

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

AGENDA

AUGUST 13, 2026

6:00 p.m.

I. COMMISSION BUSINESS

- A. Approval of July invoices
- B. Approval of July 9, 2026 minutes
- D. Approval of August 13, 2026 agenda
- E. Items for postponement or withdrawal

II. OLD BUSINESS

- A. ZMA-2026-22 McMillen Property - Zoning Map Amendment from A-1 (Agricultural) to R-1C PUD (Single Family Residential) located on Lisle Road near Lemons Mill Road. PUBLIC HEARING
- B. ZMA-2026-27 Pleasant Valley Ph 5 - POSTPONED
- C. PSP-2026-24 Pleasant Valley Ph 5 - POSTPONED

III. NEW BUSINESS

- A. ZMA-2026-34 185A Industry Road - Zoning Map Amendment from A-1 (Agricultural) to I-1 (Light Industrial). PUBLIC HEARING

IV. OTHER BUSINESS

- A. PDP-2007-43 Scott County Safe Storage – Variance for parking and interior landscaping for vehicular use area within a storage facility located at 102 Mary Lynn Drive.
- B. Lemons Mill Road Plat Revision
- C. Agricultural Farmstand Ordinance Discussion – PUBLIC HEARING
- D. Scott County Data Center Ordinance Discussion
- E. Approval of Audit for FY 24-25
- F. Update of Previously Approved Projects and Agenda Items

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
JULY 9, 2026**

The regular meeting was held in the Scott County Courthouse on July 9, 2026. The meeting was called to order by Chairman Mary Singer at 6:00 p.m. Present were Commissioners James Stone, Harold Dean Jessie, Malissa Adair, Jessica Canfield and Brad Green, Director Holden Fleming, Planners Elise Ketz, Rhett Shirley, Mark Carper, Toshi Tusam, Noah Smith, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent were Commissioners Tristin Black and David Vest.

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

Motion by Stone, second by Adair to approve June 11, 2026 minutes. Motion carried.

Postponements/Withdrawals

Chairman Singer stated that ZMA-2026-27 and PSP-2026-24 have been postponed until the next regularly scheduled meeting.

Richard Murphy, representing Anderson Communities, requested to postpone ZMA-2026-22 for one month.

Motion by Jessie, second by Stone to postpone ZMA-2026-22 for one month.

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

A resident stated that a bigger facility is needed to accommodate everyone there for the meeting. After further discussion, **Motion by Jessie, second by Stone to postpone ZMA-2025-36 in order to locate a facility to accommodate everyone and that has technical capabilities. Motion carried unanimously.**

PDP-2007-43 Scott County Safe Storage – Variance for parking and interior landscaping for vehicular use area within a storage facility located at 102 Mary Lynn Drive.

Mr. Carper stated the project was originally approved in 2007 but there are variances for parking and VUA interior landscaping being requested.

After going through the history of the project, he stated staff discovered there are two different owners of Phase 1 and 2. He stated after the recent information was revealed staff has not had time to properly analyze the variance request with fuller information.

Mr. Fleming stated that he suggests the Planning Commission listen to testimony of anyone present but postpone the decision until the August meeting.

Mr. Fleming stated that after looking at the aerials of the project site there are U-Haul type trucks at the location and a development plan was not approved for that use.

Brent Combs, representing applicant, stated he disagrees with the way the interior VUA was calculated. He stated that previously interior VUA was based on parking spaces proposed.

David Lusby, other owner of Phase I, stated interior landscaping doesn't make sense but he would like to see parking. He stated not providing any parking could mean people would block the drive aisles.

Mr. Combs requested postponement of PDP-2007-43 until the next regularly scheduled meeting.

Motion by Adair, second by Garrett to postpone PDP-2007-43 until the next regularly scheduled meeting. Motion carried unanimously.

PDP-2026-15 Livsmart Amended - Amended Preliminary Development Plan for a 3-story, 99 room hotel with associated parking and landscaping located at 400 Outlet Center Drive.

Ms. Ketz stated after the April approval the applicant is requesting an amendment to increase the room count from 89 to 99 rooms.

She stated staff agrees with the waiver request for 99 parking spaces but suggested 100 parking spaces to provide parking space for staff per the regulations.

She stated the applicant is requesting a waiver to keep the ratio of interior landscaping to the previously approved amount of 2,663 square feet (6.5%). She stated staff is in favor of the requested waiver.

Klay Dunham, Grace Construction, stated he is available for questions.

Commissioner Adair questioned how many staff members would be at the location during the day. Mr. Dunham stated three staff members would be present.

Ms. Ketz stated that a letter from an adjoining property owner was presented to the Planning Commission at workshop.

After further discussion, **Motion by Jessie, second by Green, to approve PDP-2026-15 with 9 conditions of approval and two variances including the additional parking space. Motion carried unanimously.**

Staff and Planning Commission discussed holding a special meeting for the postponed Stables at Blossom Park (ZMA-2025-36).

Chairman Singer adjourned the meeting.

Attest:

Mary Singer, Chairman

Charlie Perkins, Secretary

MCMILLEN PROPERTY ZONING MAP AMENDMENT

Staff Report to the Georgetown-Scott County Planning Commission August 13, 2026

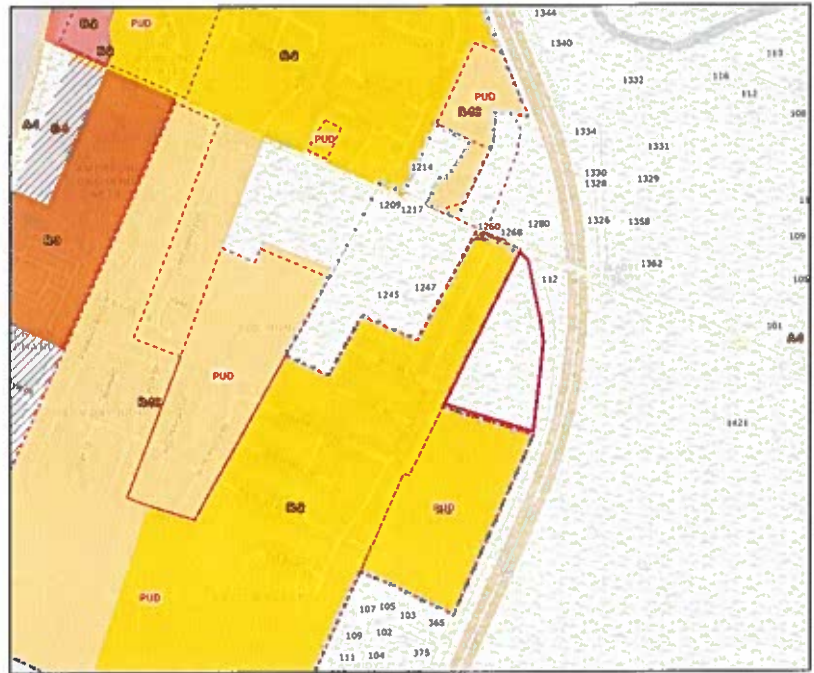
FILE NUMBER: ZMA-2026-22

PROPOSAL Zoning map amendment from A-1 (Agricultural) to R-1C PUD (Single Family Residential)

