

GEORGETOWN BOARD OF ADJUSTMENT MEETING

SCOTT COUNTY FISCAL COURT

101 EAST MAIN STREET

November 2nd, 2026

5:30 P.M. EST/ 4:30 P.M. CST

AGENDA

- I. **BUSINESS:**
 - a) Approval of October 5th, 2026 Georgetown Board of Adjustment minutes.
 - b) Swear in speakers.
- II. **APPLICATIONS - OLD:**
 - a) None.
- III. **APPLICATIONS - NEW:**
 - a) **G-2026-36-** Jack Stamper / Islamorada Land Company, LLC seeks a Conditional Use Permit for an outdoor storage area for the stowing of construction equipment, fleet vehicles, shipping containers, and other equipment inventory upon the property addressed 228 Sims Pike, Georgetown, KY, 40324.
- IV. **OTHER BUSINESS**
 - a) None.
- V. **ADJOURN.**

CONDITIONAL USE PERMIT APPLICATION
228 SIMS PIKE
Staff Report to the Georgetown Board of Adjustment
November 2nd, 2026

FILE NUMBER: G-2026-35

PROPOSAL: Outdoor storage of construction equipment, shipping containers, fleet vehicles, and other inventory.

LOCATION: 228 Sims Pike.

APPLICANT: Jack Stamper; Islamorada Land Company.

CONSULTANT: N/A.

STATISTICS:

Zone:	I-1 (Light Industrial).
Surrounding Zone (s):	I-1, A-1.
Site Acreage:	10 acres.
Access (Direct):	Sims Pike.
Access (Nearest Arterial):	Cherry Blossom Way.
Context:	North of the intersection of Sims Pike and Old Delaplain Road; on the perimeter of the city limits of Georgetown.



BACKGROUND:

Jack Stamper, owner of Islamorada Land Company (owner and applicant; hereinafter referred to as "Applicant") seeks a conditional use permit for an outdoor storage area upon the property addressed 228 Sims Pike (hereinafter referred to as "Project Site"). The storage yard would be 0.75 acres in size, covering 7.5% of the entire 10-acre Project Site. The equipment stowed thereupon would consist of construction machinery, business fleet vehicles, and electrical circuit breakers.

Equipment stored on-site would be used for the operations of G&G Utility Construction, Incorporated. Said company is owned by the Applicant's family ("Business Filings and Records," *Secretary of State*). The Applicant is the operations manager for said company ("gandgutility.com").

Outdoor storage is a conditional use in the Light Industrial zone, thus necessitating a permit to implement.

The 10-acre property is undeveloped, though it is zoned for industrial land use. There are no previous Board of Adjustment applications for the Project Site, but there are previous notable Planning Commission and City Council actions pertaining to it.

In October of 2022, the Planning Commission considered an application from a previous owner to change the zoning of the Project Site from A-1 (farmland) to I-1 (the current light industrial designation). At that time, the Project Site was a part of the unincorporated county.

Though the narrow pavement width of Sims Pike was a concern, the Commission recommended approval of the change in zone to the Georgetown City Council, which granted the light industrial designation that may be seen now. Project Site was also annexed into the city at around the same time.

Following the zone change, previous owners filed a development plan for a 10,000 square-foot building and a storage yard for construction cranes; the application was denied in March of 2023 due to concerns regarding the width of Sims Pike and its ability to support the in-and-out movement of equipment.

Since the zone change was approved, the project site has seemingly changed in ownership at least twice. The pertinent records of previous applications for the Project Site are included hereinafter for further reference.

ISSUES & ANALYSIS:

Conditional Uses:

Per Kentucky state law (*KRS chapter 100*), conditional land uses are those which might only be appropriate in specific areas within specific zones; they may need additional conditions in order to be appropriate; they should not negatively affect the public health, safety, or welfare or create a hazard or nuisance for surrounding areas; they should generally cohere with the existing precedence or character of the area; they should provide a benefit to said area in the form of economic advantage or services provided.

The Board has the statutory power to review any conditional use proposal based on findings of fact. The scope of the Board's consideration might include traffic, noise, light, adequacy of infrastructure, pollution, local benefits, or other similar factors. The Board has the power to impose reasonable conditions for conditional uses if said conditions are necessary to protect the area. The Board also has the power to deny conditional use proposals which do not meet standards; it may also deny conditional use proposals if it determines that there are no reasonable conditions that could guarantee appropriateness or safety.

The questions that should be asked for any conditional use proposal are a) whether it can be reasonably anticipated to meet all standards outlined in the *Zoning Ordinance*; b) whether the proposal would create off-site impact or create hazard or nuisance; and c) whether potential off-site impacts could be effectively mitigated with reasonable conditions.

Zoning Ordinance Requirements:

Outdoor Storage is a conditional use in this zone, if all the following conditions are met:

- 1) Storage must be incidental and accessory to the principal use of the property;
- 2) the storage must not be visible from any right-of-way or adjacent area of different zoning classification. The Board of Adjustments may impose any reasonable conditions calculated to provide the required screening;
- 3) the screening utilized to prevent visibility of the outdoor storage may consist of earthen mounds, plantings, fencing or walls;

- 4) the storage area boundaries must satisfy the minimum setback requirements of the zone. (*City of Georgetown Zoning Ordinance*, Article IV, § 2.C)

These four criteria are applied to this proposal as follows.

Is the proposed storage use incidental and accessory to the primary use of the property? (1)

The primary use would be the business of G&G Utility Construction, which would store equipment and machinery on the property until said equipment is needed on a job site. The equipment stored upon this property would be directly incidental to said construction business, and the proposed storage yard would be accessory in nature to that primary use.

Will there be adequate screening so as to make the storage area invisible from Sims Pike and the surrounding A-1 (farmland) zones? What does this screening consist of? (2-3)

The Applicant has indicated that the entire storage lot would be enclosed by a 6-foot-high fence with barbed wire affixed to its top. There are also natural formations of trees to the east, west, and south boundaries of the property which considerably limit visibility—based upon submitted concept plans, it would appear that very little of this existing vegetation would be displaced. Staff posits that these conditions would make the storage area invisible from adjoining properties, and from Sims Pike.

The *Landscape Ordinance* would further require additional screening for all common boundaries between the project site and neighboring A-1 properties, including boundary fencing, a fifty-foot setback and landscape buffer, and the planting of additional trees within said buffer. Landscaping and screening will be further reviewed at time of development plan submittal.

Would the storage area meet all setback requirements? (4)

As noted upon recorded plats (plat cabinet 13, slide 371), applicable setbacks for this property would be 50 feet from all boundaries. With 10 acres of total site area, the proposed storage yard should easily be able to fit within the resulting building lines. At time of development plan review, compliance with this provision would have to be demonstrated.

Sims Pike and Traffic:

Vehicular access to the Project Site is from northbound Sims Pike via Old Delaplain Road, or Cherry Blossom Way (Staff exhibit of the road entrance seen right). Sims Pike, a county-owned road, ranges from 18 to 20 feet wide. There is a 1,500-foot stretch of Sims Pike that must be taken northbound to enter the Project Site.

Per the *Subdivision and Development Regulations*, the typical minimum width of any road serving an industrial land use must be 24 feet wide, with 2-foot shoulders on either side. Sims Pike is 6 to 8 feet short of this width standard.

Per the Applicant, vehicles entering and exiting the Project Site would do so via the south, from Cherry Blossom Way/Old Delaplain Road. These vehicles would be heavy-duty pickup trucks (such as a Ram 2500 or a Ford F-250). These pickup trucks would need to move equipment and machinery in and out of the



storage yard. Trucks would hitch gooseneck, flatbed-type trailers, using them to transport construction machinery to job sites from headquarters (or vice versa). The equipment being transported would include skid-steer loaders and compact excavators; compacted heavy equipment.

