.

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

Housing Needs:

The 2024 Comprehensive Plan devotes considerable attention to the housing environment within Georgetown and the County, affirming that the county has experienced a reduction in the availability of units with low/affordable rents as owners renovate housing or simply align rents with the rising market. To address this, the Plan advocates for the provision of a full spectrum of quality housing options for all residents, including encouraging the expansion of affordable and middle-

income housing opportunity through the community, decreasing financial barriers to affordable housing, and increasing the housing supply in downtown areas.

The recently published Housing Needs Assessment for Georgetown concurs that the city is in need of a greater spectrum of housing types to sustain economic momentum and to provide a diverse and affordable housing supply in order to retain and attract the region's younger workforce. Proposed strategies include expanding housing options, supporting workforce housing near job sites, prioritizing deep affordability with subsidies and cross-sector collaboration, addressing hidden homelessness, strengthening rental oversight, and monitoring shifts in federal housing funding and program rules to protect local initiatives from potential disruptions.

The applicant has proposed mixed housing composed of detached single-family dwellings, town homes, and apartments. This arrangement typically includes a mix of market-rate and dedicated affordable units, which may be located in the same building or spread across different buildings or floors. The specific ratio of affordable to market-rate units can vary by community and is often determined by factors such as the Area Median Income (AMI) and the target income mix for development. Mixed-income housing is a key mechanism for addressing concentrated poverty and promoting economic mobility, and it may be built through a combination of public-private-non-profit partnerships and various subsidy programs, including Low Income Housing Tax Credits (LIHTC) and project-based vouchers.

Low-Income Housing Tax Credit Qualified Census Tracts must have 50 percent of households with incomes below 60 percent of the Area Median Gross Income (AMGI) or have a poverty rate of 25 percent or more. The subject property falls within a qualified census tract in Georgetown to qualify for Low-Income Housing Tax Credit.

Mobility Opportunity:

To increase connectivity of the local road system, the Comprehensive Plan identifies a system of collector roads that are expected to be constructed alongside suburban development as it occurs. One such road is the Degaris Mill Road Connector. The prospective extension of Degaris Road to Degaris Mill Road would provide an east-west connector roadway between northern Georgetown across the Norfolk Southern Railroad and the North Elkhorn Creek, both of which are physical barriers that landlock the neighborhoods north of downtown Georgetown.

Future Land Use Map:

The Comprehensive Plan specifies that the Future Land Use (FLU) describes the proposed 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 changes to zoning are desired, 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 Low Density Residential. The FLU also depicts an expanded C-1 zone for this property. The description of the land use, per the Comprehensive Plan, states that Low Density Residential land use category,

... allows residential uses as well as home occupations. Home occupations include small-scale businesses, and institutions that will not detract from the basic residential integrity of a neighborhood. New low density residential growth will only occur within cities and Urban Service Boundaries. Low density **residential uses include single-family homes, duplexes, limited townhome development, and some appropriately scale walkable Missing Middle housing.** (Page 72)

The FLU map does not include High Density Residential as a classification, and the Plan does not include that category in its description of land uses. However, Medium Density is included in the FLU map and in the description of land uses:

This category allows residential uses as well as home occupations. Home occupations are defined as small-scale businesses, and institutions that will not detract from the basic residential integrity of a neighborhood. **New medium density residential growth will only occur with access to collector or arterial roads within cities and Urban Service Boundaries.** Medium density residential uses include townhome developments, walkable Missing Middle housing*, and limited apartments.

Analysis of Legal Considerations:

Staff acknowledges that residential development of the subject property would be beneficial in addressing the housing needs in Georgetown but posits that the proposed rezoning of the subject property from Medium Density (R-2) to High Density (R-3) does not meet the criteria established by state statutes.

Staff finds that the application does not meet requirements of KRS 100.213(1). The Comprehensive Plan advocates for an increase in the stock of diverse housing types, and the proposed mixed housing composition is responsive to that desire, proposing “missing middle housing” adjacent to an identified watershed. However, the Future Land Use map envisioned this property, and many around it, as most appropriate for Low Density Housing, which does allow for single-family homes, duplexes, limited townhome development, and some appropriately scale walkable Missing Middle housing, as does the current zoning.

The primary constraints to increasing the intensity of residential use of the property beyond what is currently allowed are limited connectivity and physical barriers. As previously mentioned, the Subdivision and Development Regulations do not allow for traffic to move from a higher intensity residential use through a lower intensity residential use except where the road is classified as a collector road, which design standards require to be 40 feet in width. The area roads do not meet that dimensional requirement. The Comprehensive Plan calls for floodplains to be permanently zoned C-1 when a property is rezoned for urban development, and the FLU depicts an expanded C-1 zone for this property.

The prospective Degaris Mill Road Connector would allow for greater connectivity if it were to be constructed, and it would alleviate regulatory restriction of creating a setting where traffic from higher intensity residential use would pass through lower intensity residential use absent a

connector road. Construction of said road would require crossing the rail line and approximately 600 feet of floodway to connect Degaris Street and Degaris Mill Road.

Staff finds that the application does not satisfy KRS 100.213(1)(a). In a statement of justification for zoning map reclassification, the applicant has posited that the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate. The justification identified that there is a clear need across a broad spectrum of both age and income demographics for more affordable housing opportunities for not only low-income individuals and households, but also households with workers in manufacturing, service, education and healthcare industries, and households with older renters. The provided justification asserts that the current medium density is inconsistent with current costs and expenses required to develop and support the necessary infrastructure and construction costs to achieve affordable housing.

Staff acknowledges that there is a clear need for more affordable housing in Georgetown. Staff also acknowledges that medium density zoning may not be cost effective for construction costs to achieve affordable housing. But that would be the case for all parcels zoned medium density and it is not specific to the conditions of the subject site. Staff ultimately finds, through the analysis in this report, that the application does not satisfy the state statute requirements of findings for a zoning map amendment as outlined in KRS 100.213.

Findings:

1. The applicant has requested to rezone the subject property from R-2 (Medium Density Residential) to R-3 (High Density Residential).
2. The reason for the proposed change is to increase the amount of affordable housing by constructing a mixed housing development composed of single-family units, townhomes, and apartments.
3. The R-2 zoning district allows for a maximum density of 6 units per building and 12 units per net acre. The R-3 zoning district allows for multifamily dwellings with a maximum density of 16 units per net acre.
4. GSCPC staff identified a depressed area and potential sinkhole in the western area of the lot where Phase I of the proposed development is to be located, commenting that the area needs to be identified on all future drawings and labeled for investigation or declared non-buildable.
5. The subject property includes nearly 4 acres of flood plain that will have to be zoned C-1 along with the rezoning to R-3.
6. Connectivity to and from the subject site is constrained by physical barriers on the north and east and the prevalence of local roads.
7. Subdivision and Development Regulations state that traffic from higher intensity residential uses shall not pass through lower intensity residential uses, except where the road is classified or designed as a collector or greater.
8. The minimum width of a collector street is 40 feet, and the road network in the neighborhood does not meet this classification.
9. A traffic study will be required for preliminary site development plan.
10. The Comprehensive Plan affirms the need for more housing and more affordable housing.
11. The 2024 Future Land Use Map shows the subject property designated as Low Density Residential.
12. Staff finds that the requested zoning map amendment does not meet the criteria set forth in KRS 100.213

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 14.1772 acres (165-40-054.000) located at the northern terminus of North Hamilton Street, Georgetown, KY.

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

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. The applicant shall rezone all floodplain areas to Conservation (C-1).

JUSTIFICATION FOR ZONING MAP RECLASSIFICATION
GEORGETOWN SCOTT COUNTY PLANNING COMMISSION
(GSC Planning Commission)

APPLICANT: North Elkhorn Investments, LLC, a Kentucky limited liability company

Zone Change : R-2 (Medium Density Residential) to R-3 (High Density Residential)

Applicable Statute: KRS § 100.213

I. Introduction:

The applicant has applied for an amendment to the current zone classification map in Georgetown, Scott County, to reclassify the subject property from present classification of (R-2) Medium Density Residential to (R-3) High Density Residential within the Georgetown-Scott County. This justification is submitted as a supplement to that Rezoning Application filed by the applicant, North Elkhorn Investments, LLC, a Kentucky limited liability company with the GSC Planning Commission in support of the applicant's zone change application under KRS § 100.213, which governs the findings required for zoning map amendments in the Commonwealth of Kentucky.

II. KRS § 100.213:

(1) Before any map amendment is granted, the planning commission or the legislative body or fiscal court 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.

III. This zone change proposal of the applicants before the GSC Planning Commission is justified under K.R.S. 100.213 (1) (a) because the existing zone

classification of (R-2) for the subject property in Georgetown, Kentucky is inappropriate and the proposed classification of (R-3) is appropriate.

The proposed R-3 zoning classification is both appropriate and needed in the subject area for the following reasons:

* The recently approved 2024 Georgetown-Scott Comprehensive Plan devoted a great deal of time and attention to the pressing need for more affordable housing in the Georgetown, Scott County area and the recent efforts of the Housing Needs Assessment Advisory Committee through the co-operation and efforts of the Georgetown City Council, Scott County Fiscal Court, the GSC Planning Commission and interested citizens of Georgetown and Scott County, Kentucky have invested considerable, time, energy and resources in surveying and addressing the need for more affordable housing in Georgetown, Scott County, Kentucky. At the present time a DRAFT of a Housing Needs Assessment for Georgetown, Scott County, Kentucky, conducted by the Housing Needs Assessment Advisory Committee, while not yet in final form, demonstrates a clear need across a broad spectrum of both age and income demographics for more affordable housing opportunities for not only low income individuals and households, but also households with workers in manufacturing, service, education and healthcare industries, and households with older renters, as well.

- The development of the applicant is an effort to address some of the pressing need for more affordable housing in Georgetown, Scott County. This project would allow the development and construction of opportunities for affordable housing and utilize a long underdeveloped and uniquely situated location in Georgetown, Kentucky. However, the current land use designation of this property for medium density (not more than six (6) units per acre), is inconsistent with and does not support realistic affordable housing development projects. An R-2 (Medium Density) zone restriction is inconsistent with current costs and expenses required to develop and support the necessary infrastructure and construction costs to achieve quality affordable housing.

- Increasing the land use density to R-3 density is more flexible and accommodating by allowing more efficient land use and infrastructure utilization, reduces development costs which allows developers to offer housing at more accessible price points and per unit affordability

IV. Consistency with Comprehensive Plan Objectives

While the comprehensive plan may designate this area for medium density residential use, the proposed zone change to R-3 remains consistent with the broader goals and objectives of the plan, including:

***Encouraging a diversity of housing types and prices to serve all segments of the population.**

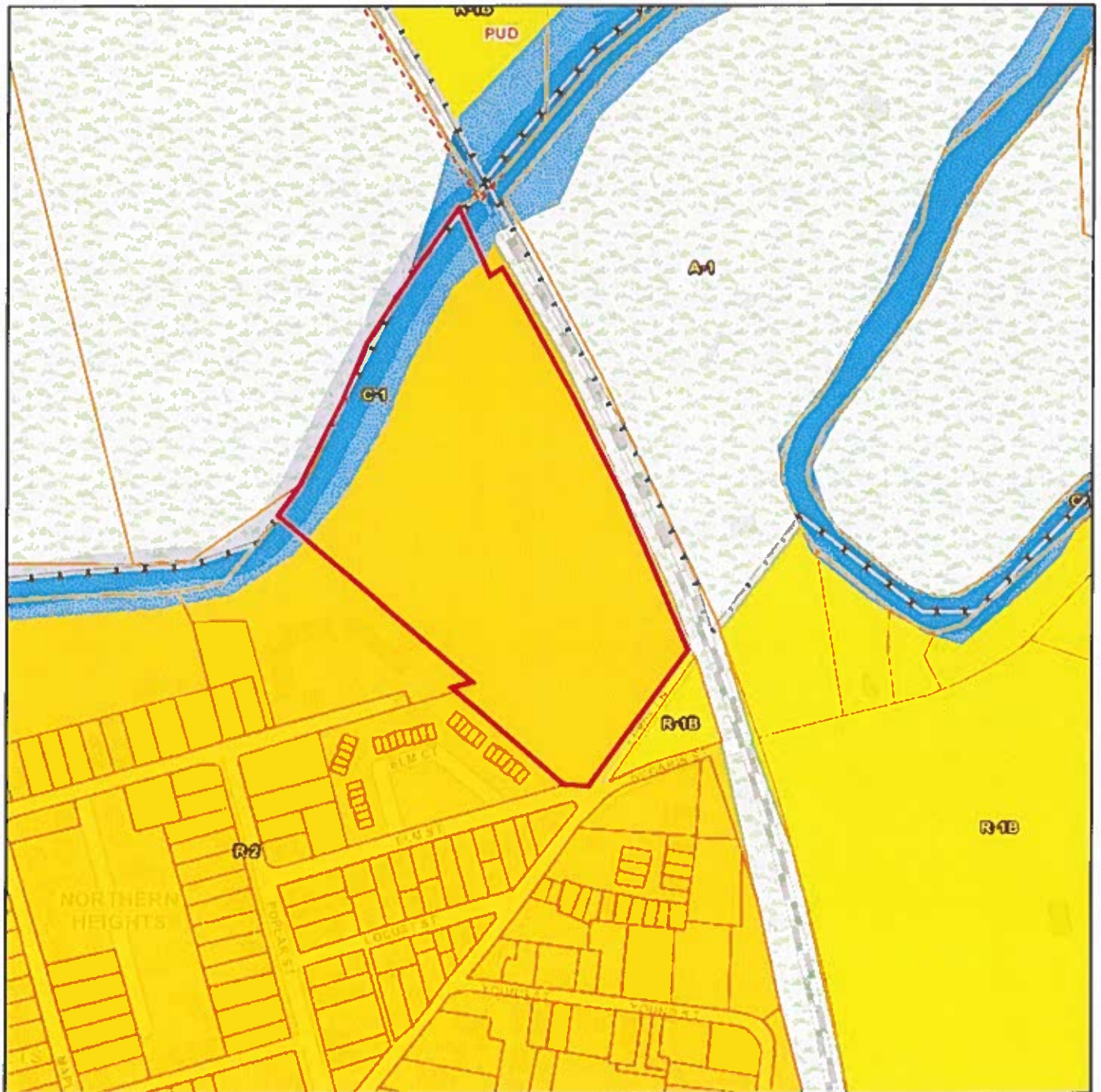
***Possible of community -wide infrastructure improvements utilizing shared public-private upgrade of existing infrastructure as a part of a development achieving the goal of affordable housing while upgrading existing facilities.**

***Therefore, the proposed zoning change aligns with the plan's intent to promote sustainable and inclusive growth.**

IV. Conclusion

Based on the need for affordable housing the community the proposed zone change from R-2 to R-3 is justified under KRS § 100.213(1)(a) The amendment also supports the guiding principles of the Georgetown-Scott County Comprehensive Plan, promoting housing diversity, efficient land use, and community vitality.

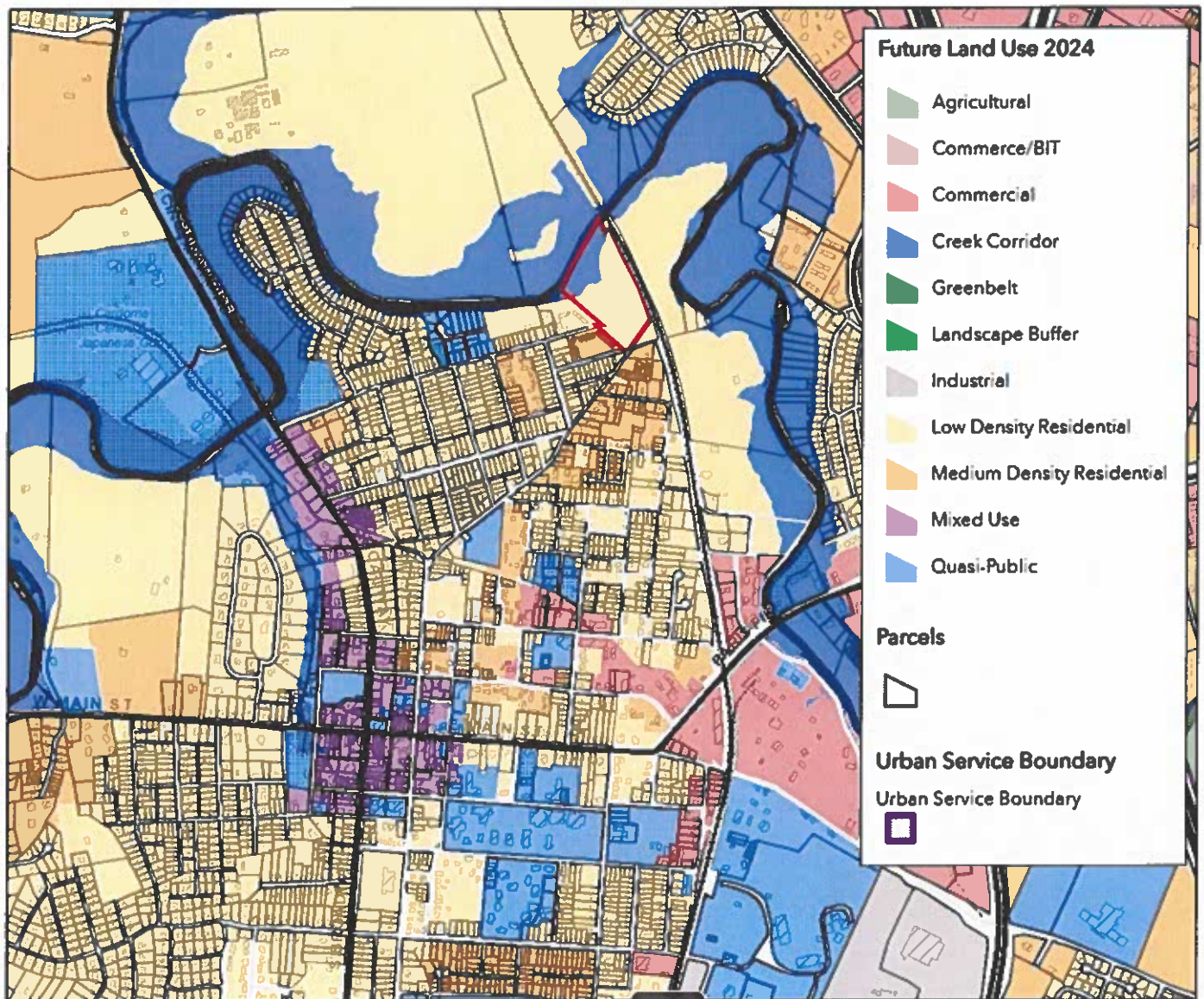
North Hamilton ZMA



North Hamilton ZMA



North Hamilton ZMA



North Hamilton ZMA

Phase I - Apartments

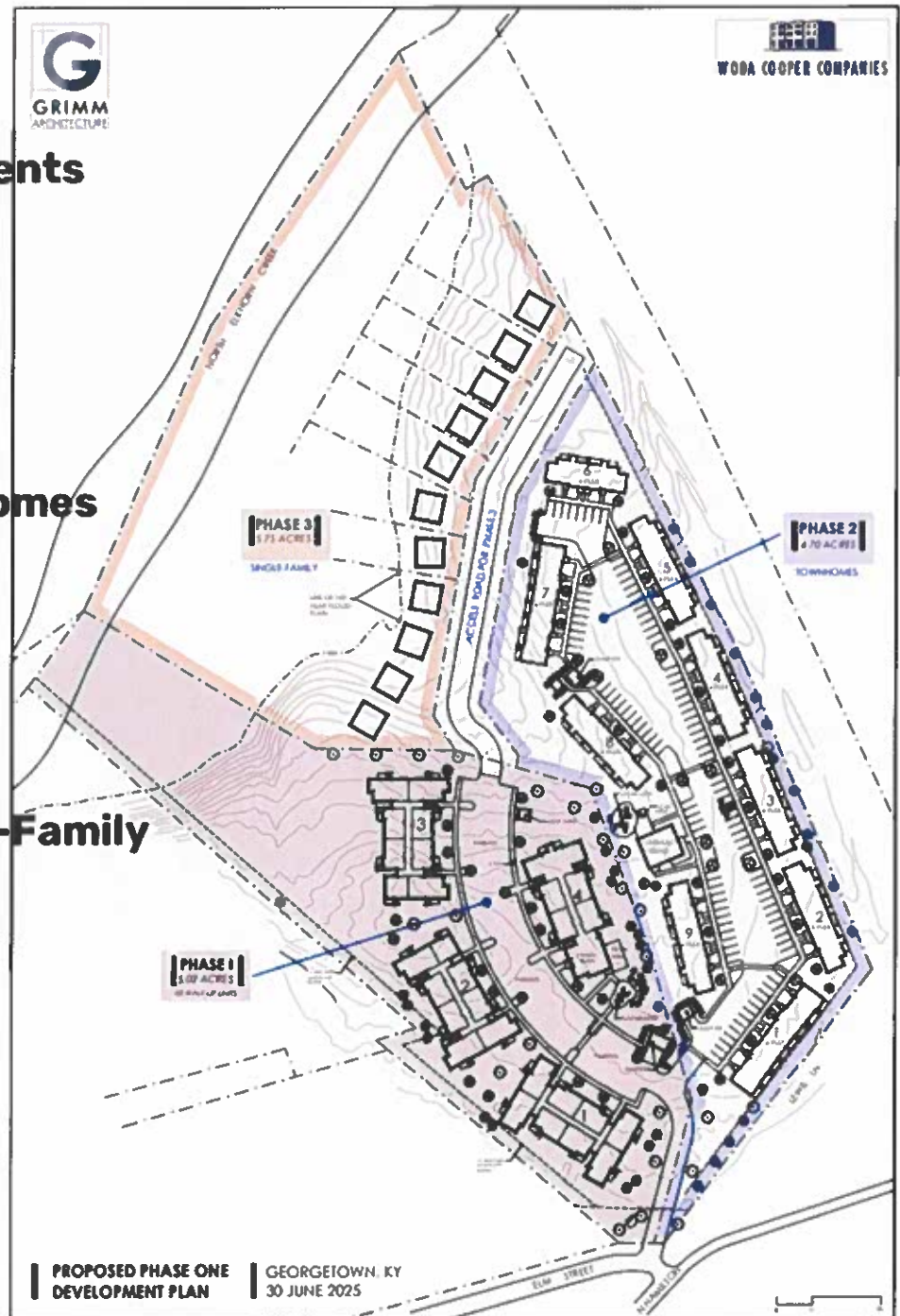
60 Walk-Up Units
4 Buildings
Community Building
Picnic Area
Playground
5.02 Acres