LOCATION Lisle Road near Lemons Mill Road

OWNER Reginald McMillen Estate, C/O James McMillen

APPLICANT DeNnis Anderson, Anderson Communities, LLC



STATISTICS

Total Site Acreage:	13.29 acres
Existing Zone:	A-1 (Agricultural)
Proposed Zone:	R-1C PUD (Single Family Residential)
Surrounding Zone(s):	A-1, R-2, R-1C
Proposed Use:	Residential
Access:	Lisle Road
Arterial Access:	Lemons Mill Road
Future Land Use (2024):	Low Density Residential

SITE CHARACTERISTICS

The project site is a 13.29-acre, triangularly shaped property located along Lisle Road near its intersection with Lemons Mill Road. Its current zoning is A-1, and the applicant is requesting that it be rezoned to R-1C PUD. Its current use is agricultural, and the site is improved with two barn structures and perimeter and internal fencing. An automobile repair facility, approved by CUP (S-13-97), sits opposite this site across Lisle Road. The property is within the Urban Service Boundary (USB) but has not been annexed into Georgetown city limits. Section 170 of the Subdivision and Development Regulations (Section 1.16 under recently adopted ZOTA for City of Georgetown)

specifies that all new urban development located within the USB shall be annexed into the appropriate city. Water service to the site is currently supplied by the Kentucky-American Water Company, and there is currently no public sanitary sewer on site. Development of the property may require connecting with GMWSS for sanitary sewer.

The property is bordered by R-2 PUD district along its western and southern borders. The area to the west has been developed into single-family neighborhoods. The property to the south, which was rezoned in 2008, has not yet been developed. Lisle Road (KY 1963) runs along the eastern side of the property, and I-75 runs parallel to that.

CONCEPT PLAN REVIEW

Use Review

The applicant is requesting a rezoning of the property from A-1 (Agricultural) to R-1C (Single Family Residential) PUD (Planned Unit Development) for single-family residential development to include 46 units with a density of 4.39 units per net acre. The Georgetown-Scott County Zoning Ordinance establishes single-family dwellings and planned development projects for residential use only as permitted uses within the R-1C district.

On July 27, 2026, the Georgetown City Council approved a zoning text amendment (Ordinance No. 2026-13), establishing that, within city boundaries, maximum dwelling densities shall be calculated by gross acreage rather than net acreage. The Scott County Fiscal Court is considering the proposed change and may also establish that dwelling densities are to be calculated in the same fashion. The allowable density within the R-1C zoning district is 4.4 dwelling units per acre. At 13.29 acres, the permissible number of units for the lot, based on gross density of the lot zoned R-1C PUD, is 58 units.

Concept Plan

Layout

The applicant is proposing a largely linear arrangement of parcels on which to contain 46 single-family dwellings. The applicant proposes setbacks of 25 feet for the front yard, 7.5 feet for the side yard, and 20 feet for the rear yard. The typical lot size is to be 6,985 square feet, with the minimum size being 6,875 square feet, and the minimum lot width proposed is 55 feet.

The *Schedule of Dimension Area Regulations* within the Zoning Ordinance allows for a minimum lot size of 7,500 square feet and minimum lot width of 70 feet for single-family dwellings in the R-1C zone. The permissible setbacks are 30 feet for the front yard, 10 for the side yard, and 25 feet for the rear yard.

To address the dimensional discrepancies, the applicant is requesting that the property be rezoned as R-1C Planned Unit Development (PUD). On July 27, 2026, the Georgetown City Council approved a zoning text amendment (Ordinance No. 2026-14) related to PUD regulations. Some specifics of these regulations include the following:

Dimensional Comparison (R-1C)			
	Permitted	Proposed	Change
Min. Lot Area	7,500 sq.ft.	6,875 sq.ft.	-8.3%
Min. Lot Width	70 ft.	55 ft.	-21.4%
Front Setback	30 ft.	25 ft.	-16.7%
Side Setback	10 ft.	7.5 ft.	-25%
Rear Setback	25 ft.	20 ft.	-20%

- Open space shall be at least 20% of the total acreage of the proposed PUD
- At least 60% of the open space shall be usable;

- The open space is not to include floodplains, sink holes, or environmentally sensitive areas;
- No residence is to be more than 900 feet from a useable open space area;
- A pedestrian sidewalk network with connection to all useable open spaces and residential units shall be provided;
- Up to 25% of the useable open space may be located along the perimeter of the total PUD site area;
- Useable open space areas shall be at least 10,000 square feet in area;
- An enhanced pedestrian trail network may be included in meeting the open space requirements; and
- All PUDs must have a minimum canopy coverage of 30%.

A copy of the topically substantive portions of the city ordinance has been included with the packet. For the Final Subdivision Plat and the Preliminary Development Plan, the applicant will need to submit plans that are in compliance with these PUD regulations.

Access and Circulation

Three points of street access to the project site are proposed. Two involve an eastern extension of *Skyline Drive*, entering into the site from the already developed, adjacent Sutton Place Subdivision to the west of the project site and exiting the site onto Lisle Road. A third, *B Street*, is to enter from the south, connecting with a conceptualized subdivision and development (Sparks Farm), also owned by the applicant, traveling to the northern end of the project site, and ending in a *cul-de-sac*. A proposed *A Street* is internal to the site, providing connectivity and lot frontage. Eleven of the proposed parcels will be through lots that will have frontage on the internal street (*A Street*) as well as Lisle Road. No individual driveway access shall be allowed to Lisle Rd or within 100' of an entrance intersection.

All of the proposed public roads are to be within 50-foot R.O.W.s, to include 2-foot-wide gutter curbs, minimum 7-foot-wide green strips, and 4-foot-wide sidewalks. The paved street for Skyline Drive is to be 28 feet wide, and A Street is to have 27-foot-wide pavement. Lisle Road has an existing pavement width of 22 feet, along which there are no curbs or sidewalks. Improvements to Lisle Rd – such as widening, turn lanes and shoulder and drainage – will be requested and shall be evaluated at Preliminary Development Plan stage.