There would also be deliveries made by tractor unit trucks around 10 times per year. Said deliveries would bring electrical circuit breakers, which would then be stored in the yard until they are also taken out to job sites.

Dimensions of a typical gooseneck flatbed trailer would be 8 feet or less in width and up to 25 feet in length. Typical tractor unit trucks (making deliveries around 10 times per year) would be up to 8 feet and 6 inches in width and around 40 feet in length; similar in size to a semi-truck and trailer hookup. These dimensions are not suitable for the current 18-to-20-foot width of Sims Pike. If not mitigated, these traffic factors incidental to the proposal would create a hazard or nuisance to other motorists using the road.

There is a variety of through-bound, inbound, or outbound traffic upon Sims Pike; there are existing residences and farms accessed thereby. Scott County school buses have multiple stops upon Sims Pike in the mornings and afternoons, typically between the hours of 6 to 8 A.M. and 3 to 5 P.M. (Scott County Schools, "Bus Routes").

While there are other industrial businesses in the area which also generate industrial-scale traffic, they would appear to be primarily accessed directly from Old Delaplain Road, not Sims Pike.

Based on the *Subdivision and Development Regulations*, to achieve an acceptable width for Sims Pike to support this industrial proposal, over 1,500 feet of Right-of-Way would need to be widened an additional 6-8 feet. This process would include the acquisition of Right-of-Way from other properties as well as additional paving. The cost of these improvements would be primarily borne by the Applicant.

While the Board is empowered to attach *reasonable* conditions to conditional uses, Staff finds that conditioning over 1,500 feet of road improvements for a county-maintained road would be unreasonable. Without these road improvements, however, Staff finds that the proposal poses a demonstrable hazard to motorists based on the dimensional information provided.

Closing Analysis:

The proposal would meet the defining criteria for outdoor storage as a conditional use in the I-1 zoning district, but the width of Sims Pike is not adequate to support the flatbed trailers and the road tractor trucks necessitated by said proposal. Such traffic is an inextricable facet of the proposed use; if the existing road conditions of the area are so that equipment cannot be moved in and out of the storage yard safely, then said storage is not appropriate for the area unless or until the road is widened.

Staff posits that conditioning extensive road-widening is unreasonable; such a condition would place undue hardship upon the Applicant. If there is no reasonable condition which can adequately address potential traffic hazards, the conditional use should not be permitted. Staff cannot in good faith recommend a condition that it finds to be reasonable, and as such would recommend denial of the proposal.

Findings:

- 1) The Project Site is a 10-acre lot, zoned I-1 (Light Industrial).
- 2) Proposal is for an outdoor storage area to stow construction/electrical equipment and fleet vehicles. This includes skid-steer loaders, compact excavators, and electrical circuit breakers.
- 3) Outdoor storage is a conditional use in the I-1 zone.
- 4) The proposal would meet the *Zoning Ordinance* criteria for outdoor storage areas in this zone.
- 5) Stored equipment would be transported to and from the Project Site by way of heavy-duty pickup trucks hitched to flatbed trailers, which are around 8 feet wide and up to 25 feet long.
- 6) The proposal would also necessitate occasional deliveries from tractor unit trucks, around 8 feet and 6 inches wide and 40 feet long.
- 7) Traffic accessing the Project Site would do so from the south, from Cherry Blossom Way or Old Delaplain Road.
- 8) Sims Pike is currently 18-to-20 feet wide and does not meet the standards for industrial land use; existing width would not support the specific vehicular traffic incidental to this proposal.
- 9) There is a variety of residential in-and-out traffic on Sims Pike to which this proposal may pose traffic hazard, including school buses.
- 10) The proposal would not be suitable for the area without extensive road widening.
- 11) Staff finds that there is no reasonable condition that can be imposed which could also effectively mitigate the inadequate road width.
- 12) The Board has the statutory power to deny conditional uses which, by way of potential hazard they pose, are unsuitable for the surrounding area, if there are no reasonable conditions to mitigate said hazard.

RECOMMENDATION:

Staff recommends **denial** of the proposed conditional use permit for an outdoor storage area upon the property addressed 228 Sims Pike, finding that the width of Sims Pike is not adequate to support the proposal, that said width would create traffic hazards, and that there are no reasonable conditions that could effectively address the issue. In the event the Board motions to approve the application, Staff would recommend the following conditions.

Conditions of Approval:

1. This property is subject to all requirements of the *Georgetown – Scott County Zoning Ordinance, Subdivision and Development Regulations and Landscape and Land Use Buffer Ordinance*.
2. The Applicant shall comply with all requirements of other federal, state, and local regulatory entities and shall provide copies to the Board of Adjustment of all permits issued on behalf of the Applicant as a result of this approval including, but not limited to, business-related certifications, licenses, regulatory permits, and any recertification when required.
3. The conditional use permit shall become null and void upon transfer of ownership or lease of the site.
4. Prior to initiating proposed use, Applicant shall submit a development plan for this proposed use to the Planning Commission which shall satisfy all applicable regulations.

5. Any requirements of the Scott County Roads department as it pertains to any widening or alterations of Sims Pike.

Works Cited (External Sources):

"Business Filings & Records Online Services." *Secretary of State Michael G. Adams*, 2026.
<https://sosbes.sos.ky.gov/BusSearchNProfile/Profile.aspx?ctr=407860>.

"gandgutility.com." G&G Utility Construction, 2025. <https://gandgutility.com/>.

Scott County Schools. "Bus Routes." *Transportation, Scott County Schools*, 2026.
<https://www.scott.kyschools.us/departments/transportation>.

APPLICATION TO BOARD OF ADJUSTMENT

230 E. Main Street, Georgetown, KY 40324

Phone (502) 867-3701

Fax (502) 867-3725

RECEIVED

OC - 04 2026

PLANNING COMMISSION

FOR OFFICIAL USE ONLY:

APPLICATION NO: _____

DATE FEE RECEIVED: 10-4-26 CH# 98

1. APPLICANT ISLAMORADA LAND COMPANY LLC / JACK STAMPER MANAGER

MAILING ADDRESS _____

PHONE NO. _____

EMAIL _____

2. TYPE OF REQUEST (Check one or more) ☐ VARIANCE ☒ CONDITIONAL USE PERMIT

☐ HOME OCCUPATION (CUP) ☐ ADMINISTRATIVE REVIEW

3. PROJECT SITE 228 SIMS PIKE, GEORGETOWN KY 40324

4. JURISDICTION (Please Circle) Georgetown / Sadieville / Stamping Ground Scott County

5. EXISTING USE VACANT ZONING DISTRICT 11, LIGHT INDUSTRIAL

6. DESCRIPTION OF REQUEST REQUESTING AUTHORIZATION TO CONSTRUCT AND OPERATE A 3/4 ACRE GRAVEL STORAGE LOT (SEE ATTACHED LETTER OF INTENT PROJECT NARRATIVE)

7. SUPPORTING INFORMATION:

VARIANCE (\$150.00) – Attach plans drawn to scale showing the dimensions and shape of the lot or land, the size and location of existing buildings, the location and dimensions of proposed buildings or additions, and any natural or topographic peculiarities of the lot in question. In order for a variance to be granted, the applicant must prove to the Board that the following items are true: (Please attach these comments on a separate sheet)

- A. Special conditions exist peculiar to the lot, land, or building(s) in question.
- B. That a literal interpretation of the zoning ordinance would deprive the applicant of the rights enjoyed by other property owners.
- C. That the special conditions do not result from previous actions of the applicant.
- D. That the requested variance is the minimum variance that will allow a reasonable use of the lot, land, or building(s).