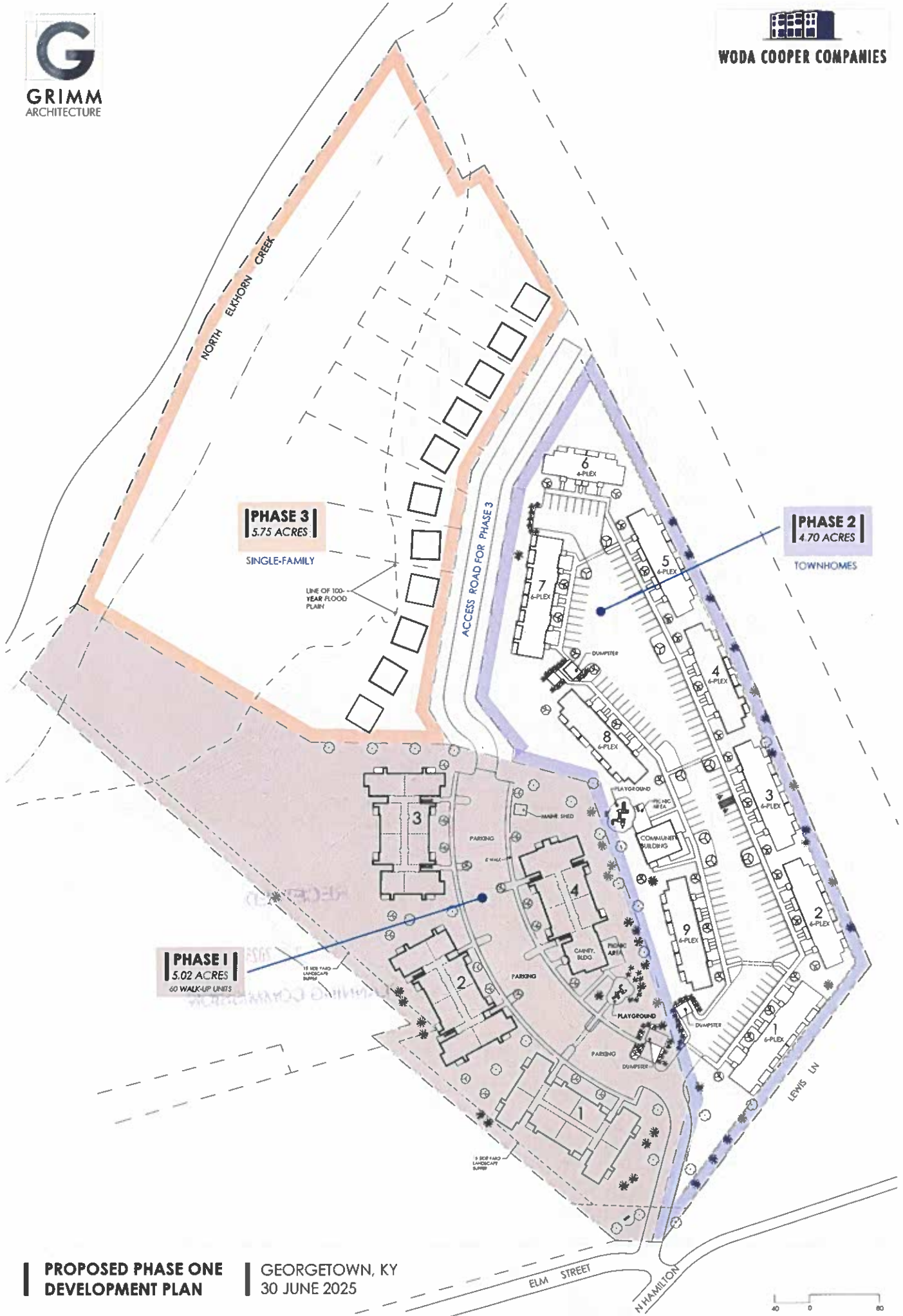
Phase II - Townhomes

52 Units
9 Buildings
Community Building
Picnic Area
Playground
4.70 Acres

Phase III - Single-Family

11 Units
5.75 Acres







Georgetown - Scott County Planning Commission
Planning · Engineering · GIS

MEMORANDUM TO THE GEORGETOWN - SCOTT COUNTY PLANNING COMMISSION

Reference: Case No. PDP-2025-45 (Sharp Property - Barlow Homes)

At the December 11, 2025 meeting of the Planning Commission, staff will be presenting a revised development plan for PDP-2025-45 as submitted by the applicant. This application was previously heard at the October 9, 2025 Planning Commission meeting and subsequently postponed.

At the regularly scheduled November 13, 2025 Planning Commission meeting, a public presentation of potential neighborhood design concepts pertaining to PDP-2025-45 was given by the applicant. The Commission and the public were able to review these proposed concepts and provide commentary. No action was taken at this meeting pertaining to the application.

The applicant has now brought forth the development plan included with this packet as a formal submittal for consideration. Staff has reviewed this submittal and has found that it is materially the same as the plan brought forth during the October 9th meeting. However, the applicant does propose some changes to the primary access point along Paynes Depot, to include dedicated turn lanes out of the development.

Overall, the development remains the same as originally proposed as it pertains to overall design, internal layout, and unit counts:

Apartments (240)
Townhomes (15)
Detached Single-Family Residences (65)
320 Total Housing Units
10.78 units per acre (12 units per acre zone maximum)

At the October 9, 2025 Planning Commission meeting, Staff recommended **Approval** of PDP-2025-45. As the proposal has remained materially the same as originally submitted, Staff continues to support the **approval** of the preliminary development plan, pursuant to the original Conditions of Approval.

Rhett Shirley - Planner II



VICINITY MAP, NTS

- GENERAL NOTES
1. R-2(PUD) DENSITY: 12 UNITS PER ACRE
 2. STORM SEWERS AND STORM WATER RETENTION BASINS SHALL MEET THE SPECIFICATIONS AND APPROVAL OF THE PLANNING COMMISSION ENGINEER.
 3. SANITARY SEWERS SHALL MEET THE SPECIFICATIONS AND APPROVAL OF GWSS.
 4. PROPERTY IS NOT WITHIN THE ROYAL SPRING AQUIFER RECHARGE AREA.
 5. 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.
 6. THIS PRELIMINARY DEVELOPMENT PLAN SHALL NOT BE USED AS BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED ON A RECORDED SUBDIVISION PLAT.
 7. GRADING, BUILDING FINISH FLOOR ELEVATIONS & HANDICAP PARKING SPACE LOCATIONS ARE SUBJECT TO CHANGE BASED ON FINAL CONSTRUCTION PLANS.
 8. EASEMENTS FOR UTILITY PURPOSES SHALL EXIST OVER ALL AREAS NOT OCCUPIED BY ANY BUILDING STRUCTURE.
 9. TOWNHOUSE ACCESS EASEMENT, SECTION D-D, SHALL HAVE SIGNED MAINTENANCE CERTIFICATION ON FINAL DEVELOPMENT PLAN AND CONSTRUCTION CERTIFIED.
 10. STORM WATER MANAGEMENT FOR TOWNHOUSE AND APARTMENT AREAS SHALL PROVIDE WATER QUALITY TREATMENT PRIOR TO DISCHARGING INTO PUBLIC DRAINAGE SYSTEM.
 11. PRELIMINARY LANDSCAPE BUFFERING SHOWN ON PROVIDED LANDSCAPE EXHIBIT.
 12. VARIANCE REQUESTS:
12.1. REDUCE THE AGRICULTURE BUFFER FROM 50' TO 0'.

CERTIFICATION OF OWNERSHIP AND DEDICATION:
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAT/PLAN OF THE DEVELOPMENT WITH MY (OUR) FREE CONSENT. DEVELOPMENT IS APPROVED AND SIGNED.

OWNER _____ DATE _____

CERTIFICATION OF PRELIMINARY PLAN APPROVAL:
I HEREBY CERTIFY THAT THE PRELIMINARY DEVELOPMENT PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS FOR GEORGETOWN AND SCOTT COUNTY, KENTUCKY WITH THE EXCEPTIONS OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION. THIS APPROVAL DOES NOT CONSTITUTE APPROVAL TO BEGIN CONSTRUCTION OR OBTAIN A BUILDING PERMIT.

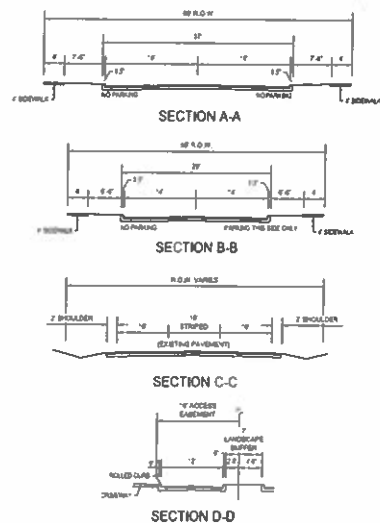
CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION _____ DATE _____

SITE STATISTICS			
ZONE	R-2 (PUD)		
SITE AREA	9.37 AC		
TOTAL UNITS	256 UNITS		
DENSITY	27.22 UNITS/ACRE		
SITE AREA REMAINING	20.32 AC		
TOTAL DENSITY	10.78 UNITS/ACRE		
TOWNHOUSES			
SITE AREA	0.91 AC		
BUILDING HEIGHT	35 FEET	2 STORIES	
BUILDING COVERAGE	15,076 SQ. FT.	39.2%	
BUILDING AREA	30,150 SQ. FT.		
OPEN SPACE	12,500 SQ. FT.	11.7%	
UNITS	15		
BEDROOMS	2 PER UNIT		
PARKING	35 SPACES	(1.2 SPACES PER UNIT)	
REQUIRED	30 SPACES	(1 PER REAR ENTRY GARAGE AND DRIVEWAY)	
PROVIDED	5 SPACES	(SHARED WITH APARTMENTS)	
TOTAL	35 SPACES		
VIA	10,717 SQ. FT.		
INTERIOR LANDSCAPE AREA	1,072 SQ. FT.	10%	
REQUIRED	1,072 SQ. FT.	10.0%	
PROVIDED	5	1/250 SQ. FT. REQUIRED AREA	
TREES	5		
TREE CANOPY	7,891 SQ. FT.	30%	
REQUIRED	8,250 SQ. FT.	30.0%	
PROVIDED	11	OR EQUIVALENT	
LARGE TREES	11		
APARTMENTS NORTH			
SITE AREA	2.48 AC		
BUILDING HEIGHT	42 FEET	3 STORIES	
BUILDING COVERAGE	27,872 SQ. FT.	25.9%	
BUILDING AREA	83,816 SQ. FT.		
OPEN SPACE	23,186 SQ. FT.	21.5%	
UNITS	60 UNITS		
1 BEDROOM	36 UNITS		
2 BEDROOMS	24 UNITS		
BEDROOMS	84		
PARKING	54 SPACES	(1.5 SPACES PER 1 BEDROOM UNIT)	
REQUIRED	56 SPACES	(1.3 SPACES PER 2 BEDROOM UNIT)	
PROVIDED	109 SPACES	TOTAL	
	156 SPACES	INCL. 3 HDGP	
VIA	51,832 SQ. FT.		
INTERIOR LANDSCAPE AREA	8,165 SQ. FT.	10%	
REQUIRED	8,165 SQ. FT.	10.0%	
PROVIDED	5,178 SQ. FT.	1/250 SQ. FT. REQUIRED AREA	
TREES	21		
TREE CANOPY	21,594 SQ. FT.	30%	
REQUIRED	21,750 SQ. FT.	30.1%	
PROVIDED	29	OR EQUIVALENT	
LARGE TREES	29		
APARTMENTS SOUTH			
SITE AREA	5.96 AC		
BUILDING HEIGHT	42 FEET	3 STORIES	
BUILDING COVERAGE	83,916 SQ. FT.	APARTMENTS CLUBHOUSE	
BUILDING AREA	380 SQ. FT.		
OPEN SPACE	84,276 SQ. FT.	32.3%	
UNITS	252,108 SQ. FT.		
1 BEDROOM	180 UNITS		
2 BEDROOMS	106 UNITS		
BEDROOMS	72 UNITS		
PARKING	252		
REQUIRED	182 SPACES	(1.5 SPACES PER 1 BEDROOM UNIT)	
PROVIDED	196 SPACES	(1.3 SPACES PER 2 BEDROOM UNIT)	
	328 SPACES	TOTAL	
	286 SPACES	INCL. 9 HDGP	
VIA	107,331 SQ. FT.		
INTERIOR LANDSCAPE AREA	10,733 SQ. FT.	10%	
REQUIRED	10,905 SQ. FT.	10.3%	
PROVIDED	43	1/250 SQ. FT. REQUIRED AREA	
TREES	43		
TREE CANOPY	52,132 SQ. FT.	30%	
REQUIRED	52,500 SQ. FT.	30.1%	
PROVIDED	70	OR EQUIVALENT	
LARGE TREES	70		
APARTMENTS TOTAL			
SITE AREA	8.46 AC		
UNITS	240 UNITS		
1 BEDROOM	144 UNITS		
2 BEDROOMS	96 UNITS		
BEDROOMS	336		
PARKING	216 SPACES	(1.5 SPACES PER 1 BEDROOM UNIT)	
REQUIRED	221 SPACES	(1.3 SPACES PER 2 BEDROOM UNIT)	
PROVIDED	437 SPACES	TOTAL	
	442 SPACES	INCL. 12 HDGP	
		(EXCLUDES 5 SHARED WITH TOWNHOUSES)	

PURPOSE OF PLAN:
TO SHOW DEVELOPMENT OF TOWNHOUSES AND APARTMENTS.

OWNER:
SHARP VERNON D TRUST LTD TRUSTEE
388 OLD PARIS PIKE
CYNTHIANA, KY 41031-1842

APPLICANT:
BUCHANAN ESTATES, LLC
1611 N EAGLE CREEK DRIVE, SUITE 200
LEXINGTON, KENTUCKY 40509



R-2 (PUD) MINIMUM STANDARDS			
SINGLE FAMILY			
LOT WIDTH	55 FEET		
LOT SIZE	8,500 SQ. FT.		
FRONT YARD	25 FEET		
SIDE YARD	7.5 FEET		
REAR YARD	25 FEET		
TOWNHOUSES			
LOT WIDTH	22 FEET		
LOT SIZE	2,000 SQ. FT.		
FRONT YARD	10 FEET		
SIDE YARD MID UNIT	0 FEET		
SIDE YARD END UNIT	5 FEET		
REAR YARD	25 FEET		
PARKING REQUIRED	2.3 SPACES PER UNIT		
PARKING ACCESS	ALLEY		
MULTI-FAMILY			
BUILDING HEIGHT	42 FEET	3-STORY	
UNITS PER BUILDING	60 UNITS		
36 - 1-BEDROOM UNITS			
24 - 2-BEDROOM UNITS			
FRONT YARD	30 FEET		
SIDE YARD	37 FEET		
	(25 FEET PLUS 12 FEET FOR ADDITIONAL BUILDING HEIGHT)		
REAR YARD	25 FEET		
PARKING REQUIRED	1.5 SPACES PER 1-BEDROOM UNIT		
	2.3 SPACES PER 2-BEDROOM UNIT		



Preliminary Development Plan

DP

POP 2025-45

Revised:
8/20/2025 PER TRC MEETING
11/20/2025 TURN LANE

Date: September 2, 2025

Barrett Partners, Inc.
PLANNING AND LANDSCAPE ARCHITECTURE
838 E. 4th Avenue, Suite 317 - Lexington, Kentucky 40502
859-381-9897
www.barrettpartnersinc.com

Sharp Property
PVA PARCEL NUMBER 140-10-052.000
Paynes Depot Road
Georgetown, Kentucky

JACKSONKELLY^{PLLC}

100 WEST MAIN STREET • SUITE 700 • LEXINGTON, KENTUCKY 40507 • TELEPHONE: 859.255.9500 • FAX: 859.281.6478

www.jacksonkelly.com

November 24, 2025

Georgetown Planning and Zoning
230 E Main Street
Georgetown, KY 40324

***Re: Sharp Property; Payne's Depot Road (140-10-052.000); PDP 2025-45,
Justification Letter***

Dear Planning Commissioners and Staff,

On behalf of the applicant, Buchanan Estates, LLC, please allow this to serve as the applicant's final justification letter for the Sharp Property and specifically in support of PDP 2025-45:¹

1. Background

A. Property and Plan Background

The proposed development is on an approximately 30-acre parcel located on U.S. Highway 62/Payne's Depot Road (Parcel ID 140-10-052.000). The property is near the intersection of Payne's Depot Road and U.S. 460 By-Pass/McClelland Circle (inside of McClelland Circle). The property is currently owned by Vernon D. Sharp, Trustee of the Vernon D. Sharp Trust, U.T.D. October 13, 2013.

The proposed development will feature a diverse range of residential options. It will include four three-story apartment buildings, each containing 24 two-bedroom units and 36 one-bedroom units, along with 15 two-bedroom townhomes and 65 single-family homes. The multi-family buildings are intentionally located in the southeast portion of the site, away from the McClelland Springs subdivision. The site design emphasizes the property's natural and unique features, such as a pond, streams, a mature tree line buffering McClelland Springs, and extensive open space. The layout promotes community connectivity by linking to adjacent existing and future developments and providing a network of sidewalks and a walking path. The primary access point is expected to be Payne's Depot Road. The applicant has agreed to construct turn lanes into and out of the development, and to widen Payne's Depot. Multiple access options will be available on full build out. These include a direct connection for both existing and future developments to U.S. 460 By-Pass/McClelland Circle through the applicant's Creeks at Ward Hall development to the east.

¹ A copy of the applicant's corrected supplemental justification letter dated September 24, 2025, is incorporated herein and **enclosed** for ease of reference.

B. Procedural Background

The property was originally zoned A-1. The applicant submitted a request to rezone the property from A-1 to R-2 (PUD), accompanied by a conceptual plan depicting a mixed-residential development.² After a technical review meeting and a commissioner workshop, Staff recommended approval of the zoning request, concluding that the R-2 designation aligns with the current, 2024 Comprehensive Plan (the “Plan”).³ Staff specifically noted that the Future Land Use (FLU) Map designates the property as Medium Density Residential, and that this is most appropriate land-use category for the site. Staff also determined that the proposal is consistent with critical goals and objectives in the Plan. Staff did not recommend any waivers or variances at that stage, but they did recommend **“approval of the general Concept Plan proposed for the property”** with the zone change recommendation. On June 12, 2025, the Commission voted 4–3 to accept Staff’s recommendation and forwarded its recommendation of approval to the City Council.⁴ On August 11, 2025, the City Council approved the zoning change by a 5–2 vote. In approving annexation, the Council found that “the concept plan for the Sharp Property project is urban in character and suitable for development for urban purposes.”

Following these approvals, the applicant submitted a preliminary subdivision plan (PSP-2025-44) for single-family development and a preliminary development plan (PDP-2025-45) for multi-family development. After a technical review meeting and a commissioner workshop, both plans were placed on the agenda for October 9, 2025. Staff have recommended approval of both plans.⁵ At the October 9 meeting, the Commission voted 7-1 to approve the subdivision plan. The Commission voted to postpone the development plan vote to allow further review of apartment height and green space.⁶

Throughout this process, and particularly since the zoning amendment was approved, there has been extensive dialogue with the community regarding the applicant’s proposal. All opposition from the recent meetings has come from certain residents of the McClelland Springs neighborhood, who assert that apartments should not be permitted on the property and that only single-family homes are appropriate. The applicant most recently addressed these concerns at the November 13, 2025, Commission meeting.

² The conceptual plan, which is **enclosed**, is substantially similar to the layout proposed in the preliminary development plan.

³ Staff’s recommendations are **enclosed**.

⁴ The only item not approved was the condition requiring the applicant to build a turn lane into property that they do not own or control.

⁵ Staff’s recommendations are **enclosed**.

⁶ The meeting minutes are **enclosed**.

