

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
AUGUST 13, 2026**

The regular meeting was held in the Scott County Courthouse on August 13, 2026. The meeting was called to order by Chairman Mary Singer at 6:00 p.m. Present were Commissioners Duwan Garrett, James Stone, Tristin Black, Malissa Adair, David Vest and Brad Green, Director Holden Fleming, Planners Elise Ketz, Rhett Shirley, Mark Carper, Noah Smith, Engineer Ben Krebs, and Interim Attorney Ben Willis. Absent were Commissioners Jessica Canfield, Harold Jessie, and Attorney Charlie Perkins.

Motion by Garrett, second by Vest to approve the July invoices. Motion carried.

Motion by Black, second by Stone to approve July 9, 2026 minutes. Motion carried.

Motion by Adair, second by Garrett to approve August 13, 2026 agenda. Motion carried.

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

Postponements/Withdrawals

Tyler Wiley, representing 185A Industry Road, requested to postpone ZMA-2026-34 for one month until the next regularly scheduled meeting. **Motion by Vest, second by Black to approve the postponement until the September meeting. Motion carried.**

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

ZMA-2026-22 McMillen Property - Zoning Map Amendment for A-1 (Agricultural) to R-1C PUD (Single Family Residential) located on Lisle Road near Lemons Mill Road.

Chairman Singer recused herself from this application.

Vice Chairman Garrett opened the public hearing.

Mr. Carper stated the property is 13.29 acres. He stated the Future Land Use Map designates the property and surrounding properties as low density residential.

He stated the property is within the urban service boundary and the city limits boundary is contiguous along the western and southern border of the property. He stated if approved the property would go to the city for consideration of annexation.

He stated there are three access points to the property. He stated two are extensions of Skyline Drive to the existing neighborhood and to Lisle Road and the other connects to property owned by the applicant to the south.

He explained permitted and proposed lot dimensions. He stated to address the needed variances the applicant is requesting the property to be a PUD.

He stated this application meets the goals and objectives of the Comprehensive Plan and fits the Future Land Use Map.

He stated comments of opposition were received about the application.

Commissioner Black requested clarification of property setbacks.

Dick Murphy, representing Anderson Communities, stated as a result of the discussion last month they amended the zoning request to request R-1C PUD (single family residential). He stated the previous request would have allowed apartments.

He stated the other big change was changing the side yard setback to 7.5 foot. He stated by making that change they reduced the requested number of lots from 70 to 46 lots.

He stated they are under the threshold that a traffic study is required.

Mike Chandonnet, 1276 Lemons Mills Road, stated Lisle and Lemons Mill Road are heavy traffic roads. He stated he does not have a problem with the development. He requested help to get a traffic light at the intersection.

Mr. Krebs stated the road is a state road and would need to contact the state.

Debbie Dodsworth, 126 Sutton Place Boulevard, stated her concerns are traffic and safety.

Vice Chairman Garrett closed the public hearing.

Motion by Vest, second by Green to recommend approval of the rezoning request for ZMA-2026-22 on the basis of the staff recommendation that it complies with the comprehensive plan. Motion carried unanimously.

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

Mr. Carper stated this is an amendment to phase 2 of Scott County Safe Storage. He stated the applicant is requesting 4 changes. He stated after workshop the applicant made a change after seeing a recommendation for denial for the truck rental.

He stated Pioneer Plaza consists of 3 parcels. Parcel 1 is mainly indoor storage. He stated parcel 2 is outdoor storage with RV parking. He stated parcel 3 is the parcel being reviewed for amendments.

He reviewed the conditions of approval from 2007 with number 6 pertaining to the VUA interior landscaping that is consistent with Phase 1 of the development. He stated parcel 1 has different ownership now than when approved in 2007.

He stated the original plans from 2007 showed one parking spot for every 10 storage units and interior landscaping was at the end of the proposed buildings.

He stated the first request is for an increase in storage units. The second is a variance to reduce the required parking spaces. The third is a variance for a reduction in the required VUA interior landscaping. The last request is for a truck rental operation included in the parking spaces provided by the applicant.

He stated staff recommend approval of the proposed amendments.

Commissioner Adair asked if there was any existing fence at the site. Mr. Carper stated he would let the applicant's representative answer.

Commissioner Garrett questioned the interior landscaping. Mr. Carper further explained the interior landscaping.

Brent Combs, representing the applicant, stated he appreciated allowing him to make a change after reading the staff report. He stated trees and shrubs would be located along Mary Lynn Drive as perimeter landscaping.

Commissioner Black questioned the plan for the interior landscaping. Mr. Carper further explained his calculations for the interior landscaping.

David Lusby, 121 Loch Lomond Drive, stated he bought Pioneer Plaza from the applicant several years ago. He questioned the storm water quality location. He questioned if there will be gated access.

