

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
March 13, 2025

The regular meeting was held in the Scott County Courthouse on March 13, 2025. The meeting was called to order by Chairman Charlie Mifflin at 6:00 p.m. Present were Commissioners James Stone, Duwan Garrett, Jessica Canfield, Mary Singer, David Vest, Malissa Adair, and Harold Dean Jessie and Director Holden Fleming, Planners Elise Ketz and Rhett Shirley, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was Commissioner Brad Green.

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

Motion by Garrett, second by Singer to approve February 13, 2025 minutes. Motion carried.

Motion by Vest, second by Singer to approve the March agenda. Motion carried.

Chairman Mifflin stated that Attorney Perkins swore in the new Commissioner Malissa Adair prior to the start of the meeting.

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

PDP-2025-01 Goodwill – Ashton Grove Path – Preliminary Development Plan for a 14,389 square foot building with 40,996 square feet of associated VUA and parking located at 100 Ashton Grove Path.

Mr. Shirley stated the parcel is 2.3 acres and zoned B-4. He stated 62 parking spaces are proposed. He stated one access point from Ashton Grove Path is proposed.

He stated the application meets all requirements. He stated that increased landscaping will be along residential property lines with 1 tree every 40 feet and a double row of hedges.

He stated the applicant has proposed wall signs for the building. He stated there are 3 hydrants proposed for the project site.

Cheyenne Rogers, Arnold Consulting, stated the plan meets or exceeds all requirements.

John Barnett, Goodwill, stated he would be happy to answer any questions.

Chairman Mifflin questioned if there will be a pole sign and location. Ms. Rogers stated the applicant would like to have one along the bypass but if not allowed they are open to a monument sign.

Chairman Mifflin questioned the hours of operation. Mr. Barnett stated the hours would be from 9 to 9 every day of the week.

Bob Griffin, 115 Dogwood Drive, stated his property will back up to the applicant. He stated after Ashton Grove was built; he had water problems due to the blasting during construction.

Commissioner Jessie questioned if Mr. Griffin was reimbursed due to the damage. Mr. Griffin stated he was told that everything was at an acceptable level, and he was not reimbursed.

Mr. Griffin questioned whether they would be notified of blasting, and whether there would be enough room on the property line if they wanted to build a privacy fence in the future.

Chairman Mifflin questioned if existing trees were used to count for landscaping. Mr. Shirley stated the trees shown on the plan are new trees to be planted.

Chairman Mifflin requested clarification regarding blasting. Ms. Rogers stated the full design has not been finished but a lot of blasting is not anticipated at this time. She stated they are required to have an erosion control plan.

Commissioner Singer questioned the anticipated start date of construction. Ms. Rogers stated as soon as they obtain approval, they will start on plans with the hope of starting construction by the end of the year.

Commissioner Garrett questioned how the neighbors would be notified if blasting is necessary. Ms. Rogers stated she has not dealt with that yet, but she is sure the neighbors can be notified.

Beverly Griffin, 115 Dogwood Drive, questioned on the plat why a lot line is to be abandoned. Ms. Rogers stated no lot lines are being abandoned. Mr. Shirley stated this is a development plan on an existing lot and no property lines are being changed.

After further discussion, **Motion by Singer, second by Garrett, to approve PDP-2025-01 subject to 10 conditions of approval. Motion carried 7-1 with Jessie dissenting.**

PDP-2025-03 Bluegrass Baptist Church – Greenfield Campus – Preliminary Development Plan for a 18,000 square foot main building, 6,000 square feet picnic shelter, playground, and outdoor activity area with 92,550 square feet of associated VUA and parking (Phase 1) located at 2085 Ironworks Road.

Mr. Shirley stated the site is just under 18 acres in size and zoned A-1. He stated churches are a conditional use in all zones and this property does have a previously issued conditional use permit.

He stated the applicant is proposing 158 standard parking spaces and 9 accessible parking spaces.

He stated no variances are requested with the development plan and staff are recommending approval.

He stated only one entrance is proposed from New Coleman Lane with three lanes to allow turning leaving the property. He stated the property fronts New Coleman Lane. He stated the applicant will add approximately 8 feet to New Coleman Lane to widen it as it approaches Ironworks Road.

He stated this development plan did not warrant a traffic study, but the applicant still did a due diligence traffic study to warrant turn lanes. He stated volume did not warrant turn lanes.

Mr. Shirley presented the landscape plan with the proposed buffering of trees and fence.