Traffic

According to the Institute of Transportation Engineers Common Trip Generation Rates (11th Edition), detached single-family dwellings generate per dwelling unit 0.75 vehicle trips in the AM peak hour and 0.99 trips in the PM peak hour. With 46 units, the proposed development is estimated to produce 34.5 trips in the AM peak hour and 45.54 trips in the PM peak hour, numbers that are below the 100 estimated generated trips that would require a traffic study. Much of the generated traffic would impact Lisle Road from the singular access point into and out of Skyline Drive.

The KYTC Traffic Database shows that the 2025 Annual Average Daily Traffic (AADT) for Lisle Road was 2,260 vehicle trips, 36% higher than the 1,438 daily trips in 2022 and 12% higher than the 1,992 daily trips in 2019. As the proposed street network for the project site is connected to the Sparks Farm potential development site to the south, also owned by the applicant to this project site, should a unified development plan to include both sites be submitted, a traffic impact study is likely to be required.

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

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.*
2. *The planning commission, legislative body, or fiscal court may adopt provisions which prohibit for a period of two (2) years, the reconsideration of a denied map amendment or the consideration of a map amendment identical to a denied map amendment.*

Comprehensive Plan

When changes to zoning are desired, the Planning Commission uses the Comprehensive Plan and Future Land Use map to determine whether the desired zone change and proposed land use fit within the community vision, and whether or not the change supports the appropriate land use mix for the long-term benefit of the community. In addition to the content of this plan, the Commission also considers the appropriateness of the existing and desired zoning designations, and if there have been any unanticipated changes of a physical, social, or economic nature in the area involved since this plan was created.

Goals & Objectives

The 2024 Comprehensive Plan identifies housing as integral to quality of life, as central to form and character of community, and as linked to economic development and growth patterns. The Comprehensive Plan devotes considerable attention to the housing environment within Georgetown and the County, affirming that the county has experienced a reduction in the availability of units as construction has not kept pace with the growth in population.

To address the housing shortfall, the Comprehensive Plan advocates for providing a full spectrum of quality housing options for all residents. It encourages the expansion of affordable and middle - income housing opportunities throughout the community and promotes connectivity and compactness of new residential developments. The Plan also encourages new housing developments being compatible with existing neighborhoods and downtown areas.

Future Land Use Map

The Comprehensive Plan specifies that the Future Land Use (FLU) describes the proposed future use of the property, regardless of the current zoning designation. Created through staff research and community input, the FLU map proposes the best land use mix for the long-term benefit of the community. It is intended to be combined with the related text of this Comprehensive Plan, including the goals, objectives, policies, and recommendations. It also reflects existing land use deemed likely to be long-term.

The 2024 Future Land Use Map shows the subject property designated as Low Density Residential. The description of the land use, per the Comprehensive Plan, states that Low Density Residential land use category,

... allows residential uses as well as home occupations. Home occupations include small-scale businesses, and institutions that will not detract from the basic residential integrity of a neighborhood. New low density residential growth will only occur within cities and Urban Service Boundaries. Low density residential uses include single-family homes, duplexes, limited townhome development, and some appropriately scale walkable Missing Middle housing. (Page 72)

Analysis of Legal Considerations

Section 100.213 Findings necessary for proposed map amendment

1. *Before any map amendment is granted, the planning commission . . . must find that the map amendment is in agreement with the adopted comprehensive plan, ...*

Staff finds that the proposed rezoning of the subject property from A-1 to R-1C PUD is in agreement with the goals and objectives of the Comprehensive Plan. An increase in the housing stock helps to address the shortfall in supply, and the proposed, compact community of single-family homes would be compatible with the adjacent Sutton Place Subdivision neighborhood.

As well, the proposed R-1C PUD zone is compatible with the Future Land Use map, which designates this property, and others around it, as Low Density Residential. While the description of Low Density Residential does not specify a maximum unit density ratio, it does not include multifamily buildings as an acceptable housing type.

... 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;*

Staff finds that the existing A-1 zoning classification is inappropriate. The property is within the Urban Service Boundary and is in an area with ongoing residential development. Staff finds also finds that the proposed R-1C PUD zoning classification is an appropriate replacement that is compatible with the housing types allowed for Low Density Residential land use, according to the Comprehensive Plan.

- 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.*

This property and the surrounding areas have long been identified in multiple Comprehensive Plans for residential use. There have been no major changes of an economic, physical, or social nature not anticipated in the Comprehensive Plan.

Staff finds that the application meets requirements of KRS 100.213.

Findings:

1. The applicant has requested to rezone the subject property from A-1 (Agriculture) to R-1C PUD (Single Family Residential).
2. The site is within the Urban Service Boundary but outside of Georgetown city limits.
3. The site is supplied with public water by Kentucky-American Water Company but has no public sewer.
4. If the ZMA is approved by the Planning Commission, the City of Georgetown would also need to approve the rezone and annex the property into city limits.
5. For development, the site may need to connect to GMWSS for sanitary sewer.
6. The configurations within Concept Plan are not in conformance with dimensional requirements for the R-1C, and the applicant requests that the proposed ZMA include a Planned Unit Development (PUD).
7. The City of Georgetown has adopted new PUD regulations, to which the applicant will need to adhere for the FSP and/or PDP.
8. KRS 100.213 specifies that consideration of a ZMA must be based on agreement with the Comprehensive Plan.
9. Staff finds that the proposed rezoning is in agreement with the goals and objectives of the Comprehensive Plan, which include increasing the housing stock and providing compact, single-family homes compatible with surrounding neighborhoods.
10. Staff also finds that the proposed rezoning is in agreement with the Future Land Use (FLU) map, which envisions this property and the surrounding area as Low Density Residential.
11. The Comprehensive Plan describes Low Density Residential land use to include single-family homes, duplexes, and limited townhomes.
12. The R-1C zone allows for single-family dwellings and planned development projects for residential use only.
13. Staff finds that the application meets the requirements of KRS 100.213.

RECOMMENDATION:

Staff recommends **approval** of the zone change request from A-1 to R-1C PUD for the 13.294-acre McMillen property (192-20-067.000) located along Lisle Road near its intersection with Lemons Mill Road. If the Commission recommends approval of this application, staff recommends the following conditions be attached:

1. All applicable requirements of the *Zoning Ordinance, Subdivision and Development Regulations, and Landscape Ordinance*.
2. The Applicant shall return to the Planning Commission for Final Subdivision Plat and/or Preliminary Development Plan approval for any change development or uses are proposed.

