

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
REGULAR MEETING  
MINUTES  
June 12, 2025**

The regular meeting was held in the Scott County Courthouse on June 12, 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, Harold Dean Jessie, Brad Green, David Vest Director Holden Fleming, Planners Elise Ketz, Rhett Shirley, Mark Carper, Engineer Ben Krebs and Attorney Charlie Perkins. Absent were Commissioners Malissa Adair and Jessica Canfield.

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

Motion by Stone, second by Singer to approve May 15, 2025 minutes. Motion carried.

Motion by Jessie, second by Garrett to approve the June agenda. Motion carried.

Postponements/Withdrawals

Chairman Mifflin stated that Bryant Property (FSP-2025-08), Legacy Run Commerce Park (PDP-2025-13), Woodland Park - Phase 3 (ZMA-2025-22) and Bluegrass Metal Recyclers, LLC (ZMA-2025-23) will be postponed until the next regularly scheduled meeting and Murphy Property (FSP-2025-15) and Tackett Farm Division (ZMA-2025-16 & FSP-2025-17) have been withdrawn.

Chairman Mifflin stated that Falls Creek Commons Concept Plan Amendment (PDP-2025-19) has requested postponement until the next regularly scheduled meeting.

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

FSP-2025-14 Quinnan Property - Final Subdivision Plat to subdivide a 26.226-acre parcel into three separate parcels consisting of two 5-acre lots and one 16.23-acre parent tract at the property located at 2350 Josephine Road.

Mr. Carper stated the application would have been consent eligible. He stated the property is zoned A-1. He stated recently GMWSS had reported that due to existing demand in the northern part of the county they are not adding new customers at this time.

He stated since approving a new lot that could not be developable, it is proposed to recommend preliminary approval with the added note that water service must be provided in some form before final subdivision approval.

Joel Day, 502 N. Broadway, representing the applicant, stated that he has recorded other plats without the water company certification.

Mr. Perkins suggested having a certification on the plat stating that water is not available to the property.

Roy Cornett, 126 E Main Street, stated that not having water available could change property values.

Mr. Shirley stated that staff, GMWSS, and the health department plan to meet next week to discuss.

Mr. Day questioned condition of approval five regarding water service. It was decided to eliminate the word "service" out of the condition.

After further discussion, **Motion by Singer, second by Stone, to approve FSP-2025-14 subject to 7 conditions of approval with the deletion of the word service in condition of approval 5. Motion carried unanimously.**

PSP-2025-18 Village at Lanes Run, Phase 4 Amendment – Amendment to Preliminary Subdivision Plat for Village of Lanes Run, Phase 4 conditions of approval located at 848 Old Oxford Road.

Mr. Carper stated the applicant is proposing a change to condition of approval number four by narrowing the lot widths for the units bordering Oxford Manor, Bell Farm, and jurisdictional waters. He stated the applicant is also proposing changing the condition of approval number eleven by placing one residential lot in HOA open space. He stated the previous conditions of approval were approved in 2022. He stated staff recommends approval for number four and denial of number 11.

Mr. Carper reviewed the history of Village at Lanes Run. He stated studies were conducted for the location of the potential drainage basin located in Phase 4 and identified a sinkhole located along Oxford Manor boundary. He stated that the study concluded that area is unbuildable and which eliminated several 100-foot-wide lots along the Oxford Manor boundary and caused a shift in street alignment.

He stated that because of the shifts, the applicant is requesting to narrow the lot widths from 100 feet to 75 feet for 15 units bordering Oxford Manor and the Urban Service Boundary. He stated the applicant is requesting to narrow the lot widths from 77.72 feet to 70 feet for units along Bell Farm and the newly determined jurisdictional waters. He stated that the applicant is requesting to have one 60-foot-wide lot in the open space across from the sinkhole area.

He stated the proposed amendment would add 4.58 acres of green space increasing the share from 14.7% in the area of PUD to 17.5% and from 11.6% to 13.7% overall. He stated the number of lots proposed would decrease from 143 to 142 and the overall density would decrease from 3.51 units per acres to 3.46.

Commissioner Jessie questioned if the sinkhole was a new finding. Mr. Carper stated a requirement was an additional study on the drainage basin and this information was found.

Commissioner Jessie questioned how the lot could be proposed on land owned by the HOA. Mr. Fleming stated the land is not owned by the HOA.

Commissioner Green questioned a stub road showing on the new application. Ms. Ketz stated that it is a farm entrance.

Commissioner Vest questioned if the ag buffers (fence requirement) are needed along the Bell property. Ms. Ketz stated this plat predates the fencing requirement, but USB fencing still applies.

Ms. Ketz replied to Commissioner Jessie earlier comment about the number of housing units. She stated the preliminary approval is for 570 units and total platted is 368 units. She stated 61 lots do not have a home built yet.

