

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
December 11, 2025**

The regular meeting was held in the Scott County Courthouse on December 11, 2025. The meeting was called to order by Chairman Charlie Mifflin at 6:00 p.m. Present were Commissioners Mary Singer, Duwan Garrett, David Vest, Malissa Adair, Harold Dean Jessie, Jessica Canfield, Brad Green, Director Holden Fleming, Planners Elise Ketz, Rhett Shirley, Mark Carper, Toshi Tusam, Noah Smith, Engineer Ben Krebs and Attorney Charlie Perkins. Commissioner James Stone was absent.

Motion by Singer, second by Jessie to approve the November invoices. Motion carried.

Motion by Singer, second by Green to approve November 13, 2025 minutes. Motion carried.

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

Postponements/Withdrawals

Chairman Mifflin stated that The Stables at Blossom Park (ZMA-2025-36/PDP-2025-37) will be postponed until the next regularly scheduled meeting and North Hamilton Street (ZMA-2025-34) has been withdrawn.

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

PDP-2025-55 Flex Space – Preliminary development plan for the installation of flex space/mini-warehousing located at 944 E. Main Street Ext.

Mr. Carper stated the application is proposed for light industry, specialty use contractor, warehouse use. He stated no auto-related or public facing uses are proposed. He stated all requirements have been met but since the applicant requested a waiver it had to be heard by the Planning Commission.

He stated the project site is little over 11 acres and within city limits. He stated the site has two entrances.

He stated there are 177 proposed parking spots. He stated landscaping requirements have been met. He stated there are not enough trips to require a traffic study.

He stated the requested waiver is for the loading areas in the front yard. He stated in the B-5 zone loading areas are to be in the side or rear yards. He stated the front yard has the flattest grade, fewer easements and less traffic.

He stated there are 5 proposed buildings for a total square footage of 97,200 square feet.

Commissioner Jessie questioned if the property has had topography changes over the last 225 years. Mr. Carper stated there have probably been grading changes over the years.

Commissioner Jessie questioned whether this is the kind of thing the City of Georgetown is trying to change. Mr. Fleming stated there have been meetings to discuss zoning issues and variances. He stated staff have reviewed the application against KRS statutes.

Commissioner Jessie questioned if the application could proceed without the requested waiver. Mr. Carper stated that quite a bit of fill would have to be brought into the site.

Abbie Jones, Abbie Jones Consulting, stated the property has a tremendous amount of easements and site-specific reasons for the waiver request. She stated they tried different scenarios to try to stay within the requirements.

Commissioner Green requested clarity that the unloading area does not actually have a dock. Ms. Jones clarified that there would be one dock in the southeast corners of the lot in the front yard. All other loading areas would be on grade within the parking areas.

Mr. Fleming stated the original application included 3 more waivers. He stated after working with staff the requested waivers were reduced to one.

Commissioner Jessie requested clarification that this was the first time this kind of change was requested. Mr. Perkins stated as far as he remembers but clarified the types of restrictions have not been in place that long.

Ms. Ketz stated after workshop on Monday she looked at some of the B-5 developments and none have front loading but do have extensive loading areas in the rear. She stated the sites are flatter. She stated it is one of the younger zoning classifications and there are not many sites.

After further discussion, **Motion by Singer, second by Garrett, to approve PDP-2025-55 subject to 12 conditions of approval and (1) waiver. Motion carried 7 – 1 with Jessie dissenting.**

Commissioner Singer recognized Chairman Mifflin for his eight years on the Planning Commission as this was his last meeting.

PDP-2025-45 Sharp Property – Preliminary development plan for townhomes and apartments located on Paynes Depot Road.

Mr. Shirley stated this application was first heard in October and the single-family homes were approved. He stated the Board postponed the application but brought different concepts to the

November meeting for discussion without any action being taken. He stated staff have found that this development plan is substantially similar to the original development plan submitted including the same number of units. He stated the difference is the added right and left turn lanes out at the front of the development.