Assisted Living Facilities shall be permitted as part of a Planned Unit Development within area comparable to the respective districts noted in Section 2.54.G.

Note: These areas that contain Assisted Living Facilities may also reasonably contain attached or separate Nursing Home (Rest Home) Facilities, Elderly Apartment Building(s), and duplexes for the elderly or single-family residences for the elderly.

2.32. II CONDOMINIUM REGULATIONS

Condominiums are permitted in all districts where attached buildings are permitted, and are permitted in approved P.U.D.'s when designated. Condominium developments shall follow the procedure as established in the Subdivision Regulations and as established for P.U.D.'s.

The Planning Commission shall act upon condominiums in the same manner as for P.U.D.'s except that the overall density requirement is derived from the particular zoning district. Some variation from these regulations may be permitted by the Commission when the development is of a non-residential nature.

The Commission may, as a condition of approval, attach special requirements to insure general conformity to the Comprehensive Plan or to the municipal ordinance or county resolutions and to insure adequate maintenance of the development.

2.5.15 PLANNED DEVELOPMENT PROJECTS

1. Purpose:

- a. Implement elements of the adopted Georgetown-Scott County Comprehensive Plan, Small Area Studies and Plans, and other community plans.
- b. Provide flexibility in creating planned communities, incorporating a range of uses such as residential, commercial, office, or recreation.
- c. Promote the clustering of dwellings and uses on a development site while simultaneously preserving shared, accessible open space.
- d. Protect environmentally sensitive areas.

2. Process

- a. All Planned Unit Developments shall be approved through a public hearing process conducted by the Planning Commission in line with the Subdivision & Development Regulations.

3. Intensity & Dimensional Standards

- a. Standards are established for each PUD based upon the approved narrative and concept plan. All subsequent master plans, development plans, and subdivision plats shall adhere to the standards established at time of PUD unless an amendment to the PUD is approved. It is understood that Planned

Unit Developments, meeting all other requirements of this section, may have specific dimensional standards modified as a part of the Planned Unit Development approval process.

b. Customary Modifications Requested in PUD proposals

<u>Dimensional Standard</u>	<u>Modification</u>
<u>Minimum Lot Area</u>	<u>25% reduction</u>
<u>Minimum Front Yard Setback</u>	<u>n/a</u>
<u>Minimum Side Yard Setback</u>	<u>7.5 feet single family/duplex</u> <u>25 feet multi-family</u>
<u>Minimum Rear Yard Setback</u>	<u>n/a</u>
<u>Minimum Lot Width</u>	<u>25% reduction</u>
<u>Maximum Building Height</u>	<u>50 feet or 3 stories (R-2 and R-3 only)</u>
<u>Maximum Building Coverage on Lot</u>	<u>25% increase</u>

4. Regulations

a. Permitted Uses

- i. All allowed or conditional uses upon approval by the Board of adjustment, in the zone for which the planned unit development (PUD) application is made

b. Open Space and/or Recreation Area Required

- i. Open space shall be allocated, designed, and maintained as an integral part of all PUDs. Open space shall, at a minimum, be at least 20 percent of the total gross acreage of the proposed PUD.
- ii. At least 60 percent of the open space shall be considered usable open space, and those spaces must satisfy the following minimum requirements:
- iii. Not to include floodplain, sinkholes, or any item considered an "Environmentally Sensitive Area" as described in the Subdivision & Development Regulations.

c. Location & Dimensional Standards

- i. Usable open space shall be integrated into the proposed development. No residential unit shall be more than 300 yards or 900 feet, from an area classified as usable open space.
- ii. A pedestrian sidewalk network with connection to all usable open spaces and residential units shall be provided throughout the PUD.
- iii. Up to 25% of the usable open space may be located along the perimeter of the total PUD site area.
- iv. Usable open space areas shall be at least 10,000 SF in area.

- v. The minimum width of any dimension of a usable open space shall be 25 feet.
- vi. At least 25% of the total linear boundary of the perimeter of each usable open space shall have frontage onto an approved street or public right-of-way.
- vii. For every 5,000 SF of a usable open space, one pedestrian access point or easement to an approved street or public right-of-way shall be provided. The access point shall connect to the proposed pedestrian sidewalk network in the neighborhood with material consistent with the material used for the pedestrian network.
- viii. Enhanced Pedestrian Trail Network
 - 1. For the purpose of this regulation, an enhanced pedestrian network are the sidewalks and pedestrian connections required of residential, commercial, office, recreational, or a mix thereof which have been exceeded for the purposes of open space connectivity. The following standards are the minimum requirements of an enhanced pedestrian trail network:
 - 2. Minimum 10-foot-wide pedestrian trail easement. No easements shall be located within the pedestrian trail network easement.
 - 3. Minimum 6-foot-wide pedestrian trail, materials per the Subdivision & Development Regulations
 - 4. Pedestrian amenities shall be located every 300 feet. Said amenities shall be connected to the 6-foot-wide trail route but shall not be located in the walkway. Pedestrian amenities shall include benches, transit stops, and other amenities.
 - 5. An enhanced pedestrian trail network shall connect usable open spaces.
 - 6. No greater than 50% of the required usable open space may be credited to an enhanced pedestrian trail network.
- d. Phased PUD Projects
 - i. In instances of a phased PUD project, the usable open space shall be distributed equally across each phase or every 5 acres of land developed or subdivided. In no circumstances shall a usable space requirement be deferred more than 1 phase.
 - ii. Mixed Dwelling Type or Use

1. For PUD projects incorporating multi-family residential, all credited usable open space shall be accessible and usable for all residential types.
2. For PUD projects incorporating residential and non-residentially zoned areas, usable open space may be located in non-residential areas with the following standards.
3. The usable open space shall adhere to all standards set forth as part of this section.
4. The usable open space shall be connected to the pedestrian sidewalk network constructed to residential sidewalk standards.

iii. Connections to Existing Neighborhood or Public Open Spaces

1. Usable open spaces shall consist of a variety of amenities, such as open fields for sports, walking trails and paths, nature areas, or play equipment.
2. All concept plans, master plans, development plans, and subdivision plats, (including amendments) shall indicate which uses or activities the usable open space is dedicated to.
3. A diverse array of usable open spaces shall be provided in the PUD project and no one amenity type shall be utilized for more than 50% of all usable open spaces.
4. Amenities shall be designated and installed in areas defined by said plans and plats prior to their dedication to an HOA, group, or governmental entity.

e. Landscaping Requirements:

- i. PUDs must meet relevant landscaping and buffer requirements consistent with the adopted development regulations excepting that all PUDs must have a minimum canopy coverage of 30%.

