

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
AGENDA
JUNE 11, 2026
6:00 p.m.

I. COMMISSION BUSINESS

- A. Approval of May invoices
- B. Approval of May 14, 2026 minutes
- D. Approval of June 11, 2026 agenda
- E. Items for postponement or withdrawal

II. OLD BUSINESS

- A. ZMA-2025-36 Stables at Blossom Park - Zoning Map Amendment for 10.5 acres from B-5 (General Commercial Park) to R-3 (High Density Residential) located on Blossom Park Drive. PUBLIC HEARING

III. NEW BUSINESS

- A. ZMA-2026-22 McMillen Property - POSTPONED

IV. OTHER BUSINESS

- A. PDP-2024-48 Georgetown Commons Commercial West - Variance to the rear yard setback when adjoining residential zoning from 100 feet to 65 feet for building addition located on McClelland Circle.
- B. Approval of Audit for FY 24-25
- C. Digital Permit Review
- D. Update of Previously Approved Projects and Agenda Items

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
May 14, 2026**

The regular meeting was held in the Scott County Courthouse on May 14, 2026. The meeting was called to order by Chairman Mary Singer at 6:00 p.m. Present were Commissioners James Stone, Harold Dean Jessie, Malissa Adair, David Vest, Tristin Black, Brad Green, Jessica Canfield, Director Holden Fleming, Planners Elise Ketz, Rhett Shirley, Mark Carper, Toshi Tusam, Noah Smith, Engineer Ben Krebs and Attorney Charlie Perkins.

Motion by Jessie, second by Garrett to approve the April invoices. Motion carried.

Motion by Garrett, second by Stone to approve April 9, 2026 minutes. Motion carried.

Jon Woodall requested the Planning Commission for postponement of the following items ZMA-2025-36 and PDP-2025-37 until the next regularly scheduled meeting in order to meet with the HOA and to make design changes as well as PDP-2024-48 for additional review.

Motion by Garrett, second by Jessie to postpone ZMA-2025-36 and PDP-2025-37 Stables at Blossom Park. Motion carried.

Motion by Garrett, second by Stone to postpone PDP-2024-48 Georgetown Commons Commercial West. Motion carried.

Motion by Adair, second by Green to approve the revised agenda for May 14, 2026. Motion carried.

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

PDP-2026-13 Cyron Holdings LLC – Variance from article 6.14 of Landscape and Land Use Buffer Ordinance pertaining to required agricultural buffer fencing along the eastern property boundary located at 1007 Delaplain Road.

Ms. Tusam stated in June 2016 the preliminary development plan (PDP-2016-38) was approved for the property after being rezoned in May 2016 (ZMA-2016-21). She stated condition of approval number three allowed a mature tree line to be substituted for site screening to the adjoining A-1 zoned property.

She stated in April 2026 the applicant received ministerial approval for an additional 35 parking spaces. She stated since the approval in 2016 the Landscape and Land Use Buffer ordinance has been amended.

She stated the eastern part of the property adjoins Lanes Run Creek and has connecting vegetation and flood plain between the properties. She stated the property currently has an existing plank fence on the

eastern boundary of the property. It was stated that a letter had been submitted by the adjoining property owner stating they do not oppose the request.

After further discussion, **Motion by Jessie, second by Black, to approve PDP-2026-13 subject to 10 conditions of approval. Motion carried unanimously.**

ZMA-2026-16 School House - Zoning Map Amendment from A-1 (Agricultural) to B-4 (Community Commercial) located at 2250 Cincinnati Pike.

Chairman Singer opened the public hearing.

Ms. Tusam stated the property is 0.66 acres and previously was an historic schoolhouse. She stated the Scott County Fire Department is located to the south of the property, residential to the north and active farm to the northwest.

She stated the schoolhouse dated back to 1920 and was converted to a residence in the 1980s. She stated the schoolhouse has been vacant for 30 to 40 years.

She stated the property is within the Rural Service Area outside the Urban Service Boundary and is not served by public sewer. She stated WEDCO determined the site is not suitable for a conventional septic system. She stated the applicant is exploring alternative wastewater options that would require approval from the Kentucky Division of Water.

She stated the development of the site would be limited in scale due to the small size of the site and parking constraints. She stated traffic impacts are expected to be minimal.

She stated the Future Land Use Map designates the area as agricultural, but staff found the existing A-1 zoning inappropriate given the site's historical development and the transitional growth occurring along Cincinnati Pike corridor.

Chris and Heather Finley, applicants, stated there is a brand new existing septic system in place but it is just small. They stated possibilities of small businesses that could occupy building. They stated after determining the tenant then they will finish the interior renovations.

Terry Keown, 2292 Cincinnati Pike, stated she does not oppose the zone change but she is concerned about safety with the fire department located next door.

Chairman Singer closed the public hearing.

After further discussion, **Motion by Jessie, second by Black, to recommend approval of the rezoning request for ZMA-2026-16 on the basis of the staff recommendation that it complies with the comprehensive plan. Motion carried unanimously.**

PSP-2026-20 Price Farm Townhomes – Preliminary subdivision plat to subdivide an existing 16.86-acre lot, to create 115 individual single-family townhome lots and 1 shared open space lot (remainder of original lot) located on parcel #208-10-008.001.

Mr. Smith stated the development plans for the property have been approved and that the project site located on Herndon Boulevard and Old Oxford Road. He stated the request is for each townhome to have its own yard to be able to sell each unit individually as a single-family townhome. He stated the applicant is requesting six waivers because the current R-1C PUD zoning does not accommodate single-family attached housing on individual lots.

1. Minimum lot size reduction from 7,500 square feet to 1,980 square feet.
2. Minimum side yard setback reduction from 7.5 foot to 0 feet for zero lot line units and 5 feet for corner lots.
3. Minimum front yard setback reduction from 30 feet to 15 feet.
4. Minimum rear yard setback reduction from 25 feet to 10 feet.
5. Minimum lot width reduction from 70 feet to 20 feet.
6. Average lot coverage increase in maximum average lot coverage from 40% to 50%.

There was discussion that some details may change between preliminary and final plat submittal.

Rory Kahly, EA Partners, stated that the applicant agrees with staff's presentation.

After further discussion, **Motion by Jessie, second by Black, to approve PSP-2026-20 subject to 12 conditions of approval and 6 waivers. Motion carried unanimously.**

PDP-2025-46 GeoSpecialties – Conditions of Approval.

Mr. Carper stated this a request to the Planning Commission to waive condition #4 of the previously Preliminary Development Plan approved to place a portable restroom in place of the installation of a WEDCO approved sanitary system. He stated because of geological challenges to the site, the applicant proposes a portable restroom instead of a permanent sanitary system. He stated there would be only limited staff present at the site.

Mary Domigan, Geisler Domigan Engineers, stated if the applicant expands any, they would be required to come back before the Planning Commission. She stated no full-time employees will be on site. She stated the site is mainly for storage and picking up and dropping off equipment.

After further discussion, **Motion by Black, second by Garrett, to approve waiving condition of approval number 4 for PDP-2025-46 . Motion carried unanimously.**

A reminder by staff to submit financial disclosure forms to the city or county offices and to submit training certificates for KLC courses to planning staff.

The chair addressed a public inquiry regarding the composition of the executive committee, confirming it adheres to local bylaws regarding proportional representation.

Chairman Singer adjourned the meeting.

Attest:

Mary Singer, Chairman

Charlie Perkins, Secretary

STABLES AT BLOSSOM PARK ZONING MAP AMENDMENT

Staff Report to the Georgetown-Scott County Planning Commission
May 14, 2026

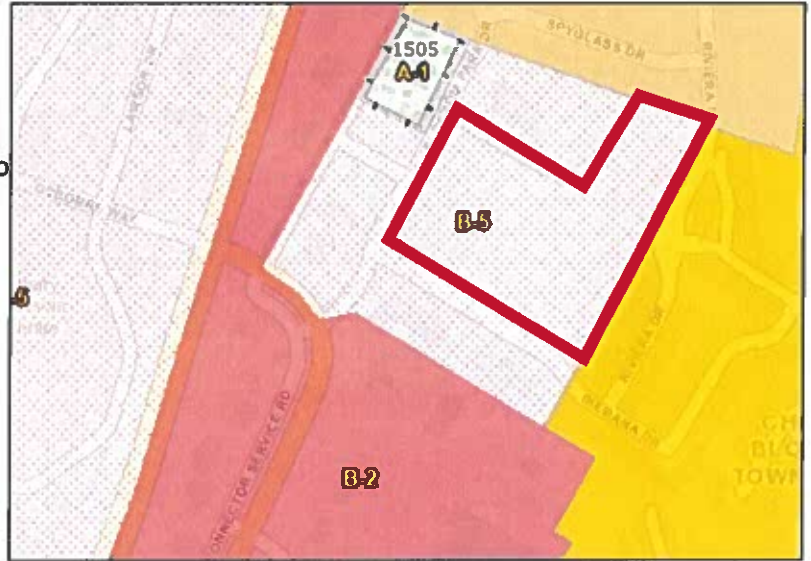
FILE NUMBER: ZMA-2025-36

PROPOSAL: Zoning Map Amendment for 10.5 acres from B-5 (General Commercial Park) to R-3 (High Density Residential)

LOCATION: Blossom Park Drive (189-10-087.000)

OWNER: Sunshine Development Group LLC

APPLICANT & CONSULTANT: Land Development and Design



STATISTICS:

Total Site Acreage:	10.5 ac (to be rezoned, 13.4 acre parent parcel)
Zone (Current, at Time of Application):	B-5 (General Commercial Park)
Zone (Proposed):	R-3 (High Density Residential)
Surrounding Zone:	B-5, R-2
Proposed Development:	Apartments (152) 14.5 units per acre (16 units per acre zone maximum)
Access:	Blossom Park Drive, Ikebana Drive, Fitness Path

BACKGROUND:

The Project Site is a 13.4 -acre, B-5 (General Commercial Park) zoned tract located east of Blossom Park Drive, north of Ikebana Path. There would be approximately 2.9 acres of B-5 (General Commercial Park) remaining in the parent parcel if this request were to be approved.

The subject property received zoning approval for a change from A-1 to B-5 Commercial Park in February, 2000 (ZMA-2000-06) as part of a larger 27-acre rezoning. The site also later received Preliminary Development Plan approval (PDP-2000-64) for a 236,256 square foot commercial development on the 27 acres. The adjoining out lots west of Cherry Blossom Park and south of Ikebana Road as well as the Planet Fitness site were developed over time, leaving a remainder of 13.4 acres north of Ikebana Road and east of Cherry Blossom Park Road undeveloped.

Properties in the immediate vicinity are already developed with a mix of single-family detached homes, townhomes, and commercial uses of varying types and scale.

The 2024 Comprehensive Plan also identifies the area of the Project Site as a "Neighborhood Center". The Project Site is specifically in Neighborhood Center #4 (Blossom Park).

The Neighborhood Centers concept seeks to achieve the following outcomes:

1. Efficiently use the land available for development by combining higher density residential, retail, restaurant, grocery, and public services (parks, schools & libraries) into a compact area.
2. Reduce motor vehicle miles driven to meet the daily needs of residents and traffic congestion through integrated uses and excellent bicycle/pedestrian infrastructure.
3. Enhance the character of the built environment of the area through use of quality building materials and innovative architectural design.
4. Provide open space for public park uses that are centrally located, mostly avoids environmentally sensitive areas, has excellent bicycle/pedestrian access, and provides public amenities (trails, playgrounds, graded fields, etc.). This open space increases opportunities for socialization & exercise and improves the quality of life for our community.

There is an opportunity for this Neighborhood Center to become a commercial hub for the broader Cherry Blossom neighborhood. The site does not have access to arterial roads, so any residential component should be medium density or lower. Highway commercial uses would not be appropriate due to the transportation constraints and the context in which the land is situated.

CONCEPT PLAN REVIEW:

The subject property is proposed to be rezoned R-3 (High Density Residential) with a total of 152 apartment units resulting in a density of 14.5 units per acre. There are eight (8), two story buildings proposed, with a pool and clubhouse facility being central in the development.

The *Comprehensive Plan* states buildings in the Blossom Park Neighborhood Center should be two to two-and-a-half stories tall. Multi-family uses proposed for the site should be either second story apartments above commercial developments, or located as a transition between the commercial uses and the existing neighborhoods to the east. Heights of all buildings should be a maximum of two stories at the periphery in this area in order to better fit in with the surrounding development. The current proposal is in alignment with the *Comprehensive Plan* in terms of scale and design.

Traffic

The applicant has provided data from the ITE Trip Generation Manual illustrating the impact this use would have on local traffic patterns during peak times. They have demonstrated that this development will generate a maximum of 67 peak hour trips¹, falling below the threshold of 100 trips that would require a professional traffic study.

It was noted during Technical Review that a more thorough traffic study may be appropriate for this proposal. A TIS forecasting conditions until 2027 for surrounding intersections was supplied by the applicant. This study reveals that the level of service at the intersection of Blossom Park Drive and Connector Road is at times "F" and will degrade further with continued development in the area. Once warrants are met at this intersection, a traffic signal will be installed by KYTC along with other improvements on Connector Road planned for the future.

¹ 0.44 trips generated per unit in weekday PM peak hour, ITE Trip Generation Manual.

Access & Circulation

The Concept Plan lays out 152 residential units on the property. The *Subdivision & Development Regulations* require multi-family developments of 100 or more units to have at least two access points [Article X (P)(7)]. This application satisfies these requirements. The Concept Plan shows connectivity to both Fitness Path and Ikebana Drive. There is no connection proposed between the residential and future commercial components for vehicular traffic. Staff recommends sidewalks and other pedestrian amenities be installed to provide connectivity between residential and commercial uses.

The main arterial access to the area comes from Connector Road, which is approximately 500 feet away from the development via Blossom Park Drive. This Neighborhood Center is unlikely to support the same level of residential density that may be available at other proposed Neighborhood Centers due to lack of direct arterial access, and the current conditions of Connector Road.

Connector Road is a state route that connects Exit 126 to Exit 125 on Interstate I-75. Exit 125 does not have a northbound onramp so Connector Road gives northbound vehicles a route to the Exit 126 northbound ramp. This road has become a major Commercial corridor and the dual use for thru traffic and for local access to commercial businesses has increased congestion along the heavily used corridor. There is a need for improvements to help increase capacity of the roadway and for pedestrian and bicycle mobility due to the increase in residential development in the area.

KYTC is currently working on a project for improvements to the Connector Road Corridor, but a final project plan and timeline has not been released at the time this staff report was written. If a multi-use trail is part of the improvements proposed for the Connector Road corridor, staff expects development of the Neighborhood Center to provide connectivity to this feature.

Parking

Parking areas are located within the development, shielded from view of roadways by the residential structures themselves. A variety of apartment types are being offered, each requiring separate parking metrics as follows:

One bedroom units require 1.5 spaces per unit, with 21 units proposed. Two and three bedroom apartments require 2 parking spaces per unit, with 131 units proposed. Overall, 294 spaces are required. The plan satisfies this requirement with 296 spaces being offered, 10 of which being ADA compliant.

Landscape & Land Use Buffers

This concept plan shows all appropriate landscaping and buffering per the *Ordinance*. A full species specific landscape plan will be required as part of the development plan process.

LEGAL CONSIDERATIONS:

Any zone change request is required to meet the following standards from *Kentucky Revised Statutes, Chapter 100*:

Section 100.213 Findings necessary for proposed map amendment – Reconsideration.

