

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
REGULAR MEETING  
MINUTES  
March 12, 2026**

The regular meeting was held in the Scott County Courthouse on March 12, 2026. The meeting was called to order by Vice Chairman Mary Singer at 6:00 p.m. Present were Commissioners Duwan Garrett, James Stone, Harold Dean Jessie, Malissa Adair, Director Holden Fleming, Planners Elise Ketz, Rhett Shirley, Mark Carper, Toshi Tusam, Noah Smith, Engineer Ben Krebs and Attorney Charlie Perkins. Absent were Commissioners Tristin Black, Jessica Canfield, David Vest, and Brad Green.

Motion by Singer, second by Garrett, approving a Resolution recognizing Charlie Mifflin and thanking him for his service as a member and chairman of the Georgetown-Scott County Planning Commission.

Motion by Jessie, second by Stone to approve the February invoices. Motion carried.

Motion by Stone, second by Garrett to approve February 12, 2026 minutes. Motion carried.

Motion by Garrett, second by Jessie to approve the March 12, 2026 agenda. Motion carried.

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

PSP-2026-04 Gaines Farm - Preliminary Subdivision Plat for 254 single-family detached residential lots, 1 HOA pocket park, 3 connections to conservation open space amenity and roads and the review of the Area Master Plan located southwest of the intersection of Paynes Depot Road and McClelland Circle.

Ms. Ketz stated the application was postponed from last month to do an additional review of the landscaping, fencing, and stormwater requirements.

She explained the 50-foot setback and the required 6-foot-tall diamond mesh no climb fence requirement along A-1 zoned properties.

She stated the southern boundary has proposed single-family homes and apartments. She stated that in condition of approval number 25 the whole boundary should be fenced.

She stated the conservation boundary should have a fence installed between 4 to 6 feet in height. She stated she made that part of condition of approval number 26.

She stated that condition of approval numbers 27 and 28 relate to the conservation accessway. She suggested requiring gates to discourage animals and vehicles from the C-1 area.

She presented an overview of the stormwater management ordinance.

Nick Nicholson, representing the applicant, stated he feels a lot of the Planning Commission questions were addressed during workshop. He stated this application is the first phase of development. He stated this property has been designated residential for 30 years.

Caroline Greathouse, 527 Pea Ridge Road, questioned if the erosion control will continue after development and for how long. Mr. Krebs stated the applicant is required to plant grass. He stated once vegetation is established the erosion control is finalized.

Commissioner Jessie questioned who maintains the erosion control once it is finalized. Mr. Krebs stated it could be Ball Homes or the HOA. It depends on how it is written but usually the HOA is in charge.

Mr. Nicholson stated the HOA would oversee maintaining the retention basins and the conservation areas. He stated Ball Homes will oversee the HOA until all lots are sold.

Commissioner Garrett questioned when phase 3 would be completed. Mr. Nicholson stated it would be determined by the market.

Commissioner Jessie questioned Ms. Greathouse if she had documents she could present to the Planning Commission related to the flooding of her property in 2010.

Commissioner Adair questioned if the lot sizes outside of the waiver approved were resolved. Ms. Ketz stated those lots were rectified.

**After further discussion, Motion by Garrett, second by Stone, to approve PSP-2026-04 subject to 33 conditions of approval. Motion carried 4 - 1 with Jessie dissenting.**

**PDP-2026-07 Knight Hall Renovation & New Addition - Preliminary development plan for the renovation and new addition to Georgetown College Knight Hall located at 315 E College Street.**

Mr. Carper stated the property is in the R-2 zone. He presented the history of the building.

He stated the parking on the western side of the building will not change but on the eastern side of the building part of the parking that is on an adjacent property and will be removed.

He stated there are 150 proposed rooms with a total of 310 beds. He stated the additional wing will have similarity to the other wing.

He stated the requested variances for the height will keep the character of the building.

He stated parking on the adjacent property and the circular drive will be removed and the ADA parking spaces moved to the building access.

He stated the applicant is requesting two variances for rear yard setback.

Commissioner Jessie stated concern for the existing cemetery on the property and that it needs to be completely fenced.

Mr. Carper stated the applicant is requesting a waiver in terms of the number of parking spaces, the applicant indicating that not every student would have a car and there are parking spaces in other areas of the college.

He stated no additional VUA landscaping is required since it is a building addition and the parking is decreasing. He stated a privacy fence is proposed along the northern part of the property along with trees. He stated the applicant is proposing more than the requirement for the canopy coverage.

Kevin Elliott, Kleingers Group, stated that any concerns can be addressed before the final development plan.

Kitty Dougood, 520 E Main St, stated there are multiple people in the cemetery. She stated the rock fence around the cemetery was in good shape until a storm knocked down a tree on the fence. She stated the cemetery was maintained by a Mr. Johnson until he passed. She stated she would like to see the landscape buffer continued by the parking lot.

Audrey Carr, 356 E Main St, stated she has lived at her residence since 1986 and supports the expansion however she does not want a privacy fence. She stated she is requesting to waive the requirement or to let it just be landscaping. She stated the cemetery needs maintenance.

Lewis Wolfe, 404 E Main St, stated he has been at his residence since 1956. He stated he had some questions and they discussed who is building and funding the expansion.

Mr. Wolfe questioned the construction timeframe and who will maintain the building. He expressed concern regarding the proposed dumpster location and proposed keeping it in existing location. He stated he would prefer landscaping as the buffer.

Mr. Fleming stated that the college can address all the concerns before the final development plan is approved.

Mr. Wolfe stated he would like to see the stones replaced at the cemetery and no added landscaping.

Ms. Carr stated she agrees with Mr. Wolfe.

**After further discussion, Motion by Jessie, second by Stone, to approve PDP-2026-07 subject to**

**13 conditions of approval and 3 waivers. Motion carried unanimously.**

PDP-2026-10 UK Federal Credit Union - Preliminary development plan for a bank located on Braeburn Road.

Vice-Chairman Singer recused herself from the application and with the lack of a quorum the application will be postponed until the next regularly scheduled meeting.

Election of Officers

Motion by Adair, second by Stone, to approve Mary Singer as Chairman and Duwan Garrett as Vice-Chairman. Motion carried unanimously.

Motion by Singer, second by Jessie to approve Mary Singer, Duwan Garrett, Brad Green, Malissa Adair, and James Stone to Executive Committee. Motion carried unanimously.

Discussion of FY 26-27 Budget

Mr. Fleming stated that the county has requested the proposed budget. He stated he is proposing a 5% raise for employees.


Discussion of IT Services

Mr. Fleming stated that previously the Planning Commission was part of the city's IT plan with Netgain. He stated after separating due to security upgrades needed by the city, our contract with Netgain ends in March. He stated staff put IT services out to bid and have had 2 responses. He stated that the bids will be reviewed. He stated the 7.5% increase in budget is due to the separation and firewall upgrade.

Vice-Chairman Singer adjourned the meeting.

Attest:

  
Charlie Perkins, Secretary

---

Mary Singer, Vice Chairman  
