

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
February 12, 2026**

The regular meeting was held in the Scott County Courthouse on February 12, 2026. The meeting was called to order by Vice Chairman Mary Singer at 6:00 p.m. Present were Commissioners Duwan Garrett, David Vest, James Stone, Harold Dean Jessie, Jessica Canfield, Brad Green, Tristin Black, Malissa Adair, Director Holden Fleming, Planners Elise Ketz, Rhett Shirley, Mark Carper, Toshi Tusam, Noah Smith, Engineer Ben Krebs and Attorney Charlie Perkins.

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

Motion by Jessie, second by Black to approve January 8, 2026 minutes. Motion carried.

Motion by Garrett , second by Vest to approve the February 12, 2026 agenda. Motion carried.

Postponements/Withdrawals

Vice Chairman Singer stated that The Stables at Blossom Park (ZMA-2025-36/PDP-2025-37) has been withdrawn.

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

PSP-2026-04 Gaines Farm - Preliminary Subdivision Plat for 254 single-family detached residential lots, 1 HOA pocket park, 3 connections to conservation open space amenity and roads and the review of the Area Master Plan located southwest of the intersection of Paynes Depot Road and McClelland Circle.

Mr. Fleming stated there are approximately 62 acres of proposed single-family development. He stated it is part of a mixed-use development consisting of single-family, multi-family and commercial development. He stated it is a PUD development, so the applicant has requested multiple waivers. He stated a decrease to minimum lot width, reducing the front yard setback, reducing minimum lot area, and moving density have been requested by the applicant. He stated staff does recommend approval with 33 conditions of approval.

Ms. Ketz stated the property was rezoned in February 2025. She stated the proposed plan is similar to the concept plan. She stated the conservation area is the floodplain area. She stated the single-family area is split into 2 phases with the first phase having 149 lots and the second phase having 105 lots. She stated the B-4 area is a newer zone area that would have smaller retail shops and design criteria that would need to be met.

She stated access would be from McClelland Circle, Paynes Depot Road and Leota Way. She stated before recording 150 single-family lots a secondary road connection must be built.

She stated a traffic impact study was performed. She stated the original was done in February 2025 and an addendum was completed a couple weeks ago. She presented the traffic study findings.

Commissioner Adair asked if a timeline exists for the entrance off Paynes Depot Road. Ms. Ketz stated not at this time but stated the traffic study suggested that by 2031 the intersection would be needing changes. She stated the entrance would be addressed and approved before the development plan is approved.

Commissioner Canfield questioned if development across the street was taken into consideration during the traffic study.

Ms. Ketz explained the approved waiver for density that was approved during the zone change. She explained the typical standard, the approved waiver and an existing neighborhood nearby.

Commissioner Jessie questioned the need for the lots to be smaller if the density is less than the standard.

Commissioner Black questioned the difference in number of homes with the smaller lots compared to using the standard size.

Mr. Fleming explained that if you used the densest type of housing allowed in R-2 compared to the single-family requested that single-family takes up more space.

Ms. Ketz showed a chart showing the lot sizes and proposed number of units for each size. She stated most of the lots are more than 7,500 square foot minimum size for the R-2 zone.

She stated most of the lots are within the standard of 60 feet lot width for the R-2 zone.

She stated in the C-1 area the applicant is showing a trail, pocket park, and greenery with three access points. She stated fencing is required along the boundary of the lots.

She stated fencing is required along adjoining agricultural zone property.

She stated the preliminary grading plan identified a potential karst area across lots 162-165. She stated if approved the area would need to be studied and any action needed done prior to construction.

Ms. Ketz went through the 33 conditions of approval.

Vice-Chairman Singer requested clarification that the waivers were approved at the time of zone change.

Commissioner Green questioned 15 and 16 of the conditions of approval. He questioned who would monitor and enforce. Mr. Fleming stated his understanding is that if the applicant follows the traffic study the issues will be taken care of.

Rory Kahly, EA Partners, stated that Scott County removes roads and open spaces when calculating density. He stated the first phase will be single-family homes and the second phase would be apartments.

He requested being able to bond the tree planting until homes and sidewalks are built. Mr. Fleming suggested adding a condition that the trees be planted after 75% of the homes are built in phase 1.

A resident requested clarification where the commercial stores would be located.

Jerry Bergenhausen, 145 Ferguson Lane, questioned if the orange road connecting Leota Way to Paynes Depot Road would be a 2-lane road or wider. Staff stated it would be the same width to match Leota Way. He questioned where the exit would be located to get out of the subdivision. Ms. Ketz pointed out the exit on the map.

He stated some of the neighbors have discussed making the neighborhood a private gated community.