2. The Apartments

A. The applicant's plan complies with the Ordinances.

From the beginning, the applicant has presented a balanced, mixed residential community, comprised of three-story apartment buildings, townhouses, and single-family homes. The apartment component, in particular, objectively satisfies all criteria and aligns precisely with the goals and policies articulated in the Plan. Indeed, the applicant agrees with Staff that the proposed development “align[s] with the overall spirit of the Plan and the intent of the *Zoning Ordinance* and *Subdivision and Development Regulations*.” (Staff presentation, October 9, 2024, meeting, at 33:37-33:39.) The record contains no evidence to the contrary. On this record, the applicant submits that the undisputed evidence compels approval of Buchanan’s plan. *See, e.g., Snyder v. Owensboro*, 528 S.W.2d 663 (Ky. 1975); *Wolf Pen Preservation v. Jefferson County Planning Comm.*, 942 S.W.2d 310 (Ky. App. 1997); *Louisville v. Kavanaugh*, 495 S.W.2d 502 (Ky. App. 1973); *American Beauty Homes v. City of Louisville*, 379 S.W.2d 450 (1964) and its progeny; KRS 100.183-281.

As Staff explained, there are certain “hard line” rules that apply without exception. It is undisputed that the plan satisfies these rules. For PUDs specifically, “developments must provide 10% of the gross acreage of the development as open space.” It is undisputed that the development exceeds this requirement. Further, there is a requirement of no more than 12 units per net acre for R-2 developments. It is undisputed that the plan includes a total of 320 proposed units resulting in a density of 10.78 units per acre. As correctly concluded by Staff, “[t]his value falls below the maximum allowance in the R-2 zone of 12 units per acre.”

Although strict conformance is not required in a PUD⁷, the applicant’s plan complies with relevant dimensional, area, parking, open space, and setback requirements. With respect to the building height, the Ordinance provides that the height “may be increased [from 30 feet] up to 50 feet, provided each side yard is increased by the same amount over the required side yard minimum that the building height is increased over the otherwise required height minimum.” Here, the applicant proposes a building height of 42 feet and has increased the side-yard setback by 12 feet to satisfy the height Ordinance.⁸

⁷ PUD developments can “depart from literal conformance with individual lot dimensions and area regulations.” Ordinance, 2.32. As explained in the Staff recommendation, this is “[b]ecause a planned-development project is inherently more complex than individual lot development and because each such project must be tailored to the topography and neighboring uses.”

⁸ As correctly noted by Staff, a “literal interpretation of this allowance grants the developer the requested three stories in height without the necessitation of a variance.”

B. Flexibility on one item should be granted, if required.

The only flexibility for the apartments appears to be the number of units per building.⁹ The applicant maintains that, to the extent flexibility is even required, this item should be treated as a waiver, not a variance.¹⁰ Nevertheless, even if evaluated as a variance, approval is the only appropriate decision based on the record.

The applicant agrees with Staff that this request should be approved. As Staff explained, this allowance fully complies with KRS 100.243(1) by providing the much-needed “diverse selection of housing types,” while also honoring the spirit of the Ordinance by remaining within the applicable density limits described above. Staff presentation, October 9, 2024, meeting, at 31:11-31:38 (“The allowance will not negatively impact the overall density of the development, which is 10.78 units per acre across the entirety of the development (12 units per acre is the zone maximum”).

Staff also correctly determined that, without this flexibility, the applicant would be deprived of reasonable use of the property or would otherwise experience unnecessary hardship. KRS 100.243(2); *see Ball v. Oldham County Planning & Zoning Comm’n*, 375 S.W.3d 79 (Ky. App. 2012) (holding that KRS 100.243 requires consideration of whether “the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship,” and clarifying that it is sufficient for an applicant to establish a potential deprivation of reasonable use of the land).

This flexibility is essential to development of the property. Without it, the site cannot feasibly be developed, particularly given its unique topography. Because the proposal is a PUD development and relies on the flexibility inherent in that designation, denying this plan, or imposing a requirement limiting buildings to six units, would be unreasonable and would impose unnecessary hardship on the applicant. Indeed, if the plan is denied, the likely outcome is that the

⁹ The applicant refers the Commission to its prior submissions as it relates to flexibility requested for the townhouses. As Staff noted, these requests are commonly requested and approved and are appropriate and warranted here. To the extent the Commission believes that any other flexibility is required, the applicant refers the Commission to its September 24, 2025, submission, which is incorporated herein.

¹⁰ Generally speaking, a “waiver” is a land-use tool that allows a planning authority to permit an applicant to modify certain technical requirements of a local land-use regulation without altering the underlying zoning designation. These waivers (sometimes referred to as “minimum standards”) do not require satisfaction of the statutory criteria applicable to variances and may be eligible for ministerial approval based on objective criterion. Waivers are common in developments of this type. In fact, the Ordinance appears to anticipate their use, noting that PUD developments “may depart from literal conformance with individual lot dimensions and area regulations.” This built-in flexibility must be considered in any analysis, regardless of the approval pathway, particularly given the community’s strong demand for apartments. *See, e.g.,* HO 1, Goals and Objectives (“First, we need 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 and incentivize development of the ‘missing middle housing’ and a diversity of housing types described above.”).

applicant loses his investment and the property remains undeveloped, which is in direct contravention of the property's current R-2 designation and the Plan. *See, e.g., Bryan v. Salmon*, 554 S.W.2d 912 (Ky. 1977) (explaining that the "comprehensive plan is extremely important . . . it is a plan for orderly growth of an area, and property owners must be able to rely on it when making investments in real estate . . ."); *Hardin County v. Jost*, 897 S.W.2d 592 (Ky. App. 1995) (noting that "a person investing in property ought to be able to look at the comprehensive plan and determine with some degree of reasonable certainty the use to which the property can be put *before* it is purchased"); *see also* **enclosed** excerpts from the Plan (noting that that "Development Professionals," such as the applicant, should use and rely on the Plan to "see if your plan fits within the direction our community is moving" and further advising that Plan should be "paired" with the Ordinances when developing a plan to ensure that the proposed ideas align with the current rules and regulations applicable to specific development types.).

To deny this request would result in an unreasonable and untenable outcome. As Staff and this applicant have explained, three-story buildings containing approximately 60 units are the "traditional" and typical apartment configuration in Scott County and throughout the region. Indeed, this is the market standard. Smaller apartment buildings (such as 6 or 16 units) are not viable to construct, maintain, or operate in today's market. Unsurprisingly, these smaller formats are not being built, and therefore comparable flexibility regarding unit counts has been granted in other apartment projects.¹¹

The applicant respectfully submits that if the Commission rejects this plan on this basis and applies such a limitation moving forward, it is likely that new apartment development—by this or any other developer—will occur on this property, or in Scott County.¹² That outcome is plainly not in the community's best interest. It would not align with the local government's implementation of the Future Land Use Plan or its decision to rezone the Property to R-2. Perhaps most importantly, it would be entirely inconsistent with the community's growth plan and recent data, including:

- **Housing Diversity and the "Missing Middle"** – The Plan stresses there are significant deficits in the diversity of housing available for middle-income earners and emphasizes the need to provide alternatives to traditional single-family homes (HO 1). The applicant's proposal squarely addresses concerns in the Plan regarding the availability of "Missing Middle Housing" options as stressed in the Plan.

¹¹ As explained by Staff, there have been a number of PUDs approved in the "immediate vicinity" of the proposed development, including White Oak Village, the Enclave, South Crossing, Bradford Place, Payne's Crossing, Ward Hall Estates, and McClelland Springs. Each of these "were provided flexibility at the time of their development." Staff presentation, October 9, 2024, meeting, at 09:04-09:09.

¹² Alternatively, if local government intends to eliminate or modify this provision, denying the application on these stated grounds and subsequently amending the provision would amount to an arbitrary action.

- **FLU Map Consistency** – The FLU Map designates this property as “medium density” residential, which by definition would include multi-family residences. If the community thought the most reasonable use of the property should be exclusively single family residential, it would have identified the property as “low density” on the FLU map.
- **Payne’s Depot Neighborhood Center** – The Plan identifies specific “Neighborhood Centers” where growth is intended to occur. This property lies within the Payne’s Depot Neighborhood Center Area. Indeed, it is the most northern piece of undeveloped property on the Payne’s Depot Neighborhood Center Area map (and farthest away from the Greenbelt). The Plan emphasizes that properties identified on this map “must incorporate medium to high density residential housing types” and that the “intensity of development (and residential density) should transition down the closer the development is to the Greenbelt Reserve Area.” Indeed, the subject property is also part of “Site KK: Paynes Depot Mixed Use” development project identified in the Plan, which includes mixed-residential housing.¹³ Simply put, this *exact* type of development is specifically called for in several parts of the Plan.
- **Recent Housing Needs Assessment** – Recent studies commissioned by the local government reinforce the Plan’s findings. A Housing Needs Assessment conducted by RKG Associates and presented to local government concluded that the local housing supply must be expanded to address an “extremely tight apartment market” to meet workforce housing needs. To address these gaps, RKG recommended the development of additional “missing middle” housing options—including apartment communities—specifically in the southwest area of town, where the subject property is located.¹⁴ Thus, the recent Housing Needs Assessment and Plan *both* call for the applicant’s development on the subject property.
- **Interconnectivity** – The Plan also directs that new residential developments provide interconnectivity with existing and future infrastructure, including roads. As noted above, the applicant’s plan links two existing roads and will connect to two additional roads upon full build-out of the area. Specifically, the neighborhoods will gain access to an existing entry point to McClelland Circle. Equally important is the development and interconnectivity of sidewalks and walking trails. The applicant’s plan includes the construction of sidewalks and a walking path that will be accessible to both residents of this development and those in surrounding developments.
- **Infill** – The Plan emphasizes a fundamental zoning principle: residential developments should be compact to minimize sprawl, thereby preserving rural areas outside the city limits, McClelland Circle, and the Greenbelt (HO 1.4). This objective is achieved by building *up (and in)*, rather than *out*. As Mr. Roy Cornett, a member of the public, mentioned during the June

¹³ See enclosed pages 355 and 356 of the Plan.

¹⁴ As the Chairman noted during the November Planning Meeting, most, if not all, apartment complexes are full and have waiting lists.

12, 2025, Commission meeting, “increasing density will protect the surrounding land around the city from development.” The FLU map reinforces this principle by promoting infill development within the circle, specifically through R-2 zoning. The proposed three-story, 60-unit apartment buildings adhere to this principle, providing higher-density housing while avoiding the impacts of outward sprawl.

The applicant respectfully submits that any required flexibility should be granted for these and for the other reasons stated in the record.

C. Public Comment

The applicant notes that it has worked diligently and in good faith with both Staff and the public. The applicant worked through several substantive issues with Staff and amended the plans to their satisfaction during this process. Though not required, the applicant agreed to widen portions of Payne’s Depot and create a turn lane into the development. Further, the applicant agreed to prepare alternative plans at its expense and presented them to the public for consideration. The applicant agrees with the public that these alternative plans are inferior and not the most reasonable use of the property. The applicant also advised that it would be willing to consider removing the McClelland Springs access point, but Staff was not in favor.¹⁵

The applicant further notes that, to its knowledge, the only opposition to the development comes from certain residents of McClelland Springs. In contrast, Mr. Sharp supports the development, as do the adjacent property owners to the south (Gaines). One of the owners to the west is also in favor, while the other has not expressed any opposition. Additionally, to the best of the applicant’s knowledge, the neighbors across from Payne’s Depot to the east have not voiced any concerns on the record.

The opposition simply does not want any apartments on the property, but this is inconsistent with the Ordinances, the Plan, and the law. Respectfully, this type of general opposition should not serve as a basis for denial of the plan in these circumstances. *See, e.g., Hardin County v. Jost*, 897 S.W.2d 592 (Ky. App. 1995) (“Basing zoning decision solely on the complaints of neighbors ignores the basic premise of planning and zoning.”) The opponents in essence contend that the property should have been rezoned R-1, but that issue has already been decided. The Commission recommended the rezoning to R-2 (PUD), and the City Council approved the amendment designation, thereby implementing the FLU Map for this property and its intended uses as provided in the Plan.

¹⁵ The applicant notes that it does not disagree with Staff’s recommendation in this respect. As explained previously, the applicant does not believe that this connection will be used frequently by residents in the development.

D. Conclusion

For the reasons stated above, and based on the law and the record, the applicant respectfully requests that the Commission approve the preliminary development plan (PDP-2025-45) consistent with Staff's recommendation.

Sincerely,

A handwritten signature in black ink, appearing to read "CFH", is written above the printed name.

Christopher F. Hoskins

**SHARP PROPERTY
ZONING MAP AMENDMENT
PAYNES DEPOT RD (140-10-052.000)**
Staff Report to the Georgetown-Scott County Planning Commission
June 12, 2025

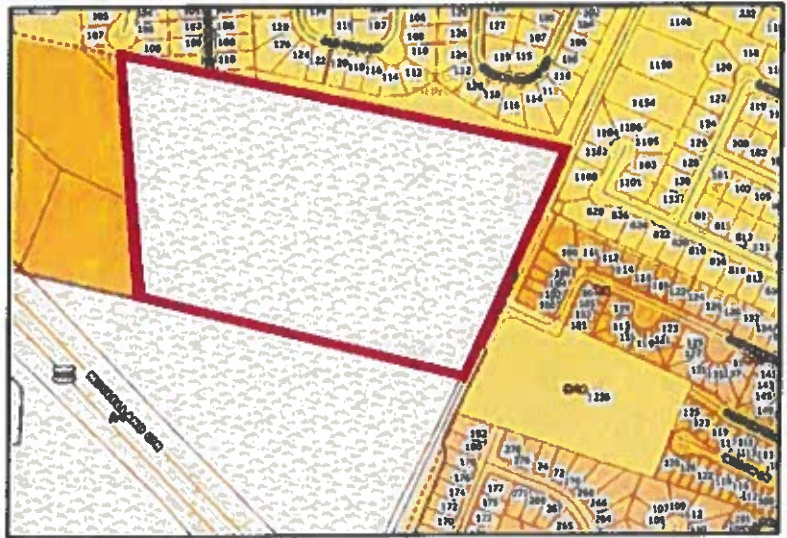
FILE NUMBER: ZMA-2025-21

PROPOSAL: Zoning Map Amendment
for 30.22 acres from A-1
(Agricultural) to R-2 PUD
(Medium Density
Residential)

LOCATION: Paynes Depot Rd
(140-10-052.000)

OWNER: Vernon D. Sharp

**APPLICANT
& CONSULTANT:** Barlow Homes
Barrett Partners



STATISTICS:

Total Site Acreage:	30.22 ac
Zone (Current, at Time of Application):	A-1 (Agricultural)
Zone (Proposed):	R-2 PUD (Medium-Density Residential)
Surrounding Zone:	A-1, R-1A, R-2
Proposed Development:	Apartments (240), Townhomes (15), and Detached Single-Family Residences (65) 320 Total Housing Units – 10.78 units per acre (12 units per acre zone maximum)
Access:	New Public Street from Paynes Depot Road [US-62], West of Copperfield Lane, North of McClelland Circle

BACKGROUND:

The Project Site is a 30.22 -acre, A-1 zoned tract located west of Copperfield Lane, north of McClelland Circle along Paynes Depot Road.

The Project Site has not been annexed into the City of Georgetown but adjoins city limits to the north, east and west. The subject property is within the Urban Service Boundary of the City of Georgetown, and has been since the adoption of the 1979 Comprehensive Plan. The 1985 and 1991 Plans identify this area as one of expected growth as the southwest leg of the bypass is completed. Further, the 1991 Plan recommends the removal of agricultural districts or parcels from within the Urban Service Boundary to

facilitate consistent patterns of development while concentrating them within the USB. Past and current Plans encourage the use of PUDs as a development style.

Properties in the immediate vicinity are already developed with a mix of single-family and multi-family residential properties and uses. There are utilities available to the periphery of the property.

CONCEPT PLAN REVIEW:

The subject property is proposed to be rezoned R-2 PUD (Medium Density Residential) with a mix of housing types as detailed above, with a total of 320 proposed units resulting in a density of 10.78 units per acre. This value falls below the maximum allowance in the R-2 zone of 12 units per acre. The multi-family units are clustered in the southeast "quadrant" of the development, with single family home sites occupying the remaining areas.

Access & Circulation

The Concept Plan shows one road connection onto Paynes Depot Road opposite the existing Copperfield Lane unsignalized tee intersection, a connection to the existing neighborhood to the north, and three other proposed connections to future development to the south and west. These future connections will provide access to McClelland Circle and US-460.

The Concept Plan lays out 320 residential units on the property. The *Subdivision & Development Regulations* require single-family developments of 200 or more units and multi-family developments of 100 or more units to have at least two access points [Article X (P)(7)]. In mixed density developments the Planning Commission has previously required a second entrance at 150 units or more. This application satisfies these requirements.

Traffic Study

This development will generate more than 100 peak hour trips, thus necessitating a traffic study.

Movement counts were collected during May 2025 at three (3) intersections: McClelland Springs Drive, Copperfield Lane and the Bypass (US 460). The weekday peak hour counts were used in the traffic impact study. Weekday morning (7:00 to 9:00 a.m.) and afternoon peak hour (4:00 – 6:00 p.m.) turning movement counts were collected to help in reviewing background traffic data and understanding existing conditions.

The planned development will generate an estimated 173 new vehicles entering and exiting trips during the weekday morning peak hour and 218 vehicle trips during the weekday afternoon peak hour. This data is reflective of a "full build out" which is anticipated to be achieved in approximately 2035.

Georgetown KY Zoning Application Paynes Depot Road (Dev Year 2035)		Trip Generation Estimated	Trip Generation AM Peak Hour		Trip Generation PM Peak Hour	
Residential Planned Development	ITE land use code		In	Out	In	Out
66 Single Family Homes and 18 Townhome Lots	210	84 Home Lots	16	47	52	31
240 Multi-family Residential Apartment Living Units	220	240 Apartments	25	85	85	50
Planned R-2 zoned Residential Development Paynes Depot Road -- Sharp Property		Estimated Full Development Year 2035	41	132	137	81

Currently Paynes Depot Road has right and left turn lanes at the McClelland Circle signalized intersection. Paynes Depot Road has a dedicated northbound left turn at the McClelland Springs Drive subdivision. The full-buildout year 2035 scenario assumes all site traffic will be directed to the Paynes Depot Road / Copperfield Lane access.

The provided traffic study has shown that turn lanes into and out of the development from Paynes Depot Road are not warranted at this time. However, staff recommends that these be installed and that the appropriate roadway improvements along the frontage of the development be undertaken. Three, eleven-foot-wide lanes that provide center turn lanes into the proposed development, as well as into the existing development accessed by Copperfield Lane shall be constructed. The widening and restriping of the roadway shall also provide appropriate space for queuing of vehicles waiting to turn into either development.

No traffic signals are proposed as part of this development. Sight distance at the Copperfield Lane intersection exceeds the KYTC recommended minimum sight distance of 360 feet for a 45 mph posted speed limit roadway, thus no light was warranted.

At full build out, it is anticipated that the McClelland Circle / Paynes Depot Road traffic signal will continue to function at acceptable level of service C during weekday morning and afternoon peak hours.

PUD Waivers Requested & Review

The Applicant is requesting a series of waivers/Variances as part of the Planned Unit Development. However staff feels it would be more appropriate for the Planning Commission to defer until the Applicant files a Preliminary Development Plan/Subdivision Plat. There may be changes between the Concept Plan and these Preliminary reviews that come later in the process that will impact the layout of the site. Therefore, it may not be in the community's best interest to commit to granting waivers/variances when the plans for the site may change in the future. As part of the PUD, the Applicant has requested the following variances:

Single Family Lots

1. Reduce minimum lot widths for single-family lots to 55-feet-wide.
2. Reduce the minimum lot area for single-family lots to 6500 square feet.

3. Reduce front yard setback for single-family lots to 25 feet.
4. Eliminating the required Agricultural Buffer along the southern property line.

Multi-Family Lots

1. Reduce front yard setback for multi-family lots to 10 feet.
2. Reduce side yard setback for multi-family lots to zero feet.
3. Reduce minimum lot widths for multi-family lots to 22-feet-wide.
4. Reduce the required parking metric to 2.3 parking spots per applicable unit.
5. Increase the allowable height of apartment buildings to 3 stories.
6. Increase the number of allowable units per building in the R-2 zone to 60 units per building.

Staff does not recommend approval of waivers or variances at this time.

Landscape & Land Use Buffers

The Agricultural Buffer Ordinance passed by the City and County would apply to this property, as it adjoins and A-1 zoned parcel to the south. That Ordinance requires a six-foot high wire no-climb fence where the property adjoins an agricultural zone. The landscape buffer required by this Agricultural Buffer Ordinance is 50-foot-wide with the plantings to be those non-harmful to livestock to be planted far enough off the property line so as to not overhang the boundary.

PUDs are subject to open space requirements as part of their concept plan. Developments must provide 10% of the gross acreage of the development as open space. The applicant proposes preserving an existing pond, streams, tree lines, and the green space around them as usable common area. These preserved spaces total 3.99 acres, exceeding the 10% required minimum.

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 Medium Density Residential, which aligns with this proposal.

The 2024 Comprehensive Plan also identifies the area of the Project Site as a "Neighborhood Center". The Project Site is specifically in Neighborhood Center #2 (Paynes Depot Road). 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.

