

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
PLANNING COMMISSION AGENDA
OCTOBER 8, 2026
6:00 p.m.

I. COMMISSION BUSINESS

- A. Approval of September invoices
- B. Approval of September 10, 2026 minutes
- C. Approval of September 17, 2026 minutes
- D. Approval of October 8, 2026 agenda
- E. Items for postponement or withdrawal

II. OLD BUSINESS

- A. PDP-2025-63 Vuteq Outdoor AC Unit Addition - Amendment to an approved plan to include installation of an exterior Ground Mounted HVAC Unit (GMU) to be located along Lemons Mill Road at 100 Carley Drive.

III. NEW BUSINESS

- A. ZMA-2026-43 ICAST-Infrastructure Precast Inc. - Zoning Map Amendment from B-2 (Highway Commercial) to I-2 (Heavy Industrial District) located at 112 Triport Circle. PUBLIC HEARING

IV. OTHER BUSINESS

- A. Discussion on Data Centers Ordinance
- B. Discussion on Farm Stand Ordinance
- C. Online Permitting

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
SPECIAL CALLED MEETING
MINUTES
SEPTEMBER 10, 2026**

The special called meeting was held at Great Crossing High School on September 10, 2026. The meeting was called to order by Chairman Mary Singer at 6:00 p.m. E.T. Present were Commissioners Duwan Garrett, James Stone, Tristin Black, Malissa Adair, David Vest, Brad Green, and Harold Jessie, Planners Elise Ketz, Rhett Shirley, Mark Carper, Noah Smith, Toshi Tusam, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was Commissioner Jessica Canfield and Director Holden Fleming.

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

Motion by Vest, second by Stone to approve August 13, 2026 minutes. Motion carried.

Motion by Black, second by Garrett to approve September 10, 2026 agenda. Motion carried.

Postponements/Withdrawals

Chairman Singer stated that ZMA-2026-35 is going to be moved to the first item on the agenda.

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

ZMA-2026-35 NP Parcel Zoning Unification - Zoning Map Amendment from R-2 (Medium Density Residential) to B-3 (Central Business District) located at 320 East Main Street and 112 South Mulberry Street.

Chairman Singer opened the public hearing.

Mr. Shirley stated this is one property which is split zoned. He stated the southern portion of the property previously had residential use that had been recently removed from the site, but the north side has commercial use.

He stated the Future Land Use Map shows the area as mixed-use.

Commissioners Jessie stated concern about noise from commercial property being alongside residential property. Mr. Shirley stated any new development would have to come before the Planning Commission for approval.

Harold Simms, 112 N Court St, explained the history of the house that was on the property. He stated any development of the property would have to come back before the Planning Commission.

Commissioner Black questioned the mention of a gazebo on the property. Mr. Simms stated the applicant would like to be able to have overflow or garden type parties in the back.

Chairman Singer closed the public hearing.

Motion by Garrett, second by Adair, to recommend approval of the rezoning request for ZMA-2026-35 on the basis of the staff recommendation that it complies with the Comprehensive Plan. Motion carried 7-1 with Jessie dissenting.

ZMA-2026-27/ PSP-2026-24 Pleasant Valley Ph 5 – Zoning Map Amendment for 12.534 acres from R-1A to R-1C PUD and Preliminary Subdivision Plat for 59 single-family residential lots and two detention and open spaces located at 2219 Cynthia Road.

Chairman Singer opened the public hearing.

Ms. Ketz stated the project site is 22.072 acres located east of the City of Georgetown boundary and south of the boundary of Oxford Elementary School. She stated this was part of a larger zoning map amendment annexed into the City of Georgetown in 2000. She stated this is the last portion of the property that hasn't been rezoned, developed, or subdivided.

She stated 9 of the 60 lots are split zoned and changing the zoning would allow conformity and be consistent with the pre-existing lots in the neighborhood.

She stated staff finds the zoning map amendment request in alignment with several of the goals and objectives of the Comprehensive Plan.

She stated in July 2026 the Georgetown City Council passed a text amendment regarding PUDs.

She stated the proposed plan includes 60 single-family lots, two detention areas, and two open spaces. She stated staff noted the project is less dense than previous phases, with 2.71 units per net acre.

She stated the applicant is requesting several waivers related to lot area, lot width, front yard setback, side yard setback, agricultural buffering requirements.

She stated the application emphasizes open space requirements including a 4.7-acre green space area with three access points including a walkway to connect to existing phases and for the nearby school.

She stated the project includes a 30% tree preservation requirement and exceeds the standard canopy requirements for single-family residential.

She stated the project satisfies the requirements for the Lanes Run Watershed.

She stated staff advises the road connection of Palumbo Place to the school property be the first platted section for school safety.

Commissioner Jessie requested clarification on setbacks.

Commissioner Black questioned landscaping requirements.

Commissioner Black questioned the school location and the effect on the watershed. Mr. Krebs explained the Lanes Run watershed calculations.

Nick Nicholson, representing applicant, stated this application is to make the whole development have the same consistency.

Commissioner Black questioned access for students to the school. Mr. Nicholson stated the roadway had been planned since 2000 and there was no knowledge at the time a school would be built there.

Chairman Singer closed the public hearing.

After further discussion, **Motion by Green, second by Stone, to recommend approval of the rezoning request for ZMA-2026-27 on the basis of the staff recommendation that it complies with the comprehensive plan. Motion carried 7-1 with Jessie dissenting.**

After further discussion, **Motion by Adair, second by Green, to approve PSP-2026-24 with 21 conditions of approval and 4 waivers. Motion carried 7-1 with Jessie dissenting.**

ZMA-2026-34 185A Industry Road – Zoning Map Amendment from A-1 (Agricultural) to I-1 (Light Industrial). Property has no formal address.

Chairman Singer opened the public hearing.

Mr. Smith stated the site is 5.004 acres. He stated it is located northwest of the terminus of Industry Road with access from a private access easement.

He stated most of properties in that area are zoned I-1. He stated the lot is the first lot outside of City limits and is contiguous to the boundary of the City of Georgetown. It is within the urban service boundary.

He presented the concept plan for the property.

He stated staff does support the rezoning. He stated the concept plan aligns with the Comprehensive's Plan definition of industrial use. He stated the property is designated for industrial use in the Future

Land Use Map. He stated the property would need to be annexed into the city per the Comprehensive Plan and subregulations.

Chairman Singer closed the public hearing.

After further discussion, **Motion by Jessie, second by Vest, to recommend approval of the rezoning request for ZMA-2026-34 on the basis of the staff recommendation that it complies with the comprehensive plan. Motion carried unanimously.**

PDP-2026-39 SPS Container Storage Project – Preliminary Development Plan depicting a storage area with 30 conex containers, as well as 13,290 square foot additions/renovations to vehicular use area located on Industry Road.

Mr. Smith stated this property is adjacent to the previously discussed project. He stated this application was approved for a conditional use permit earlier this year S-2026-14.

He stated the applicant is requesting three variances. He stated the first variance is to reduce the interior landscaping to 0%, the second is to utilize gravel surfacing for VUA, and the third is reducing the tree setback within the landscape buffer from 35' to 5'. Staff recommended approval of 2-3, amendment of #1.

Parker Schry, Precision Engineering, stated adding interior landscaping would affect semi-trucks maneuvering through the lot.

Commissioner Green questioned how the applicant plans to keep the dust down. The applicant stated the neighbors have gravel lots. He explained the layout plus low traffic and how they plan to keep the dust down.

Mary Ann Ohnheiser, 167 Industry Road, stated her concern with the variance request to reduce interior landscaping.

Mr. Smith explained further staff's reasoning in supporting the waivers.

After further discussion, **Motion by Jessie, second by Black, to approve PDP-2026-39 with 16 conditions of approval and 3 waivers with amendment of waiver #1. Motion carried unanimously.**

Other Business

Motion by Black, second by Green to approve August 4, 2026 Special Minutes. Motion carried.

Motion by Garrett, second by Green to approve August 4, 2026 Executive Minutes. Motion carried.

Chairman Singer adjourned the meeting.

Attest:

Mary Singer, Chairman

Charlie Perkins, Secretary

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
SPECIAL MEETING
MINUTES
SEPTEMBER 17, 2026**

The special meeting was held at Great Crossing High School on September 17, 2026. The meeting was called to order by Chair Mary Singer at 6:00 p.m. Present was Commissioners Duwan Garrett, Tristin Black, Harold Jessie, David Vest, James Stone, and Malissa Adair, Director Holden Fleming, Planners Elise Ketz, Mark Carper, Noah Smith, Rhett Shirley, and Toshi Tusam, and attorney Charlie Perkins. Commissioners Jessica Canfield and Brad Green were absent.

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

Data Center Ordinance

Mr. Fleming explained the process of drafting the data center ordinance.

Mr. Shirley presented a summary of the data center ordinance.

Commissioner Black questioned several parts of the draft ordinance such as setbacks and listed sensitive land uses.

William Beitler, 102 Travis Way, stated his opposition to data centers due to current water issues in the county.

Pamela Purcell, 115 Greenbriar Drive, stated her concerns if a data center located in Scott County and questioned why they cannot be banned.

Tom Carr, 121 Holton Way, stated we need a 2-year moratorium on data centers.

Willow Hambrick, 209 Quail Run Drive, stated she would like to see a 2-year moratorium on data centers, and has concerns about regulating them.

Nate Reeves, 138 Kingston Drive, stated he has been working on a petition to ban data centers. He stated he had reviewed the ordinance and compared it to the one the Kentucky Resource Council wrote, stating the latter was more strict, and may leave community vulnerable.

Shari Kone, 724 George Martin Avenue, stated that she is against data centers.

Michael Crisp, 167 Clubhouse Drive, stated that everyone seems opposed to data centers and everyone should join to protect the town.

Laverne McKenney, 160 Christal Drive, stated that data centers should not be in Scott County. She questioned who would enforce them.

Hannah Mason, 109 Hillside Drive, stated that in every data center case she has seen, the data center did not do what was promised.

Michael Highley, 223 Brookside Drive, stated in the ordinance it required a data center to supply 25% of power but there was nothing to make sure a data center does not raise the utility rates.

Karen Tingle Sames, 123 Rocky Creek Road, stated the ordinance is weak with no enforcement tools. She stated the city needs to ban data centers.

Deidre Smith, 104 Mayflower Court, stated she agrees with others comments that had been said.

