

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
August 14, 2025**

The regular meeting was held in the Scott County Courthouse on August 14, 2025. The meeting was called to order by Chairman Charlie Mifflin at 6:00 p.m. Present were Commissioners James Stone, Mary Singer, Duwan Garrett, Melissa Adair, Brad Green, David Vest, Harold Dean Jessie, Director Holden Fleming, Planners Elise Ketz, Rhett Shirley, Mark Carper, Engineer Ben Krebs and Attorney Charlie Perkins. Absent was Commissioner Jessica Canfield.

Motion by Singer, second by Green to approve the July invoices. Motion carried.

Motion by Singer, second by Stone to approve July 10, 2025 minutes. Motion carried.

Motion by Green, second by Vest to approve the August agenda. Motion carried.

Postponements/Withdrawals

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

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

PDP-2025-13 Legacy Run Commerce Park- Preliminary Development Plan for 2.25 million square feet of building area across several buildings with associated parking and landscaping located at 892 Delaplain Road and Old Delaplain Road.

Ms. Ketz stated if the application is approved a consolidation plat would be needed. She stated the current zone is I-1 with A-1, BP-1, and I-1 surrounding the property. She stated the proposed use is manufacturing, warehousing and industrial. She stated the access roads would be Delaplain, Anderson and Industry Road to Cherry Blossom Way. She stated the applicant is requesting two variances.

She stated the property was rezoned and annexed into the city in 1991. She stated the property was known as the Ramsey Ward Industrial Project. She stated the property has a Certificate of Land Use Restriction that was filed in 1992 that has requirements set when the property was rezoned. She stated the restrictions are broken into general conditions, preliminary development plan and final development plan. She stated some of the conditions don't apply but four conditions would. She stated those conditions included buffering along A-1 zoned property, tree preservation along Old Delaplain Road, sewer availability, and open space easement and access management.

She stated the proposed application has eight buildings on approximately 160 acres. She stated lot coverage would be 32% with 1,298 proposed parking spaces and 419 truck parking spaces. She stated estimated maximum amount of staff at 1,946.

She stated building setbacks would be 50 feet from the front and zero on the side and rear unless adjoining a residential zone then it would be 50 feet. She stated the maximum height allowed is 75 feet.

She stated staff have been working with the applicant and the requested setback variance is not needed. She stated the plans have changed to follow the CLUR filed previously.

She stated the proposed application will be built in phases with construction starting in the eastern part of the property.

She stated Cranetown Lane is a gravel road that would go through proposed buildings to access an adjoining property. She stated the road is the only way for that property owner to access their property. She stated staff recommend conditioning approval upon an agreement being reached for that property owner to be able to access their property.

She stated the applicant proposes two driveways accessing Anderson Road, one driveway to Delaplain Road, and two driveways to Industry Road. She stated the roads need improvements to accommodate the extra traffic and weight of vehicles. She stated internal roads not serving parking lots will be built to city industrial standards for future dedication to the city.

She stated a realignment of Delaplain Road is proposed further into the project site and lengthening the queuing space for the intersection of Cherry Blossom Way by several hundred feet.

She stated a traffic impact study was required. The traffic engineer performed a traffic study at eight intersections. The proposed trips for both phases in the morning are 919 and 994 in the afternoon. She stated delays identified at Cherry Blossom Way and Enterprise Way are not expected to worsen with the additional traffic. She stated the traffic study suggests converting the intersection at Cherry Blossom Way at Delaplain Road to a 3-way intersection and that a signal would not be needed until Phase 2 buildout. She stated adding an eastbound left turn lane from Delaplain Road onto the project site as well to improve road infrastructure.

She stated 2036 is the projected buildout of the site. She stated that it would include installing a signal at Cherry Blossom Way at Delaplain Road, eastbound turn lane onto Anderson Road from Delaplain Road, widening Anderson Road, and signal timing adjustments to Cherry Blossom Way and Sims Pike.

She stated the traffic study identified that the light would not be warranted at Phase 1 but staff recommended that the light be installed at Cherry Blossom Way and Delaplain Road at the start of Phase 1 in preparation for future phases of development.