He presented a topographical map that shows potential low area after concern about wetlands on the property but stated nothing shows a major concern.

He stated additional conditions of approval will address lighting and making sure the lighting does not affect adjoining properties.

He stated GMWSS is expanding in the area.

He stated items 11 - 15 under the conditions of approval are additions that are not normally seen on development plans.

Commissioner Singer questioned the water pressure and availability in the area. Mr. Fleming stated GMWSS is in the design phase for the area and the applicant has entered into an agreement with GMWSS to help expedite the process.

Commissioner Jessie questioned if the previous approval has a timeline of approval status. Mr. Fleming stated CUP stay with the land unless they transfer ownership.

Commissioner Jessie questioned where the future proposed entrance is located.

Commissioner Jessie asked for clarification of the other future proposals. Mr. Fleming stated any expansion of use would require a review by the Scott County Board of Adjustment and would also constitute a new development plan approval.

Chairman Mifflin questioned the timeline of when a new waterline would be installed. Mr. Fleming stated the church is helping to fund the study to expedite the study but not sure when it will be completed.

Kyle Fannin, applicant 109 Grable Lane, stated they have outgrown their current location. He stated they have owned the parcel since 2015 and did try selling it last summer. He stated after no offers they decided to build on the lot. He stated they did enter into an agreement with GMWSS to expand the waterline that will also benefit everyone else that is on the line. He stated the fire department were

happy to hear that they are willing to widen the road. He stated they planted trees, but they died. He stated they will replace the trees and plan to exceed the requirement. He stated the church will aesthetically blend with the surrounding farmland.

Gregory Rainey, Denham Blythe, stated he is the applicant's engineer.

Dan Barnes, 2076 Ironworks Road, stated he has several concerns. He stated his first concern is safety on the road. He stated the traffic study was for a Wednesday, but Sunday would be the problem. He stated there are two churches on the road. He stated the ends of Coleman Lane are wider, but the center is narrow. He stated if this application is approved, he would like to see the whole road widened.

He stated there is no sewer in that area. He stated he has concern for the health and safety of everyone in that area.

He stated another concern is that a dump is located on that property. He stated it was exposed after trees were removed and he would appreciate it to be cleaned up.

He stated he can already see the lights from the current church. He stated noise concerns him also. He requested if approved that the trees are double stacked, and a berm be constructed.

Chairman Mifflin questioned if the septic area could be located under the powerline easement. Mr. Rainey stated the leach field cannot be in the easement.

Bill Willoughby, 266 Coleman Lane, stated the church does not fit in the residential area. He stated a church should be on a main road. He stated the lighting from the two churches and Meade Tractor are a nuisance. He stated the noise comes from the road and the worst traffic is on Sunday. He stated he was not sure if the church would hurt his home value. He stated the drainage is bad in the area.

Commissioner Jessie questioned if the drainage from the lot runs onto his property. Mr. Willoughby stated the pond catches the runoff.

Gussie Britsch, 2111 Ironworks Road, stated she lives next door to the property. She stated she does not want to live next door to a church. She stated her concerns about noise and light pollution. She stated when she moved there, she was told that a spring was under that area and her property had a spring on it.

Matt McGuire, 241 New Coleman Lane, stated they bought their land with the intent of building a horse farm operation. He questioned where the water line would be located. Mr. Fannin stated it would come down Etter Lane to Ironworks and onto the property.

Mr. McGuire questioned if a daycare would be at the church. It was clarified that there would not be a daycare.

He stated the property had been priced double the price of what he paid for his property and comparable in size when it was for sale.

Alicia Rasmussen, 468 Ironworks Road, stated she is the first house on Ironworks Road and the traffic is terrible on Ironworks Road. She stated there are drainage issues in the area. She questioned if a traffic light would be installed on Coleman Lane and Lexington Road. She stated there is a lot of agricultural traffic in the area.

Ryan Brown, 255 Coleman Lane, stated he is a contractor and understands progress but stated this application would not benefit anyone in that area. He stated he had concern regarding the statement Mr. Fannin said regarding a gymnasium-like structure being built in the future. It was clarified that any additional requested buildings in the future would have to be brought back before the Planning Commission for approval.

He questioned what kind of sewer treatment for the property. It was stated it will be a septic system. Mr. Bown stated he had concerns with the drainage issues and the septic being next to his property.

He stated the church has already removed trees along the property line and removed topsoil on about 4 acres of the property. He stated he filed complaints, but nothing had been done.