1. *Before any map amendment is granted, the planning commission . . . must find that the map amendment is in agreement with the adopted comprehensive plan, or, in the absence of such a finding, that one (1) or more of the following apply and such finding shall be recorded in the minutes and records of the planning commission or the legislative body or fiscal court:*

- a. *That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate;*
- b. *That there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area.*

Part 1:

The Comprehensive Plan provides guidance for consideration of zone change requests. The Future Land Use Map (FLU Map) for the currently adopted Comprehensive Plan shows the Project Site inside the Georgetown urban service boundary and planned Mixed Use. This category allows high density residential uses when designed in a manner that is walkable and bikeable. High density residential uses may include townhome and apartment developments.

Though this application seeks to achieve solely residential development, the remaining commercial area within the parent parcel could provide for a mix of adjoining uses. The site's proximity to other commercial uses of varying type and scale also serves to provide convenient access to services for future residents.

Staff Findings

The 2024 Comprehensive Plan Future Land Use Map shows the most appropriate land use to be Mixed Use. The proposed R-3 zoning for the property could be appropriate for this Future Land Use designation, as high-density residential uses are expected as a part of mixed-use development patterns when the area can support them.

However, many sections of the Comprehensive Plan identify the transportation and infrastructure challenges faced by this area. These concerns are supported by the Traffic Impact Study as supplied by the applicant. Staff finds that this site cannot support a high-density residential development as detailed in the concept plan accompanying this application.

RECOMMENDATION:

Based on the findings that the requested zone change does not satisfy the requirements of KRS 100.213; staff recommends **Denial** of the zone change request for 10.5 acres from B-5 (General Commercial Park) to R-3 (High Density Residential).

If the Commission recommends approval of this application, staff recommends the following conditions be attached:

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance and Subdivision and Development Regulations*.

JON A. WOODALL

July 1, 2025

VIA HAND DELIVERY

Georgetown-Scott County Planning Commission
230 E. Main Street
Georgetown, Kentucky 40324

Applicant: Sunshine Development Group, LLC
Property: Blossom Park Drive
Parcel: 187-10-087.000
Project: The Stables at Blossom Park
RE: Zone Map Amendment and Preliminary Development Plan

Dear Commission Members:

Please be advised I am writing on behalf of the applicant, Sunshine Development Group, LLC, (hereinafter the "Applicant") who is applying for a zone change for property located on Blossom Park Drive, Georgetown, Kentucky and identified as parcel number 187-10-087.000 (the "Property"). Currently, the entirety of the Property (13.41+/- acres) is zoned B-5. The Applicant seeks to rezone approximately 10.5 acres of the Property to R-3. The purpose of this request is to make way for a multi-family residential development that will complement the various mixed uses already in the area. Simultaneous with this filing, the Applicant is also submitting a Preliminary Development Plan ("PDP") for the Commission's review and consideration.

I. The Applicant

The Applicant is very eager and excited to enter the Georgetown market and provide a residential development which will complement the remaining commercial uses to be developed on what will become the adjacent property. The Applicant's mission and vision uniquely align with many of the stated goals and objectives of the Georgetown-Scott County 2024 Comprehensive Plan (the "Comprehensive Plan"). Specifically, the Applicant is eager to advance the City's goals of promoting economic development, providing a safe and functional multi-modal transportation network through thoughtfully planned development and design. Likewise, the Applicant seeks to increase the quality of life of local citizens and promote safe and sustainable mixed-use developments, while also reinforcing Georgetown's distinctive character, identity and sense of place.

The Applicant is anxious to enter the Georgetown marketplace as a thoughtful and forward-thinking corporate citizen.

II. The Property

The Property consists of +/-13.41 acres located on Blossom Park Drive. The Property is situated in an area where residential and some commercial uses predominate. Currently, the Property is zoned B-5 which allows for commercial development at this location. However, as will be discussed in greater detail below, the Comprehensive Plan envisions a mixed-use development on the Property. Moreover, the Property is within the City boundaries and therefore urban in nature, prime for residential development.

III. Preliminary Development Plan

As can be seen from the PDP, the Applicant proposes to construct a multi-family development containing seven (7) separate buildings and consisting of 168 multi-family units on a 10.5-acre tract (the "Development"). A clubhouse and pool area will also be featured in the Development. The Development Plan also depicts that the Applicant has taken the time and effort to effectively plan for the seamless transition from commercial uses to the residential aspects of the Development. In addition, the Applicant has paid close attention to the surrounding areas and has sought to appropriately and adequately provide ingress and egress to prevent any potential traffic issues within the development. This development will also provide much-needed middle income housing.

IV. The Zone Change Request and Comprehensive Plan

A. KRS 100.213

Pursuant to KRS 100.213, "[b]efore any map amendment is granted, the planning commission...must find that the map amendment is in agreement with the adopted comprehensive plan, or, in the absence of such a finding, that one (1) or more of the following apply and such finding shall be recorded in the minutes and records of the planning commission or the legislative body or fiscal court: (a) That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate; (b) That there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area..." For reasons made clear below, the Applicant's request complies with the Comprehensive Plan.

As previously stated, the applicant proposes a multi-family development consisting of 168 units. The property in question was specifically considered during the process of the adoption of the Comprehensive Plan. In fact, in that section of the Comprehensive Plan devoted to neighborhood centers, Neighborhood Center Area 4: Blossom Park, is referenced. See 2024 Comprehensive Plan, pp. 96-97. Pursuant to "Land Use," it is stated that "[t]he Blossom Park Neighborhood Center is proposed north of Ikebana Drive and east of Blossom Park Drive. This

area would be appropriate for a mix of residential and commercial uses serving and fitting within the surrounding neighborhoods.” Id. The neighborhood center contemplated by the Comprehensive Plan is precisely what the applicant intends to construct. The Comprehensive Plan goes on to state that “[a]ppropriate commercial development in this area would be those retail and services that can service the surrounding neighborhoods and some of the passing traffic on nearby Collector Road (Kentucky – 2906).”

While the zone change application sought is simply to provide multi-family residential housing, the balance of the property (approximately 2.91 acres) will remain zoned B-5, such that a commercial development can be sustained there. Given that the adjacent property on the opposite side of the proposed multi-family residential development is already commercial (Planet Fitness Gym) this is an ideal use pattern for this area. With reference to the permitted uses and R-3 districts, the Zoning Ordinance specifically states that duplexes and multiple family dwellings with a maximum of 16 units per net acre are permitted. Thus, the 168 total units sought by the applicant, is consistent with the ordinance. See Section 4.34B.

With respect to “Buildings/Built Form”, the Comprehensive Plan dictates that “any development of this site should aesthetically fit in the with the residential area and provide commercial and residential uses that are compatible and provide for a better quality of life for those who live in the area.” Comprehensive Plan at 97. Moreover, the buildings proposed for the project should be oriented to face Ikebana Drive as well as Blossom Park Drive with parking focused on the interior of the development. “Parking lots should not be the dominant view of the sites from these collector roads.” Id. This is precisely the design employed by the Applicant.

In keeping with the “Mobility” references in the Comprehensive Plan, the Applicant recognizes that the property is supported by two (2) collector roads, Blossom Park Drive and Ikebana Drive. The plan further suggests that “individual developments in the neighborhood center should not have direct access to the collector roads and should be served by an internal road.” However, the Applicant’s proposal does in fact call for two (2) means of ingress and egress into its Development, that being from Ikebana Drive and Blossom Park Drive. This is simply due to the fact that no other viable means of access to the Property exist.

B. Goals and Objectives

The drafters of the Comprehensive Plan recognized that the community had a list of distinctive tasks that it had to address. One of those tasks was to “make sure that we encourage a wide range of housing types to meet the variety of incomes and interests of members of the community. Regulations can and should be adjusted to allow for and encourage\incentivize development of the ‘missing middle housing’ and a diversity of housing types described above.” See Comprehensive Plan, p. 227.

The Applicant’s request is consistent with several of the goals and objectives set forth in the Comprehensive Plan. HO 1 is to “[p]rovide a full spectrum of quality housing options for all

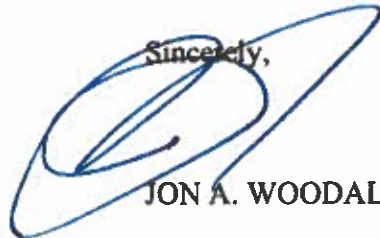
residents.” Id. HO 1.1 has the goal of encouraging “the expansion of affordable and middle-income housing opportunities throughout the community.” Id. The Applicant’s request is consistent with the intent of this objective. HO 1.4 states that “new residential developments should promote connectivity and be compact to reduce the impacts of sprawl.” This R-3 development represents infill and in fact does reduce sprawl. HO 1.5 is geared toward the elimination of “sub-standard housing”. Id at 228. The applicant is a proven developer and intends to construct a quality project at this location. Finally, HO3 calls for the “[s]upport [of] new housing development compatible with existing neighborhoods and downtown areas.” Id. As previously stated, the proposed Development represents a seamless transition from existing single-family residential neighborhoods in close proximity.

For all the foregoing reasons, this zone change request is in agreement with the 2024 Comprehensive Plan and its associated Future Land Use Map.

V. Conclusion

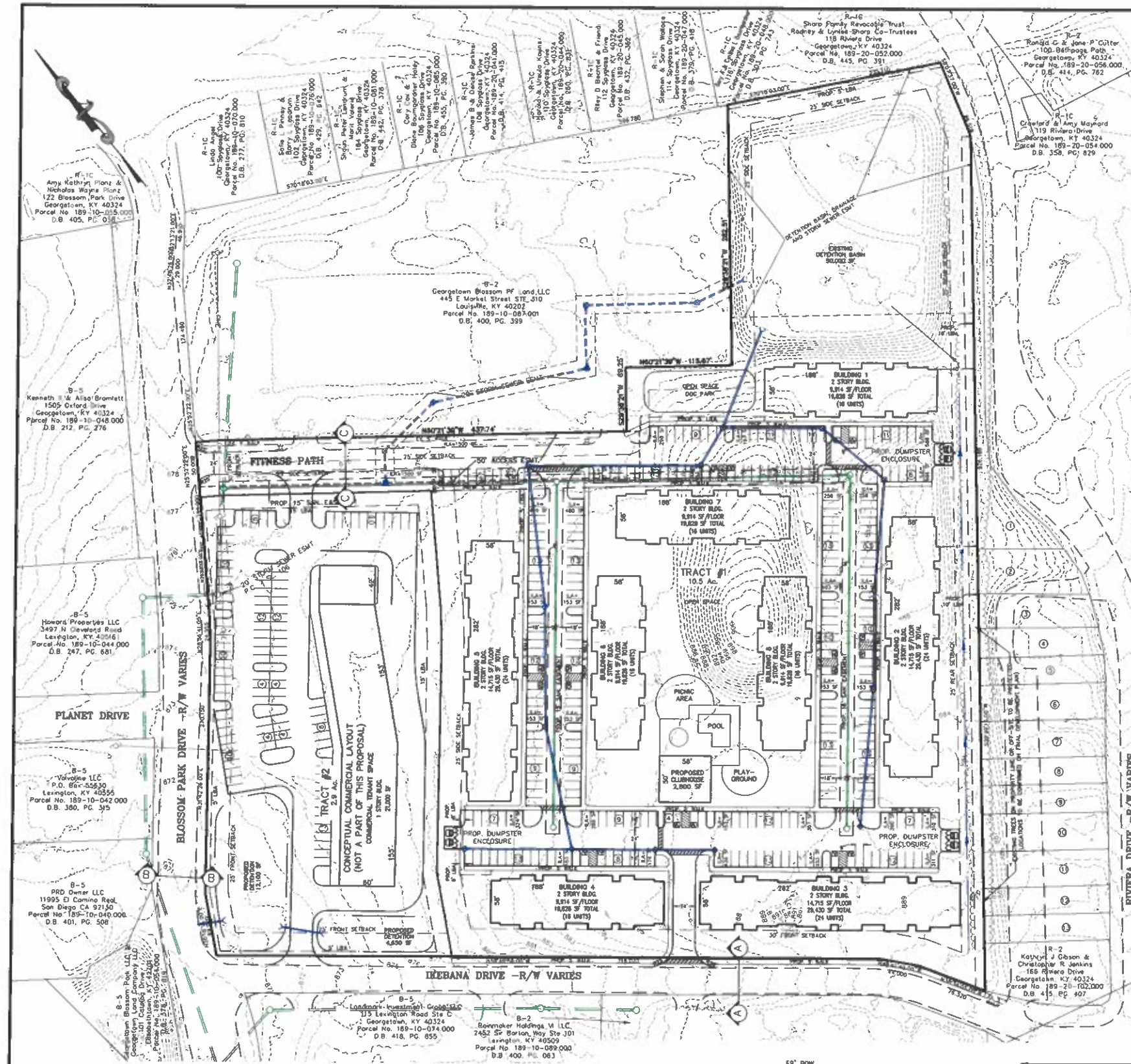
In conclusion, the Applicant appreciates this Commission’s consideration of its application and would request that the Commission approve the zone change request and associated Preliminary Development Plan.

Sincerely,



JON A. WOODALL

JAW/ss



PROJECT DATA OVERALL

SITE OVERALL

- TRACT 1 = 13.41 AC (583,978 SF)
- TRACT 2 = 10.54 AC (458,289 SF)
- TRACT 3 = 2.92 AC (125,689 SF)

EXISTING ZONING

- PROPOSED ZONING (TRACT 1) = R-3
- PROPOSED ZONING (TRACT 2) = B-5 TO REMAIN

EXISTING USE = UNDEVELOPED

PROPOSED USE = MULTI-FAMILY RESIDENTIAL

PROPOSED NO. OF UNITS (TRACT 1) = 152 UNITS

DENSITY (TRACT 1) = 14.5 DU/AC.

PROP. BUILDING AREA

	(FOOTPRINT)	(TOTAL AREA)
CLUBHOUSE (TRACT 1)	2,800 SF	2,800 SF
MULTI-FAMILY RESIDENTIAL (16 UNITS) X 3	49,570 SF	99,140 SF
MULTI-FAMILY RESIDENTIAL (24 UNITS) X 3	44,145 SF	88,290 SF
TOTAL	96,515 SF	190,230 SF

PROP. BUILDING HEIGHT = 40' (2-STORIES)

PROP. BLDG COVERAGE = 21.1% (40% MAX)

TOTAL MIN. PARKING REQ.

