

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
December 12, 2024**

The regular meeting was held in the Scott County Courthouse on December 12, 2024. The meeting was called to order by Chairman Charlie Mifflin at 6:00 p.m. Present were Commissioners James Stone, Dann Smith, Duwan Garrett, Brad Green, and Director Holden Fleming, Planners Elise Ketz and Rhett Shirley, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent were Commissioners Jessica Canfield, Mary Singer, David Vest, and Harold Dean Jessie.

Motion by Smith, second by Stone to approve the November invoices. Motion carried.

Motion by Smith, second by Stone to approve the November 14, 2024 minutes. Motion carried.

Motion by Smith, second by Garrett to approve the December agenda. Motion carried.

Postponements/Withdrawals

Chairman Mifflin stated that the application for Community Mental Health Center (PDP-2024-56), Cherry Blossom Village, Ph 11, Tract II-B (PSP-2024-43) and Amerson Commercial (FDP-2024-63 have been postponed until the next regularly scheduled meeting.

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

Consent Agenda

A representative of Traylor Property (FSP-2024-59) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Garrett, second by Smith, to approve the application. Motion carried unanimously.

FSP-2024-60 Romano Property – Final Subdivision Plat to divide one 54.884-acre parcel into three tracts: measuring 17.79 ac, 15.949 ac, 20.099 ac Surveyed acreage totals 53.838 acres located at 3112 Cincinnati Pike (US 25).

Mr. Shirley stated the piece of property adjoins the lake in Harbor Village subdivision. He stated the property is zoned R-3 and was subdivided in 2016.

He stated there are two entrances to the property, one in the north and one in the south. There is an existing house on the property. Entrance from tract 1 will also serve tract 2. He stated there is a sewer easement running along the front of the property along US 25. He stated sanitary sewer is not available for the lots.

He stated staff would like to see the setback along the lake frontage increased to 25 feet. He stated a house, or duplex would not need Planning Commission approval to build, but 3 or more units would.

Chairman Mifflin questioned if the existing house is connected to sewer. Scott Romano, applicant, stated the house has septic.

Amanda Bailey, Harbor Village HOA President, stated the HOA owns the lake. She stated trees have been removed from the adjoining property. She stated the HOA wants to keep the lake private for homeowners.

Mr. Romano stated tree removal is more of a civil matter. He stated Kentucky Fish & Wildlife have been to the property. He stated trees that were removed were on his land. He stated a new survey had been completed and if any further trees are removed, they will make sure they are on their property and not the HOA's.

Chairman Mifflin questioned how staff determines who owns the trees. Attorney Perkins stated the Planning Commission does not get involved unless a tree conservation area is recorded or required.

After further discussion, **Motion by Garrett, second by Smith, to approve FSP-2024-60 subject to 7 conditions of approval. Motion carried unanimously.**

Consent Agenda

A representative of Bluegrass Storage (PDP-2024-62) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Green, second by Smith, to approve the application. Motion carried unanimously.

ZMA-2024-49 The Paddocks at Jennings Farm – Zoning Map Amendment for 216.51 acres from A-1 (Agricultural) to B-5 PUD (General Commercial Park, C-1 (Conservation), R-1C PUD (Single-Family Residential), and R-3 PUD (High-Density Residential) located at 1376, 1378, 1402, 1426, and 1530 Paynes Depot Road.

Chairman Mifflin opened the public hearing.

Ms. Ketz stated after discussion at workshop, one of the owner's requested to be removed from the rezoning application. She stated the acreage for the presentation and staff report will not match. She stated the requested rezoning is still for more than 200+ acres.

She stated the site aligns with the Future Land Use Map part of the Comprehensive Plan.

She stated the traffic study showed 583 trips in the morning and 1,860 trips in the afternoon. She stated the traffic study recommended that Paynes Depot Road and the frontage road be upgraded to a three-way intersection and eventually a traffic light would be installed at KYTC discretion. She stated the traffic

study recommended Seminole Trail should be upgraded to a four-way intersection at full build-out and a light be installed at KYTC discretion. She stated the proposed new road to the multi-family area, the traffic study did not make a conclusion. She stated KYTC would make the decision if another road cut can be made.

She stated the concept plan proposes the site being divided into five sections. She stated in the B-5 PUD area commercial outlots would be available with an anchor tenant located in the center. She stated the floodplain area would be designated C-1. She stated along South Crossing the multi-family development will be along the road with the single-family development behind it. She stated through the property is a stream and development is not recommended in the stream area and to rezone it to C-1. She stated the concept plan shows a walking path and water feature. She stated a stream study is required prior to Georgetown City Council could read the ordinance for rezoning or annexation.