Caroline Short, 122 Dale Hollow Drive, stated that data centers would compromise equine health, and that horses are integral to Scott County.

Carolyn Hamilton, 185 Elk Lick Road, stated she agrees with everything being said. She stated that everyone working together can get data centers banned.

Tim Tysoe, 132 Military Street, stated the government doesn't have a problem telling people what to do. He stated he is against data centers in the bluegrass.

Roy Cornett, 126 E Main Street, suggested that everyone watches the recent forum on KET regarding data centers.

Tyler Preece, 100 Mallard Point Court, stated his concern regarding noise pollution and the effects on the environment.

Justin Dillman, 134 Silver Springs Way, questioned why state elected officials was in favor of tax incentives for data centers.

Kamden Raglin, 116 Lake Forest Drive, stated his concern about the water supply in Scott County.

Roseanna Ponturo, 168 Fallow Circle, stated her concern about how noise question of data centers would affect horses and questioned water use.

Kacie Prather, 102 Paul Revere Drive, stated we need a full ban in Scott County and a statewide moratorium on data centers.

Melanie Morgan, 403 Duvall Station Road, questioned how data centers could be more important than the health of our children.

Lynn Brooks, 102 Hawthorne Court, stated her biggest concern is there are no national regulations for data centers.

Leah Beam, 555 Morris Road, questioned if no one is applying to build a data center, why can't they be banned. She questioned how far a home needs to be from a data center to not feel the effects.

Ashley Johnson, 403 Duvall Station Road, stated that a ban needs to be in place on the harmful effects of data centers. She stated the ordinance needs to be stricter.

Emily Stephens, 145 Whitman Way, stated that data centers are dangerous for our health.

Matt Nunn, 320 E Main St, corrected an earlier statement regarding taxes on data centers.

Stephen Price, Lexington Road, questioned clarification on an earlier statement. He questioned if building inspection can deny a building permit for a data center application. He suggested the city and county should jointly

draft an ordinance so that building inspection can deny a building permit for data centers.

Jordan Peters, 114 Nathan Hill Drive, he stated he agreed with statements made. He stated the ordinance needs to be stricter.

Sharon Barnet, 148 Christal Drive, stated we need to save our green space.

Connor Blair, 110 Placid Drive, stated that together everyone can stop data centers.

Theta Vinegar, 179 Santa Barbara Boulevard, stated that the citizens need more housing instead of data centers in Scott County.

Burney Jenkins, 100 N Court Street, stated that he hears everyone that data centers are not wanted in Georgetown.

Mr. Fleming stated that people mentioned we have a weak ordinance. He stated we have a strong ordinance. He stated he does agree with the concern about wastewater. He stated the Planning Commission cannot issue a moratorium on data centers. He stated that Fiscal Court and City Council would have to issue.

Mr. Fleming further addressed comments made by the public regarding data centers.

Commissioner Jessie questioned if apartment buildings are taxed like individual residents and if the Planning Commission could ban data centers.

Mr. Fleming stated a ban is not something you typically see within a zoning ordinance. He explained how the ordinance process works.

Mr. Perkins explained what could happen if we only have put a ban on data centers without having an ordinance.

Motion by Jessie, second by Garrett, to recommend updating the comprehensive plan, making revisions to the draft ordinance based on the community's comments, working with the water and electric

companies regarding availability of resources, and to work on banning data centers. Motion carried unanimously.

Seeing no further items on the agenda, motion by Chair to conclude the meeting.

Mary Singer, Chair

Attest:

Charlie Perkins, Secretary

VUTEQ OUTDOOR AC UNIT ADDITION PRELIMINARY DEVELOPMENT PLAN AMENDMENT

**Staff Report for the Georgetown-Scott County Planning Commission
October 8, 2026**

FILE NUMBER: PDP 2025-63

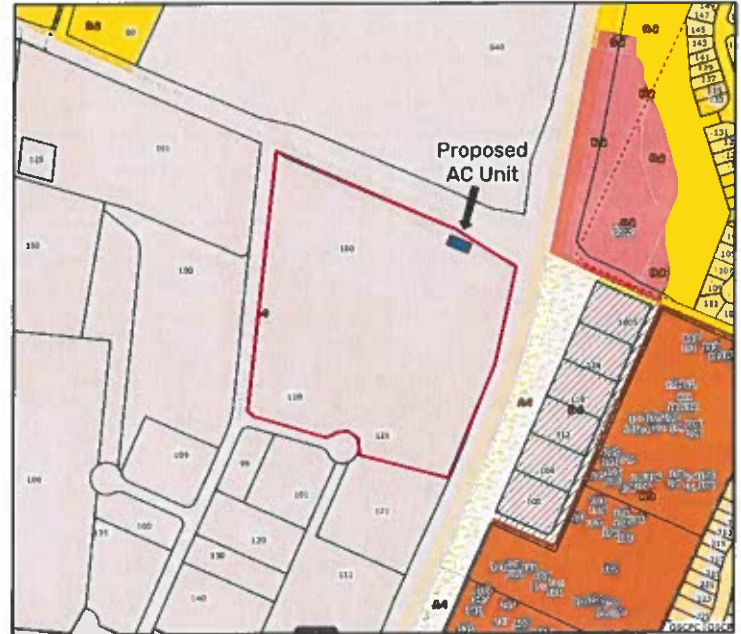
PROPOSAL: Amendment to an approved plan to include installation of an exterior Ground Mounted HVAC Unit (GMU) to be located along Lemons Mill Road.

LOCATION: 100 Carley Drive, Georgetown

OWNER: Vuteq Corporation

APPLICANT: Jordan Ellis

CONSULTANT: Lucas Garrett



STATISTICS:

Zone:	I-1 (Light Industrial)
Surrounding Zones:	I-1, R-2, R-3, B-2, B-4, A-1
Acreage:	24.32 acres
Direct Access:	Carley Drive
Arterial Access:	McClelland Circle (US-62)
Variances:	15-foot variance from an established 20-foot setback requirement along Lemons Mill Road.

BACKGROUND

The project site has frontage on Lemons Mill Road (north), McClelland Circle (east), Kaden Lane (south), and Carley Drive (west). The site is accessed from existing driveways off Carley Drive or Kaden Lane. The project site is zoned I-1 (Light Industrial), and the existing and proposed uses are permitted by right. Since 1987 the project site has developed incrementally, including at least ten (10) development plans for building additions and three (3) development plans for parking expansion.

In 2013, the existing 179,100 square foot building was expanded by 40,200 square feet on its eastern and northern sides (PDP-2013-07). At the time, a 14-foot variance to adjust the 50-foot front yard setback to 36 feet along Lemons Mill Road was approved by the Planning Commission, with Staff citing efficiency of manufacturing equipment use and indoor space of facility, and minor visual impact from view from Lemons Mill Road as the basis for the variance.

In 2016, a building expansion of 86,198 square feet to the east and southeast corner of the existing structure was approved by the Planning Commission (PDP-2016-39). The expansion included a variance for a 30-foot setback along Lemons Mill Road and a 36-foot setback along McClelland Circle, both approved by the Georgetown Board of Adjustments (G-2016-18). The initial request from the applicant was for a variance to allow for a 2.6-foot setback from Lemons Mill Road and a variance to allow for a 9-foot setback from McClelland Circle, those being, respectively, a 95% and 82% reduction.

In its recommendation of denial of that application, Staff opined that the proposal did not satisfy the KRS 100.243 findings necessary for granting a variance. More specifically, Staff posited that there were no special circumstances that existed on this site that do not exist on other sites in this area and that there are no unique circumstances to necessitate granting a building to be constructed on the edge of the right-of-way for Lemons Mill Road.

Staff further stated that a strict application of the provisions of the regulations would not deprive the Applicant of a reasonable use of the land, and that variances of this scale have not been granted in the surrounding area or in any industrially zoned properties in Georgetown. The request for these variances stemmed from the proposed development by the Applicant and was not the result of some drainage, topographical challenges, or other uncontrollable issue.

Following some "discouraging discussion" at the July 5, 2016, GBOA meeting, it was unanimously continued by the Board for the applicant to return for a special meeting on July 18, 2016, with a revised application. The revised application proposed a 30-foot setback from Lemons Mill Road and a 36-foot setback from McClelland Circle, which were approved.

In 2024, two building bump out expansions – approximately 1,224 square feet and 3,015 square feet, respectively – were approved (PDP-2024-09), along with a variance for a 20-foot setback along Lemons Mill Road. Regarding the requested variance, Staff opined the following: "Given the current building position on the lot and internal layout, there are limited areas where the building can be expanded. The proposed locations allow for the greatest usability of the site and would not alter the character of the property. Staff is in support of this variance request given the incremental pattern of site development and current building footprint and uses."

In 2025, an application that was in compliance with all zoning and development regulations was ministerially approved (PDP-2025-63) for a 1,800 square foot expansion to the north side of the building, a 2,700 square foot expansion to the east side of the building, a 41,809 square foot expansion on the south side of the building, an expansion of the parking area, retaining walls, and a reconfiguration of the stormwater management plan.

In 2026, citing the need to address increasingly problematic interior heat generated from their manufacturing process, the applicant inquired about the installation of five (5) Ground Mounted HVAC Units (GMU), four to be positioned along the northern wall of the main structure along Lemons Mill Road and one along the western wall along Carley Drive. Regarding the latter, despite a 25-foot setback line shown along Carley Drive on the 2025 application, no record of such approval was found, and the applicant is currently pursuing a variance with the Georgetown Board of Adjustment to allow for the installation of that proposed GMU.

Regarding the four (4) proposed GMUs along Lemons Mill Road, three of them were to be placed within the previously established 20-foot setback along Lemons Mill Road, and their installation was approved as a minor development plan. This plan included a row of evergreen trees to screen these tree units as well as the building bump out that was approved in 2024 (PDP-2024-09). Following this, an application for an additional 79,320 square-foot building expansion and

increase in parking to the south has been under ministerial review (PDP-2026-31), and its determination is pending.

The remaining proposed GMU along Lemons Mill Road would require a variance for a 5-foot setback along that boundary. The and the applicant has submitted an application, on which this staff report is written, for an amendment to the approved 2025 expansion plan (PDP-2025-63) to include the installation of the proposed GMU and the associated variance.

PLAN AMENDMENT REVIEW

Proposed Structure Details

The submitted amended plan proposes the installation of a 10-foot wide, 30-foot long, and 8-foot tall GMU atop an approximately 32.5-foot by 60-foot (1,950 square feet) concrete pad. The unit is to be located adjacent to the building's exterior wall and is to be screened by a metal, louvered wall similar in shade to that of the building. This louvered wall would serve as the screening as required for service structures.