	SPACES
1.5 SP / 1 BR (21 UNITS)	32 SPACES
2 SP / 2 + 3 BR (131 UNITS)	262 SPACES
TOTAL	294 SPACES

PARKING PROVIDED = 296 SPACES (INCLUDES 10 ADA)

TOTAL VEHICULAR USE AREA

- ILA REQUIRED = 10,617 SF (10% OF VUA)
- ILA PROVIDED = 10,719 SF
- ILA TREES REQ./PROV. = 42 TREES (1 TREE PER 250 SF REQ. ILA)

EXISTING IMPERVIOUS AREA = 4,642 SF

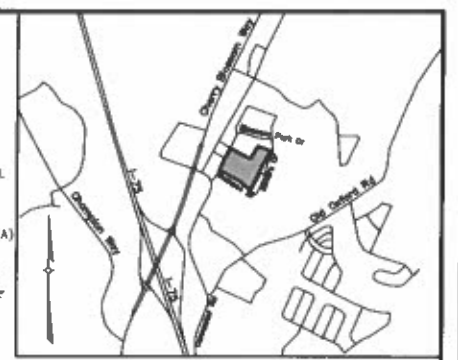
PROPOSED IMPERVIOUS AREA = 226,998 SF (5.2 AC)

R-3 REQUIREMENTS (TRACT 1)

- MIN. FRONT YARD = 30'
- MIN. SIDE YARD = 25'
- MINIMUM REAR YARD = 25'

B-5 REQUIREMENTS (TRACT 2)

- MIN. FRONT YARD = 25'
- MIN. SIDE YARD = 10'
- MINIMUM REAR YARD = 30' IF SERVED FROM THE REAR, 20' IN ALL OTHER CASES
- PERIPHERY BOUNDARY FOR BUILDINGS = 50' ADJACENT TO PERIPHERY BOUNDARY
- LOT COVERAGE = 100%
- MAXIMUM BUILDING HEIGHT = 5 STORES (60')



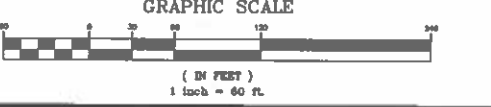
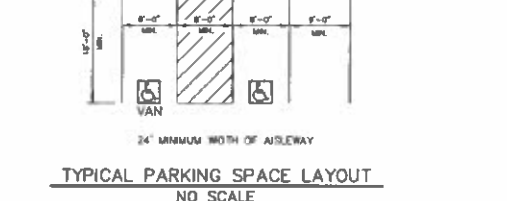
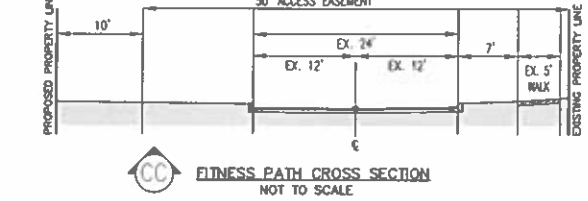
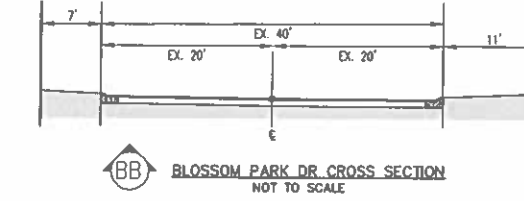
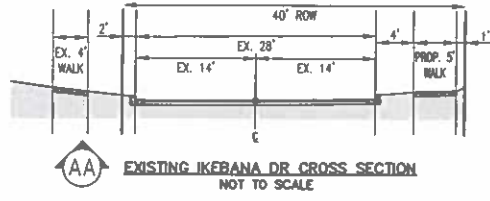
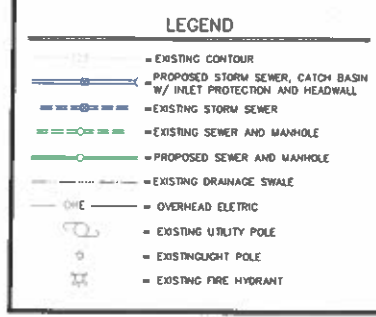
- GENERAL NOTES:**
- Parking areas and drive lanes to be a hard and durable surface.
 - An encroachment permit and bond will be required for all work done in the right-of-way.
 - Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
 - Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
 - No portion of the site is within the 100 year flood plain per FIRW Map No. 21209 C0181 D & 21209 C0182 D dated December 21, 2017.
 - Stormwater detention is provided for this development within the existing detention basin.
 - All stormwater management requirements per City of Georgetown regulations shall be met.
 - Sidewalks along Tract 2 frontage on Ikebana Dr and Blossom Park Dr to be provided at the time of Tract 2 development.

TREE CANOPY CALCULATION - TRACT 1

TOTAL SITE AREA	= 458,289 SF (10.54 AC)
EXISTING TREE CANOPY	= 0 SF (0% SITE)
EXISTING TREE CANOPY TO BE PRESERVED	= 0 SF
NEW TREE CANOPY TO PROVIDED	= 91,650 SF (20% SITE RESIDENTIAL AREAS)

ADJOINING PROPERTY OWNERS

NO.	OWNER	NO.	OWNER	NO.	OWNER
1	Golf Townhomes of Cherry Blossom LLC 623 Andrew Village Place Lexington, KY 40509 Parcel No. 189-10-041.000 D.B. 258, PG. 273	2	Golf Townhomes of Cherry Blossom LLC 623 Andrew Village Place Lexington, KY 40509 Parcel No. 189-10-041.000 D.B. 258, PG. 273	3	Corbett, M. & P. & P. Partners 144 Rivers Drive Georgetown, KY 40324 Parcel No. 189-10-041.000 D.B. 442, PG. 185
4	Jenich Homes LLC 623 Andrew Village Place Lexington, KY 40509 Parcel No. 189-10-041.000 D.B. 301, PG. 831	5	Jenich Homes LLC 623 Andrew Village Place Lexington, KY 40509 Parcel No. 189-10-041.000 D.B. 301, PG. 831	6	02/0 Alex & John C. Ward II 182 Rivers Drive Georgetown, KY 40324 Parcel No. 189-10-041.000 D.B. 382, PG. 305
7	Shelbly Heights Franklin-Stender 132 Rivers Drive Georgetown, KY 40324 Parcel No. 189-10-041.000 D.B. 442, PG. 589	8	Arnette & Sonny Franklin 1802 Oakwood Ave Bloomington, IL 61704 Parcel No. 189-10-041.000 D.B. 442, PG. 581	9	Billy Eise 1110 136 Siders Rd Georgetown, KY 40324 Parcel No. 189-10-041.000 D.B. 417, PG. 212
10	Clinty Hunsley 1312 Rivers Drive Georgetown, KY 40324 Parcel No. 189-10-041.000 D.B. 432, PG. 082	11	John Wright 182 Rivers Drive Georgetown, KY 40324 Parcel No. 189-10-041.000 D.B. 442, PG. 609	12	Lynn Louise Woods 182 Rivers Drive Georgetown, KY 40324 Parcel No. 189-10-041.000 D.B. 421, PG. 588
13	Lee Murray 184 Rivers Drive Georgetown, KY 40324 Parcel No. 189-10-041.000 D.B. 388, PG. 319				



REVISIONS

NO.	DATE	DESCRIPTION
1	05.28.26	CHANGES TO LAYOUT

PROJECT DATA

FILE NAME: 25011-DEV-PLAN-2026-05-26

DATE: 7/7/26

CHECKED BY: DT

SCALE: AS SHOWN

DRAWN BY: MK

PRELIMINARY DEVELOPMENT PLAN

THE STABLES AT BLOSSOM PARK

DEVELOPER: SUNSHINE DEVELOPMENT GROUP LLC

901 LLY CREEK RD. SITE 101

LOUISVILLE, KY 40243

OWNER: GEORGETOWN BLOSSOM PARK LLC & GEORGETOWN LAND COMPANY LLC

101 CATALOG DRIVE

ELIZABETHTOWN, KY 42701

SITE ADDRESS: BLOSSOM PARK DRIVE

GEORGETOWN, KY 47128

PARCEL NO. 189-10-087.000

D.B. 378, PG. 819

ENGINEER'S SEAL

SURVEYOR'S SEAL

LD&D

LAND DESIGN & DEVELOPMENT, INC.

LANDSCAPE ARCHITECTURE

100 WESTERN HIGHLANDS BLVD. SUITE 100

FRANKLIN, KY 40525

WEB SITE: WWW.LD&D.COM

25011

SHEET 1 OF 1

**GEORGETOWN COMMONS
PRELIMINARY DEVELOPMENT PLAN
PDP-2024-48**

**Georgetown-Scott County Planning Commission
June 11, 2026 [postponed 05/14/2026]**

FILE NUMBER: PDP-2024-48

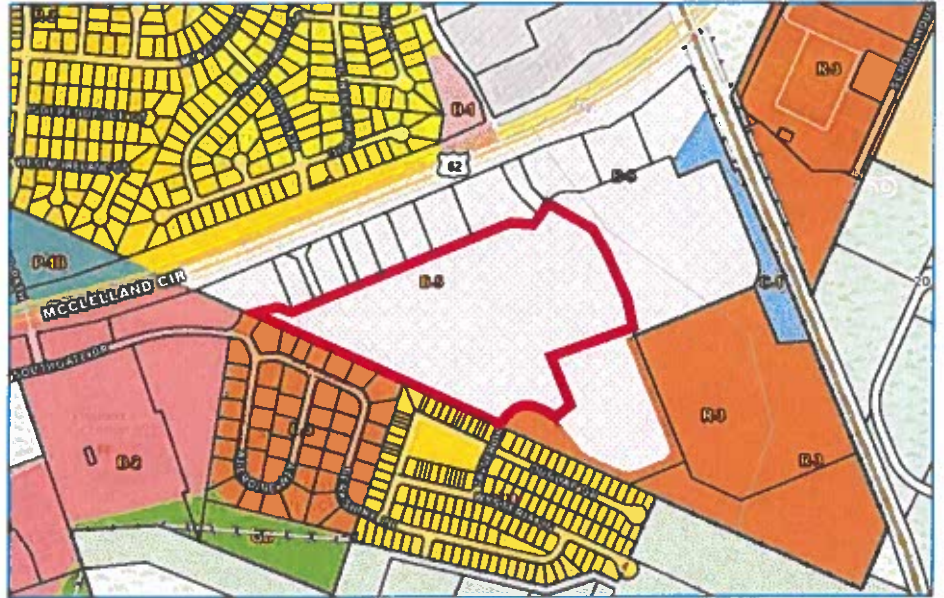
PROPOSAL: Variance to the rear yard setback when adjoining residential zoning from 100 feet to 65 feet for building addition

LOCATION: McClelland Circle
(Parcel 168-40-213.001)

OWNER: Georgetown Commons LLC

APPLICANT: Hogan Real Estate Company and Jon Woodall Esq.,
McBrayer Law

CONSULTANT: Derek Triplett,
Land Design & Development Inc.



STATISTICS:

Site Acreage:	27.91 ac
Zone (Proposed):	B-5 (General Commercial Park)
Zone (Adjoining)	R-2 & R-3 (South & West), B-5 (North & East)
Access:	New Public Street (Bringardner Blvd) to McClelland Circle [US-460 Bypass] or Tavner Drive New Private Street internal roads
Variations:	1. Variance to the side yard setback from 100 feet to 65 feet.

BACKGROUND:

On November 14, 2024 Hogan Real Estate Company, ("Applicant") received approval of a preliminary development plan (PDP-2024-48) for the "Georgetown Commons" project. In approving the preliminary development plan, the Georgetown – Scott County Planning Commission placed 19 conditions of approval on the project which were agreed to by the applicant and are binding. Since approval of the preliminary development plan, there have been several reviews by the Planning Commission board related to building elevation and site master signage. In March 2026, the final development plan for Tract 2A, the location of the variance, was finalized and approved.

The application submitted is a request for a dimensional variance to the southeast boundary of the property for the purposes of expanding a specific retailer's usable space. The request is to vary the required 100-foot-setback from shared property boundary between the B-5 zoned property and the R-2 zoned property to the south.

ADOPTED REGULATIONS & REVIEW OF APPROVED LANDSCAPE PLAN

Setbacks and screening between diverse uses are established with the intent of protecting such uses' character while simultaneously acknowledging that these such spaces can be compatible with one another when designed well. Current standards between commercial and residential uses, and even specifically between B-5 and R-2 are as follows:

- *Zoning Ordinance, Section 4.454 [B-5] Performance Standards*
 - o 4.454 (D) PERIPHERY BOUNDARY: All buildings where located adjacent to the periphery boundary shall be setback 50 feet; where adjacent to a residential or agricultural district, all buildings shall be setback 100 feet.
 - o 4.454 (H). Landscaping and Screening Requirements shall be in accordance with the Landscape Ordinance contained within the Zoning Ordinance except that:
 - 1. Where adjacent to residential districts, in addition to the "Property Perimeter Requirements", the minimum buffer area shall be increased to 25 feet and contain a double row of evergreen or deciduous trees planted 15' on center.
 - 2. Additional landscaping may be required by the Planning Commission, to more effectively buffer adjacent land use, as deemed appropriate
- *Landscape & Land Use Buffers Ordinance, Section 6.12 Property Perimeter Requirements*
 - o 6.12(2) When any commercial or office zone adjoins any residential zone a minimum buffer area of 15 feet adjacent to all common boundaries, except street frontage, is required which will contain 1 tree per 40 feet of linear frontage OFT [or fraction thereof] from either Group A [Large Trees, or trees which would exceed 50 feet in height at maturity] or B [Medium Trees, or trees which would measure between 25 and 50 feet in height at maturity] only plus either a double row of 6-foot-tall hedge or the installation of a 6-foot-tall fence, wall or earth mound.

The approved landscape plans for the site, dated March 16, 2026, satisfies the requirements for screening and setbacks. The plans include a 100-foot building setback with the installation of a 6-foot-tall berm along the commercial-residential boundary and the planting of a double row of either Norway Spruce or American Arborvitae (Group A evergreen trees) nearest to the property boundary as well as the planting of either Fastigiata Ginkgo or European Hornbeam (Group A deciduous trees) between the

evergreen trees and the circulation driveway. The combination of all three screenings (6-foot elevation increase, double row evergreen tree planting and the single-row deciduous tree planting) provides a significant and effective mitigation of the commercial use from the residential use.

ISSUES & ANALYSIS:

When reviewing applications for dimensional variances, the Commonwealth of Kentucky provides the following findings which are required to be made as part of the determination of the Board regardless of final decision.

"KRS 100.243 Findings necessary for granting variances.

1. *Before any variance is granted, the board must find that the granting of the variance will not adversely affect the public health, safety, or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations. In making these findings, the board shall consider whether:*
 - a. *The requested variance arises from special circumstances which do not generally apply to land in the vicinity, or in the same zone;*
 - b. *The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant; and*
 - c. *The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulations from which relief is sought.*
2. *The board shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulations from which relief is sought."*

The Applicant states that the tenant associated with the variance requires additional space beyond what could be achieved with the existing setback provisions. While there are several other tenant spaces in the development which may suit the tenant in question, the Applicant states that this location is the most appropriate for the tenant's unique needs.

Staff has provided a summarization of a letter submitted by the Applicant as well as Staff analysis of the request below regarding the required considerations by the Board when reviewing variance applications.

- a. The Applicant states that the request satisfies provision 1(a) as the property has a unique shape which impacts the developability of the site in a manner which is practical. The Applicant also states that the final elevation and grading of the site limits the ability to move the building elsewhere. Furthermore, the Applicant states that the request is limited in scope as it would exclusively be for this particular tenant and is the minimum variance needed to facilitate the use of the retail space.

Staff finds that the justification does not meet the requirements of KRS 100.243(1)(a). The site layout, final grading, and building location are all within the ability of the Applicant to correct without requiring a variance. This volume of control of site layout and design indicates that there is no special circumstance associated with the property.

	Preliminary Plan	Signed & Approved Final Plan	Proposed Amendment to Final Plan
Date	11/14/2024	03/16/2026	04/29/2026
Main/Primary Tenant Building	218,500 SF	227,666 SF	234,538 SF
Second Tenant Building	38,800 SF	38,700 SF	38,433 SF
Total Building Area	253,500 SF	266,366 SF	272,971 SF

The purpose of the application is to accumulate more retail space for their tenants, an action which has already been undertaken by the Applicant for other tenants without need for a variance. The submitted exhibit titled "Building Area Comparison Exhibit" indicates that each tenant's commercial areas have changed from the preliminary plan approval to the present proposal. Shifting of building areas is permissible as long as the shifting does not result in requests for deviations from the regulations. By facilitating building area redistribution for each tenant's individual needs, the Applicant demonstrates that they can manage each tenant's needs within the bounds of the Ordinance.

- b. The Applicant states that the request satisfies provision 1(b) as without the variance, it would be difficult to find any tenant for the retail space due to their parent company establishing standards for their operator's retail spaces. The Applicant also states that the development is dependent on retention of its tenants and that without appropriate space(s) to satisfy their needs the development would be greatly inhibited.

Staff finds that the justification does not meet the requirements of KRS 100.243(1)(b). The use of the property as a multi-tenant commercial operation is not reduced or eliminated with the disapproval of a variance request as the number of total tenant spaces is not impacted by the Planning Commission's decision, rather it impacts the feasibility of one potential tenant to utilize one potential tenant space. There are still options available within this development which could meet the specific brand standards associated with this tenant which do not necessitate a variance.

