

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
July 10, 2025

The regular meeting was held in the Scott County Courthouse on July 10, 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, Director Holden Fleming, Planners Elise Ketz, Rhett Shirley, Mark Carper, Engineer Ben Krebs and Attorney Charlie Perkins. Absent were Commissioners Harold Dean Jessie and Jessica Canfield.

Motion by Singer, second by Vest to approve the June invoices. Motion carried.

Motion by Stone, second by Green to approve June 12, 2025 minutes. Motion carried.

Motion by Singer, second by Adair to approve the July agenda and to move item E to the beginning of the agenda. Motion carried.

Postponements/Withdrawals

Chairman Mifflin stated that Legacy Run Commerce Park (PDP-2025-13) and Bluegrass Metal Recyclers, LLC (ZMA-2025-23) will be postponed until the next regularly scheduled meeting.

Mr. Fleming recognized the summer interns.

Noah Smith explained the projects he worked on during the summer. He participated in projects about HB 443, Sign Ordinance, Ward Hall, definitions in Ordinances, variance applications, and traffic and parking studies.

Kate Schindler stated she worked with the GIS and Engineering Department during her internship.

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

PDP-2025-25/PDP-2025-26 Colony Concept Amendment – Concept Plan Amendment and Preliminary Development Plan for 1.9 acres for 10 townhome units located at 214 Colony Boulevard.

Mr. Perkins explained that at last month's meeting a motion to approve was made but failed. He explained that a motion to deny was not given so it left an open application. He explained the application met all the requirements.

Mr. Shirley stated staff can present the application again. He stated other neighbors have concerns about the application.

Chairman Mifflin stated the application was presented at the last meeting and he will entertain new information that neighbors have.

Elizabeth McKeller, 215 Colony Boulevard, presented her online petition against the project. She stated her concerns with the proposed application.

Mike Kerber, 116 N Lafayette Drive, stated his concern about what the proposed application will do to his view and the traffic issues it would cause.

Chairman Green questioned the location of the proposed parking.

Mr. Shirley explained the preliminary process for the development plan.

Chris Mulberry, developer, reiterated that he is proposing what is allowed on that site. He stated he must meet all requirements.

Jonathan Riojas, 215 Colony Boulevard, questioned why the application was open to the public if it was supposed to be ministerial. Attorney Perkins stated traditionally staff, and the Commission wanted to hear the public's opinion. He explained that for years if all requirements are met it was supposed to be ministerial approval.

Mr. Riojas requested the developer to change the plan to 4 units instead of 10 units.

Mr. Fleming reminded the Commission that if they want to add any additional conditions of approval to state them before the vote.

Mr. Shirley read the proposed conditions of approval.

After further discussion, **Motion by Singer, second by Stone, to approve PDP-2025-25/PDP-2025-26 subject to 10 conditions of approval. Motion carried with Vest dissenting and Green abstaining.**

PDP-2025-19 Falls Creek Commons Concept Plan Amendment – Preliminary Development Plan requesting to Amend the Concept Plan for remaining lots in the Falls Creek neighborhood.

Ms. Ketz stated the property is located off Meadow Lane and Champion Way. She stated the property is zoned R-1C PUD and B-4 PUD. She stated the existing number of units is 308 and per the 2004 approval the max that could be built is 338 units.

She stated the neighborhood had 3 undeveloped areas on the side of Champion Way by Royal Springs Middle School is a 5-acre parcel and the other side of Champion Way is a 10-acre parcel along with a 6-acre parcel in the Falls Creek Mixed Use Area along Champion Way and Cincinnati Pike.

She referred to the density chart for the breakdown of housing types and number of units. She presented the timeline with the shifts in the dwelling types.

She presented the trip generation for commercial and residential from the 2004 traffic study until the 2024 conditions and the proposed in 2025. She stated the proposed residential number of trips decreased from 2004 until presently. She stated overall the higher anticipated number of trips is higher, but it is because of the types of proposed commercial businesses.

She presented the concept plan and the proposed retail locations. She stated staff feels the mixed use would be an appropriate fit for the neighborhood.

She stated the development is under density from the approved concept plan.

