

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
October 9, 2025

The regular meeting was held in the Scott County Courthouse on October 9, 2025. The meeting was called to order by Chairman Charlie Mifflin at 6:00 p.m. Present were Commissioners James Stone, Mary Singer, Duwan Garrett, David Vest, Jessica Canfield, Brad Green, Malissa Adair, Director Holden Fleming, Planners Elise Ketz, Rhett Shirley, Mark Carper, Toshi Tusam, Engineer Ben Krebs and Attorney Charlie Perkins. Commissioner Harrold Dean Jessie was absent.

Motion by Singer, second by Garrett to approve the September invoices. Motion carried.

Motion by Stone, second by Singer to approve September 11, 2025 minutes. Motion carried.

Motion by Singer, second by Vest to approve October 8, 2025 Special Called Meeting minutes. Motion carried.

Motion by Singer, second by Garrett to approve the October agenda. Motion carried.

Postponements/Withdrawals

Chairman Mifflin stated that North Hamilton Street (ZMA-2025-34), The Stables at Blossom Park (ZMA-2025-36/PDP-2025-37) and GeoSpecialties (PDP-2025-46) will be postponed until the next regularly scheduled meeting.

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

PSP-2025-44 & PDP-2025-45 Sharp Property – Subdivision Plat and Development Plan for single family detached homes, townhomes, and apartments located on Paynes Depot Road.

Mr. Shirley stated the parcel is approximately 30 acres and located across Copperfield and south of McClelland Springs on Paynes Depot Road. He stated the zoning is R-2 PUD and that it was rezoned recently. He stated the proposed number of units is below the maximum density allowed.

He stated that in the southeast corner of the property are the proposed apartments and the northern part of the property is the proposed single-family homes. The western part of the property has green space.

He stated the zone change traffic study studied three intersections: McClelland Springs Drive, Copperfield Lane and the ByPass (US 460). He stated the traffic study estimated 173 vehicles in the

morning and 218 in the afternoon peak time. He stated that full build out of the development is estimated for 2035.

He stated the application shows a road connection onto Paynes Depot Road opposite Copperfield Lane and a connection to the existing neighborhood to the north. He stated there are three proposed connections to the south and west of the development. He stated the traffic study does not show a need for turn lanes, but staff recommend turn lanes being installed. He stated overall approximately 525 feet of improvements would be made to Paynes Depot Road.

He stated the applicant has requested variances to reduce minimum lot width, lot area, and front yard setback for single-family lots. He stated the applicant also requested to eliminate the agricultural buffer (Section 6.14 of the Landscape and Land Use Buffer Ordinance) along the southern property line.

He stated the requested variances for the multi-family lots include reducing front yard setback, side yard setback, minimum lot widths, and parking. He stated the applicant requested increasing the height of the apartment buildings and the number of units per building.

He stated the applicant is preserving an existing area just under 4 acres that would exceed the minimum required amount of green space. He stated a species-specific landscape plan is required for Final Development Plan review, but staff have requested more trees along Paynes Depot Road for additional screening.

Michael Barlow, applicant, stated he is present to answer any questions.

Commissioner Adair questioned the parking along the townhomes. Mr. Barlow stated parking will be allowed on that side of the road only.

Commissioner Canfield questioned if the green space would have stormwater facilities located in it. Mr. Barlow stated a portion of the green space would have stormwater facilities.

Josh Kyle, 109 Clear Springs Drive, stated concern with usable green space and the requested variances. He stated concern with the density and the apartments.

Paul Curry, 107 Buffalo Run Court, stated concern with apartments and townhomes being built. He stated concern with additional traffic and water/sewer capacity.

Kim Tracy, 134 Old Fort Drive, stated concern with school and water capacity. She stated concern with crime if apartments and town homes are built.

Jesse Kelsey, 103 Clear Springs Drive, stated concern with apartments and townhomes being built.

Mr. Barlow stated the open space ties into McClelland Springs. He stated the stream area will be usable. He stated they are thinking of adding a walking path in that area.

He stated they located the apartments as far away from the existing subdivision as they could. He stated Paynes Depot Road entrance would be most likely used by the apartments and townhomes. He stated water and sewer capacity will have to be granted.