Staff also notes that the proposed building provides ample space for retail users as there are 9 tenant spaces in this building footprint alone notwithstanding a second, smaller multi-tenant building and 11 outlots. Staff concludes that, given the number and variety of options for retail tenants available, there is sufficient space for this specific tenant to find retail space within the site development that would not require a variance.

- c. The Applicant states that the request satisfies provision 1(c) as the Applicant and its tenant have followed all local land use regulations without violation of the standards within.

Staff finds that the application does satisfy the requirements of KRS 100.243(1)(c).

ADDITIONAL NOTES:

After review of the submitted profile of the screening associated with the application, Staff identified several discrepancies between the approved landscaping plan dated March 16, 2026 and the variance exhibit. The variance exhibit illustrates a 6-foot-tall fence followed by a decrease in grading by approximately 10 feet from the base of the fence to the elevation where the trees would be planted. This change in the landscape plan may be contingent on the action of the Planning Commission regarding the variance request. Because the exhibit does not reflect the approved landscaping plan, Staff cannot properly determine if the screening proposed would be effective if this request were to be approved. Staff does find that a change in the landscaping and grading plan could result in the impact of the development on the adjoining property owners, thus increasing the importance of the 100-foot building setback from the property lines.

FINDINGS:

Staff ultimately finds that the application fails to meet the statutory findings requirements outlined in KRS 100.243 and as such the application should be denied. A tenant finding difficulty fitting within the bounds of their assigned tenant space in a multi-tenant commercial structure does not constitute the special circumstances provision outlined in the statute as, by nature of being a "multi-tenant building" there is space in the building for multiple tenants. Furthermore, there is no demonstratable proof that there is an unnecessary hardship nor loss of the "reasonable use" of the land associated if the variance is not granted as no tenant spaces are lost if the variance is disapproved. The Applicant can still have a multi-tenant commercial building on the property without the granting of the variance.

In addition to the conclusions above, Staff makes the following findings.

1. The Project Site is a 27.91-acre B-5 zoned property. The property received preliminary development plan approval on November 14, 2024 for a multi-tenant commercial building which is a permitted use for the zone. The final development plan for the parcel, otherwise known as Tract 2A, received final development plan approval on March 16, 2026.
2. The Applicant requests a variance to Section 4.454(D) of the *Zoning Ordinance*, or specifically to the periphery boundary building setback of 100-foot from a residential zone. In the details of the application, the request is to decrease the building setback from 100 feet to 65 feet, or by 35 feet. The Applicant, in a supplemental letter, states that the specific tenant for the multi-tenant space requires additional building area to operate in accordance with their standards.
3. Staff finds that the request does not meet the statutory requirements outlined in KRS 100.243(1)(a) and (1)(b). The existing site conditions do not result in special circumstances as the Applicant created the building layout and site grading plans for the property from which now they seek relief. Furthermore, adverse hardship would not be created if the application were to be disapproved as the use of a multi-tenant commercial building would be retained and that there are other tenant spaces within the same building as well as campus that the user could operate within.

RECOMMENDATION:

Staff recommends **Denial** of the application for a dimensional variance to the required 100-foot periphery boundary building setback between B-5 zoned parcels and residentially zoned parcels based upon the findings and analysis above. If the Planning Commission were to approve the application, Staff recommends the following conditions of approval.

Conditions of Approval:

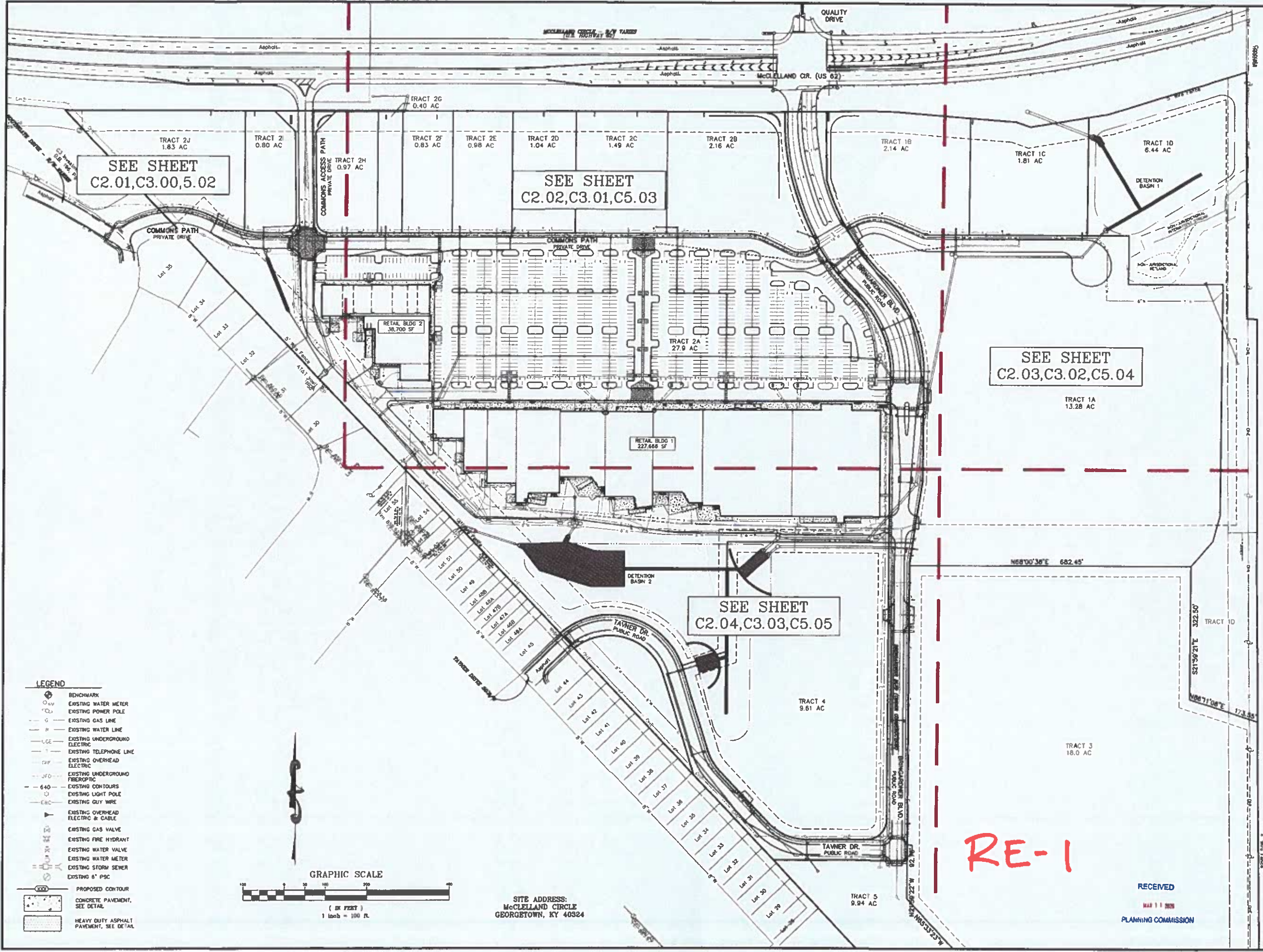
1. This property is subject to all requirements of the Georgetown – Scott County Zoning Ordinance and Subdivision and Development Regulations not hereunto granted a variance from.
2. The Applicant shall comply with all requirements of other federal, state, and local regulatory entities.
3. All previously approved conditions of PDP 2024-48.

**GEORGETOWN COMMONS
PRELIMINARY DEVELOPMENT PLAN
PDP-2024-48
Georgetown-Scott County Planning Commission
June 11, 2026 [postponed 05/14/2026]**

MEMORANDUM ON STAFF EXHIBIT:

The following pages are staff exhibits which have been added to supplement the report written for the Georgetown Commons Tract 2 (Commercial West) variance request. They are excerpts from the final development plan which was approved on March 16, 2026, and Staff has identified which pages are specifically through a RE-# ("Report Exhibit" - [number]) system for greater clarity. The inclusion of these specific pages provides context as to what was approved for the property. A summary of the exhibit numbers, sheets, and contents are as follows:

- RE-1 (plan page C-0.2), indicates the full site layout, including roads, building areas, and location of outlots as it relates to the property.
- RE-2 (plan page L-1.0) and RE-3 (plan page L-1.1) indicate the approved screening plan for the property. RE-2 includes references to specific section cuts of screening and buffering areas throughout the property. Enlargements A and B can be found on RE-2 in the bottom left corner with A being the smaller enlargement to B. Section A can be found on RE-3 in the bottom right corner.
- For greater clarity, two additional sheets have been provided for the excerpts of RE-2 and RE-3, RE-4 has been provided for viewing enlargements A and B and RE-5 has been provided for viewing section A.



SEE SHEET
C2.01,C3.00,5.02

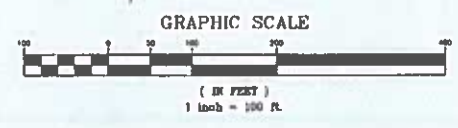
SEE SHEET
C2.02,C3.01,C5.03

SEE SHEET
C2.03,C3.02,C5.04

SEE SHEET
C2.04,C3.03,C5.05

RE-1

- LEGEND**
- ⊕ BENCHMARK
 - W EXISTING WATER METER
 - P EXISTING POWER POLE
 - G EXISTING GAS LINE
 - W EXISTING WATER LINE
 - UG EXISTING UNDERGROUND ELECTRIC
 - T EXISTING TELEPHONE LINE
 - OE EXISTING OVERHEAD ELECTRIC
 - UF EXISTING UNDERGROUND FIBEROPTIC
 - 640 EXISTING CONTOURS
 - EXISTING LIGHT POLE
 - EX EXISTING GUY WIRE
 - EX EXISTING OVERHEAD ELECTRIC & CABLE
 - EX EXISTING GAS VALVE
 - EX EXISTING FIRE HYDRANT
 - EX EXISTING WATER VALVE
 - EX EXISTING WATER METER
 - EX EXISTING STORM SEWER
 - EX EXISTING 8" PSC
 - PROPOSED CONTOUR
 - CONCRETE PAVEMENT, SEE DETAIL
 - HEAVY DUTY ASPHALT PAVEMENT, SEE DETAIL



SITE ADDRESS:
McCLELLAND CIRCLE
GEORGETOWN, KY 40324

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	9/25/25	KITC UPDATES	BR
2	9/24/25	AGENCY COMMENTS	BR
3	10/7/25	QMS COMMENTS	BR
4	11/19/25	AGENCY RESUBMITTAL	BR
5	1/13/26	GDPC COMMENTS	BR
6	2/12/26	FOR CONSTRUCTION SET	BR

PROJECT DATA

FILE NAME: 2009 - 021 KEY
DATE: 07/20/2024
CHECKED BY: BR

SCALE: 1" = 100'
DRAWN BY: NAF

ENGINEER'S SEAL
SURVEYOR'S SEAL

PROJECT DATA

FILE NAME: 2009 - 021 KEY
DATE: 07/20/2024
CHECKED BY: BR

SCALE: 1" = 100'
DRAWN BY: NAF

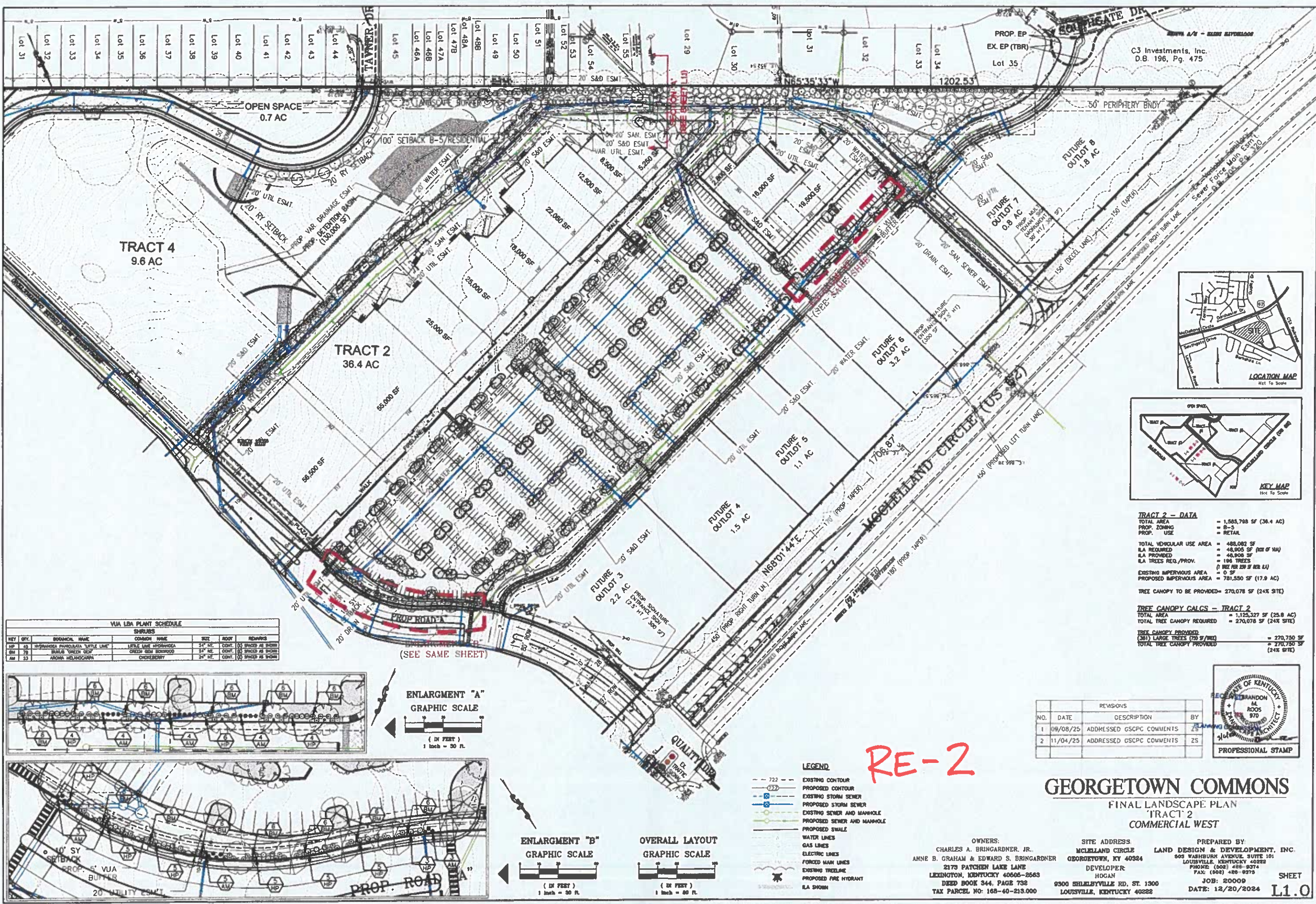
LD&D
LAND DESIGN & DEVELOPMENT, INC.
COMMERCIAL - LANDSCAPE ARCHITECTURE
405 WEST 27TH STREET, SUITE 100
LOUISVILLE, KY 40202
TEL: 502.426.2776 FAX: 502.426.2771
WWW.LD&D.COM

