

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION**  
**AGENDA**  
**OCTOBER 10, 2024**  
**6:00 p.m.**

**I. COMMISSION BUSINESS**

- A. Approval of September invoices
- B. Approval of September 12, 2024 minutes
- C. Approval of October 10, 2024 agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

**II. OLD BUSINESS**

- A. ZMA-2024-31 Kentucky Bluegrass Experience Resort, LLC – WITHDRAWN
- B. ZMA-2024-35 Georgetown Commons – PUBLIC HEARING – Zoning Map Amendment for 99.6 acres I-1 (Light Industrial) and I-1 (ESLI) (Environmentally Sensitive Light Industrial to B-5 (General Commerce Park), C-1 (Conservation) and R-3 (High-Density Residential) located on McClelland Circle (168-40-213.000).

**III. NEW BUSINESS**

- A. FSP-2024-38 Steven – Aaron Popp Division – Final Subdivision Plat to divide the following tracts from existing Tract 1 and 3: Tract 1 (Parent): 45.21 acres. 1-A: 11.43 acres, 1-B: 5.00 acres, 1-C: 22.42 acres and 1-D: 6.36 acres. Tract 3 (Parent): 32.92 acres 3-A: 5.01 acres, 3-B: 5.0 acres, and 3-C: 22.91 acres located at 1756-1758 Switzer Road.
- B. FSP-2024-39 Victor Perkins Irrevocable Trust Division – WITHDRAWN
- C. FSP-2024-40 Octavio Gomez Correa Property – Final Subdivision Plat to divide one 5.00-acre parcel from a 20.05-acre parcel, leaving a 15.05-acre remainder tract located at 3350 Cincinnati Pike.
- D. FSP-2024-41 Rancho Morera LLC Property – Final Subdivision Plat to divide the following tracts from a 40.67-acre parent parcel leaving a 19.24-acre remainder: Tract1: 5.01 acres, Tract 2: 5.01 acres, Tract 3: 5.0 acres, and Tract 4: 6.41 acres located at 3482 Ironworks Road.
- E. ZMA-2024-42 Kevin Bradley Zone Change – PUBLIC HEARING Zone change request for 0.33 acres from B-1 (Neighborhood Commercial) to B-3 (Central Business District) located at 3285 Main Street, Stamping Ground.
- F. PSP-2024-43 Cherry Blossom Village, Ph 11, Tract II-B – POSTPONED
- G. ZMA-2024-44 & PDP-2024-45 Dearinger Industry Rd Development – PUBLIC HEARING – Zoning Map Amendment for 5.00 acres from A-1 (Agricultural) to I-1 (Light Industrial) and Preliminary Development Plan for two industrial buildings (10,000 SF and 6,400 SF) with associated parking, loading, and unloading areas located on Industry Road (185-30-009.002).
- H. PDP-2024-46 Marketplace Frankfort Pike – Preliminary Development Plan for a 56,585 SF grocery store with attached liquor store and 7,000 SF retail tenant building on a 12.1-acre lot located at 1938, 1962, 1998, and 2010 Frankfort Pike and 101 Ferguson Lane.

- I. PSP-2024-47 Georgetown Commons – Preliminary Subdivision Plat to subdivide a 99.6-acre parcel of two large-scale retail commercial tracts, ten commercial tracts, one general commercial tract, and two residential tracts located on McClelland Circle (168-40-213.000).
- J. PDP-2024-48 Georgetown Commons
  - Commercial East (Tract 1) - Preliminary Development Plan for a 127,500 SF large-scale retailer with 36,200 SF attached retail tenant on a 19.7-ac lot.
  - Commercial West (Tract 2) - Preliminary Development Plan for 110,000 SF two large-scale retailers' space (55,000 SF each), 108,500 SF attached retail tenant(s), and one 38,000 SF freestanding retail tenant on a 25.8-ac lot,
  - Multi-Family (Tract 3) - Preliminary Development Plan for 12 24-unit apartment buildings, totaling 288 units located on McClelland Circle (168-40-213.000).
- K. ZMA-2024-49 & PDP-2024-50 The Paddocks at Jennings Farm - POSTPONED