

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

AGENDA

SEPTEMBER 10, 2026

6:00 p.m.

I. COMMISSION BUSINESS

- A. Approval of August invoices
- B. Approval of August 13, 2026 minutes
- D. Approval of September 10, 2026 agenda
- E. Items for postponement or withdrawal

II. OLD BUSINESS

- A. ZMA-2026-27 Pleasant Valley Ph 5 - Zoning Map Amendment for 12.534 acres from R-1A to R-1C PUD located at 2219 Cynthiana Road. PUBLIC HEARING
- B. PSP-2026-24 Pleasant Valley Ph 5 - Preliminary Subdivision Plat for 59 single-family residential lots and two detention and open spaces located at 2219 Cynthiana Road.
- C. ZMA-2026-34 185A Industry Road - Zoning Map Amendment from A-1 (Agricultural) to I-1 (Light Industrial). PUBLIC HEARING

III. NEW BUSINESS

- A. ZMA-2026-35 NP Parcel Zoning Unification - Zoning Map Amendment from R-2 (Medium Density Residential) to B-3 (Central Business District) located at 320 East Main Street and 112 South Mulberry Street. PUBLIC HEARING
- B. PDP-2026-39 SPS Container Storage Project - Preliminary Development Plan depicting a storage area for 30 conex containers, as well as additions/renovations to vehicular use area located on Industry Road.

IV. OTHER BUSINESS

- A. Approval of August 4, 2026 Special Minutes
- B. Approval of August 4, 2026 Executive Minutes

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

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

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

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

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

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

Postponements/Withdrawals

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

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

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

Chairman Singer recused herself from this application.

Vice Chairman Garrett opened the public hearing.

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

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

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

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

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

He stated comments of opposition were received about the application.

Commissioner Black requested clarification of property setbacks.

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

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

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

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

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

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

Vice Chairman Garrett closed the public hearing.

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

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

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

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

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

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

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

He stated staff recommend approval of the proposed amendments.

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

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

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

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

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

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

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

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

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

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

Lemons Mill Road Plat Revision

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

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

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

Agricultural Farmstand Ordinance Discussion

Chairman Singer opened the public hearing.

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

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

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

He listed the specific use standards proposed for farmstands.

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

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

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

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

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

Chairman Singer closed the public hearing.

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

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

Scott County Data Center Ordinance Discussion

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

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

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

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

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

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

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

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

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

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

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

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

Approval of Audit for FY 24-25

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

Chairman Singer adjourned the meeting.

Attest:

Mary Singer, Chairman

Charlie Perkins, Secretary

PLEASANT VALLEY PHASE 5 REMAINDER

PSP-2026-24 & ZMA-2026-27

Staff Report to the Georgetown-Scott County Planning Commission

July 9, 2026

FILE NUMBER: PSP-2026-24
ZMA-2026-27

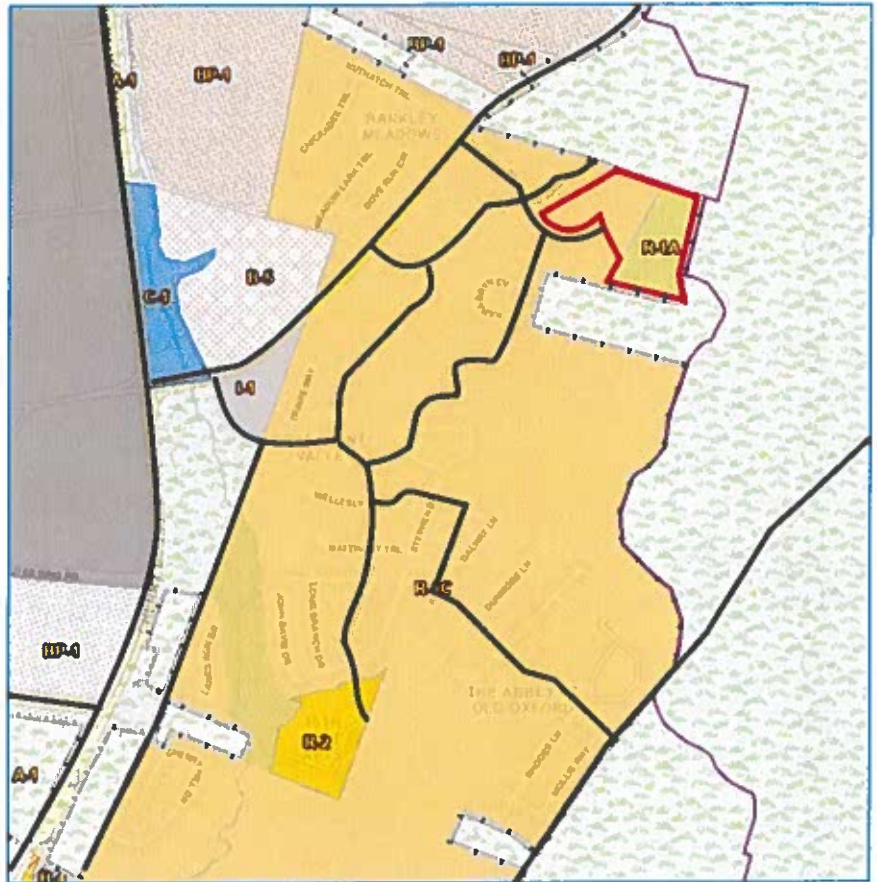
PROPOSAL:

- Preliminary Subdivision Plat for 59 single-family residential lots and two detention and open spaces
- Zoning Map Amendment for 12.534 acres from R-1A to R-1C PUD

LOCATION: 2219 Cynthiana Road
(207-10-013.000)

OWNER & APPLICANT: Spicewood Development LLC
[Joe Palumbo and Stewart McIntosh]

CONSULTANT: Eagle Engineering & Assoc.
[Bill McAlpin and John Hill]
Stoll, Keenon, & Ogden PLLC [Nick Nicholson]



STATISTICS:

	PSP-2026-24	ZMA-2026-27
Total Site Acreage:	22.072 ac	22.072 ac
Zone (Current, at Time of Application):	R-1C PUD	R-1A & R-1C PUD
Zone (Proposed):	(n/a)	R-1C PUD
Access:	Palumbo Place to Cynthiana Road [US-62]	
Surrounding Zone:	R-1C PUD (West & South) A-1 (North, East, & South)	
Proposal	Completion of Pleasant Valley Phase 5	
Density:	4.13 DU per Net Ac	

BACKGROUND:

The Project Site is 22.072-acre portion of the Pleasant Valley Neighborhood, an R-1C zoned neighborhood located along the east boundary of the City of Georgetown and directly south of the Scott County School District Oxford Elementary School site. The property is split zoned, with 9.538 acres zoned R-1C PUD and 12.534 acres zoned R-1A. For neighborhood continuity, the Applicant is requesting to rezone both the already zoned R-1C PUD area ("2000 R-1C PUD") and the R-1A area ("2000 R-1A") to one R-1C PUD ("2026 R-1C PUD") area. In doing this, the Applicant would join the two areas under one PUD, eliminate a dividing line which bisects several of the lots shown of the Project Site, and reduce potential conflicts in dimensional standards as the development completes its final stage.

Historic Context:

The Project Site part of a larger zoning map amendment submitted and annexed into the City of Georgetown in 2000 (ZMA-2000-23). At time of rezoning in 2000, the application was for a zoning map amendment for 441.42 acres from A-1 to R-1C PUD and R-1A. Per the 2000 Staff report, a group of nine property owners jointly filed the zoning map amendment and neighborhood master plan which proposed a unified development incorporating transportation interconnectivity, consolidated access points to Cynthiana Road (which was under construction at the time of application), community greenways and regional stormwater management areas. The application proposed 1,260 dwelling units with an average density of 3.0 dwelling units per acre across the entirety of the property. Many of the neighborhoods have been developed, such as Barkley Meadows, Stonebrooke, and Pleasant Valley and a portion of the property was rezoned to BP-1 for the Lanes Run Business Park. The Project Site is the last portion of the original zoning map amendment area which has not been rezoned, developed or subdivided, and if the zoning map amendment and preliminary subdivision plat were to be approved, the action would constitute the completion of the over 25-year-old housing project.

Current Conditions:

Properties to the north, east, and south are not annexed into the City of Georgetown at time of this application. The subject property is within the Urban Service Boundary of the City of Georgetown and located along the boundary of the Lanes Run and the Millers Run Watersheds, the generalized geographic feature defining the Urban Service Boundary limits of the City of Georgetown. The site has been planned for a future phase of urban development prior to the site rezoning and site grading has already begun in the R-1C areas for utilities and roads.

Properties in the vicinity are primarily residential in character as the neighborhood has developed over time. There are agricultural properties and uses to the east and south of the Project Site and the property to the north is being developed as a new elementary school.

Given that the applications are interwoven, the preliminary subdivision plat functions as the concept plan for the zoning map amendment. The Staff Report is written in two parts, the first part of the report is the review of the zoning map amendment from R-1A and R-1C PUD to R-1C PUD for the Phase 5 area and the second part of the report is the review of the preliminary subdivision plat for the larger 17.723-acre remaining sections of Phase 5 ("Project Site").

ZONING MAP AMENDMENT - CONCEPT PLAN REVIEW:

Layout, Access & Circulation:

The concept plan shows 60 residential lots which are proposed for rezoning from R-1C PUD and R-1A to R-1C PUD. Of the 60 residential lots shown, 9 of them are lots which are presently split-zoned R-1C PUD and R-1A. The zoning map amendment, as shown, would rectify this difference, as well as facilitate a

phase which is consistent with the pre-existing neighborhood. The concept plan orientation follows the general layout of the approved 2004 preliminary subdivision plat. With an approved rezoning, the number of residential units in Phase 5 would increase from 54 to 60 units.

Palumbo Place is proposed to be extended to the north property line between the Project Site and the Oxford Elementary School property. Additional roads would serve the internal lots to the phase, and a proposed "Southworth Drive" would end with a road stub to access the agriculturally zoned property to the south (Southworth Property) for any potential development of the farm in the future.

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 Low-Density Residential.

The 2024 Comprehensive Plan includes the following description for FLU Low-Density Residential:

- "This category allows residential uses as well as home occupations. Home occupations include small-scale businesses, and institutions that will not detract from the basic residential integrity of a neighborhood. New low density residential growth will only occur within cities and Urban Service Boundaries. Low density residential uses include single-family homes, duplexes, limited townhome development, and some appropriately scale walkable Missing Middle housing."

Staff Findings

Staff finds that the application for a zoning map amendment from R-1C PUD and R-1A to R-1C PUD is in alignment with the 2024 Comprehensive Plan's Future Land Use designation for the property. There are three existing zoning districts which are for single-family developments, differentiated by the minimum lot size, net density, and setbacks, but unified in the permitted housing typology. The single-family residential zoning district (2.9 DU/net ac to 4.4 DU/net ac) facilitates the type of development which is desirable for properties along the Urban Services Boundary while also allowing for additional housing units to become available for community members. The concept plan shows an overall density of 2.71 DU/net ac which is consistent with the previous phases of development.

Additionally, Staff finds that the Zoning Map Amendment is in alignment with several of the goals and objectives in the 2024 Comprehensive Plan. A sample of the goals and objectives are below.

- Goal CF 1 encourages the community and developers to design and use the network of streets and land uses that make up our community more efficiently. The neighborhoods were strategically designed to be connected and for each section to fit the character of the one previously. The rezoning of the R-1A Site would continue the land uses of the existing neighborhood.
- Objective CF 2.1 encourages flexibility in land use and design patterns. The Applicant has requested several waivers/variances. While staff has not recommended approval of all of them, at least not at this time, this objective supports Planned Unit Developments and the flexibility the Planning Commission can grant based on a development's provision of public benefit.
- Objective CF 3.1 encourages the preservation of prime farmland for agricultural uses. By permitting an upzoning of the R-1A Site, additional housing units could be made available that would have otherwise required extension of urban uses into areas with prime soils.
- Goal HO 3 encourage the support of new housing compatible with existing neighborhoods. The rezoning application would result in a residential development that would mirror that which was development in previous phases thus continuing the housing and development pattern in the general vicinity.

The 2024 Comprehensive Plan Future Land Use Map shows the most appropriate land use to be Low-Density Residential. The proposed R-1C PUD zoning for the property is also more appropriate given the existing zoning of the surrounding area. Finally, the proposed zoning map amendment is in alignment with the text of the 2024 Comprehensive Plan, as provided above. Therefore, Part 1 does apply, so we need not consider subsections (a) or (b).

PRELIMINARY SUBDIVISION PLAT REVIEW

The following section of the Staff Report includes the analysis of the preliminary subdivision plat. The concept plan for the zoning map amendment is also the preliminary subdivision plat. If the preliminary subdivision plat for the remainder of Phase 5 is approved, Staff recommends conditioning that the 2004 preliminary subdivision plat approval for the Project Site be dissolved. This condition would bring all remaining lots in Phase 5 under the 2-year sunset clause regulation, thus defining the timeline for site subdivision for the final phase of the neighborhood.

Planned Unit Development

Pleasant Valley Phase 5 is proposed to be a planned development project, otherwise known as a planned unit development (PUD). PUDs are flexible, non-Euclidean zoning mechanisms which promote the creation of open spaces, mixed-use housing and land-uses, environmental protection, and development flexibility. While the uses and density of development shall comply with the regulations set forth in the associated base zone (i.e. R-1C), the way the uses are constructed and interact with one another is allowed additional options to create unique neighborhoods and communities.

Planned Development Projects – City Ordinance 2026-14

On July 27, 2026, the Georgetown City Council passed a text amendment (ZOTA-2025-04) regarding Planned Development Projects / Planned Unit Developments (City Ordinance 2026-14). The regulations were incorporated into the *Georgetown-Scott County Zoning Ordinance: City of Georgetown Version* as a “Specific Use Regulation” Section 2.5.15. Because this is a newer text amendment, Staff has provided details of the regulations below, with analysis to follow:

1. PURPOSE:

- a. Implement elements of the adopted Georgetown-Scott County Comprehensive Plan, Small Area Studies and Plans, and other community plans
- b. Provide flexibility in creating planned communities, incorporating a range of uses such as residential, commercial, office, or recreation
- c. Promote the clustering of dwellings and uses on a development site while simultaneously preserving shared, accessible open space
- d. Protect environmentally sensitive areas

2. PROCESS

- a. All Planned Unit Developments shall be approved through a public hearing process conducted by the Planning Commission in line with the Subdivision & Development Regulations.

3. INTENSITY & DIMENSIONAL STANDARDS

- a. Standards are established for each PUD based upon the approved narrative and concept plan. All subsequent master plans, development plans, and subdivision plats shall adhere to the standards established at time of PUD unless an amendment to the PUD is approved. It is understood that Planned Unit Developments, meeting all other requirements of this section, may have specific dimensional standards modified as a part of the Planned Unit Development approval process.

4. REGULATIONS

a. PERMITTED USES

- i. All allowed or conditional uses upon approval by the Board of adjustment, in the zone for which the planned unit development (PUD) application is made

b. OPEN SPACE AND/OR RECREATION AREA REQUIRED

- i. Open space shall be allocated, designed, and maintained as an integral part of all PUDs. Open space shall, at a minimum, be at least 20 percent of the total gross acreage of the proposed PUD.
- ii. At least 60 percent of the open space shall be considered usable open space, and those spaces must satisfy the following minimum requirements:
 1. Not to include floodplain, sinkholes, or any item considered an “Environmentally Sensitive Area” as described in the *Subdivision & Development Regulations*.

c. LOCATION AND DIMENSIONAL STANDARDS

- i. Usable open space shall be integrated into the proposed development. No residential unit shall be more than 300 yards or 900 feet, from an area classified as usable open space.

