

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

The regular meeting was held in the Scott County Courthouse on September 11, 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, Director Holden Fleming, Planners Elise Ketz, Rhett Shirley, Mark Carper, Toshi Tusam and Attorney Charlie Perkins. Absent were Commissioners Jessica Canfield, Harold Dean Jessie, Brad Green, Malissa Adair and Engineer Ben Krebs.

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

Motion by Garrett, second by Stone to approve August 14, 2025 minutes. Motion carried.

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

Postponements/Withdrawals

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

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

PDP-2024-48 Georgetown Commons Compliance Review (Signs & Elevations).

Mr. Fleming stated when the application was originally approved in November 2024 with two conditions of approval concerning the Big Box Design Standards and the Master Sign Plan.

He stated the only addition to the master sign plan is a sheet which details façade signs throughout the development. He stated the current sign code allows one façade sign per side at a maximum of 150 square feet. He stated the master sign plan states that no sign should exceed 500 square feet.

He stated the applicant is seeking approval of condition 18 that the proposed signs are compliant.

He stated the other condition of approval is meeting the Big Box Design Standards. He stated it serves as a guideline for large retail developments.

He stated the applicant had submitted pictures of the proposed facades for the development. He stated staff believe the proposed facades are within compliance, but the decision is up to the Planning Commission.

After further discussion, **Motion by Singer, second by Garrett, to approve PDP-2024-48 for the updated Master Sign Plan. Motion carried unanimously.**

After further discussion, **Motion by Singer, second by Vest, to approve PDP-2024-48 that the Big Box Standards are being met and the applicant is following Condition of Approval number 18. Motion carried unanimously.**

Other Business

RV Ordinance Draft

Mr. Shirley stated the four goals of establishing RV Parks in the county.

Chairman Mifflin questioned if everything in red is part of the changes. Mr. Shirley stated that since the last reading of the ordinance, legal counsel has reviewed the proposed ordinance. He stated most of the red are clerical changes. Commissioner Singer requested clarification that the items in red are changes the legal counsel for the Planning Commission made. Mr. Shirley stated yes but there was discussion that comments are being made and there will be a final version to vote on.

Mr. Shirley explained only land in the county with less than 50% prime farmland would be eligible for a RV Park. He explained the general requirements that included minimum lot size, setbacks and no sites within a floodplain area. He explained the landscaping and open space requirements.

He stated that an RV Campground must be served by a public water system and has the requirement for a public or private sewer system facility. Mr. Fleming explained whether the sewer is public or private determines the number of sites. Mr. Shirley stated the ordinance has been given to the Health Department to review.

Mr. Shirley stated that an addition of proof of active insurance policy would be reviewed every 2 years, prior to sale of property or before further development of the property. Attorney Perkins questioned if bonds would be better than insurance.

Dick Murphy, 346 Muir Lane, stated as part of the committee he has researched and found that there are companies who specialize in insurance coverage for sewer. Commissioner Singer stated her previous experience with an insurance policy covering damage. Magistrate Chad Wallace spoke to previous instances in the County of bonds not being high enough to cover road issues. Attorney Perkins stated the responsibility of making sure the required amount is reviewed every 2 years and is high enough to cover costs.

Mr. Shirley stated RV Campgrounds with over 100 sites should have 2 public road access and over 600 sites should have 3 accesses. He stated RV Campgrounds with more than 50 sites would be required to have a traffic study.

He stated internal roads must meet County Road standards. There was discussion of what size road is appropriate. Mr. Murphy stated there are some areas along North 25 at intersecting roads that might be able to meet road requirements.

There was continued discussion of density and how many RVs can be on 5 acres. Mr. Fleming stated that during discussions 1.5 RVs per 5 acres kept being stated. There was discussion about allowing RV parks to have a density of 1 RV per acre or should a minimum lot size of 20 acres be set for an RV Park and any proposal less be a conditional use. Mr. Murphy stated that in his research he found some places that had a permitting process for smaller parcels allowing RVs.

Roy Cornett, resident, stated that he can think of 6 places in the county that have indoor arenas and temporary permits for RVs would apply. He stated he scaled road widths and gave some examples of road widths in the county.

Laura Riddle, Fishers Mill Road, stated that she has been an avid RVer for many years and that her husband used to be the manager at GMWSS. She stated there are interstate rest stations that have dump stations. She stated there are apps available to help with RV travel. She stated there are dollies to help navigate turns for RVs pulling vehicles. She stated her concern if sewage failed at a campground.

There was discussion about how many days a person can stay continuously at an RV park. There was discussion of 29 days because Tourism would receive tax money. It was discussed how that could be enforced and instead having daily, weekly, monthly rentals.

There was discussion about cabins at an RV campground and conditional uses.

Mr. Wallace stated he has been dealing with RV parks since 2020. He explained the committee and the process of writing the ordinance.

Mr. Murphy suggested setting a deadline for public opinion so that the Planning Commission can finish the RV Ordinance.

Ms. Ketz and Mr. Fleming suggested days to have a special-called meeting to discuss the RV Ordinance. It was decided to meet on October 8, 2025 for a special-called meeting on the RV Ordinance.

Mr. Adair, 102 Stone Horse Lane, stated his concern regarding road widths and RVs traveling the roads.

The Planning Commission requested a Public Hearing for October 8, 2025 to discuss the RV Ordinance.

Georgetown City Council & Georgetown-Scott County Planning Commission Joint Session

Mr. Fleming stated the joint session is scheduled for September 23, 2025.

Personnel – Approval of Full-Time Status

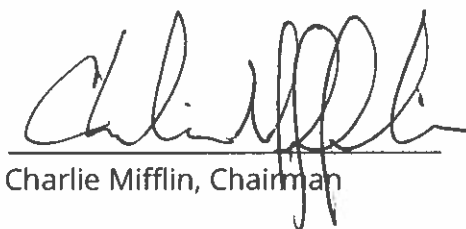
Motion by Singer, second by Vest, to approve permanent status for Mark Carper. Motion carried unanimously.

Chairman Mifflin adjourned the meeting.

Attest:



Charlie Perkins, Secretary



Charlie Mifflin, Chairman