She stated condition of approval four was added that states total site development shall have a minimum of 10% of the area as usable open space. She stated condition of approval seven is to ensure that the development is finished by stating that if the Final Development Plan is not approved within 3 years of the Preliminary Development Plan approval the Planning Commission may initiate a rezoning of the property back to A-1.

Commissioner Garrett questioned the number of proposed stoplights. Ms. Ketz stated there are two proposed stoplights. She stated one being at McClelland Circle and Seminole Trail and one at Paynes Depot and the frontage road.

Chairman Mifflin clarified open space designation and questioned the size of the road running through the development. Ms. Ketz stated they would have to meet commercial and residential subdivision regulations.

Scott Schuette, representing Limestone Farms, along with Daniel Rehner and Charlie Hall from Thoroughbred Engineering stated they have reconfigured the commercial areas along McClelland Circle. He stated the applicant has matched the single-family area to the single-family area near Ball Homes. He stated the C-1 area is along the farms on Paynes Depot Road and provides a buffer for commercial use. He stated there are 3 variances requested that will be heard during the preliminary development plan application.

He stated the application aligns with the Future Land Use map. He stated the applicant will follow the traffic study and make the required road improvements recommended by KYTC.

Chairman Mifflin questioned the proposed entrance at the location where the Robinson's withdrew their application. Mr. Schuette stated it would be following the existing road and going around their property.

Caroline and Cate Greathouse, 527 Pea Ridge Road, questioned where the entrance would be. Chairman Mifflin stated where the current entrance is located. She questioned the safety of her

property when the green space leads directly to her property. She stated concern about traffic, lighting, and loss of small-town feel.

Cate Greathouse questioned how the development will impact the schools in the community. Mr. Shirley stated staff met with the schools that morning to discuss the location of future schools in that area.

Mr. Schuette questioned how many people from the residential area would walk across Paynes Depot Road to the Greathouse farm.

After further discussion regarding traffic, Ms. Ketz stated the traffic study only looks at current and proposed conditions at a project site, not offsite and offsite traffic concerns should be directed to KYTC.

Chairman Mifflin questioned the timeline of the development. The applicant, Darrin Dillow, stated the residential part will probably be first. He stated it is a costly project and there are only 2 other applicants besides him.

Ms. Greathouse questioned stormwater runoff from the site. Mr. Rehner stated there are stormwater regulations that must be met to develop the site.

Chairman Mifflin closed the public hearing.

After further discussion, **Motion by Smith, second by Stone, to recommend approval of the rezoning request (ZMA-2024-49) on the basis of staff recommendation that it complies with the comprehensive plan. Motion carried unanimously.**

PDP-2024-50 The Paddocks at Jennings Farm – Preliminary Development Plan for eight 36-unit apartment buildings and 6 townhome buildings, totaling 318 residential units located at 1538 Paynes Depot Road.

Ms. Ketz stated this is the 21-acre portion of the area that is proposed to be rezoned to R-3 PUD. She stated the applicant is requesting one variance for the building height to be 45 feet.

She stated the property has frontage on McClelland Circle and adjacent to the South Crossing residential area. She showed the change to the road, and it is following the right-of-way of the property.

She stated the applicant is requesting the variance for the building height to be able to go up and leave more green space. She stated staff recommended approval of the request. She stated staff will require roads and infrastructure to be in before occupancy.

She stated pedestrian walkways should be provided in the residential area and to the commercial phases.

She stated they have proposed more parking spaces than are required for the residential area.

She stated that along McClelland Circle would require landscaping as well along vehicle use areas. She stated a 20% tree canopy would be required.

Ms. Greathouse questioned if all trees would be removed from the property.

Mr. Dillow stated they are planting over a million dollars just in trees.

Mr. Schuette stated the applicant accepts the conditions of approval. He questioned if staff want the full roads constructed or just the portion that accesses the residential area. Mr. Krebs stated he thinks a revised traffic study would be needed to determine what is needed to support the residential area. Mr. Dillow stated he would prefer to do the traffic study instead of paying for more roads that might get damaged during construction.

Mr. Rehner stated that instead of the 16 units per acre they are proposing 15, which will allow extra green space.

Ms. Ketz stated that the development will be a PUD and will have some flexibility.