Staff Findings

The 2024 Comprehensive Plan Future Land Use Map shows the most appropriate land use to be Medium Density residential, with some space on the parcel proposed for Quasi-Public use. The proposed R-2 PUD zoning for the property is appropriate for this Future Land Use designation. Finally, the proposed zoning map amendment is in alignment with the text of the 2024 Comprehensive Plan. Therefore, Part 1 does apply, so we need not consider subsections (a) or (b).

Additionally, Staff finds that the Zoning Map Amendment is in alignment with several of the goals and objectives in the 2024 Comprehensive Plan. A sample of the goals and objectives are below.

- Goal CF 1 encourages the community and developers to design and use the network of streets and land uses that make up our community more efficiently. As was previously discussed in the Concept Plan, the proposed development could provide a more connected set of public roads to make a more efficient use of the road network.
- Objective CF 2.1 encourages flexibility in land use and design patterns. This objective supports Planned Unit Developments and the flexibility the Planning Commission can grant based on a development's provision of public benefit.
- Goal HO 1 encourages the community to provide a full spectrum of quality housing options for all residents. This project seeks to construct a variety of residential types, which is supported by this goal. Mixed-density residential developments allow for a compact development that reduces some development costs and demands on local utilities and services.
- Goal HO 3 supports new housing development compatible with existing neighborhoods and downtown areas.

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 30.22 acres from A-1 (Agricultural) to R-2 PUD (Medium 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*.
2. The Applicant shall annex the Project Site into the City of Georgetown.
3. The applicant shall be responsible for all offsite road and public water and sewer improvements required to serve the proposed development.
4. Three, eleven foot wide lanes that provide center turn lanes into the proposed development, as well as into the existing development accessed by Copperfield Lane shall be constructed. The widening and restriping of the roadway shall also provide appropriate space for queuing of vehicles waiting to turn into either development.
5. The approval of the zone change includes approval of the general Concept Plan proposed for the property.
6. The total number of dwelling units for the site area shall not exceed 320 units per the approved concept plan.
7. Established tree lines along existing property boundaries shall be preserved.
8. The Applicant shall provide a minimum usable open space of 10% of the total site area. The usable open space shall be improved and shall include only those amenities that are accessible to all residents and the general public.
9. If the applicant does not progress to Preliminary or Final Development Plat/Plan approval within 3 years of Zoning Map Amendment approval, the approved Concept Plan shall expire and the Planning Commission may initiate a rezoning of the property back to A-1 (Agricultural) or some other appropriate zone.



1. INTERIOR CONNECTIVITY, BATTERY WALLS, STORAGE/STORAGE MANAGEMENT, ENTRANCE DESIGN AND ACCESS SHALL BE SUBMITTED WITH THE PRELIMINARY DEVELOPMENT PLAN TO THE PLANNING AND CONSTRUCTION DEPARTMENT.
2. STORM DRAINAGE, STORM WATER RETENTION BASINS, AND BATTERY WALLS MUST BE CONSTRUCTED TO THE SPECIFICATIONS OF THE PLANNING AND CONSTRUCTION DEPARTMENT.
3. ALL AREAS THAT HAVE BEEN OR WILL BE EXPOSED TO STORMWATER SHALL HAVE TEMPORARY EROSION CONTROL MEASURES INSTALLED TO PREVENT EROSION OF SMALL AREAS. SLOPES EXPOSED TO STORMWATER SHALL HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING OR SOIL IN ORDER TO PREVENT EROSION.
4. EROSION CONTROL PLAN SHALL BE SUBMITTED FOR REVIEW OF THE PLANNING AND CONSTRUCTION DEPARTMENT. EROSION CONTROL SHALL BE BASED ON A RECORDED SUBSOIL PLAT, CONTOUR MAPS, AND ADEQUATE PROTECTION OF EXPOSED SLOPE LOCATIONS ARE SUBJECT TO CHANGE BASED ON FINAL CONSTRUCTION PLAN.
5. VARIANCE REQUESTS
6. 1. REDUCE EROSION CONTROL PAPER SUBMIT BY 10%.

CERTIFICATION OF OWNERSHIP AND DESIGNATION:
(WE) HEREBY CERTIFY THAT I AM ONE AND THE OWNERS OF THE PROPERTY BEING DONATED AND DESCRIBED HEREIN AND THAT I (WE) HEREBY ACCEPT THE PLAN/LAN OF THE DEVELOPMENT WITHIN MY PROPERTY FOR CONSIDER, ESTABLISH THE VARIOUS RULES AND REGULATION LAWS, AND REGULATE THE USE, ALLOW, WITHHOLD, PUNISH, AND OTHER CHARGES TO PUBLIC OR PRIVATE USE AS SHOWN IN ACCORDANCE WITH THE GOVERNMENT/LOCAL COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, UNLESS OTHERWISE NOTED.

INDIAN TYPE OF CEMENT OR CONCRETE _____ DATE _____



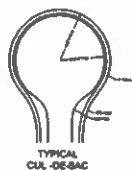
SECTION A-A



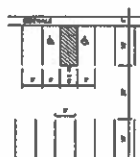
SECTION 14

**SECTION C**

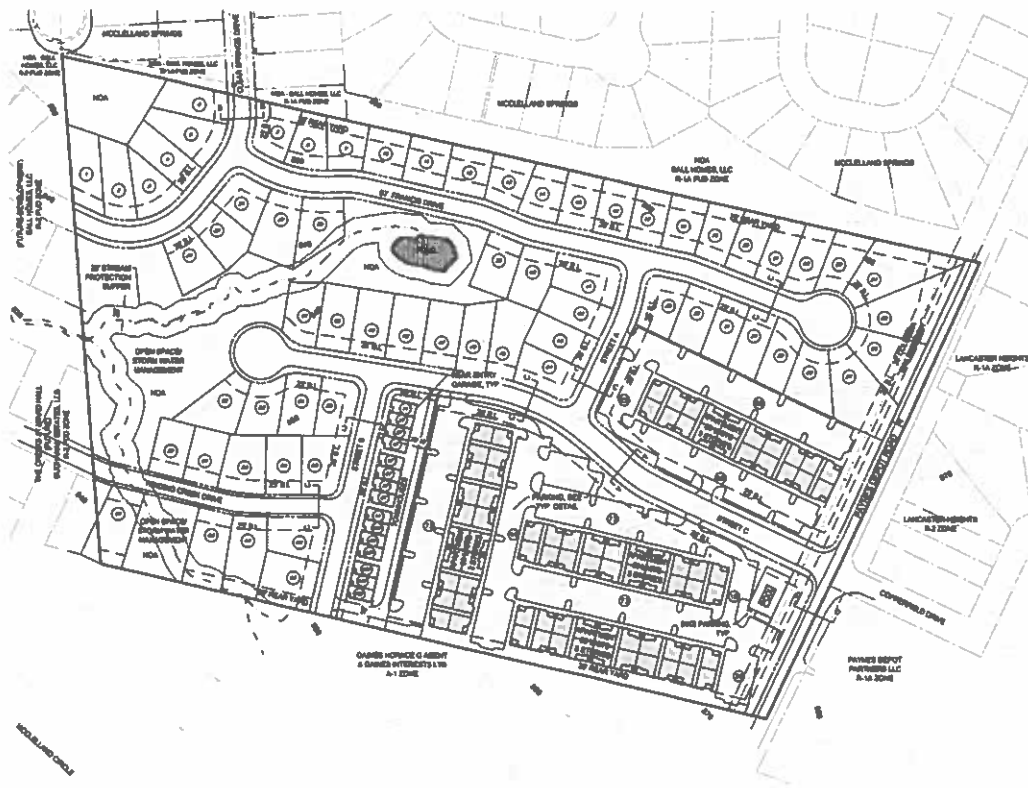
SECTION 02



TYPICAL CUL-DE-SAC



TYPICAL BARKING DETAIL

[illegible][illegible]

PURPOSE OF PLAN:
TO REFLECT A CONCEPTUAL DEVELOPMENT OF
THIS PROPERTY IN CONJUNCTION WITH THE ZONE
CANDIDATE REQUEST TO RLS (PUD)

OWNERS:
SHAW-VERNON & TRIST LTD TRUSTEE
308 OLD PAPER POSE
CYNTHIANA, KY 40301-1942

APPLICANT:
BUCHANAN ESTATES, LLC
101 N EAGLE CREEK DRIVE, SUITE 200
LEXINGTON, KENTUCKY 40508

SCALE: F = 100%



Date: May 1, 2025

Bennett Partners, Inc.
PLANNING AND LANDSCAPE ARCHITECTURE
235 Budd Avenue, Suite 377, Lexington, Kentucky 40502
606-261-4887

Sharp Property
 PMA PARCEL NUMBER 140-10-052.000
 Paynes Depot Road
 Georgetown, Kentucky

Readout:

Conceptual Plan



**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
June 12, 2025**

The regular meeting was held in the Scott County Courthouse on June 12, 2025. The meeting was called to order by Chairman Charlie Mifflin at 6:00 p.m. Present were Commissioners James Stone, Mary Singer, Duwan Garrett, Harold Dean Jessie, Brad Green, David Vest Director Holden Fleming, Planners Elise Ketz, Rhett Shirley, Mark Carper, Engineer Ben Krebs and Attorney Charlie Perkins. Absent were Commissioners Malissa Adair and Jessica Canfield.

Motion by Singer, second by Jessie to approve the May invoices. Motion carried.

Motion by Stone, second by Singer to approve May 15, 2025 minutes. Motion carried.

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

Postponements/Withdrawals

Chairman Mifflin stated that Bryant Property (FSP-2025-08), Legacy Run Commerce Park (PDP-2025-13), Woodland Park – Phase 3 (ZMA-2025-22) and Bluegrass Metal Recyclers, LLC (ZMA-2025-23) will be postponed until the next regularly scheduled meeting and Murphy Property (FSP-2025-15) and Tackett Farm Division (ZMA-2025-16 & FSP-2025-17) have been withdrawn.

Chairman Mifflin stated that Falls Creek Commons Concept Plan Amendment (PDP-2025-19) has requested postponement until the next regularly scheduled meeting.

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

FSP-2025-14 Quinnan Property – Final Subdivision Plat to subdivide a 26.226-acre parcel into three separate parcels consisting of two 5-acre lots and one 16.23-acre parent tract at the property located at 2350 Josephine Road.

Mr. Carper stated the application would have been consent eligible. He stated the property is zoned A-1. He stated recently GMWSS had reported that due to existing demand in the northern part of the county they are not adding new customers at this time.

He stated since approving a new lot that could not be developable, it is proposed to recommend preliminary approval with the added note that water service must be provided in some form before final subdivision approval.

Joel Day, 502 N. Broadway, representing the applicant, stated that he has recorded other plats without the water company certification.

Mr. Perkins suggested having a certification on the plat stating that water is not available to the property.

Roy Cornett, 126 E Main Street, stated that not having water available could change property values.

Mr. Shirley stated that staff, GMWSS, and the health department plan to meet next week to discuss.

Mr. Day questioned condition of approval five regarding water service. It was decided to eliminate the word "service" out of the condition.

After further discussion, Motion by Singer, second by Stone, to approve FSP-2025-14 subject to 7 conditions of approval with the deletion of the word service in condition of approval 5. Motion carried unanimously.

PSP-2025-18 Village at Lanes Run, Phase 4 Amendment - Amendment to Preliminary Subdivision Plat for Village of Lanes Run, Phase 4 conditions of approval located at 848 Old Oxford Road.

Mr. Carper stated the applicant is proposing a change to condition of approval number four by narrowing the lot widths for the units bordering Oxford Manor, Bell Farm, and jurisdictional waters. He stated the applicant is also proposing changing the condition of approval number eleven by placing one residential lot in HOA open space. He stated the previous conditions of approval were approved in 2022. He stated staff recommends approval for number four and denial of number 11.

Mr. Carper reviewed the history of Village at Lanes Run. He stated studies were conducted for the location of the potential drainage basin located in Phase 4 and identified a sinkhole located along Oxford Manor boundary. He stated that the study concluded that area is unbuildable and which eliminated several 100-foot-wide lots along the Oxford Manor boundary and caused a shift in street alignment.

He stated that because of the shifts, the applicant is requesting to narrow the lot widths from 100 feet to 75 feet for 15 units bordering Oxford Manor and the Urban Service Boundary. He stated the applicant is requesting to narrow the lot widths from 77.72 feet to 70 feet for units along Bell Farm and the newly determined jurisdictional waters. He stated that the applicant is requesting to have one 60-foot-wide lot in the open space across from the sinkhole area.

He stated the proposed amendment would add 4.58 acres of green space increasing the share from 14.7% in the area of PUD to 17.5% and from 11.6% to 13.7% overall. He stated the number of lots proposed would decrease from 143 to 142 and the overall density would decrease from 3.51 units per acres to 3.46.

Commissioner Jessie questioned if the sinkhole was a new finding. Mr. Carper stated a requirement was an additional study on the drainage basin and this information was found.

Commissioner Jessie questioned how the lot could be proposed on land owned by the HOA. Mr. Fleming stated the land is not owned by the HOA.

Commissioner Green questioned a stub road showing on the new application. Ms. Ketz stated that it is a farm entrance.

Commissioner Vest questioned if the ag buffers (fence requirement) are needed along the Bell property. Ms. Ketz stated this plat predates the fencing requirement, but USB fencing still applies.

Ms. Ketz replied to Commissioner Jessie earlier comment about the number of housing units. She stated the preliminary approval is for 570 units and total platted is 368 units. She stated 61 lots do not have a home built yet.

Brent Combs, Thoroughbred Engineering, explained that lots 19 and 26 are 75' wide. He explained the location of the Urban Service Boundary on the plat. He explained his lot numbering is off and there is actually 302 lots.

He proposed taking lot 73 located in the HOA open space area and the mailbox area and flipping them. He stated that would make lot 73 100' wide. Chairman Mifflin requested clarification of the HOA area being karst area. Mr. Combs stated a house could be built on the front part of the lot out of the karst area.

Commissioner Jessie questioned if there had been any meetings with the neighbors. Doug Charles, developer, stated they did not realize how bad the karst area was until after the geotechnical survey was completed. He stated there were 304 original lots on 88 acres of this phase. He stated they are losing two lots and possibly three if lot 73 is not approved. He stated this is a new phase so there are not long-term residents.

Mr. Charles stated the mailbox kiosk transition has just started in the last 18 months to 2 years. He stated they want to make it more attractive and easier for the homeowner.

He stated a no climb fence has already been installed. He stated a 75' or 80' wide lot fits with the other lots.

Mr. Krebs questioned Mr. Combs if the fill for lot 73 would be sufficient. Mr. Combs stated the pad for the mailbox kiosk could be the pad for the house. He stated the greenspace that would be used for lot 73 is new and is additional green space than previously on the plat.

Mr. Carper stated staff is in favor of the lot reductions. He stated staff finds that the extra lot in the HOA open space area would break up the continuity of the lots.

Mr. Fleming stated staff would rather see the mailbox kiosk flip with the lot instead of lot width being reduced in the area to fit another lot in.

After further discussion, **Motion by Singer, second by Garrett, to approve PSP-2025-18 subject to 16 conditions of approval except condition 11 to read that lot 73 shall not be located within the originally approved HOA common open space area and may switch lot 73 with the kiosk into the originally approved HOA open space. Motion carried 6-1 with Jessie dissenting.**

ZMA-2025-20 Ward Hall Rezoning – Zoning Map Amendment for 40.11-acre property from A-1 to C-1 located at 1782 Frankfort Road.

Chairman Mifflin opened the public hearing.

Mr. Carper stated the property is currently a museum. He stated the applicant is seeking to rezone the property to protect the historic structure. He stated the property does not lie within the Georgetown Historic Overlay District.

He stated the current zoning of A-1 does not provide protection for the site. He stated the Future Land Use Map designates the property quasi-public. He stated the structure is on the National Register of Historic Places.

Ms. Ketz stated staff had not been the applicant for an application since 1994.

Chairman Mifflin questioned condition of approval number two. Ms. Ketz stated if there was a renovation building inspection would be involved. She stated staff would get involved only if there was a significant change to the building or an additional building was added.

Chairman Mifflin closed the public hearing.

After further discussion, **Motion by Jessie, second by Singer to recommend approval of the rezoning request (ZMA-2025-20) on the basis of the staff recommendation that it complies with the comprehensive plan. Motion carried**

ZMA-2025-21 Sharp Property – Zoning Map Amendment for 30.22 acres from A-1 (Agricultural) to R-2 PUD (Medium Density Residential) located on Paynes Depot Road.

Chairman Mifflin opened the public hearing.

Mr. Shirley stated the site has not been annexed to the City of Georgetown. He stated the site adjoins city limits to the north, east and west. He stated the site has been within the Urban Service Boundary since 1979. He stated the 1985 and 1991 Comprehensive Plan identifies the area for expected growth. He stated the 1991 Comprehensive Plan recommended removal of agricultural districts from within the Urban Service Boundary and that past and current plans encourage PUDs as a development style. He stated properties in the immediate vicinity are developed with a mix of single-family and multi-family residential properties.

He stated this application necessitated a traffic study. He stated 3 intersections consisting of Paynes Depot at the bypass, Paynes Depot at proposed entrance adjacent to Copperfield Lane and Paynes Depot at McClelland Springs were studied during May 2025. He stated the morning count was 173 trips and the afternoon was 218 trips. He stated the traffic study did not warrant turn lanes in and out of development nor a traffic signal. He stated staff did think turn lanes were needed along with widening of the roadway.

He stated the applicant is requesting a series of waivers and variances. He stated staff recommends those should be addressed and reviewed during the Preliminary Development plan stage.

He stated for nearly 20 years the Comprehensive Plan has shown the property as medium density residential with the 2024 plan showing a small section as quasi-public use.

Chris Hoskins, representing the applicant, stated the property has been part of the Urban Service Boundary since 1979 and is surrounded by residential. He stated the proposed plan aligns with the Comprehensive Plan and the Future Land Use map.

He stated even though the traffic study did not warrant turn lanes, he stated the applicant is willing to construct a turn lane into the development. He suggested deferring condition of approval number 4 until the preliminary development stage.

He stated the requested waivers and variances are standard for PUD development. He stated the adjoining A-1 zoned property looks like a leftover agricultural piece and stated the applicant will request a waiver to the landscape buffer. He stated the applicant has met with the family owning that parcel and has a letter stating that they will not require the landscape buffer.

Commissioner Jessie questioned who owned the 7-acre parcel referenced during the turn lane discussion. It was stated that Paynes Depot Partner LLC own the tract.

Josh and Rebecca Kyle, 109 Clear Springs Drive, stated that he opposes the proposed multi-family development and smaller lot sizes. Ms. Kyle stated that multi-family dwellings are not in that vicinity. She stated their concern for the increased traffic. They questioned if the open space would be usable.

Commissioner Green questioned the zoning of McClelland Springs neighborhood. Mr. Shirley stated it is zoned R-1A PUD.

Commissioner Jessie questioned the usability of open space. Mr. Fleming stated staff would make sure during the preliminary stage to have usable open space.

John Barlow, developer, stated he met with the owner of the Gaines farm, and they agreed to eliminate the agricultural buffer. He stated in 2004 they donated land to the Ward Hall Foundation. He stated open space is a marketing strategy and important to them.

Michael Barlow stated the smaller lots are for keeping as much open space as possible.

John Barlow stated it is hard to build a home under \$400,000.00 now.

Michael Bruce, 131 Old Fort Drive, stated the infrastructure problems need to be addressed first.

Commissioner Singer questioned why the piece of land is recommended for R-2 zoning instead of R-1 zoning. Mr. Shirley stated that each piece of land does not have to be developed at maximum density allowable, but the staging of zoning is best at arterial roadways.

Mr. Shirley stated to address the infrastructure concern, all applications are seen by the TRC committee and those participants find out what is coming.

Christopher Good, 104 Clearsprings Drive, stated his concern for traffic safety and multi-family development.

Commissioner Singer questioned deferring condition of approval number 4 until the preliminary development stage. Mr. Fleming stated that the left turn is a requirement, but the rest can be discussed at the preliminary development stage.

Roy Cornett, 126 E Main Street, stated increasing density will protect the surrounding land around the city from development.

Commissioner Green stated increasing density in town does not stop growth in the county.

Chairman Mifflin stated two new future developments will have apartments in them close by. Mr. Shirley stated examples of apartments and townhomes near the proposed development.

Ms. Kyle questioned the goals of the Planning Commission.

Mr. Kyle questioned the annexation process.

Commissioner Jessie questioned if there is a limit on the number of apartment developments. Chairman Mifflin and Commissioner Singer stated they think it is an affordability issue.

Chairman Mifflin closed the public hearing.

Motion by Singer, second by Stone to recommend approval of the rezoning request (ZMA-2025-21) on the basis of the staff recommendation that it complies with the comprehensive plan. Condition of approval number 4 strike out the requirement into the existing development access by Copperfield Lane to be constructed. Motion carried 4-3 with Jessie, Vest, and Green dissenting

ZMA-2025-24 GeoSpecialties Headquarters – Zoning Map Amendment for 5.58-acres from A-1 (Agricultural) to B-5 (General Commercial Park) for professional and technical consultant office located on Sadieville Road.

Chairman Mifflin opened the public hearing.

Mr. Carper stated the application is within the city limits of Sadieville. He stated the fire station is to the north of the property.