Michael Barlow, developer, stated they added dedicated turn lanes after the November meeting. He stated after discussing with staff they decided against eliminating the McClelland Springs and Clear Springs Drive connection. He stated they would rather keep the connectivity to help the traffic and for future expansion of McClelland Springs.

Kent Wagner, 112 Spring Bluff Drive, questioned if this application is for the apartments. Chairman Mifflin stated the single-family homes have been approved but this application is for the apartments. Mr. Wagner stated his concern for the traffic leaving the neighborhood.

Commissioner Singer questioned what type of housing the Comprehensive Plan has for this location. Mr. Shirley stated the area is noted as a neighborhood center with medium density housing on the Future Land Use Map.

Chris Good, 104 Clear Springs Drive, stated after walking around the neighborhood and talking to people the main concern he found was the exit on Paynes Depot Road. He stated Clear Springs Drive is not wide enough for connectivity between the developments. Mr. Shirley stated on the plat for the subdivision there is a note that connectivity must be made when available. Mr. Barlow stated that it was platted in 2010.

Josh Warren, 102 Clear Springs Drive, questioned if any adjacent R-2 areas have 3-story apartments. Mr. Shirley stated none of the adjacent R-2 areas have 3-story apartments. Mr. Warren stated the apartments are proposed on the higher areas of the property and he is concerned that when people come to the area, the first thing they will see is the apartments.

Paul Curry, 107 Buffalo Run Court, stated he has not heard the requested variances being discussed.

Josh Kyle, 109 Clear Springs Drive, stated that apartments don't fit the neighborhood. He stated that all of the homes on Clear Springs Drive do not want connectivity.

Mr. Perkins explained connectivity over the years and the reason for connectivity.

Mr. Shirley stated that each application goes through TRC review and not having connectivity has not been discussed with the utilities or emergency personnel.

Jesse Kelsey, 103 Clear Springs Drive, questioned if the apartments are supposed to be considered affordable housing when the rent prices were previously discussed. He stated the price of rent will mean several people are living in apartments with multiple cars.

Chairman Mifflin stated he spoke with Kandice Whitehouse, Affordable Housing Director, and stated that she said we are low on all types of housing.

Greg Brockmann, 108 Spring Bluff Drive, stated this area needs single-family homes not apartments. He stated he worries about the safety of his family.

Peter Wagner, 112 Spring Bluff Drive, stated he and his friends play in the street and the extra traffic would make it unsafe. He stated apartments would triple the amount of people living there instead of single-family homes. He stated the extra traffic would make getting in and out more difficult.

Logan Brothers, 112 Warfield Point, stated that Commissioner Jessie stated that a lot of apartments have been approved already without being built. He questioned what point the approvals stop.

Kim Tracy, 134 Old Fort Drive, stated that she had had people knocking on her door asking if she would sell her house. She stated there is a need for housing, but she doesn't want apartments or the connectivity in the neighborhood.

Commissioner Singer questioned if staff has the number of apartment units approved but not yet built. Ms. Ketz stated she is working on the request.

Commissioner Jessie questioned if staff have the number of houses approved but not yet built. Mr. Fleming stated staff are working on the request.

Chad Mcleod, 107 Clear Springs Drive, he stated one of the things he has loved living on the street is the fact it dead ends. He stated the street is too narrow if it was intended to be a connector road. He stated he would rather not have the connectivity or apartments in the neighborhood.

Commissioner Singer stated the emergency services would have to address the connectivity, but she stated she understands the concern regarding having apartments in the neighborhood. She stated other areas have the same concern.

A resident suggested having a gate that allows connectivity like Gatewood subdivision has.

Ethan Howard, 147 McClelland Springs, stated that the development plan does not fit what is described in the Comprehensive Plan. He suggested that developers look at other alternatives to fill the housing need.

Chairman Mifflin stated the apartments across from Kroger have a waiting list according to Kandice Whitehouse with single-family homes being built behind the apartments and selling quickly.