She stated staff recommend taking 2 separate votes for the application. She stated the first vote would be to allow or not allow an amendment to the 2004 zone change's concept plan density calculation. She stated second would be a vote to approve or not the amended concept plan.

She stated staff recommends approval of concept plan amendment to change the number of units from 338 to 369.

Nathan Billings, representing applicant, stated his client agrees with the staff report.

Joey Smith, applicant, stated it had been a long process, but he was proud of how the development has turned out.

Steve Brukwicki, 136 Falls Creek Drive, questioned if the traffic study considered the number of trips of people cutting through the subdivision.

After further discussion, **Motion by Singer, second by Garrett, to allow a change to the 2004 concept plan based on staff report. Motion carried unanimously.**

Motion by Singer, second by Garrett, to approve PDP-2025-19 based on staff report. Motion carried unanimously.

ZMA-2025-22 Woodland Park – Phase 3 – Zoning Map Amendment for 68.67 acres from R-1C PUD (Single Family Residential) to R-2 PUD (Medium Density Residential) and C-1 (Conservation) located at 1341 Cincinnati Pike.

Chairman Mifflin opened the public hearing.

Ms. Ketz stated the applicant is requesting an R-2 area of 50+ acres and C-1 area of 18+ acres. She stated the surrounding zones are A-1, R-1C PUD and C-1.

She stated the applicant is requesting a mixed housing type of development with 385 units using existing roads of Rattler Lane, Star Gazer Drive and Birdseye Boulevard to access Cincinnati Pike.

She stated this would be phase 3 of the development, presently between phases 1 and 2 there are 224 units platted.

She presented the map showing the surrounding areas incorporated into the city. She stated this property was rezoned in 2017.

She stated the applicant is proposing 91 single-family detached, 54 single-family attached, and 240 multi-family apartment units. She stated the area directly east of the community center is proposed open space.

She stated the proposal did include a traffic study. She presented the chart of findings.

She stated landscape requirements have changed since the start of this development. She stated the Agricultural Buffer Ordinance has since been enacted and would apply to this property.

She stated staff feels the rezoning would align with the 2024 Comprehensive Plan and the goals and objectives. She stated if approved staff has 7 conditions of approval.

Chairman Mifflin requested clarification of condition 7.

Dick Murphy, representing the applicant, stated when the development started it was proposed to be all single-family homes. He stated the diversification of housing is needed.

He stated the traffic study is lower now because single-family homes have more trips than townhomes or apartments.

He stated there is more open space than in the original approved plan.

Kevin Rich, Rich Design, stated the community center and open space will be open to all 3 phases of the development.

Chairman Mifflin stated he would love to see a walking trail to the schools for students to use.

Mr. Fleming stated that condition of approval 5 states the minimum of open space that is required.

Mr. Shirley stated the school system is aware of the proposed development.

David Childs, 122 Pinehurst Drive, stated he was nominated to speak about opposition to the development. He stated in 2017 the R-2 zoning was denied and questioned why it is being supported now.

Dennis Frommeyer, Stonehedge HOA President, stated the traffic study is incorrect. He stated the residents are concerned about the traffic.

Mr. Fleming stated there is a different Comprehensive Plan in effect since the original 2017 development. He stated the R-2 zoning was denied in 2017 due to lack in detail of the concept plan.

Shannon True, 102 Pinehurst Drive, stated she works at Scott County High School. She said it takes her 10 to 15 minutes to get home from work.

Diane Zimmerman, traffic engineer, stated she prepared the 2017 and 2025 traffic study. She explained the difference in the calculation is because of the different types of units. She explained the addition of Great Crossing high school has changed the traffic pattern and the same level of service should remain.

A Woodland Park resident questioned if you don't know if the units will be owned or not how you assume who will occupy them. Chairman Mifflin explained stated a 1-bedroom apartment or townhome is less likely to have kids then a 3-bedroom house.

Mr. Murphy explained that traffic data is based on types of housing, not owning or renting.

Alan Showalter, 140 Perseverance Way, stated on average you pay more for an apartment than a single-family home. Commissioner Singer stated she thinks there is more of a shift towards apartments due to the economy.