He stated the future land use map shows part of the property as quasi-public and part as commercial use. He stated to the west of the property is designated as light commercial. He stated staff concluded that the proposed site and concept plan fits within the B-5 zoning.

He stated during Phase 1 a hoop barn structure that will serve as office and equipment storage and a fenced equipment yard for storage would be installed. He stated Phase 2 would include a permanent metal building being built.

He reiterated that the Future Land Use Map shows the property and others westward to and past I-75 as commercial and industrial use.

Commissioner Jessie questioned what the company does.

Jamie Egli, applicant, stated the company stabilizes land slides and slopes. He stated the access to I-75 would help the business with the intent of very little equipment being at the office.

Chairman Mifflin closed the public hearing.

Motion by Singer, second by Jessie, to recommend approval of the rezoning request (ZMA-2025-24) on the basis of the staff recommendation that it complies with the comprehensive plan. Motion carried unanimously.

PDP-2025-25/PDP-2025-26 Colony Concept Amendment – Concept Plan Amendment and Preliminary Development Plan for 1.9 acres for 10 townhome units located at 214 Colony Boulevard.

Mr. Shirley stated this is a two-part application. He stated the application is for the parcel at the southern edge of Colony Boulevard near Castleford Drive. He stated the property is zoned R-3. He stated this is one of three contiguous parcels of undeveloped land.

He stated that in the open area there is a KU easement, but this parcel is not as affected by the easement as the other 2 parcels are.

He stated in 1990 this area was part of a proposed community recreation area. He stated the area remained vacant and the applicant would like to change to a residential use. He stated going back to the original plat the area was supposed to be owned and maintained by the HOA. He stated the area has been owned privately for at least 13 years and no record of a HOA can be found.

He stated the proposal aligns with several goals and objectives of the 2024 Comprehensive Plan.

Chris Mulberry, developer, stated they are trying to blend in the units with the single-family homes. He stated the units would give people a start into the neighborhood and maybe move into a single-family home.

Commissioner Singer questioned if the units would be rentals or owned. Mr. Mulberry stated they have not decided, and it could be a combination of both.

Chairman Mifflin questioned if the open space (dog park) area is in the KU easement area. Kyle Huffstater, Thoroughbred Engineering, stated it is within the 225' transmission easement.

Elizabeth McKellar, 215 Colony Boulevard, stated her concerns for traffic, infrastructure, stormwater, and school overcrowding while also wanting the parcel to remain an area for the community to enjoy.

Mike Kerber, 116 N Lafayette Drive, stated his concern regarding water runoff in the area. He stated it seems like a small tract of land for 10 units.

Norman Smiley, 114 N Lafayette Drive, stated his concern that the apartments would be rentals and the other parcels would become apartments also.

Cassie VonHoven, 108 N Lafayette Drive, stated her concern for seeing the area developed. She stated the area is used and maintained by the neighbors.

Mr. Smiley stated he had tried buying some of the land before.

Laura Prather, 104 N Lafayette Drive, stated her concern regarding the traffic and stormwater.

Jonathan Riojas, 215 Colony Boulevard, stated the current R-3 zoning does not align with the current neighborhood. He stated it is more of a R-1 zoning currently. He stated it is an informal park used by

the neighbors. He is concerned about the water runoff, property values and would love to see it become a conservation area.

Chelsea Burk, 124 Montclair Court, questioned if the hydrology was reviewed for the concept plan. Mr. Krebs stated the stormwater requirement would have to be met. He stated it is not usually submitted at this stage. Mr. Huffstater stated the stormwater cannot be more than what is currently on the site.

Ms. Burk stated her concern for the site distance and the proposed entrance. She questioned if the development would connect the sidewalk and if she could see the proposed concept plan. Ms. Ketz stated concept plans are illustrated documents and are not the final form of record.

Ms. Burk questioned why the original plan can be changed from what was approved when she bought her house. Chairman Mifflin stated the property was originally supposed to be HOA maintained. Mr. Shirley stated the responsibility falls on the developer to initiate the HOA. Mr. Perkins explained the developer eventually sold the property when a HOA was not formed. Mr. Huffstater explained the ownership record he had found and that the entrance location meets KYTC requirements.

Ms. McKellar stated this is a violation of the original concept plan. She stated how it would affect property values.

Commissioner Singer questioned the number of apartments in the Colony. Mr. Huffstater stated the closest apartments in the Colony have 160 units.

Ms. Ketz explained the variety of housing types in the Colony neighborhood.

Commissioner Jessie requested clarification that safety issues could be addressed in the future. Mr. Fleming stated the application must meet all the requirements and no variances were requested. He stated the application did not warrant a traffic study.

After further discussion, **Motion by Singer, second by Stone, to approve PDP-2025-25/PDP-2025-26. Motion failed 5-2 with Mifflin, Jessie, Vest, Garrett, Green dissenting.**

Other Business

Text Amendment ZOTA-2025-03 HB 443 Reformatting Resolution

Chairman Mifflin opened the public hearing.

Mr. Fleming explained that HB 443 was passed in 2024 and is to take effect in July 2025. He stated any preliminary development or subdivision plat that meets all requirements can be reviewed by staff ministerially. He stated that staff are reviewing the zoning ordinance to make changes to meet the new law and will bring to Planning Commission next month for review.

Chairman Mifflin closed the public hearing.

Motion by Singer, second by Vest to recognize the Text Amendment ZOTA-2025-03 HB 443. Motion carried unanimously.

Community Engagement Letter from Elkhorn Crossing School

Mr. Fleming spoke of the day spent with the students at Elkhorn Crossing School.

Approval of Audit FY 23-24

Mr. Fleming stated a clean audit was presented at workshop on June 9, 2025, by the auditor, Logan Clouse with Charles Mitchell CPA. **Motion by Vest, second by Singer to approve the audit of FY 23-24. Motion carried unanimously.**

Chairman Mifflin adjourned the meeting.

Attest:

Charlie Mifflin, Chairman

Charlie Perkins, Secretary

SHARP PROPERTY
PSP 2025-44 / PDP 2025-45
PAYNES DEPOT RD (140-10-052.000)
Staff Report to the Georgetown-Scott County Planning Commission
October 9, 2025

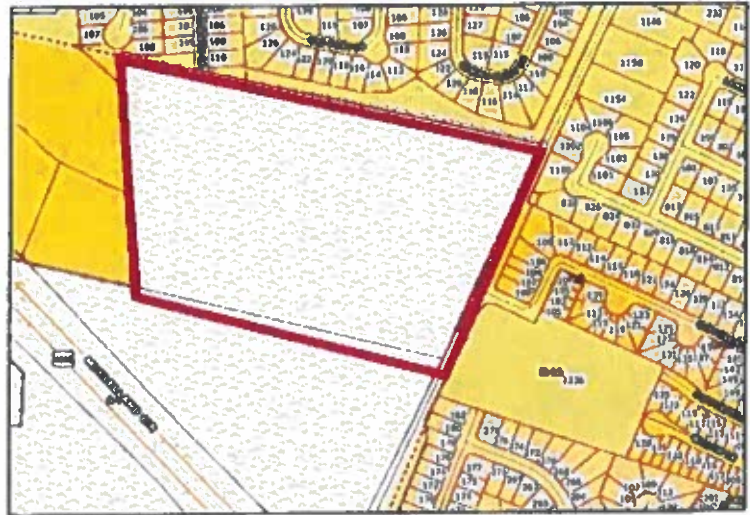
FILE NUMBER: **PSP 2025-44**
 PDP 2025-45

PROPOSAL: Subdivision Plat and
 Development Plan for
 single family detached
 homes, townhomes, and
 apartments

LOCATION: Paynes Depot Rd
 (140-10-052.000)

OWNER: Vernon D. Sharp

APPLICANT
& CONSULTANT: Barlow Homes
 Barrett Partners



STATISTICS:

Total Site Acreage:	30.22 ac
Zone:	R-2 PUD (Medium-Density Residential)
Surrounding Zone:	A-1, R-1A, R-2
Proposed Development:	Apartments (240). Townhomes (15), and Detached Single-Family Residences (65) 320 Total Housing Units – 10.78 units per acre (12 units per acre zone maximum)
Access:	New Public Street from Paynes Depot Road [US-62], West of Copperfield Lane, North of McClelland Circle



Variances Requested:

Single Family Lots

1. Reduce minimum lot widths for single-family lots to 55-feet-wide.
2. Reduce the minimum lot area for single-family lots to 6500 square feet.
3. Reduce front yard setback for single-family lots to 25 feet.
4. Eliminating the required Agricultural Buffer along the southern property line.

Multi-Family Lots

1. Reduce front yard setback for multi-family lots to 10 feet (townhomes) and 25 feet (apartments).
2. Reduce side yard setback for multi-family lots to zero feet.
3. Reduce minimum lot widths for multi-family lots to 22-feet-wide.
4. Reduce the required parking metric to 2.3 parking spots per applicable unit.
5. Increase the allowable height of apartment buildings to 3 stories.

6. Increase the number of allowable units per building in the R-2 zone to 60 units per building.

BACKGROUND:

The Project Site is a 30.22 -acre tract located west of Copperfield Lane, north of McClelland Circle along Paynes Depot Road. The Project Site was rezoned as R-2 PUD in August 2025 and thus annexed into the City of Georgetown.

Planned Unit Developments may be allowed in those zoning districts where it is designated as a permitted use under the zoning district regulations. (A minimum of five acres is required for a planned-development project). A planned-development project may depart from literal conformance with individual lot dimension and area regulations. However, a planned-development project shall conform to the permitted uses and densities of the zoning district in which it is located. PUDs are utilized to facilitate the highest and best use of a property.

Past and current Comprehensive Plans encourage the use of PUDs as a development style. There are other PUD's in the immediate vicinity. Ward Hall Estates, McClelland Springs, McClelland View, Canewood, Paynes Crossing, Bradford Place, South Crossing, and others are all examples of PUDs in the area which were developed with flexibility granted from strict application of the *Zoning Ordinance* and *The Subdivision and Development Regulations*.

The subject property is proposed to contain a mix of housing types as detailed above, with a total of 320 proposed units resulting in a density of 10.78 units per acre. This value falls below the maximum allowance in the R-2 zone of 12 units per acre. The multi-family units are clustered in the southeast "quadrant" of the development, with single family home sites, open space, and natural features occupying the remaining areas.

Access & Circulation

The application shows one road connection onto Paynes Depot Road opposite the existing Copperfield Lane unsignalized tee intersection, a connection to the existing neighborhood to the north, and three other proposed connections to future development to the south and west. These future connections will provide access to McClelland Circle and US-460.

The *Subdivision & Development Regulations* require single-family developments of 200 or more units and multi-family developments of 100 or more units to have at least two access points [Article X (P)(7)]. In mixed density developments the Planning Commission has previously required a second entrance at 150 units or more. This application satisfies these requirements.

Traffic Study

This development will generate more than 100 peak hour trips, thus necessitating a traffic study. Movement counts were collected during May 2025 at three (3) intersections: McClelland Springs Drive, Copperfield Lane and the Bypass (US 460). The weekday peak hour counts were used in the traffic impact study. Weekday morning (7:00 to 9:00 a.m.) and afternoon peak hour (4:00 – 6:00 p.m.) turning movement counts were collected to help in reviewing background traffic data and understanding existing conditions.

The planned development will generate an estimated 173 new vehicles entering and exiting trips during the weekday morning peak hour and 218 vehicle trips during the weekday afternoon peak hour. This data is reflective of a "full build out" which is anticipated to be achieved in approximately 2035.

Georgetown KY Zoning Application Paynes Depot Road (Dev Year 2035)		Trip Generation Estimated	Trip Generation AM Peak Hour		Trip Generation PM Peak Hour	
Residential Planned Development	ITE land use code		In	Out	In	Out
66 Single Family Homes and 18 Townhome Lots	210	84 Home Lots	16	47	52	31
240 Multi-family Residential Apartment Living Units	220	240 Apartments	26	85	85	50
Planned R-2 zoned Residential Development Paynes Depot Road – Sharp Property		Estimated Full Development Year 2035	41	132	137	81

Currently Paynes Depot Road has right and left turn lanes at the McClelland Circle signalized intersection. Paynes Depot Road has a dedicated northbound left turn at the McClelland Springs Drive subdivision. The full-buildout year 2035 scenario assumes all site traffic will be directed to the Paynes Depot Road / Copperfield Lane access.

The provided traffic study has shown that turn lanes into and out of the development from Paynes Depot Road are not warranted at this time. However, staff recommends that these be installed and that the appropriate roadway improvements along the frontage of the development be undertaken. The widening and restriping of the roadway shall also provide appropriate space for queuing of vehicles waiting to turn into either development.

The applicant has proposed approximately 525 feet of roadway improvements to Paynes Depot in order to facilitate safe left turn access into the development

No traffic signals are proposed as part of this development. Sight distance at the Copperfield Lane intersection exceeds the KYTC recommended minimum sight distance of 360 feet for a 45 mph posted speed limit roadway, thus no light was warranted.

At full build out, it is anticipated that the McClelland Circle / Paynes Depot Road traffic signal will continue to function at acceptable level of service C during weekday morning and afternoon peak hours.

PUD Waivers / Variances Requested

"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."*

A planned-development project may depart from literal conformance with individual lot dimension and area regulations. Because a planned-development project is inherently more complex than individual lot development and because each such project must be tailored to the topography and neighboring uses, *the standards for such projects should be flexible (Zoning Ordinance 2.32).*

Typical R-2 Dimensional Requirements:

Front Yard Setback – 30 feet	Lot Area – 7500 square feet
Rear Yard Setback – 25 feet	Lot Width – 60 feet (single family) 110 feet / 3 Units (multifamily)
Side Yard Setback – 7.5 feet	

As part of the PUD, the Applicant has requested the following variances:

Single Family Lots

1. Reduce minimum lot widths for single-family lots to 55-feet-wide.
2. Reduce the minimum lot area for single-family lots to 6500 square feet.
3. Reduce front yard setback for single-family lots to 25 feet.
4. Eliminating the required Agricultural Buffer along the southern property line.

Multi-Family Lots

1. Reduce front yard setback for multi-family lots to 10 feet (townhomes).
2. Reduce side yard setback for multi-family lots to zero feet.
3. Reduce minimum lot widths for multi-family lots to 22-feet-wide.
4. Reduce the required parking metric to 2.3 parking spots per applicable unit.
5. Increase the allowable height of apartment buildings to 3 stories.
6. Increase the number of allowable units per building in the R-2 zone to 60 units per building.

Single Family Lot Variance Requests:

Staff has reviewed all the proposed variance requests and has evaluated them against all applicable development requirements while taking into consideration the justification provided by the applicant.

Variances 1-3 in this category are within standard expectations of a PUD project. These reductions in dimensional requirements will allow for efficient use of space within the development, while conserving natural topography and features, such as the pond and stream within the property. These allowances will maximize usable open space, which is a feature required of PUD projects.

Only five of the sixty-five proposed lots are of the minimum 6500 square feet in size. The remaining lots are of larger sizes, ranging up to approximately 14,000 square feet. Only five lots show the requested minimum lot width of 55 feet.

Standard R-2 Minimum Lot Size:	7500 sq. ft.
Requested Minimum Lot Size:	6500 sq. ft.
Average Lot Size Across Development:	7900 sq. ft.

In all, the proposed development exhibits no diminution of total equivalent lot area that would be necessary for the equivalent amount of individual lot development in a standard R-2 Zone, fulfilling the requirements of a PUD as set forth by the *Zoning Ordinance*.

The request for the waiver of the required Agricultural Buffer along the southern property line (4) has been discussed and considered at length by staff and the applicant. The applicant has provided a letter of consent from the adjoining property owner, stating that they would be in support of the requested waiver. Further, the proposed Future Land Use designation for the adjoining parcel in question is Medium Density Residential, and it lies within the Urban Service Boundary. Staff recognizes that while currently zoned A-1, it will likely be developed at an urban residential scale in the future. As such, staff has determined that requiring a fence, plantings, and additional building setback will create undue hardship on the applicant.

Multi-Family Lot Variance Requests:

Variances 1-3 in this category are intended to create flexibility for the townhomes proposed in this development. The intention for these townhomes is for them to be sold as individual units in the future. The reduction in lot width and the elimination of side yard setback requirements will allow for the division of the single family attached style units. The proposed lot width will reflect the overall width of each unit, and the elimination of the side yard requirement will allow for parcel lines to be drawn along shared walls. These allowances are not uncommon in developments with townhomes, both during initial development, or as subdivision plat requests post development.

A reduction in the front yard setback allows for the townhomes to be constructed in a rear entry style, with an alley serving as access to garages at the rear of the units. This design will keep vehicles from backing out of driveways or garages into the main thoroughfares of the development.

Variance 4 is supported by staff, as the townhomes and apartments are able to share parking for visitors to a degree that satisfies the minimum parking required across the development as a whole.

Variances 5 & 6 pertain to the design of the apartment buildings. Building height is restricted to two stories in the R-2 zone. Three story apartments are not an uncommon design style in Georgetown and

elsewhere. Allowing developers to build up instead of out allows for efficient land use and conservation of open space and other features. Furthermore, the apartments are set back an additional 12 feet beyond the required 25-foot side yard, gaining them an extra twelve feet in allowable height per 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.”

A literal interpretation of this allowance grants the developer the requested three stories in height without the necessitation of a variance.

The R-2 zone restricts multi-family structures to 6 units per building. It is uncommon to see larger scale apartment structures proposed in the R-2 zone due to these restrictions as well as density limitations. As part of a PUD and in the interest of making a diverse selection of housing types available within the development, staff supports allowing a maximum of 60 units per building (Variance 6) to facilitate the construction of traditional style apartments. This allowance will not negatively impact the overall density of the development, which is 10.78 units per acre across the entirety of the development (12 units per acre is the zone maximum).

Summary

Granting these variances 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. 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. These criteria meet the intent of KRS 100.243 as it pertains to the granting of variances.

Staff finds that all variances requested by the applicant are in line with the expectations of a PUD, and with good development practices. Granting these variances will allow for a good mix of housing types, both for owning and renting. Green space and natural features will be retained with the flexibility given to promote efficient land use. The applicant has demonstrated that the granting of these variances may permit such reductions without destroying the intent of the standard regulations within the R-2 Zone. These factors align with the overall spirit of the Comprehensive Plan and the intent of the *Zoning Ordinance and Subdivision and Development Regulations*.

Landscape & Land Use Buffers,

Open Space Requirements

PUDs must provide 10% of the gross acreage of the development as open space. The applicant proposes preserving an existing pond, streams, tree lines, and the green space around them as usable common area. These preserved spaces total 3.99 acres, exceeding the 10% required minimum.

A species-specific landscape plan that addresses all applicable requirements of the *Landscape and Land Use Buffer Ordinance* will be required at the time of Final Development Plan review.

Stormwater, Drainage, and Hydrology

This development will provide open spaces and features that will act as stormwater and runoff management areas. This development will also accept and redirect drainage from McClelland Springs to the north, and from Paynes Depot to the east. Drainage discharged from the site through natural features or otherwise, shall not be of greater quantity than current conditions.

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.

RECOMMENDATION:

Staff recommends **Approval** of both PSP-2025-44, as well as PDP-2025-45, to include all requested waivers/variances. 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 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.
10. Shall complete entrance improvements to Paynes Depot including center left turn lanes per approval of Planning Commission and City Engineer.
11. Established tree lines along existing property boundaries shall be preserved.
12. The Applicant shall provide a minimum usable open space of 10% of the total site area. The usable open space shall be improved and shall include only those amenities that are accessible to all residents and the general public.

September 24, 2025

CORRECTED SUPPLEMENTAL LEGAL JUSTIFICATION FOR REQUESTED FLEXIBILITY¹

Background

As previously explained in more detail in the applicant's enclosed justification letter dated May 28, 2025, the Buchanan Estates development is on an approximately 30-acre parcel located on U.S. Highway 62/Payne's Depot Road (Parcel ID 140-10-0.52.000). The property is near the intersection of Payne's Depot Road and U.S. 460 By-Pass/McClelland Circle (inside of McClelland Circle). The property is currently owned by Vernon D. Sharp, Trustee of the Vernon D. Sharp Trust, U.T.D. October 13, 2013.

The proposed community will consist of a mix of residential options. There will be four, three story apartment buildings. Each of the four apartment buildings will have 24 two-bedroom and 36 one-bedroom units. There will also be 15 two-bedroom townhouses, and 65 two-car garage detached single-family residences.

The applicant's proposal complies with the 2024 Georgetown-Scott County Comprehensive Plan (the "Comprehensive Plan"). As explained in the Comprehensive Plan, the Future Land Use Map ("FLU Map") "proposes the best land use mix for the long-term benefit of the community." (Comprehensive Plan, p. 67.) The FLU Map designates the subject property as "Medium Density Residential." The applicant intends to restrict the total number of units to 320 units in accordance with the medium density residential requirements.

The applicant's proposal also satisfies the goal and objectives of the Comprehensive Plan. The community is designed to provide living opportunities for residents of all ages, and to specifically address the "Missing Middle Housing" concern identified in the Plan.² Consistent with Housing Goals and Objectives ("HO") No. 1 in the Comprehensive Plan, this community will squarely address the "deficits in diversity of housing options for middle-income earners" and expand "middle-income housing opportunities" by offering affordable apartments to Scott County residents, as well as other affordable residential options to middle-income earners. HO 1.