She presented the landscape plan for the agricultural buffers, the VUA perimeter and the CLUR previously approved.

She stated in the southeast area of the site is a stream with a drainage area in excess of 50 acres. She stated there are 4 options for the stream. She stated the first option stream is 900 linear feet and would need to change the layout of the site plan to not disturb the stream. She stated the second option is to reroute the stream while the third option is for the applicant to enter into an agreement with the City of Georgetown for off-site improvements to stream or wetlands equal to the disturbed area preferably in the Lanes Run watershed area. She stated the fourth option is to enter into an agreement with the City of Georgetown for payment of mitigation between the applicant and the Army Corps of Engineers.

She read through the 23 conditions of approval.

Commissioner Singer questioned if there is a recorded easement for Cranetown Lane. The applicant stated it is described as a dirt road in documents.

Commissioner Singer requested clarification on the traffic signal installation. Ms. Ketz stated according to the traffic study it would not be needed until Phase 2, but staff would like it to be installed with Phase 1 construction.

Chairman Mifflin requested clarification of previously approved projects on Industry Road. Brian Traylor, 327 Sims Road, stated the property is industrial zone.

Brian Ward, Palmer Engineering, stated the reasoning for enhanced mitigation for the stream is not to lose the building area and quality of the stream.

Mr. Krebs stated streams and industrial areas don't mix very well.

Mr. Traylor questioned if the top part of the plan in phase 2 has been reviewed. Mr. Ward stated there is a higher area in that location and he explained the flow of the water.

Ed Thompson, 830 Delaplain Road, stated he owns the property north of the site. He stated Cranetown Lane is a rock road because he or his father has had the rock put on the road. He stated the road is an old county road that used to have rocks put down by the county. He stated the property has been in his family since 1873 and he is not going to reroute his access to his property.

Julie McMclanahan, 1183 Rogers Gap, questioned when is enough enough. She stated she lives where she does because she does not want to be in the city.

Charles Helms, 261 Anderson Road, stated his concern regarding the traffic for Anderson Road and Delaplain Road.

Mike Brown, Sims Road, questioned if the plan includes the cemetery on Old Delaplain Road. Mr. Ward stated the cemetery is located in phase 2 and it would have to be relocated.

Jacob Cassady, developer, stated phase 1 would not affect Cranetown Lane but stated they are willing to work with Mr. Thompson regarding his access to his property.

April Castle, 1061 Anderson Road, stated her concern for road safety and she stated she did not move there to deal with an industrial park.

Bobby Shrout, 111 Brooklane Drive, stated his concern about noise if approved. He stated his concern about the traffic it would cause on Delaplain Road.

John Bishop, resident, stated he has been picking up garbage in Scott County for 30 years. He stated most of the roads are narrow in the county.

Phyllis Gibson, 862 Sims Pike, stated the traffic is bad in that area.

Ms. Ketz stated the development will not have direct access to Industry Road, instead using easements to the property.

Mr. Shrout questioned why not build in the industrial park already in the county.

Commissioner Green stated he does feel the county needs more industrial.

Bob Vlach, 740 Sims Pike, stated the Commission can decide the size and whether to approve the plan or not.

Chairman Mifflin stated the buildings on the plan are under the size limit for industrial use.

Mr. Ward clarified that this application is for preliminary development plans for both Phase 1 and 2.

After further discussion, Motion by Green, second by Jessie, to deny PDP-2025-13 due to traffic and access point to Cherry Blossom for this size development. Motion carried 5 -3 with Singer, Stone, and Garrett dissenting.

ZMA-2025-23 Bluegrass Metal Recyclers, LLC – Zoning Map Amendment for 53.5 acres from A-1 (Agricultural) to I-2 (Heavy Industrial) located at 300 Sims Pike.

Chairman Mifflin opened the public hearing.

Ms. Ketz stated that to the north and east adjoin agricultural property and to the south adjoins light industrial. She stated to the west of the property is the railroad.

She stated the access to the property is Sims Pike.

She stated the property adjoins city limits along the south boundary. She stated after discussions with the city, if the zone change is approved, the applicant will not try to get the property annexed into the city. She stated the property would go before Fiscal Court.