As the GMU is to be placed on a 38% graded slope, support the partially elevated structure is to be either a cement retaining wall and infill with a slab on top or piers with a structural steel I-beam support and tabletop slab. Submitted renderings of the proposed GMU include a few evergreen trees for the retaining wall and infill support and several evergreen trees for the pier support. The northeast corner of the proposed structure and its support system will be positioned 5 feet from the north property line.

Setback Requirements

The property is zoned I-1 (Light Industrial) and fronts along Carley Drive, Lemons Mill Road, and McLelland Circle. The required front yard setback in the I-1 zoning district is 50 feet. As previously noted, the property has received a variance for a 36-foot setback from McClelland Circle (PDP-2016-39) and three separate variances to move the setback along Lemons Mill Road from 50 feet to 36 feet (PDP-2013-07), then from that distance to 30 feet (PDP-2016-39), and then to 20 feet (PDP-2024-09).

Landscaping/ Screening

Change to Existing Development

Section 2.20 of the *Georgetown & Scott County Landscape & Land Use Buffer Ordinance* states that no building, structure, or vehicular use area (VUA) shall be expanded, moved, or reconstructed and no use shall be changed to another use or increased in intensity unless the minimum landscaping required by the provision of this Article is provided for the property.

Landscaping for Service Structures

Section 6.23 of the *Landscape Ordinance* identifies service structures to include propane tanks, dumpsters, air conditioning units and condensers, electrical transformers and other equipment or elements providing service to a building or a site. The section further specifies that all service structures shall be fully screened except when located in an industrial zone or when located more than 35' above the established grade (roof-top structures). Service structures in an industrial zone shall be fully screened when located within 100' of any zones except industrial, or when within 100' of a public right-of-way or private access easement. The proposed GMU is to sit within 100 feet of a public right-of-way and, therefore, must be fully screened.

The applicant has proposed installation of a metal, louvered wall, which will fulfill the service structure screening requirements. The wall, however, will not screen either the cement retaining wall and infill or the alternative concrete piers with structural steel I-beam support for the slab.

The applicant has proposed in renderings of the project the inclusion of evergreen trees to help shield the support system from view.

Perimeter Landscaping Requirements

Section 6.12 of the *Landscape Ordinance* addresses property perimeter requirements and specifies that any double frontage lot along any freeway or arterial street not providing direct access to the property shall include a 10-foot (20-foot for residential zones) landscape buffer that includes the placement of a medium or large tree every 30 feet of the linear boundary plus a continuous 6-foot-high planting, hedge, wall, fence, or earth mound.

The Subdivision and Development Regulations define arterials as streets designed or utilized primarily for high vehicular speeds or for heavy volumes of traffic. From its intersection with McClelland Circle westward to its transition into Clayton Avenue, Lemons Mill Road is owned and maintained by the City of Georgetown. Its posted speed limit is 35 miles per hour, its Annual Average Daily Traffic count is 2,404, and its width, excluding the right-turn lanes as it intersects with McClelland Circle, is approximately 40 feet, which is the required width for a non-residential collector road.

This section of Lemons Mill Road cannot be classified as an arterial street, and, thus, the perimeter landscaping requirements are not applicable to this application. If, however, the application were to be approved, the Planning Commission board could require this landscaping or similar be installed for screening purposes.

Section 6.174 of the *Landscape Ordinance* specifies that trees required as a part of the vehicular use area perimeter landscaping may be placed on the right-of-way adjoining such vehicular use area when approved by the Planning Commission and governing agency responsible for right-of-way maintenance with maintenance agreement. While the recommended landscaping would be for property perimeter rather than VUA perimeter, the section specifies that transboundary landscaping between private property and a public right-of-way is permissible per a maintenance agreement with the governing authority, which in this case is the City of Georgetown.

VARIANCE REQUEST

The requested amendment of the approved development plan (PDP-2025-63) is for the inclusion of 300 square foot GMU and associated 1,950 square foot concrete pad, for which a 15-foot variance from the established 20-foot setback requirement along Lemons Mill Road is required and is being requested by the applicant. The requested setback would be a 90% reduction of the 50-foot distance as required in the I-1 district and would be a 75% reduction of the 20-foot distance setback as previously approved by the Planning Commission (PDP-2024-09).

In a narrative supporting the request, the applicant addresses the increasingly and extremely hot working conditions in the building during the summer months as a result of the addition of building square footage and process equipment to support Vuteq's business growth. The applicant asserts that the proposed GMU will address the concerns of extreme indoor temperatures around process equipment by improving the facility's indoor air quality, ensuring a safe and comfortable working environment. As reason for the selected placement location, the applicant lists the following constraints:

1. The existing, pre-engineered building structure is not designed to support the weight of this air conditioning unit, which, therefore, cannot be reasonably and safely placed on the roof.

2. The northern portion of the building, alongside which the proposed GMU is to be placed, is a high-bay area in which a large portion of the injection molding process, which rejects significant amounts of heat, is located. Therefore, the proposed AC unit needs to be located nearby to provide cooling to this area of extreme process heat gain.
3. An existing building bump out and additional GMUs being installed to the west of the proposed location prevents positioning the proposed GMU in that direction. The referenced bump out is part of the approved expansion of this plan for which the applicant is requesting an amendment. The referenced additional GMUs were recently approved as a minor development plan.
4. Positioning eastward of the proposed location would require either greater encroachment into the set back or extension beyond the property boundary. Existing buildings and an access roadway with overhead/dock doors south of the high bay area prevent placement of the proposed GMU in that area.

The applicant states that the proposed approach to providing the cooling system needed is the only feasible one, outlining the ineffectiveness of other options, including the following:

1. Ventilations/Exhaust System: The ventilation of heated air from the inside of the building to the outside creates a pressure differential that would need to be addressed by bringing in external air to equalize the pressure. The introduced fresh air would need to be cooled, especially in the summer season, and dehumidified, which would require a larger HVAC system and more energy than the proposed system.
2. Chilled Water System: To effectively handle the required cooling load for the operation, this system, which would circulate chilled fluid to capture and remove heat from the building, would require more interior and exterior space than what is available on site.
3. Ground Source/Geothermal System: In this system, the ground serves as a steady-state thermal mass to and from which heat can be transferred via circulation of fluid as the transfer medium. As the operation requires consistent cooling and does not need any warming, the one-way transfer of heat to the thermal mass would increasingly reduce the effectiveness of the ground to serve as location that can accept additional heat.

VARIANCE STANDARDS

Article I, Section 135 of the *Subdivision and Development Regulations* establishes that the Planning Commission may grant variances from strict application of the Subdivision and Development Regulations, as a part of preliminary subdivision plat review or preliminary development plan review, according to the following:

- A. Variances may be granted according to the same purposes, analysis, and findings required of the Board of Adjustment for zoning variances, as set forth in KRS 100.243;
- B. Variances may be granted for the purpose of encouraging flexibility and economy in site design and/or providing for open space or protection of environmentally sensitive areas, if the intent and purpose of these regulations and the goals, objectives, and policies of the Comprehensive Plan are substantially met; or
- C. Variances may be granted to accommodate physical conditions exceptional and unique to the property sought to be subdivided or developed, if the intent and purpose of these regulations and the Goals, Objectives, and Policies of the Comprehensive Plan are substantially met.

ANALYSIS OF VARIANCE STANDARDS

As stated above, the Planning Commission may grant variances from strict application of the Subdivision and Development Regulations either 1) in accordance with KRS 100.243, 2) to encourage flexibility and economy in site design or protection of open space, or 3) to accommodate unique physical characteristics of the property. Staff has considered each of these variance-granting options for the Planning Commission and present the following analysis:

1) KRS 100.243

Kentucky Revised Statutes 100.243 has established the following findings as 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:*

Staff contends that the requested variance for the installation of a GMU as proposed would not adversely affect the public health, safety, or welfare and that it would not cause a hazard or nuisance to the public. However, Staff also contends that the proposed placement of the GMU five feet from the right-of-way may alter the essential character of the general vicinity and that the requested variance may be an unreasonable circumvention of the requirements of the zoning regulations.

- a. The requested variance arises from special circumstances which do not generally apply to land in the vicinity, or in the same zone;*

Similar to the staff report for the Georgetown Board of Adjustments initial variance request (G-2016-18) to allow for a 2.6-foot setback from Lemons Mill Road and a 9-foot setback from McClelland Circle, Staff contends that there are no special circumstances that exist on this site that do not exist on other sites in this area that would merit the proposed GMU placement so close to the right-of-way for Lemons Mill Road.

- 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*

Staff contends that a strict application of the provisions of the regulations would not deprive the applicant of reasonable use of the land and, as cited in an earlier report, that variances of this scale have not been granted in the surrounding area or in any industrially zoned properties in Georgetown.

- 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.*

The request for this variance stems from the proposed development by the applicant and is not the result of some drainage, topographical challenges, or other uncontrollable issue. The applicant has asserted that there are no alternative ground locations available in close enough proximity to the area that is in need of cooling.

One interference cited is the building bump out immediately to the west of the proposed GMU location. That bump out was approved as part of this plan (PDP-2025-63) that is now under

consideration for amendment. The applicant's previous action has created the circumstances that drive the current variance request.

The applicant has indicated that the pre-engineered building cannot support the weight of the proposed GMU. However, no report or analysis from a qualified structural engineer that may attest to the viability, or lack thereof, of reinforcing the roof framing or of building a dedicated support frame capable of bearing the weight of the proposed GMU has been submitted. Staff is currently unable to determine whether placement of the GMU on the roof is an alternative option to the proposed, on ground placement.

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

The applicant has not had any willful violations of the zoning regulations.

It is Staff's opinion that the application does not meet the standards of KRS 100.243 and that, by those standards, would recommend denial of the requested variance.

2) Flexibility and Economy in Site Design

The Planning Commission may wish to consider the option of granting the requested variances, as stated in Article I, Section 135 of the Subdivision and Development Regulations, for "the purpose of encouraging flexibility and economy in site design ... if the intent and purpose of these regulations and the goals, objectives, and policies of the Comprehensive Plan are substantially met."