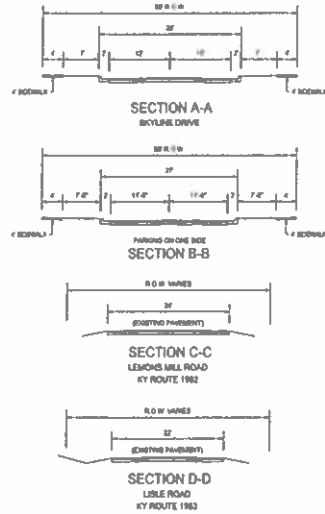
5. Procedure

- a. A concept plan and preliminary and final development plan or preliminary and final subdivision plat, whichever is applicable shall be required for every planned-development project.
- b. When a planned development project is proposed, the procedure for concept plan and subdivision plat as set forth in the Georgetown-Scott County Subdivision Regulations shall be followed in its entirety. This procedure shall be followed for all planned development projects regardless of if the subject property is under divided ownership or if the subject property is to be subdivided as part of the process.

- c. If approved by the Planning Commission, a record plat illustrating the concept plan with all conditions and notes submitted for the planned development project shall be recorded with the Scott County Clerk's office.
- d. All PUD applications shall pay all appropriate fees as set forth by the Planning Commission.
- e. Building permits and certificates of occupancy shall be required for each building according to Sections 5.2 and 5.3 of this Zoning Ordinance.



VICINITY MAP



- GENERAL NOTES
- INTERIOR CONNECTIVITY, SANITARY SEWERS, STORMWATER MANAGEMENT, ENTRANCE DESIGN AND EXISTING TREES SHALL BE EVALUATED WITH THE PRELIMINARY DEVELOPMENT PLAN AND CONSTRUCTION DOCUMENTS.
 - STORM SEWERS, STORM WATER RETENTION BASINS, AND SANITARY SEWERS SHALL MEET THE SPECIFICATIONS AND APPROVAL OF THE PLANNING COMMISSION ENGINEER.
 - ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED. SUCH COVER WILL CONSIST OF ANNUAL GRASSES OR SMALL GRAINS. SLOPES EXCEEDING 4:1 SHALL HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING OR SOO IN ORDER TO PREVENT EROSION.
 - THIS CONCEPTUAL PLAN SHALL NOT BE USED AS BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED ON A RECORDED SUBDIVISION PLAT.
 - GRADING, BUILDING FINISH FLOOR ELEVATIONS & HANDICAP PARKING SPACE LOCATIONS ARE SUBJECT TO CHANGE BASED ON FINAL CONSTRUCTION PLANS.

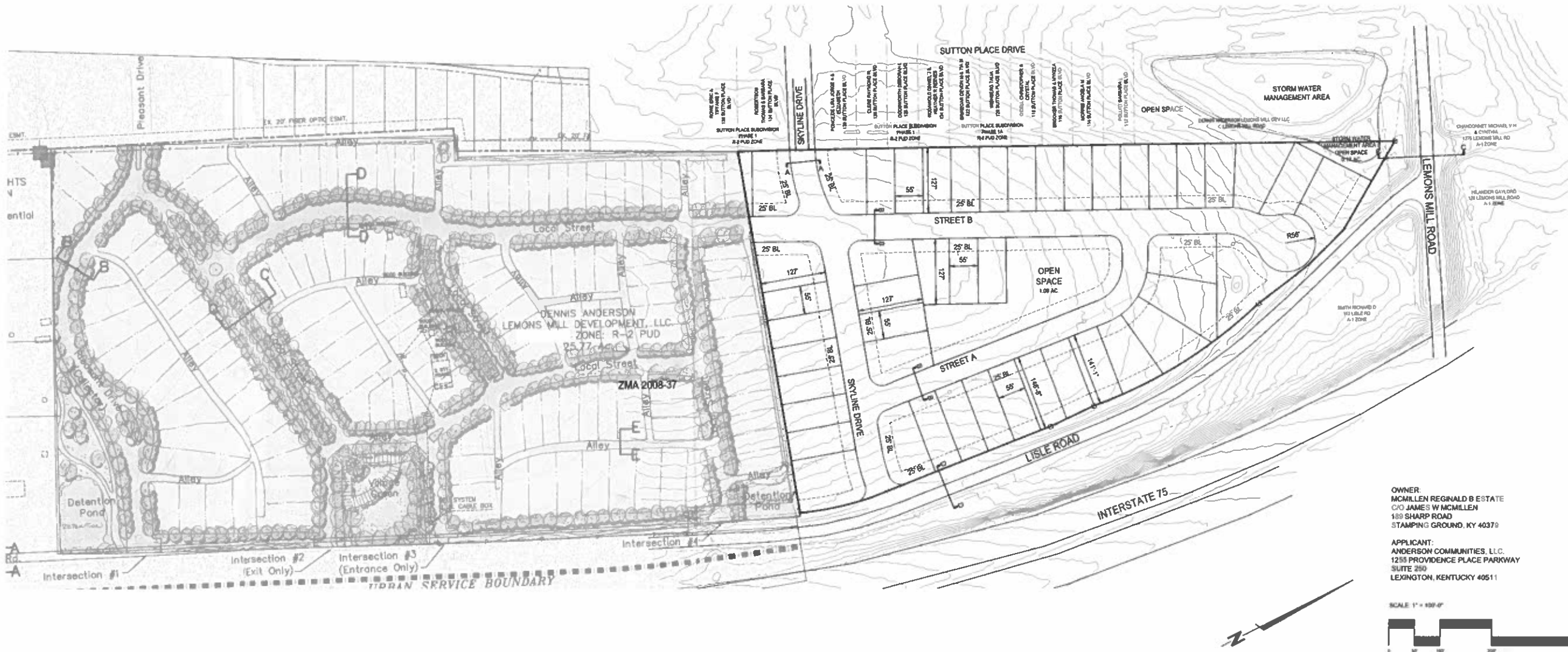
SITE STATISTICS	
EXISTING ZONE	A-1
PROPOSED ZONE	R-1C (PUD)
SITE AREA	
GROSS AREA	13.29 AC
ROW AREA	2.82 AC
NET AREA	10.47 AC
TOTAL UNITS	48 UNITS
DENSITY	4.59 UNITS/NET ACRE
OPEN SPACE AREA	1.26 AC
9.5%	
TYPICAL LOT SIZE	55' X 127'
MINIMUM LOT SIZE	6,875 SQ. FT.