She stated the applicant would have to get a conditional use permit before beginning operation due to the auto salvage yard and outdoor storage prior to operation of the proposed business.

She stated the property does have floodplain along the west boundary and a stream that travels from east to west on the property.

She stated the applicant does propose a railroad spur as access to the site.

She stated Sims Pike is 18-foot wide. She stated Sims Road is recommended to be 28-foot wide to accommodate additional traffic.

She stated the Future Land Use Map shows the site inside the Georgetown Urban Service Boundary.

She stated the creek corridor area must be rezoned to C-1 Conservation.

She stated the proposed rezoning to Heavy Industrial aligns with the Future Land Use map and several Goals and Objectives of the Comprehensive Plan, but Sims Pike does not meet the standards for industrial development.

She stated the applicant would be responsible for all offsite road and water and sewer improvements required to serve the proposed development. She stated staff is making no recommendation to Fiscal Court and instead leaving the decision for Fiscal Court to decide.

Commissioner Adair requested clarification of a comment made about Sims Pike during the last application.

Commissioner Singer questioned if the Planning Commission has not given a recommendation to Fiscal Court before. Chairman Mifflin stated he recalls going to Fiscal Court to explain.

Jon Woodall, representing applicant, stated the company is currently opening a site in Winchester. He stated the applicant already owns the property. He stated the owner realizes they will spend a lot of money to meet the requirements before opening the business.

Commissioner Jessie requested clarification that the applicant owns the property. Mr. Woodall stated the applicant does own the property.

Jerry Joiner, applicant, stated that they do not process solid waste.

Mr. Fleming stated as discussed at workshop the applicant had a transfer station on the concept plan but does not want to proceed with that at the moment.

Mr. Joiner stated this facility would be his second in the state, but he does have facilities in other states. He clarified the auto salvage would be dealer direct not available to the public. He stated railroad access is the big advantage to this property.

Commissioner Jessie requested clarification on staff's no recommendation.

Chairman Mifflin questioned why the conditional use permit was not done first. Mr. Fleming explained that the rezoning has to be completed first.

A resident stated her concern about how far industrial use will go on Sims Pike.

Juan Carpio, 545 Sims Pike, stated his traffic concerns.

Mr. Traylor stated his property is across from the proposed location. He questioned would the proposed development affect his property values.

Lyndsey and Cage Cruise, 557 Sims Pike, stated Sims Pike cannot handle the traffic, and she is worried about the environmental concerns. He stated how recycling facilities have different rules than landfills.

Greg Schickel, 384 Sims Pike, stated his property is the adjoining property to the north. He stated his concern for the property values, increased traffic, and environmental concerns.

Ms. McClanahan stated her concern with the railroad blocking traffic and the noise from the trains.

Danielle, Rogers Gap Road, stated her concern with the trains and increased traffic due to her job in the healthcare field.

Sherri Beth Mullanix, 365 Sims Pike, stated her concern for the taxpayers having to pay for the road improvements.

Mr. Traylor stated his concern that the road improvements would affect his neighbor's property.

Stephen Watson, 714 Delaplain Road, stated he does not want to lose any of his property.

Mr. Cruise questioned how the 28-foot property would be gained for the road improvements if the project passes.

Kevin Farley, 185 Davis Turkeyfoot Road, stated that a lot of people pull trailers on that road and with the dips in the road widening cannot help that.

Mr. Bishop stated there is approximately 8 businesses on Sims Pike. He stated with the surrounding industrial businesses there is a lot of scraps produced that would be shipped out on the railroad. He stated it would be a way to get scrap out of the county and save it from the landfill. He stated the transfer station is too small to handle all the waste.

Ms. McClanahan stated if this property is rezoned industrial there will be no going back.

Mr. Vlack stated the applicant purchased the property to be able to do what they want.

Commissioner Singer stated the Commission should approve projects on land already zoned industrial instead of rezoning agricultural land in her opinion.

Dennis Jenkins, resident, stated he is opposed to the rezoning.

Kenneth Vanhooose, 478 Sims Pike, stated when the landfill was open, he kept getting nails in his tires from falling debris.