CONDITIONAL USE PERMIT (CUP) (\$150.00) – Attach a plan for the proposed use showing the location of buildings, parking and loading areas, traffic access and circulation drives, open space, landscaping, utilities, signs, yards, and refuse service areas. Also, attach a narrative statement relative to the above requirements and also explain any economic, noise, glare, or odor effects on adjoining property and the general compatibility with other properties in the district.

HOME OCCUPATION (CUP) (\$150.00) – In order for a home occupation conditional use permit to be granted, the applicant must prove to the Board that the following items are true: (Please attach these comments on a separate sheet)

- A. The home occupation must be incidental to the principal residential use of the residence and be limited to 25% of the ground floor area, in no event to exceed 300 square feet.
- B. The home occupation shall result in no exterior evidence, except an unlighted wall sign not to exceed five (5) square feet in area, which may identify the home occupation.
- C. The home occupation shall not generate any atmospheric pollution, light flashes, glare, odor, noise, vibration, truck or other heavy traffic.

ADMINISTRATIVE REVIEW (\$150.00) – Attach a narrative statement describing the action or decision made by the administrative official including an outline of information supporting your claim for which relief is sought.

APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT MEETING FOR THE BOARD TO CONSIDER APPLICATION

I hereby certify that the information contained in this application and supporting attachments is true and correct. I acknowledge that if I withdraw my case, the paid fee will not be returned after legal notice have been submitted. If the applicant is not the owner of the project site, an affidavit will need to be completed.

ISLAMORADA LAND COMPANY LLC / Jack Stamper
APPLICANT MANAGER

10-6-2026
DATE

- Staff Contact: Tracie Hoffman; [REDACTED]

Thank you,

Noah Smith

Planner I

Georgetown-Scott County Planning Commission
[REDACTED]

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From: Jack Stamper [REDACTED]

Sent: Wednesday, October 14, 2026 4:18 PM

To: Noah Smith [REDACTED]

Cc: Jayne Stamper [REDACTED]

Subject: 228 Sims Pike conditional use permit

Mr. Smith,

You have my permission to share any information regarding my requested conditional use permit for the property at 228 Sims Pike, Georgetown KY 40324 with the City of Georgetown or any other interested parties.

Thank You,

Jack Stamper

Owner/President

Islamorada Land Company LLC
[REDACTED]

APPLICATION FOR CONDITIONAL USE PERMIT (CUP)

LETTER OF INTENT / PROJECT NARRATIVE

Date: September 30, 2026

To: Georgetown-Scott County Planning Commission

From: Jack Stamper/Islamorada Land Company LLC

Property Address: 228 Sims Pike, Georgetown KY 40324

Parcel ID / Tax Map Number: 185-30-003.001

Current Zoning District: Light Industrial, I1

1. Executive Summary & Requested Action

The applicant, Jack Stamper, is formally requesting a **Conditional Use Permit (CUP)** to authorize the construction and operation of a **3/4-acre gravel storage lot** on the subject property. This lot will be utilized for the secure storage of commercial vehicles, equipment, utility trailers, cargo containers, and specialized electrical infrastructure components.

2. Detailed Project Description & Proposed Inventory

The proposed 3/4-acre area will be improved with a compacted gravel surface designed to handle heavy equipment transit and storage. The lot will strictly serve as a low-impact outdoor storage repository for the following operational assets:

- **Construction & Earthmoving Equipment:** Compact excavators (up to 2) and skid steer loaders (up to 4).
- **Fleet Vehicles & Transport:** Pickup trucks and utility trailers used in daily operations.
- **Shipping & Storage:** Standard metal shipping containers (up to 2) used for weather-protected, lockable tool and parts storage.
- **Electrical Infrastructure Inventory:** High-voltage electrical circuit breakers ranging from 12 kV to 170 kV. *Note: These units are new, self-contained, sealed, non-hazardous, and stored strictly as inventory prior to field deployment.*

3. Site Development & Environmental Mitigation Plan

To ensure the development minimizes any potential disruption to the surrounding environment and adjacent parcels, the following measures will be implemented.

- **Surfacing & Drainage:** The 3/4-acre footprint will be graded and topped with a layer of heavy geotextile fabric, 3 to 4 inch layer of compacted #3 or #4 stone, and a compacted layer of DGA or

#57 gravel. The gentle natural slope towards the rear of the property will prevent any potential runoff from leaving the property and affecting adjacent parcels.

- **Dust & Erosion Control:** Standard dust-suppression measures (such as periodic watering or binding agents) will be deployed during construction. The gravel surface itself will inherently minimize long-term dust generation. In addition to the gravel storage and drive areas, the driveway apron will be paved to help prevent erosion and tracking dirt/mud onto the roadway.
- **Fencing, Security, & Screening:** The storage lot will be fully enclosed by a secure 6-foot tall chain-link fence topped with a foot of 3 strands of barbed wire. The existing dense perimeter vegetation with the addition of some evergreen landscaping will visually screen the equipment from public rights-of-way and neighboring properties.
- **Lighting:** Any installed security lighting will be downward-facing and shielded (Dark Sky compliant) to eliminate light spillover past the property boundaries.

4. Zoning Ordinance Compatibility & Community Impact

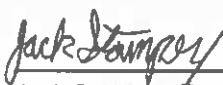
The proposed storage use aligns seamlessly with the long-term intent of the local zoning code and will not alter the essential character of the neighborhood for the following reasons:

- **Low Traffic Generation:** The site will not operate as a retail storefront or high-turnover commercial business. Vehicle trips will be limited to employees retrieving or returning equipment/vehicles, typically occurring during standard business hours.
- **No Utility Strain:** The gravel storage lot requires no municipal water or sewer connections, placing zero burden on public utility infrastructure.
- **Public Benefit:** The storage of electrical grid components (12 kV to 170 kV breakers) directly supports local and regional critical energy infrastructure maintenance and reliability.

5. Conclusion

The requested conditional use represents a low-intensity, highly secure, and well-mitigated use of the property that satisfies all local zoning criteria for a CUP. We respectfully request the Planning Commission's approval of this application.

Respectfully submitted,

 ISLAMORADA LAND COMPANY LLC
Jack Stamper, President



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PLANNING COMMISSION



Georgetown-Scott County Planning Commission

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From: Jack Stamper [REDACTED]
Sent: Monday, October 19, 2026 10:41 AM
To: Noah Smith [REDACTED]
Cc: Jayne Stamper [REDACTED]
Subject: Re: 228 Sims Pike conditional use permit

I am the owner.

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From: Noah Smith [REDACTED]
Sent: Monday, 19 October 2026 10:39:07
To: Jack Stamper [REDACTED]
Cc: Jayne Stamper [REDACTED]
Subject: RE: 228 Sims Pike conditional use permit

Also, do you work for Islamorada land company?

Thank you,

Noah Smith
Planner I
Georgetown-Scott County Planning Commission
[REDACTED]

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From: Noah Smith
Sent: Monday, October 19, 2026 10:07 AM
To: 'Jack Stamper' [REDACTED]
Cc: Jayne Stamper [REDACTED]
Subject: RE: 228 Sims Pike conditional use permit

Hi Jack,

Thank you for providing. Because this is in the city's jurisdiction, we just need one more piece of paperwork. We need a signature from the city clerk on the tax and code enforcement form. Please find attached, as well as a phone number/email to reach her.

- Georgetown: [REDACTED]
- 629 North Broadway, Georgetown (Location during renovation of City Hall)

Mister Stamper,

As I have researched the property, I have run into some historical concerns regarding Sims Pike and its width. Currently the width of Sims Pike is 20', whereas the typically minimum width of a road serving an industrial use is 24'. The road was fairly narrow out there when I went to check. There are also "no thru truck" signs posted at the entrance to Sims Pike.