R-1C (PUD) MINIMUM STANDARDS	
SINGLE FAMILY	
LOT WIDTH	55 FEET
LOT SIZE	6,875 SQ. FT.
FRONT YARD	25 FEET
SIDE YARD	7.5 FEET
REAR YARD	20 FEET

CERTIFICATION OF OWNERSHIP AND DEDICATION:
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAT/PLAN OF THE DEVELOPMENT WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN IN ACCORDANCE WITH THE GEORGETOWN-SCOTT COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, UNLESS OTHERWISE NOTED.

SIGNATURE OF OWNER OR OWNERS _____ DATE _____

PURPOSE OF PLAN:
TO REFLECT A CONCEPT PLAN OF THIS PROPERTY IN CONJUNCTION WITH THE ZONE CHANGE REQUEST TO R-1C (PUD)



OWNER:
MCMILLEN REGINALD B ESTATE
C/O JAMES W MCMILLEN
180 SHARP ROAD
STAMPING GROUND, KY 40370

APPLICANT:
ANDERSON COMMUNITIES, L.L.C.
1255 PROVIDENCE PLACE PARKWAY
SUITE 250
LEXINGTON, KENTUCKY 40511

SCALE 1" = 100'

Date: May 1, 2026

Barrett Partners, Inc.
PLANNING AND LANDSCAPE ARCHITECTURE
638 Eludd Avenue, Suite 317 • Lexington, Kentucky 40502
859-381-9897
www.barrettpartnersinc.com

McMillen Property
PVA PARCEL NUMBER 192-20-067.000
Lemons Mill Road
Georgetown, Kentucky

Revised:
4/12/2026 PER TECHNICAL REVIEW
7/29/2026 R-1C PUD

Concept Plan

CP

185A INDUSTRY ROAD ZONING MAP AMENDMENT

Staff Report to the Georgetown-Scott County Planning Commission August 13th, 2026

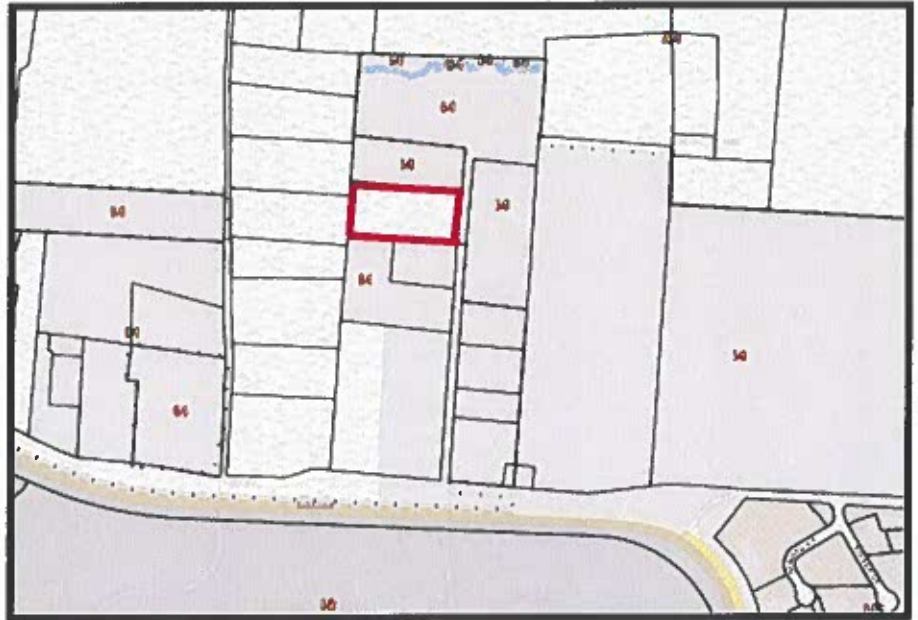
FILE NUMBER: ZMA-2026-34

PROPOSAL: Zoning Map
Amendment
from A-1
(Agricultural) to
I-1 (Light
Industrial).

LOCATION: Industry Road.

OWNER: Evening Lights
Bible Believers,
LLC.

APPLICANT: John Bishop of
Industrial Tech Services (buyer).



STATISTICS:

Total Site Acreage: 5.004 acres.
Existing Zone: A-1 (Agricultural)
Proposed Zone: I-1 (Light Industrial)
Surrounding Zone(s): I-1, A-1, I-2.
Proposed Use: Light Industrial (outdoor storage and office space).
Access: Private access easement which stems from Industry Road.
Arterial Access: Cherry Blossom Way.
Future Land Use
Map Designation (2024): Industrial.

SITE CHARACTERISTICS:

The Subject Property is a 5.004-acre lot located immediately northwest of the terminus of Industry Road. The site is near Georgetown Business Park and Toyota Motors Manufacturing of Kentucky. The vast majority of parcels in this area—particularly along Industry Road—are zoned I-1. The property is currently zoned A-1 Agricultural, and it is the lone A-1 property remaining which is accessed by way of Industry Road.

The Subject Property is within the Urban Service Boundary of Georgetown, but it is not within the city limits thereof. The lot currently exists as a part of unincorporated Scott County. The property is the first lot located outside of the city limits, and it is directly contiguous to the boundary of the City of Georgetown to the parcel's east boundary.

The recorded deed references the Subject Property as "185A" Industry Road. The Subject Property was created as a legally-recorded lot in August of 2013 via a subdivision of A-1 agricultural land (Plat cabinet 11, slide 70). This property was depicted as "Tract 1" in that recorded plat. Its parent and sister tracts have since been re-zoned to I-1, but this specific lot has not yet been changed in its designation.

The Subject Property is not accessed directly by way of Industry Road. As recorded on plats, Industry Road's northbound right-of-way ceases before accessing this property. Where the paved, public right-of-way of Industry Road ceases, the road becomes a private, gravel access easement in service to the three properties depicted in plat cabinet 11, slide 70.

CONCEPT PLAN REVIEW:

The Applicant intends to purchase the Subject Property from current owners, and the two parties intend to re-zone the property prior to transfer of ownership. As noted upon the concept plan, the use of the property would be the industrial uses of ITS (Industrial Tech Services), which according to available record would appear to be an industrial contracting company. While the submitted concept plan is for general reference and is not legally binding, it is a helpful reference as it pertains to the intended future use.