Zoning Ordinance

The stated purpose of the *Georgetown-Scott County Zoning Ordinance* is ... "to promote the general welfare by establishing and regulating zoning districts throughout Georgetown, Stamping Ground, Sadieville, and Scott County for the specific purposes detailed in the Kentucky Revised Statutes, Section 100.201. In establishing the zoning districts, this ordinance seeks the general welfare by designating sufficient space for all necessary uses of the land, by protecting the permitted uses in each district from the undesirable effects of conflicting uses, and by ensuring the stable value of all permitted development."

In its publication, *The Significance of the Setback* (Quattro 2021), the American Planning Association summarizes the long-held laws since ancient civilizations requiring spacing around buildings for many purposes, including sanitation (gutters and flow of waste), fire safety (following the 64 AD Great Fire of Rome, London's fire of 1666, Chicago 1871, Boston 1872), stormwater (storm drains and surface flow associated with increased density), and aesthetics (privacy gap, interaction with public realm, mitigation of sound, and role in quality of life). The article goes on to discuss the usefulness of vegetation-filled setback space in reducing the urban heat island effect, the ventilation of fumes and odors from industry and manufacturing, and in reducing concentration of pollution.

The front yard setback requirement in the I-1 zoning district is 50 feet. The site has received three previous variances to change the setback along Lemons Mill Road to 36 feet, 30 feet, and then 20 feet. Staff contends that the requested setback variance does not meet the intent and purpose of the Zoning Ordinance.

Subdivision and Development Regulations

The stated purpose and policy of the *Subdivision and Development Regulations* is "... to ensure the protection of public health, safety, and welfare. These regulations ensure that the Goals and

Objectives of the Comprehensive Plan, insofar as they relate to subdivision and development, are substantially implemented.”

The document does not provide specific comments on setback requirements that may be pertinent to this application. In lieu, the document is to ensure implementation of the Goals and Objectives of the Comprehensive Plan.

Comprehensive Plan

The *2024 Comprehensive Plan* addresses multiple elements in its vision, goal setting, and strategy recommendations. Of the eight elements addressed, Economic Development and Community Form offer the most pertinent perspectives on this issue.

The chapter on Economic Growth supports industrial activity in Georgetown and Scott County, one of its goals (EG 4) being the promotion of Scott County’s image as a superior location for industrial development. However, none of the stated goals or strategies directly address the built form related to that activity.

The chapter on Community Form covers land use and zoning as two general categories for classifying land and permitted uses. Land Use classifications are used to describe the existing or future desired uses conducted on a property, regardless of its current zoning designation.

Land Use: The management and modification of the natural environment or wilderness into built environment such as settlements and semi-natural habitats such as arable fields, pastures, and managed woods, or the occupation or use of land or water area for any human activity or any purpose. ...

Land Use Planning: The systematic assessment of land and water potential, alternatives for land use, and economic and social conditions in order to select and adopt the best land-use options, provides a vision for the future possibilities of development in neighborhoods, districts, cities, or any defined planning area; the scientific, aesthetic, and orderly disposition of land, resources, facilities, and services with a view to securing the physical, economic and social efficiency, health and well-being of urban and rural communities. ...

Zoning involves the regulation of buildings and structures in such districts in accordance with their construction and the nature and extent of their use, and the dedication of such districts to uses designated to serve the general welfare of the community. A single zone district typically allows a variety of more specific land uses to be conducted when the site conforms to certain building and locational requirements (lot sizes, building setbacks, ground coverage, parking requirements, etc.).

Zoning: A common form of land use regulation that designates permitted land uses based on mapped zones that separate one set of land uses from another. It also establishes development standards including building height, lot coverage, setbacks, screening, landscape buffering, and parking requirements for designated zones.

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

A stated goal in this chapter is to (CF 2) maintain and enhance our built environment’s form and character and to (CF 2.1) allow for flexibility in land uses and design patterns within projects that provide public amenities or other community benefits. Public amenities are shared facilities and services that enhance quality of life, accessibility, and social cohesion. These may include parks and green spaces as well as libraries and community centers. Community benefits are the

positive social, economic and environmental impacts that enhance quality of life and foster social cohesion. These may include environmental improvements as well as affordable housing.

The purposes of land use planning and zoning, as described above, are to select and adopt best land-use options for the community; to – through the established design and development standards – ensure prudent protections and order of resources, facilities, and services; and to secure physical and operational efficiencies as well as community health and well-being. In Staff's view, the requested variance is not in keeping with the purpose of land use planning and zoning as defined by the Comprehensive Plan.

Furthermore, it is Staff's opinion that the application does not substantially meet the intent and purpose of the regulations and the goals, objectives, and policies of the Comprehensive Plan. By these standards, Staff would recommend denial of the requested variance for the purpose of encouraging flexibility and economy in site design.

3) Unique Features of Property

The project site is a 24.323-acre rectangle on mostly level ground save for the northeastern and western boundaries. These slopes have been graded over time to accommodate various phases of development. There are no exceptional and unique physical features that would constrain development. Therefore, this cannot be a consideration for approval of variances.

FINDINGS

1. An application for building and parking expansions (PDP-2025-63) was ministerially approved.
2. The applicant is requesting an amendment to that plan to include the installation of a Ground Mounted HVAC Unit (GMU) along Lemons Mill Road.
3. Placement of that GMU will require a variance to allow for a 5-foot setback along Lemons Mill Road. The amendment request includes a request for that variance.
4. The history of development on the site has included several variances that have moved the setback from Lemons Mill Road from 50 feet to 36 and subsequently to 30 feet and most recently (2024) to 20 feet.
5. The proposed GMU is to be screened by a metal, louvered wall similar in shade to that of the main building. This satisfies the screening requirement in accordance with the Landscape Ordinance.
6. As the GMU is to be placed on a 38% graded slope, it will be partially placed atop a cement retaining wall and infill with a slab on top or concrete piers with a structural steel I-beam support and tabletop slab.
7. Perimeter landscaping is not required by the Landscaping Ordinance, but Staff recommends, if the variance is approved, that such landscaping be included as a continuance of previously approved development plans along Lemons Mill Road.
8. The applicant has put forth several constraints for placement of the GMU other than at the proposed location:
 - a. The pre-engineered building is not designed to support the weight of the GMU.
 - b. The GMU needs to be placed close to where the extreme heat-generating activity in the building is occurring.
 - c. An existing building bump out and other GMUs along the north side of the building do not allow for placement other than at the selected location.

- d. Placement east or south of the proposed location are blocked by property boundary and existing infrastructure.
- 9. The applicant outlined the ineffectiveness of cooling options – ventilation / exhaust, chilled water system, or geothermal – other than the GMU system proposed.
- 10. In accordance with Article I, Section 135 of the *Subdivision and Development Regulations*, the Planning Commission may grant variances from strict application of the Subdivision and Development Regulations according to the following:
 - a. In accordance with KRS 100.243,
 - b. To encourage flexibility and economy in site design if the intent and purpose of these regulations and the goals, objectives, and policies of the Comprehensive Plan are substantially met, or
 - c. To accommodate exceptional unique physical characteristics of the property if the intent and purpose of these regulations and the goals, objectives, and policies of the Comprehensive Plan are substantially met.
- 11. With respect to KRS 100.243, Staff contends that requested variance does not meet the state statute standards on the following grounds:
 - a. Staff posits that the requested variance and proposed GMU would not adversely affect the public health, safety, or welfare and that it would not cause a hazard or nuisance to the public.

However, Staff also contends that the proposed placement of the GMU five feet from the right-of-way may alter the essential character of the general vicinity and that the requested variance may be an unreasonable circumvention of the requirements of the zoning regulations.

- b. A strict application of the provisions of the regulations would not deprive the applicant of a reasonable use of the land, and that variances of this scale have not been granted in the surrounding area or in any industrially zoned properties in Georgetown.
- c. The request for this variance stems from the proposed development by the applicant and is not the result of some drainage, topographical challenges, or other uncontrollable issue.

As cited by the applicant, a building bump out approved as part of the plan (PDP-2025-63), that the applicant is wanting to amend, prevents placement of the proposed GMU in that location, which would not require as great of a variance. The applicant's previous action has created the circumstances that drive the current variance request.

No report or analysis from a qualified structural engineer that may attest to the viability, or lack thereof, of reinforcing the roof framing or of building a dedicated support frame capable of bearing the weight of the proposed GMU has been submitted. Staff is currently unable to determine whether placement of the GMU on the roof is an alternative option to the proposed, on ground placement.

- 12. With respect to encouraging flexibility and economy of design as an option for approving a variance if the intent and purpose of these regulations and the goals, objectives, and policies of the Comprehensive Plan are substantially met, Staff contends that the application does not substantially meet the intent and purpose of the regulations and the goals, objectives, and

policies of the Comprehensive Plan. Those include general welfare, protection from undesirable effects, and stable value of permitted development.

13. With respect to unique features of the property, there are no exceptional and unique physical features that would constrain development. Therefore, this cannot be a consideration for approval of variances.

RECOMMENDATION

Staff recommends **denial** of the proposed Preliminary Development Plan Amendment to the Vuteq Building Expansion for the proposed of a GMU HVAC system along the northeast corner of the main structure. If the Planning Commission approves the application. Staff advises the following variance and conditions of approval:

Variance:

1. Variance to the front yard setback set back (north, facing Lemons Mill Road) from the previously established 20-foot setback to 5 feet, applicable exclusively for the proposed GMU HVAC unit.

Conditions of Approval:

1. All applicable conditions of approval of previous approvals.
2. All applicable requirements of the *Zoning Ordinance* and *Subdivision, Development Regulations, and Landscape Ordinance*.
3. 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.
4. The Final Development Plan shall comply with all stormwater management requirements according to the current Stormwater Manual including a post-construction stormwater management BMP O&M agreement.
5. 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. An extension of the vegetative screening as approved in the minor development plan for installation of the other three GMUs along Lemons Mill Road to include the proposed GMU associated with this variance and the building bump out approved as part of this initial plan in 2025. A maintenance agreement with the City of Georgetown shall be required if the recommended landscaping should encroach on the right-of-way.
7. All requirements of applicable utility companies regarding service provision and easements.



IVEY MECHANICAL COMPANY

From: Josh Weber P.E., Ivey Mechanical Company, on behalf of Vuteq Corp.