I am wondering a few things...

1. What is the size of the trucks which would load, transport, and offload this equipment? Do you have specific vehicles in mind?
2. Would you be at all amenable to the potential widening of Sims Pike upon your property?

Thank you,

Noah Smith
Planner I
Georgetown-Scott County Planning Commission
[REDACTED]

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From: Jack Stamper [REDACTED]
Sent: Tuesday, October 20, 2026 9:06 AM
To: Noah Smith [REDACTED]
Cc: Jayne Stamper [REDACTED]
Subject: Re: 228 Sims Pike conditional use permit

Yes. My wife owns the construction company, G & G Utility Construction, Inc.

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From: Noah Smith [REDACTED]
Sent: Tuesday, October 20, 2026 8:57 AM
To: Jack Stamper [REDACTED]
Cc: Jayne Stamper [REDACTED]
Subject: RE: 228 Sims Pike conditional use permit

Hi Jack,

What is the name of the construction business for which the fleet vehicles and construction equipment will be stored? You own that construction business that uses said equipment, correct?

Thank you,

Noah Smith
Planner I

To: Jack Stamper [REDACTED]
Cc: Jayne Stamper [REDACTED]
Subject: RE: 228 Sims Pike conditional use permit

Mister Stamper,

Thank you for providing this good info here. It is very helpful in our review. How wide are these trailers, typically?

Thank you,

Noah Smith
Planner I
Georgetown-Scott County Planning Commission
[REDACTED]

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From: Jack Stamper [REDACTED]
Sent: Wednesday, October 21, 2026 1:10 PM
To: Noah Smith [REDACTED]
Cc: Jayne Stamper [REDACTED]
Subject: Re: 228 Sims Pike conditional use permit

I understand the concerns. Any vehicles that would come our property at 228 Sims Pike would enter Sims Pike from route 620, Cherry Blossom Way, and would never proceed all the way through Sims Pike as that road gets even more narrow further away from route 620.

The trucks typically coming to our property would be pickup trucks like a Ford F250, Ram 2500, or Chevy/GM 2500. These trucks would sometimes also have a trailer attached like a flatbed gooseneck type trailer (like a typical farm trailer) or a flatbed type trailer connected to a standard receiver hitch, or an enclosed utility trailer connected to the bumper or receiver hitch. The equipment we typically transport is compact skid steer loaders and compact excavators with their respective attachments. Also, we would anticipate that possibly there would be a road tractor truck with a flatbed or box trailer (about 40 feet long) up to 10 times per year or less than once per month that would deliver a few high voltage circuit breakers to store until we later transported those to a job site using our pickup truck/ trailer combinations.

We would be glad to give up some of our property to widen the road if needed.

Thanks,
Jack Stamper

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From: Noah Smith [REDACTED]
Sent: Wednesday, 21 October 2026 10:16:34
To: Jack Stamper [REDACTED]
Cc: Jayne Stamper [REDACTED]
Subject: RE: 228 Sims Pike conditional use permit

Noah Smith

From: Jack Stamper [REDACTED]
Sent: Thursday, October 22, 2026 11:47 AM
To: Noah Smith
Cc: Jayne Stamper
Subject: Re: 228 Sims Pike conditional use permit

The longest one we have is about 25 feet.

Jack Stamper
[REDACTED]

From: Noah Smith [REDACTED]
Sent: Thursday, 22 October 2026 11:34:56
To: Jack Stamper [REDACTED]
Cc: Jayne Stamper [REDACTED]
Subject: RE: 228 Sims Pike conditional use permit

Hi Mister Stamper,

How long are the gooseneck trailer towed by the pickups?

Thank you,

Noah Smith
Planner I
Georgetown-Scott County Planning Commission
[REDACTED]

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From: Jack Stamper [REDACTED]
Sent: Wednesday, October 21, 2026 2:35 PM
To: Noah Smith [REDACTED]
Cc: Jayne Stamper [REDACTED]
Subject: Re: 228 Sims Pike conditional use permit

All the trailers that will be towed by the pickup trucks are 8 feet wide or less. The larger road tractors typically use trailers that are 8 feet wide and sometimes up to 102 inches or 8 feet 6 inches wide.

Thanks,

Jack

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From: Noah Smith [REDACTED]
Sent: Wednesday, 21 October 2026 14:09:45



Georgetown - Scott County Planning Commission
Planning · Engineering · GIS

Reference Case No. G-2026-36

October 19th, 2026

Dear Resident/ Property Owner,

As an adjoining property owner, you are being notified that a Conditional Use Permit proposal has been filed with the Georgetown Board of Adjustment for the property addressed 228 Sims Pike, Georgetown, KY, 40324, by Jack Stamper/Islamorada Land Company, LLC. The property is zoned for Light Industrial land use. The proposal is for an outdoor storage area to stow construction equipment, fleet vehicles, shipping containers, and other equipment inventory. Outdoor storage is a conditional for the Light Industrial zone.

You are being notified about this application because your property is within 100 feet of the site for this application, numbered G-2026-36.

The application will be considered by the Board on **November 2nd, 2026**, in the Scott County Courthouse (101 E. Main Street, Georgetown, KY) on the third floor. The meeting will begin at 5:30 PM. All interested persons are invited to participate. You are encouraged to attend this meeting if you have concerns, or if you would like to voice your support or opposition to the application.

In the meantime, if you have any questions or concerns prior to the meeting, please contact me by email at [REDACTED] or by phone at [REDACTED]. We are always happy to answer questions.

Sincerely,

Noah Smith
Planner I
GSCPC

OID	MapNumber	Name1	Name2	MainAddress	CityStateZ	Complete_A
0 162-20-013 000		HATFIELD HOLLER INC	NORFOLK SOUTHERN CORP TAX DEPT	383 ROGERS GAP RD	GEORGETOWN KY 40324-6508	550 DELAPLAIN RD
1 162-20-013 002		NORFOLK SOUTHERN RAILWAY COMPANY		650 W PEACHTREE ST NW	ATLANTA GA 30309-1925	598 DELAPLAIN RD
2 162-20-014 000		LANCASTER CAROLYN O REVOC LIVING TRUST		598 DELAPLAIN RD	GEORGETOWN KY 40324	300 SIMS PINE
3 162-20-003 000		J J LAND & PROPERTY DEVELOPMENT LLC		6189 LEXINGTON RD	WINCHESTER KY 40391-8712	228 SIMS PINE
4 162-20-003 001		JOHNSON JOSEPH RONALD		151 PEARL LN	NICHOLASVILLE KY 40356-6220	237 SIMS PINE
5 162-20-003 002		PRINCESEAN ROBERT		237 SIMS PINE	GEORGETOWN KY 40324-6525	194 SIMS PINE
6 162-20-003 003		WILLIAMS JAMES		237 SIMS PINE	GREENFIELD IN 46140-7413	237 SIMS PINE
7 162-10-001 000		DECISION RESOURCES LLC		80 JERRY RICE LN	SPRINGFIELD MA 01104-7414	227 SIMS PINE
8 162-10-004 000		HALL INDUSTRIAL SERVICES INC		227 SIMS PINE	GEORGETOWN KY 40324	
9 162-10-005 000		BRUIN SHEILA				

11/21/22
record

D-CRANE DEVELOPMENT ZONING MAP AMENDMENT

Staff Report to the Georgetown-Scott County Planning Commission OCTOBER 13, 2022

FILE NUMBER: ZMA-2022-44

PROPOSAL: Zoning Map Amendment to change the zoning district from A-1 and I-1.