Commissioner Singer pointed out that Indian Hills and The Colony have apartments located within the neighborhood.

Mr. Curry questioned if the plan is for 2 or 3-story apartments. Chairman Mifflin answered 3-story apartments.

Mr. Curry stated that Mr. Perkins spoke about a 30-to-50-year history of connectivity. He stated that it is disappointing to hear that the current and former Planning Commissions have not listened to the homeowners and what they want.

Commissioner Singer stated that many want connectivity for safety concerns.

Commissioner Canfield stated that the Planning Commission cannot make that decision without the input from emergency services.

Chairman Mifflin stated that if the application was approved with or without connectivity the Fire Department may override their decision.

Mr. Curry stated that the neighborhood is in favor of single-family homes but not apartments.

Chairman Mifflin stated that if the city was built without connectivity, it would be more difficult to drive.

Commissioner Singer stated that the Planning Commission does listen to public input but also has ordinances to follow.

Mr. Fleming stated from U.S. Census Bureau there are 15,000 housing units in town with 75% being single-family and 25% are multi-family. He stated 42 multi-family units have been approved this 2025. He stated 52 single-family units have been approved in 2025. He stated in 2024, 600 multi-family units were approved.

Casey Warren, 102 Clear Springs Drive, questioned that there have been multiple different plans discussed and if approved are all the variations approved. Chairman Mifflin stated that staff makes a recommendation with conditions of approval. He stated the Planning Commission has the option to strike through a condition of approval.

Ms. Warren questioned whether there are any plans to widen Paynes Depot Road. Mr. Shirley stated there are improvements to be made by adding turn lanes.

Mr. Shirley stated in the 60 approved single-family homes, only 5 lots need the requested variance to decrease in size. He stated only 5 home lots needed less than standard minimum lot width. He stated in the overall development the applicant exceeds the minimum lot size. He stated the applicant received a waiver from the property owner to the south for the required ag buffer. He stated variances number 1 through 3 apply to the townhomes. He stated that in the R-2 zone for every extra foot away from the property line the applicant can request another foot in height. He stated the applicant has met that requirement. He stated the requested variance for number of units is typical in R-2 zone.

Commissioner Green questioned what other apartments in the city are zoned R-2. Mr. Shirley stated a future application for Woodland Park.

Mr. Fleming stated at the time of zone change for this property the applicant requested this property to be a PUD development. He stated that a PUD has more flexibility than a standard application.

Commissioner Green stated that after the zone change that did allow the lots backing up to the current homes to be larger. He stated the developer could come back with another plan with much smaller lots to make up for loss of units.

Mr. Fleming stated that in R-2 zoning to meet the number of units allowed per acre it is expected to have a variety of housing units.

George Maynard, 125 McClelland Springs Drive, stated that his neighbors will lose money if the development is approved because of the loss of value to their homes.

Kelsie Brockmann, 108 Spring Bluff Drive, stated she will lose her community if approved.

Mr. Wagner stated he is requesting a variance to the Comprehensive Plan to not allow the apartments.

Mr. Barlow stated the development plan complies with the zoning ordinance and aligns with the Comprehensive Plan. He stated 6 apartments per building is an antiquated way to build apartments. He stated more apartments per building and less buildings are the way to build.

Commissioner Adair stated during workshop the elevation of the apartments was discussed. She requested to see the elevation. Mr. Barlow explained the concept plan for the development.

Commissioner Jessie questioned that during workshop something was mentioned about trees. He requested a status of that. John Barlow stated all utilities will be in the front yard and trees will not be disturbed.

A resident stated that The Marq apartments look better than the apartments in the picture.

Chris Hoskins, representing the applicant, stated that they request approval based upon staff's recommendation.

Commissioner Jessie questioned if other suggestions could be made. Mr. Perkins stated that if the application was denied then suggestions could be made of what is suitable for the area.

Commissioner Green questioned if the connectivity was already approved. Mr. Perkins stated that it was approved in October. Mr. Fleming stated it is still part of this overall development plan.