Date: 09/10/2026

Subject: Outdoor AC Unit (GMU-07) Variance Request Support Narrative

The owner (Vuteq Corp.) is attempting to improve facility indoor air quality for their employees by adding additional cooling capacity. Over the past couple of years, the owner and its' employees have experienced extremely hot working environments within their facility during summer months. This situation is a result of the addition of building square footage and process equipment to support Vuteq's business growth. The proposed plan amendment includes one outdoor air conditioning unit that would sit on a concrete pad or structural steel platform, located on the north side of the existing building facing Lemons Mill Road where the setback variance request is being made. This will address the concerns of extreme indoor temperatures around process equipment by improving the facility's indoor air quality, ensuring a safe and comfortable working environment.

With the existing 20-foot building setback variance, there is no opportunity to locate this new equipment where it is needed along the north side of the existing building without encroachment. This unit must be located where it is being proposed due to the following constraints:

1. The existing building structure (being a pre-engineered metal building) is not designed to support the weight of this air conditioning unit and therefore cannot reasonably and safely be placed on the roof.
2. The portion of the building along the northern property boundary is a high-bay area in which a large portion of the injection molding process is located. This process equipment rejects significant amounts of heat into the space and therefore the proposed AC unit needs to be located nearby to provide cooling to this area of extreme process heat gain.
3. To the west of the proposed location is an existing building bump out, with additional ground mounted air conditioning equipment being installed on the west side of said building bump out, meaning locating this unit further west of the proposed location is not feasible. East of the proposed location would result in a more severe building setback encroachment scenario than what is currently being presented. The opposite side (south) of this high-bay processing area is occupied by either existing building or access roadway with overhead/dock doors for facility shipping/receiving and therefore presents no opportunity for placing this unit.

Furthermore, it is important to note that Ivey Mechanical and Vuteq Corp. have reviewed this problem and associated solution from all angles and have identified the proposed ground mounted AC unit approach as the only feasible option. Below is a list of the alternative systems/solutions considered, along with a brief description and summary as to why the approach will not be successful in this application.

1. Ventilation/Exhaust System: Since the majority of the heat is being produced within the space by the process equipment, it makes sense to consider the idea of immediately capturing this waste heat from the machine via ductwork and removing it from the building via a forced fan system to the outdoors. In this context, this "process exhaust" air is the medium capturing the waste heat from the process equipment and removing it from the building. This air that is being removed



IVEY MECHANICAL COMPANY

from the building ("process exhaust") also needs to be "made up" or supplied into the building to offset the negative pressure introduced by the forced fan process exhaust system. Therein lies the problem. Since the goal is to air condition the entire facility, conditioned (cooled) outside air would have to be provided as our make-up. Conditioning 100% outside air requires tremendous amounts of energy and cooling capacity as the system not only needs to reduce the dry bulb temperature of the air (sensible energy) but also spends extra energy removing water vapor from humid summer air to a comfortable moisture level before delivering it to the space. For this reason, not only would the costs be higher, but the physical size of the HVAC equipment would be larger than the proposed GMU and therefore would result in the need for a more severe variance.

2. **Chilled Water System:** A typical chilled water system would consist of chiller(s), chilled water pump(s), buffer tank(s), water treatment skid, glycol fill skid, hydronic specialties, air handlers (consisting of blowers, motors, filters, and chilled water coils), and chilled water system supply and return piping to interconnect the components listed. In this system, the water/glycol mixture would be used as the medium which would capture the heat from the space and remove it outdoors via the chiller(s). This system would be a fine approach if there was more real estate available (both indoor and outdoor). Unfortunately, a chilled water system sized to handle the cooling load required would require a larger space than what is available, therefore it is not feasible for this application.
3. **Ground Source/Geothermal System:** The basic idea of a geothermal system includes the use of a water/glycol solution as the medium to capture heat from the building and transfer it to the ground (heat sink). The opposite is true for heating demands within the building, heat is captured from the ground and transferred to the building. The system would include underground wells/piping, pumps, buffer tank(s), glycol fill skid, hydronic specialties, ground source heat pumps, and supply and return piping to interconnect the components listed. The problem with a geothermal system in this case is the continuous need for cooling. Geothermal systems are sustainable solutions only when the heating/cooling load is cyclical. Heat needs to be transferred into the ground, and heat needs to be transferred out of the ground to offset and maintain a consistent ground loop temperature. In our case, the manufacturing process produces heat year-round, therefore cooling will always be in demand. A geothermal system's lifetime will be cut significantly short in our case as the underground wells will be overwhelmed with heat, never offset by a cyclical heating/cooling load. For this reason, a geothermal system is not feasible for this application.

In an effort to provide a preliminary visual of the proposed ground mounted HVAC system, renderings have been generated and provided below. Please note the first image includes a turndown slab with poured concrete pad to set the unit on. This approach was our original design intent. Due to concerns with the existing grade in the area obtained by a recent site survey, the structural engineer has also provided an alternative approach which would utilize concrete piers with a structural steel I-beam support and tabletop to set the unit on. This design is presented in the second image. As the structural details are still being defined, both options are presented here for approval.



IVEY MECHANICAL COMPANY

Rendering #1:





IVEY MECHANICAL COMPANY

Rendering #2:





M M
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U U
C C
T T
S S

CURRENT PRODUCT LINE

"Creative Solutions That Create Opportunities"

Vuteq

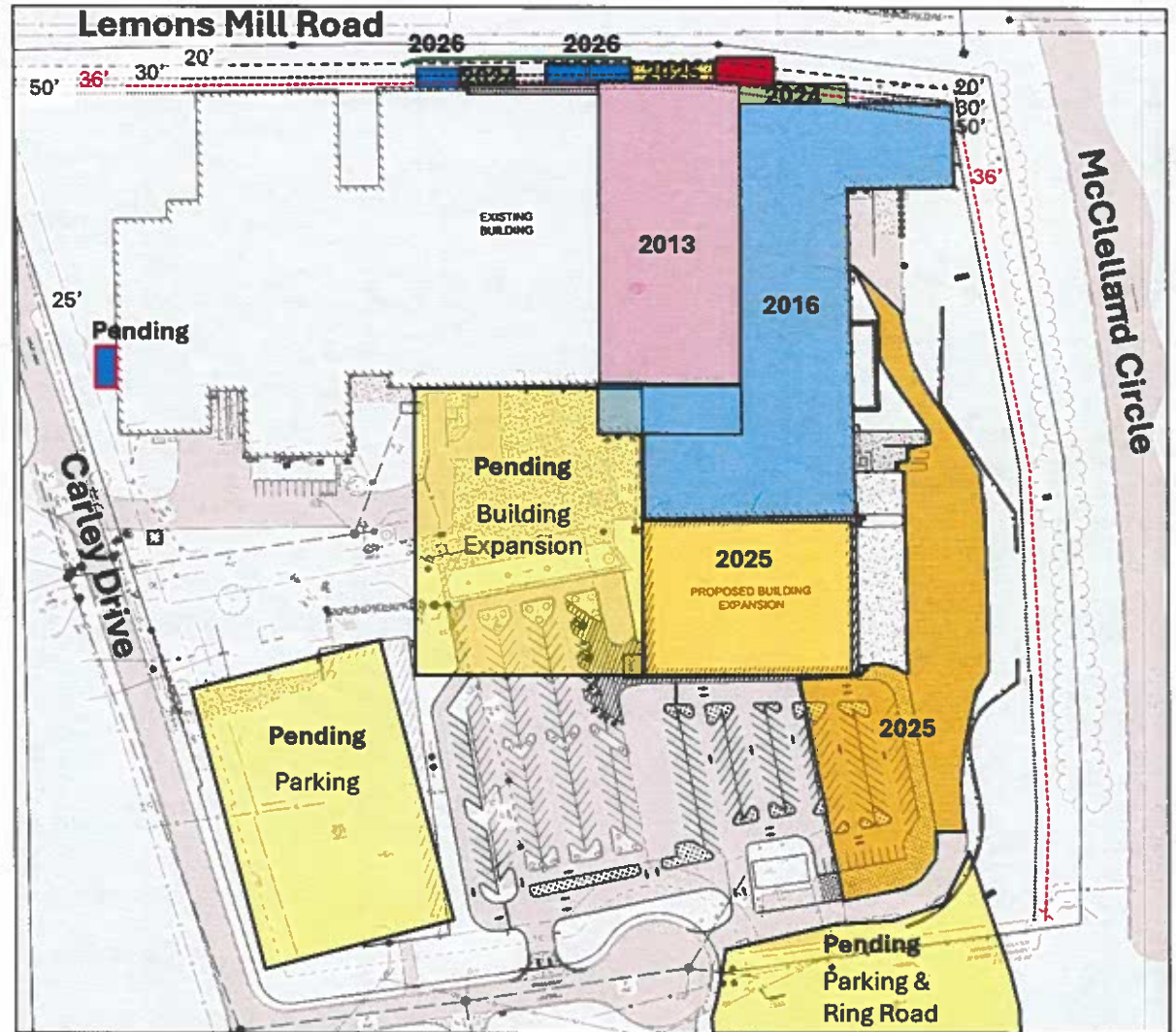
Stages of Development

- PDP 2013-07 - Var. to 36' LM
- PDP 2016-39 - Var. to 30' LM, 36' Mc
- PDP 2024-09 - Var. to 20' LM
- PDP 2025-63
- GMU - Minor Development - Approved
- GMU - G-2026-23 - Var to 25' C
- PDP 2026-31
- PDP 2025-63 Amended - Var. 5' LM

Setback Lines

- 50 feet
- 36 feet
- 30 feet
- 20 feet

LM = Lemons Mill Road
Mc = McClelland Circle
C = Carley Drive



[illegible]



GMU-07 ELEVATION - SECTION "A"
PLANT COOLING - PHASE 1
VUTEQ CORPORATION
GEORGETOWN, KENTUCKY

drawn by: JR/VEY
approved by: JW(9850)
date: 6/30/2026
sheet no. _____

M-5.1



1083 MANCHESTER ST.
LEXINGTON, KY 40508
PH: (859) 254-8878 FAX: (859) 231-9224

NOTICE:
ALL DESIGNS, ARRANGEMENTS
AND PLANS INDICATED OR
REPRESENTED BY THIS
DRAWING ARE THE
PROPERTY OF
MVT MECHANICAL
AND WERE CREATED AND
DEVELOPED FOR USE ON AND
IN CONNECTION WITH THE
SPECIFIED PROJECT.