LOCATION: West Side of Sims Pike north of Cherry Blossom Way in the Georgetown USB

APPLICANT: Rob Domaschko

CONTACT: Steve Baker, Midwest Engineering



STATISTICS:

Current Zone	A-1 (Agricultural)
Proposed Zone	I-1 (Light Industrial)
Surrounding Zone(s)	A-1
Site Acreage	10 acres
Access	Sims Pike

BACKGROUND:

The Project Site is a 10-acre parcel, recently subdivided from a larger farm on Sims Pike approximately ½ mile north of Cherry Blossom Way and within the Georgetown Urban Service Boundary (USB). The property is abutting Georgetown City Limits on the southwest. Access is from Sims Road, a county-maintained roadway, with approximately 18-foot pavement width.

Land Use policies in the adopted Comprehensive Plan recommend all new urban scale development be annexed into the relevant municipality when the site is inside the USB and adjoining city limits. There are utilities available to the area. Georgetown Sewer Plant #2 is within 2 miles of the property, but there is currently no sewer service available in the area. There is an underground high-voltage electric line along

Sims Road running from the methane-fueled generator at the Central Kentucky Landfill on Double Culvert Road to the Toyota plant.

The surrounding area is a mixture of land uses including rural-residential, lawfully non-conforming industrial and agricultural uses.

Concept Plan Review:

The Concept Plan provided shows a single entrance serving an employee parking and storage lot and a proposed 10,000 square foot pre-engineered metal building. If the zone change is approved a Preliminary and Final Development Plan will be required to be approved for the site prior to construction.

The site layout appears to be acceptable, but will be reviewed in more detail at the Preliminary Development Plan stage, if the zone change is approved. It was noted at the Technical Review Committee meeting, that the entrance may require tree/vegetation removal along the road, to allow for adequate site distance.

LEGAL CONSIDERATIONS:

Any zone change request is required to meet the following standards from *Kentucky Revised Statutes*, Chapter 100:

Section 100.213 Findings necessary for proposed map amendment – Reconsideration.

1. *Before any map amendment is granted, the planning commission . . . must find that the map amendment is in agreement with the adopted comprehensive plan, or, in the absence of such a finding, that one (1) or more of the following apply and such finding shall be recorded in the minutes and records of the planning commission or the legislative body or fiscal court:*
 - a. *That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate;*
 - b. *That there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area.*

Part 1: In analyzing whether the Comprehensive Plan supports the Zoning Map Amendment, staff looks primarily at the Future Land Use Map and the adopted Goals & Objectives of the plan for guidance. The Comprehensive Plan's Future Land Use (FLU) Map shows the subject property having a Light-Industrial designation. This designation supports the proposed expansion of the lot with a Light-Industrial use.

While the Future Land Use Map's designation is an important factor, it is also important to ensure that the proposed Zoning Map Amendment will fit in with the character of the surrounding area. Any zone changes or development of property in this area should follow growth and land use policies of the Comprehensive Plan and have adequate infrastructure in place or planned for construction, to support the use proposed. Other Goals and Objectives of the Comprehensive Plan that are supportive of the rezoning include the following:

Objective CF 1.1 calls for management of the Urban Service Boundary (USB) and City Annexation to maximize the efficiency of city transportation and services. The Project Site is within the USB and planned for Light Industrial use. Staff does recommend eventual annexation of the project site prior to development.

Objective EG 4.2 Retain adequate acreage and locations for industrial development. This objective would be met by moving this property towards a shovel ready position as land available for industrial use, in line with the long-term plan for area.

Based on the analysis above, staff finds that this application is in agreement with the Comprehensive Plan, Future Land Use Map, but the area lacks the infrastructure to support large scale industrial uses. Specifically, the existing road that provides access to the site Sims Pike, currently does not meet the minimum width and design specifications for an industrial road. The subdivision regulations require that new Industrial roads be 24' minimum pavement width with minimum 2' shoulders or 28' curb and gutter section.

The site is in an area that is planned for future industrial growth, but the sewer infrastructure is insufficient and the road is not designed for heavy truck traffic. It is recommended that a plan for the widening of Sims Road and a plan for the extension of public sewer into this area be in place prior to large scale industrial rezoning of property in this area.

FINDINGS:

1. The Zoning Map Amendment meets the findings necessary described in KRS 100.213. The site does not currently meet the sufficiency of infrastructure standard, Section 165 of the Subdivision and Development Regulations which states, "The Planning Commission may deny approval of any proposed development for which infrastructure sufficient to serve the needs generated by the proposed development is neither available nor planned to be constructed as part of the proposal or as part of the capital improvement plan of the providing agency."

RECOMMENDATION:

Based on the findings above, staff recommends the Planning Commission recommend **Denial** of the application to Georgetown City Council. Should the Planning Commission recommend Approval, staff suggests adding the following conditions of approval.

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. The Applicant shall agree to be annexed into the City of Georgetown, concurrent with the zone change approval.
3. The Applicant shall agree to participate in the upgrade of Sims Road to Industrial Road standards from the project entrance to Cherry Blossom Way. An agreement establishing the proportional share of the cost to be borne by the applicant shall be completed prior to Final Development Plan approval.

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
October 13, 2022**

The regular meeting was held in the Scott County Courthouse on October 13, 2022. The meeting was called to order by Chairman Mark Sulski at 6:00 p.m. Present also were Commissioners Charlie Mifflin, James Stone, Duwan Garrett, Rhett Shirley, Brad Green, Dann Smith, and Director Joe Kane, Planners Matt Summers and Elise Ketz, Engineer Ben Krebs, and Attorney Charlie Perkins. Commissioners Mary Singer, David Vest and Duwan Garrett were absent.

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

Motion by Mifflin, second by Shirley, to approve the September 8, 2022 minutes. Motion carried.

Motion by Smith, second by Stone, to approve the October agenda. Motion carried.

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

Postponements/Withdrawals

Chairman Sulski stated that the application for Living Waters Fellowship Addition (PDP-2022-40) is postponed until the next regularly scheduled meeting.

Commissioner Garrett joined the meeting.

Consent Agenda

A representative of the Mary Ann Ohnheiser Revocable Trust Property (FSP-2022-45) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Garrett, second by Mifflin, to approve the applications. Motion carried unanimously.

Text Amendment – Distillery Spirits Storage

Chairman Sulski opened the public meeting.

Mr. Kane stated this is an amendment to add Distillery Warehousing as a conditional use in the A-1 Agricultural District. He stated there is a new distillery warehouse coming to the Business Park and the Business Park does not allow warehousing. He stated staff reviewed zoning regulations for distillery warehousing in other counties and is recommending allowing them as Conditional Uses in A-1 District with certain specific minimum standards. He stated the Conditional Use would go to the Board of

Adjustment for approval and then the Development Plan would come to the Planning Commission for approval.

He stated staff is in the process of changing the notification requirement for the Board of Adjustment to equal the requirement for Planning Commission if the project requires a development plan.

He stated any conditional use permit must meet certain requirements. The standards were presented. He stated the site must be at least 100 acres. He stated the storage pallets or racks must have fire suppression sprinklers in each building. He stated the maximum size of any structure would be 40,000 square feet with a maximum height of 60 feet. He stated all structures must have a minimum setback of 250 feet from the property line adjacent to any residential districts or uses. He stated the applicant must show that they have an adequate containment system to prevent release of the product in the event of a building collapse. He stated at least 25 percent of the property should be dedicated to agricultural uses and/or preserved as a conservation area. He stated distillery storage in the unincorporated area of the county must minimize traffic congestion on existing streets, roads, and intersections. He stated all developments should be located on a road with at least 20 feet of width and should be improved with shoulders with at least three feet in width. He stated the warehouse density will be limited to one per ten acres of land with adequate spacing in between for fire protection and two points of access. He stated the warehouses should be screened from adjoining residential areas using natural topography.