Consistent with HO 1.4 and HO 3, the community will provide connectivity of existing residential developments. The community in essence will be part of a larger network of neighborhoods inside and along McClelland Circle. Thus, the community will be consistent with

¹ The applicant's May 28, 2025, justification letter is incorporated by reference.

² Missing Middle Housing is defined in the Comprehensive Plan as housing for "middle-income earners (\$42,000 to \$60,000 annual incomes, like nurses, entry and mid-level machinists and tradespeople, educators, and public servants), young residents interested in moving away from their parents, and older residents interested in downsizing."

the existing character of the surrounding area. *See, e.g.,* Community Form Goals and Objectives (“CF”) Numbers 2 and 4. These already developed properties will also provide an efficient network and connection of streets, utilities, water, sewer, and other existing facilities—many of which were installed by the applicant. *Id.*; HO 1.4. Further, in accordance with HO 1.4, the community is designed in a “compact” manner by incorporating apartments and townhouses for efficient use of the property.

As explained in more detail below, the community will also have an open space network that satisfies the ten percent (10%) open/green space requirement for PUD developments that maintains natural features and topography of the property.

Zone Change Approval

On June 12, 2025, the Georgetown-Scott County Planning Commission passed a motion to recommend approval of the zone change request from A-1 to R2 (PUD) and agreed with Planning staff’s recommendation to defer any waiver or variance requests to the preliminary development plan stage.³ On August 11, 2025, the Georgetown City Council passed motions to approve the zone change request and to annex the property into the City. The applicant now submits its preliminary development plans for approval.

Requested Flexibility

As recognized in the Comprehensive Plan and the Georgetown-Scott County Zoning Ordinance (the “Ordinance”), sometimes flexibility is indicated to benefit the community. *See, e.g.,* HO 1, Goals and Objectives (“First, we need 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 and incentivize development of the ‘missing middle housing’ and a diversity of housing types described above.”); CF 2.1 (encouraging flexibility in land use and design patterns and supporting PUD projects). Of course, a PUD project may depart from literal conformance with individual lot dimension and area regulations. Ordinance, Sec. 2.32.

Among other things, these requests will reduce impervious surfaces, provide for larger common areas (open/green spaces, and community facilities), and allow the applicant to accommodate and preserve the natural topography. More specifically, the applicant intends on preserving ponds, streams⁴, tree lines (to the extent it is reasonable), and other natural features that

³ As stated to the Planning Commission, the applicant is committed to constructing a turn lane into its development even though the traffic study does not require the turn lane. However, the Planning Commission voted to “strike out the requirement into the existing development access by Copperfield Lane to be constructed.” (Minutes, p. 7.)

⁴ The applicant intends on establishing a 25-foot protection buffer at certain stream locations.

currently exist on the site. This preservation is important to the overall plan, but it also restrains development.⁵

With this in mind, the applicant requests the following, modest flexibility afforded to PUD projects in the form of waivers⁶:

WAIVER REQUESTS

Apartments

- **Building Height** – The applicant requests that all three-story apartment buildings are permitted to be 3 stories and at least 42 feet in height. The applicant intends to construct the apartments so that they are attractive and marketable to residents. The trend in residential construction is for all ceilings to be at least 9 feet, and additional height is required for floor trusses. This request squarely addresses issues set forth in the Comprehensive Plan and is consistent with other nearby apartment developments and also provides for efficient use of the property. The Ordinance provides that residences should be “two (2) stories or 30 feet.” Ordinance, p. 196. The Ordinance does not appear to contemplate a height restriction for apartment buildings that are more than 2 stories. However, the Ordinance does provide that the maximum building height “may be increased up to 50 feet, provided each side yard is increased by the same amount over the required side yard minimum that the building height is increased over the otherwise required height minimum.” *Id.* at p. 197, FN 1. The applicant’s plan meets this requirement by extending the side yard setback no fewer than 12 feet to allow for a building height of 42 feet.
- **Number of Units** – The Ordinance provides that the maximum density for R-2 is “not to exceed 6 units/building nor 12 units/acre.” Ordinance, p. 197. The applicant’s plan complies with the 12 units per net acre maximum density requirement. The plan includes 60 units in each apartment building. Thus, the applicant requests a minimum of 60 units per building for the apartments. In addition to the reasons stated above, the applicant states that this squarely addresses issues set forth in the Comprehensive Plan, makes the units marketable, and is generally consistent with other nearby apartment developments.

Townhouses

- **Front Yard Setback** – The Ordinance provides for a front yard setback of 30 feet for townhouses and apartments. The applicant requests a reduction to 10 feet for the townhouses. To reduce traffic congestion and for the safety of the community, the townhouses will have

⁵ These are PUD waivers and not variances. However, if for some reasons they are construed as variances, which the applicant disputes, the applicant believes that these requests comport with KRS 100.243 and reserves the right to supplement as necessary.

⁶ The applicant believes that all these waivers comply with the minimum PUD requirements approved for other developments.

rear entry garages and parking. In addition to the reasons stated above, this request will allow for a healthy mix of occupied owner and rental units.

- **Side Yard Setback** – The Ordinance provides for a side yard setback of 25 feet for “multi-family” residences. The applicant requests a reduction to zero (0) feet for the middle townhouse units and 5 feet for the end townhouse units only. In addition to the reasons stated above, this request will allow for a healthy mix of occupied owner and rental units.⁷
- **Lot Width** – The Ordinance provides for that the minimum lot area for “three or more dwelling units” is “110 feet for 3 dwelling units, plus 15 feet for each additional unit.” The applicant requests a minimum lot width of 22 feet per townhome unit, which it understands to be the PUD minimum. In addition to the reasons stated above, this request will make the townhouses marketable and also allow for a healthy mix of occupied owner and rental units.⁸

Off-Street Parking

- The Subdivision and Development Regulations (“Regulations”) appear to require 2.5 off street parking spaces for 2BR “townhouses” and “garden apartments.”⁹ The applicant does not believe that the majority of these units will require more than 2 parking spaces, as these residences will cater to young, married families and single parent families. Thus, the applicant requests 2.3 off street parking spaces per applicable unit. If approved, there will still be no fewer than 472 parking spaces. The applicant believes this is more than sufficient, and that this modest reduction does not harm the intent of the Regulations, and instead simply eliminates 22 unnecessary spaces.

Single Family

- **Lot Area** – The Ordinance provides that the minimum lot area is 7,500 square feet. The applicant requests a reduction to a minimum area of 6,500 square feet for the reasons stated above.
- **Lot Width** – The Ordinance provides that the minimum lot width for single family residences is 60 feet. The applicant requests a reduction to a minimum lot width of 55 feet. In addition to the reasons stated above, this will allow for construction of a variety of single family detached homes.
- **Front Yard** – the Ordinance provides that the minimum front yard setback is 30 feet. The applicant requests a reduction to 25 feet. This request is being made to reduce the depth of homes to preserve the natural terrain described above.

⁷ The Apartment complex meets the front and side yard setback minimums.

⁹ The applicant notes that the Ordinance only requires 2 off street parking spaces for “multi-family units” of “two or more bedroom unit[s].” See Ordinance, p. 125.

WAIVER/VARIANCE REQUEST ON AGRICULTURAL BUFFER AND FENCE

The applicant requests flexibility on the agricultural buffer requirements related to the adjoining Gaines property. The Gaines family owns or has owned an approximately 18-acre parcel between the subject parcel and McClelland Circle. It is currently zoned A-1. Ball Homes, LLC, recently bought and re-zoned the larger Gaines parcel across McClelland Circle.

The Landscape and Land Use Buffer Ordinance provides that the setback for properties adjoining an A-1 property is 50 feet. The applicant requests flexibility from 50 feet to 0 feet, with a 25-foot building set back. This request is necessary due to the unique nature of the property and preservation of natural features and therefore would appropriately be considered a waiver request.

To the extent it is determined a variance is necessary, the Applicant meets those requirements. This modest request will not cause a hazard or nuisance to the public or alter the essential character of the residential area and is not an unreasonable circumvention of the requirements of the zoning regulations. KRS 100.243(1).

The remnant tract is not prime agricultural property and is not believed to be used for any agricultural purpose (other than perhaps cutting hay). There is no livestock on the property or any other meaningful agriculture production. Indeed, it is surrounded by non-agriculture properties. Importantly, and is identified on the FLU Map as "Medium Density Residential"—not A-1. This calls into question whether the property is even properly zoned as A-1, and at a minimum, shows that there is a desire for this parcel to be re-zoned.¹⁰

To that end, the only potentially affected property is the Gaines property. The applicant met with the Gaines family to put them on notice of its application and request. The Gaines family has no objection to the buffer elimination as indicated in the enclosed letter.

Without this flexibility, the applicant would be deprived of reasonable use of the property or otherwise endure unnecessary hardship. KRS 100.243(2). *Ball v. Oldham County Planning & Zoning Comm'n*, 375 S.W.3d 79 (Ky. App. 2012) (noting that under KRS 100.243 the appropriate analysis is whether the "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 . . .") (emphasis in original) (internal quotations omitted.) In *Ball*, the Kentucky Court of Appeals emphasized that "it is no longer necessary for an applicant to show that he or she would be subjected to an unnecessary hardship in order for a variance to be granted. Instead, establishing a potential deprivation of his or her 'reasonable use of the land' is sufficient." *Id.*

This flexibility is essential for the development of property and reasonable use of the land, particularly given the unique circumstances surrounding this site. The requested variance is a critical component of the overall development plan. For example, without it, the feasibility of

¹⁰ The applicant notes that there is no agricultural buffer requirement at the adjacent Creeks at Ward Hall tract.

September 24, 2025

Page 6 of 6

constructing single-family residences along Winding Creek Drive, a central element of the project, would be significantly compromised.

Granting the request promotes efficient and logical use of the land. Without this flexibility, the development of the adjacent Gaines property would leave behind an isolated, undevelopable "no man's land." It in essence would be a remnant parcel with no practical use or benefit. Such outcomes would serve neither the property owner nor the surrounding community and would represent an inefficient use of valuable land resources. The applicant respectfully submits that denial of this request would not only be inconsistent with the goals and policies of the Comprehensive Plan but would also impose an undue hardship, effectively depriving the property of reasonable residential use.

The applicant further states that this is not a circumstance where a "property boundary fence" should be required along the Gaines property.¹¹ In addition to the reasons stated above, this would in essence be a "fence to nowhere" that would serve no purpose.¹² This request would not prejudice the Gaines Family or any successor to their property. Conversely, this request is integral to this development. For these reasons and those stated above, the applicant requests that any fencing requirement is removed.

Thank you for your consideration of this request. Feel free to contact me or Mr. Barlow with any questions. We are happy to answer any question you may have.¹³

Sincerely,



Christopher F. Hoskins

¹³ This list should not be construed as exhaustive, and the applicant reserves the right to amend the requested variances and/or waivers, and the bases for same.

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
October 9, 2025**

The regular meeting was held in the Scott County Courthouse on October 9, 2025. The meeting was called to order by Chairman Charlie Mifflin at 6:00 p.m. Present were Commissioners James Stone, Mary Singer, Duwan Garrett, David Vest, Jessica Canfield, Brad Green, Malissa Adair, Director Holden Fleming, Planners Elise Ketz, Rhett Shirley, Mark Carper, Toshi Tusam, Engineer Ben Krebs and Attorney Charlie Perkins. Commissioner Harrold Dean Jessie was absent.

Motion by Singer, second by Garrett to approve the September invoices. Motion carried.

Motion by Stone, second by Singer to approve September 11, 2025 minutes. Motion carried.

Motion by Singer, second by Vest to approve October 8, 2025 Special Called Meeting minutes. Motion carried.

Motion by Singer, second by Garrett to approve the October agenda. Motion carried.

Postponements/Withdrawals

Chairman Mifflin stated that North Hamilton Street (ZMA-2025-34), The Stables at Blossom Park (ZMA-2025-36/PDP-2025-37) and GeoSpecialties (PDP-2025-46) will be postponed until the next regularly scheduled meeting.

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

PSP-2025-44 & PDP-2025-45 Sharp Property - Subdivision Plat and Development Plan for single family detached homes, townhomes, and apartments located on Paynes Depot Road.

Mr. Shirley stated the parcel is approximately 30 acres and located across Copperfield and south of McClelland Springs on Paynes Depot Road. He stated the zoning is R-2 PUD and that it was rezoned recently. He stated the proposed number of units is below the maximum density allowed.

He stated that in the southeast corner of the property are the proposed apartments and the northern part of the property is the proposed single-family homes. The western part of the property has green space.

He stated the zone change traffic study studied three intersections: McClelland Springs Drive, Copperfield Lane and the ByPass (US 460). He stated the traffic study estimated 173 vehicles in the

morning and 218 in the afternoon peak time. He stated that full build out of the development is estimated for 2035.

He stated the application shows a road connection onto Paynes Depot Road opposite Copperfield Lane and a connection to the existing neighborhood to the north. He stated there are three proposed connections to the south and west of the development. He stated the traffic study does not show a need for turn lanes, but staff recommend turn lanes being installed. He stated overall approximately 525 feet of improvements would be made to Paynes Depot Road.

He stated the applicant has requested variances to reduce minimum lot width, lot area, and front yard setback for single-family lots. He stated the applicant also requested to eliminate the agricultural buffer (Section 6.14 of the Landscape and Land Use Buffer Ordinance) along the southern property line.

He stated the requested variances for the multi-family lots include reducing front yard setback, side yard setback, minimum lot widths, and parking. He stated the applicant requested increasing the height of the apartment buildings and the number of units per building.

He stated the applicant is preserving an existing area just under 4 acres that would exceed the minimum required amount of green space. He stated a species-specific landscape plan is required for Final Development Plan review, but staff have requested more trees along Paynes Depot Road for additional screening.

Michael Barlow, applicant, stated he is present to answer any questions.

Commissioner Adair questioned the parking along the townhomes. Mr. Barlow stated parking will be allowed on that side of the road only.

Commissioner Canfield questioned if the green space would have stormwater facilities located in it. Mr. Barlow stated a portion of the green space would have stormwater facilities.

Josh Kyle, 109 Clear Springs Drive, stated concern with usable green space and the requested variances. He stated concern with the density and the apartments.

Paul Curry, 107 Buffalo Run Court, stated concern with apartments and townhomes being built. He stated concern with additional traffic and water/sewer capacity.

Kim Tracy, 134 Old Fort Drive, stated concern with school and water capacity. She stated concern with crime if apartments and town homes are built.

Jesse Kelsey, 103 Clear Springs Drive, stated concern with apartments and townhomes being built.

Mr. Barlow stated the open space ties into McClelland Springs. He stated the stream area will be usable. He stated they are thinking of adding a walking path in that area.

He stated they located the apartments as far away from the existing subdivision as they could. He stated Paynes Depot Road entrance would be most likely used by the apartments and townhomes. He stated water and sewer capacity will have to be granted.

Chris Hoskins, attorney representing Buchanon, stated in a recent housing survey in Georgetown it was noted that apartments and town homes were needed.

Mr. Shirley stated staff talk with the school system frequently regarding growth.

Chairman Mifflin questioned the timeline of the proposed development. Mr. Barlow stated the entrance to Paynes Depot Road would be first then the western corner then developing north.

Mr. Kyle stated apartments are not needed in this area. He stated single-family homes could be built in the area.

Mr. Curry stated the green space area is already green space.

Mr. Fleming stated the PSP pertains to the single-family portion of development and the PDP is associated with multi-family townhomes.

Commissioner Singer requested clarification of the 3-story apartments request. Mr. Barlow stated 3 stories is the normal of the current market and demand.

After further discussion, Motion by Singer, second by Green, to approve PSP-2025-44 subject to conditions of approval. Motion carried 7-1 with Garrett dissenting.

Commissioner Jessie joined the meeting.

Commissioner Singer stated her concern with the height of the apartments. Chairman Mifflin stated his concern with the apartments in the development.

Commissioner Canfield stated the proposal follows the comprehensive plan.

Commissioner Adair questioned the location of green space for the apartment tenants. Mr. Barlow stated a pool is proposed at the front of the development in the apartment area.

After further discussion, Motion by Singer, second by Jessie, to postpone PDP-2025-45 to review apartment height and green space. Motion carried unanimously.

ZMA-2025-47/FSP-2025-48 Tackett Farm - Zoning Map Amendment for 82.1 acres from A-1 (Agricultural) to A-5 (Rural Residential) located at 3594 Long Lick Pike.

Georgetown-Scott County Comprehensive Plan 2024

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

To use this plan as a...

...Citizen:

- Understanding what the community is interested in. Feel free to skip around between chapters, follow links between subjects, and take notes.
- Learning about planning and land use concepts and how they impact our day-to-day lives. Check out the glossary at the end of the document. We have defined terms where they are first used in the document, but we have also compiled a glossary of all the planning jargon we sometimes forget to explain as we go.
- Getting involved. If there is an action item you would like to be a part of, you can contact the Planning Commission or project leads to find out more about what is going on. While staff can tackle many of the Action Items identified in this plan, we can not do it alone, and will need active volunteers to pursue projects based outside of our department.
- Advocating for community interests and compliance with the plan. The Planning Commission staff proposes two ways to work to achieve our action items: (1) the hiring or assigning someone to a long range planning manager role who will be responsible for plan implementation, assist outside groups in project management and fund sourcing, guide and research new ordinances proposed, and make sure the work plan is still accurate and being followed, and (2) the creation of an appointed committee of agency and group representatives who have specific action items that would work with each other to complete their projects. Working together is the best way to ensure that things get done.

...Elected Official:

- Review of zone change applications. The comprehensive plan is a guide for our elected officials to answer the necessary questions for determining the merit of a zone change application, such as:
 - Does the proposed zone change fit Kentucky Revised Statutes (KRS) requirements?
 - Does it fit with the Comprehensive Plan's goals and objectives?
 - How about its conformance with the Future Land Use map recommendations, including the overlay maps?
- Budget Guidance: The Comprehensive Plan includes priorities, programs, and action items that the community is interested in having resources allocation for. Including the review of the Comprehensive Plan when considering annual budgets, funding projects, responding to public requests, and applying for grants, provides insight into what the community wants.

...Development Professional:

- Understanding community demographics and interests. Do you want your zone change, development plan, or subdivision plat review to go more smoothly or if it fits with community needs and interests? Peruse this plan, and the goals and objectives at the beginning of each chapter to help see if your plan fits within the direction our community is moving.
- Learn about our current regulations. Pair the information from this plan with the Zoning Ordinance and Subdivision and Development Regulations when making a proposal to make sure that your ideas fit the current rules and regulations regarding certain development types.
- Discussing concepts for new areas. Do you have ideas about how an area should be developed, or have any concerns about a proposal? You are always welcome to schedule a pre-application meeting with us to talk through your proposal before the submittal deadline.

...Staff Planner:

- Determining priority projects and initiatives. Of course, the whole document is important, but pay attention to the Action Items and Implementation chapter; these were made especially with us in mind.

“The greenbelt along the southern limits of the City of Georgetown creates a boundary between the urban area of Georgetown and the rural area of southern Scott County, preventing sprawl. Which of the following most closely matches your feelings regarding the greenbelt?”

The survey also asked about the southern greenbelt, which exists to provide a firm barrier of development between Georgetown and the prime farmlands south of the city. 37% of respondents indicated the greenbelt should be expanded and 40% of respondents indicated it should be maintained as it is. These results also indicate a strong community preference for protecting prime farmland, as well as controlling possible community sprawl.

Zoning District: A designated section of a city or county for which prescribed land use requirements and building/development standards are uniform.

Zoning and Zone Districts are used to implement the specific regulations enacted by a city or Fiscal Court. For reference, the land use designations are general classification of land either occurring, permitted, or desired in a certain area, but the zoning designation establishes regulations for the use of the land.

The Future Land Use Map

The Future Land Use Map (or FLU map) proposes the best land use mix for the long-term benefit of the community. The FLU map has been created through staff research and community input. 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.

The best land use mix often means preserving property for future uses, such as denser housing types, schools, parks, shopping, and employment uses, since single-family development typically precedes these uses. Failure to create a long-term balanced land use mix makes it more expensive to provide public services and facilities and creates longer trips and more traffic congestion for residents.

When a property owner wishes to change the use of their property, they are sometimes required to change the zoning on their property to ensure the desired use is of a permitted land use category. When changes to zoning are desired, 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.

For the purposes of the maps and text discussion within this plan, existing and future land use classifications have been consolidated into the following ten (10) major categories. The map itself is included after these descriptions, which is supported by further location-based land use recommendations and included supplemental maps.

Mixed Use:

This category allows for a mixture of residential and commercial uses designed in a manner allowing the two uses to be mutually supportive. Commercial uses should be designed at a pedestrian scale allowing for minimal automobile reliance to access the district. The types of commercial uses should primarily reflect those retail stores and services which meet the daily needs of the nearby residential areas. Typically, this includes groceries, restaurants, childcare, banks, coffee shops, etc.

This category allows high density residential uses when designed in a manner that is walkable and bikeable. High density residential uses include townhome and apartment developments. This level of residential density is only allowed in this area when sites are developed with well-planned horizontal or vertical mixtures of commercial and residential development. A well-planned development would be designed sensitive to the context of the site, promote walking and biking for residents to meet many of their daily needs, and be in close proximity to existing or planned community facilities.