Chris Hoskins, attorney representing Buchanan, stated in a recent housing survey in Georgetown it was noted that apartments and town homes were needed.

Mr. Shirley stated staff talk with the school system frequently regarding growth.

Chairman Mifflin questioned the timeline of the proposed development. Mr. Barlow stated the entrance to Paynes Depot Road would be first then the western corner then developing north.

Mr. Kyle stated apartments are not needed in this area. He stated single-family homes could be built in the area.

Mr. Curry stated the green space area is already green space.

Mr. Fleming stated the PSP pertains to the single-family portion of development and the PDP is associated with multi-family townhomes.

Commissioner Singer requested clarification of the 3-story apartments request. Mr. Barlow stated 3 stories is the normal of the current market and demand.

After further discussion, **Motion by Singer, second by Green, to approve PSP-2025-44 subject to conditions of approval. Motion carried 7-1 with Garrett dissenting.**

Commissioner Jessie joined the meeting.

Commissioner Singer stated her concern with the height of the apartments. Chairman Mifflin stated his concern with the apartments in the development.

Commissioner Canfield stated the proposal follows the comprehensive plan.

Commissioner Adair questioned the location of green space for the apartment tenants. Mr. Barlow stated a pool is proposed at the front of the development in the apartment area.

After further discussion, **Motion by Singer, second by Jessie, to postpone PDP-2025-45 to review apartment height and green space. Motion carried unanimously.**

ZMA-2025-47/FSP-2025-48 Tackett Farm – Zoning Map Amendment for 82.1 acres from A-1 (Agricultural) to A-5 (Rural Residential) located at 3594 Long Lick Pike.

Chairman Mifflin opened the public hearing.

Ms. Ketz stated the applicant is proposing to subdivide the farm into 5 parcels measuring from 5 to 10 acres and leave a remainder parcel. She stated the farm is at the southeast intersection of East Honaker Road and Long Lick Pike. Because of the number of lots, a rezone is required.

She stated as permitted uses are the same as A-1 and conditional uses in the A-5 zone are more restrictive. She stated staff believes the rezoning aligns with keeping the agricultural feel of the area and aligns with the Future Land Use map of the Comprehensive Plan.

She stated there are 6 additional factors when considering rural residential development per the Comprehensive Plan. She stated they are the availability of water, electricity, fire protection, and transportation along with proximity to protected lands and environmentally sensitive areas as well as on-site septic systems.

Commissioner Jessie questioned how Georgetown Municipal Water & Sewer states that they can serve the proposed development. Ms. Ketz stated that the written comments from GMWSS at the TRC meeting indicate approval. She stated that GMWSS also has to sign off on the plat giving approval.

Andrew Tackett, son of applicant, stated they do have an approval letter from GMWSS.

Linda McDowell, 403 E Honaker Rd, stated her concern of the effects the development will have on their farm.

Matthew Tackett, son of applicant, stated that GMWSS had a hydraulic review performed and that the remainder of the farm will still be in between the McDowell's and proposed lots.

Andrew Tackett stated that he is Assistant Chief of Stamping Ground Fire Department and that they work with Scott County Fire Department. He stated that the dry fire hydrant addition by the pond will give protection for the neighbors in the area.

Ms. McDowell stated that improvements should be made to the water before approving the development. Andrew Tackett stated that they have a company ready if the development gets approval.

David McDowell, 3400 Long Lick Pike, stated he is against developing farmland.

Megan Travis, 3688 Long Lick Pike, questioned if there would be any restrictions for the homes. She stated her concern regarding water pressure.

Matthew Tackett stated that GMWSS required hydraulic analysis before giving approval.

Chairman Mifflin questioned if the farm is currently being used as a farm. Matthew Tackett stated cattle were on the farm. He stated there are other 5-acre lots in the area.

Chairman Jessie questioned if there would be any restrictions on the lots. Mr. Tackett stated no mobile homes.

Ms. McDowell stated the lot that Ms. Travis lives on was sold by her father over 20 years ago. She stated she thinks that everything should be in place before the application is approved.