OVERALL MASTER PLAN KEY

GEORGETOWN COMMONS
OWNER/DEVELOPER
GEORGETOWN COMMONS, LLC
9300 SHELBYVILLE RD., STE. 1300
LOUISVILLE, KY 40220

JOB NO. 2009
SHEET C0.2

RECEIVED
MAR 11 2025
PLANNING COMMISSION

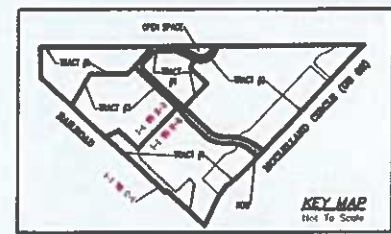
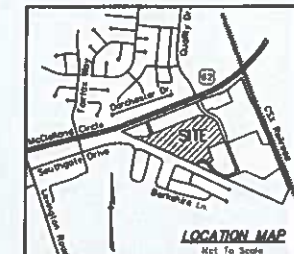


PROP. EP
EX. EP (TBR)
Lot 35

C3 Investments, Inc.
D.B. 196, Pg. 475

TRACT 4
9.6 AC

TRACT 2
36.4 AC



TRACT 2 - DATA

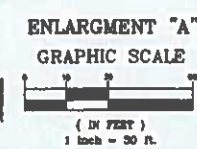
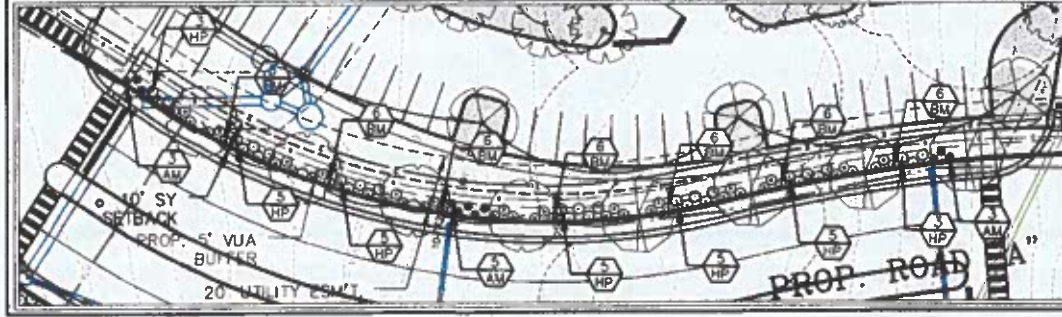
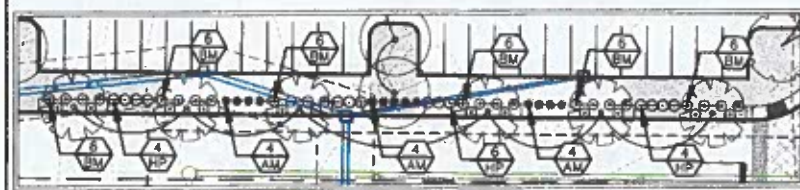
TOTAL AREA	= 1,505,798 SF (36.4 AC)
PROP. ZONING	= B-5
PROP. USE	= RETAIL
TOTAL VEHICULAR USE AREA	= 488,082 SF
LA REQUIRED	= 48,905 SF (10% OF VUA)
LA PROVIDED	= 48,905 SF
LA TREES REQ./PROV.	= 194 TREES
(1 TREE PER 230 SF REQ. LA)	
EXISTING IMPERVIOUS AREA	= 0 SF
PROPOSED IMPERVIOUS AREA	= 781,530 SF (17.9 AC)
TREE CANOPY TO BE PROVIDED	= 270,078 SF (24% SITE)

TREE CANOPY CALCS - TRACT 2

TOTAL AREA	= 1,123,327 SF (25.8 AC)
TOTAL TREE CANOPY REQUIRED	= 270,078 SF (24% SITE)
TREE CANOPY PROVIDED	= 270,750 SF
(381 LARGE TREES (720 SF/TREE))	
TOTAL TREE CANOPY PROVIDED	= 270,750 SF (24% SITE)

VIA L&A PLANT SCHEDULE
SHRUBS

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
BP	43	HYDRANGEA PANDOLICA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	24" HT.	CONT.	(3) SPACED AS SHOWN
BM	79	BUBBLE GUM OLEA	CREAKY GUM BOKHOOO	24" HT.	CONT.	(3) SPACED AS SHOWN
AM	33	ANONA MELANOCARPA	CHERRYBERRY	24" HT.	CONT.	(3) SPACED AS SHOWN



- LEGEND**
- - - 722 EXISTING CONTOUR
 - - - 722 PROPOSED CONTOUR
 - - - EXISTING STORM SEWER
 - - - PROPOSED STORM SEWER
 - - - EXISTING SEWER AND MANHOLE
 - - - PROPOSED SEWER AND MANHOLE
 - - - PROPOSED SWALE
 - - - WATER LINES
 - - - GAS LINES
 - - - ELECTRIC LINES
 - - - FORCED MAIN LINES
 - - - EXISTING TIE LINE
 - - - PROPOSED FIRE HYDRANT
 - - - LA SHOWN

RE-2

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	09/08/25	ADDRESSED GSCPC COMMENTS	ZS
2	11/04/25	ADDRESSED GSCPC COMMENTS	ZS



GEORGETOWN COMMONS
FINAL LANDSCAPE PLAN
TRACT 2
COMMERCIAL WEST

OWNERS:
CHARLES A. BRINGARDNER, JR.
AMNE B. GRAHAM & EDWARD S. BRINGARDNER
2175 PATCHEN LAKE LANE
LEXINGTON, KENTUCKY 40505-8563
DEED BOOK 344, PAGE 738
TAX PARCEL NO: 165-40-218.000

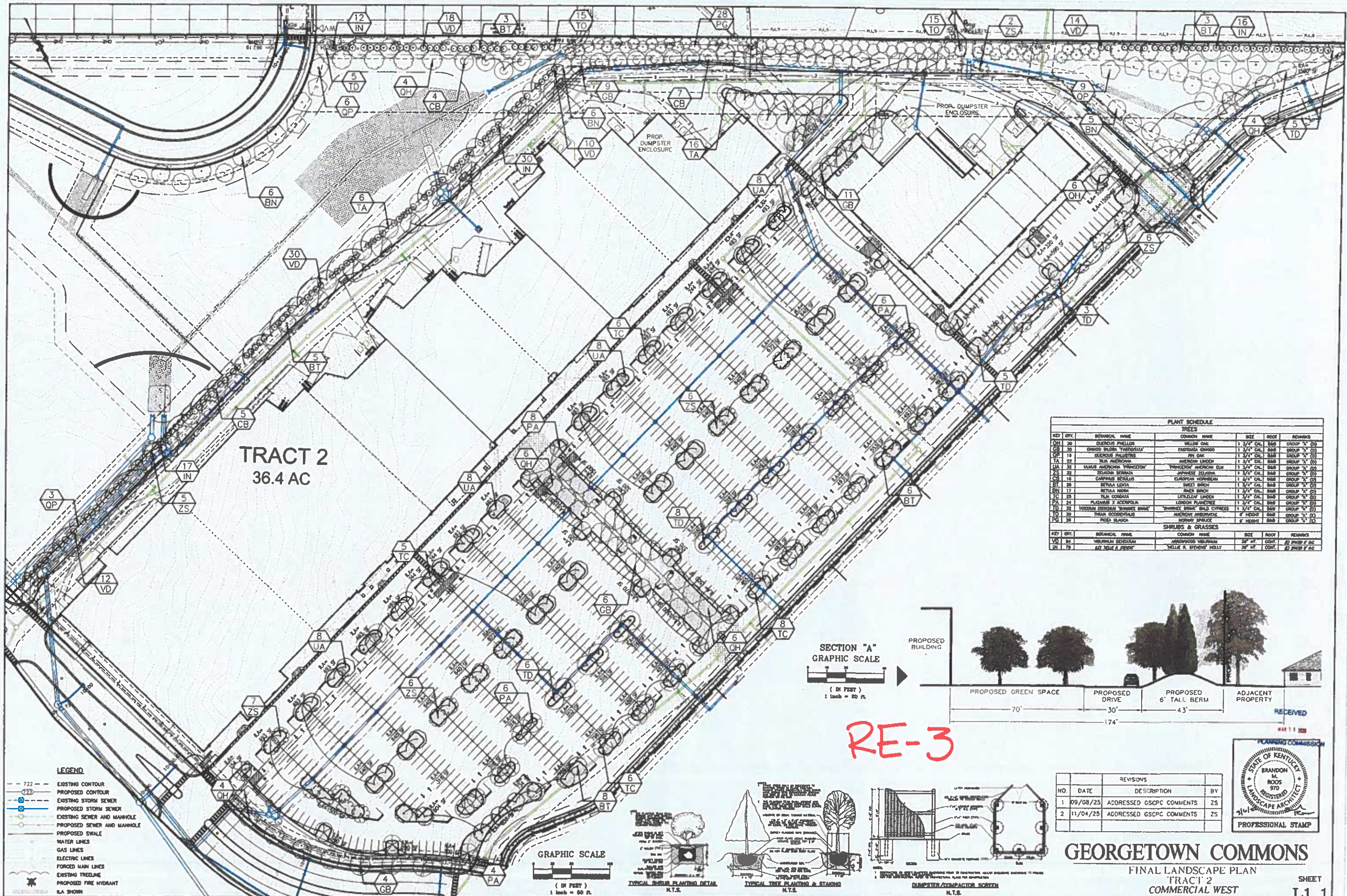
SITE ADDRESS:
MCMILLAN CIRCLE
GEORGETOWN, KY 40324

DEVELOPER:
HOGAN

PREPARED BY:
LAND DESIGN & DEVELOPMENT, INC.
505 WASHINGTON AVENUE, SUITE 101
LOUISVILLE, KENTUCKY 40202
PHONE: (502) 418-9374
FAX: (502) 420-9375

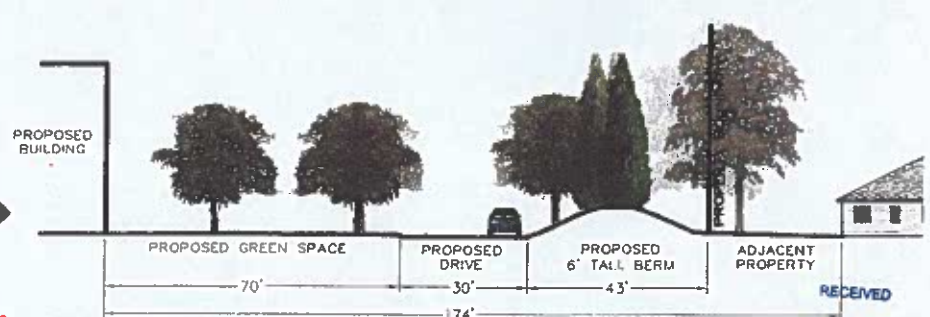
JOB: 20009
DATE: 12/20/2024

SHEET
L1.0



PLANT SCHEDULE

TREES						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
OH	39	QUERCUS PHellos	WILLOW OAK	1 3/4" CAL	BAR	GROUP "A" (C)
CB	30	QUERCUS BILINA 'HYBRIDATA'	FRATERNITY OAK	1 3/4" CAL	BAR	GROUP "A" (C)
OC	18	QUERCUS PALMATA	RED OAK	1 3/4" CAL	BAR	GROUP "A" (C)
TA	22	QUERCUS LAEVOGLOBOSA	AMERICAN LINDEN	1 3/4" CAL	BAR	GROUP "A" (C)
UA	30	ULMUS AMERICANA PRINCETON	PRINCETON AMERICAN ELM	1 3/4" CAL	BAR	GROUP "A" (C)
ZS	20	ZELKOVA SERVATA	JAPANESE ZELKOVA	1 3/4" CAL	BAR	GROUP "A" (C)
CE	10	CAMPANULA BELGICA	EUROPEAN HORNEMUM	1 3/4" CAL	BAR	GROUP "A" (C)
BT	20	BETULA LEPIDA	SWEET BIRCH	1 3/4" CAL	BAR	GROUP "A" (C)
BN	17	BETULA NERPA	SWEET BIRCH	1 3/4" CAL	BAR	GROUP "A" (C)
TC	20	TILIA CORDATA	LITTLELEAF LINDEN	1 3/4" CAL	BAR	GROUP "A" (C)
PA	24	PLATANUS X ACERIFOLIA	LONDON PLATANUS	1 3/4" CAL	BAR	GROUP "A" (C)
TD	20	TAXUS BRACCONATA 'NORFOLK SPINE'	'NORFOLK SPINE' BLUE CYPRESS	1 3/4" CAL	BAR	GROUP "A" (C)
TO	20	TYRHA OCCIDENTALIS	AMERICAN ARBOVITIS	6' HEIGHT	BAR	GROUP "A" (C)
PG	20	PIEA GLAUCOA	NORWAY SPRUCE	6' HEIGHT	BAR	GROUP "A" (C)
SHRUBS & GRASSES						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
VD	84	VERBENA DEGRANDII	WOODROSE VERBENA	36" HT	CONF.	(2) GROUP "A" (C)
IN	178	ILEX 'SMALL & ROUND'	HOLLIE R. SPENCER'S HOLLIE	36" HT	CONF.	(2) GROUP "A" (C)



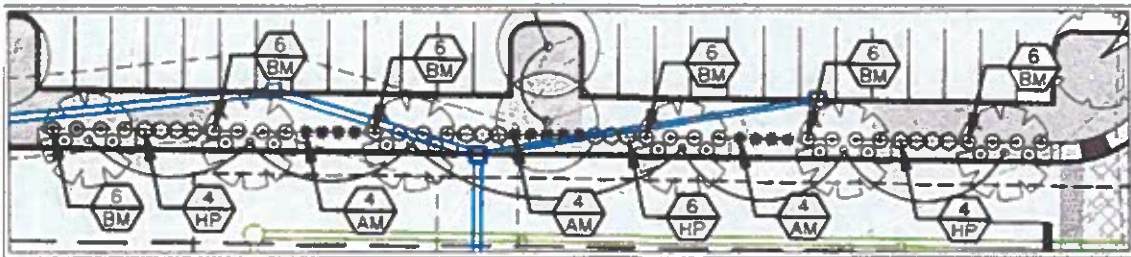
REVISIONS

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2	11/04/25	ADDRESSED GSCPC COMMENTS	ZS

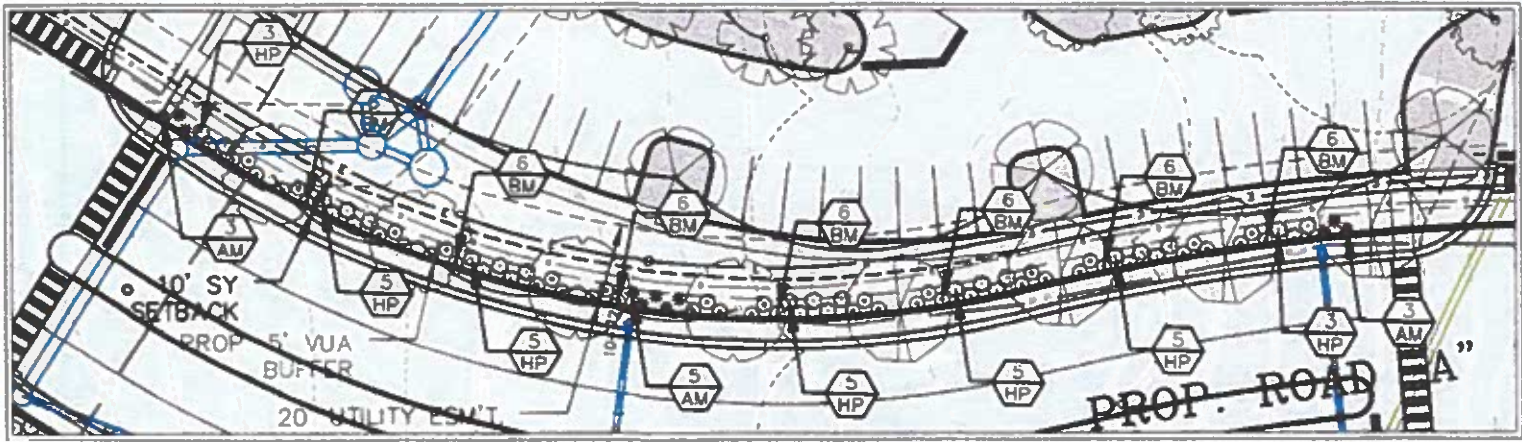
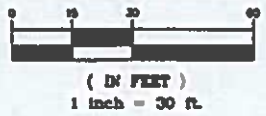