Brent Combs, Thoroughbred Engineering, explained that lots 19 and 26 are 75' wide. He explained the location of the Urban Service Boundary on the plat. He explained his lot numbering is off and there is actually 302 lots.

He proposed taking lot 73 located in the HOA open space area and the mailbox area and flipping them. He stated that would make lot 73 100' wide. Chairman Mifflin requested clarification of the HOA area being karst area. Mr. Combs stated a house could be built on the front part of the lot out of the karst area.

Commissioner Jessie questioned if there had been any meetings with the neighbors. Doug Charles, developer, stated they did not realize how bad the karst area was until after the geotechnical survey was completed. He stated there were 304 original lots on 88 acres of this phase. He stated they are losing two lots and possibly three if lot 73 is not approved. He stated this is a new phase so there are not long-term residents.

Mr. Charles stated the mailbox kiosk transition has just started in the last 18 months to 2 years. He stated they want to make it more attractive and easier for the homeowner.

He stated a no climb fence has already been installed. He stated a 75' or 80' wide lot fits with the other lots.

Mr. Krebs questioned Mr. Combs if the fill for lot 73 would be sufficient. Mr. Combs stated the pad for the mailbox kiosk could be the pad for the house. He stated the greenspace that would be used for lot 73 is new and is additional green space than previously on the plat.

Mr. Carper stated staff is in favor of the lot reductions. He stated staff finds that the extra lot in the HOA open space area would break up the continuity of the lots.

Mr. Fleming stated staff would rather see the mailbox kiosk flip with the lot instead of lot width being reduced in the area to fit another lot in.

After further discussion, **Motion by Singer, second by Garrett, to approve PSP-2025-18 subject to 16 conditions of approval except condition 11 to read that lot 73 shall not be located within the originally approved HOA common open space area and may switch lot 73 with the kiosk into the originally approved HOA open space. Motion carried 6-1 with Jessie dissenting.**

ZMA-2025-20 Ward Hall Rezoning – Zoning Map Amendment for 40.11-acre property from A-1 to C-1 located at 1782 Frankfort Road.

Chairman Mifflin opened the public hearing.

Mr. Carper stated the property is currently a museum. He stated the applicant is seeking to rezone the property to protect the historic structure. He stated the property does not lie within the Georgetown Historic Overlay District.

He stated the current zoning of A-1 does not provide protection for the site. He stated the Future Land Use Map designates the property quasi-public. He stated the structure is on the National Register of Historic Places.

Ms. Ketz stated staff had not been the applicant for an application since 1994.

Chairman Mifflin questioned condition of approval number two. Ms. Ketz stated if there was a renovation building inspection would be involved. She stated staff would get involved only if there was a significant change to the building or an additional building was added.

Chairman Mifflin closed the public hearing.

After further discussion, **Motion by Jessie, second by Singer to recommend approval of the rezoning request (ZMA-2025-20) on the basis of the staff recommendation that it complies with the comprehensive plan. Motion carried**

ZMA-2025-21 Sharp Property – Zoning Map Amendment for 30.22 acres from A-1 (Agricultural) to R-2 PUD (Medium Density Residential) located on Paynes Depot Road.

Chairman Mifflin opened the public hearing.

Mr. Shirley stated the site has not been annexed to the City of Georgetown. He stated the site adjoins city limits to the north, east and west. He stated the site has been within the Urban Service Boundary since 1979. He stated the 1985 and 1991 Comprehensive Plan identifies the area for expected growth. He stated the 1991 Comprehensive Plan recommended removal of agricultural districts from within the Urban Service Boundary and that past and current plans encourage PUDs as a development style. He stated properties in the immediate vicinity are developed with a mix of single-family and multi-family residential properties.

He stated this application necessitated a traffic study. He stated 3 intersections consisting of Paynes Depot at the bypass, Paynes Depot at proposed entrance adjacent to Copperfield Lane and Paynes Depot at McClelland Springs were studied during May 2025. He stated the morning count was 173 trips and the afternoon was 218 trips. He stated the traffic study did not warrant turn lanes in and out of development nor a traffic signal. He stated staff did think turn lanes were needed along with widening of the roadway.

He stated the applicant is requesting a series of waivers and variances. He stated staff recommends those should be addressed and reviewed during the Preliminary Development plan stage.

He stated for nearly 20 years the Comprehensive Plan has shown the property as medium density residential with the 2024 plan showing a small section as quasi-public use.

Chris Hoskins, representing the applicant, stated the property has been part of the Urban Service Boundary since 1979 and is surrounded by residential. He stated the proposed plan aligns with the Comprehensive Plan and the Future Land Use map.