Chairman Sulski questioned if the property was zoned I-1 would the property not have to meet the 100-acre minimum requirement.

Chairman Sulski closed the public meeting.

After further discussion, **Motion by Shirley, second by Green to continue The Public Hearing and discussion of Distillery Spirits Storage until the next regularly scheduled meeting. Motion carried unanimously.**

ZMA-2022-44 D-Crane Development - Zoning Map Amendment to change the zoning district from A-1 to I-1 located west side of Sims Pike north of Cherry Blossom Way in the Georgetown USB.

Chairman Sulski opened the public meeting.

Mr. Kane stated it is a rezoning of a recently subdivided 10-acre parcel from a larger farm on Sims Pike. Access would be Sims Pike which is 18-foot in width and maintained by the county. He stated the surrounding properties are zoned A-1 but there are some I-1 zoning in the area. He stated on the Future Land Use Map the area is planned I-1 Light Industrial.

He stated the applicant has moved the entrance location after it was suggested to allow for better sight distance. He stated the concept plan does meet requirements.

He stated there is not sewer availability at the site. He stated a septic system would have to be used but should suffice with the proposed number of employees .

He stated staff is recommending road improvements in the upcoming Comprehensive Plan as well as sewer expansion to the area.

He stated the area does conform with Future Land Use Map guidance, but the infrastructure is not available to support the construction. He stated staff is recommending denial at this time due to the lack of sewer and road improvements and no plan to upgrade infrastructure at this time. He stated there are utilities in the right-of-way that may make it difficult to widen the road.

Commissioner Mifflin questioned why City Council would have to approve the zoning request when the road is a county road. Mr. Kane stated if adjoins city limits and any rezonings within the Urban Service Boundary are required to annex into the city.

Steve Baker, Midwest Engineering, stated the applicant understands the staff's denial recommendation but stated it would be a light traffic use. He stated the road has had some improvement since the original application was filed. He stated it does not bring it to standards but did help the road width some.

Rob Domaschko, D-Crane, stated he has been in the area for 6 years. He stated he currently has 5 employees and the number of cranes he has can vary from day to day. He stated he had been looking for property for awhile and could not find anything.

Commissioner Mifflin questioned how often a crane would be leaving the property. Mr. Domaschko stated a crane could go to a jobsite for a day or even months. He stated it would vary.

Commissioner Shirley questioned the applicant regarding upgrading the road. He stated he is a small business owner and did not have the resources for road upgrades.

Commissioner Smith questioned if the road could hold the weight of the cranes. Mr. Domaschko stated as far as he was aware the road would be able to handle the weight.

Ed Moore, property owner, stated he had not been aware the property had been put into the Urban Service Boundary. He stated September 2, 2022 the county did add a foot of blacktop on each side of the road.

Greg Schickel, 384 Sims Pike, stated he has concern about more industrial business locating close to him. He stated he has concern about the size of the cranes on the road with other traffic.

Mr. Moore stated the parcel is the first parcel past the trucking company.

Mr. Schickel questioned if approval would open for all the other property to become industrial. Commission stated any further development would have to go through the same process as this application.

Mr. Baker stated the applicant is uncomfortable with the condition of approval requiring road updates.

Chairman Sulski questioned how to get road improvements. Attorney Perkins stated it is appropriate at preliminary development plan stage, but the other parcels cannot be forced to improve the road.

Commissioner Green stated he had concerns with approving rezoning without infrastructure to support.

Chairman Sulski closed the public meeting.

After further discussion, Motion by Mifflin, second by Smith to recommend approval of the rezoning request (ZMA-2022-44) on the basis that it complies with the comprehensive plan and the future land use map. Motion carried 6-1 with Green dissenting.

Text Amendment – RV Campgrounds

Chairman Sulski opened the public meeting.

Mr. Summers stated this amendment changes some definitions for RV Campgrounds. He stated this amendment changes section 2.51.1 and allows for use in the A-1R zone.

He stated this amendment clarifies language and addresses open space. He stated the amendment establishes screening requirement and a maximum density.

He stated the amendments would establish that Planning Commission would review and Fiscal Court would have to approve the use since it would have to be zoned A-1R.

He stated a campground would have to be connected to public sewer or no more than one campsite per five acres would be allowed.

He stated setbacks would be established and that municipal water must be available with adequate fire protection. He stated fencing and landscaping requirements were also established.

He stated it does amend conservation areas to state that RV campgrounds are excluded from conditional uses.

Commissioner Mifflin questioned if dump stations are considered sewer. Mr. Summers stated that he would consider dump stations meeting the sewer requirement if the dump station is connected to public sewer.

Virginia Teague, 103 Christal Drive, stated she has concern about the setback on US 62 and would like to see it be 100 feet. She stated she also does not see anything about fencing along the roadway.

Ms. Teague expressed concern that she did not get to speak about FSP-2022-45 Mary Ann Ohnheiser Revocable Trust Property application.

Chairman Mifflin questioned if the setback for US 62 would be changed. Mr. Summers stated that setback was in the current A-1 zone requirements and he just carried it forward.

Chairman Sulski closed the public meeting.

After further discussion, **Motion by Mifflin, second by Stone to recommend approval for the amendments to the RV Campgrounds Text Amendment with the addition of adding fencing along the road and 100-foot setback along major roads. Motion carried unanimously.**

Chairman Sulski adjourned the meeting.

Attest:


Charlie Perkins, Secretary


Mark Sulski, Chairman

D-CRANE PRELIMINARY DEVELOPMENT PLAN

Staff Report to the Georgetown-Scott County Planning Commission March 9, 2023

FILE NUMBER: PDP-2023-06

PROPOSAL: Preliminary Development Plan for an 10,000 SF maintenance/office building and a 64,500 SF gravel storage area.

LOCATION: 224 Sims Pike

OWNER: Ed Moore

CONSULTANT: Steve Baker, PE
Midwest Engineering, Inc.



STATISTICS:

Zone	I-1 (Light Industrial)
Surrounding Zone(s)	A-1 (across RoW to the south)
Site Acreage (Net)	10 Acres
Building Height	max feet
Proposed Building Size	10,000 Square Feet
Proposed Parking	9 spaces (1 ADA Accessible)
Truck/Crane Parking	approx. 50,500 Square Feet (graveled) approx. 15,000 sf concrete
Access	Sims Pike (County-maintained)
Variances/Waivers	1. Waiver to allow the use of gravel for crane storage and limited truck parking. 2. Variance to reduce the number of interior VUA trees required from 6 to 2.

BACKGROUND:

The Applicant is seeking approval of a Preliminary Development Plan to construct an 10,000 building for office and vehicle maintenance uses and a gravel yard for crane storage. The proposed use is permitted in the I-1 zoning district.

PLAN REVIEW:

The Project Site is an approximately 300' wide by 1400' deep, 10-acre lot on the west side of Sims Pike approximately ¼ mile north of Old Delaplain Road . The Development Plan shows a proposed 100' x 100' building, setback 200' from the edge of the right-of-way from Sims Road, with a driveway north of

the building and a gravel storage area to the east, south and west of the building. A stormwater detention basin is proposed in the rear yard, west of the proposed building. The proposed building will conform to the setback & building height requirements in the *Zoning Ordinance*.

Access:

Vehicular access to the site is proposed from Sims Pike. The Development Plan shows a 50 ft. wide concrete driveway coming off Sims Pike providing the primary access to the building and employee parking lot on the north side of the building. The plan also shows an adequate paved employee parking area. The gravel parking around the building will require a variance.