GEORGETOWN COMMONS
FINAL LANDSCAPE PLAN
TRACT 2
COMMERCIAL WEST

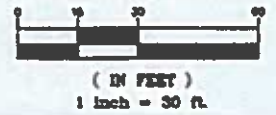
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L1.1



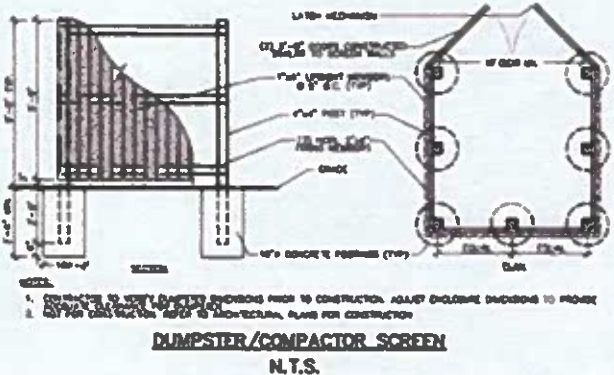
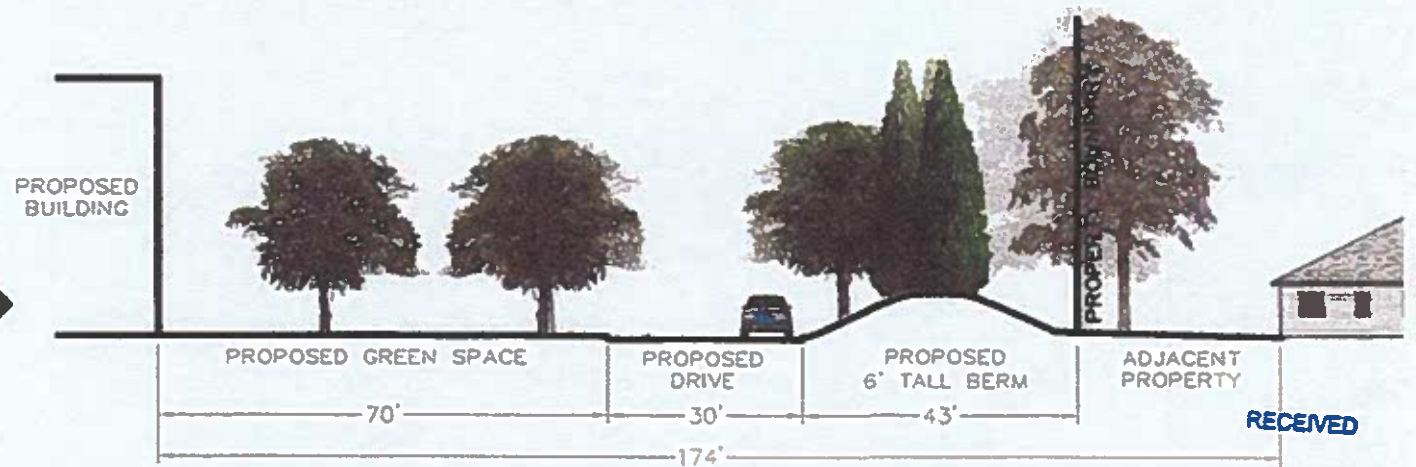
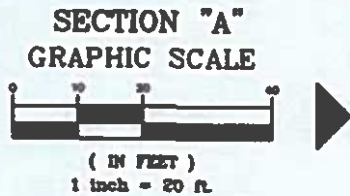
ENLARGMENT "A"
GRAPHIC SCALE



ENLARGMENT "B"
GRAPHIC SCALE



RE-4



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	09/08/25	ADDRESSED GSCPC COMMENTS	ZS
2	11/04/25	ADDRESSED GSCPC COMMENTS	ZS



GEORGETOWN COMMONS

FINAL LANDSCAPE PLAN

TRACT 2

COMMERCIAL WEST

SHEET
L1.1

RE-5

April 29, 2026

RECEIVED

VIA HAND DELIVERY

Georgetown-Scott County Planning Commission
230 E. Main Street
Georgetown, Kentucky 40324

APR 29 2026

PLANNING COMMISSION

Applicant: Hogan Real Estate Company
Property: McClelland Circle - Georgetown Commons
Parcel: 168-40-213.000
RE: Supplement to Variance Request

Dear Commission Members:

I am writing on behalf of the applicant, Hogan Real Estate Company (hereinafter the "Applicant"). Hogan's request for a zone map amendment and subdivision plat applicable to that certain property located at McClelland Circle, Georgetown, Kentucky and identified as parcel number 168-40-213.000 (the "Property") was approved by the Planning Commission on October 10, 2024. Construction of the Georgetown Commons Development (the "Development") is now ongoing. On April 1, 2026, we submitted an application for a certain dimensional variance applicable to one of the buildings to be constructed in the development. Specifically, Hogan is seeking a variance from the 100-foot setback requirement (from a residential district) set forth in Georgetown-Scott County Zoning Ordinance Section 4.454D to 65-feet. The encroachment will be limited to the corner of a single building and will not run the length of the shared boundary line. The Applicant will voluntarily provide additional screening in the affected area for the benefit of the adjoining landowners. See Exhibits accompanying Application.

A. Background

This space will be occupied by Boot Barn, one of the more requested tenants for Georgetown Commons. This is really the only viable location in the Development for Boot Barn due to its square footage requirements. The tract in question is situated in the rear corner of the Development. The Applicant simply does not have a viable design alternative for this portion of the site because of how the property is shaped. The Applicant is providing Boot Barn with their minimum requirement for square footage. Boot Barn agreed to the proposed layout to help minimize encroachment while allowing adequate rear access for the shopping center tenants.

Recall that as part of this overall development, the Applicant downzoned approximately 100 acres from what could have otherwise been a much more intensive light-industrial use that was permitted adjacent to the neighborhood. Instead, the project will bring retail, restaurants,

services, open space, landscaping, buffering, and amenities that are much more compatible with the surrounding area and much more beneficial to the community.

B. KRS 100.243 & Georgetown-Scott County Zoning Ordinance Section 5.42 D.

KRS 100.243 provides as follows:

(1) Before any variance is granted, the board must find that the granting of the variance will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations. In making these findings, the board shall consider whether:

- (a) The requested variance arises from special circumstances which do not generally apply to land in the general vicinity, or in the same zone;
- (b) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant; and
- (c) The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.

(2) The board shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulation from which relief is sought.

The Zoning Ordinance (Section 5.42D) provides as follows:

VARIANCES: The Board may vary the strict application of the dimension and area regulations provided that unique conditions prevent strict conformance and would thus deprive the owner of the reasonable use of his premises. Financial disadvantage to the property owner shall not constitute conclusive proof of unnecessary hardship within the purpose of zoning. The Board shall not grant a variance unless all of the following general conditions are met:

- 1. The specific conditions in detail which are unique to the applicant's land and do not exist on other land in the same zone.
- 2. The manner in which the strict application of the provisions of the regulation would deprive the applicant of a reasonable use of the land in the manner equivalent to the use permitted other landowners in the same zone.
- 3. That the unique conditions and circumstances are not the result of actions of the applicant taken subsequent to the adoption of the Zoning regulations.
- 4. Reasons that the variance will preserve, not harm the public safety and welfare, and will not alter the essential character of the neighborhood.

Georgetown-Scott County Planning Commission
April 29, 2026
Page 3

While KRS 100.243 and Section 5.24D of the Zoning Ordinance are similar KRS 100.243(1)(b) and Section 5.24D.2. of the Zoning Ordinance differ in terminology. KRS 100.243(1)(b) provides, "The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant." The Zoning Ordinance does not mention the unnecessary hardship factor as highlighted above.

C. Application of KRS 100.243 and Zoning Ordinance to Requested Variance

While it is true that economic considerations are not expressly listed within KRS 100.243, such factors are absolutely considered. Specifically, KRS 100.243(1)(b) makes clear that an applicant can be entitled to a variance upon a showing that application of the zoning ordinance would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant. As was detailed in the Applicant's September 25, 2024, Justification Letter, a development such as this is dependent upon retention and selection of retailers to fill the commercial spaces. Without these end users, the development will fail.

Application of the factors set forth in KRS 100.243 and Section 5.24D of the Zoning Ordinance support granting the variance requested by the Applicant.

- As previously mentioned, the topography and shape of the subject parcel makes for challenging design parameters; hence, the special circumstances envisioned by KRS 100.243(1)(a). Regardless, the variance requested only affects one corner of the building and will not run the length of the boundary. The Applicant will also install additional buffering to negate adverse effects on adjoining landowners.
- The requested variance is minimal as it is confined to the corner of the subject building. The Applicant is not requesting a variance as to the remainder of the building. Without a variance the Applicant will be unable to utilize the building as otherwise intended and unable to meet its tenant square footage requirements. Clearly then, strict application of the regulation will deprive the Applicant of the reasonable use of its land and work an undue hardship on the Applicant.
- This variance request is not the result of a willful violation of the Zoning Ordinance. In explaining what a willful violation can constitute, the Courts have been clear that an application seeking a variance is not a willful violation, it is actions taken by an applicant without a variance or other required approval or before the filing of an application for a variance which amounts to a willful violation. "Thus, a variance seeker who decides to build first and ask questions later can reasonably be accused of committing a willful violation." Ives v. City-Cnty. Board of Adjustments Bowling Green, 2015-CA-001360-MR, 2016 WL 6543575, at *3 (Ky. App. Nov. 4, 2016). "It is true that the Carrolls commenced their new addition without first securing the necessary permit. However, it will be

Georgetown-Scott County Planning Commission
April 29, 2026
Page 4

left to the Board to decide whether the violation of the zoning regulation was willful and whether the need for a variance arose from a willful violation.” Claggett v. Carroll, 2013-CA-001130-MR, 2015 WL 310161, at *4 (Ky. App. Jan. 23, 2015).

- As the Courts have made clear, the Applicant must have actually committed some act with respect to their property which is in violation of the Zoning Ordinance. Simply asking for a variance as a result of the practicalities of development is not a willful violation under the law. Given that the Applicant has not done anything to the property which is in violation of the Zoning Ordinance, the Applicant has not willfully violated the Zoning Ordinance.

D. Conclusion

Given the foregoing, it is clear that the requested variance will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations. Therefore, we respectfully request that you approve the Applicant's variance.

Again, thank you Commissioners for your consideration and review of this Application.

Sincerely,



JON A. WOODALL

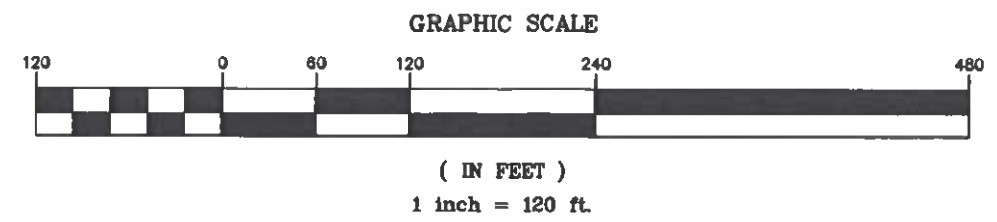
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GIS/Current/Drawings/200909/DWG/01/SETBACK VARIANCE EXHIBIT 11/14/2009 09:59:33 AM D



SETBACK VARIANCE EXHIBIT

PREPARED FOR:
HOGAN
 REAL ESTATE

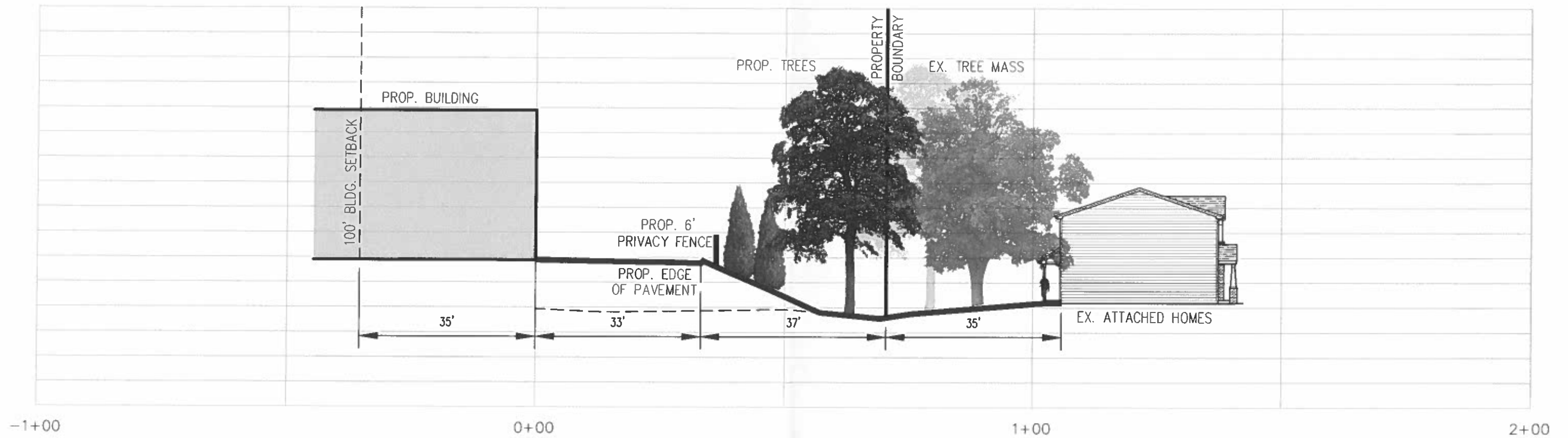


PREPARED BY:
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 LAND DESIGN & DEVELOPMENT, INC.
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 605 WARBURN AVENUE, SUITE 101
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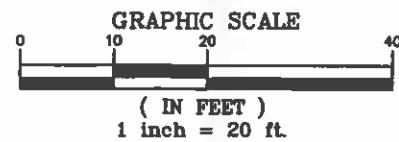
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4/1/2026

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BERM PROFILE A-A'



PREPARED FOR:

HOGAN
REAL ESTATE

SETBACK VARIANCE
EXHIBIT

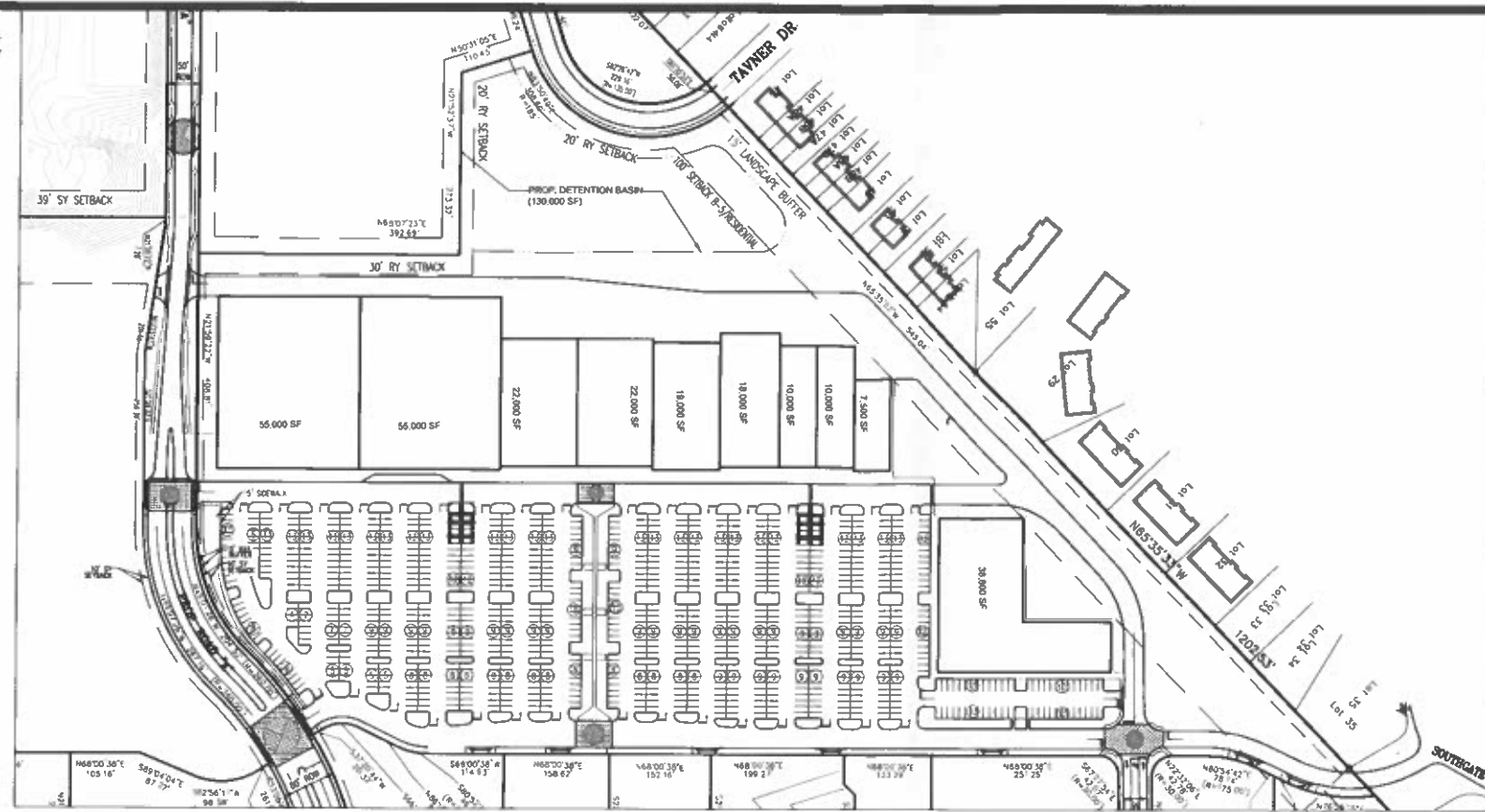
PREPARED BY:

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LOUISVILLE, KENTUCKY 40202
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JOB#: 20009
SHEET 2 OF 2

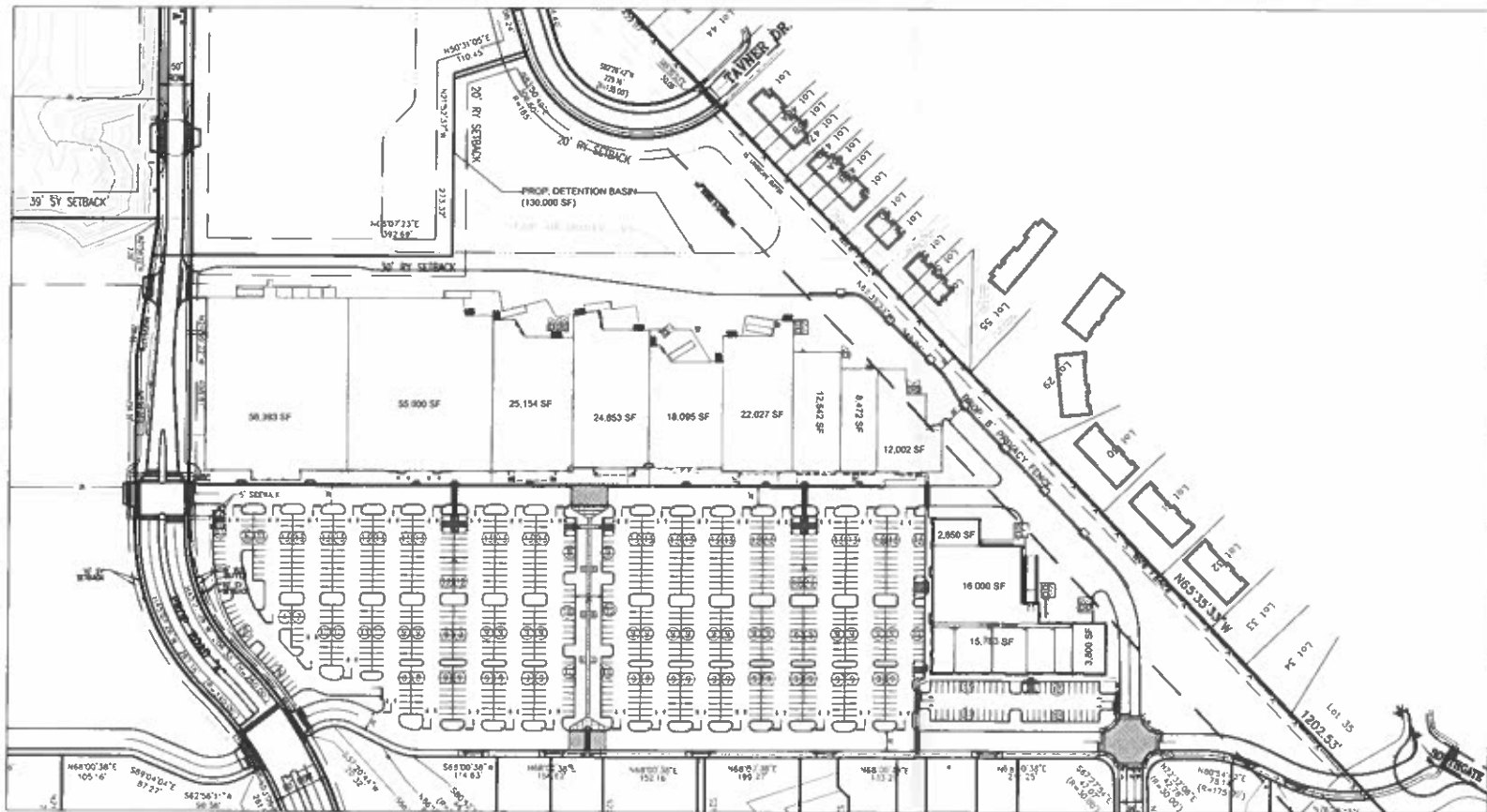
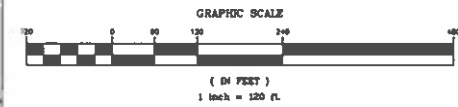
4/1/2008



**APPROVED PRELIMINARY
DEVELOPMENT PLAN**

PROPOSED TRACTS

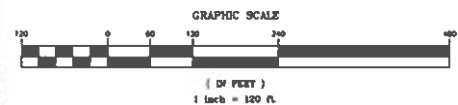
TRACT 2	
TOTAL AREA	= 1,125,327 SF (25.8 AC)
PROP. ZONING	= B-5
PROP. USE	= RETAIL
PROP. BLDG AREA	= 257,300 SF
PROP. BLDG COVERAGE	= 16.2%
PARKING REQ. (1/300 SF)	= 858 SPACES
PARKING PROVIDED	= 987 SPACES (INCLUDES 16 ADA)



**PROPOSED FINAL
DEVELOPMENT PLAN**

PROPOSED TRACTS

TRACT 2	
TOTAL AREA	= 1,125,327 SF (25.8 AC)
PROP. ZONING	= B-5
PROP. USE	= RETAIL
PROP. BLDG AREA	= 272,971 SF (6.1% INCREASE)
PROP. BLDG COVERAGE	= 24.3% (8.1% INCREASE)
PARKING REQ. (1/300 SF)	= 858 SPACES
PARKING PROVIDED	= 987 SPACES (INCLUDES 16 ADA)

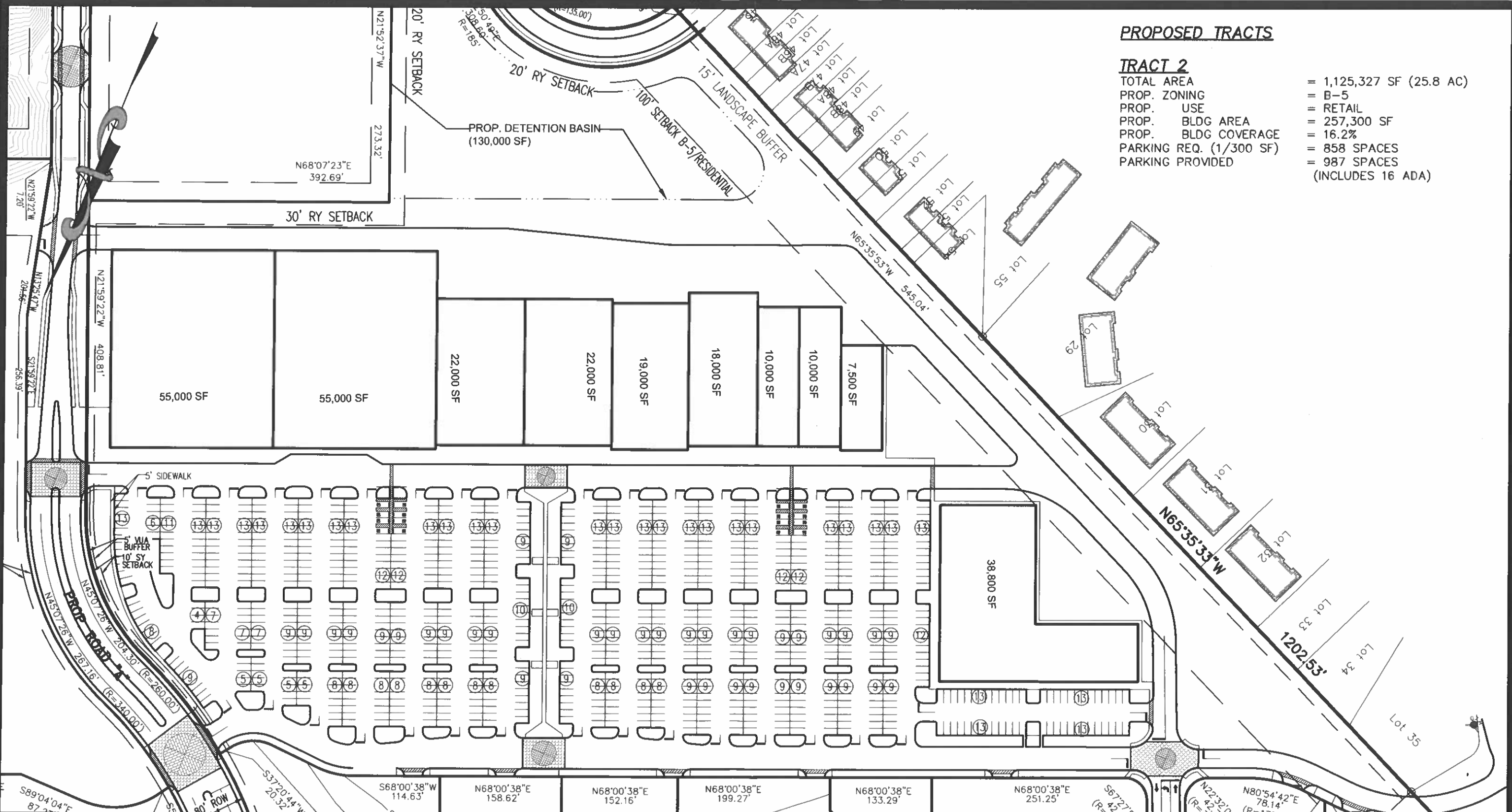


**BUILDING AREA COMPARISON
EXHIBIT**

PROPOSED TRACTS

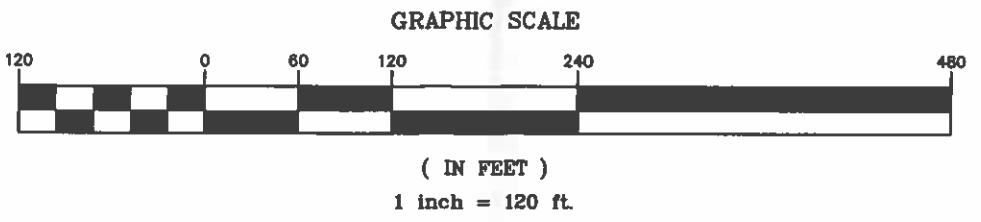
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PARKING PROVIDED	= 987 SPACES (INCLUDES 16 ADA)



**BUILDING AREA COMPARISON
PRELIMINARY DEV. PLAN**

PREPARED FOR:
HOGAN
REAL ESTATE



PREPARED BY:
LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • PLANNING
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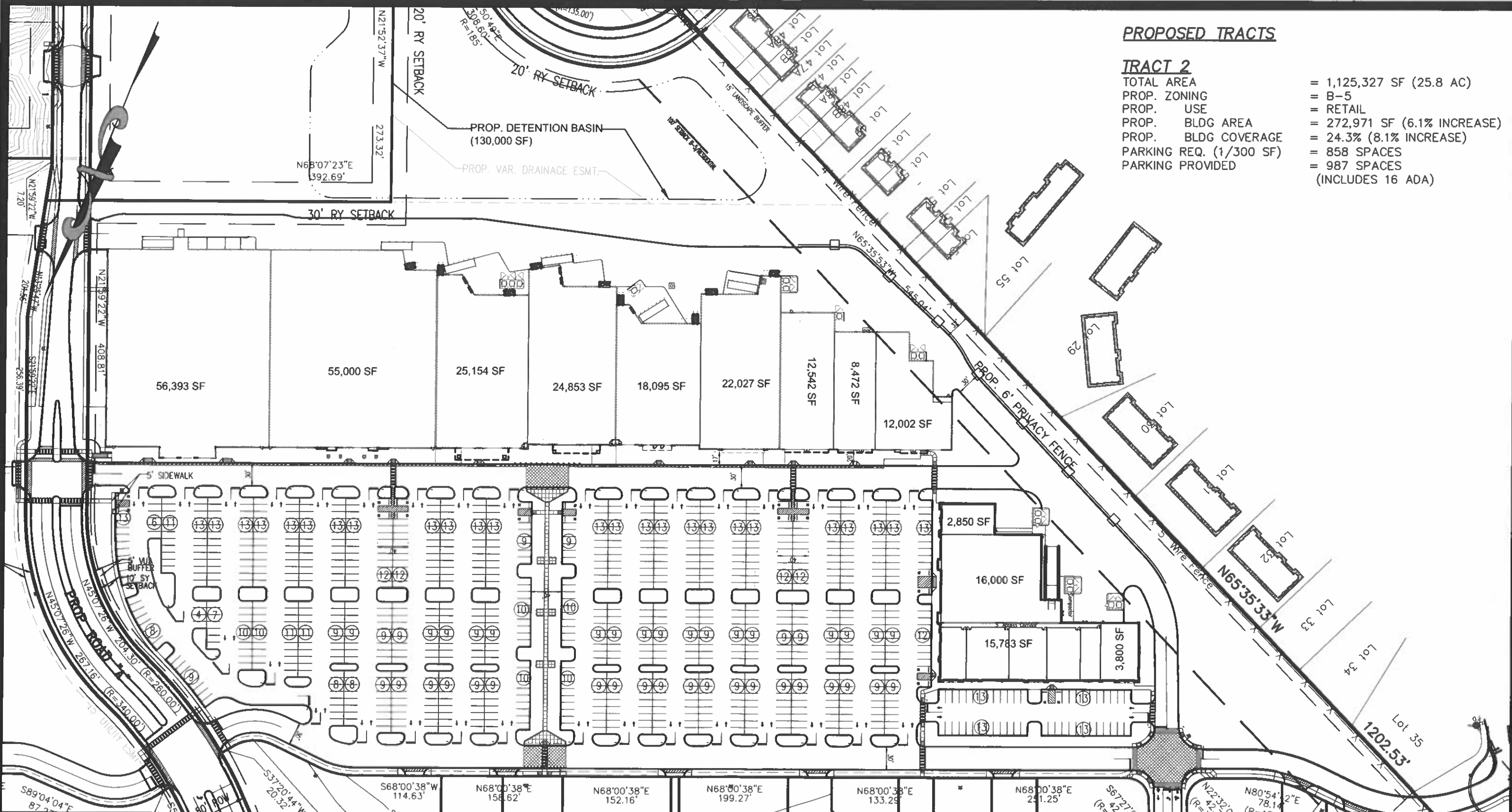
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4/29/2026

PROPOSED TRACTS

TRACT 2

TOTAL AREA	= 1,125,327 SF (25.8 AC)
PROP. ZONING	= B-5
PROP. USE	= RETAIL
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**BUILDING AREA COMPARISON
FINAL DEV. PLAN**

PREPARED FOR:

HOGAN
REAL ESTATE

GRAPHIC SCALE



(IN FEET)

1 inch = 120 ft.