Quasi-Public:

This land use category includes prominent facilities that benefit the public and do not fit well into other categories. Such land uses are characteristically large and distinctive facilities that are service oriented. These facilities contribute to the general welfare of the entire community. Institutional uses include public facilities such as schools, fire stations, and government offices; cemeteries; private educational facilities. Churches and similar institutions may be included here if they are large; otherwise, they are included with the surrounding or adjacent uses.

Residential, Low Density:

This category allows residential uses as well as home occupations. Home occupations include small-scale businesses, and institutions that will not detract from the basic residential integrity of a neighborhood. New low density residential growth will only occur within cities and Urban Service Boundaries. Low density residential uses include single-family homes, duplexes, limited townhome development, and some appropriately scale walkable Missing Middle housing⁹.

⁹ (Parolek & Nelson, 2020)

Residential, Medium Density:

This category allows residential uses as well as home occupations. Home occupations are defined as small-scale businesses, and institutions that will not detract from the basic residential integrity of a neighborhood. New medium density residential growth will only occur with access to collector or arterial roads within cities and Urban Service Boundaries. Medium density residential uses include townhome developments, walkable Missing Middle housing¹⁰, and limited apartments.

¹⁰ (Parolek & Nelson, 2020)

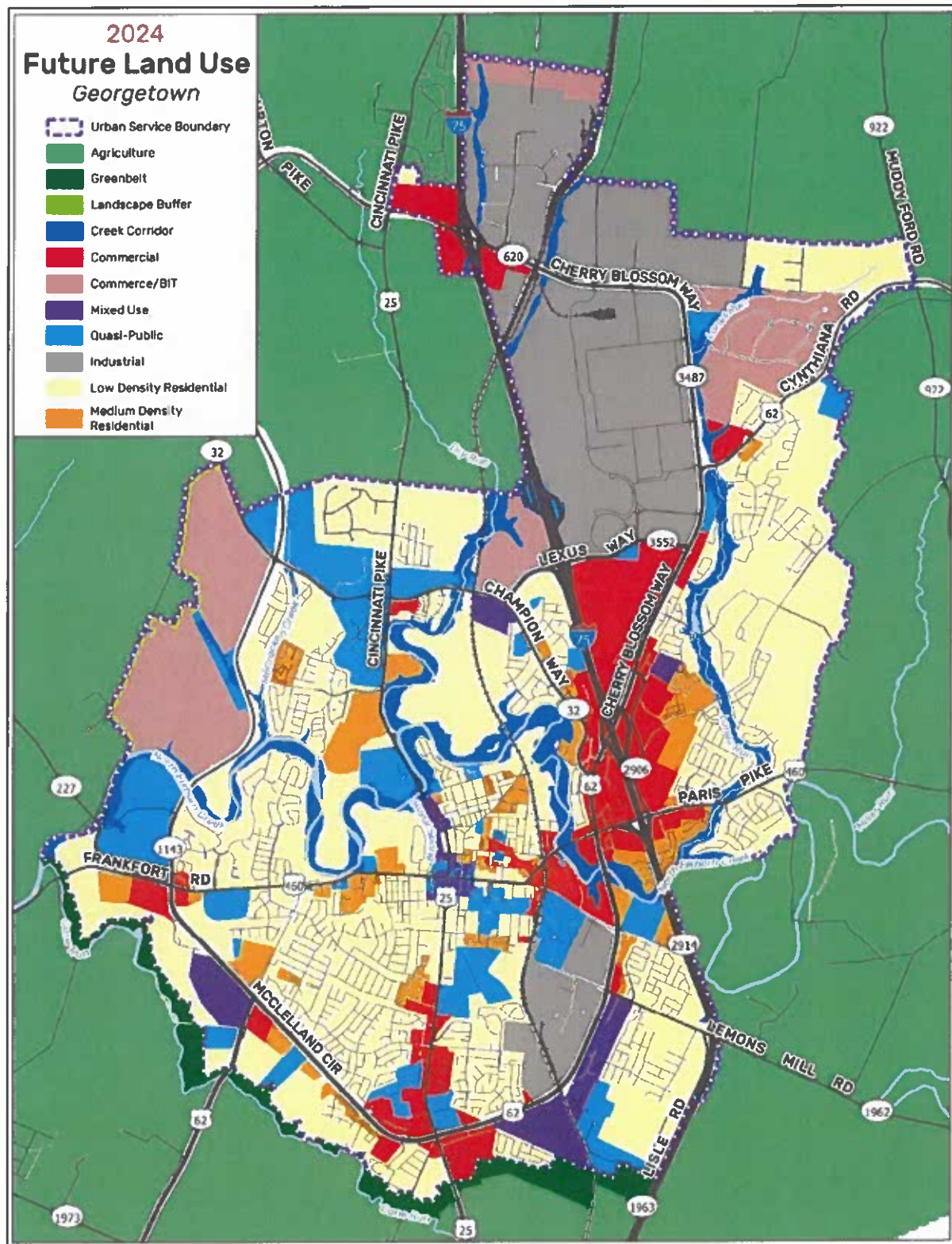


Figure 17: 2024 Comprehensive Plan Future Land Use Map for the City of Georgetown (Map)

Neighborhood Centers

A neighborhood should contain all the necessary elements to meet the daily needs of its residents within walking distance. For that reason, this plan has provided a means to encourage development that includes a balanced mix of uses, such as residential, retail, work, and civic facilities within close proximity to each other throughout strategic locations of the community. In this plan, the term “Neighborhood Center” identifies such a location that is either already existing or prime for this type of development.

The Neighborhood Centers concept seeks to achieve the following outcomes:

- 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.
- Reduce motor vehicle miles driven to meet the daily needs of residents and traffic congestion through integrated uses and excellent bicycle/pedestrian infrastructure.
- Enhance the character of the built environment of the area through use of quality building materials and innovative architectural design.
- 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.

Form

Neighborhood Centers must have a mixture of commercial and residential uses in those areas with a future land use designation of Mixed Use. For already developed (non-greenfield) sites it would be appropriate for the type of integration of these uses (horizontal or vertical) to be dictated by the surrounding area. New development has more flexibility to change the character of the surrounding area if it can demonstrate it will meet three (3) or more of the expected outcomes of the Neighborhood Centers concept. New development should strive to meet the expected outcomes stated above.

For greenfield sites, staff recommends at least some vertical integration of residential and commercial uses to make a more efficient use of developable land. Vertical integration involves commercial uses on the ground floor, with residential development above. Staff generally supports the highest levels of residential density where it is developed vertically with commercial uses. Where residential and commercial uses are more horizontally integrated or segmented, staff does not recommend the highest density levels the zoning ordinance allows.

All development in a Neighborhood Center should strive to use quality building materials and innovative architectural design to enhance the form of the center, but to also create a sense of place distinctive from typical suburban style development found in non-Neighborhood Centers.

Mobility

Within a Neighborhood Center, there should be a strong network of sidewalks or multi-use paths. The higher density residential uses should be balanced by pedestrian connectivity exceeding the minimum requirements of the *Subdivision & Development Regulations* reducing the need for motor vehicle trips to meet basic daily needs.

Externally, Neighborhood Centers should be connected to the surrounding area by a multi-modal network of transportation options. The three municipalities in Scott County are largely designed around the automobile, so it is important for these Neighborhood Centers to have access to two (2) or more collector or arterial roads. Bicycle and pedestrian connectivity to the surrounding community is just as important and should be planned for on any concept plan and development plan involving a Neighborhood Center. Concept plans for proposed Neighborhood Centers should also demonstrate they can accommodate public transportation stops/shelters for future expansion of these services.

Services and Amenities

Neighborhood Centers should provide at least 5% park space, and those designed as part of a Planned Unit Development must provide a minimum of 10% park space as part of the development. If new parks/open space are proposed, the design and construction of the park must be part of the development of the site. These areas should have amenities available such as trails, playgrounds, graded fields, etc. Open space provided to meet this requirement cannot be solely floodplain or other environmentally sensitive areas. If a developer proposes using environmentally sensitive areas to meet the open space/park requirements, the developer must also provide amenities such as trails, benches, playgrounds, basketball courts, etc.

Proposed Neighborhood Centers should identify existing parks/open space within the watershed of the Mixed-Use Area. The watershed for a mixed-use area is a half (0.5) mile distance measured along pedestrian infrastructure. An area is not considered in the watershed if there is missing pedestrian infrastructure between the mixed-use area and the destination.

Proposed Neighborhood Centers should demonstrate they are close to or contain space for regular use of public services such as libraries, daycares, and/or public schools. Proposed Neighborhood Centers should also contain or have groceries or other daily used goods within the watershed.

It is encouraged, but not required, that Neighborhood Centers also contain or plan for public art. These amenities go a long way to providing a sense of community and unique character to an area.

Neighborhood Center Summary

Neighborhood Centers should seek to provide the expected outcomes by striving to exceed the minimum requirements established by the Form, Mobility, and Services & Amenities sections listed above. Staff recommends any new Neighborhood Centers be planned for its success and the success of the surrounding area in mind.

The Neighborhood Centers map identifies seven (7) Neighborhood Centers, each of which is described in detail below. It is recommended that supplemental Small Area Plans be created for each of the Neighborhood Centers. The density for development within each of the Neighborhood Centers should be considered with each zone change, development plan, and/or subdivision application that is submitted for review. Density considerations should include comparison to the surrounding area's existing scale, Comprehensive Plan and Small Area Plan recommendations.



Figure 26: Neighborhood Center #2 - Paynes Depot Road (Map)

Neighborhood Center Area 2: Paynes Depot Road

Land Use: The Paynes Depot Road Neighborhood Center is southwest of the intersection of Paynes Depot Road (US-62) and McClelland Circle (US-460B). It is currently undeveloped and bordered on the south by the Greenbelt Reserve Area. This mixed-use area is sufficiently sized to possibly provide a grocery, office space, service, and convenience needs to the west Georgetown area. Development of the commercial/mixed-use area must incorporate medium- to high-density residential housing types. Intensity of development (and residential density)

should transition down the closer development is to the Greenbelt Reserve Area. Development should be planned as a unit rather than as incremental “strip”-type development.

Buildings/Built Form: Buildings, landscaping, and signage should reflect a town-center scale. Buildings should be of masonry or wood clad or comparable construction. Low quality metal buildings should not be permitted. It is recommended that the Neighborhood Center be designed around a central plaza located within or immediately adjacent to the primary commercial/mixed-use area. Commercial development should have visibility from the adjoining arterial roads but also be designed in a manner that keeps activity within the site pedestrian oriented and scaled.

Mobility: This Neighborhood Center is located at a somewhat undeveloped intersection within the Urban Service Boundary. Development of this Neighborhood Center and the surrounding area will require collector roads using existing road stubs from Paynes Depot Road and McClelland Circle. A multi-use trail is called for as part of the infrastructure for this Neighborhood Center. The multi-use trail should connect the site to both the intersection of McClelland Circle/Paynes Depot Road, and the trail proposed in the Greenbelt Reserve Area.

Further study and coordination with KYTC District 7 should be conducted to determine how pedestrian crossings can be provided at the intersection of McClelland Circle and Paynes Depot Road. Safe means of crossing these roads will be essential to the bicycle and pedestrian infrastructure for Georgetown.

Development of this Neighborhood Center requires the construction of internal pedestrian infrastructure to reduce the vehicular trips necessary for residents of the medium and high-density residential areas to patronize the commercial development.

Previous Studies: See the additional information for this and nearby sites in the section on the Greenbelt Development Area later in this element.



Figure 153: Potential Mixed-Use Commercial Site KK - Paynes Depot Mixed Use (Image)

Site KK: Paynes Depot Mixed Use.

This mixed-use area is located in southwest Georgetown with access to McClelland Circle (US 460B) and Paynes Depot Road (US 62). Within a quarter of a mile of the site are residential areas to the east, and potential residential developments to the west, south, and east.

-
- Site Details
 - Jurisdiction: City of Georgetown
 - Zone: A-1 (Agricultural)
 - Acres: ~92 acres
 - Future Land Use (2017): Commercial, Greenbelt & Urban Residential
 - Future Land Use (2024): Creek Conservation, Greenbelt, Low- & Medium-Density Residential, Mixed Use, & Quasi-PublicLocated in Paynes Depot Neighborhood Center (2024)
 - Population within ¼ mile of the site: 1,517
 - Utility Providers – The following are the utility providers for the site. Any development of the site needs to be coordinated with and approved by the following organizations.
 - Water: Georgetown Municipal Water and Sewer Service (GMWSS)
 - Sewer: GMWSS – This site is located within privilege fee area #14.
 - Electric: KU
 - Gas: Columbia Gas
 - Internet: Spectrum
 - Environmental Constraints
 - Floodplain: No part of the site is located within the 1% annual flood chance area.
 - Sinkholes: Kentucky Geological Survey data shows the presence of a sinkhole on the site.
 - Steep Slopes: Local GIS data does not show the presence of steep slopes on the site.
 - Wetlands: Local GIS data does show the presence of wetlands on the site.
 - Transportation
 - Roads: The site is bounded on the north by arterial McClelland Circle (US 460B) and on the east by Paynes Depot Road (US 62).
 - McClelland Circle Traffic Count: 10,581 (Station 506, 2019)
 - Paynes Depot Road Traffic Count: 12,739 (Station 509, 2019)
 - Bicycle & Pedestrian: The nearby residential areas (within a quarter of a mile) are constructed with pedestrian access. Pedestrian access and connections should be part of any development of the site.
 - Railroad: The site does not have any railroad access.
-

FLEX SPACE PRELIMINARY DEVELOPMENT PLAN

Staff Report for the Georgetown-Scott County Planning Commission December 11, 2025

FILE NUMBER: PDP 2025-55

PROPOSAL: Preliminary development plan for the installation of flex space/mini-warehousing

LOCATION: 944 E. Main Street Ext.

OWNER: Jason Taylor
Equity Management Group

APPLICANT: Jason Ligon

CONSULTANT: Abbie Jones Consulting



STATISTICS:

Total Site Acreage: 11.47

Existing Zone: B-5

Surrounding Zones: C-1, B-2, I-1, R-2

Proposed Use: Light Industry, Specialty Use Contractor, Warehouse

Access: E. Main Extension

Building Footprint: 97,200

Building Coverage: 19.45%

Parking Spaces: 177 (6 handicapped)

Paved VUA: 122,726 sq. ft.

Waiver Requested:

Section 4.454(G)(6): Waiver from restriction of loading areas in the front yard.

SITE CHARACTERISTICS

The project site is an 11.47-acre parcel zoned General Commercial Park (B-5) located at 944 E. Main Street Extension, just west of the intersection with McClelland Circle Drive and is within Georgetown city limits. There are currently two entrances into the property, including a gated drive to house and accessory structure that have been recently demolished and an access drive and utility easement to a pump station on the adjacent property to the north.

Adjoining properties are zoned B-2, B-5, I-1, and R-2. With the exception of property to the southwest across E. Main Extension, which is zoned R-2 but owned and operated by Georgetown College, the surrounding uses are commercial and light industrial. Water and sewer are within the Georgetown

Municipal Water and Service (GMWSS) service area, and electricity is available through Kentucky Utilities Company.

PLAN REVIEW

Building Layout

The proposal is for a barracks-like arrangement of five (5) multi-tenant buildings for a total square footage for all buildings is 97,200 square feet. Individual buildings measure from 6,000 square feet to 52,800 square feet. There is to be a 16-foot elevation change between three buildings on the road frontage side and remaining two toward the rear of the development. The total building coverage is 2.4% of the total lot size, which is well below the 50% maximum of the zone. Building height is 35 feet, well below the allowable 60 feet for this zone. The setback requirement for the B-5 zone when the parcel is at a boundary for the zoning district is 50 feet on all sides. The proposed building placement meets this requirement.

Use

The proposed use is for light industrial, specialty use contractor, and warehousing, all of which are permitted in the B-5 zone. As noted on the site plan, auto-related and public facing uses will be restricted. The note also states that uses permitted in the B-5, B-4, and B-3 zones are expected. Per regulations (Section 4.451(D)), any use permitted in the B-4 (Community Commercial) is permitted in the B-5 zone. Uses allowed in the B-3 (Central Business District) are not universally allowed in the B-5 zone. The note will need to be corrected.

A total of 81 separate units is proposed, and unit fronts will be a hybrid mix of store-front style with standard exterior doors and roll-up garage doors for warehousing.

Access & Circulation

Access to the facility will be through a single, 55-foot-wide entrance from East Main Street Extension. The main drive extends to the rear of the development with side branches for drive isles and parking. The drive isles are 30 feet wide, allowing space for deliveries.

Traffic Generation

The Institute of Transportation Engineers (ITE) trip generation calculator (9th Edition) provides an estimate of vehicle trips generated for warehousing based on the number of employees. Per the calculator, an estimated maximum number of employees on site generate approximately 81 vehicle trips in the AM peak hour and 94 vehicle trips in the PM peak hour. Regulations establish that a traffic access and impact study shall be required when the total estimated average peak hour trip ends equals 100 or more. As the estimated peak hour trips fall below the threshold, a traffic study is not required for the proposed use.

Parking

A total of 177 parking spaces is proposed, six of those dedicated as handicapped. The parking requirement for manufacturing/industrial use and for warehousing is one (1) space per 1.5 employees. With an anticipated average number of two employees for each of the 81 units, the total estimated maximum number of employees on site at one time would be 162, which would require 108 parking spaces. The proposal exceeds minimum requirements. Total parking spaces between 151 and 200 requires a minimum of six (6) ADA compliant spaces. The application meets this requirement.

The applicant has proposed 35 parking spaces to the western side of the development for utility trailers that tenants may use for their respective operations.

Loading Areas

The applicant proposes the placement of a loading dock and three loading areas in the front yard. Section 4.454(G)(6) of the Georgetown-Scott County Zoning Ordinance specifies that loading areas shall be located in the side or rear yards in the B-5.

The applicant is requesting a waiver from this regulation on the grounds that, specific to the loading dock for semitrailers, the multiple building arrangement and the steep grade of the drive to the rear of the development would make routing larger trucks to the rear problematic and less safe as loads within a semitrailer may shift on steep grades. Additionally, the front yard has the flattest grade, fewer easements, and less traffic. Specific to the proposed loading areas in the front yard, the units they serve do not have a rear or side entry through which to accept delivery. The applicant has expressed a willingness to mitigate the potential visual impact with additional landscape screening. After review of the request, Staff recommends in favor of the waiver. Staff finds that the proposed screening will mitigate any offsite impacts that could be caused from granting the waiver.

Vehicular Use Area (VUA)

Vehicular use areas are defined as "any open or unenclosed area containing more than 1,800 sq. ft. of area and/or used by five or more of any type of vehicle, whether moving or at rest, including but not limited to parking lots, loading and unloading areas, mobile home parks, and sales and service areas. Driveways are considered to be vehicular use areas." (Section 6.13[*2] of the Georgetown & Scott County Landscape and Land Use Buffer Ordinance) The applicant has proposed the installation of 122,726 square feet of paved vehicle use area to include the entryway, drive isles, auto and trailer parking spaces, loading areas, and turn around areas.

Interior Landscaping for VUA

The Landscape Ordinance establishes requirements for interior landscaping in accordance with the vehicle use area (VUA). As established by Section 6.221, for each 100 square feet of VUA, 10 square feet of landscape area shall be provided. The applicant has proposed installing 15,723 square feet of interior landscaping, which fulfills the VUA requirements for square footage for interior landscaping. Interior trees shall be installed at a ratio of 1 tree per 250 square feet interior area, equivalent to 63 trees. Details of species selection is required for final development plan approval.

VUA Perimeter Requirements

The Georgetown and Scott County Landscape and Land Use Buffer Ordinance (Section 6.13(2)), establishes the perimeter landscaping requirements for any VUA in any zone, except vehicular sales or service stations, along public or private streets, right-of-way, access, or service road. These are to include 1 tree per 40-feet of linear boundary, that the species selected must be from category "A" (large tree) or "B" (medium tree) as listed in the Planting Manual, and that a 3-foot average height of continuous planting unless there is a minimum 3-foot decrease in elevation from the adjoining property to the VUA. The applicant has included in the development plan the required perimeter trees along the road frontages, and the eastern boundaries, where there is currently limited vegetation. Details of species selection is required for final development plan approval.

Canopy

Section 6.2215 of the Georgetown and Scott County Landscape and Land Use Buffer Ordinance establishes that for commercial properties under development on which less than 5% of the tree canopy is preserved that a total tree canopy of 24% of the lot area be established. The applicant proposed the installation, through medium and large trees, of 120,600 square feet of new canopy, thus establishing a 27% canopy coverage for the lot.

RECOMMENDATION:

Staff recommends **approval** of the proposed Preliminary Development Plan for the proposed Flex Space development located at 944 E Main Extension. Should the Planning Commission recommend approval, staff suggests including the following conditions of approval:

Waiver:

1. Waiver to requirement of loading areas in the B-5 district to be located in the side or rear yards (Section 4.454(G)(6)).

Conditions of Approval:

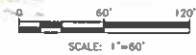
1. All applicable requirements of the *Zoning Ordinance and Subdivision and Development Regulations*.
2. This Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406 section A of the Subdivision and Development Regulations.
3. Any revisions or amendments to the approved Preliminary Development Plan shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
4. 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. 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.
7. 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.
8. A species-specific landscape plan shall be included with the Final Development Plan indicating all trees to be preserved during construction.
9. Auto-related and public-facing uses shall be prohibited.
10. All requirements of the Georgetown Fire Department regarding fire hydrant locations and emergency vehicle accessibility.
11. All requirements of GMWSS regarding sanitary sewer services, including continued access to existing pump station.
12. The applicant shall be responsible for all offsite road and public water and sewer improvements required to serve the proposed development.