The development plan indicates Sims Pike has a right-of-way width of 50 feet along the property's frontage. This should be sufficient width to accommodate upgrades to Sims Pike in the future. Sims Pike currently does not meet industrial road standards in terms of pavement width and design. The business proposed is a crane rental business which provides truck cranes for local job sites. These cranes will be parked on property when not on a job site. Staff is concerned about the adequacy of Sims Pike to support the movement of truck cranes.

The Planning Commission has in the past permitted applicants to make incremental improvements to public roads. The widenings required have been limited to the applicant's property road frontage, when the public road serving as access to the property was inadequate and not scheduled for public improvement and the property being developed was already zoned properly for its proposed use.

Sims Pike is currently 20' pavement width at the property entrance according to the applicant. Minimum industrial road widths are 24' pavement. In this case, based on staff recommendation, the applicant is proposing to widen Sims Pike with an additional 2' of pavement (12' width from centerline) with an additional 2' structural shoulder. If the Planning Commission deems this inadequate, the Planning Commission may consider denial of the Preliminary Development Plan due to inadequacy of infrastructure.

The project entrance is ¼ mile north of Cherry Blossom Way. There is one property owner on the west side of Sims Pike between the subject property and Delaplain Road/Cherry Blossom Way. The property owner operates a trucking business, Online Transport. The Planning Commission recently denied a Preliminary Development Plan for Online Transport. It is staffs understanding that Online Transport will be submitting a zone change request for their property in the coming months. This may offer an opportunity to widen the west side of Sims Pike. However, the timing and details of that future application are uncertain at this time.

Stormwater Management / Grading:

As of the writing of the staff report, a revised preliminary grading plan has not been submitted to staff for review. Planning Commission staff has spoken with the Applicant's consultant and there is agreement that any grading of the Project Site would need to avoid adverse impacts on Simms Pike.

Landscaping:

Section 6.12: Property Perimeter Requirements

Row 9 of the table requires a 15 ft. wide landscaping buffer between I-1 property and any agriculturally zoned property. This buffer area is required to have 1 tree per 40 feet of linear boundary plus a

continuous row of 6 ft. hedge or a 6 ft. fence, wall, or earth mound. The Applicant is the current owner of the adjoining A-1 zoned properties to the north. To the west is railroad ROW and to the south is A-1 zoned but industrial used property. The owner of these adjoining properties could waive this screening requirement. Staff would support a waiver to the perimeter screening.

Section 6.13: Vehicular Use Area Perimeter Requirements

The Preliminary Development Plan meets the requirements for VUA perimeter landscaping. Staff has recommended to the Applicant clearing out some of the undergrowth along the road right of way and providing a continuous 3 ft. tall shrub row. Staff will review the Final Development Plan to ensure compliance with these requirements.

Section 6.22: Interior Landscaping for Vehicular Use Areas

The Applicant is meeting the requirement for the amount of VUA landscaped area but is requesting a variance to reduce the number of required trees. The Applicant requests a reduction in the number of trees required from 6 to 2. The number of trees required is inflated by the long wide driveway needed for this site. Staff supports this variance.

Section 6.2215: Minimum Canopy Requirements

The Preliminary Development Plan meets the requirements for canopy coverage based on the existing canopy in areas which will remain undisturbed, primarily on the west side of the site along the railroad.

RECOMMENDATION:

Staff recommends **Approval** of the Preliminary Development Plan based on the property being zoned I-1 (Light Industrial) and conditions attached. Staff recommends including the following waivers/variances and conditions of approval:

Waiver/Variance:

1. Waiver to allow the use of gravel for crane storage and limited truck parking.
2. Variance to reduce the number of interior VUA trees required from 6 to 2.
3. Waiver of the perimeter buffer between I-1 and A-1 property.

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Preliminary Development Plan shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. Applicant shall widen Sims Pike to a minimum of 12' pavement from centerline with a 2' structural shoulder.
4. Applicant shall limit crane truck traffic from entering or exiting the site during typical school bus transportation hours.
5. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
6. Prior to any construction or grading, a Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to

review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.

7. The Final Development Plan shall comply with all stormwater management requirements according to the current Stormwater Manual including a post-construction stormwater management BMP O&M agreement.
8. The Final Development Plan shall comply with all requirements of the guidelines in the Dry Run Watershed BMP Study that are applicable to this site.
9. This Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406 section A of the *Subdivision and Development Regulations*.
10. The Final Development Plan shall have a specie specific Landscaping Plan in compliance with the *Landscaping & Land Use Buffers Ordinance*.

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
March 9, 2023**

The regular meeting was held in the Scott County Courthouse on March 9, 2023. The meeting was called to order by Chairman Charlie Mifflin at 6:00 p.m. Also present were Commissioners Rhett Shirley, James Stone, Duwan Garrett, Brad Green, David Vest, Dann Smith, Mary Singer, Harold Dean Jessie and Director Joe Kane, Planners Matt Summers and Elise Ketz, Engineer Ben Krebs, and Attorney Charlie Perkins.

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

Motion by Shirley, second by Smith, to approve the February 9, 2023 minutes. Motion carried.

Motion by Stone, second by Green, to approve the March agenda. Motion carried.

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

Postponements/Withdrawals

Chairman Mifflin stated that the applications for Big Pine Land (ZMA-2022-57), AWG (American Welding & Gas Supplies (PDP-2023-05) and Redwood Apartment Neighborhood (PSP-2023-07) are postponed until the next regularly scheduled meeting and to continue the Text Amendment – RV Campgrounds until the next regularly scheduled meeting.

Chairman Mifflin opened the public hearing for the Text Amendment – RV Campgrounds and continued until the next regularly scheduled meeting. Motion passed unanimously.

Consent Agenda

A representative of the Burchfield Property (FSP-2023-02) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Jessie, second by Singer, to approve the application. Motion carried unanimously.

Chairman Mifflin announced that Attorney Perkins swore in the new Commissioner Harold Dean Jessie prior to the start of the meeting.

PDP-2022-56 Worldwide Equipment – Preliminary Development Plan for three (3) buildings (215,000 SF total) for the operations of a heavy truck dealership and a 105,298 SF gravel storage area for trailer parking located on West Yusen Way.

PDP-2023-06 D Crane Development – Preliminary Development Plan for a 10,000 SF maintenance/office building and a 64,500 SF gravel storage area located at 224 Sims Pike.

Mr. Kane stated the project site is a 10-acre lot on the west side of Sims Pike approximately ¼ mile north of Old Delaplain Road. He stated the development plan shows a proposed 100' x 100' building sitting 200' from Sims Road. He stated the application was heard in October for rezoning of the property and is now zoned I-1 and annexed into the city. He stated to the south of the property is Online Transport.

He stated they are proposing a 50' wide concrete driveway off Sims Pike as access. He stated they are proposing a partial gravel parking lot for crane and material storage.

He stated a 15-foot-wide landscape buffer is required between I-1 property and A-1 zoned property. He stated adjoining property owners could waive the screening requirement. He stated the property owner also owns the property to the north. He stated the railroad is to the west and the south is another light industrial of the subject property business, so staff supports the request to waive the perimeter buffer between I-1 and A-1 zoned property.

He stated the applicant has requested a reduction in the amount of required interior VUA trees from 6 to 2. He stated staff supports the variance due to the long wide driveway needed for the site which inflates the VUA area square footage.

He stated the third waiver requested by the applicant is to allow gravel for the crane storage and truck parking.

He stated the project area is within the Urban Service Boundary and the surrounding area is planned industrial. He stated that was reasoning for the prior approved zone change.