He stated the proposed development is over the two-minute response time for the Fire Department. He suggested that Ball Homes could give some money towards building another fire station in the development.

He questioned what the lot width would be for the lots that back up to McClelland View. Ms. Ketz stated that the preliminary plat shows between 60-75 feet wide.

Ms. Ketz stated that McClelland View has city-maintained streets and would need city permission before installing gates on the streets.

She stated the Fire Department only considers built subdivisions as part of their response time.

Lorna Patches, 116 Neel Lane, stated her concern for the traffic on Paynes Depot Road.

Caroline Greathouse, 527 Pea Ridge, requested clarification of the entrance location and the buffer area. She requested how the applicant will keep people off her property. She stated her concern for runoff in the creek that her cattle use.

Stephen Smith, 2328 Cincinnati Pike, stated his concern for the 25' front yard setback and planning for future accessibility. He stated that another fire station in that area would be a good idea.

Chris Duley, 141 Ferguson Lane, stated his house will back up to the new construction. He stated his concern for the additional traffic that will be put on Leota Way. He questioned if the application is

approved when he would expect construction to begin. Staff stated that it could take up to 2 years, it just depends on the speed of the applicant.

Mr. Krebs explained the sizes of the streets.

Brian Stephens, Ball Homes, stated they have a lot to work out but if they are ready in 6 months they will start. He stated connectivity is a requirement.

Attorney Perkins explained that stub streets for future connectivity have been a requirement as long as he remembers.

Ms. Ketz explained the threshold of homes and the required connectivity.

Mr. Duly questioned whether there will be a grade change between the subdivisions. Mr. Kahly explained the connection to Leota Drive would be the high point then it would start downhill.

Lisa Manning, 133 Ferguson Lane, stated her concern of the proposed increased traffic. She stated she is already getting construction traffic from Publix and does not want more.

Commissioner Jessie questioned what could be done to help with the traffic from Publix. Ms. Ketz stated there was a condition about the traffic and that staff will have to investigate. Mr. Fleming explained the enforcement process.

Kefah Habash, 103 Willow Brook Lane, questioned what would be built adjoining his property. Ms. Ketz stated it is a 50' setback with a tree planting at 35' from the shared property line.

Mr. Habash questioned if the entrance would be improved. Mr. Stephens stated it would be widened and paved, and the rest might be gravel during construction then get paved later. He stated they would work together to not impede their farm during operation.

Commissioner Green questioned if the farm entrance was going to be changed. Mr. Kahly stated the entrance is shared. He stated it will be just a construction entrance at first.

Roger Quarles, 1689 Lemons Mill Road, stated the required fence should be built first.

Roy Cornett, Main Street, stated that he checked with Hilander Feed and the no-climb fence is being made again but only in a 4' height. He presented the price of different sizes and types of fences.

Commissioner Jessie questioned what kind of environmental protection would be in place for the adjoining farms. Mr. Krebs stated runoff would have to meet the stormwater regulations.

Commissioner Stone explained what he considers a no-climb fence.

After further discussion, **Motion by Garrett, second by Singer, to approve PSP-2026-04 subject to 33 conditions of approval. Motion denied 2 - 7 with Black, Canfield, Jessie, Vest, Stone, Green and Adair dissenting.**

After further discussion, **Motion by Canfield, second by Jessie to deny PSP-2026-04 subject to concern with the fencing and stormwater.**

Canfield withdrew her motion.

After further discussion, **Motion by Canfield, second by Green to postpone PSP-2026-04 to the next regularly scheduled meeting for clarification on the fencing and stormwater runoff. Motion carried unanimously.**

Accessory Dwelling Unit Regulations

Vice-Chairman Singer opened the public hearing.

Mr. Fleming stated this would apply to unincorporated Scott County.

He stated this does not apply to temporary dwelling units (RV's) being used as full-time residences.

He stated both residences would have to use the same water source, septic systems and driveway.

He stated the residence would have to be 50% of the size of the primary dwelling unit or maximum square footage of 1250 square feet.

He stated another requirement is that the main residence and ADU must be within 300' of each other.

He stated each property would have a limit of one ADU. He stated each property must have legally 5 acres to have a detached ADU. He stated smaller lots might qualify for an attached ADU.

He stated the property owner must live on the property at least 120 days a year and cannot be used as a short-term rental.

Mr. Smith questioned the future if the property owner wanted to sell. Mr. Cornett stated that financing would not be possible for a single-family unit.

Stephen Price, PO Box 1290, stated that a sleeping structure would be a safer option.

Vice-Chairman Singer closed the public hearing.