- ii. A pedestrian sidewalk network with connection to all usable open spaces and residential units shall be provided throughout the PUD.
- iii. Up to 25% of the usable open space may be located along the perimeter of the total PUD site area.
- iv. Usable open space areas shall be at least 10,000 SF in area.
- v. The minimum width of any dimension of a usable open space shall be 25 feet.
- vi. At least 25% of the total linear boundary of the perimeter of each usable open space shall have frontage onto an approved street or public right-of-way.
- vii. For every 5,000 SF of a usable open space, one pedestrian access point or easement to an approved street or public right-of-way shall be provided. The access point shall connect to the proposed pedestrian sidewalk network in the neighborhood with material consistent with the material used for the pedestrian network.

viii. **ENHANCED PEDESTRIAN TRAIL NETWORK**

- 1. For the purpose of this regulation, an enhanced pedestrian network are the sidewalks and pedestrian connections required of residential, commercial, office, recreational, or a mix thereof which have been exceeded for the purposes of open space connectivity. The following standards are the minimum requirements of an enhanced pedestrian trail network:
- 2. Minimum 10-foot-wide pedestrian trail easement. No easements shall be located within the pedestrian trail network easement.
- 3. Minimum 6-foot-wide pedestrian trail, materials per the *Subdivision & Development Regulations*
- 4. Pedestrian amenities shall be located every 300 feet. Said amenities shall be connected to the 6-foot-wide trail route but shall not be located in the walkway. Pedestrian amenities shall include benches, transit stops, and other amenities.
- 5. An enhanced pedestrian trail network shall connect usable open spaces.
- 6. No greater than 50% of the required usable open space may be credited to an enhanced pedestrian trail network.

d. **PHASED PUD PROJECTS**

- i. In instances of a phased PUD project, the usable open space shall be distributed equally across each phase or every 5 acres of land developed or subdivided. In no circumstances shall a usable space requirement be deferred more than 1 phase.
- ii. **MIXED DWELLING TYPE OR USE**
 - 1. For PUD projects incorporating multi-family residential, all credited usable open space shall be accessible and usable for all residential types.
 - 2. For PUD projects incorporating residential and non-residentially zoned areas, usable open space may be located in non-residential areas with the following standards.
 - 3. The usable open space shall adhere to all standards set forth as part of this section.

4. The usable open space shall be connected to the pedestrian sidewalk network constructed to residential sidewalk standards.

iii. **CONNECTIONS TO EXISTING NEIGHBORHOOD OR PUBLIC OPEN SPACES**

1. Usable open spaces shall consist of a variety of amenities, such as open fields for sports, walking trails and paths, nature areas, or play equipment.
2. All concept plans, master plans, development plans, and subdivision plats, (including amendments) shall indicate which uses or activities the usable open space is dedicated to.
3. A diverse array of usable open spaces shall be provided in the PUD project and no one amenity type shall be utilized for more than 50% of all usable open spaces.
4. Amenities shall be designated and installed in areas defined by said plans and plats prior to their dedication to an HOA, group, or governmental entity.

e. **LANDSCAPING REQUIREMENTS:**

- i. PUDs must meet relevant landscaping and buffer requirements consistent with the adopted development regulations excepting that all PUDs must have a minimum canopy coverage of 30%.

5. PROCEDURE

- a. A concept plan and preliminary and final development plan or preliminary and final subdivision plat, whichever is applicable shall be required for every planned-development project.
- b. When a planned development project is proposed, the procedure for concept plan and subdivision plat as set forth in the Georgetown-Scott County Subdivision Regulations shall be followed in its entirety. This procedure shall be followed for all planned development projects regardless of if the subject property is under divided ownership or if the subject property is to be subdivided as part of the process.
- c. If approved by the Planning Commission, a record plat illustrating the concept plan with all conditions and notes submitted for the planned development project shall be recorded with the Scott County Clerk's office.
- d. All PUD applications shall pay all appropriate fees as set forth by the Planning Commission.
- e. Building permits and certificates of occupancy shall be required for each building according to Sections 5.2 and 5.3 of this *Zoning Ordinance*.

Density Calculation – City Ordinance 2026-13

On July 27, 2026, the Georgetown City Council passed a text amendment (ZOTA-2025-02) regarding the calculation of residential density from DU per gross acre to DU per net acre (City Ordinance 2026-13).

The regulations were incorporated into the *Georgetown-Scott County Zoning Ordinance: City of Georgetown Version* within the "Schedule of Dimension & Area Regulations".

The proposed plan has an overall density of 2.71 dwelling units per net acre of development, which is less than the standard 4.4 dwelling units per net acre set forth in the R-1C Single-Family Residential zone. All uses proposed in the preliminary subdivision plat are within the permitted uses in the R-1C Single-Family Residential district.

Setbacks, Dimensions, & Standards

Pursuant to the *Zoning Ordinance*, a planned-development project may depart from literal conformance with individual lot dimension and area regulations. The Applicant requests several waivers associated with single-family detached residential construction related to lot area, lot width, front yard setback and side yard setback. Furthermore, the Applicant is requesting additional waivers to the Agricultural Buffering requirements when adjoining the A-1 zoned school property to the north.

The Applicant states in a supplemental letter that the intent of the waivers is to align with the existing phases of the subdivision, thus allowing for neighborhood cohesion through consistent design. They state in the letter that the requested waivers are minimal when compared to previous approvals within the Pleasant Valley neighborhood and elsewhere in the community. Furthermore, the Applicant states that the request is associated with the initial goal of the 2000 rezoning, or to strategically plan for housing options in the city in areas where existing infrastructure and services are already located. The following table illustrates the typical R-1C standards, the 2026 requested waivers, and the 2004 approved waivers.

	Typical Standards	2026 Requested PSP Waivers (Phase 5)	2004 PSP Pleasant Valley (Phases 1-4)
Zone	R-1C	R-1C PUD	R-1C PUD
Minimum Lot Area	7,500 square feet	6,960 square feet	5,050 square feet
Maximum Density	4.4 DU per net acre	4.4 DU per net acre	4.4 DU per net acre
Proposed Density	n/a	2.71 DU per net acre	3.0 DU per net acre
Maximum Building Coverage	40%	40%	40%
Minimum Lot Width	70 feet	60 feet	58 feet
Front Setback	30 feet	25 feet	25 feet
Side Setback	10 feet per side	7.5 feet per side	7.5 feet per side
Rear Setback	25 feet	25 feet	25 feet

Table 1 (above): Standards for the R-1C Zoning District, 2026 PSP Request, and 2004 PSP Approval

As identified in the table above, the requested waivers are less than the typical for the R-1C district but are either greater than previous phases of development (specifically the lot areas and lot widths) or consistent with previous phases of development (front and side setbacks). The Applicant states that a majority (71.6%) of the residential lots would exceed the minimum lot area requirements for the zone and that the requested lot minimum would only be for 9 of the 60 proposed lots (15.0%). They state that, while it is a reduction in the minimum lot area, the average lot size will exceed the standards for the R-1C zoning district (8,414 SF vs 7,500 SF).

Staff finds that the requested waivers would align with the existing character of the Pleasant Valley neighborhood in terms of lot area, width, setback, and density. If the preliminary subdivision plat were to be approved, staff recommends in favor of the PUD waivers as requested by the Applicant.

Special Conditions

Open Space

As stated in City Ordinance 2026-14 (above), Planned Development Projects (PUDs) are required to designate at least 20% of the gross acre of the site as open space. Within that 20% minimum, at least 60% of the open space must be considered “usable”, or not to include floodplains, sinkholes, or “Environmentally Sensitive Areas” as defined by local ordinance.

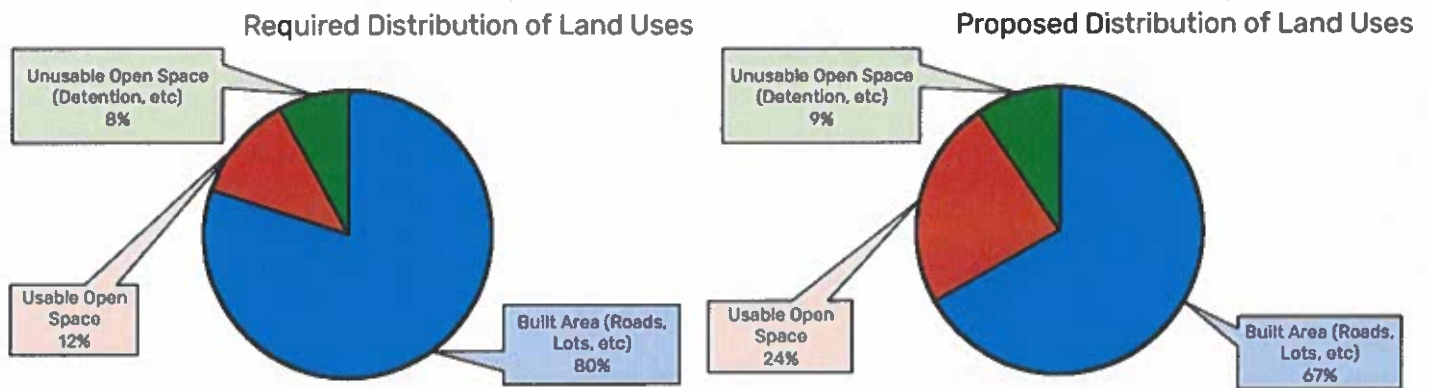


Figure 1: Proportional Distribution of Space between Regulations & Proposed Subdivision

The preliminary subdivision plat identifies 7.358 acres as either “open space” (5.231 acres) or “detention areas” (2.127 acres). In terms of percentage of land, 33% of the land in Pleasant Valley Phase 5 is considered open space, 24% of that being considered “usable”. The volume of open space, especially areas identified as “usable open space”, is double what would otherwise be required by the ordinance.

Ordinance 2026-14 (above) also provides specific locational and dimensional standards for open space in PUD developments. These standards, in summary, are as follows:

1. Integration & Location
 - a. Residential units shall be no further than 300 yards (900 feet) from an open space amenity.
 - b. Open space shall be located within the development/subdivision and not solely on the boundaries of it.
 - c. If the development/subdivision is phased, open space shall be provided incrementally.
2. Connectivity
 - a. Sidewalks shall be constructed so as to allow for identifiable access to an open space amenity.
 - b. Open space shall be accessible from public streets and rights-of-way.
 - c. Open space shall have regular access points for residents to engage with them from a multitude of ways.
 - d. Sidewalks may be credited as “usable open space” if it meets specific design and reservation standards.
3. Usability
 - a. Open space areas shall be at least 10,000 square feet in area and 25 feet in width.
 - b. More than one type of open space is required. Each development/subdivision shall consist of multiple types of recreation, such as nature areas (passive green space), walking trails with amenities, and sports and play fields.

The two areas defined as “open space” are located between previous phases and phase 5 and one located in the southeast corner of the property where it adjoins the Southworth farm. Both areas meet the location, area and width requirements, and all residential units are within 500 feet of either of the open spaces. The larger of the two open spaces is offset from the main core of the residential units and accessible from three points and the southeast open space is accessible from Southworth Drive. While pedestrian access points are not defined, there is sufficient space to provide the required number of connections. Some accesses, such as the one west of Lot 21 (Block B), may need to be widened in order to satisfy the connection requirement.

All open space areas shall be recorded at the time no later than when one-third of the lots have been recorded. At time of recording, Staff recommends conditioning that the open spaces be identified as “non-buildable, non-subdividable tract for neighborhood amenities” thus preserving the space for future generations and residents. The intent of this condition is to clearly define open spaces, reduce encroachment by residential uses, and ensure continued utilization of a critical part of planned development project neighborhoods.

To further protect the open space areas, Staff advises that a 4-to-6-foot-tall fence along the property boundaries for all residential lots in both this phase and previous phases which adjoin the open spaces be required. All open space fencing shall be installed at time of recording the open space areas. The fence does not have to be located on the property line but must be within 10 feet of the shared property boundary so as to not impact any existing fencing on previously approved residential lots. Furthermore, the fence shall be connected to all required agricultural buffering fencing where applicable and along all open space access easements. A note on the plat shall be included indicating the materials of the fence construction and that its maintenance shall be the responsibility of the developer until such point that a homeowners’ association (or equivalent) is formed. Only upon the formation of an HOA or equivalent agent, shall it be transferred out of the developer’s responsibility and at no point shall the open space become owned.

The Applicant has submitted an open space amenity plan, depicting a walking trail through the 4.799-acre open space with three access points shown. Staff recommends conditioning that the walking trail easement be designated at time of Final Subdivision Plat approval and construction be completed prior the point where two-thirds of the lots have received their certificate of occupancy. The Applicant has not pursued an “Enhanced Pedestrian Trail Network” internal to the neighborhood, however that option is available should the Applicant seek to install such an open space amenity. Overall, Staff finds that the open space satisfies the requirements for open space provision in a PUD development.

Landscape & Land Use Buffers

Section 6.12 & 6.14: Perimeter & Agricultural Buffering Requirements

The *Landscape & Land Use Buffers Ordinance* requires a 50-foot-wide buffer area along the property perimeter landscaping for all residential zones which adjoin agricultural zones, and for those areas to be populated with 1 large tree per 40 feet of linear boundary planted 35 feet from the property line (Section 6.12.9). In addition, the *Ordinance* also requires the installation of a minimum 6-foot-tall diamond mesh wire or equivalent no-climb wire fence along the property boundaries when adjoining Agricultural (A-1). Lots along Southworth Drive and the detention area behind Solara Pass shall be required to install such fencing and plantings. Staff advises a condition of approval that all required buffering be noted on the applicable Final Subdivision Plat and all plantings be installed prior to issuance of the certificate of occupancy.

The Applicant is requesting a waiver to the buffer and tree planting requirements for the neighborhood when adjoining the Oxford Elementary School property (Block T Lots 1 & 2, Block B Lot 30, and the northeast detention area). They state that, despite the present A-1 zoning designation, the property is not actively farmed and therefore no additional building buffer or planting is necessary to protect farm uses from urban development. Staff recommends in favor of the request to eliminate the planting and building setback requirements for this boundary. Staff advises that those residential lots which adjoin the school are required to adhere to the R-1C zone standard setbacks from property lines (30 feet rear yard setbacks and 10-foot side yard setbacks). This would allow for residential development while providing appropriate separation between the two uses. Furthermore, Staff advises requiring the agricultural fence per the regulations be installed to protect the school property from encroachment from its southern neighbors.

Section 6.13: Vehicular Use Area Perimeter Requirements

The regulations of Section 6.13 are not applicable.

Section 6.22: Interior Landscaping for Vehicular Use Areas

The regulations of Section 6.22 are not applicable.

Section 6.2215: Minimum Canopy Requirements

Total, post-development tree canopy requirements are on a stepped scale depending on the land use and volume of tree canopy preserved through development. As a planned unit development, Ordinance 2026-14 stipulates that the minimum tree canopy for the development/subdivision shall be at least 30% of the site area, equivalent to 6.62 acres or 288,436 square feet of tree canopy. The Applicant indicates that approximately 2.121 acres of existing trees (92,390 square feet) can be preserved post-development, indicated in gray on the preliminary subdivision plat. Subsequently, an additional 4.5 acres (196,046 square feet, equivalent to 262 large Group A trees) of tree canopy must be planted on the property in order to satisfy the requirement. A note shall be included on the plat to ensure that trees are not to be removed as part of the home construction process nor during the duration of home ownership post construction. Staff shall perform a site visit to ensure compliance with this condition as deemed appropriate.

Preserved Tree Protection Requirements

The final subdivision plat shall include a defined tree protection easement for required agricultural buffering trees along the east and south boundary and all trees designated as preserved on the preliminary subdivision plat. If a tree is removed as part of the construction of a residence, utilities, or other site development, it is the responsibility of the developer or developer's agent to replace the tree prior to the issuance of the certificate of occupancy for the applicable residence. In the absence of an HOA, the maintenance and management of the tree planting shall be the responsibility of the developer or developer's agent. A note shall be on the plat requiring definition, protection and replacement of all required plantings detailing these requirements.