He stated the main concern of the staff is the width of Sims Pike. He stated Sims Pike does not meet the minimum standards for industrial roads. He stated either the Planning Commission can deny the application or require the applicant to widen the road along their road frontage to meet the requirements. He stated staff recommends approval with the applicant widening the road.

He stated currently sewer is not available but there is enough land available for on-site sewage. He stated when sewer becomes available the applicant would be required to connect.

He stated he added a condition of approval to limit crane truck traffic during school bus hours.

Chairman Mifflin asked Mr. Kane to explain lawful non-confirming. Mr. Kane stated it is a use that does not conform to zoning but has been in use since prior to zoning or 10 years or longer with no enforcement.

Commissioner Green asked for clarification of distance the applicant would be required to widen on Sims Pike. Mr. Kane stated approximately 300' but 250' to the site entrance along the property frontage on Sims Pike.

Commissioner Jessie questioned what legally can be done to enforce limiting traffic during school bus transportation hours. Mr. Perkins stated if the applicant signs the conditions of approval it could be a legal matter for a court to decide.

Steve Baker, Midwest Engineering, stated he is available for questions.

Rob Domaschko, applicant, stated approximately 2 to 3 cranes would be going out and entering each day. He stated some days could be more.

Mr. Domaschko questioned if adding two feet to widen the road is all he needed to do. He stated he did not have a problem with that. He stated he could try to limit cranes on the road during school bus times but the business is open at that time and he could not guarantee that a crane would not be on the road. He stated he does a lot of business on county roads and has not had a problem yet.

Chairman Mifflin questioned the size of the cranes. Mr. Domaschko stated the width is approximately 8 foot and with mirrors 10 foot wide. Commissioner Garrett questioned if wide load vehicles accompany the cranes. Mr. Domaschko stated that in Kentucky accompanying vehicles are required.

Commissioner Singer questioned if a staging area could be located on Cherry Blossom Way. Mr. Domaschko stated no that is the purpose for him purchasing this to use it as a local site to stage cranes.

Commissioner Shirley questioned if there is a reference to what one of the cranes looks like. Mr. Domaschko stated he buys most of his cranes from Linkbelt.

Mr. Baker clarified that on the preliminary development plan the applicant would be responsible for widening 12' from the centerline of Sims Pike which would be an additional 2' of pavement.

Larry Jarrell, 808 Sims Pike, stated the company did a job for him before and his concern is that the road would not be wide enough for the cranes and vehicles to pass each other.

George Watson, 714 Delaplain Road, stated approximately 15 years ago fire trucks and ambulances were stranded on Sims Pike because of traffic from Online Transport and the additional cranes could create more traffic problems. He stated an ordinance was passed concerning the traffic.

He questioned the stormwater the site would create and how that would be handled. Mr. Kane stated that the applicant would be required to comply with the stormwater ordinance.

Mr. Kane stated he is not sure an ordinance was passed but according to the records on Online Transport they were cited for the entrance onto Sims Pike and had to return to the Planning

Commission. He stated that entrance was restricted to employee traffic only or agricultural traffic. He stated he thinks it was a Condition of Approval.

Phyllis Gibson, 862 Sims Pike, stated she has been living there since 1984. She stated Online Transport previously was Eastside Auto. She stated sometimes the semi-trucks miss their turn and go on down the road and turn around. She stated when meeting a semi-truck on the road they take up the whole road.

Jay Fightmaster, 237 Sims Pike, stated he is directly across from the development. He stated Online Transport uses the Sims Pike entrance just for trucks. He stated Online Transport will not widen their part of Sims Pike.

Sharon Pennington, 547 Sims Pike, stated her problem is the semi-trucks that travel Sims Pike. She stated they get lost and would back down Sims Pike. She stated she is concerned for the neighborhood's safety. She stated she does not want to see another business on that road.

Greg Schickel, 384 Sims Pike, stated he has concern with the entrance from Online Transport onto Sims Pike. He stated he wishes industrial would stay off Sims Pike and closer to the interstate.

Dallin Gibson, 862 Sims Pike, stated he was in a bad wreck on Sims Pike in 2020. He stated he feels the business should be in the industrial park.

David Norton, 1791 Rogers Gap Road, stated that two trucks cannot pass on that road. He stated the semi-trucks take up the whole road and if you meet one you are stuck.

Ed Moore, property owner, stated that cranes have been on all roads in the county. He stated the road is 20' wide from the proposed application to Cherry Blossom Way. He stated the owner of D Crane Development would like to stay in Georgetown, but he lost the last space he was renting.

Commissioner Singer questioned Mr. Moore if he still owns property on Sims Pike. Mr. Moore stated he owns adjacent property to the proposed development.

Chairman Mifflin questioned Mr. Moore how much more land he has zoned industrial. Mr. Moore stated the property is not zoned industrial but is in the future land use map as industrial.

Commissioner Singer questioned Mr. Moore if he would be willing to help widen the road for the properties he owns. He stated he would be willing to give right-of-way to help the road to get widened.

Commissioner Stone questioned what the wait time is at the intersection of Cherry Blossom Way. Mr. Moore stated there is a traffic light at the intersection.

Laird Stevens, former resident of Rogers Gap Road, stated that the decision would affect the traffic for all that live on Sims Pike as well as Rogers Gap Road. She stated she has concern for all who travel the road.

Belinda Brown, 549 Sims Pike, stated she has concern about the additional traffic affecting the school buses and making the buses late.

Juan Carpio, 549 Sims Pike, stated he has concern about the traffic. He stated the semi-trucks scare him and adding additional cranes would make the traffic worse.

Bob Viach, 740 Sims Pike, stated he has concerns about the proposed industrial use for the area without infrastructure in place. He stated he also does not understand the mixed uses for the area. He stated the intersection with the semi-trucks entering is a dangerous area.

Juliet Robertson, 458 Sims Pike, stated her concern is the traffic on Sims Pike and the road being able to handle this type of business.

Michael Brown, 549 Sims Pike, stated he is concerned about the delay the trucks/cranes could cause the school buses. He stated the additional trucks/cranes would block the intersection at Cherry Blossom Way. He stated he feels the road is not more than 18' wide.

Commissioner Jessie stated he has concern about condition of approval number 4 regarding the school buses.

Mr. Moore stated he does not feel like the cranes will block the road.

Commissioner Shirley asked for clarification of what businesses could be in the industrial zoned area. Mr. Kane stated contractor type business that require warehousing on site or mini warehouses. Mr. Kane stated that the business park does not allow heavy trucking or warehousing. He stated the reason that the businesses are going to this area is because it is the only area that allows trucking businesses. He stated there is no industrial type of land left in Georgetown.

After further discussion, **Motion by Jessie, second by Green to deny the Preliminary Development Plan (PDP-2023-06). Motion carried 7-2 with Vest and Garrett dissenting.**

Election of Officers

Motion by Green, second by Garrett, to approve the slate of officers with Charlie Mifflin as Chairman, Mary Singer as Vice Chairman, and David Vest, Rhett Shirley, and Dann Smith on the Executive Committee. Motion carried unanimously.

Approval of FY 23-24 Draft Budget

Mr. Kane presented the draft budget for FY 23-24.

Motion by Singer, second by Smith, to approve the Fiscal Year 2023-2024 proposed draft budget with Mr. Kane doing additional research on salaries and to present it before the Executive Committee. Motion carried unanimously.

Chairman Mifflin adjourned the meeting.

Attest:

A handwritten signature in blue ink, appearing to read "Charlie Perkins", written over a horizontal line.

Charlie Perkins, Secretary

A handwritten signature in blue ink, appearing to read "Charlie Mifflin", written over a horizontal line.

Charlie Mifflin, Chairman