Sandra Martin, 118 White Owl Way, questioned if there is a range of rental prices. She stated her concern for property values if rentals are added to the development.

Kathy Litton, 123 Pebble Beach Drive, questioned whether the apartments are single level or multi-level. She stated her concern for walking paths to the schools.

Ms. True stated she has been employed at Scott County High School for 20 years. She stated in her time she witnessed kids using the path from the Colony to the school even during times the kids should not have been.

Sherry Greer, 124 Pinehurst Drive, stated she is so glad that others stated their concern for walking paths to the schools.

Chairman Mifflin closed the public hearing.

After further discussion, **Motion by Singer, second by Stone to recommend approval of the rezoning request (ZMA-2025-22) on the basis of the staff recommendation that it complies with the comprehensive plan. Motion carried 4-3 with Vest, Green, and Adair dissenting.**

ZMA-2025-29 Marketplace at Frankfort Pike – Zoning Map Amendment for 0.8 acres and 0.9 acres from A-1 (Agricultural) to B-2 (Highway Commercial) located at 1938 & 2020 Frankfort Road.

Chairman Mifflin opened the public hearing.

Mr. Shirley stated this rezoning is for two parcels adjacent to the Marketplace at Frankfort Pike. He stated the corner parcel was owned by the Commonwealth of Kentucky and served as an office for transportation.

He stated the area was rezoned in 2008 and the preliminary development plan was approved in November 2024. He stated the parcels have not been annexed into the City of Georgetown but adjoin city limits.

He stated a traffic study was conducted as part of the development plan in 2024. He stated the size of the two parcels does not warrant another traffic study.

He stated the western parcel if approved would have to adhere to the Agricultural Buffer Ordinance.

He stated the parcels are shown in the Future Land Use Map as commercial.

Jon Woodall, representing applicant, stated once the Preliminary Development Plan was approved, they realized they had to acquire this property.

Chairman Mifflin closed the public hearing.

Motion by Singer, second by Green to recommend approval of the rezoning request (ZMA-2025-29) on the basis of the staff recommendation that it complies with the comprehensive plan. Motion carried unanimously.

Other Business

Text Amendment ZOTA-2025-03 HB 443 Reformatting Resolution

Chairman Mifflin opened the public hearing.

Mr. Fleming explained after HB 443 was passed this text amendment deals with reformatting and renumbering the ordinance.

He stated 2025-03 is zoning ordinance renumbering and reformatting for HB 443, 2025-04 is PUD regulations, 2025-05 is Zoning Ordinance Article 4 concerning the zones and 2025-06 is Subdivision and Development Regulations renumbering and reformatting for HB 443.

Chairman Mifflin closed the public hearing.

Motion by Vest, second by Garrett to adopt Text Amendment ZOTA-2025-03 HB 443. Motion carried unanimously.

Motion by Green, second by Vest to adopt Text Amendment ZOTA-2025-04 HB 443. Motion carried unanimously.

Motion by Garrett, second by Adair to adopt Text Amendment ZOTA-2025-05 HB 443. Motion carried unanimously.

Motion by Vest, second by Green to adopt Text Amendment ZOTA-2025-06 HB 443. Motion carried unanimously.

Text Amendment RV Park Ordinance

Mr. Fleming explained why the previous RV Ordinance was repealed and why a new RV Ordinance is being drafted.

Ms. Ketz and Mr. Shirley gave further details on the RV Ordinance process.

Dick Murphy, representing owner of Bluegrass Experience Resort, stated his concern that his client was not notified about the new ordinance being drafted.

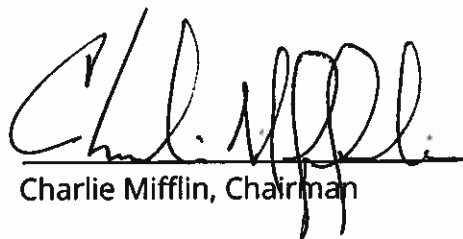
After further discussion, it was decided to request an additional moratorium time from the Fiscal Court to review and engage public discussion of the RV Ordinance.

Chairman Mifflin adjourned the meeting.

Attest:



Charlie Perkins, Secretary



Charlie Mifflin, Chairman