After further discussion, **Motion by Stone, second by Smith, to approve PDP-2024-50 subject to 17 conditions of approval and one variance. Motion carried unanimously.**

PSP-2024-64 The Paddocks at Jennings Farm – Preliminary Subdivision Plat for 103 single-family residential lots (measuring 0.295 to 1.521 ac) and new road construction located at 1538 Paynes Depot Road.

Ms. Ketz stated this is the 48.5-acre portion of the area that is proposed to be rezoned R-1C PUD. She stated two variances are requested. She stated reducing front building setback and section 6.14 of the landscape ordinance.

She stated a traffic study was done as part of the zone change request. She stated the roads would be built to city standard with the intent to have them adopted by the city. She stated an existing pump station for GMWSS is located on the property.

She stated trees are proposed to be located on the other side of the sidewalk instead of the side with utility easements. She stated pedestrian sidewalks are proposed on all sides of the lots.

She stated the proposed street would not allow street parking.

She stated the applicant requested a waiver to the buffering between the A-1 and C-1 property due to the planned use of the C-1 property within the development. She stated staff recommended in favor of the request. She stated the walking trail is proposed in the C-1 area but staff is recommending additional connectivity points to increase the usability of the trail.

She stated when South Crossing was developed staff recommended a greenbelt area. She stated staff recommend connecting the two areas and establishing a trail easement at the greenbelt boundary for future trail development.

Chairman Mifflin requested clarification regarding fence between C-1 and A-1.

Mr. Schuette requested clarification of condition of approval number ten. Ms. Ketz explained it is to make sure the trail is installed with access points. Mr. Dillow stated his father-in-law still runs cattle on the property and wants to continue to do so as long as possible. He stated he does not want to build the loop part of the trail until they are ready to no longer have the cattle on the land. Ms. Ketz stated the condition was for the loop to be built along with the roads. Mr. Fleming stated to let the Planning Commission know which phase the applicant would like the trail to be completed in. Mr. Dillow stated he would prefer with the commercial. Mr. Schuette requested the condition be removed and added prior to completion of the site on the final development plan.

Mr. Perkins questioned if requiring access to the trail is necessary. He stated over the years that trails have not worked. Mr. Fleming stated he has seen trail connections be successful in other communities. Mr. Perkins stated homeowners question security and over time access has been removed. Chairman Mifflin mentioned having the HOA maintain the accesses. Mr. Krebs stated keeping HOA's maintaining accesses has been the problem. Mr. Fleming stated staff will work with the applicant and modify the condition if necessary. Ms. Ketz stated if the area is paved with signage/fencing instead of just an easement it seems to function better.

After further discussion, **Motion by Smith, second by Green to approve PSP-2024-64 subject to 16 conditions of approval and two variances with condition 10 being amended to prior to the final development plan for the commercial area. Motion carried unanimously.**

Other Business

2025 Application Meeting Schedule Deadlines

Motion by Garrett, second by Smith to approve the 2025 Application Meeting Schedule Deadlines. Motion carried unanimously.

Zoning Code Amendments Discussion

Mr. Fleming stated R-3 zones are the highest density residential zone. He stated the variance requested earlier tonight is a common variance that is requested. He stated it would make the application process easier to allow 3 stories and 50 feet in height for any multi-family development. He stated staff would like to have an open hearing in January to discuss the change.

He stated the second proposal is related to density. He stated he had proposed 20 dwelling units per acre but after reviewing he decided that it might be premature. He stated during the agricultural stakeholders meeting that staff have been having there was talk of transfer of development rights. He stated staff are discussing identifying prime farmland and if a developer wants to go more than 16 dwelling units having to purchase dwelling unit credit. He stated more research is needed regarding increasing density.

He stated staff would like to clean up the language related to PUD's.

He stated staff are also reviewing B-1 neighborhood commercial zone and B-4 community commercial zone. He stated the goal is to modify PUD's within the zones to allow more flexibility. He stated staff would like to encourage a wide variety of mixed uses. He stated one of the proposals is to allow commercial on the first floor and residential above in the B-4 zone.

Mr. Fleming stated staff is close to identifying a downtown entertainment district. He stated if a district is identified it could help draw people to events.

He stated staff are also looking at the BP-1 use table. He stated our business park zone needs to be looked at to make sure we are attracting the types of businesses we want.

After further discussion of future changes and Planning Commission discussion, motion by Smith, second by Green to go into closed session to discuss litigation.

Motion by Smith, second by Green, to accept the judgment of Scott Circuit Court case number 24-CI-00855.

Chairman Mifflin adjourned the meeting.

Attest


Charlie Perkins, Secretary


Charlie Mifflin, Chairman