GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
OCTOBER 8, 2026

The regular meeting was held at Scott County Courthouse on October 8, 2026. The meeting was called to order by Vice Chairman Duwan Garrett at 6:00 p.m. E.T. Present were Commissioners Duwan Garrett, James Stone, Tristin Black, Malissa Adair, Brad Green, and Harold Jessie, Planners Elise Ketz, Rhett Shirley, Mark Carper, Noah Smith, Toshi Tusam, Director Holden Fleming, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was Chairman Mary Singer, Commissioners Jessica Canfield and David Vest.

Motion by Black, second by Green to approve the September invoices. Motion carried.

Motion by Stone, second by Green to approve September 10, 2026 minutes. Motion carried.

Motion by Jessie, second by Black to approve September 17, 2026 minutes. Motion carried.

Motion by Green, second by Adair to approve October 8, 2026 agenda. Motion carried.

Postponements or Withdrawals

Josh Weber, representing Vuteq, requested a postponement until next month for PDP-2025-63. **Motion by Green, second by Jessie, to postpone PDP-2025-63 until next month's regular meeting. Motion carried unanimously.**

Harold Simms, representing ICAST, requested a postponement until next month for ZMA-2026-43. **Motion by Jessie, second by Black, to postpone ZMA-2026-43 until next month's regular meeting. Motion carried unanimously.**

Data Centers Ordinance

Mr. Fleming spoke of the changes to the Data Center Ordinance since the last meeting on September 17, 2026. There were discussions regarding adopting a 1,500-foot setback, proposing regulations prohibiting water as the primary liquid for any liquid cooled system, proposing a solar energy system over the roof and within the VUA of any proposed site, reducing the allowable decimal levels at the property perimeter, adding religious facilities as a sensitive use requiring increased setbacks, and clarified enforcement procedures for noise complaints.

Commissioner Jessie questioned if compliance reporting could change the yearly requirements.

Commissioner Green suggested data centers must pay for yearly compliance requirements.

Commissioner Black stated he is in favor of yearly compliance requirements and questioned if it could be an independent verification. Mr. Perkins stated a professional would have to certify the test results.

Commissioner Black stated he would like to revert to the 1,500-foot setback.

After further discussion, **motion by Black, second by Jessie, to revert to the 1,500-foot setback and to the 2,000-square foot setback for any emission points or smokestacks from KLC model ordinance. Motion carried 5-1 with Adair dissenting.**

Commissioner Black requested staff to explore caps on acreage amounts that could be used for a data center.

Commissioner Black suggested adding a requirement that any applicant must pay for a home appraisal within a mile and that any change of value would have to be notified during the conditional use process.

Motion by Black, second by Jessie, to require a home appraisal value before a conditional use permit is approved. Motion carried unanimously.

Commissioner Black requested explanation of the community benefits agreement. He requested hiring of local workers, funding for community projects and amenities.

Motion by Black, second by Green, to require hiring of local workers, funding for projects, and energy efficiency of utilities. Motion carried unanimously.

After further discussion, **motion by Jessie, second by Black to approve the substantiable metrics and power unit effectiveness (PUE). Motion carried unanimously.**

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

Lynne Brooks, 102 Hawthorne Court, questioned clarification of the proposed decibel level. Commissioner Black stated that 30 decibels is the proposed level.

Ms. Brooks questioned where the rest of the electricity would come from. Mr. Fleming stated 25% must come from renewables with the remainder coming from additional on-site generation not utilizing renewables or through other available utility sources.

Nate Reeves, 108 Kingston Drive, stated a lot of his concerns have been answered during this meeting.

Sophia Lynn, 2663 Oxford Village Lane, stated some of her concerns have been answered during this meeting but stated there are endangered species in Scott County that a data center could interrupt.

Norris Stacy, 3490 Josephine Road, stated his concern about the closed landfill in northern Scott County and suggested data centers could be underground.

Commissioner Black left the meeting.

Farm Stand Ordinance

Mr. Fleming spoke of changes to the Farm Stand Ordinance. He stated the definition of agricultural uses had changed to add, storage and sales to the list of approved actions associated with ag and horticultural use. He stated a farm stand is defined as a temporary or permanent structure with or without electricity used for the retail sale of agricultural products primarily grown, raised, or produced on-site of the farm that the stand is located. He stated unless staff receives calls about the farm stand, the farm stand will be left alone. He stated farm stands are being added as an allowed use in the A-1 agricultural zone.

He stated farm stands would need to be set back 50-foot from all property lines consistent with existing A-1 setbacks. He stated that the structure would be limited to 1,000 square feet of enclosed space and 1,000 square feet of external display area. He stated signs need to be less than 32 square feet and six feet in height. He stated off-street parking must be provided at least 50 feet from the property line.

Commissioner Jessie questioned if someone wanted to put gravel for parking would that be allowed. Mr. Fleming stated that is up to the farm owner.

Roger Quarles, 1689 Lemons Mill Road, submitted new language wrote by Soil Conservation Board. He questioned if the proposed ordinance had been reviewed by the County Attorney. Mr. Perkins stated himself and the county attorney had reviewed the document.

Mr. Quarles stated they would prefer farm stand to be called a point of sale area instead. He stated another part they would like to change is the square footage. He wants square footage limitations deleted since an accessory building is already allowed in the A-1 zone. He stated parking should just be simplified to state that it would be located on the farm owner's property. He suggested that the Planning Commission use his draft.

Mr. Fleming stated he does like the point-of-sale idea, but he does want to keep a square foot limit on farm stands.

Terry Keown, 2298 Cincinnati Pike, explained current fees and requirements of being a Kentucky Farm Bureau roadside stand. She stated there are already requirements, certifications, and fees governing all those areas. She emphasized less is best for additional regulations.

After further discussion, **Motion by Adair, second by Jessie, to include the verbiage that addresses under 100-square foot farm stands. Motion carried unanimously.**

After further discussion, **Motion by Green, second by Adair, to add point of sale definition to the farm stand ordinance. Motion carried unanimously.**

Online Permitting

Mr. Fleming gave an update and presentation on the new online permitting software GovWell.

Vice Chairman Garrett adjourned the meeting.

Attest:

Charlie Perkins, Secretary

Mary Singer, Chairman