Engineering & Design Requirements

As the property is within the Lanes Run Watershed, the preliminary subdivision plat shall satisfy all requirements associated with the Watershed Study. The preliminary subdivision plat indicates two detention areas, one to the northeast and one to the southwest (across from the southeast open space area, behind Block E Lots 50-55). The stormwater management plan must meet all requirements of the *Regulations*.

Furthermore, Staff advises a condition that the first platted section of the Phase 5 area include the extension of Palumbo Place to the Scott County School property. The Oxford Elementary School is projected to be completed for the AU27-SP28 school year, and the road connection is critical to the success and safety of students, employees, and residents.

Concluding Comments

Zoning Map Amendment

Staff finds that the application for a zoning map amendment from R-1C PUD and R-1A to R-1C PUD satisfies the statutory requirements required for reviewing zone change applications. The proposed uses are in alignment with the *2024 Comprehensive Plan* designation of FLU Low-Density Residential. Furthermore, the application is supported by the text within the *Plan* related to efficient networks of infrastructure and creating new neighborhoods which are harmonious with the surrounding areas.

Preliminary Subdivision Plat

The *Zoning Ordinance* states that a planned development project or planned unit development may depart from literal conformance with individual lot dimensions and area regulations if the developer can satisfactorily prove that the waivers requested do not diminish the intent of these regulations. All uses proposed in Pleasant Valley Phase 5 are permitted by-right. The requested waivers would facilitate the completion of an over 25-year-old project in a manner which is consistent with previous phases of development. After thorough review of the preliminary subdivision plat, Staff finds that the application meets the requirements set forth in the adopted *Ordinance* for planned unit developments and recommends in favor of the preliminary subdivision plat subject to the findings, waivers, and conditions of approval below.

FINDINGS

Zoning Map Amendment

1. The Project Site is a 22.072-acre parcel which is split zoned R-1C PUD (9.538 acres) and R-1A (12.534 acres), designated as Phase 5 of the Pleasant Valley Neighborhood per the previously approved 2004 preliminary subdivision plat. The site was rezoned to R-1C PUD and R-1A in 2000.
2. The justification submitted by the Applicant's legal representation satisfies the requirements for a zoning map amendment. Within this document, the legal representative for the Applicant states that approval of the application would bring additional housing units to an area where urban services are already being provided while allowing for said housing units to be in harmony with the existing neighborhood to the west. Furthermore, the submitted application for a zoning map amendment would eliminate the split-zoned status for the Project Site, rezoning the property R-1C PUD under one unified ordinance.
3. The submitted concept plan meets all requirements for content and format pursuant to the *Subdivision & Development Regulations*. The concept plan for the application depicts one uniformly zoned phase of development, with 60 residential lots, designated open space, and an interconnected roadway network.
4. Staff finds that the application meets the statutory requirements for zoning map amendments, referred to as KRS 100.213, specifically that the request is in alignment with the *2024 Comprehensive Plan*, thusly recommending in favor of the application.

Preliminary Subdivision Plat

5. The concept plan for the zoning map amendment serves as the preliminary subdivision plat for Pleasant Valley Phase 5. The plat depicts 60 residential lots, two open space areas, two detention areas, and an interconnected roadway network connecting the neighborhood to the property

owned by the Scott County School District (Oxford Elementary School site), and an adjoining property to the south (Southworth Farm).

6. City of Georgetown Ordinance 2026-13 amended the metric for which neighborhood density is calculated from dwelling units (DU) per gross acre to dwelling units (DU) per net acre. The preliminary subdivision plat depicts a neighborhood with a proposed net residential density of 2.7 units per net acre, which is below the 4.4 units per net acre maximum.
7. The requested preliminary subdivision plat includes several waivers related to residential lot form, specifically regarding front- and side-yard setbacks, lot area, and lot width. The Applicant's legal representation, in the same justification letter submitted for the zoning map amendment, states that the requested waivers would facilitate a phase of development which is consistent with previous phases, at times exceeding the minimums approved for previous phases of the Pleasant Valley neighborhood. Staff recommends in favor of those waivers as requested.
8. The preliminary subdivision plat also seeks a waiver to the agricultural buffering requirements between the Scott County School District property (Oxford Elementary School site) and the neighborhood. The Applicant requests a waiving of the 50-foot-setback and planting requirement when adjoining agriculturally zoned properties, citing that while the property is zoned for agricultural purposes, the use does not reflect agricultural use. Staff recommends in favor of the request, advising that the residential lots be required to adhere to the typical setback requirements for the R-1C zoning district zoning districts.
9. City of Georgetown Ordinance 2026-14 amended the criteria and requirements for all new planned development projects (PUDs; codified as Section 2.5.15 in the *Zoning Ordinance – City of Georgetown Version*), providing specific standards related to uses permitted, open space provision, phasing of development, neighborhood connectivity, and procedure. Staff finds that the total number of dwelling units, building coverage, and overall site density comply with the maximum density permitted in the R-1C zoning district and the adopted regulations.
10. Staff finds that the preliminary subdivision plat satisfies the requirements for open space as articulated in the adopted *Ordinance*. The built area of the neighborhood accounts for approximately 67% of the total area, leaving 33% (7.358 acres) as either open space (5.231 acres) or detention (2.127 acres), exceeding the minimum of 20% open space required by *Ordinance*. The shown open space satisfies the open space integration, location, connectivity, and usability requirements outlined in the regulations.

ZONING MAP AMENDMENT RECOMMENDATION

Based on the findings that the requested zone change does satisfy the requirements of KRS 100.213; staff recommends **Approval** of the zone change request for 22.072 acres located at 2219 Cynthiana Road. If the Planning Commission approves the application, Staff advises the following waivers and conditions of approval:

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision and Development Regulations*. This shall include the requirement for recording of the approved concept plan and all conditions of approval associated with the Scott County Clerk's office.
2. The applicant shall be responsible for all offsite road and public water and sewer improvements required to serve the proposed development.
3. The approval of the zone change includes approval of the general Concept Plan proposed for the property.

PRELIMINARY SUBDIVISION PLAT RECOMMENDATION

Staff recommends **Approval** of the Pleasant Valley Phase 5 Preliminary Subdivision Plat for 60 single-family detached lots, two detention areas and two open space areas. If the Planning Commission approves the application, Staff advises the following waivers and conditions of approval:

Planned Unit Development Waivers:

1. Reduce minimum lot widths for single-family lots from 70-foot-wide to 58-foot-wide.
2. Reduce front yard setback for single-family lots from 30 feet to 25 feet.
3. Reduce the minimum lot area for single-family lots from 7,500 square feet to 6,960 square feet.
4. Reduce the agricultural buffering and planting requirements for residential lots which adjoin Oxford school from 50 feet to either 30 feet or 10 feet, as dictated by the R-1C zoning district standard setbacks.

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance, Subdivision and Development Regulations, and Landscape & Land Use Buffers Ordinance*. This shall include the requirement for recording of the approved concept plan, preliminary subdivision plat, and all conditions of approval associated with the Scott County Clerk's office.
2. All conditions of approval from ZMA-2026-27.
3. The applicant shall be responsible for all offsite road and public water and sewer improvements required to serve the proposed development.
4. Any revisions or amendments to the approved Preliminary Subdivision Plat shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
5. This Preliminary Subdivision Plat approval is valid for two years, subject to the requirements of Article 406 section A of the Subdivision and Development Regulations.
6. Prior to any construction or grading, all required construction plans shall be approved by the Planning Commission staff and the applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.
7. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
8. Per City Ordinance 15-014, documentation of an HOA, open space maintenance, and common scheme of development for the Pleasant Valley Phase 5 are required prior to or simultaneous to recording of the Final Plat.
9. The final subdivision plat shall satisfy all requirements of the Georgetown Fire Department and all other area service and utility providers.
10. All roadways shall satisfy all applicable regulations and requirements regarding construction and design.
11. The first platted section of the Phase 5 area shall include the extension of Palumbo Place to the Scott County School property.
12. Applicant shall follow all requirements of the Environmentally Sensitive Lands Ordinance.
13. The Applicant shall update the Lanes Run Watershed model pursuant to all regulations and requirements.

14. All required and preserved plantings and buffering shall be indicated on the Final Subdivision Plat(s), including but not limited to species and location. Fencing and buffer plantings shall be installed pursuant to Section 6.14 and Section 6.12 of the *Landscape & Land Use Buffers Ordinance*, respectively. Fencing shall be installed at time of Final Subdivision Plat recording and all required plantings shall be installed prior to issuance of the certificate of occupancy for the applicable residence. The tree protection easement shall not include any utilities outside of underground laterals from the central lines to the residence unless approved by Planning Commission Executive Committee.
15. If an identified preserved or regulation required tree or fencing is removed as part of the construction of a residence, utilities, or other site development, it is the responsibility of the developer or developer's agent to replace the tree prior to the issuance of the certificate of occupancy for the applicable residence. All plantings and fencing shall be managed and maintained by the individual lot owner (or HOA, where applicable) after issuance of the certificate of occupancy. In the absence of an HOA, the maintenance and management of the tree planting shall be the responsibility of the developer or developer's agent. A note shall be on the plat requiring the care, protection, and replacement of all required plantings and fencing detailing this requirement.
16. The final subdivision plat shall include a defined buffer area measuring at least 50 feet for all lots with required agricultural buffering, within which no accessory structures, including, but not limited to, private pools, recreational equipment, or sheds are permitted. A note shall be on the plat to this effect.
17. A note shall be on the plat requiring definition, protection and replacement of all required plantings detailing these requirements.
18. The Applicant shall provide a minimum usable open space of 20% of the total site area pursuant to the approved preliminary subdivision plat and adopted regulations. All open spaces shall be platted at or before the point where one-third of the lots have been recorded with the Scott County Clerk's office.
19. All open space and detention areas shall be identified as "non-buildable, non-subdividable tract for neighborhood amenities" on all recorded plats. The usable open space shall be improved prior to recording the plat and shall include only those amenities that are accessible to all residents and the general public. The credited open space areas shall not include stormwater management and detention areas as part of this requirement, unless the Applicant can demonstrate that the stormwater management and detention areas have amenities that meet the intent of usable open space.
20. All open space areas shall be fenced with a 4-to-6-foot-tall fence denoting the boundaries of the areas when adjacent to any residential lot in phase 5 and previous phases of development, including along the access points from all sidewalks. The fence is not required to be on the property boundary but shall not be offset more than 10 feet from the established property line. A note on the plat shall be included indicating the materials of the fence construction and that its maintenance shall be the responsibility of the developer until such point that a homeowners' association (or equivalent) is formed. Only upon the formation of an HOA or equivalent agent, shall it be transferred out of the developer's responsibility.
21. A note shall be included on all plats to ensure that all protected and newly planted trees are not to be removed as part of the home construction process nor during the duration of home ownership post construction.



NICK NICHOLSON

August 24, 2026

Georgetown-Scott County Planning Commission
230 East Main Street
Georgetown, KY 40324

Re: Pleasant Valley Zone Change Request

Dear Members of the Georgetown-Scott Planning Commission:

We represent Palumbo Properties, LLC ("the Applicant"), which has filed a zone change application for property located at 2219 Cynthiana Road, also known as Phase 5 of the Pleasant Valley Development. The property consists of approximately 12.534 net (12.534 gross) acres zoned Single Family Residential (R-1A) and modifying the requirements for an existing Single Family Residential (R-1C PUD) of approximately 9.538 acres (the "Property"). This request is to rezone the Property to a Single Family Residential (R-1C) PUD zone to allow for lots with a minimum of 58' lot width with setbacks described below. If approved this will increase the number of lots to be sold from 45 lots to 60 lots with lot sizes that varies between 6,960 SF and 12,920 SF. This request will only result in an increase in lots for the Pleasant Valley neighborhood of 15 lots. Along with the zone change, the Applicant is also requesting a limited variance to reduce the perimeter buffer from the urban services boundary from 50' to 0' only adjacent to the existing Board of Education property.

The Property is part of the Pleasant Valley development and been zoned for residential use since 2004. It is currently vacant with the surrounding uses being single-family houses, the Board of Education property, and agricultural land. The City of Georgetown has steadily encroached upon the Property over the past several years. Where it was once surrounded by farmland, the Property is now adjacent to a neighborhood, planned school, and in close proximity to commercial and industrial development – not to mention the Toyota facility under a mile away. This immediacy to the existing infrastructure and surrounding development makes this a prime opportunity to install lots that are more comparable to what the market demands and more attainable for the Georgetown resident.

The request is to rezone the Property to a Planned Unit Development (PUD) proposal of the Single-Family Residential R-1C zone with the subdivision plan providing 60 lots. The proposed size of these lots mirror what is already built throughout Pleasant Valley. As part of the PUD request, the Applicant is proposing lot specifications with a minimum of 58' lot width, a front yard setback of 25', a side yard setback of 7.5', a rear yard of 25', and a lot size of 6,960 SF. While these are the lot statistic minimums, an overwhelming majority of the lots exceed these minimums. As shown, 51 out of the 60 lots exceed the minimums with the largest site being 12,920 SF with a frontage of 145 feet. The PUD alterations of the R-1C requirements actually bring the lots more in conformity with the rest of the neighborhood while also having the benefit of being

larger than several recent residential R-1C PUD's approved in Scott County such as the Gaines Farm, Price Farm, South Crossing, and the Buchanan properties. At this end of the day, this project will provide the area much with needed single-family units in a manner where the infrastructure is already in place as detailed in the Comprehensive Plan's evaluation of the area.

The legal justification for this request is that the proposed zoning is in compliance with the Comprehensive Plan. The Property is capable of being served by urban services as it is inside the Urban Service Boundary and recommended to be low density residential by the Comprehensive Plan's Future Land Use map. Finally, approval of the project and annexation is supported by several of the Community Form Goals and Objectives of the Comprehensive Plan, such as:

CF 1 Design for an efficient network of streets and land uses.

- CF 1.1 - Manage the location of the Urban Service Boundary (USB) and City Annexation to maximize efficiency of city networks and services.
- CF 1.2 Plan for higher-density residential uses in areas that have multiple transportation connections to commercial areas and community facilities.
- CF 1.3 Provide access between and among rural areas, connections to regional transportation systems, and safe, economical mobility and accessibility for citizens and goods.
- CF 1.4 Make public amenities, workplaces, and residential areas accessible by multiple transportation types.

CF 2 Maintain and enhance our built environment's form and character.

- CF 2.1 Allow for flexibility in land use and design pattern within projects that provide public amenities or other community benefits.
- CF 2.3 Become more walkable and bikeable.
- CF 2.4 Provide an interconnected system of local and regional public open space and recreational opportunities.

CF 3 Encourage development practices at site and community wide levels that are sustainable and protect agricultural areas.

- CF 3.3 Retain adequate, useable open space, and create green linkages in new urban and suburban development.

Simply put, allowing slightly smaller lots that what was previously approved in a thriving neighborhood and in close proximity to a major employer and commercial area is supported by the Comprehensive Plan for a multitude of reasons such as: CF 1 – Efficient networks reduce the amount of land needed for roads, utilities, and other infrastructure that are expensive for the local government and individual owners to maintain over time. ... Concentrating density and redevelopment in existing centers of activity and existing neighborhoods is effective because it allows new development to utilize existing utilities and abandoned buildings. ... Efficient networks allow users (people) to access sites and meet needs (such as work, groceries, errands, etc.) within closer distances to where they live. This could result in greater adoption of non-motorized transportation options, such as bicycling or walking. This reduces travel time for users, reduces fuel expenses, and provides a more well-rounded range of transportation options within a

community. By providing a mix of compatible uses near each other (rather than segregated land uses), community members can obtain all or most of their daily needs within a smaller area of the city. CF 3: A community that utilizes planning best practices, such as compact growth ... and a network of public open spaces and infrastructure that are well connected and provide for non-motorized transportation options, is a more sustainable community. Palumbo Properties asserts that our proposed development achieves these exact goals by slightly decreasing the size of the approved large estate lots to more attainable – yet substantial – lots that are well connected to the existing neighborhood and future development areas as called for in the Comprehensive Plan.