She questioned when the pond was last cleaned out. Andrew Tackett replied a water analysis was performed on the pond.

Ms. Travis stated her concern about water availability.

Chairman Mifflin closed the public hearing.

After further discussion, **Motion by Singer, second by Adair, to recommend approval of the rezoning request (ZMA-2025-47) on the basis of the staff recommendation that it complies with the comprehensive plan. Motion carried 8-1 with Vest dissenting.**

ZMA-2025-47/FSP-2025-48 Tackett Farm – Preliminary Subdivision Plat to subdivide 82.1-acre farm into 5 rural residential lots and one 46.52-acre remainder located at 3594 Long Lick Pike.

Ms. Ketz explained that the A-5 rezoning must be approved before the final subdivision plat can be approved.

She stated all access points are located on Long Lick Pike. She stated the applicant proposes 5 lots between 5 – 10 acres. She stated the 3 new proposed entrances have KYTC approval.

She stated a variance in the distance between entrances for Tracts 4 and 5 has been requested.

She stated the requested variance for the remaining lot size of 46.52 is supported by staff.

Chairman Mifflin requested clarification for setbacks regarding proposed house location.

She stated that the current fencing does not meet the height requirement, but staff supports the requested variance to waive the fencing requirement. She stated the fencing was recently installed.

Ms. McDowell stated her concern that the fencing requirement should be required.

Mr. Tackett stated the proposed use is similar to current use of the property.

Ms. Ketz stated that if the Planning Commission wants to require the diamond mesh fence that an amendment to the variance request and a plat note needs to be done for the 3 lots.

After further discussion, **Motion by Singer, second by Canfield, to approve FSP-2025-48 subject to 11 conditions of approval and 4 variances/waivers. Motion carried unanimously.**

PDP-2025-49 Legacy Run Commerce Park – Preliminary Development Plan for 1.49 million square feet of building area across several buildings with associated parking and landscaping located at 892 Delaplain Road.

Ms. Ketz stated the parcel is 119 acres and zoned I-1. She stated access would be from Delaplain, Anderson and Industry Road to Cherry Blossom Way.

She stated one variance for waters of Scott County Designation from the Georgetown Stormwater Manual is requested.

She stated the property was rezoned to I-1 in 1991. She stated a Certificate of Lane Use Restriction was filed in 1992.

She presented the layout of the buildings as well as the amount of proposed parking spaces for each building.

She stated the applicant is proposing a road connection to Delaplain Road, 2 road connections to Anderson Road, and through an easement, a connection to Industry Road.

She stated the proposed realignment of Delaplain Road further into the site would allow more stacking of vehicles at the intersection of Delaplain Road and Cherry Blossom Way.

She stated the traffic study submitted analyzed 8 intersections. She stated an addendum to the traffic study that has been submitted showing the impact in 2036 if only phase 1 is built.

She stated one intersection, Delaplain Road and Cherry Blossom Way, have went from an A and B performance to C in 2026 if the project was approved. She listed existing delays identified and the expected results in 2026 with improvements to the road infrastructure.

She stated the intersections shown in 2036 stay relatively the same between no build and build.

She stated as part of the stormwater section in the City Ordinances, the stream that runs through the property has additional protection requirements. The applicant is requesting a variance to relocate part of the stream. She stated in exchange for the applicant relocating part of the stream, the applicant would provide an enhanced stormwater plan.

Commissioner Jessie questioned if the state would be involved in the stream relocation. Mr. Krebs stated the applicant can provide that information.

She stated as part of the landscape plan the agricultural buffering (Section 6.14 of the Landscape and Land Use Buffers Ordinance) and CLUR requirements would apply to the northern part of the property. She stated the eastern boundary along Anderson Road would follow the CLUR requirements. She stated internally the applicant must meet the VUA perimeter requirements.

Commissioner Jessie requested some clarifications.

Commissioner Singer stated it would be helpful to hear the exact changes for the application from the previous application.

Jon Woodall, representing applicant, stated the CLUR were put on this property when it was rezoned in 1991. He stated the applicant was able to anticipate some of the concerns from the last meeting and address the concerns.