He stated even though the traffic study did not warrant turn lanes, he stated the applicant is willing to construct a turn lane into the development. He suggested deferring condition of approval number 4 until the preliminary development stage.

He stated the requested waivers and variances are standard for PUD development. He stated the adjoining A-1 zoned property looks like a leftover agricultural piece and stated the applicant will request a waiver to the landscape buffer. He stated the applicant has met with the family owning that parcel and has a letter stating that they will not require the landscape buffer.

Commissioner Jessie questioned who owned the 7-acre parcel referenced during the turn lane discussion. It was stated that Paynes Depot Partner LLC own the tract.

Josh and Rebecca Kyle, 109 Clear Springs Drive, stated that he opposes the proposed multi-family development and smaller lot sizes. Ms. Kyle stated that multi-family dwellings are not in that vicinity. She stated their concern for the increased traffic. They questioned if the open space would be usable.

Commissioner Green questioned the zoning of McClelland Springs neighborhood. Mr. Shirley stated it is zoned R-1A PUD.

Commissioner Jessie questioned the usability of open space. Mr. Fleming stated staff would make sure during the preliminary stage to have usable open space.

John Barlow, developer, stated he met with the owner of the Gaines farm, and they agreed to eliminate the agricultural buffer. He stated in 2004 they donated land to the Ward Hall Foundation. He stated open space is a marketing strategy and important to them.

Michael Barlow stated the smaller lots are for keeping as much open space as possible.

John Barlow stated it is hard to build a home under \$400,000.00 now.

Michael Bruce, 131 Old Fort Drive, stated the infrastructure problems need to be addressed first.

Commissioner Singer questioned why the piece of land is recommended for R-2 zoning instead of R-1 zoning. Mr. Shirley stated that each piece of land does not have to be developed at maximum density allowable, but the staging of zoning is best at arterial roadways.

Mr. Shirley stated to address the infrastructure concern, all applications are seen by the TRC committee and those participants find out what is coming.

Christopher Good, 104 Clearsprings Drive, stated his concern for traffic safety and multi-family development.

Commissioner Singer questioned deferring condition of approval number 4 until the preliminary development stage. Mr. Fleming stated that the left turn is a requirement, but the rest can be discussed at the preliminary development stage.

Roy Cornett, 126 E Main Street, stated increasing density will protect the surrounding land around the city from development.

Commissioner Green stated increasing density in town does not stop growth in the county.

Chairman Mifflin stated two new future developments will have apartments in them close by. Mr. Shirley stated examples of apartments and townhomes near the proposed development.

Ms. Kyle questioned the goals of the Planning Commission.

Mr. Kyle questioned the annexation process.

Commissioner Jessie questioned if there is a limit on the number of apartment developments. Chairman Mifflin and Commissioner Singer stated they think it is an affordability issue.

Chairman Mifflin closed the public hearing.

**Motion by Singer, second by Stone to recommend approval of the rezoning request (ZMA-2025-21) on the basis of the staff recommendation that it complies with the comprehensive plan. Condition of approval number 4 strike out the requirement into the existing development access by Copperfield Lane to be constructed. Motion carried 4-3 with Jessie, Vest, and Green dissenting.**

ZMA-2025-24 GeoSpecialties Headquarters – Zoning Map Amendment for 5.58-acres from A-1 (Agricultural) to B-5 (General Commercial Park) for professional and technical consultant office located on Sadieville Road.

Chairman Mifflin opened the public hearing.

Mr. Carper stated the application is within the city limits of Sadieville. He stated the fire station is to the north of the property.

He stated the future land use map shows part of the property as quasi-public and part as commercial use. He stated to the west of the property is designated as light commercial. He stated staff concluded that the proposed site and concept plan fits within the B-5 zoning.

He stated during Phase 1 a hoop barn structure that will serve as office and equipment storage and a fenced equipment yard for storage would be installed. He stated Phase 2 would include a permanent metal building being built.

He reiterated that the Future Land Use Map shows the property and others westward to and past I-75 as commercial and industrial use.

Commissioner Jessie questioned what the company does.

Jamie Egli, applicant, stated the company stabilizes land slides and slopes. He stated the access to I-75 would help the business with the intent of very little equipment being at the office.

Chairman Mifflin closed the public hearing.

**Motion by Singer, second by Jessie, to recommend approval of the rezoning request (ZMA-2025-24) on the basis of the staff recommendation that it complies with the comprehensive plan. Motion carried unanimously.**

PDP-2025-25/PDP-2025-26 Colony Concept Amendment – Concept Plan Amendment and Preliminary Development Plan for 1.9 acres for 10 townhome units located at 214 Colony Boulevard.

Mr. Shirley stated this is a two-part application. He stated the application is for the parcel at the southern edge of Colony Boulevard near Castleford Drive. He stated the property is zoned R-3. He stated this is one of three contiguous parcels of undeveloped land.