Finally, the Applicant is requesting a variance to reduce the required 50' buffer area when adjacent to the Urban Services Boundary only along the northern property line. The reasoning for this request is to allow for two lots and connect the road system into the future school use for the property owned by the Board of Education. The granting of the requested variances will not adversely affect the public health, safety and welfare, nor will it alter the essential character of the general vicinity, or cause a hazard or nuisance to the public. In fact, the proposed access point will allow for future connection to a neighborhood school and provide safe multi-modal connections to the school. The concept for waiving the 50' buffer in this type of instance is also embedded within the Landscaping and Land Use Buffer Ordinance as it allows the Planning Commission to treat public uses such as schools in the same manner as single-family residential uses eliminating the 50' buffer entirely. The proposed variance is in keeping with the approved plan from 204 as the 50' buffer was not required at the time this plan was approved and the area in question is not active agriculture further limiting the need for the 50' landscape buffer.

We will be at the August public hearing to make a full presentation of the application and request the Planning Commission's favorable consideration.

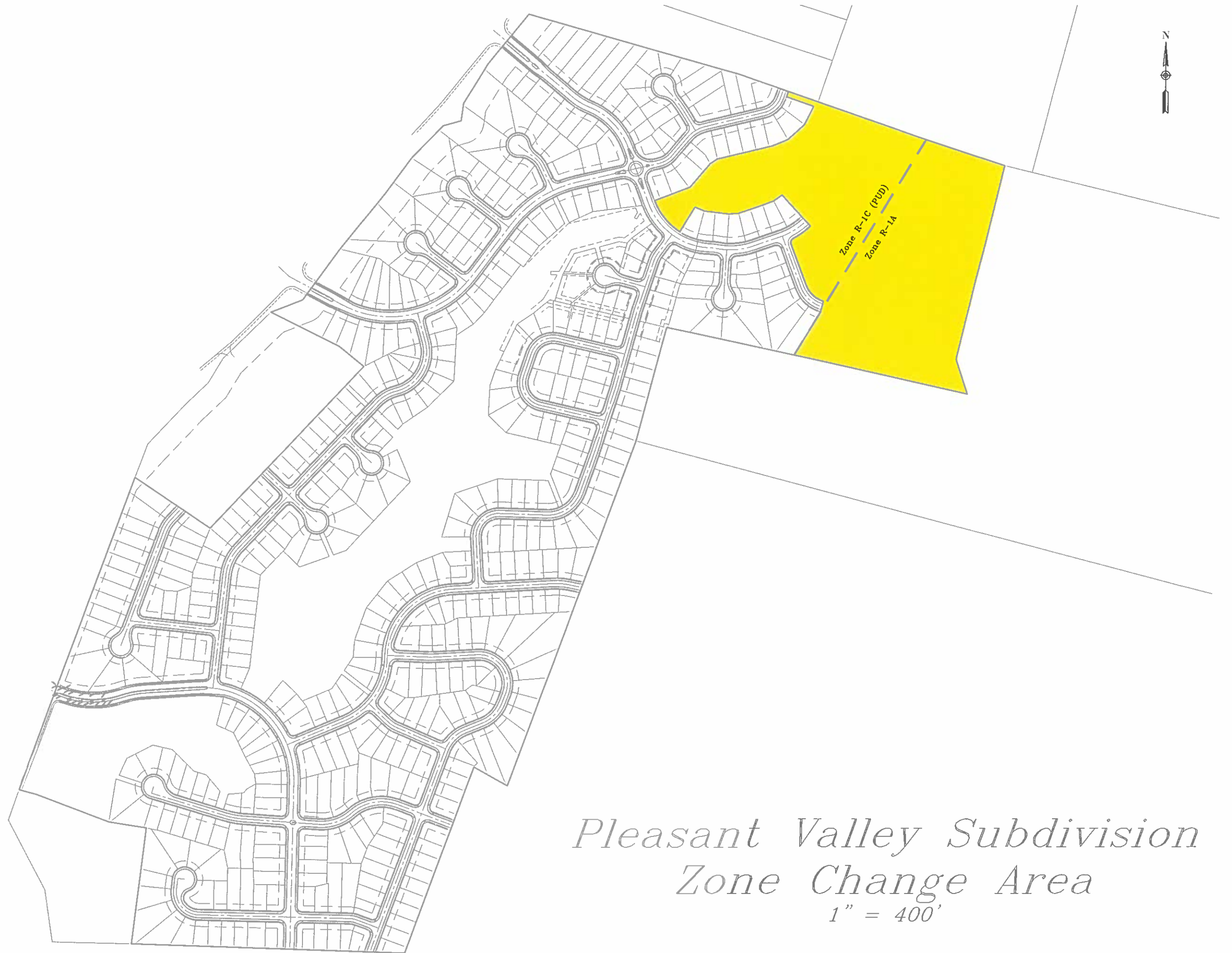
Best Regards;

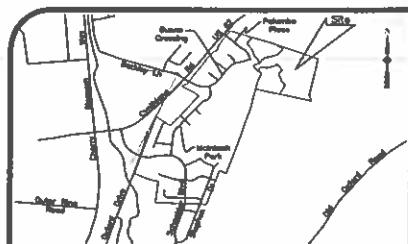
Stoll Keenon Ogden PLLC

A handwritten signature in dark ink, appearing to read 'Nick Nicholson', is written over the printed name.

Nick Nicholson

NN:NN



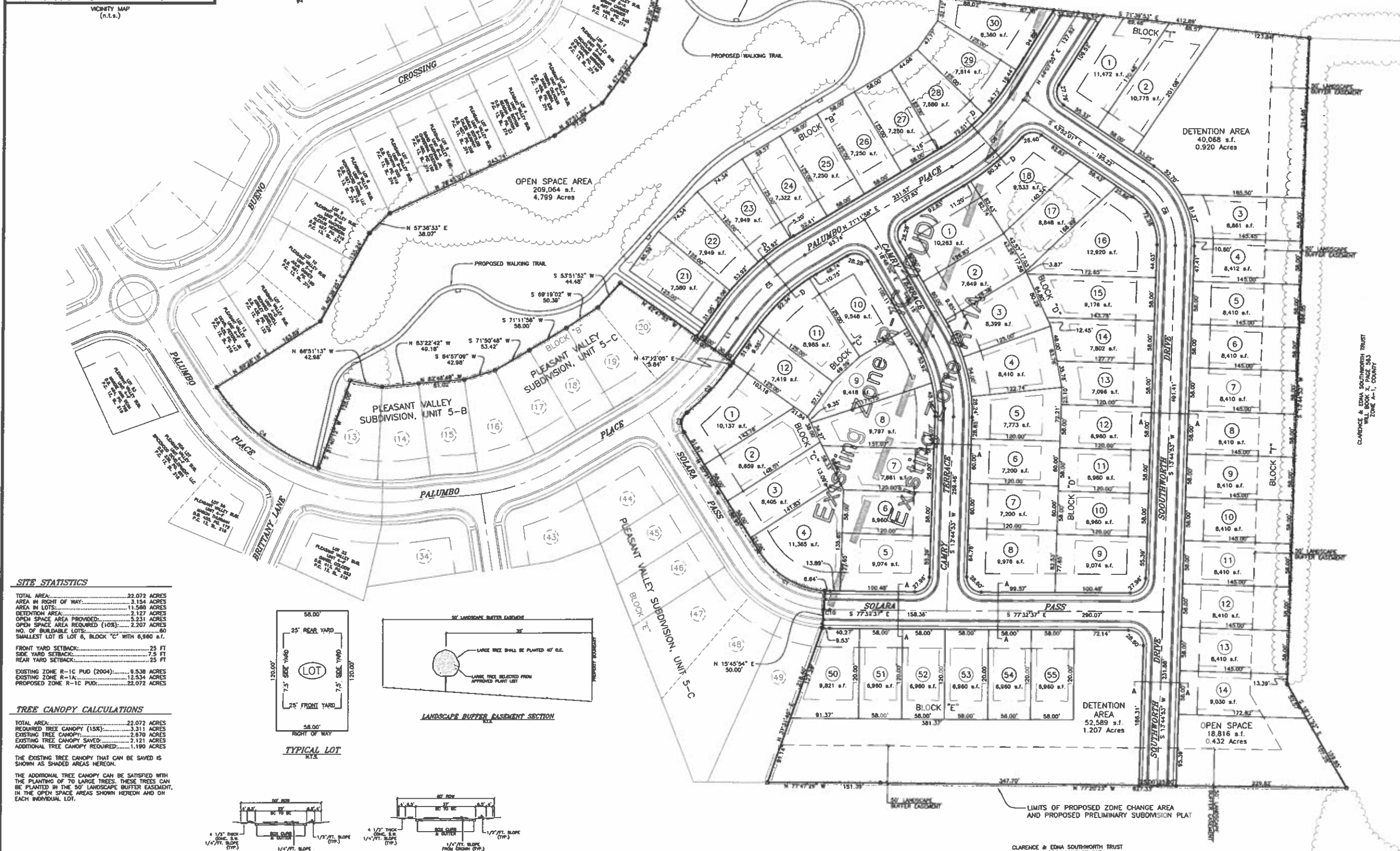


VICINITY MAP
(n.t.s.)



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	113.00'	107.82'	S 47°22'54" E	103.91'
C2	20.00'	28.84'	N 20°47'22" E	28.40'
C3	330.00'	85.79'	N 54°38'55" E	85.54'
C4	270.00'	178.13'	N 39°25'46" W	174.92'
C5	330.00'	125.83'	N 58°12'01" E	124.74'
C6	300.00'	131.25'	N 58°38'58" E	130.20'
C7	300.00'	10.48'	N 45°07'57" E	10.48'
C8	100.00'	100.56'	S 15°03'34" E	96.37'
C9	200.00'	113.62'	S 02°31'35" E	112.09'
C10	140.00'	8.08'	S 75°53'21" E	8.08'

LINE	BEARING	DISTANCE
L1	N 47°12'05" E	51.05'



SITE STATISTICS

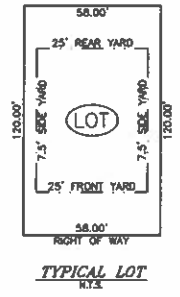
TOTAL AREA:	22.072 ACRES
AREA IN RIGHT OF WAY:	3.154 ACRES
AREA IN LOTS:	11.588 ACRES
DETENTION AREA:	2.127 ACRES
OPEN SPACE AREA PROVIDED:	5.231 ACRES
OPEN SPACE AREA REQUIRED (40%):	2.207 ACRES
NO. OF BUILDABLE LOTS:	60
SMALLEST LOT IS LOT 6, BLOCK "C" WITH 6,960 s.f.	
FRONT YARD SETBACK:	25 FT
SIDE YARD SETBACK:	7.5 FT
REAR YARD SETBACK:	25 FT
EXISTING ZONE R-1C PUD (2004):	9.538 ACRES
EXISTING ZONE R-1A:	12.534 ACRES
PROPOSED ZONE R-1C PUD:	22.072 ACRES

TREE CANOPY CALCULATIONS

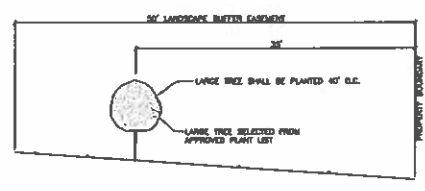
TOTAL AREA:	22.072 ACRES
REQUIRED TREE CANOPY (15%):	3.311 ACRES
EXISTING TREE CANOPY:	2.670 ACRES
REQUIRED TREE CANOPY SAVED:	2.121 ACRES
ADDITIONAL TREE CANOPY REQUIRED:	1.190 ACRES

THE EXISTING TREE CANOPY THAT CAN BE SAVED IS SHOWN AS SHADED AREAS HEREON.

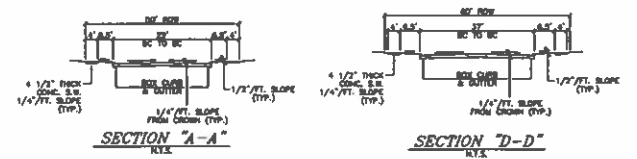
THE ADDITIONAL TREE CANOPY CAN BE SATISFIED WITH THE PLANTING OF 70 LARGE TREES. THESE TREES CAN BE PLANTED IN THE 50' LANDSCAPE BUFFER EASEMENT, IN THE OPEN SPACE AREAS SHOWN HEREON AND ON EACH INDIVIDUAL LOT.



TYPICAL LOT
N.T.S.



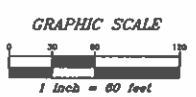
LANDSCAPE BUFFER EASEMENT SECTION
N.T.S.



SECTION "A-A"
N.T.S.

SECTION "D-D"
N.T.S.

PAVING TO BE LOCATED ON ONE SIDE OF STREET ONLY. NO PAVING SHOULD BE TYPICALLY ON SAME SIDE AS THE HIGHWAY AND CAN BE DETERMINED PRIOR TO FINAL PLATS.



DEVELOPER:
PALUMBO PROPERTIES
1020 WEST MAIN STREET
LEXINGTON, KENTUCKY

CONCEPTUAL PLAN
PLEASANT VALLEY, PHASE 5
GEORGETOWN, SCOTT COUNTY, KENTUCKY

CONSULTING ENGINEERS
LAND SURVEYORS
EAGLE ENGINEERING & ASSOCIATES
PLANNERS & DESIGNERS
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185A INDUSTRY ROAD ZONING MAP AMENDMENT

Staff Report to the Georgetown-Scott County Planning Commission September 10th, 2026

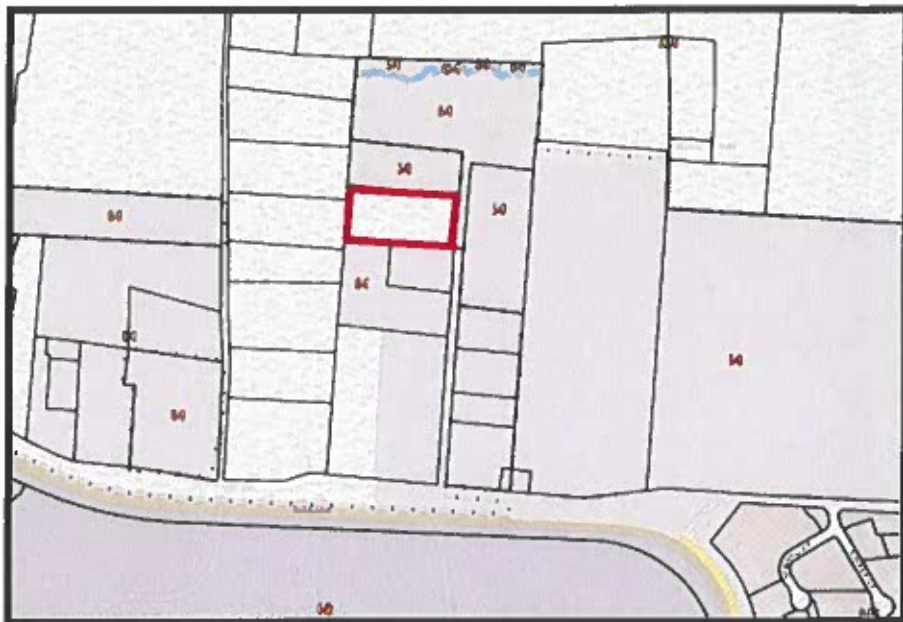
FILE NUMBER: ZMA-2026-34

PROPOSAL: Zoning Map
Amendment
from A-1
(Agricultural) to
I-1 (Light
Industrial).

LOCATION: Industry Road.