Tammy Singer, resident, questioned why the Commission is willing to change the zoning when the previous application was denied.

Mr. Vlack stated property is rezoned without infrastructure in place.

Sharon Pennington, 547 Sims Pike, stated she sees RVs on Sims Pike that are going to the RV Park. She stated she does not want to see a junkyard on Sims Pike.

Roy Cornett, 126 E Main Street, stated he served on the 2024 Comprehensive Plan committee and helped designate that area as industrial.

Mr. Carpio stated a lot of people drive along the road to see the farms.

Chairman Mifflin closed the public hearing.

After further discussion, Motion by Jessie, second by Adair to deny the rezoning request (ZMA-2025-23) on the basis of safety, infrastructure and environmental concerns. Motion carried 6-2 with Singer and Stone dissenting.

Other Business

Mulch Walking Trails – Villages at Falls Creek Phase 1

Mr. Perkins explained that there is \$8,000.00 left from a bond for mulch walking trails in Villages at Falls Creek. He stated the Planning Commission could not build them with the amount of money left. He stated there would be easements that would have to be obtained, and it should just be released and returned to the bank that issued the bond.

Steve Brukwicki, Village of Falls Creek HOA President, stated that the subdivision does not want the trails due to safety, liability, flooding and maintenance.

Joey Smith stated that the money is to be returned to him, not the bank.

Motion by Singer, second by Vest to return the bond money to the bank and release the bond. Motion carried unanimously.

Mr. Perkins left the meeting.

ZMA-2025-32 Mulberry Street – Zoning Map Amendment from B-1 (Neighborhood Commercial) to B-3 (Central Business District) located at Mulberry and Main Street in Stamping Ground.

Chairman Mifflin opened the public hearing.

Mr. Carper stated the rezoning request has changed from the original request in the staff report. He stated the applicant is wanting to build a single-family dwelling on the lot. He stated B-3 does not allow single family residential, so the applicant has changed the request to R1-B. He stated staff are not giving a recommendation on the rezoning.

He stated the lot is small. He stated the applicant stated that the lot previously had a home on the lot before the 1974 tornado.

He stated the Future Land Use Map designates the area as mixed-use. He stated the property is within an identified Neighborhood Center.

He stated to build a house on the lot, if rezoned to R-1B, it would most likely need variances to fit the house on the lot.

He stated the R-1B zone may make it difficult for future mixed-use developments in the area. He stated staff feels the proposed R1-B zone may fail to meet the requirements of KRS 100.213.

Chairman Jessie questioned if rezoning would go to Stamping Ground for a decision. Mr. Carper stated the city of Stamping Ground would review.

Rob Jones, applicant, stated he wants to build a house for his son.

Ryan Hayden, 3357 Main Street, stated originally he thought it was going to be zoned business, and he was not in favor of that. He stated he does have concern about the size and the closeness a house would be.

Chairman Mifflin closed the public hearing.

Motion by Singer, second by Jessie to recommend approval of the rezoning request (ZMA-2025-32) on the basis that the current zoning is inappropriate and the proposed zoning is appropriate. Motion carried unanimously.

Other Business

RV Ordinance Workshop

Mr. Shirley gave a brief overview of the proposed RV ordinance. He stated the RV ordinance is for the unincorporated areas of Scott County only. He stated when the time comes to vote on the ordinance it would then go to Fiscal Court only for approval.

Commissioners Green and Vest suggested changing the language to tillable farmland that is eligible for RV park designation.

Dick Murphy, attorney, expressed concerns on the changes to the ordinance.

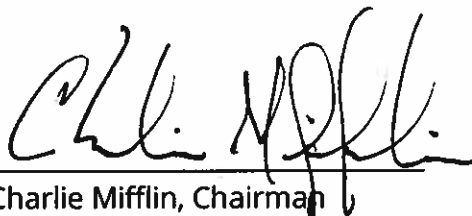
Dick Murphy, resident, stated that he spoke with neighbors regarding their thoughts about the ordinance. He stated that many people were at the July RV Public Workshop.

Chairman Mifflin adjourned the meeting.

Attest:



Charlie Perkins, Secretary



Charlie Mifflin, Chairman