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**ICAST-Infrastructure Precast Inc.
ZONING MAP AMENDMENT**

**Staff Report to the Georgetown-Scott County Planning Commission
October 8th, 2025**

FILE NUMBER: ZMA-2026-43

PROPOSAL: Zoning Map Amendment
from B-2 (Highway
Commercial) to
I-2 (Heavy Industrial District)

LOCATION: 112 Triport Circle

PARCEL ID: 161-40-005.000

OWNER: Infrastructure Precast Inc.,
doing business as ICAST

CONSULTANT: Thoroughbred Engineering



STATISTICS:

Total Site Acreage: 15.65-acres

Existing Zone: B-2 (Highway Commercial)

Proposed Zone: I-2 (Heavy Industrial District) and C-1 (Conservation District)

Surrounding Zone(s): I-1 : (North, East)
B-2: (South, East, South-West)
A-1: (West, beyond I-75)

Existing Use: Outdoor storage and non-retail sales of precast concrete products
(Conditional Use Permit, March 2026)

Proposed Use: Precast Concrete manufacturing, aggregate bins and cement silo,
out-door staging area/storage of finished products

Access (Direct): Triport Circle (Private Street)

Access (Arterial): Cherry Blossom Way (KY-620)/ Interstate 75 (I-75)

Future Land Use (2024): Industrial, Creek corridor along the stream and floodplain

BACKGROUND:

The subject property is approximately 15.65-acre parcel located at the western end of the Triport Circle, between the eastern right-of-way of Interstate 75 and the established industrial and commercial area along Triport Road. The property is within the Urban Service Boundary just north of the Georgetown city limits. It is currently zoned B-2 (Highway Commercial). The surrounding area is predominantly zoned I-1 (Light Industrial) to the north and east within the Delaplain/Triport industrial area, with B-2 (Highway

Commercial) properties to the south and southeast near the Interstate 75 and Cherry Blossom Way interchange. The property has frontage on Interstate 75 but no direct access to it.

Infrastructure Precast, Inc. (ICAST), is a family-owned precast infrastructure concrete and pipe manufacturer and is an approved supplier for the transportation departments of Kentucky, Tennessee, Indiana, Ohio, West Virginia, and serves customers within a 600-mile radius of its home facility.

The Applicant requests I-2 (Heavy Industrial) zoning for the developable portion of the property and C-1 (Conservation) zoning for the stream and floodplain corridor in order to develop and operate a facility to manufacture and storage of precast concrete products on site.

HISTORY:

In March 2026, the Scott County Board of Adjustment approved a Conditional Use Permit allowing outdoor storage and non-retail sales of precast concrete products on the property under its existing B-2 zoning. Under that approval, manufacturing occurs off-site and the subject property functions only as a storage and distribution location with no on site manufacturing or processing.

The Applicant states that the application responds to growing demand for ICAST products. The application would establish on-site manufacturing and would expand both the nature and the intensity of the operations beyond what the Conditional Use Permit allows in the B-2 zoning district.

CONCEPT PLAN & USE OVERVIEW:

Use Review:

The Applicant is requesting a rezoning from B-2 (Highway Commercial) to I-2 (Heavy Industrial) and C-1 (Conservation). The concept plan shows an 11,520-square-foot manufacturing and office building, a cement silo, a loading area, and two gravel staging areas totaling approximately 243,856 square feet.

The Applicant states that the operation includes indoor manufacturing as well as exterior raw material storage, heavy equipment movement, truck loading, product storage, and distribution. Cement, aggregate, and water would be mixed inside the proposed building and placed into molds for curing and finishing. Aggregate materials (sand and stone) would be stored in exterior bins, and cement would be stored in an on-site silo and augured into the building. Finished concrete products would be moved by heavy equipment to outdoor staging areas for storage, sale and delivery to off-site customers.

Triport Circle requires major roadway repairs to accommodate the proposed heavy equipment and truck traffic. Although sanitary sewer infrastructure is adjacent to the site, treatment capacity restrictions prevent new connections, and the proposed septic system remains subject to WEDCO approval. The application also does not identify separate controls for industrial process water and concrete washout.

Per the Definitions in the Zoning Ordinance:

“Industry: The processing of products or raw materials. The two categories of industry are defined according to the following performance standards.

- a. ***Heavy Industry: Those industries whose processing operations result in the outdoor storage or processing of materials or products, the emissions of any atmospheric pollution, visible light flashes***

or glare, odors, or noise or vibration which may be heard or felt off the premises or those industries which constitute a fire, explosion, or other hazard detrimental to the health and welfare of the community or adjacent property owners.

- b. **Light Industry:** Those industries whose processing operations result in none of the above conditions."

After review of the proposed use, Staff therefore finds that the proposed use would be considered heavy industry, and a rezone to I-2 (Heavy Industrial) district is needed to facilitate the use as described.

KRS 100.213:

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.*

In reviewing the proposed zone change, staff has considered both the text of the comprehensive plan as well as the adopted future land use map.

Future Land Use Map:

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

*".....includes the **processing of products or raw materials**. The associated zoning districts are intended to provide concentrated areas of high-quality employment facilities within the Urban Service Boundaries for uses **including light and heavy manufacturing**, warehousing and distribution, trucking, indoor, screened, **and outdoor storage**, and a wide range of other service operations. Areas planned for industrial uses should be designed in a campus or park-type setting with an emphasis on internal connection and access." (Page 71)*

The 2024 Future Land Use Map depicts the floodplain area to the east on the property for preserved Creek Corridor. Per the Comprehensive Plan, Creek Corridor land use category,

*".....includes the 1% annual **flood chance areas** within the Urban Service Boundaries. Over time, it is expected that as property develops, the land in the **Creek Corridor should be officially designated***

for conservation. To support long-term community goals for the protection of our waterways and riparian areas, these **areas should not be developed** except for public uses such as trails, greenways, or ribbon parks.” (Page 71)

- **Staff Analysis:** The requested I-2 (Heavy Industrial) and C-1 (Conservation) districts correspond generally to the Industrial and Creek Corridor designations on the Future Land Use Map. However, the Industrial category covers both light and heavy industrial uses and calls for development in a campus or park-type setting with an emphasis on internal connection and access. The Plan and the state regulation directs that the FLU map be read together with its goals and objectives. A mapped Future Land Use Industrial designation therefore does not, by itself, establish that heavy industry is a suitable use for this property.

Comprehensive Plan Text

The Comprehensive Plan provides guidance for consideration of zone change requests by identifying community goals and objectives & long-term development patterns affecting Scott County. It is important to note, as a guiding document, the comprehensive plan may advance seemingly contradictory goals simultaneously. It is the duty of the Planning Commission to consider the entirety of the comprehensive plan and weigh individual goals as they relate to specific proposals and determine when a proposal is supported by the Comprehensive Plan. For this review Staff has highlighted a portion of the land use analysis section focused on industrial development as well as specific goals related to economic development, environmental protections, and infrastructure.

Land Use Analysis

The comprehensive plan provides the following analysis on the future needs of industrial land in the Georgetown Urban Service Boundary,

“There are about 2,082 acres of industrially zoned land (I-1 & I-2) in Georgetown, with approximately 363 acres of this being undeveloped. If we create a benchmark, similar to that created in our analysis of developed commercial land, we can estimate how much industrial development we will need per thousand people. For 2020, this benchmark is about 45.2 acres of developed industrial land per thousand persons.

	2020 - 2025	2025 - 2030	2030 - 2035	2035 - 2040
Population Added	3,860	4,262	4,705	5,195
Industrial Acres per Thousand People	45.2	45.2	45.2	45.2
Acres of Developed Industrial Land Needed	174.5	192.6	214.1	234.8

*Table 4: Industrially Zoned Land Needed to Support Georgetown's Projected Population Growth 2020-2040
Georgetown-Scott County 2024 Comprehensive Plan, page 54 of 394*

To maintain the current benchmark of 45.2 acres of developed land per thousand people, the city would need to add about 367.1 acres of developed industrial land by 2030. Given there are only about 363 acres of undeveloped land zoned for industrial development, it would be prudent for the city to ensure additional land is available within the Urban Service Boundary for future industrial development expected by 2030.”

- **Staff Analysis:** Rezoning the approximately 15.65-acre subject property would add industrially zoned land within the Urban Service Boundary. It would therefore contribute toward the projected 2030 need. However, the need for additional industrial acreage does not by itself establish that a particular property district is appropriate for heavy industrial use. That must be determined in light of the Plan's other goals and objectives.

Economic Development: **Goal EG 1** encourages diversification of the Scott County economy. **Goal EG 4** promotes Scott County as a superior location for industrial development with **Objective 4.2** supporting retaining adequate acreage for industrial uses.

- **Staff Analysis:** The proposed precast concrete manufacturing facility would expand the County's industrial base and support the construction and infrastructure sectors and may provide employment opportunities that draw on the skilled industrial workforce already present in Scott County. In this respect, the proposed use supports Goals EG 1 and EG 4.
- However, while these items policies call for continued industrial development, but they do not establish that every property designated for industrial use is suitable for heavy industrial use. The suitability of the requested zoning must also be evaluated in relation to the property's infrastructure, environmental and other related constraints.

Environmental Protection: **Objective EN 1.1** encourages the protection of creek conservation corridors through zoning and riparian buffers, and **Objective EN 1.2** promotes the preservation and restoration of streams, floodplains, and riparian areas. **Objective EN 2.3** requires the proper use, location, and disposal of hazardous materials to protect water quality. **Goal EN 3** calls for the protection of environmentally sensitive areas, **Objective EN 3.1** discourages development of areas with a concentration of sensitive resources, and **Objective EN 3.2** requires rezoning of creek conservation corridors to C-1 when adjoining property is proposed for development.

- **Staff Analysis:** The Applicant's request to rezone the stream and floodplain corridor to C-1 (Conservation) supports Objectives EN 1.1 and EN 3.2 and would help preserve the creek corridor.
- Access to the manufacturing and staging areas would require crossing the creek and floodplain, and the operation would involve a variety of activities that could negatively impact the adjoining creek corridor if not properly mitigated.
- Staff finds that, while the proposed C-1 zoning aligns with these policies, the intensity and range of uses permitted within the requested I-2 district, as currently proposed, are not consistent with Objectives EN 1.2, EN 2.3, and EN 3.1 without additional consideration, review, and/or protections.

Infrastructure and Public Facilities: **Objective IF 1.1** calls for reliable wastewater treatment and stormwater management, **Objective IF 1.3** calls for adequate public sewer capacity, and **Objective IF 1.4** requires stormwater infrastructure to be environmentally safe. **Objective PF 1.3** directs the Planning Commission to consider service levels when reviewing new development.