After further discussion, **Motion by Jessie, second by Black to approve Accessory Dwelling Unit Regulation. Motion carried 8-1 with Stone dissenting.**

Cluster Development Regulations

Vice-Chairman Singer opened the public hearing.

Mr. Fleming stated that staff received comments from Scott County Soil Conservation District.

He presented a typical cluster subdivision layout and the layout of a cluster subdivision if the new regulations pass.

He stated after the public meeting staff changed the preserved acreage to 40 acres meaning the parent tract must be 80 acres for a cluster development.

He stated 2-acres would be the biggest allowed lot size in a cluster development with 0.5 acres the minimum size.

He stated with the previous version that the way you calculated preserved land ended up with 60% being preserved and with this version 50% will remain.

He stated this proposed version will make it easier to develop cluster development. He stated previously it was 1 dwelling unit per 5 acres, and this proposal is 1 dwelling unit per 2 acres.

He stated buffering and road construction requirements will still apply.

He stated preserved tracts are not eligible for conditional use permits.

He stated the Soil Conservation District stated there is a difference in farmland in northern and southern Scott County. He stated the majority of prime farmland is in the southern part of the county.

He stated another concern was that the reserved lot be a continuous lot and if connected by a thread of land they request it be no less than 50' in width. Mr. Fleming stated he would like to see the preserved lot be no less than 100' in width.

He suggested not interfering with state statues regarding property owner's rights regarding Board of Adjustment applications.

He stated Soil Conservation wants fences to be built before selling lots and he stated staff agrees.

Commissioner Singer questioned what is in the ordinance that the Soil Conservation board agreed with.

Mr. Fleming stated feedback he had received questioned the 40-acre preservation.

Mr. Price questioned that the minimum preserved land was changed from 10 to 40 acres based on a recommendation from Mr. Quarles. He stated it would help to incentive people to farm.

Mr. Quarles stated that the 40-acre minimum came from the thought that a tenant farmer would not want a lesser acreage to farm.

He stated he would like to see the Board of Adjustment not be able to give a variance to the 50' setback to adjoining property owners.

He stated that if a fence needs to be moved a little bit to avoid trees that is fine since property is sold based on the legal boundary and not where the fence is located.

Rita Jones, 402 Old Oxford Road, stated we have had 5-acre subdivisions because of the cost of cluster subdivisions. She stated the 80-acre minimum might not work. She stated the market will help determine who will do clusters. She stated the cost will prevent some people from doing it.

She stated to try to be farmer friendly especially with the no-climb fence. She stated it was not even available for sale.

Mr. Cornett stated he thinks the 80-acre minimum is too much.

He stated if we could still have 3 homes off 1 driveway that would help with the road cost for cluster subdivisions.

He questioned how a 25-foot setback makes a big difference over a 50-foot setback.

Commissioner Green questioned the additional traffic and infrastructure strain a cluster subdivision would cause. Mr. Fleming stated that it would be addressed at the time of rezoning.

Dan Holman, 502 S Broadway, requested clarification on whether a 60-acre parcel could be developed if they kept 40-acres as the parent tract.

He asked if you could have a cluster and subdivision development.

Commissioner Jessie stated there are more septic options now and questioned if you could have more 0.5 acres. Mr. Fleming stated lots smaller than 1.75 acres must have pre-approval from the Health Department.

Mr. Price stated if roof water collection was encouraged it would help alleviate the water availability problem. He stated composting toilets could be used for the sewer. Mr. Fleming stated that is the Health Departments decision.

Mr. Smith stated the roads have not changed but the population has increased since Toyota came to the county. He stated the state needs to realize our roads have not kept up with the growth.

Mr. Price stated that roof water should be factored in when determining water availability for the cluster subdivisions.

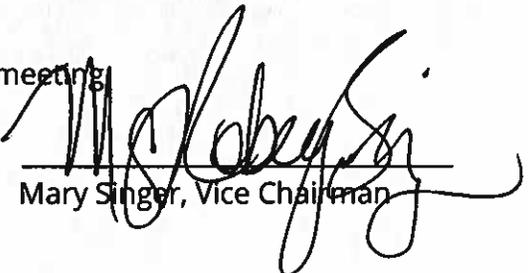
Vice-Chairman Singer closed the public hearing.

After further discussion, **Motion by Jessie, second by Green to approve Cluster Development Regulation with the changes of a 25-acre minimum preserved tract, the requirement to have the preserved tract be contiguous to the cluster lots, and to remove section L. Motion carried.**

Vice-Chairman Singer adjourned the meeting.

Attest:


Charlie Perkins, Secretary


Mary Singer, Vice Chairman