Mr. Combs pointed out where he thinks a gate could be installed.

Mr. Lusby questioned if a kiosk would be used. Mark Gray, applicant, stated he runs the business over the phone and uses codes for the renter to access their storage unit.

Mr. Lusby stated he supports the reduction in parking spaces and landscaping.

Mr. Krebs stated in his original comments he requested an agreement for stormwater management between both owners.

After further discussion, **Motion by Black, second by Stone, to approve PDP-2007-43 with 2 conditions of approval. Motion carried 5-2 with Vest and Adair dissenting.**

Lemons Mill Road Plat Revision

Mr. Shirley stated the application is to amend pre-existing conditions of approval of a previous plat. He stated one lot has multiple billboards and was deemed unbuildable until the billboards were removed. He stated the billboards were deemed the principal use of the lot, and only one principal use is allowed in the county.

He stated the applicant is requesting to make the lot a buildable lot, but the plat was recorded with notes saying the lot is unbuildable. He stated the applicant is requesting to remove the conditions of approval. He stated staff support the request and believe as soon as the home is built the home will become the primary use of the property. He stated a new plat would have to be recorded.

After further discussion, **Motion by Adair, second by Garrett, to approve the Lemons Mill Road Plat Revision. Motion carried 5-2 with Vest and Green dissenting.**

Agricultural Farmstand Ordinance Discussion

Chairman Singer opened the public hearing.

Mr. Fleming stated this discussion came from questions from a resident regarding a farmstand. He stated after discussions with Fiscal Court staff he was advised to put together an ordinance regarding farmstands.

He went through the definition of agricultural products and permitted uses in the A-1 zone. He stated what is missing in the ordinance is the actual selling of the products on the property.

He stated in the proposed ordinance is the definition of a farmstand, addition of allowing a farmstand as a permitted use, and adding specific use standards for a farmstand.

He listed the specific use standards proposed for farmstands.

Commissioner Vest stated he feels the proposed size of a farmstand is not big enough.

Commissioner Garrett questioned if meat products could be sold. Mr. Fleming stated the Health Department would oversee regulations.

Commissioner Green questioned if a percentage of products from the property could be added in case the farmer needs to source from another farm. Mr. Fleming stated it can be but might be harder to regulate.

Roger Quarles, 1689 Lemons Mill Road, suggested just adding sales to permitted uses in A-1 zoning. He stated this could add another burden to the farmers and requested tabling the issue until a problem arises.

Mr. Fleming stated if the issue is tabled that could mean a development plan would be required if a problem occurs. He stated guidance needs to be put in place before a problem arises.

Chairman Singer closed the public hearing.

After further discussion, **Motion by Vest, second by Green, to postpone the Agricultural Farmstand Ordinance to the September meeting.**

Mr. Shirley stated the September meeting will be located at Great Crossing High School.

Scott County Data Center Ordinance Discussion

Mr. Fleming stated he is going to give a summary of data center key points.

He stated 500' setback from all property lines or 1000' from all sensitive uses and zones.

He stated cooling equipment must be designed to utilize a closed-loop system. He stated water discharge must be treated.

He stated the heat from the facility must not raise the ambient temperature at the property line.

He stated 25% of total power generated onsite must be renewables.

He stated continuous generator use outside must be an emergency use not continuous.

He stated this ordinance is for unincorporated Scott County and would only be allowed on I-2 zoned property.

He stated the applicant would have to be approved by the Scott County Board of Adjustment and then heard by the Planning Commission for the preliminary development plan.

He stated all sizes of data centers would have the same process.

He stated data centers would have to be on minimum 50-acre tracts with no prime soil land.

He stated this ordinance needs to be in place before the moratorium is lifted at the end of December.

After further discussion, September 17, 2026 was decided as the meeting date for the Special Meeting for the Data Center Ordinance and Farmstand Ordinance.

Approval of Audit for FY 24-25

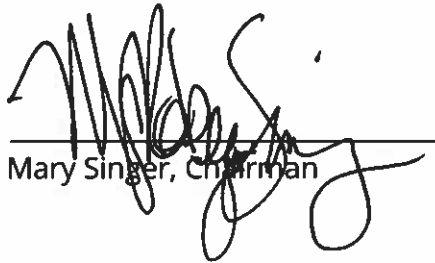
Mr. Fleming stated a clean audit was presented at workshop on July 6, 2026 by the auditor, Logan Clouse with Charles Mitchell CPA. **Motion by Vest, second by Garrett to approve the audit of FY 24-25. Motion carried unanimously.**

Chairman Singer adjourned the meeting.

Attest:



Charlie Perkins, Secretary



Mary Singer, Chairman