- **Staff Analysis:** Local Regulations require developed lands within the Urban Service Boundary to connect to the public sewer. However, public sewer treatment capacity is currently unavailable to the site, and the proposed septic system would be limited to domestic wastewater. Stormwater infrastructure design and review is not required at this time, but should this site be developed, it would need to meet all applicable stormwater requirements.

Transportation and Community Form: Objective TR 1.3 seeks to protect the integrity of existing roads through ongoing maintenance, and **Objective CF 1.3** calls for safe, economical mobility and accessibility for citizens and goods.

- **Staff Analysis:** The sole access to the site is Triport Circle, a private street that is not maintained by Scott County and may need major repair. No analysis has been provided for truck volumes, but traffic levels would be constituent with the proposed use. Staff finds that Triport Circle is inadequate to support this level of industrial use and as such, this use would not be supported by this comprehensive plan goal.

Concluding Staff Analysis: Overall, the 2024 Comprehensive Plan supports the continued growth of Georgetown's industrial economy, and the Future Land Use Map designates the developable portion of the property as Industrial. The proposed precast concrete operation is generally supported by the Plan's industrial and economic-development goals, and the proposed C-1 (Conservation) area aligns with the Creek Corridor designation.

However, the creek and FEMA-designated floodplain running along the eastern portion of the property, where access to the proposed development area would occur, could be susceptible to unmitigable impacts due to the intensity of the proposed use. Furthermore, local infrastructure for the property is greatly limited as public sewer capacity is unavailable and the private street that would serve as the only access point for site access may need serious repairs with no plan for its improvement or maintenance currently known.

Finally, The requested I-2 district would also permit a range of uses and a development intensity well beyond what is shown on the Concept Plan which may lead to additional complications should the site be proposed future heavy industrial projects

Ultimately, Staff finds that the requested I-2 zoning is not supported by the Comprehensive Plan because of insufficient infrastructure and concerns related to the onsite creek and its associated floodplain.

Analysis of Legal Considerations:

Section 100.213 Findings necessary for proposed map amendment

1. ***Before any map amendment is granted, the planning commission . . . must find that the map amendment is in agreement with the adopted comprehensive plan, ...***

- **Staff Analysis:** Based on the above review of both the Future Land Use Map and Comprehensive Plan, Staff does not believe this finding can be made, and the proposal does not meet this criterion.

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.

- o **Staff Analysis:** Staff does not believe that the submitted application and supporting documents demonstrate either of the above requirements, and as such do not believe these findings can be made.

FINDINGS:

1. The 15.65-acre subject property is zoned B-2 (Highway Commercial) and is approved for a Conditional Use Permit from March 2026 for precast concrete outdoor storage and non-retail sales. However, no development plan has been filed yet to indicate active operations.
2. The property is located at the western end of Triport Circle, a private street in need of major repair, approximately 750 feet from the Interstate 75 and Cherry Blossom Way interchange, with no direct access to Interstate 75.
3. Surrounding land uses include I-1 (Light Industrial) properties to the north and east, highway commercial uses to the south and southeast, and agricultural land to the west beyond Interstate 75.
4. The 2024 Future Land Use Map designates the developable portion of the property as Industrial and the stream and floodplain as Creek Corridor. The proposed I-2 and C-1 districts generally correspond to those designations.
5. The proposed operation includes outdoor storage of materials and products. After review of the definitions in the zoning ordinance, the proposed use aligns with I-2 (Heavy Industrial) district.
6. Access to the site requires a crossing of a creek and FEMA floodplain within the Dry Run watershed.
7. The site lacks public sewer access and adequate roadway capacity on Triport Circle for heavy machinery and vehicles.
8. The I-2 (Heavy Industry) zone requested for this property is not in line with the Comprehensive Plan.
9. The existing B-2 zoning is not inappropriate, as the property is located within an established B-2 area and is in productive use under an approved Conditional Use Permit.
10. There have been no major economic, physical, or social changes in the area that were not anticipated by the 2024 Comprehensive Plan.
11. Based on the above, Staff finds that the request does not meet the criteria of KRS 100.213.

RECOMMENDATION

Based on the findings that the requested zone change is inconsistent with the adopted 2024 Comprehensive Plan, Staff recommends **Denial** of the zone change request at 112 Triport Road, Georgetown, KY.

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

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision and Development Regulations*.
2. The Applicant shall return to the Planning Commission for Preliminary Development Plan and Final Development Plans approvals prior to construction.
3. All areas within the floodplain shall be rezoned to C-1 conservation.

4. Prior to certification of the Preliminary Development Plan, the Applicant shall obtain WEDCO approval of the septic system,
5. The Applicant shall obtain Kentucky Division of Water approval for the stream and flood plain crossing and shall address the Dry Run BMP Plan recommendations.
6. If the applicant does not progress to Preliminary or Final Development Plat/Plan approval within 3 years of Zoning Map Amendment approval, the Planning Commission may initiate a rezoning of the property back to B-2 (Highway Commercial) or some other appropriate zone.



**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
(GSCPC)
ZMA-2026-_____**

IN RE : Zone Map Amendment Application
Infrastructure Precast, Inc., a Kentucky corporation, d/b/a ICAST

Project Location: 15.65 Acres, Triport Circle, Scott County, Kentucky
(formal mail address pending)
Scott County PVA Parcel No.: 161-40-005.000

SUPPLEMENT TO ZONE MAP AMENDMENT APPLICATION:

Please state the legal justification for the requested zone change (reference to the adopted Comprehensive Plan/Land Use Plan, Zoning Ordinance, availability of utilities, etc.

Applicant seeks a zone map amendment for the subject 15.65 acres of commercial property located between the western end of Triport Circle and the eastern right of way boundary line with Interstate 75 North. The subject property lies just north of the city limits of the City of Georgetown and is within the Urban Service Boundary. *(See Scott County PVA Parcel ID Map and GSC Planning 2024 Comprehensive Plan-Future Land Use Map attached.)*

ICAST is a family-owned precast infrastructure concrete and pipe manufacturer founded in 2015 and headquartered in western Kentucky. ICAST manufactures precast concrete products for primarily for the infrastructure construction industry, and is presently serving customers within a 600-mile radius of the ICAST home office and manufacturing facility in Beaver Dam, Kentucky. ICAST is an approved infrastructure concrete supplier for transportation departments in Kentucky, Tennessee, Indiana, Ohio and West Virginia.

The Scott County Board of Adjustments approved a Conditional Use Permit for ICAST to operate an outdoor storage and non-retail sales facility on the 15.65-acre Triport Circle property in March of 2026. In response to a growing demand for ICAST products and services, ICAST has now filed a zone change application for approval to develop, build and operate a facility to manufacture some of its precast concrete products on the Triport Circle property which is the subject of this application.

The project site is presently zoned B-2 (Highway Commercial). The 2024 Georgetown-Scott County Comprehensive Plan – Future Land Use Map designates the applicant's project site as Industrial. After meeting with the GSC Planning Staff, applicant has filed an application seeking a zone map amendment for the subject property, which would change the land use zone classification from B-2 to I-2 (Heavy Industrial) and C-1 (Conservation). The applicant's proposed

zone change satisfies the threshold requirement of K.R.S. 100.213 (1), because the primary proposed land use designation sought by the applicant is *"in agreement with the adopted comprehensive plan"*¹. The C-1 designation included in the applicant's application is following current GSC Planning requirements that any rezoning of property which includes property with flood plain property should also include a rezoning of the flood plain area to C-1 (Conservation).

The applicant's proposed manufacturing process will involve the construction of an approximate 11,250± square foot building, in which all the mixing of the raw materials, (cement, aggregate materials and water), pouring the cement mixture into molds or forms, and the curing and finishing of the precast concrete products will take place. The aggregate materials, (sand and stone), will be stored in bins on the property and the cement material will be stored in a silo on site and augured into the building for mixing in the process of making precast concrete products. The finished concrete products will then be moved via heavy equipment to outdoor storage areas, and eventual sale and delivery to offsite customers.

All necessary utilities are available on site. The project site has sanitary sewer lines available and accessible to the site, but the sanitary sewage treatment provider to serve this facility currently has no available capacity (Bluegrass Water) and is under a no further connections order from the state regulatory agency overseeing that facility. The applicant has currently applied for approval of a septic tank sewage treatment plan with WEDCO and has designated appropriate land to accommodate the septic tank and corresponding leach fields. The applicant will also be required to work with the Kentucky Division of Water for permitting for a bridge to cross the creek in the proposed access from the street to the proposed building on the project site.

The zone change application by ICAST from B-2 to I-2 and C-1 agrees with the comprehensive plan and satisfies the requirements of 100.213 (1). The applicants proposed I-2 classification, although labeled as heavy industrial, will not involve outdoor manufacturing and will not produce excessive noise, light, smoke, odors or dust. Appropriate storm water protection is being handled with onsite water detention areas which will be vetted as usual during the development plan approval process. The project area is in the immediate vicinity of other I-2 users and industrial type businesses and is an appropriate use of the project site.

Harold F. Simms, Attorney
Counsel for ICAST, Applicant

¹ KRS 100.213 (1)



Outlook

ICast - ZMA 2026-43 / Decision on Amending application from I-2 to I-1

From Harold Simms [REDACTED]

Date Mon 9/14/2026 2:53 PM

To Toshi Tusam [REDACTED]; Holden Fleming [REDACTED]

Cc Jonathon Ross [REDACTED]; Mark McCain [REDACTED]; Charlie Hall [REDACTED]; Daniel Rehner [REDACTED]

Toshi:

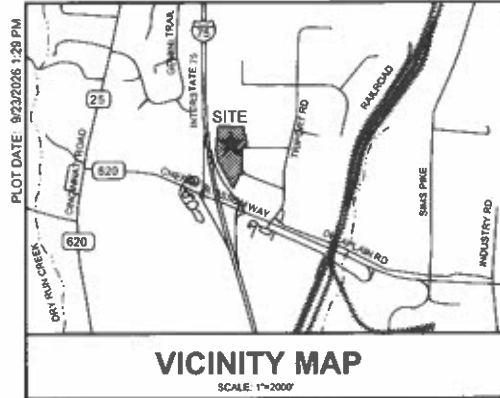
I have discussed the possibility of amending the above referenced ZMA application currently pending for ICast from I-2 to I-1, based on our discussions after the TRC meeting. At this time, my client appreciates the staff concern about seeking a ZMA to I-2 may not be the preferred land use designation given that the ICast manufacturing process does not result in offsite impacts of the nature described in the GSC Zoning Ordinance requiring an I-2 zone. However, the I-1 zone designates that a use that has "outdoor storage of materials or products" is a "conditional use" with conditions that are not workable with the Triport Circle site. Given the fact that ICast has no foreseeable plans to not be a long-term user of the Triport Circle property, and the absolute need to store the finished concrete products as indicated on the "staging area" of the concept plan. ICast believes that the I-2 zone is a more appropriate fit for their proposed use. If this remains a serious problem for GSC Planning, please contact me to discuss options or alternatives.