OWNER: Evening Lights
Bible Believers,
LLC.

APPLICANT: John Bishop of
Industrial Tech Services (buyer).



STATISTICS:

Total Site Acreage: 5.004 acres.
Existing Zone: A-1 (Agricultural)
Proposed Zone: I-1 (Light Industrial)
Surrounding Zone(s): I-1, A-1, I-2.
Proposed Use: Light Industrial (outdoor storage and office space).
Access: Private access easement which stems from Industry Road.
Arterial Access: Cherry Blossom Way.
Future Land Use
Map Designation (2024): Industrial.

BACKGROUND:

John Bishop of I.T.S services (hereinafter referred to as "Applicant") has filed a Zoning Map Amendment for the property addressed 185A Industry Road (hereinafter referred to as "Subject Property"). The application has been postponed from previous months as the Applicant has sought annexation into the City of Georgetown. The annexation process for the Subject Property remains ongoing, though the Applicant has stated their intent to incorporate into the city.

SITE CHARACTERISTICS:

The Subject Property is a 5.004-acre lot located immediately northwest of the terminus of Industry Road. The site is in the near vicinity of Georgetown Business Park and Toyota Motors Manufacturing of Kentucky. The vast majority of parcels in this area—particularly along Industry Road—are zoned I-1. The property is currently zoned A-1 Agricultural, and it is the lone A-1 property remaining which is accessed by way of Industry Road.

The Subject Property is within the Urban Service Boundary of Georgetown, but it is not within the city limits thereof. The lot currently exists as a part of unincorporated Scott County. The property is the first lot located outside of the city limits, and it is directly contiguous to the boundary of the City of Georgetown to the parcel's east property line.

The recorded deed references the Subject Property as "185A" Industry Road. The Subject Property was created as a legally-recorded lot in August of 2013 via a subdivision of A-1 agricultural land (Plat cabinet 11, slide 70). This property was depicted as "Tract 1" in that recorded plat. Its parent and sister tracts have since been re-zoned to I-1, but this specific lot has not yet been changed in its designation.

The Subject Property is not accessed directly by way of Industry Road. As recorded on plats, Industry Road's northbound right-of-way reaches its terminus before accessing this property. Where the paved, public right-of-way of Industry Road ceases, the road becomes a private, gravel access easement in service to the three properties depicted in plat cabinet 11, slide 70.

CONCEPT PLAN REVIEW:

The Applicant intends to purchase the Subject Property from current owners, and the two parties intend to re-zone the property prior to transfer of ownership. As noted upon the concept plan, the use of the property would be the industrial uses of ITS (Industrial Tech Services), which according to available record would appear to be an industrial contracting company. While the submitted concept plan is for general reference and is not legally binding, it is a helpful reference as it pertains to the intended future use.

Use Review:

The Applicant is requesting to re-zone the property from A-1 (Agricultural) to I-1 (Light Industrial) in order to develop an outdoor storage and office area thereupon. Whereas the current A-1 designation would not grant the intended use, the I-1 district would do so.

It should be noted that while the I-1 light industrial district would conceivably allow for the land use proposed within the concept plan, a conditional use permit from the Board of Adjustment having locational jurisdiction would be required in order for the use to be conducted thereupon, because outdoor storage is listed as a conditional use in the I-1 zoning district. While consideration of the exact details of that conditional use should not be considered at this current time of Zoning Map Amendment proposal, it may be noted for future reference in relation to the concept plan as proposed.

General Layout:

The concept plan depicts an outdoor storage area and small office building to the relative east of the Subject Property. This use as proposed would require this initial zone change, followed by a subsequent a conditional use permit and preliminary/final development plans.

To begin with the storage area, this conceptual land use would consist of outdoor storage for 15 semi-trucks. As stated in the concept plan submittal, this storage area would also include dumpsters. While dumpsters would be allowable, the storage and/or processing of waste for commercial purposes (i.e. a landfill) would not. This outdoor storage area would be screened so as to limit its visibility from the road. To reiterate, the outdoor storage area would require a conditional use permit for further compliance review.

The office building would be located to the southwest corner of the property, and this building would be 36'x12' in dimension. This office building would host four employees during a typical shift. Vehicular use and parking area serving the proposed use are also noted upon the concept plan.

Utility Service:

The Subject Property is within the Urban Service Boundary. Water and electric service would be available for this lot.

At time of Technical Review Committee meeting, it was noted that public sewer service would not be available for the site, regardless of if it were to be annexed into the City of Georgetown. The Applicant/owner will be responsible for establishing utility service and a septic system upon the site either prior to or during development.

Traffic Generation:

A traffic study would not be warranted at time of zone change. Based upon the scale of the concept plan which depicts 4 employees and 15 trucks, the use would be unlikely to generate any degree of traffic (100 or more peak hour trips) which would warrant a traffic study. Regardless, the proposed concept plan is subject to change and is not legally binding, and therefore traffic counts would need to be considered in more depth at time of preliminary development plan submittal.

Road Access:

Under current conditions, the property is legally accessed by a private easement which stems from the terminus of Industry Road. This easement exists upon a narrow vertical strip of an adjoining property (185 Industry Road). The *Subdivision and Development Regulations* would require that, upon development of this property, the easement would need to be updated to public road standards in order to accommodate the increased intensity of its use. This improvement of the portion of the easement serving the property would likely become dedicated as Right-of-Way of Industry Road. Industry Road itself is under county ownership at this time.

Because an access easement is a private agreement existing between independent parties, the Applicant and the other parties to which the easement is granted would need to reach an independent arrangement to address the question of access improvements. If the easement cannot be updated to public road standards, however, the Subject Property could not legally be developed. While the question of public road connection would not preclude this re-zoning, it is noted that this issue may impact the long-term developability of the site. The Applicant would need to confer with the owner of 185 Industry Road as well as the other grantees of the easement

regarding these required road improvements and/or the potential dedication as public Right-of-Way. This question would be best addressed at time of development plan consideration.

ENVIRONMENTAL CONSIDERATIONS:

During the Technical Review Committee's discussion of the concept plan for this application, GSCPC Engineering identified two environmental/topographic concerns. Both of these are noted appropriately upon the corrected concept plan.

Depression Area:

A depressed area exists upon the eastern area of the lot. This depression is located outside of the proposed development area depicted upon the concept plan. Pursuant *the Subdivision and Development Regulations*, this area needs to be identified on all future drawings and labeled for investigation or otherwise declared non-buildable.

Intermittent Stream:

An intermittent stream area bifurcates the property diagonally, sloping from northeast to southwest, leaving approximately 2.5 acres on either side of itself. This intermittent stream would appear to be located within the Dry Run watershed.

While this intermittent stream should be protected, it would not meet the ecological criteria so as to require a re-zone to C-1 conservation area. However, pursuant to federal, state, and local regulations, the intermittent stream would need a 25-foot buffer in either direction from its centerline. This buffer area would need to be identified on all future drawings as non-buildable, and its status as such would be enforced at time of development. A stream crossing permit would be required in order for a bridge or other feature to be erected over it.

Because this intermittent stream bifurcates the Subject Property into two halves from east to west, it would essentially render the western half of the property inaccessible unless or until stream crossing permits are obtained from the appropriate state/federal bodies. However, the proposed area to be developed on the concept plan would be exclusively located upon the eastern half of the site, and the access thereto is not restricted by this stream. The lot would remain functionally serviceable without crossing permits, with the exception of its western half.

Concluding Comments Relating to Environmental Concerns:

While Staff notes these environmental issues at this time for the sake of clarity, they would not entirely preclude future development of the site as desired by the Applicant. The concept plan depicts the office, storage area, and vehicular use area upon the eastern half of the site, being located safely outside of these environmentally sensitive areas. However, unless or until the appropriate stream crossing permits are acquired by the Applicant at the state and/or federal level, the western half of the property would remain inaccessible and therefore unusable.

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

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.**
2. The planning commission, legislative body, or fiscal court may adopt provisions which prohibit for a period of two (2) years, the reconsideration of a denied map amendment or the consideration of a map amendment identical to a denied map amendment.

The proposed justification submitted by the Applicant operates in respect to the first paragraph of the above passage, referring to the *Comprehensive Plan* and the *Future Land Use Map* designation for the Subject Property as the justification for this proposal in relation to state statute.

Alignment With Comprehensive Plan:

The *Comprehensive Plan* specifies that the *Future Land Use Map (FLU)* describes the proposed future use of any property within the Commission's jurisdiction. Created through staff research and community input, the FLU map proposes the best land use mix for the long-term benefit of the community. It is intended to be combined with the related text of this *Comprehensive Plan*, including the goals, objectives, policies, and recommendations. It also reflects existing land use deemed likely to be long-term.

When changes to zoning are requested by an Applicant, the Planning Commission uses the *Comprehensive Plan* and *Future Land Use* map to determine whether the desired zone change and proposed land use fit within the community vision, and whether or not the change supports the appropriate land use mix for the long-term benefit of the community. In addition to the content of this plan, the Commission also considers the appropriateness of the existing and desired zoning designations, and if there have been any unanticipated changes of a physical, social, or economic nature in the area involved since this plan was created.

Future Land Use Map (FLU):

The written letter of justification for this proposal refers to the *Future Land Use Map* designation for the property, stating the future use of the property has been designated as Industrial, and that as a result this proposed amendment is justified.

The 2024 *Future Land Use Map* designates the Subject Property as Industrial. The *FLU* does not make the distinction between Heavy (I-2) or Light (I-1) Industrial zones. The description of the Industrial land use category, per the *Comprehensive Plan*, defines Industrial Land Use as follows:

... includes the processing of products or raw materials. The associated zoning districts are intended to provide concentrated areas of high-quality employment facilities **within the Urban Service Boundaries** for uses including light and heavy manufacturing, warehousing and distribution, **trucking**, indoor, screened, and **outdoor storage**, and a wide **range of other service operations** (Page 71).

The Applicant's concept as proposed would fit these criteria. The regulations of the Light Industrial zoning district would be applied at time of development plan submittals, so as to further ensure a fitting land use which would align with the designations/intent of the *Comprehensive Plan*.

Annexation:

While the *Comprehensive Plan* designates the Subject Property for future Industrial zoning, it also identifies the land as being within the Urban Service Boundary (the area of land where city services are provided). When properties are developed within the Urban Service Boundary, but are not within the city limits, the *Comprehensive Plan* clearly indicates that such properties should be annexed:

For successful urban development within urban service boundaries, no such development should be approved except upon the condition of annexation. Annexation is necessary to provide the revenue streams required to cover the cost of urban services over the long term and should include all new urban development.

Policies should also encourage annexation of existing industrial and commercial development areas. Industrial and commercial development requires a level of services, especially for sewer, roads, as well as fire and police protection, that can be best provided by local government. For these reasons, each city's incorporated boundary should eventually be co-extensive with all developed lands within their respective Urban Service Boundaries (Georgetown-Scott County 2024 Comprehensive Plan, Page 111).

The industrial uses which would be granted by this proposed zone change may require an increased volume of services. While it is noted that public sewer is not available for this property, the fact remains that industrial development has the potential to require urban-level services and therefore annexation.

The *Subdivision and Development Regulations* also would require that this property be annexed, stating that; **"All new urban development located within Urban Service Boundaries as shown in the Comprehensive Plan shall be annexed to the appropriate city"** (170.A). Industrial land uses qualify as urban development. They entail higher density, higher intensity, and generally require an increased need for public amenities/services. Because this zone change would allow for by-right industrial development, Staff finds that the Subject Property must be annexed in order to be in compliance with regulations.

Kentucky statutes define properties which are legally eligible for annexation as follows:

KRS 81A.410 Area Subject to Annexation...

"...a city legislative body may extend the city's boundaries to include any area:

(a) Which is adjacent or contiguous to the city's boundaries at the time the annexation proceeding is begun; and

(b) Which by reason of population density, commercial, industrial, institutional, or governmental use of land, or subdivision of land, is urban in character or suitable for development for urban purposes without unreasonable delay.

The Subject Property would meet the above criteria. As established, this land directly adjoins the city limits to the east. By reason of the proposed industrial zoning and uses, the property would become urban in its character.

The Applicant has stated that they intend to annex the property. The Applicant has begun the annexation process with the City of Georgetown, and the question of annexation will be resolved by the Council at or around the same time as this Zoning Map Amendment is forwarded on to that respective body (if the Commission sees it fit to approve this proposal). Because annexation is in the legal jurisdiction of the City Council, and not the Planning Commission, conditioning annexation is not recommended at this time.

Staff finds that the Applicant's stated intent to annex would satisfy the provisions of the Comprehensive Plan, and that the remainder of the annexation process is out of the jurisdiction of the Commission.

Alternative Findings for a Zoning Map Amendment:

KRS 100 §213 makes the provision for Zoning Map Amendments which are not found to align with the provisions of the *Comprehensive Plan*.

...in the absence of such a finding, [the Planning Commission must find] that one (1) or more of the following apply....

- 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.*

Staff finds that the existing A-1 zoning classification is inappropriate, and the proposed zoning classification of I-1 would be appropriate if annexed; the general vicinity is industrial in nature, both in zoning and uses.

Staff finds that there have been no changes of an economic, physical, or social nature which were not accounted for when the *Comprehensive Plan* was adopted in 2024.

Analysis of Legal Considerations:

The Zoning Map Amendment as proposed would meet the requirements of KRS 100 §213. The *Future Land Use* designation for the Subject Property is Industrial, and the Applicant's stated intent to annex into the City of Georgetown would align with the provisions of the *Comprehensive Plan*.

In conclusion, this proposed Zoning Map Amendment would be in agreement with the *Comprehensive Plan* because the Applicant is actively pursuing the annexation process. At this current time, Staff finds that approval of the Zoning Map Amendment would be appropriate and that the City of Georgetown will ultimately have the final word as it pertains to the annexation question.

Findings:

1. The applicant has requested to rezone the Subject Property from A-1 (Agricultural) to I-1 (Light Industrial).

2. The intent for the proposed change is to utilize the site for outdoor storage and office space.
3. Access will need to be upgraded to public road standards in order to serve the development which would result from this re-zone.
4. While there are environmentally sensitive, non-buildable areas upon the lot, they would not preclude the concept that is proposed for the land.
5. The 2024 *Comprehensive Plan* and the *Future Land Use Map* designate this site for Industrial land use.
6. The Subject Property is within the Urban Service Boundary, and the I-1 zone grants by-right uses which in turn may require an increased level of city services.
7. Both the *Comprehensive Plan* and the *Subdivision and Development Regulations* would require that this property be annexed into the City of Georgetown, because this is a re-zone to allow for industrial land uses within the Urban Service Boundary.
8. The provisions of KRS 81A.410 clearly denote that this property is legally eligible for annexation into the City of Georgetown.
9. The Applicant has stated that they are pursuing annexation.
10. While the City of Georgetown will ultimately have the final word on the question of annexation, the Applicant's stated intent to annex brings this proposal into alignment with the provisions of the *Comprehensive Plan*.
11. The proposal would meet the requirements of KRS 100 §213.

RECOMMENDATION:

Based on the finding that the requested zone change would be appropriate and would meet the requirements of the *Comprehensive Plan* and KRS 100 §213, Staff recommends **approval** of the Zoning Map Amendment for 5.004 acres located northwest of the terminus of Industry Road, depicted as Tract 1 upon plat cabinet 11, slide 70 (Parcel ID: 165-40-054.000).