He stated he does not currently have water on his property, and he thinks the project should be delayed until everyone can access water.

He stated everyone has livestock in the area and the noise and lighting is a concern. He stated the traffic will block him in during service times. He questioned what will happen with the church's current property. Mr. Fannin stated they have not decided what they will do with the current property.

Mr. Willoughby questioned whether a church would hurt his property value. Chairman Mifflin stated during the trainings he has taken it is inferred churches are neutral and do not affect property value. He requested that everyone think about how they would feel if a church was built in their backyard.

Nea Stevens, 2125 Ironworks Road, requested clarification on why the application is even being heard. Mr. Perkins explained the process and role of the Planning Commission. She stated she has concern about the lighting and noise affecting her horse training facility.

Mr. Fleming clarified that staff did investigate the complaint of land disturbance and grading and did not find anything to warrant further action. He stated the area may be wet but according to maps nothing has been found to classify the area as wetlands. He clarified the property has already been approved by the Scott County Board of Adjustment to be used as a church.

Mr. Fannin stated in January 2024 they invited the neighbors to the church and told them they were thinking about building on that property. He stated an earnest offer was never presented to the church from their realtor when the property was for sale.

He stated they have a lot of farmers in the congregation, and they understand farms. He stated the trees removed were locusts. He stated the only neighbor present tonight that predate the church owning the property is the Britschs. He stated the development plans have gone beyond what is required to try to be a good neighbor.

Mr. Rainey stated the entrance was designed to allow for sight distance and the widening is where they were requested to address the issue.

He stated the septic system is designed by WEDCO and will be similar to a home style septic system. It was stated that the site did pass the perk test performed by WEDCO.

He stated the Planning Commission collaborates with his determination of the area being a low-lying area but not a wetland. He stated they are fixing the drain that goes under New Coleman Lane to alleviate the drainage problems. He stated they must follow the regulations concerning stormwater runoff.

Chairman Mifflin questioned if you could have wet soggy ground without it being designated wetland. Mr. Rainey stated that it is correct.

Mr. Rainey stated there are two waterlines that run along Ironworks Road. He stated one being a Kentucky American waterline and one being GMWSS. He stated Kentucky American was contacted and they had enough water pressure to serve the church, but Mr. Fannin stated that would not benefit the community instead it would be only for them. Mr. Rainey stated they want to obtain water from GMWSS and make the waterline pressurized. He stated that if a neighbor has not been contacted by GMWSS by now your property will not be affected except to upgrade your water pressure. Mr. Fannin stated an agreement was signed with GMWSS to pay up to \$120,000.00 towards improvements for the south side of the county. A completion date was discussed but can't be stated for sure. Mr. Rainey stated to receive a building permit, GMWSS will have to sign off. He stated their building cannot take place until the waterline upgrade is completed.

Diane Zimmerman, KYTC Traffic Engineer, stated she wants to clarify that she was asked what might justify additional turning lanes. She explained the process of determining the traffic count for Wednesday night and how many cars turning are needed to require a turn lane or even a traffic signal.

A neighbor stated there are two churches on New Coleman Lane and the bottleneck of New Coleman Lane was not addressed by Ms. Zimmerman.

Mr. Brown stated that this project should not be considered until the waterline issue is resolved.

Mr. Brown and Mr. Willoughby stated concerns regarding when the traffic study was carried out.

After further discussion, **Motion by Singer, second by Stone, to approve PDP-2025-03 subject to 15 conditions of approval. Motion carried 5-3 with Jessie, Mifflin, and Adair dissenting.**

Election of Officers

Motion by Stone, second by Canfield, to approve Charlie Mifflin as Chairman and Mary Singer as Vice-Chairman. Motion carried unanimously.

Motion by Jessie, second by Canfield, to approve Charlie Mifflin, Mary Singer, David Vest, Duwan Garrett and James Stone to Executive Committee. Motion carried unanimously.

Personnel – Approval of Full-Time Status

Motion by Jessie, second by Singer, to approve permanent status for Josh Hess. Motion carried unanimously.

Motion by Mifflin, second by Jessie, to approve permanent status for Holden Fleming. Motion carried unanimously.

Discussion of Budget for FY 25-26

Mr. Fleming stated after discussion at Monday's workshop he is requesting an additional \$50.00 a month for Commission and Board of Adjustment members. He stated he is requesting a 25% increase in the budget to hire additional staff.

Chairman Mifflin adjourned the meeting.

Attest:



Charlie Perkins, Secretary


Charlie Mifflin, Chairman