Harold F. Simms
ATTORNEY & COUNSELOR AT LAW

[REDACTED]

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- FLOOD INFORMATION:**
- BASED ON AN INSPECTION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S INTERNET MAP SERVICE CENTER SITE, THE PROPERTY LIES PARTIALLY WITHIN ZONE "X" AND PARTIALLY WITHIN ZONE A IN THE 100 YEAR FLOOD PLAIN MAP #21209C0120D, EFFECTIVE DATE: DECEMBER 21, 2017
- NOTES:**
1. TRIPORT CIRCLE IS A PRIVATE STREET. PROPERTY OWNER MAY BE REQUESTED BY OTHER USERS TO CONTRIBUTE TO ROADWAY IMPROVEMENTS AND/OR MAINTENANCE COSTS.
 2. A CONDITIONAL USE PERMIT WAS APPROVED FOR AN OUTDOOR STORAGE FACILITY AND NON-RETAIL SALES OF PRE-CAST CONCRETE PRODUCTS ON 4/5/2026.
 3. POP SHALL NOT BE CERTIFIED PRIOR TO WEDCO APPROVAL OF SEPTIC SYSTEM.
 4. THIS AREA FALLS WITHIN THE DRY RUN WATERSHED AND IS SUBJECT O ADDITIONAL RECOMMENDATIONS FROM THE DRY RUN BMP PLAN INCLUDING UPDATING THE WATERSHED MODEL TO CHECK FOR DOWNSTREAM IMPACTS.
 5. ACCESS TO THE SITE REQUIRES CROSSING THE FLOODPLAIN WHICH WILL REQUIRE KYDOW APPROVAL AND LIKELY SOME FORM OF LARGE BOX CULVERT OR BRIDGE.
 6. PROJECT IS NOT IN THE GMWSS SERVICE SYSTEM.
 7. COORDINATE WITH GMWSS REGARDING PROPOSED GRADE CHANGES OVER THE EXISTING GMWSS SANITARY SEWER FORCE MAIN.

SITE DATA

PROPERTY INFORMATION:

STREET ADDRESS: 112 TRIPORT CIRCLE, GEORGETOWN, KY 40324
DEED BOOK: D.B. 449, PG. 653
NUMBER OF LOTS: 1
LOT SIZE: 15.68 ACRES (683,140.1 S.F.)

OWNER:

VVG REAL ESTATE HOLDINGS LLC

DESIGN ENGINEER:

THOROUGHbred ENGINEERING
CONTACT: DANIEL REHNER
P.O. BOX 481
LEXINGTON, KY 40588
PHONE: 859-785-0383

DEVELOPER:

JONATHAN ROSS
INFRASTRUCTURE PRECAST, INC.
981 W 7TH ST
BEAVER DAM, KY 42320

PROJECT INFORMATION:

PROPOSED USE: INDUSTRIAL MANUFACTURING & STORAGE
MAXIMUM BUILDING HEIGHT: 75'-0"
PROPOSED BUILDING HEIGHT: 20'-0"
PROPOSED SQUARE FOOTAGE: 11,520 S.F.
MAXIMUM BUILDING LOT COVERAGE: 50%
PROPOSED BUILDING LOT COVERAGE: 1.69%
TOTAL IMPERVIOUS AREA: 42,186 S.F.

ZONING INFORMATION:

ZONING CLASSIFICATION: I-2 (HEAVY INDUSTRIAL)
BUILDING SETBACKS: FRONT: 50'
SIDE: 12'
REAR: 25'

PARKING INFORMATION:

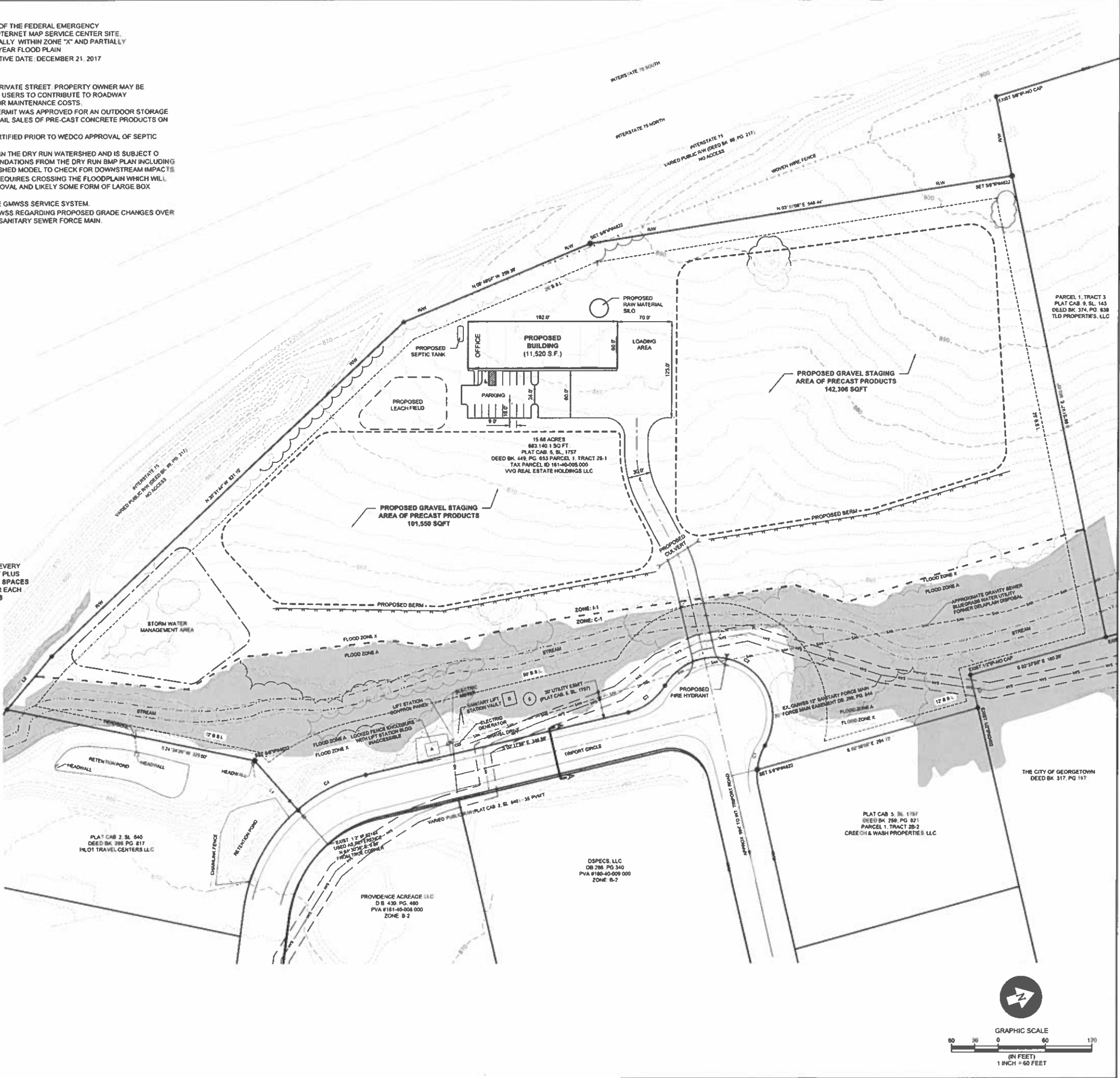
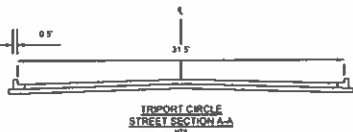
PARKING REQUIRED: INDUSTRIAL PLANT PER ORDINANCE: ONE PARKING SPACE FOR EVERY TWO EMPLOYEES AT MAXIMUM EMPLOYMENT ON A SINGLE SHIFT PLUS ONE SPACE FOR EVERY TRUCK OPERATED BY THE PLANT = 10-15 SPACES
MANUFACTURING INDUSTRIAL PER SUB REGS: TWO SPACES FOR EACH THREE EMPLOYEES ON A MAJOR EMPLOYMENT SHIFT = 7 SPACES
ONE SPACE PER 25 PARKING SPACES
PARKING PROVIDED: 15 PARKING SPACES (14 STANDARD, 1 ADA)

LANDSCAPE DATA:

VEHICULAR USE AREA (V.U.A.): 29,900 S.F.
INTERIOR LANDSCAPE AREA REQUIRED: 2,990 S.F. (10%)
INTERIOR LANDSCAPE AREA PROVIDED: 781 S.F.
REQUIRED INTERIOR TREES: 1 TREE / 250 S.F. = 12 TREES

TREE CANOPY:

SITE AREA: 683,192.96 S.F. (15.68 ACRES)
EXISTING TREE CANOPY: 157,718 S.F. (23.08%)
PRESERVED TREE CANOPY: 138,635 S.F.
NEW TREE CANOPY REQUIRED: 0 S.F. (0%)



1409 N. FORBES RD.
LEXINGTON, KY 40511
(859) 785-0383

CIVIL DESIGN, LAND SURVEYING,
ARCHITECTURAL, GEOTECHNICAL ENGINEERING,
IBC SPECIAL INSPECTIONS, MATERIAL TESTING,
STRUCTURAL ENGINEERING

THOROUGHbred
DESIGN | ENGINEER | CONSTRUCT

ZMA CONCEPT PLAN

ICAST GEORGETOWN
112 TRIPORT CIRCLE, GEORGETOWN, SCOTT COUNTY, KENTUCKY

PROJECT NO:	PROJECT BY:
280234	DRP

DATE:	REVIEW BY:
9/1/2026	CLP

FOR REVIEW

NO.	REVISION	DATE
1	TRK 220802C-2024	9/23/26

NOT FOR CONSTRUCTION - REFERENCE ONLY

C-1.0