Use Review:

The Applicant is requesting to re-zone the property from A-1 (Agricultural) to I-1 (Light Industrial) in order to develop an outdoor storage and office area thereupon. Whereas the current A-1 designation would not grant the intended use, the I-1 district would do so.

It should be noted that while the I-1 light industrial district would conceivably allow for the land use proposed within the concept plan, a conditional use permit from the Board of Adjustment having locational jurisdiction would be required in order for the use to be conducted thereupon, because outdoor storage is listed as a conditional use in the I-1 zoning district. While consideration of the exact details of that conditional use should not be considered at this current time of Zoning Map Amendment proposal, it may be noted for future reference in relation to the concept plan as proposed.

General Layout:

The concept plan depicts an outdoor storage area and small office building to the east of the Subject Property. This use as proposed would require this initial zone change, with a subsequent a conditional use permit and development plans.

To begin with the storage area, this would consist of outdoor storage for 15 semi-trucks. As stated in the concept plan submittal, this storage area would also include dumpsters. While dumpsters would be allowable, the storage and/or processing of waste for commercial purposes (i.e. a landfill) would not. This outdoor storage area would be screened so as to be invisible from the

road. To reiterate, the outdoor storage area would require a conditional use permit from the Board of Adjustment having jurisdiction.

The office building would be located to the southwest corner of the property, and this building would be 36'x12' in dimension. This office building would host four employees during a typical shift. Vehicular use and parking area serving the proposed use are also noted upon the concept plan.

Utility Service:

The Subject Property is within the Urban Service Boundary. Water and electric service would be available for this lot.

At time of Technical Review Committee meeting, it was noted that public sewer service would not be available for the site, regardless of if it were to be annexed into the City of Georgetown. The Applicant/owner will be responsible for establishing utility service and a septic system upon the site either prior to or during development.

Traffic Generation:

A traffic study would not be warranted at time of zone change. Based upon the scale of the concept plan which depicts 4 employees and 15 trucks, the use would be unlikely to generate such a degree of traffic so as to exceed 100 peak hour trips. Regardless, the proposed concept plan is subject to change and is not legally binding, and therefore traffic counts would need to be considered in more depth at time of preliminary development plan submittal.

Road Access:

Under current conditions, the property is legally accessed by a private access easement which stems from the end point of Industry Road. This easement exists upon a narrow vertical strip of an adjoining property (185 Industry Road). The *Subdivision and Development Regulations* would require that, upon development of the property, the easement would need to be updated to public road standards in order to accommodate the increased intensity of its use. This improvement of the portion of the easement serving the property would likely become dedicated as Right-of-Way of Industry Road. Industry Road itself is under county ownership at this time.

Because an access easement is a private agreement existing between independent parties, the Applicant and the other parties to which the easement is granted would need to reach an independent arrangement. If the easement cannot be updated to public road standards, however, the Subject Property could not legally be developed. Lack of an improved public road connection area would not preclude re-zoning, however it will impact the long-term developability of the site. The Applicant would need to confer with the owner of 185 Industry Road as well as the other grantees of the easement regarding these required road improvements and/or the potential dedication as public Right-of-Way. This would be done if and when this property is developed.

ENVIRONMENTAL CONSIDERATIONS:

During the Technical Review Committee's review of the concept plan for this application, GSCPC Engineering identified two environmental/topographic concerns. Both of these are noted appropriately upon the corrected concept plan.

Depression Area:

A depressed area exists upon the eastern area of the lot. This depression is located outside of the proposed development area depicted upon the concept plan. Pursuant *the Subdivision and Development Regulations*, this area needs to be identified on all future drawings and labeled for investigation or otherwise declared non-buildable.

Intermittent Stream:

An intermittent stream area bifurcates the property diagonally, sloping from northeast to southwest, leaving approximately 2.5 acres on either side of itself. This intermittent stream would appear to be located within the Dry Run watershed.

While this intermittent stream should be protected, it would not meet the criteria so as to require a re-zone to C-1 conservation area. However, pursuant to federal, state, and local regulations, the intermittent stream would need a 25-foot buffer in either direction from its centerline. This buffer area would need to be identified on all future drawings as non-buildable, and its status as such would be enforced at time of development. A stream crossing permit would be required in order for a bridge or other feature to be erected over it.

Because this intermittent stream bifurcates the Subject Property into two halves from east to west, it would essentially render the western half of the property inaccessible unless or until stream crossing permits are obtained from the appropriate state/federal bodies. However, the proposed area to be developed on the concept plan would be exclusively located upon the eastern half of the site, and the access thereto is not restricted by this stream. The lot would remain functionally serviceable without crossing permits, with the exception of its western half.

Concluding Comments Relating to Environmental Concerns:

While Staff notes these environmental issues at this time for the sake of clarity, they would not entirely preclude future development of the site as desired by the Applicant. The concept plan depicts the office, storage area, and vehicular use area upon the eastern half of the site, being located safely outside of these environmentally sensitive areas. However, unless or until the appropriate stream crossing permits are acquired by the Applicant at the state and/or federal level, the western half of the property would remain inaccessible and therefore unusable.

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

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.***

2. *The planning commission, legislative body, or fiscal court may adopt provisions which prohibit for a period of two (2) years, the reconsideration of a denied map amendment or the consideration of a map amendment identical to a denied map amendment.*

The proposed justification submitted by the Applicant operates in respect to the first paragraph of the above passage, referring to the *Comprehensive Plan* and the *Future Land Use Map* designation for the Subject Property as the justification for this proposal in relation to state statute.

Alignment With Comprehensive Plan:

The *Comprehensive Plan* specifies that the *Future Land Use Map (FLU)* describes the proposed future use of the property. Created through staff research and community input, the FLU map proposes the best land use mix for the long-term benefit of the community. It is intended to be combined with the related text of this *Comprehensive Plan*, including the goals, objectives, policies, and recommendations. It also reflects existing land use deemed likely to be long-term.

When changes to zoning are requested by an Applicant, the Planning Commission uses the *Comprehensive Plan* and *Future Land Use map* to determine whether the desired zone change and proposed land use fit within the community vision, and whether or not the change supports the appropriate land use mix for the long-term benefit of the community. In addition to the content of this plan, the Commission also considers the appropriateness of the existing and desired zoning designations, and if there have been any unanticipated changes of a physical, social, or economic nature in the area involved since this plan was created.

Future Land Use Map (FLU):

The written justification letter for this proposal refers to the *Future Land Use Map* designation for the property, stating the future use of the property has been designated as Industrial and therefore this Map Amendment is justified.