He stated that in the open area there is a KU easement, but this parcel is not as affected by the easement as the other 2 parcels are.

He stated in 1990 this area was part of a proposed community recreation area. He stated the area remained vacant and the applicant would like to change to a residential use. He stated going back to the original plat the area was supposed to be owned and maintained by the HOA. He stated the area has been owned privately for at least 13 years and no record of a HOA can be found.

He stated the proposal aligns with several goals and objectives of the 2024 Comprehensive Plan.

Chris Mulberry, developer, stated they are trying to blend in the units with the single-family homes. He stated the units would give people a start into the neighborhood and maybe move into a single-family home.

Commissioner Singer questioned if the units would be rentals or owned. Mr. Mulberry stated they have not decided, and it could be a combination of both.

Chairman Mifflin questioned if the open space (dog park) area is in the KU easement area. Kyle Huffstater, Thoroughbred Engineering, stated it is within the 225' transmission easement.

Elizabeth McKellar, 215 Colony Boulevard, stated her concerns for traffic, infrastructure, stormwater, and school overcrowding while also wanting the parcel to remain an area for the community to enjoy.

Mike Kerber, 116 N Lafayette Drive, stated his concern regarding water runoff in the area. He stated it seems like a small tract of land for 10 units.

Norman Smiley, 114 N Lafayette Drive, stated his concern that the apartments would be rentals and the other parcels would become apartments also.

Cassie VonHoven, 108 N Lafayette Drive, stated her concern for seeing the area developed. She stated the area is used and maintained by the neighbors.

Mr. Smiley stated he had tried buying some of the land before.

Laura Prather, 104 N Lafayette Drive, stated her concern regarding the traffic and stormwater.

Jonathan Riojas, 215 Colony Boulevard, stated the current R-3 zoning does not align with the current neighborhood. He stated it is more of a R-1 zoning currently. He stated it is an informal park used by

the neighbors. He is concerned about the water runoff, property values and would love to see it become a conservation area.

Chelsea Burk, 124 Montclair Court, questioned if the hydrology was reviewed for the concept plan. Mr. Krebs stated the stormwater requirement would have to be met. He stated it is not usually submitted at this stage. Mr. Huffstater stated the stormwater cannot be more than what is currently on the site.

Ms. Burk stated her concern for the site distance and the proposed entrance. She questioned if the development would connect the sidewalk and if she could see the proposed concept plan. Ms. Ketz stated concept plans are illustrated documents and are not the final form of record.

Ms. Burk questioned why the original plan can be changed from what was approved when she bought her house. Chairman Mifflin stated the property was originally supposed to be HOA maintained. Mr. Shirley stated the responsibility falls on the developer to initiate the HOA. Mr. Perkins explained the developer eventually sold the property when a HOA was not formed. Mr. Huffstater explained the ownership record he had found and that the entrance location meets KYTC requirements.

Ms. McKellar stated this is a violation of the original concept plan. She stated how it would affect property values.

Commissioner Singer questioned the number of apartments in the Colony. Mr. Huffstater stated the closest apartments in the Colony have 160 units.

Ms. Ketz explained the variety of housing types in the Colony neighborhood.

Commissioner Jessie requested clarification that safety issues could be addressed in the future. Mr. Fleming stated the application must meet all the requirements and no variances were requested. He stated the application did not warrant a traffic study.

After further discussion, **Motion by Singer, second by Stone, to approve PDP-2025-25/PDP-2025-26. Motion failed 5-2 with Mifflin, Jessie, Vest, Garrett, Green dissenting.**

### Other Business

#### Text Amendment ZOTA-2025-03 HB 443 Reformatting Resolution

Chairman Mifflin opened the public hearing.

Mr. Fleming explained that HB 443 was passed in 2024 and is to take effect in July 2025. He stated any preliminary development or subdivision plat that meets all requirements can be reviewed by staff ministerially. He stated that staff are reviewing the zoning ordinance to make changes to meet the new law and will bring to Planning Commission next month for review.

Chairman Mifflin closed the public hearing.

**Motion by Singer, second by Vest to recognize the Text Amendment ZOTA-2025-03 HB 443. Motion carried unanimously.**

Community Engagement Letter from Elkhorn Crossing School

Mr. Fleming spoke of the day spent with the students at Elkhorn Crossing School.

Approval of Audit FY 23-24

Mr. Fleming stated a clean audit was presented at workshop on June 9, 2025, by the auditor, Logan Clouse with Charles Mitchell CPA. **Motion by Vest, second by Singer to approve the audit of FY 23-24. Motion carried unanimously.**

Chairman Mifflin adjourned the meeting.

Attest:

  
Charlie Perkins, Secretary

  
Charlie Mifflin, Chairman