He stated the applicant committed to widening the roads and no turns left for tractor trailers coming out onto Delaplain Road.

He stated the Army Corps of Engineers will also be part of the stormwater regulations for the stream.

Brian Ward, Palmer Engineering, presented a summary of the proposed development and proposed signs to direct the semi-trucks.

He presented the stormwater design if the applicant was/were approved to remove the stream on the property and the options if the stream remains.

Josh Coburn, Palmer Engineering, explained the traffic study process and the anticipated level change of service.

Commissioner Green stated his concern regarding the traffic in the area and wants to make sure this project is done correctly if approved.

Jack Conner, Chamber of Commerce, explained the local history of economic development.

Jacob Cassady, applicant, stated as a resident of Georgetown this is a type of application that can help the financial state of the city.

Commissioner Singer stated that using this land for industrial growth instead of rezoning more land is the correct thing to do in her opinion.

Christina Rush, 459 Anderson Road, stated her concerns for the entrance to Anderson Road and for moving the cemetery.

Mr. Coburn stated the reason for the Anderson Road entrance is to help separate the car and truck traffic. He stated that by diverting all traffic to Delaplain Road it would degrade the traffic in that location.

Bobbie Hudnall, 738 Anderson Road, requested clarification of what businesses will be in the development.

Mr. Fleming stated the types of businesses that can locate in zoning I-1.

Ms. Hudnall requested clarification of the time the traffic study was performed and questioned if trucks can come from US 62 to Delaplain Road through the development.

Mr. Fleming explained heavy industry uses.

Nancy Zahn, Brooklane Drive, stated her concern with the proposed additional traffic.

Chuck Helms, 261 Anderson Road, stated he is not against the development, but he is concerned with the traffic being on Anderson Road.

Bobby Shrout, 111 Brooklane Drive, stated that the City has not adopted the zoning of the property. He stated that Delaplain Road is not suitable for the traffic.

Mr. Perkins stated that this is a joint commission for both the city and county.

Ms. Ketz stated the property was rezoned and annexed into the city.

Craig Owens, Anderson Road, stated his concern about what the development will do to his property.

Nancy Kowalski, 628 Anderson Road, stated her concerns with traffic on Anderson Road, traffic values, and environmental concerns.

Norris Stacy, 229 Vine Street, questioned if the property was in the city or county. It was stated it is in the city and was annexed in 1991.

Michelle Adams, 695 Anderson Road, stated her concern for her family's safety.

Ms. Hudnall stated that with the number of proposed employees she believes that the applicant knows what will locate in the development. Mr. Woodall stated more than likely it will be automotive related.

Ms. Kowalski questioned why an entrance cannot be on Cherry Blossom Way. Mr. Coburn explained the process of improving traffic.

Roy Cornett, E Main St, stated the property is zoned, annexed and he thinks time to make a decision. Jessica Power, 340 Anderson Road, stated her concern with traffic being on Anderson Road.

Lee Prater, 888 Anderson Road, questioned if she could see a picture of what Anderson Road would look like.

Ms. Hudnall questioned where the stoplight would be on Cherry Blossom Way. Mr. Coburn stated KYTC would determine the exact location.

Mr. Shrout questioned if Delaplain Road could be closed to thru traffic.

C.J. May, applicant and developer, explained how the interchange 127 on Interstate 75 was developed and how this application will develop over time.

After further discussion, **Motion by Singer, second by Stone, to approve PDP-2025-49 subject to 22 conditions of approval and (1) variance. Motion carried 6-3 with Jessie, Green and Adair dissenting.**

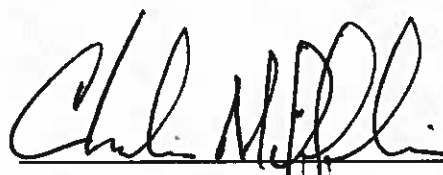
Other Business

Mr. Fleming stated he is working on a bid package for the FY 24-25 audit.

Chairman Mifflin adjourned the meeting.

Attest


Charlie Perkins, Secretary


Charlie Mifflin, Chairman