Flex Space

Hybrid - 5



SMALL BAY
— FEASIBILITY —



LOCATED AT: 944 E. MAIN ST., GEORGETOWN, KY 40324
SCOTT COUNTY

CLIENT/OWNER: HUTTON GEORGETOWN KY ST, 936 CHERRY ST, CHATTANOOGA, TN 37402
PARTNER: EQUITY MANAGEMENT PARTNERS, HIGH ST, LEXINGTON, KY 40502

[illegible]

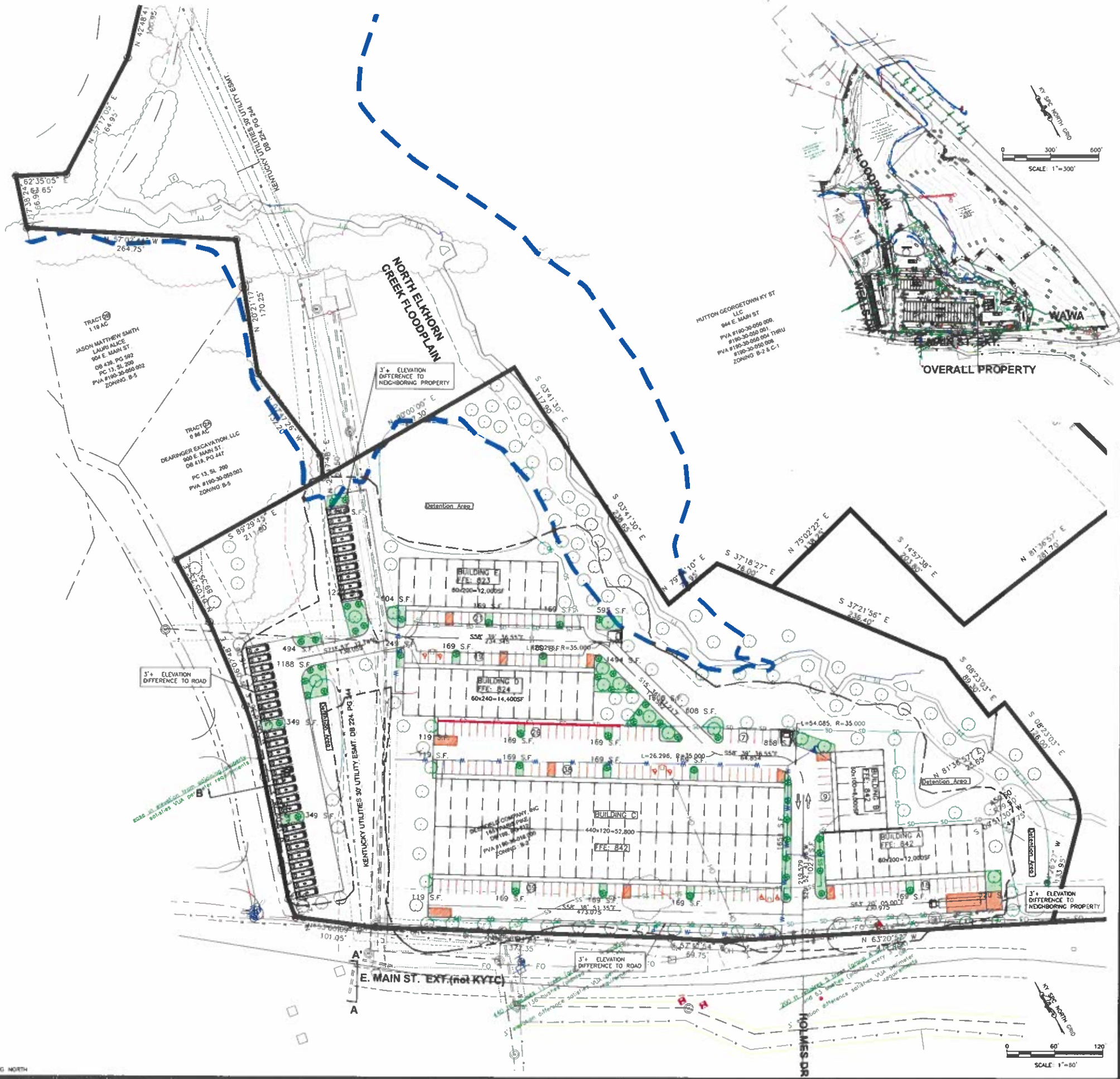
DRAWN BY: JBM
CHECKED BY: JAF
APPROVED BY: AMJ
PROJECT: 2025-051
SCALE: 1"=60'
DATE: 12/04/2025

PRELIMINARY GRADING PLAN

PDP-2025-55
Flex Space

SITE STATISTICS		
SITE ADDRESS: 944 E.MAIN ST, GEORGETOWN		
LANDSCAPING INFORMATION		
PROPERTY PERIMETER LANDSCAPING		55 TREES
VEHICLE USE AREA	10%	122,725 SF, 12,272 SF
VIA PERIMETER SCREENING		ALL AREAS MEET >3' EXCEPTION
BUSHES		N/A BUSHES
INTERIOR VIA LANDSCAPING (SF)		54 TREES
TOTAL INTERIOR LANDSCAPE AREA ISLANDS (SF)		15,723 SF
NUMBER OF LARGE TREES		132 TREES
NUMBER OF MEDIUM TREES		99,000 SF
TREE CANOPY		54 TREES 21,600 SF 120,600 SF 2.83AC
PRESERVED TREE CANOPY	20%	23%
TOTAL TREE CANOPY COVERAGE	24%	27%

FACING NORTH



FLEX SPACE Georgetown

LOCATED AT: 944 E. MAIN ST, GEORGETOWN, KY 40324
SCOTT COUNTY

REVISIONS	
REV #	DESCRIPTION

Abbie Jones Consulting
ABBIE JONES CONSULTING
1022 FONTAINE ROAD
LEXINGTON, KY 40502
WWW.ABBIE-JONES.COM
859.559.3443

DRAWN BY: JBH
CHECKED BY: JAF
APPROVED BY: AMJ
PROJECT: 2025-051
SCALE: 1"=60'
DATE: 12/04/2025

PRELIMINARY DEVELOPMENT PLAN

PDP-2025-55
Flex Space

CLIENT/OWNER: HUTTON, GEORGETOWN KY ST, 936 CHERRY ST, CHATTANOOGA, TN 37402
PARTNER: EQUITY MANAGEMENT PARTNERS, HIGH ST, LEXINGTON, KY 40502

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
APPLICATION & MINISTERIAL REVIEW DEADLINES
2026**

FILING DEADLINE	TECHNICAL REVIEW MEETING **	CORRECTIONS DEADLINE *	PLANNING COMMISSIONERS' WORKSHOP **	PLANNING COMMISSION MEETING **
December 1, 2025	December 16, 2025	<i>December 23, 2025</i>	January 5, 2026	January 8, 2026
<i>January 2, 2026</i>	January 13, 2026	January 28, 2026	February 9, 2026	February 12, 2026
February 2, 2026	February 10, 2026	February 25, 2026	March 9, 2026	March 12, 2026
March 2, 2026	March 10, 2026	March 25, 2026	April 6, 2026	April 9, 2026
April 1, 2026	April 14, 2026	April 29, 2026	May 11, 2026	May 14, 2026
May 1, 2026	May 12, 2026	May 27, 2026	June 8, 2026	June 11, 2026
June 1, 2026	June 9, 2026	June 24, 2026	July 6, 2026	July 9, 2026
July 1, 2026	July 14, 2026	July 29, 2026	August 10, 2026	August 13, 2026
August 3, 2026	August 11, 2026	August 26, 2026	September 8, 2026	September 10, 2026
September 1, 2026	September 8, 2026	September 23, 2026	October 5, 2026	October 8, 2026
October 1, 2026	October 13, 2026	October 28, 2026	November 9, 2026	November 12, 2026
November 2, 2026	November 10, 2026	November 25, 2026	December 7, 2026	December 10, 2026
December 1, 2026	December 8, 2026	December 23, 2026	January 11, 2027	January 14, 2027

* Deadline to file revised plans and information for Planning Commission Meeting.

** Developer must attend this meeting to discuss appeal of staff recommendation(s).

Dates in bold italics have been moved from their regular scheduled dates due to observed holidays.

Meeting Times: Planning Commission Meeting 6:00 p.m.; Commissioner's Workshop 4:30 p.m.; TRC- Varies
(All times are tentative and subject to change; please contact the Commission office for further information.)

List of all Active Projects/Status

Application	Project Name	Type	Status
2024-25	150 Mt Vernon Dr - Parking addition	DEV-C	No Activity
2025-26	214 Colony Blvd - Townhomes	DEV-R	Under Review
2017-33	American Mini (Self-Storage_1047 Paris Pike)-Ph 1	DEV-C	No Activity
2020-47	American Mini-Storage (South) Expansion	DEV-C	Under Construction
2017-20	Amerson - Schoolhouse Road Unit 1	DEV-C	Approved/Bonded
2017-20	Amerson Commercial Grading and Site Work	DEV-C	Approved/Bonded
2018-43	Amerson North Townhomes	DEV-R	Under Construction
2025-02	Baptist Healthcare MOB - 115 Amerson Way	DEV-C	Under Construction
2006-80	Barkley Meadows (Duncan/Fightmaster) Phase 2	RES	Warranty Period
2023-35	Bierman Development - 1925 Lexington Rd	DEV-C	Final Inspection
2025-03	Bluegrass Baptist - 2085 Ironworks Road	DEV-C	Under Review
2024-62	Bluegrass Storage - 3036 Paris Pike	DEV-C	Under Review
2003-35	Buffalo Springs (Phase 2) Stamping Ground	RES	Approved/Bonded
2024-55	Cherry Blossom Centre - 100 Osborne Way	DEV-C	Complete
2021-10	Cherry Blossom Subdivision - Phase 9	RES	Approved/Bonded
2015-22	Cherry Blossom Townhomes Phase 5 (Haddix triplex)	DEV-R	No Activity
2025-09	Country Boy - Hiview - 6325 Cinc	DEV-C	Under Review
2018-32	Crossings at Wyndamere (Ph4) - Conner Path	DEV-C	No Activity
2023-21	Dan Cummins Auto - 215 Connector Rd	DEV-C	Under Construction
2024-06	Drake & Ditardi (944 E Main) - Site Grading	DEV-C	Final Inspection
2023-31	Eckart Supply - Corporate Blvd	DEV-C	Final Inspection
2023-56	Fairfield Inn Update - 200 Tiger Way	DEV-C	Final Inspection
2011-29	Falls Creek Drive extension	DEV-C	Approved/Bonded
2021-11	Falls Creek Phase 2 (Res) Townhomes	DEV-R	Under Construction
2021-04	Falls Creek Residential - Phase 2	RES	Approved/Bonded
2017-43	Fox Run - Phase 2	RES	Approved/Bonded
2021-06	Georgetown Auto Sales - 136 Darby Dr	DEV-C	No Activity
2024-47	Georgetown Commons - Subdivision Infrastructure	DEV-C	Under Review
2024-48	Georgetown Commons - Tract 1-3 Developments	DEV-C	Under Review
2025-01	Goodwill Industries - 100 Ashton Grove	DEV-C	Under Construction

Application	Project Name	Type	Status
2023-36	Grace Christian Church - Gymnasium	DEV-C	Under Construction
2019-39	Harbor Village Unit 1, Phase 3C	RES	Approved/Bonded
2023-50	Hucks Market - 1000 Lemons Mill	DEV-C	Under Review
2018-52	Jimmy Johns - 121 Southgate Dr	DEV-C	Under Review
2018-15	Landmark (South, Kelley-Owen) Parking Exp	DEV-C	Under Review
Util	LGE & KU Substation - Pavilion Dr	DEV-C	Under Construction
2023-57	Limestone Farms Distillery - 1438 Paynes Depot	DEV-C	No Activity
2024-53	Marketplace-460 & McClelland - Infrastructure	DEV-C	Under Review
2024-46	Marketplace-460 & McClelland (Publix)	DEV-C	Under Review
2006-28	McClelland Springs Ph IIB & IIC	RES	No Activity
2006-30	McClelland Springs Ph IIB & IIC Section A (DeLong)	RES	Approved/Bonded
2002-62	Minnfield Townhomes 1 & 2 - Barbara Blvd	DEV-R	No Activity
2023-32	Moonlight Investments, LLC - Corporate Blvd	DEV-C	Final Inspection
2009-20	Morgan Property	DEV-C	No Activity
2017-14	Morgan Property (Tract 2) 2017	DEV-C	No Activity
2023-38	Online Transport Storage-656 Old Delaplain	DEV-C	Under Construction
2025-41	Oser Paint & Flooring -Proposed Warehouse Addition	DEV-C	Under Construction
SCS	Oxford Elementary School - 2425 Cynthiana Rd	DEV-C	Under Construction
2022-34	Parkview Medical Outlot-Grading of Excess	DEV-C	Final Inspection
2021-44	Penn Alley Townhomes - Tivoli Path Bldg 1	DEV-R	Under Construction
2025-11	Penn Alley Townhomes (Buildings B&C)	DEV-R	Under Review
2017-24	Pinnacle At Mallard Point	RES	Approved/Bonded
2004-51	Pleasant Valley Phase 5 (Remainder)	RES	Under Construction
2004-51	Pleasant Valley Phase 5-A	RES	Approved/Bonded
2018-57	Price Farm (Abbey) Ph 3 Unit 2A, 2B, 2C, 2D	RES	Dedication/Final Work
2022-51	Price Farm (Abbey) Townhomes - Herndon Blvd	DEV-R	Under Construction
2018-57	Price Farm(Abbey) Ph3 Units 1A, 1B, 1C, 1D	RES	Warranty Period
2018-57	Price Farm(Abbey) Phase 4	RES	Under Construction
2023-33	Pure Air KY - 117 Eastside Dr	DEV-C	No Activity
2021-42	R&L Carriers - Cherry Blossom Spur	DEV-C	Under Construction
2022-21	Redwood Apartments - Old Oxford (Finley)	DEV-R	Under Construction
2024-34	Rumpke Parking & Storage - 225 W Yusen	DEV-C	Under Construction

Application	Project Name	Type	Status
2023-10	Scott Co Humane Society - 1376 Lexington Rd	DEV-C	Under Construction
2007-43	Scott Co Safe Storage Phase 2	DEV-C	Under Review
2022-14	Singer Property - Phase 1 (822 Cine Pike)	RES	No Activity
2019-02	South Crossing - Phase 1 Units 1A, 1B, 1C	RES	Warranty Period
2019-02	South Crossing - Phase 1 Units 1D, 1E, 1F	RES	Warranty Period
2023-48	South Crossing Subdiv - Phase 2, Units 2D & 2E	RES	Approved/Bonded
2023-48	South Crossing Subdivision - Phase 2	RES	Final Inspection
2024-57	St Francis & St John New Parish Life at Cardome	DEV-C	Under Construction
2018-38	Sutton Place Remaining - Phase 4	RES	No Activity
2024-29	Tee Times - 1040 Paris Pike	DEV-C	Final Inspection
2005-22	Thoroughbred Acres Unit 11(Commercial Subdivision	DEV-C	Approved/Bonded
Minor	TMMK - Paint Reborn 2 - SW1-Parking and Roadwor	DEV-C	Under Construction
2025-30	TMMK - PEMC Phase 2 - Parking Exp	DEV-C	Under Construction
2024-27	TMMK Solar Project - Lexus & Cherry Blossom	DEV-C	Final Inspection
2023-51	Triport Circle (Motor Pool) Truck Wash	DEV-C	Under Construction
2021-20	Village at Lanes Run - Ph 3, Sect 2 (Briggs)	RES	Dedication/Final Work
2021-20	Village at Lanes Run - Ph 3, Sect 3 (2B) (Briggs)	RES	Approved/Bonded
2018-61	Village at Lanes Run - Phase 2, Sect 3-C (Haddix)	RES	Warranty Period
2004-26	Village at Lanes Run - Phase 3, Sect 1A (Charles)	RES	Warranty Period
2004-26	Village at Lanes Run - Phase 3, Sect 1B (Charles)	RES	Dedication/Final Work
2022-05	Village at Lanes Run - Phase 4, Remaining	RES	Under Review
2022-05	Village at Lanes Run - Phase 4, Sect 1	RES	Approved/Bonded
2022-05	Village at Lanes Run - Phase 4, Sect 2A	RES	Under Construction
2023-34	Village at Lemons Mill(Welch) - Infrastructure	DEV-C	Under Construction
2023-30	Wawa - McClelland and E Main	DEV-C	Final Inspection
2023-59	Woodland Airstream Dealership - Wahland Hall Path	DEV-C	Complete
2018-05	Woodland Park - Phases 3 & 4	RES	No Activity
2018-05	Woodland Park (Betty Yancey) Phase 2	RES	Approved/Bonded

Total Number of Active Projects: 90

GSCPC Active Subdivision Projects

Status	Application number	Project Name
Under Construction	Number of Projects:	3
	2004-51	Pleasant Valley Phase 5 (Remainder)
	2018-57	Price Farm(Abbey) Phase 4
	2022-05	Village at Lanes Run - Phase 4, Sect 2A
Final Inspection	Number of Projects:	1
	2023-48	South Crossing Subdivision - Phase 2
Dedication/Final Work	Number of Projects:	3
	2018-57	Price Farm (Abbey) Ph 3 Unit 2A, 2B, 2C, 2D
	2021-20	Village at Lanes Run - Ph 3, Sect 2 (Briggs)
	2004-26	Village at Lanes Run - Phase 3, Sect 1B (Charles)
Approved/Bonded	Number of Projects:	12
	2003-35	Buffalo Springs (Phase 2) Stamping Ground
	2021-10	Cherry Blossom Subdivision - Phase 9
	2021-04	Falls Creek Residential - Phase 2
	2017-43	Fox Run - Phase 2
	2019-39	Harbor Village Unit 1, Phase 3C
	2006-30	McClelland Springs Ph IIB & IIC Section A (Delong)
	2017-24	Pinnacle At Mallard Point
	2004-51	Pleasant Valley Phase 5-A
	2023-48	South Crossing Subdiv - Phase 2, Units 2D & 2E
	2021-20	Village at Lanes Run - Ph 3, Sect 3 (2B) (Briggs)
	2022-05	Village at Lanes Run - Phase 4, Sect 1
	2018-05	Woodland Park (Betty Yancey) Phase 2

GSCPC Active Development Projects

Status	Application number	Project Name	Type
Under Construction		Number of Projects: 22	
	2020-47	American Mini-Storage (South) Expansion	DEV-C
	2018-43	Amerson North Townhomes	DEV-R
	2025-02	Baptist Healthcare MOB - 115 Amerson Way	DEV-C
	2023-21	Dan Cummins Auto - 215 Connector Rd	DEV-C
	2021-11	Falls Creek Phase 2 (Res) Townhomes	DEV-R
	2025-01	Goodwill Industries - 100 Ashton Grove	DEV-C
	2023-36	Grace Christian Church - Gymnasium	DEV-C
	Util	LGE & KU Substation - Pavilion Dr	DEV-C
	2023-38	Online Transport Storage-656 Old Delaplain	DEV-C
	2025-41	Oser Paint & Flooring -Proposed Warehouse Addition	DEV-C
	SCS	Oxford Elementary School - 2425 Cynthia Rd	DEV-C
	2021-44	Penn Alley Townhomes - Tivoli Path Bldg 1	DEV-R
	2022-51	Price Farm (Abbey) Townhomes - Herndon Blvd	DEV-R
	2021-42	R&L Carriers - Cherry Blossom Spur	DEV-C
	2022-21	Redwood Apartments - Old Oxford (Finley)	DEV-R
	2024-34	Rumpke Parking & Storage - 225 W Yusen	DEV-C
	2023-10	Scott Co Humane Society - 1376 Lexington Rd	DEV-C
	2024-57	St Francis & St John New Parish Life at Cardome	DEV-C
	Minor	TMMK - Paint Reborn 2 - SW1-Parking and Roadwork	DEV-C
	2025-30	TMMK - PEMC Phase 2 - Parking Exp	DEV-C
	2023-51	Triport Circle (Motor Pool) Truck Wash	DEV-C
	2023-34	Village at Lemons Mill(Welch) - Infrastructure	DEV-C
Final Inspection		Number of Projects: 9	
	2023-35	Bierman Development - 1925 Lexington Rd	DEV-C
	2024-06	Drake & Ditardi (944 E Main) - Site Grading	DEV-C
	2023-31	Eckart Supply - Corporate Blvd	DEV-C
	2023-56	Fairfield Inn Update - 200 Tiger Way	DEV-C
	2023-32	Moonlight Investments, LLC - Corporate Blvd	DEV-C
	2022-34	Parkview Medical Outlot-Grading of Excess	DEV-C
	2024-29	Tee Times - 1040 Paris Pike	DEV-C
	2024-27	TMMK Solar Project - Lexus & Cherry Blossom	DEV-C
	2023-30	Wawa - McClelland and E Main	DEV-C