PREPARED BY:

LD&D

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JOB#: 20009
SHEET 2 OF 2

4/28/2026

List of all Active Projects/Status

Application	Project Name	Type	Status
2024-25	150 Mt Vernon Dr - Parking addition	DEV-C	No Activity
2025-26	214 Colony Blvd - Townhomes	DEV-R	Under Review
2017-33	American Mini (Self-Storage_1047 Paris Pike)-Ph 1	DEV-C	No Activity
2020-47	American Mini-Storage (South) Expansion	DEV-C	Under Construction
2017-20	Amerson - Schoolhouse Road Unit 1	DEV-C	Approved/Bonded
2017-20	Amerson Commercial Grading and Site Work	DEV-C	Approved/Bonded
2018-43	Amerson North Townhomes	DEV-R	Under Construction
2025-02	Baptist Healthcare MOB - 115 Amerson Way	DEV-C	Under Construction
2025-03	Bluegrass Baptist - 2085 Ironworks Road	DEV-C	Under Review
2024-62	Bluegrass Storage - 3036 Paris Pike	DEV-C	Under Review
2003-35	Buffalo Springs (Phase 2) Stamping Ground	RES	Approved/Bonded
2026-05	Canewood Retail - 107 Canewood Center	DEV-C	Under Review
2021-10	Cherry Blossom Subdivision - Phase 9	RES	Approved/Bonded
2024-43	Cherry Blossom Village, Phase 10 (I1-D)	RES	Under Review
2025-09	Country Boy Brewing - Hiview - 6325 Cinc	DEV-C	Under Construction
2018-32	Crossings at Wyndamere (Ph4) - Conner Path	DEV-C	No Activity
2023-21	Dan Cummins Auto - 215 Connector Rd	DEV-C	Final Inspection
2024-06	Drake & Ditardi (944 E Main) - Site Grading	DEV-C	Final Inspection
2023-31	Eckart Supply - Corporate Blvd	DEV-C	Final Inspection
2023-56	Fairfield Inn Update - 200 Tiger Way	DEV-C	Final Inspection
2011-29	Falls Creek Drive extension	DEV-C	Approved/Bonded
2021-11	Falls Creek Phase 2 (Res) Townhomes	DEV-R	Under Construction
2021-04	Falls Creek Residential - Phase 2	RES	Approved/Bonded
2025-55	Flex Space - 944 E Main	IND	Under Review
2017-43	Fox Run - Phase 2	RES	Approved/Bonded
2021-06	Georgetown Auto Sales - 136 Darby Dr	DEV-C	No Activity
2026-08	Georgetown Commons - Chase Bank (Tract 2H)	DEV-C	Under Review
2024-48	Georgetown Commons - Phase 1 (Tract 2 Build-out)	DEV-C	Under Construction
2024-48	Georgetown Commons - Phase 2 (Tract 1A) - Target	DEV-C	Under Construction
2024-47	Georgetown Commons - Subdivision Infrastructure	DEV-C	Under Construction

Application	Project Name	Type	Status
2024-48	Georgetown Commons - Tract 3 - Lynx Apartments	DEV-R	Under Review
2025-46	Geospecialties - Sadieville	DEV-C	Under Review
2025-01	Goodwill Industries - 100 Ashton Grove	DEV-C	Final Inspection
2023-36	Grace Christian Church - Gymnasium	DEV-C	Under Construction
2019-39	Harbor Village Unit 1, Phase 3C	RES	Approved/Bonded
2026-17	Heartland Dental - Elkhorn Village Outlot #5	DEV-C	Under Review
2023-50	Hucks Market - 1000 Lemons Mill	DEV-C	Under Construction
2018-52	Jimmy Johns - 121 Southgate Dr	DEV-C	Under Construction
2018-15	Landmark (South, Kelley-Owen) Parking Exp	DEV-C	Under Construction
2025-10	Lemons Mill Shipping Containers - 793 Lemons Mill	DEV-C	Under Construction
Util	LGE & KU Substation - Pavilion Dr	DEV-C	Under Construction
2023-57	Limestone Farms Distillery - 1438 Paynes Depot	DEV-C	No Activity
2024-46	Marketplace-460 & McClelland (Publix)	DEV-C	Under Construction
2006-28	McClelland Springs Ph IIB & IIC	RES	No Activity
2006-30	McClelland Springs Ph IIB & IIC Section A (DeLong)	RES	Approved/Bonded
2002-62	Minnfield Townhomes 1 & 2 - Barbara Blvd	DEV-R	No Activity
2023-32	Moonlight Investments, LLC - Corporate Blvd	DEV-C	Final Inspection
2009-20	Morgan Property	DEV-C	No Activity
2017-14	Morgan Property (Tract 2) 2017	DEV-C	No Activity
2024-56	New Vista CMHC - Artis Way	DEV-C	Under Review
2023-38	Online Transport Storage-656 Old Delaplain	DEV-C	Final Inspection
2025-41	Oser Paint & Flooring -Proposed Warehouse Addition	DEV-C	Complete
SCS	Oxford Elementary School - 2425 Cynthiana Rd	DEV-C	Under Construction
2022-34	Parkview Medical Outlot-Grading of Excess	DEV-C	Final Inspection
2026-14	Parkview Medical West - American Path	DEV-C	Under Review
2021-44	Penn Alley Townhomes - Tivoli Path Bldg I	DEV-R	Under Construction
2025-11	Penn Alley Townhomes (Buildings B)	DEV-R	Under Construction
2017-24	Pinnacle At Mallard Point	RES	Approved/Bonded
2004-51	Pleasant Valley Phase 5 (Remainder)	RES	Under Construction
2004-51	Pleasant Valley Phase 5-A	RES	Approved/Bonded
2018-57	Price Farm (Abbey) Ph 3 Unit 2A, 2B, 2C, 2D	RES	Dedication/Final Work
2022-51	Price Farm (Abbey) Townhomes - Herndon Blvd	DEV-R	Under Construction

Application	Project Name	Type	Status
2018-57	Price Farm(Abbey) Ph3 Units 1A, 1B, 1C, 1D	RES	Warranty Period
2018-57	Price Farm(Abbey) Phase 4	RES	Under Construction
2023-33	Pure Air KY - 117 Eastside Dr	DEV-C	No Activity
2021-42	R&L Carriers - Cherry Blossom Spur	DEV-C	Final Inspection
2022-21	Redwood Apartments - Old Oxford (Finley)	DEV-R	Final Inspection
2024-34	Rumpke Parking & Storage - 225 W Yusen	DEV-C	Under Construction
2023-10	Scott Co Humane Society - 1376 Lexington Rd	DEV-C	Final Inspection
2007-43	Scott Co Safe Storage Phase 2	DEV-C	Under Review
2022-14	Singer Property - Phase 1 (822 Cinc Pike)	RES	No Activity
2019-02	South Crossing - Phase 1 Units 1A, 1B, 1C	RES	Warranty Period
2019-02	South Crossing - Phase 1 Units 1D, 1E, 1F	RES	Warranty Period
2023-48	South Crossing Subdiv - Phase 2, Units 2A-2C	RES	Approved/Bonded
2023-48	South Crossing Subdiv - Phase 2, Units 2D & 2E	RES	Approved/Bonded
2024-57	St Francis & St John New Parish Life at Cardome	DEV-C	Under Construction
2017-47	Stamping Ground Church of God - 2811 SG Rd	DEV-C	Under Construction
2018-38	Sutton Place Remaining - Phase 4	RES	No Activity
2005-22	Thoroughbred Acres Unit 11(Commercial Subdivision	DEV-C	Approved/Bonded
2025-38	TMMK - Fire Security Bldg - Gate 7	DEV-C	Under Review
Minor	TMMK - Paint Reborn 2 - SW1-Parking and Roadwor	DEV-C	Final Inspection
2025-30	TMMK - PEMC Phase 2 - Parking Exp	DEV-C	Complete
2025-58	TMMK Paint Reborn SW4 - Northwest Trailer Yard	DEV-C	Under Construction
2024-27	TMMK Solar Project - Lexus & Cherry Blossom	DEV-C	Complete
2023-51	Triport Circle (Motor Pool) Truck Wash	DEV-C	Approved/Bonded
2021-20	Village at Lanes Run - Ph 3, Sect 2 (Briggs)	RES	Dedication/Final Work
2021-20	Village at Lanes Run - Ph 3, Sect 3 (2B) (Briggs)	RES	Approved/Bonded
2018-61	Village at Lanes Run - Phase 2, Sect 3-C (Haddix)	RES	Warranty Period
2004-26	Village at Lanes Run - Phase 3, Sect 1A (Charles)	RES	Warranty Period
2004-26	Village at Lanes Run - Phase 3, Sect 1B (Charles)	RES	Dedication/Final Work
2022-05	Village at Lanes Run - Phase 4, Remaining	RES	Under Review
2022-05	Village at Lanes Run - Phase 4, Sect 1	RES	Approved/Bonded
2022-05	Village at Lanes Run - Phase 4, Sect 2A	RES	Under Construction
2023-34	Village at Lemons Mill Lot 4 (Phase 1) Artis Way	RES	Under Review

Application	Project Name	Type	Status
2023-34	Village at Lemons Mill(Welch) - Infrastructure	DEV-C	Final Inspection
2025-63	Vuteq 2026 Building/Parking Expansion	DEV-C	Under Construction
2011-03	Ward Hall Unit 2B - 460W (Ball)	RES	Under Review
2018-05	Woodland Park - Phases 3 & 4	RES	No Activity
2018-05	Woodland Park (Betty Yancey) Phase 2	RES	Approved/Bonded
Total Number of Active Projects:		99	

GSCPC Active Development Projects

Status	Application number	Project Name	Type
Under Construction		Number of Projects: 24	
	2020-47	American Mini-Storage (South) Expansion	DEV-C
	2018-43	Amerson North Townhomes	DEV-R
	2025-02	Baptist Healthcare MOB - 115 Amerson Way	DEV-C
	2025-09	Country Boy Brewing - Hiview - 6325 Cinc	DEV-C
	2021-11	Falls Creek Phase 2 (Res) Townhomes	DEV-R
	2024-48	Georgetown Commons - Phase 1 (Tract 2 Build-out)	DEV-C
	2024-48	Georgetown Commons - Phase 2 (Tract 1A) - Target	DEV-C
	2024-47	Georgetown Commons - Subdivision Infrastructure	DEV-C
	2023-36	Grace Christian Church - Gymnasium	DEV-C
	2023-50	Hucks Market - 1000 Lemons Mill	DEV-C
	2018-52	Jimmy Johns - 121 Southgate Dr	DEV-C
	2018-15	Landmark (South, Kelley-Owen) Parking Exp	DEV-C
	2025-10	Lemons Mill Shipping Containers - 793 Lemons Mill	DEV-C
	Util	LGE & KU Substation - Pavilion Dr	DEV-C
	2024-46	Marketplace-460 & McClelland (Publix)	DEV-C
	SCS	Oxford Elementary School - 2425 Cynthiana Rd	DEV-C
	2021-44	Penn Alley Townhomes - Tivoli Path Bldg 1	DEV-R
	2025-11	Penn Alley Townhomes (Buildings B)	DEV-R
	2022-51	Price Farm (Abbey) Townhomes - Herndon Blvd	DEV-R
	2024-34	Rumpke Parking & Storage - 225 W Yusen	DEV-C
	2024-57	St Francis & St John New Parish Life at Cardome	DEV-C
	2017-47	Stamping Ground Church of God - 2811 SG Rd	DEV-C
	2025-58	TMMK Paint Reborn SW4 - Northwest Trailer Yard	DEV-C
	2025-63	Vuteq 2026 Building/Parking Expansion	DEV-C
Final Inspection		Number of Projects: 13	
	2023-21	Dan Cummins Auto - 215 Connector Rd	DEV-C
	2024-06	Drake & Ditardi (944 E Main) - Site Grading	DEV-C
	2023-31	Eckart Supply - Corporate Blvd	DEV-C
	2023-56	Fairfield Inn Update - 200 Tiger Way	DEV-C
	2025-01	Goodwill Industries - 100 Ashton Grove	DEV-C
	2023-32	Moonlight Investments, LLC - Corporate Blvd	DEV-C
	2023-38	Online Transport Storage-656 Old Delaplain	DEV-C
	2022-34	Parkview Medical Outlot-Grading of Excess	DEV-C
	2021-42	R&L Carriers - Cherry Blossom Spur	DEV-C
	2022-21	Redwood Apartments - Old Oxford (Finley)	DEV-R
	2023-10	Scott Co Humane Society - 1376 Lexington Rd	DEV-C
	Minor	TMMK - Paint Reborn 2 - SW1-Parking and Roadwork	DEV-C

Status	Application number	Project Name	Type
	2023-34	Village at Lemons Mill(Welch) - Infrastructure	DEV-C

GSCPC Active Subdivision Projects

Status	Application number	Project Name
Under Construction	Number of Projects:	3
	2004-51	Pleasant Valley Phase 5 (Remainder)
	2018-57	Price Farm(Abbey) Phase 4
	2022-05	Village at Lanes Run - Phase 4, Sect 2A
Dedication/Final Work	Number of Projects:	3
	2018-57	Price Farm (Abbey) Ph 3 Unit 2A, 2B, 2C, 2D
	2021-20	Village at Lanes Run - Ph 3, Sect 2 (Briggs)
	2004-26	Village at Lanes Run - Phase 3, Sect 1B (Charles)
Approved/Bonded	Number of Projects:	13
	2003-35	Buffalo Springs (Phase 2) Stamping Ground
	2021-10	Cherry Blossom Subdivision - Phase 9
	2021-04	Falls Creek Residential - Phase 2
	2017-43	Fox Run - Phase 2
	2019-39	Harbor Village Unit 1, Phase 3C
	2006-30	McClelland Springs Ph IIB & IIC Section A (Delong)
	2017-24	Pinnacle At Mallard Point
	2004-51	Pleasant Valley Phase 5-A
	2023-48	South Crossing Subdiv - Phase 2, Units 2A-2C
	2023-48	South Crossing Subdiv - Phase 2, Units 2D & 2E
	2021-20	Village at Lanes Run - Ph 3, Sect 3 (2B) (Briggs)
	2022-05	Village at Lanes Run - Phase 4, Sect 1
2018-05	Woodland Park (Betty Yancey) Phase 2	