Mr. Shirley stated that this development meets the requirements that require connectivity.

Commissioner Singer questioned what would happen if the Planning Commission approved without the connectivity. Mr. Shirley stated that it would trigger a new application and review by the TRC committee. Mr. Fleming stated that the development plan has not been reviewed for not having connectivity.

Mr. Fleming stated that a PUD does have the flexibility to set reasonable conditions of approval if the Planning Commission so wishes.

Commissioner Jessie questioned if the height of the building could be changed. Mr. Fleming stated that in the R-2 zone a 2-story building is by right, but that height can be increased by one foot by every extra foot in the setback. Mr. Fleming suggested taking a vote on the height.

Mr. Perkins also noted these are not variances, they are waivers as P.U.D.

Mr. Perkins stated that voting on the application but saying no to 3-story apartments is a no to the application. He stated that the developer could reapply with a 2-story apartment plan and it would be ministerial action by staff unless the developer requested any waivers.

Commissioner Jessie questioned if the application would come back for final development approval with a rendering of the design. Mr. Shirley stated we do not have a design standard like some cities require.

Commissioner Jessie questioned how many more buildings there would be if the buildings were only 2-story. It was stated that there would be 7 buildings instead of 4 buildings.

Commissioner Singer that the Planning Commission hears frequently about preserving farmland. She stated one way of preserving farmland is building up and not out.

Andrea Galvin, 145 McClelland Springs Drive, questioned if the applicant can spread out the buildings even though the single-family area has been approved. Mr. Fleming stated that any changes would have to be heard by the Planning Commission again.

Ms. Galvin stated that The Marq apartments were built first before the single-family homes.

Mr. Wagner questioned the number of open apartments in Georgetown currently. It was said that according to a housing needs assessment a few months prior there is a waiting list for availability.

A resident reiterated that the main concern is allowing apartments, not the connectivity.

A resident stated that in October it was decided for the applicant to go back and look at 2-story apartments. He stated the neighborhood does not want any apartments.

Patrick Good, 104 Clear Springs Drive, stated that his car was hit parked on Clear Springs Drive. He stated the road is too narrow.

Mr. Krebs stated Clear Springs Drive is 26 feet wide and parking is only allowed on one side.

After further discussion, **Motion by Jessie, second by Green, to deny PDP-2025-45 due to traffic on US 62 is already substandard, the state has no plans for upgrading US 62, we have other streets that have been planned for upgrades for years without improvements being made, and the three story apartments alter the character of the neighborhood. The motion to deny 5 – 3 with Garrett, Singer, and Vest dissenting.**

Other Business

Approval of 2026 Application Meeting Schedule Deadlines

Mr. Fleming stated that the first meeting in January 2026 has an overlap with the Board of Adjustment. He stated if the schedule is large, staff would find another venue for the Board of Adjustment meeting.

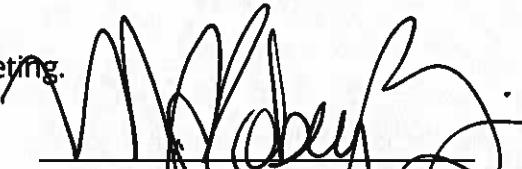
Motion by Singer, second by Canfield to approve the 2026 Application Meeting Schedule Deadlines. Motion carried unanimously.

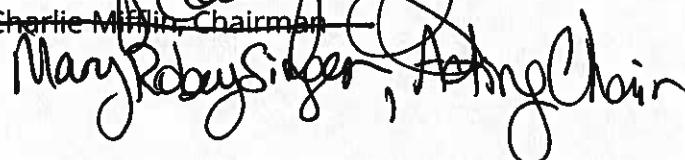
Mr. Fleming stated that staff have put out bid packages for the yearly audit. He stated so far, the current auditor is the only firm that has responded.

Chairman Mifflin adjourned the meeting.

Attest:


Charlie Perkins, Secretary


Charlie Mifflin, Chairman


Mary Robey Singer, Acting Chair