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

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

Concept Plan Industry Road

- Square Footage of acreage to be developed: 2.5 acres
- Square Footage of building coverage: 12'x36'
- Truck Size: 8'x40' Quantity: 15
- Proposed use: Buyer J Bishop Enterprises Incorporated plans to purchase the property on 185 Industry Road parcel number 185-30-009.001 from sellers Evening Lights Bible Believers Inc. The current zoning for the property is A-1. The neighboring properties are already zoned I-1. We are submitting a zone amendment change to rezone the property I-1. John Bishop runs a well-known business called I.T.S. John plans on constructing a 12'x 36' office building on the property. In this space I.T.S will be conducting various administrative tasks, material management, and maintenance. There will be blacktop parking near the front entrance of the building and gravel parking in the back. Employees will be parking near the entrance and the work trucks will be stored behind them. The back will have the dumpsters stored and other outdoor storage. The outdoor storage will require a conditional use permit. There will be 15 work trucks stored. Each truck is 8' wide by 40' long. There will be 4 workers on site, and there will be less than 100 vehicular trips per day. There is a depression located on the parcel that we presume as an old dried out pond. Buyer will be making the necessary improvements to industry road once the construction of his property is complete.
- J Bishop Enterprises Incorporated does not want to annex the property.

Both Buyers J Bishop Enterprises Incorporated and Sellers Evening Lights Bible Believers Inc agree that they have received this Concept plan and agree to the contents in said plan.



NORTH →

SITE SUMMARY

- LOT WIDTH: 298'
- LOT LENGTH: 730'
- LOT AREA: 217,540 SF (5.00 ACRES)
- 15 TRUCK SPACES (40' TRUCKS)
- EMPLOYEE PARKING: 24 SPACES
- OFFICE: 36' x 12'
- PARKING LOT DEPTH: 110'
- FRONT SETBACK: 50'
- REAR SETBACK: 50'
- SIDE SETBACKS: 25'
- NATURAL DRAINAGE FEATURE (DRY)

LEGEND

- PROPERTY LINE
- - - SETBACK LINE
- ASPHALT PAVEMENT
- BUILDING
- LANDSCAPE / GRASS
- DECIDUOUS TREE
- SHRUBS

SCALE

1" = 200'-0"

0' 100' 200' 400'

NOTES

1. CONCEPT PLAN FOR ILLUSTRATIVE PURPOSES ONLY.
2. ALL DIMENSIONS ARE TO PROPERTY LINES.
3. VERIFY ALL INFORMATION PRIOR TO DESIGN AND CONSTRUCTION.

**CONCEPTUAL PLAN FOR
ZONE CHANGE OF
185A INDUSTRY ROAD
(PARCEL # 185-30-009.001)**

**DRAWER:
TYLER WILEY**

137 E MAIN ST,
GEORGETOWN, KY

DATE: 05/28/2025

SCALE: 1" = 200'-0"

SHEET: 1 OF 1

NUNN PROPERTY ZONING MAP AMENDMENT

Staff Report to the Georgetown-Scott County Planning Commission September 10, 2026

FILE NUMBER: ZMA-2026-35

PROPOSAL Zoning map amendment from
R-2 (Medium Density Residential)
to B-3 (Central Business District)

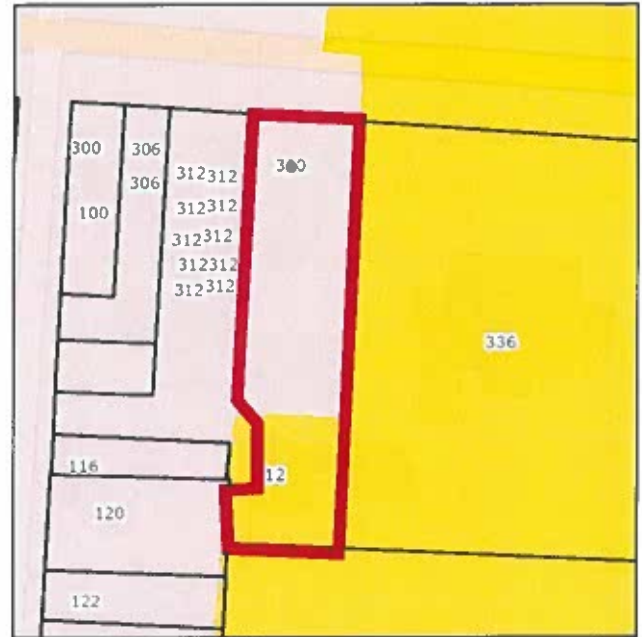
LOCATION 320 East Main Street /
112 South Mulberry Street
166-40-197.000

OWNER Nunn Properties LLC

APPLICANT Nunn Properties LLC

STATISTICS

Total Site Acreage:	0.26 acres
Existing Zone:	B-3 (Central Business District) / R-2 (Medium Density Residential)
Proposed Zone:	B-3 (Central Business District)
Surrounding Zone(s):	B-3 (Central Business District) / R-2 (Medium Density Residential)
Proposed Use:	Commercial
Access:	East Main Street
Arterial Access:	East Main Street
Future Land Use (2024):	Mixed Use



SITE CHARACTERISTICS

The project site is a 0.26-acre, property located along East Main Street near its intersection with South Mulberry Street. Its current zoning is split zoned B-3 and R-2, and the applicant is requesting that it be rezoned to be entirely B-3 Central Business District. Its current use is commercial (restaurant / bar). The applicant has recently removed a dilapidated residential structure from the site, and there is no intention of reinstating this use.

The property is bordered by R-2 district along its eastern and southern borders. B-3 properties adjoin to the west. The area to the west is the Georgetown downtown district which contains a mix of commercial and residential uses. Uses to the east and north are predominantly residential.

CONCEPT PLAN REVIEW

Use Review

The applicant is requesting a rezoning of the property to be entirely B-3 General Commercial District. The applicant does not intend to reinstate residential use on the property, and seeks a unified zoning for the parcel that is in alignment with the Comprehensive Plan. There are no plans at this time to develop this portion of the property, but any new construction on this site will be subject to the submittal of a development plan for review by the Planning Commission.

Access and Circulation

The property is predominantly accessed by East Main Street, and the various on and off-street parking areas nearby. No new VUA, parking, or other such features are proposed as part of this application.

Traffic

No new development is being proposed as part of this application, and as such no traffic study is required. However, any further expansion of use on site may warrant a study in the future.

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

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.*
2. *The planning commission, legislative body, or fiscal court may adopt provisions which prohibit for a period of two (2) years, the reconsideration of a denied map amendment or the consideration of a map amendment identical to a denied map amendment.*

Comprehensive Plan

When changes to zoning are desired, the Planning Commission uses the Comprehensive Plan and Future Land Use map to determine whether the desired zone change and proposed land use fit within the community vision, and whether or not the change supports the appropriate land use mix for the long-term benefit of the community. In addition to the content of this plan, the Commission also considers the appropriateness of the existing and desired zoning designations, and if there have been any unanticipated changes of a physical, social, or economic nature in the area involved since this plan was created.

Goals & Objectives

The 2024 Comprehensive Plan identifies economic diversity as an item of great importance to the overall success of the county. The Comprehensive Plan encourages the growth and development of small business in our community:

EG 1.1 Support the Economic Strategic Plan's initiatives to diversify the Scott County economy.

EG 2 Create more local business and job opportunities.

EG 2.1 Encourage long-term incremental local business development to benefit the community.

EG 2.3 Support downtowns to be economically viable and protect investments in cultural and historic resources.

Future Land Use Map

The Comprehensive Plan specifies that the Future Land Use (FLU) describes the proposed future use of the property, regardless of the current zoning designation. Created through staff research and community input, the FLU map proposes the best land use mix for the long-term benefit of the community. It is intended to be combined with the related text of this Comprehensive Plan, including the goals, objectives, policies, and recommendations. It also reflects existing land use deemed likely to be long-term.

The 2024 Future Land Use Map shows the subject property designated as Mixed Use. The description of the land use, per the Comprehensive Plan, states that Mixed Use land use category,

...allows for a mixture of residential and commercial uses designed in a manner allowing the two uses to be mutually supportive. Commercial uses should be designed at a pedestrian scale allowing for minimal automobile reliance to access the district. The types of commercial uses should primarily reflect those retail stores and services which meet the daily needs of the nearby residential areas. Typically, this includes groceries, restaurants, childcare, banks, coffee shops, etc.

Analysis of Legal Considerations

Section 100.213 Findings necessary for proposed map amendment

1. *Before any map amendment is granted, the planning commission . . . must find that the map amendment is in agreement with the adopted comprehensive plan, ...*

Staff finds that the proposed rezoning of the subject property from R-2 to B-3 is in agreement with the goals and objectives of the Comprehensive Plan. Allowing for the incremental growth and development of small businesses is an explicit goal of the Comprehensive Plan. Approving this proposal would allow for limited expansion of existing business, while creating conformity in the zoning map.

As well, the proposed B-3 zone is compatible with the Future Land Use map, which designates this property, and others around it, as Mixed Use.

Staff finds that the existing R-2 zoning classification of the southern portion of the property is inappropriate. It is unclear when residential use began on this parcel, but the current owner has no plans for re-establishment of this use.

- a. 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.*

There have been no major changes of an economic, physical, or social nature not anticipated in the Comprehensive Plan.

Staff finds that the application meets requirements of KRS 100.213.

Findings:

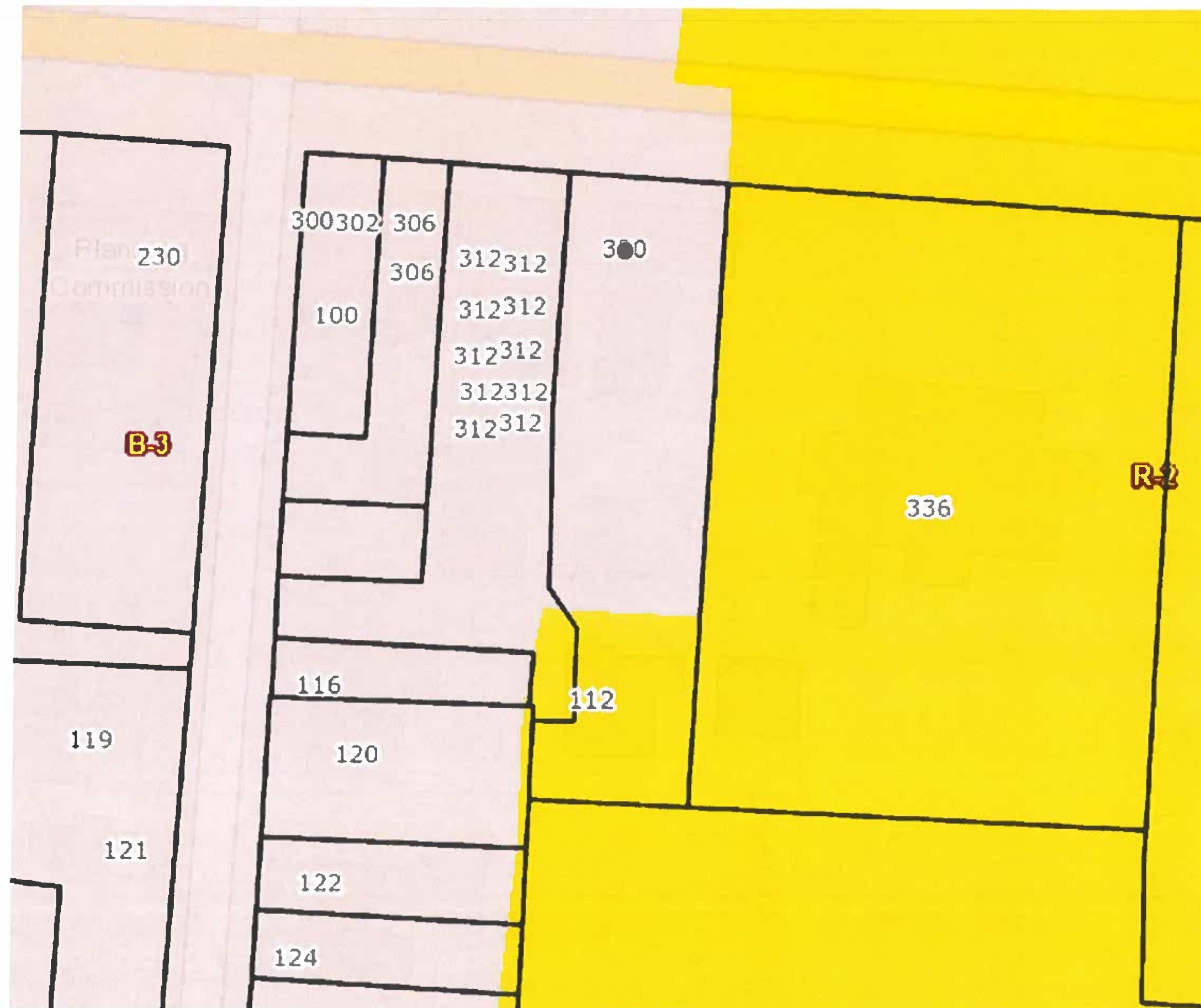
1. The applicant has requested to rezone the subject property from R-2 (Medium Density Residential) to B-3 (General Commercial District).
2. KRS 100.213 specifies that consideration of a ZMA must be based on agreement with the Comprehensive Plan.
3. Staff finds that the proposed rezoning is in agreement with the goals and objectives of the Comprehensive Plan, which include diversifying the local economy and allowing for incremental growth of small business.
4. Staff also finds that the proposed rezoning is in agreement with the Future Land Use (FLU) map, which envisions this property as Mixed Use.
5. The Comprehensive Plan describes Mixed Use land use to include commercial and residential uses
6. Staff finds that the application meets the requirements of KRS 100.213.

RECOMMENDATION:

Staff recommends **approval** of the zone change request from R-2 to B-3 for the 0.26-acre Nunn property (166-40-197.000) located along East Main Street. If the Commission recommends approval of this application, staff recommends the following conditions be attached:

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





SPS CONTAINER STORAGE PROJECT (170 INDUSTRY ROAD)

PRELIMINARY DEVELOPMENT PLAN

Staff Report to the Georgetown-Scott County Planning Commission
September 10th, 2026

FILE NUMBER: PDP-2026-39

PROPOSAL: Preliminary Development Plan depicting a storage area for 30 conex containers, as well as additions/renovations to vehicular use area.

LOCATION: Industry Road.

**OWNER/
APPLICANT:** Specialized Precision Services, LLC.

CONSULTANT: PE/RMJE engineering.



STATISTICS:

Total Site Acreage: 2.76 acres.

Existing Zone: I-1 (Light Industrial).

Surrounding Zone(s): I-1, A-1, I-2.

Proposed Use: Outdoor Storage.

Access: Existing access upon Industry Road, with an additional proposed access point to the north of the property.

Arterial Access: Cherry Blossom Way.

WAIVERS/VARANCES REQUESTED:

The Applicant has requested three waivers from the provisions of local zoning regulations. They are as follows:

1. To reduce the minimum requirement for Interior Landscaped Area from 10% to 0%.
2. To utilize gravel surfacing for vehicular use area, as opposed to pavement or concrete.
3. To reduce the required setback of trees within the required A-1 landscape buffer from 35 feet to an offset of 5 feet.

CONTEXT:

Specialized Precision Services (hereinafter referred to as "Applicant") has filed a Preliminary Development Plan application for the property addressed 170 Industry Road (hereinafter referred to as "Project Site").

The Project Site is a 2.76-acre lot located upon the northbound terminus of Industry Road. The site is in the near vicinity of Georgetown Business Park and Toyota Motors Manufacturing of Kentucky. There is no identified floodplain or Karst terrain area upon the site.

The Project Site was legally created in July of 1989 (plat cabinet 2, slide 703). The lot exists as a part of unincorporated Scott County, though it is within the Urban Service Boundary of the City of Georgetown.

The current use of the Project Site aligns with its light industrial zoning, consisting of an existing office building and shop area for manufacturing. This manufacturing conducted upon the site is primarily the manufacturing of specific car parts for TMMK or other car manufacturers. Under current conditions, these existing manufacturing facilities total around 17,000 square feet of buildings and 10,375 square feet of Vehicular Use Area.

This development plan depicts the land use defined as outdoor storage. Outdoor storage is a conditional use in the I-1 zoning district. In May of this year, the Applicant received a Conditional Use Permit from the Scott County Board of Adjustment for outdoor storage upon the site, under the case number S-2026-14. Reference materials for that conditional use permit are included within the packet for further reference. Following that previous conditional use permit approval, the Applicant has submitted this preliminary development plan.

PLAN REVIEW:

Pursuant to the previous conditional use approval, the main element of this proposed plan regards the storage area. The proposed plan depicts the following changes or additions for the Project Site:

1. An outdoor storage area consisting of 30 total 40x8' storage containers within a fenced, graveled area. This storage area would be located to the relative west of the Project Site, behind the existing shop and office area.
2. An additional 22,275 square feet of gravel vehicular use area.
3. An additional 10,640 square feet of gravel loading, unloading, and storage area.
4. The renovation of a 10,375 square-foot paved parking lot.
5. The addition of a secondary entrance upon Industry Road, which would consist of a 40-foot wide concrete apron, from which the storage area would be accessed.

To reiterate, the application also requests three waivers from the Commission, which will be analyzed in detail in following sections. What immediately follows is a brief summary analysis of the plan as proposed.

Land Use:

As aforementioned, this development plan arises from the previously granted conditional use permit for an outdoor storage facility upon this site. So long as the conditional use permit remains valid and of its respective conditions of approval are satisfied, the proposed use is allowable for this property. The proposed use is consistent with the intent of the I-1 zoning district.

Traffic Generation:

A full traffic study would not be warranted for this proposal. Anticipated peak traffic generation for the Project Site, as noted upon the Development Plan, would be approximately 14 morning peak hour trips. The degree of traffic anticipated to result from this proposal is minimal.

Road Access:

The Project Site has an existing 45-foot-wide entrance upon Industry Road from which the existing parking lot thereupon is accessed. This proposal would entail the addition of a second entrance point from Industry Road to the northern portion of the property. This new access point would be 40-foot-wide concrete apron which feeds into a private gravel drive running horizontally along the north property boundary. The new access point and private road would serve the proposed storage area.

Vehicular Use Area:

The proposal would add an additional 22,275 square feet of gravel vehicular use area, primarily consisting of drive aisles and vehicle circulation for the storage area. The proposal also includes the addition of 10,640 square feet of loading/unloading space within the storage area. This proposal would also add the aforementioned concrete entrance apron, as well as renovate the existing 10,375 square-foot parking lot. A waiver is requested for the use of gravel vehicular use area, which will be analyzed in more depth in the waiver analysis section hereinafter.

Parking:

After discussion at Technical Review Committee, it was determined that the most stringent applicable parking metric for this proposal would be "Industrial Plant," which would require one parking space for every two employees on the largest shift, plus one space for every truck operated on site (§2.71.3.e). As noted on the plan, application of this metric to the Project Site would mandate 12 total parking spaces—12 employees and 6 trucks operated. With nineteen total spaces provided, the Project Site would meet this requirement.

Utilities:

Utility services such as electric, gas, and water are currently established to the site. Any potential new connections for the storage area would need to be approved by the appropriate utility provider.

The site is not served by public sewer service, and so it uses an existing private septic system. This septic system would appear to be located under an area which would become gravel vehicular use area for the storage area. It is uncertain at this time whether this would be acceptable. While this is noted for the purposes of clarity, ultimately WEDCO would be the deciding authority regarding this matter. Staff recommends a condition of approval that all potential requirements of WEDCO as it pertains to the existing septic system must be met at time of Final Development Plan submittal.

Canopy Coverage:

The minimum canopy coverage area for this site would be 5% of the entire site (6.2215). This proposal would preserve 5% existing tree canopy (meaning 5% of the entire site) as well add an additional 5% of canopy coverage, thereby exceeding the minimum tree canopy requirements for the site.

Interior Landscape Area:

A waiver has been requested to reduce the minimum required interior landscaped area to 0%. That variance is analyzed with more detail in the waiver analysis section hereinafter.

Screening and Buffering when Adjacent to the A-1 Zoning District:

The Project Site adjoins A-1-zoned property addressed 185A Industry Road to the north boundary. The Landscape and Land Use Buffer Ordinance requires that when I-1-zoned land is developed adjacent to an A-1 zone, the following must be provided.

1. A fifty-foot setback must be observed toward the common boundary.
2. A fifty-foot landscape buffer must be provided to the common boundary, with a treeline with placed at least 35 feet from the property line.
3. A six-foot-tall, no-climb boundary fence must be placed toward the common boundary line.

This proposed development plan would generally align with these provisions, though one waiver is requested as it pertains to the placement of the trees within the required landscape buffer.

WAIVER/VARIANCE ANALYSIS:

The development plan proposal includes three waivers, all of which are clearly stated in the accompanying letter of justification. They are as follows:

Waiver #1: To reduce the minimum requirement for interior Landscaped Area from 3,265 feet to 0 square feet (10% to 0%)

The *Landscape and Land Use Buffers Ordinance* requires that any open vehicular use area, excluding unloading or loading areas in Industrial zones, shall provide 10 feet of interior landscaping islands or peninsulas for every 100 feet of vehicular use area (Section 6). This regulation includes the renovation of existing vehicular use areas (2.20). The proposed development plan would add 22,275 square feet of vehicular use area, as well as the renovation of an existing 10,375 square-foot parking lot. With 32,650 square feet of total vehicular use additions or alterations proposed for this development plan, a total of 3,265 square feet of Interior Landscaping would be required. 2,227 square feet of ILA would be required for the new vehicular use areas, whereas 1,037 square feet of landscaping would be required for the parking lot renovation, which currently does not have any interior landscaping.

The Applicant has moved to reduce this interior landscaping minimum to zero, stating that the drive aisles within the storage area would not allow for adequate space to provide these islands.

The Planning Commission is empowered to grant variances from the requirements of the *Landscape and Land Use Buffer Ordinance*.

In such individual situations where, **by reason of exceptional topographic, dimensional, or shape or other special conditions of the site**, the enforcement of these ordinances would create an **undue hardship** on the applicant, that Applicant may appeal to the Planning Commission for relief from specific provisions (7.20).

Staff finds that in terms of special conditions of the site, the unique issue in this case is that most of the added vehicular use area concerns driveways/aisles for the proposed storage yard. The storage yard requires drive aisles to provide access to users for loading and unloading. The potential undue hardship would be the potential reality that adding interior landscaped area within the storage area would limit navigable space for users.

Staff finds that this variance would be acceptable as it pertains to the proposed storage yard, because the storage yard itself is a unique circumstance, and because the implementation of interior landscaping within said storage yard may create hardship in the form of reducing the navigable space for vehicles within it. Strict application may create safety hazard in the potential

event an emergency vehicle or other larger vehicle needed to access the storage yard. Similarly, the proposed project would double the minimum canopy requirements without the implementation of these interior landscaped areas, and as a result the proposal may meet the intent of the interior landscaping regulations regardless of a lack of literal conformity.

However, to waive the interior landscaping requirement for the proposed storage yard is only one element of the requested variance. The variance as requested would also entail the existing parking lot, which will be renovated as part of this proposal. The provisions of the *Landscape Ordinance* would also mandate the implementation of Interior Landscaped Areas whenever the renovation of an existing parking lot is done (2.20). As it regards this existing parking lot, Staff makes the finding that there is no unique circumstance or potential hardship which would arise from the ILA requirement. This existing parking lot is not bound by the same constraints as the vehicular use area within the storage yard, and strict application of landscaping requirements in this case would not generate hardship. Those justifying factors are not demonstrable for the open parking lot.

Waiver #1 Findings:

1. Literal enforcement of the *Landscape and Land Use Buffer Ordinance* would require the installation of 3,265 square feet of Interior Landscaped Area for this proposal.
2. The Applicant has requested to a variance to reduce this requirement to 0 square feet.
3. This variance concerns both the new proposed vehicular use area as well as the existing parking lot which will be renovated.
4. The Commission is empowered to grant variances from the provisions of the *Landscape Ordinance* in the event where there are special conditions to the site and literal application of the regulation would create undue hardship.
5. As it pertains to the required ILA within the storage yard, there are unique conditions arising from the land use itself which would have the capacity to create undue hardship, and because of this Staff finds that the proposed variance would be justified.
6. As it pertains to the required ILA within the existing parking lot renovation, Staff finds that there are not unique conditions, and that literal enforcement is not likely to create hardship.

Staff would recommend that a variance be granted as it pertains to the vehicular use area within the storage yard, though that said requirement shall be enforced for the parking lot, and that 1,037 square feet (10% of the parking lot) of interior landscaping shall be provided thereupon.

Waiver #2: Compacted Gravel Surfacing for 22,275 Square Feet of Vehicular Use Area

Article X, § 1.F of the *Subdivision and Development Regulations* mandates the standards for private streets within industrial development. This section does not explicitly make the allowance for gravel surfacing of vehicular use areas.

The Applicant has requested a waiver/variance to utilize gravel surfacing. The development plan depicts concrete surfacing for the renovation of the existing parking lot as well as the new entrance upon Industry Road. The remaining portion of added VUA (22,275 square feet) would consist of compacted gravel. The letter of justification submitted by the Applicant states that properly constructed and compacted gravel area would provide a stable surface, the intended function of which would not be impaired by the difference in surfacing, that the gravel areas would be graded so as to prevent issues with erosion, and that the gravel surfacing would be maintained and packed so as to prevent the tracking of gravel or dust upon the public right-of-way of Industry Road. The letter of justification goes on to state that surrounding properties upon Industry Road also utilize

gravel surfacing for vehicular use areas, and that this variance would therefore not be out of keeping with the established character of the area.

This requested variance would primarily be a determination regarding the provisions of the *Subdivision and Development Regulations* (Section X, §1.F), because that is the primary document which governs the surfacing and installation of vehicular use areas in industrial zones, and that document does not explicitly permit gravel surfaces.

That document empowers the Commission to grant variances from its provisions "... for the purpose of encouraging flexibility and economy in site design and/or providing for open space or protection of environmentally sensitive areas, if the intent and purpose of these regulations and the goals, objectives, and policies of the *Comprehensive Plan* are substantially met..." (Article I, §135).

It is Staff's belief that this variance would be most appropriate under the provisions of the above. The *Comprehensive Plan* (2024) calls for development practices which are sustainable (CF 3), and the use of gravel surfacing in this case may be a more sustainable practice as opposed to the implementation of 22,275 square feet of concrete or other completely impervious surface area. If the gravel surfacing is implemented effectively, the intent of the *Subdivision and Regulations*—to ensure effective and safe vehicular use areas—would be met. Furthermore, as established, the anticipated traffic for this proposed land use would be relatively low, and Staff believes that the low scale of traffic is not likely to degrade the compacted gravel surfacing. The anticipated traffic scale of this use may not necessitate concrete surfacing.

Waiver #2 Findings:

1. The *Subdivision and Development Regulations* does not explicitly allow for the use of compacted gravel surface for vehicular use areas in industrial zones. When literally enforced, this regulation would require that the use of gravel requires a variance.
2. The Applicant has requested a variance to utilize gravel surfacing in lieu of pavement or concrete.
3. The *Subdivision and Development Regulations* empowers the Commission to grant variances from its own regulations for the purpose of encouraging flexibility and economy in site design—if the intent of regulations and the *Comprehensive Plan* are met.
4. Staff finds that in this case, the intent of regulations are met, and that this variance would allow for more sustainable or economic site design.

Waiver #3: to Reduce the Required Tree Line Setback Within the Landscape Buffer from 35 feet to 5 feet

The Applicant has requested a variance regarding the specific placement of the required trees within the required A-1 buffer area to the north. The *Ordinance* would require a treeline that is 35 feet removed from the shared A-1 boundary, whereas the Applicant has requested to reduce this requirement down to 5 feet, stating that the proposed entrance point and internal road would not allow adequate space to place the trees 35 feet from the property line. As existing conditions would essentially prevent this proposed driveway from being placed anywhere else upon the property, this variance arises from this reality.

As aforementioned, the Planning Commission is empowered to grant variances such as this in situations where there are exceptional topographic, dimensional, or other special conditions of the site, and where the provisions of the *Landscape Ordinance* would create undue hardship upon the Applicant (7.20).

Staff finds that this proposed variance would meet such criteria for approval. In this case, the unique circumstance is the reality that existing site conditions would not allow for this driveway to be placed anywhere else upon the site. The hardship that may arise from strict application is that denial of this requested variance would create an ineffective buffer between this development and the neighboring property. It stands to reason that the tree line required by this regulation should be located between the driveway and the property line. Literal enforcement of this buffering regulation in this case would locate the required tree line behind the driveway; the placement of the trees at 35 feet would be somewhat counterintuitive as a buffer.

Waiver #3 Findings:

1. The *Landscape and Land Use Buffer Ordinance* would require that when any I-1 zoned property is developed adjacent to A-1-zoned land, a landscape buffer shall be provided toward that common boundary.
2. The buffer in question requires a tree line placed at least 35 feet away from the property line.
3. The Applicant has demonstrated intent to comply with this buffering regulation, but the Applicant has requested a variance to reduce the setback of the required tree line buffer from 35 feet to 5 feet.
4. The Commission is empowered to grant variances from the *Landscape and Land Use Buffer Ordinance* in cases where there are unique circumstances, and where literal enforcement of regulations would create hardship.
5. Staff finds that there are unique circumstances in this case, as the existing site conditions and the proposed driveway would interfere with the placement of the trees at 35 feet from the north boundary.
6. Staff finds that literal enforcement of the buffer regulation would have the capacity to create hardship, because there are no other feasible locations for the new proposed entrance.
7. Literal enforcement of the buffer regulation, in this case, would also potentially create an ineffective land use buffer, whereupon the required tree line would be located behind the driveway.

Staff would recommend approval of the variance to reduce the required tree line setback from 35 feet to 5 feet.

Findings:

1. The Project Site is a 2.76-acre property, zoned I-1 Light Industrial.
2. The proposal is for an outdoor storage area with 30 conex crates, the addition/renovation of roughly 43,290 square feet of vehicular use area and loading/unloading area, and an additional entrance upon Industry Road.
3. Outdoor storage is a conditional use in the I-1 Light Industrial Zoning district.
4. The Applicant received a conditional use permit for this proposed use in May of 2026 (S-2026-14).
5. The proposed development plan meets most regulations, though three variances are requested.
6. All findings listed for waiver #1, to reduce the interior landscaping requirement to 0 square feet.
7. All findings listed for variance #2, to utilize gravel surfacing for proposed vehicular use area.
8. All findings listed for variance #3, to alter the required placement of the treeline within the landscape buffer from 35 feet to 5 feet from the property line.

RECOMMENDATION:

Given findings and analysis, Staff recommends **approval** of the preliminary development plan depicting the implementation of a storage area with 30 crates, a new entrance apron upon Industry Road, and the addition/renovation of 43,290 square feet of vehicular use area. Staff recommends the following as it pertains to the requested waivers:

Waivers:

1. To **amend** waiver #1 as requested, that the required interior landscaping for the storage yard may be waived, but the required 1,037 square feet of landscaping for the renovated parking lot must be implemented.
2. To **approve** waiver #2, that gravel surfacing may be used for vehicular use areas and loading/unloading areas as shown upon the plan.
3. The **approve** waiver #3, that the required placement of the treeline within the agricultural landscape buffer may be reduced from 35 feet to 5 feet as shown.

Conditions of Approval:

1. This Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406 section A of the Subdivision and Development Regulations.
2. All applicable requirements of the Zoning Ordinance, Subdivision and Development Regulations, and the Landscape and Land Use Buffer Ordinance.
3. Any revisions or amendments to the approved Preliminary Development Plan shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
4. Prior to any construction or grading, a Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.
5. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
6. The Final Development Plan shall comply with all stormwater management requirements according to the current Stormwater Manual including a post-construction stormwater management BMP O&M agreement.
7. A photometric plan shall be submitted and approved as part of the Final Development Plan. The Applicant shall direct lighting away from adjoining property and not have any off-site impact.
8. A species-specific landscape plan shall be included with the Final Development Plan indicating all trees to be preserved during construction.
9. All conditions of CUP S-2026-14.
10. All requirements of WEDCO must be met as it pertains to the location of the existing septic system and its relation with the proposed vehicular use area.
11. Any and all potential requirements of the Scott County Roads Department as it pertains to the new entrance upon Industry Road.

12. No storage crate upon the site shall be used to store hazmats, flammable liquids, or other material incidental to uses exceeding the definition of "Light Industry" as defined by the *Zoning Ordinance*.
13. If or when new utility connections are sought for the storage area, the Applicant shall meet all requirements of the appropriate utility provider.
14. The grading, compaction, and installation of gravel vehicular use areas shall be done in a manner which would prevent erosion, deterioration, or the up-kick of excessive dust.



OVER 50 YEARS OF COLLECTIVE EXPERIENCE

Tompkinsville | Lexington | Hindman

August 26, 2026

Georgetown-Scott County Planning Commission
230 East Main Street
Georgetown, KY 40324

**RE: Variance Requests – Specialized Precision Services Storage Development Project
170 Industry Road, Georgetown, Kentucky**

Dear Planning Staff:

On behalf of the Owner/Applicant, PE|RMJE respectfully submits the following variance requests associated with the proposed **Specialized Precision Services Storage Development located at 170 Industry Road in Georgetown, Kentucky.**

The proposed development is primarily intended to accommodate storage containers and associated outdoor laydown areas. The site layout has been developed to provide adequate access, maneuvering, and operational space between the proposed storage areas while maintaining safe and efficient circulation throughout the development.

Based on the proposed use and site configuration, we are requesting the following three variances from the applicable development requirements.

Reduction of Interior VUA Landscaping from 10% to 0%

We are requesting a variance to reduce the required interior landscaping within the Vehicular Use Area (VUA) from **10% to 0%**.

The proposed VUA differs from a conventional commercial parking area in that it primarily provides access and maneuvering space for the proposed storage containers and associated laydown areas. The layout requires drive aisles and open maneuvering areas between the storage containers to allow vehicles and equipment to safely access the individual storage and laydown areas.

Due to the location and arrangement of the storage containers, laydown areas, and required drive aisles, there is insufficient practical space within the VUA to accommodate the required 10% interior landscaping without significantly impacting the functionality of the development. Providing landscape islands within these areas would reduce the available laydown and maneuvering space and could interfere with vehicle and equipment circulation.

For these reasons, we respectfully request a reduction of the required interior VUA landscaping from **10% to 0%**. This request is specific to the interior VUA landscaping and is not intended to eliminate perimeter landscaping or screening that can reasonably be provided elsewhere on the site.

Gravel VUA in Lieu of Paved VUA

We are requesting a variance to allow the proposed VUA to consist of a **compacted gravel surface in lieu of the required paved surface**.

The VUA will primarily serve as access and maneuvering space for vehicles and equipment associated with the storage and laydown operations rather than as a conventional customer or employee parking area. A properly constructed and maintained compacted gravel surface will provide a stable and functional surface appropriate for the anticipated use of the property.

Additionally, neighboring properties within the surrounding industrial area currently utilize **gravel surfaces for similar vehicular, storage, and operational areas**. The proposed gravel VUA would therefore be consistent with the existing character and use of surrounding industrial properties.

Utilizing gravel in lieu of pavement will also reduce the amount of impervious surface associated with the development. The gravel areas will be properly graded and maintained to provide positive drainage and minimize the potential for aggregate or sediment to be tracked onto Industry Road.

For these reasons, we respectfully request that a **compacted gravel surface be permitted within the proposed VUA in lieu of pavement**.

Reduction of Landscape Screening Offset from 35 Feet to 5 Feet

We are requesting a variance to reduce the required **35-foot landscape screening offset to 5 feet** along the northern property boundary adjacent to the existing **A-1 zoned property**. The proposed development includes a new entrance from Industry Road located near the northern property boundary. Due to the location of the proposed entrance and the space necessary to provide adequate access and vehicular circulation into the development, maintaining the full 35-foot landscape screening offset in this area is not feasible.

Maintaining the required 35-foot offset would significantly constrain the proposed entrance and associated drive aisle and would interfere with the functional movement of vehicles and equipment entering and exiting the development.

The proposed **5-foot offset** will allow the entrance and internal circulation system to function as intended while continuing to provide separation along the northern property boundary. Landscape screening will be provided within the proposed 5-foot area to the extent practicable and in a manner that does not interfere with the proposed entrance or necessary vehicular circulation.

For these reasons, we respectfully request a reduction of the required landscape screening offset along the northern property boundary from **35 feet to 5 feet**, as shown on the proposed development plan.

We believe the requested variances are appropriate based on the proposed storage use, operational requirements, site configuration, and existing character of the surrounding industrial properties. The requests are intended to allow the site to function efficiently for its proposed use while continuing to provide appropriate access, drainage, landscaping, and screening where practicable.

We appreciate your review and consideration of these variance requests. Please let us know if you have any questions or require any additional information or supporting documentation.

Sincerely,
PE|RMJE



Seth Ellis, PE
Senior Engineer

REC-100
AUG 24 2011
PLANNING COM. 10-11



Georgetown-Scott County Planning Commission
Planning · Engineering · GIS

Reference Case No. S-2026-14

May 5th, 2026

Specialized Precision Services
170 Industry Road
Georgetown, KY 40324

Subject: Case No. S-2026-14

Dear Applicant,

At the regularly meeting scheduled on May 7th, 2026, the Scott County Board of Adjustment **Approved** the conditional use permit for outdoor storage of 9,600 square feet of containers, 27,800 square feet of vehicular use area, and 17,000 square feet of additional gravel area (45,800 square feet or 1.05 acres in total) in the I-1 zoning district, at the property addressed 170 Industry Road. The approval was contingent on the following:

Conditions of Approval:

1. This property is subject to all requirements of the *Georgetown – Scott County Zoning Ordinance* and *Subdivision and Development Regulations*.
2. The Applicant shall comply with all requirements of other federal, state, and local regulatory entities and shall provide copies to the Board of Adjustment of all permits issued on behalf of the Applicant as a result of this approval including, but not limited to, business-related certifications, licenses, regulatory permits, and any recertification when required.
3. The Applicant shall return to the Board **prior** to any changes in the approved conditions.
4. The Conditional Use Permit shall become null and void upon any transfer of ownership of the property addressed 170 Industry Road.
5. The storage area shall meet all setback requirements (50 feet to the North boundary, 25 feet to the south, 50 feet to the East and West). The storage area shall not encroach upon these setback areas.
6. Pursuant to existing regulations, the Applicant shall submit a preliminary and final Development Plan to the Commission, meeting all requirements of local regulations as well as all conditions of approval outlined herein, in order to ensure that the site meets all standards necessary to eliminate off-site impact.
7. Stormwater and drainage plans must be addressed with the development plan to the satisfaction of all requirements of the *Subdivision and Development Regulations* and/or the Commission Engineer.
8. The six-foot-tall no-climb fence, as well as the 50-foot setback and landscape buffer, required by the *Ordinance* when adjoining A-1 zoned land, must be provided.



Georgetown-Scott County Planning Commission
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9. Any and all uses of the Applicant, or Applicant's potential lessees, in relation to the storage containers on site must meet the standards of light industry as defined by 2.1 of the Ordinance (there shall be none of the following evidence of uses that would constitute heavy industrial uses: no emissions of any atmospheric pollution, visible light flashes or glare, odors, or noise or vibration which may be heard or felt off the premises or those industries which constitute a fire, explosion, or other hazard detrimental to the health and welfare of the community or adjacent property owners).
10. All requirements for the conditional use defined as outdoor storage, in the I-1 zone, as outlined in section 4.53.
11. All requirements of the Zoning Ordinance, Landscape and Use Buffer Ordinance, and the Subdivision and Development Regulations will be considered by the Commission at time of Development Plan review, particularly as it pertains to the implementation and screening of the proposed gravel and/or Vehicular Use Area additions.
12. On the development plan, the Applicant shall show all required Interior Landscape Area, as well as all necessary V.U.A. perimeter screening, as required by the Landscape and Land Use Buffer Ordinance.
13. The use of the storage structures must be incidental to the existing, by-right primary use of the project site. All uses to which the storage pertains must be manufactured on-site in accordance with the existing primary use.
14. The issue regarding the gravel surface Vehicular Use Area shall be considered at time of the Development Plan, and shall either conform to the requirements of the Ordinance or require a waiver from the Commission.

If you have any questions, please feel free to call at (502) 867-3701. Now that the conditional use permit has been approved, the next step is for preliminary development plan approval. We can begin work on this as soon as you can submit I to our office.

Sincerely,

Noah Smith
Planning Technician
GSCPC

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
SPECIAL MEETING
MINUTES
August 4, 2026

The special meeting was held in the Georgetown College library on August 4, 2026. The meeting was called to order by Chair Mary Singer at 6:00 p.m. Present was Commissioners Duwan Garrett, Tristin Black, Jessica Canfield, Harold Jessie, David Vest, James Stone, Brad Green and Malissa Adair, Director Holden Fleming, Planners Elise Ketz, Mark Carper, Noah Smith, and Rhett Shirley, Engineer Ben Krebs, and interim attorney Ben Willis. Absent was attorney Charlie Perkins.

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.

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

Chairman Singer opened the public hearing.

Mr. Shirley stated the proposed zoning map amendment is for 152 apartments. He stated the Future Land Use Map shows the area as mixed use. He stated the proposed zoning would be appropriate based on future land use compatibility, but staff is recommending denial.

Mr. Shirley went through the history of the site.

He stated the proposed buildings are two stories which align with the Comprehensive Plan.

He stated the applicant did submit a traffic study. He stated Blossom Park Drive and Connector Road is an area that has been identified as an “F” in certain areas.

Commissioner Garrett questioned the current traffic level.

Jon Woodall, representing the applicant, stated that they are aware of the traffic issue on Connector Road. He stated the application was originally submitted a year ago, but the applicant thought the traffic issues on Connector Road were going to be addressed by the state. He stated the proposed use is the least amount of traffic compared to other uses. He stated their plans have changed and that contributed to the delay of hearing the application.

Derek Triplett, Land Design & Development, stated they are creating a mixed-use development with the proposed apartments and preserving commercial space on the lot. He stated the original plan was for 3-story buildings.

He described the development and stated almost half of the development will remain greenspace.

He stated during the neighborhood meeting the residents had concerns with the drainage of the property going towards Riveria Drive. He stated the development would help alleviate that concern.

Damon Garrett, developer, showed the design of the apartment buildings. He stated the project did start a year ago, and when he realized that Connector Road improvements would not be happening soon, he went ahead with redesigning the apartments to address everyone's concerns.

Diane Zimmerman, traffic engineer, stated even though the application did not meet the requirements of a traffic study she completed one as requested by the applicant. She stated if the property was developed commercial it could generate 6 times the amount of traffic than apartments would.

She described the proposed upcoming improvements to Connector Road and the area at Blossom Park Drive.

Mr. Woodall stated the developer would push out certificate of occupancy for 2 years to allow improvements to Connector Road to begin.

Commissioner Jessie questioned the amount of land in the existing basin. Mr. Woodall stated the basin was built with Planet Fitness and is about 50,000 square feet.

Commissioner Jessie questioned the amount of proposed green space. Mr. Triplett stated 5.2 acres of green space.

Commissioner Jessie questioned the developer if he had a commercial plan in mind since the property is zoned commercial. Mr. Garrett stated they do have a commercial development in mind if this application does not pass.

Harold Simms, representing Cherry Blossom Village HOA, stated the HOA is against the project. He stated it's a high-density residential project with commercial up front. He stated that does not fit the definition of a mixed-use development of the Comprehensive Plan.

Mark Smith, 106 Bethpage Path, stated his previous development experience helps him to understand apartment living. He stated the Cherry Blossom neighborhood bought their homes with that property being designated as commercial.

Diana Vann, 120 Kingston Drive, spoke about the economic impact on the community.

Julie McKee, 172 Clubhouse Drive, stated her concern with Connector Road and traffic issues. She stated her concern with apartments and instead prefers working towards a community feeling with more single-family homes.

Susan McMillin, 125 Kingston Drive, stated her concern for her newly driving daughter trying to get to work at Frisch's.

Kent Neuerberg, 105 Cherry Hill Drive, stated even if the certificate of occupancy is in two years you still have construction traffic to deal with during that time.

Damon Thayer, 105 Spy Glass Drive, stated in his last year of being state senator he was a part of the road design plan for Connector Road. He stated fixing Connector Road is 6 to 10 years away from happening.

Chris Mahonski, 108 Sunnydale Drive, stated his concern that apartments will bring crime.

Denise Perkins, 108 Spy Glass Drive, stated as a real estate agent she is concerned apartments will bring down property values and young people will never be able to afford to buy a home.

Randy Blankenship, 102 Olympia Way, stated his concern with the traffic.

Linda Angel, 100 Spy Glass Drive, stated her concern that if approved it will bring additional traffic to the neighborhood. She stated Planet Fitness has become a place for semi-trucks to park.

David Shropshire, 115 Amick Way, spokesperson for the HOA, stated the HOA is adamantly against the application. He questioned if the traffic issues could cause problems with emergency vehicles having access to Cherry Blossom.

Michael Crisp, 167 Clubhouse Drive, stated that one day we might have more rentals in Scott County than home ownership. He stated that if the gate at the back of Cherry Blossom is open that could cause more traffic coming through the neighborhood.

Al Mazzetti, 112 Beth Page Path, stated he represents 22 homes in the HOA. He stated concern about additional traffic on Connector Road.

David Lusby, 121 Loch Lomond Drive, stated he talked with Kelly Baker from KYTC District 7 about traffic issues. He stated they discussed that Lexus Way could help alleviate traffic in the Cherry Blossom neighborhood.

Jason Sekhon, 150 Clubhouse Drive, president of Cherry Blossom Village HOA and in charge of the golf course and development company, stated this area is supposed to be a mixed-use development. He stated the development would not benefit the people already living in Cherry Blossom.

Amanda Rakes, 128 Limestone Lane, stated her traffic concerns.

Carl Kelleher, 128 Cherry Hill Drive, stated the Commission should listen to the people of Cherry Blossom there against the application.

Ray Johnston, 138 Cherry Hill Drive, stated by extending Lexus Way he did not understand how that would help traffic.

Mr. Woodall reiterated reasons for the application.

Mr. Lusby stated he supports his neighbors on the application.

Chairman Singer closed the public hearing.

Motion by Jessie, second by Black, to deny ZMA-2025-36 due to concern for traffic and safety. Motion carried 8-1 with Stone dissenting.

The meeting was then adjourned at 7:56 PM.

Respectfully,

Mary Singer, Chair

Attest:

Charlie Perkins, Secretary

Georgetown-Scott County Planning Commission

Executive Committee Meeting Minutes

Date: Tuesday, August 4, 2026

In Attendance: Mary Singer, Chairman
Duwan Garrett, Vice Chairman
Brad Green
James Stone
Malissa Adair
Holden Fleming, Director
Ben Willis, Interim Attorney

The meeting convened at 5:03 pm.

Chairman Singer announced the Executive Committee is entering into closed session.

Motion by Green, second by Stone to enter closed session.

Chairman Singer announced at 5:25 pm an end to closed session. She stated the discussion was for allegations made against Georgetown-Scott County Planning Commission staff. She stated the Executive Committee conducted an independent investigation and found the claim unsubstantiated with no evidence to support the allegations regarding staff.

Motion by Green, second by Stone to recognize the Executive Committees independent investigation and the conclusion of insufficient evidence to take any action. Motion carried.

There being no further business, the meeting was adjourned.

Attest:

Mary Singer, Chairman

Charlie Perkins, Attorney