The 2024 *Future Land Use Map* designates the Subject Property as Industrial. The *FLU* does not make the distinction between Heavy (I-2) or Light (I-1) Industrial zones. The description of the Industrial land use category, per the *Comprehensive Plan*, states that Industrial Land Use;

... includes the processing of products or raw materials. The associated zoning districts are intended to provide concentrated areas of high-quality employment facilities **within the Urban Service Boundaries** for uses including light and heavy manufacturing, warehousing and distribution, **trucking**, indoor, screened, and **outdoor storage**, and a wide **range of other service operations**. (Page 71)

The concept as proposed would fit these criteria. The regulations of the Light Industrial zoning district would be applied at time of development plan submittals, so as to ensure a fitting land use which would align with the designations/intent of the *Comprehensive Plan*.

Annexation:

While the *Comprehensive Plan* designates the Subject Property for future Industrial zoning, it also identifies the land as being within the Urban Service Boundary (the area of land where city services are provided). When properties are developed within the Urban Service Boundary, but are

not within the city limits, the *Comprehensive Plan* clearly indicates that such properties should be annexed:

For successful urban development within urban service boundaries, no such development should be approved except upon the condition of annexation. Annexation is necessary to provide the revenue streams required to cover the cost of urban services over the long term and should include all new urban development.

Policies should also encourage annexation of existing industrial and commercial development areas. Industrial and commercial development requires a level of services, especially for sewer, roads, as well as fire and police protection, that can be best provided by local government. For these reasons, each city's incorporated boundary should eventually be co-extensive with all developed lands within their respective Urban Service Boundaries (Georgetown-Scott County 2024 Comprehensive Plan, Page 111).

The industrial uses which would be granted by this proposed zone change require an increased volume of services. While it is noted that public sewer is not available for this property, the fact remains that industrial development would require urban-level services and therefore annexation.

Statutory Kentucky law defines properties which are legally eligible for annexation as follows:

KRS 81A.410 Area Subject to Annexation...

"...a city legislative body may extend the city's boundaries to include any area:

(a) Which is adjacent or contiguous to the city's boundaries at the time the annexation proceeding is begun; and

(b) Which by reason of population density, commercial, industrial, institutional, or governmental use of land, or subdivision of land, is urban in character or suitable for development for urban purposes without unreasonable delay.

The Subject Property would meet the above criteria. As established, it directly adjoins the city limits to the east. By reason of its industrial zoning and accompanying industrial uses, the property would be urban in its character.

Because annexation is in the purview of the City Council, and not the Planning Commission, conditioning annexation is not recommended at this time. Pursuant to KRS chapter 81A section 412 & 420, if the owner does not request or consent to annexation, property generally cannot be annexed. The Applicant has stated that they do not intend to be annexed.

The *Subdivision and Development Regulations* require that this property be annexed, stating that: **"All new urban development located within Urban Service Boundaries as shown in the Comprehensive Plan shall be annexed to the appropriate city"** (170.A). Industrial land uses qualify as urban development. They entail higher density, higher intensity, and generally require an increased need for public amenities/services. Because this zone change would allow for by-right industrial development, the Subject Property must be annexed to be in compliance with regulations.

Alternative Findings for a Zoning Map Amendment:

KRS 100.213 makes the provision for Zoning Map Amendments which are not found to align with the provisions of the *Comprehensive Plan*.

...in the absence of such a finding, [the Planning Commission must find] that one (1) or more of the following apply....

- 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.*

Staff finds that the existing A-1 zoning classification is inappropriate, and the proposed zoning classification of I-1 would be appropriate if annexed; the general vicinity is industrial in nature, both in zoning and uses. However, Staff cannot facilitate a re-zoning for urban use which would not align with the regulations for urban development patterns. The zoning and the annexation are inherently intertwined factors for this proposal, the *Comprehensive Plan* indicates that one should not come without the other.

Staff finds that there have been no changes of an economic, physical, or social nature which were not accounted for when the *Comprehensive Plan* was adopted in 2024.

Analysis of Legal Considerations:

The Zoning Map Amendment as proposed would not meet the requirements of KRS 100.213. While the *Future Land Use* designation for the Subject Property is industrial, the Applicant's stated intent not to annex into the city would conflict with the provisions of the *Comprehensive Plan*.

- ✦ The potential approval of this Zoning Map Amendment would facilitate by-right urban industrial use in the Urban Service Boundary while remaining outside of the city limits. To facilitate I-1 uses in the USB without annexation would contradict the requirements of the *Subdivision and Development Regulations*.

In conclusion, this proposed Zoning Map Amendment would be in agreement with the *Comprehensive Plan* if it were to be annexed. Without annexation, it would not be in agreement with the *Comprehensive Plan*.

Findings:

1. The applicant has requested to rezone the Subject Property from A-1 (Agricultural) to I-1 (Light Industrial).
2. The intent for the proposed change is to utilize the site for outdoor storage and office space.
3. Access will need to be upgraded to public road standards in order to serve the development which would result from this re-zone.
4. While there are environmentally sensitive, non-buildable areas upon the lot, they would not preclude the concept that is proposed for the land.
5. The 2024 *Comprehensive Plan* and the *Future Land Use Map* designate this site for Industrial land use.
6. The Subject Property is within the Urban Service Boundary, and the I-1 zone grants by-right uses which in turn would require an increased level of city services.

7. Both the *Comprehensive Plan* and the *Subdivision and Development Regulations* would require that this property be annexed into the City of Georgetown, because this is a re-zone to allow for industrial land uses within the Urban Service Boundary.
8. The provisions of KRS 81A.410 clearly denote that this property is legally eligible for annexation into the City of Georgetown.
9. The Applicant has stated that they do not desire annexation, and Staff does not recommend annexation as a condition of approval at this time.
10. Staff finds that without annexation, this Zoning Map Amendment would not be in agreement with the provisions of the *Comprehensive Plan*.

RECOMMENDATION:

Based on the finding that the requested zone change would be appropriate and would meet the requirements of the *Comprehensive Plan* and the *Subdivision and Development Regulations* if it were to be annexed, but the proposal does not include annexation, Staff recommends **denial** of the Zoning Map Amendment for 5.004 acres (165-40-054.000) located northwest of the terminus of Industry Road, depicted as Tract 1 upon plat cabinet 11, slide 70.

If the Commission recommends approval of this application, Staff recommends the following conditions be attached:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision and Development Regulations*.

Concept Plan Industry Road

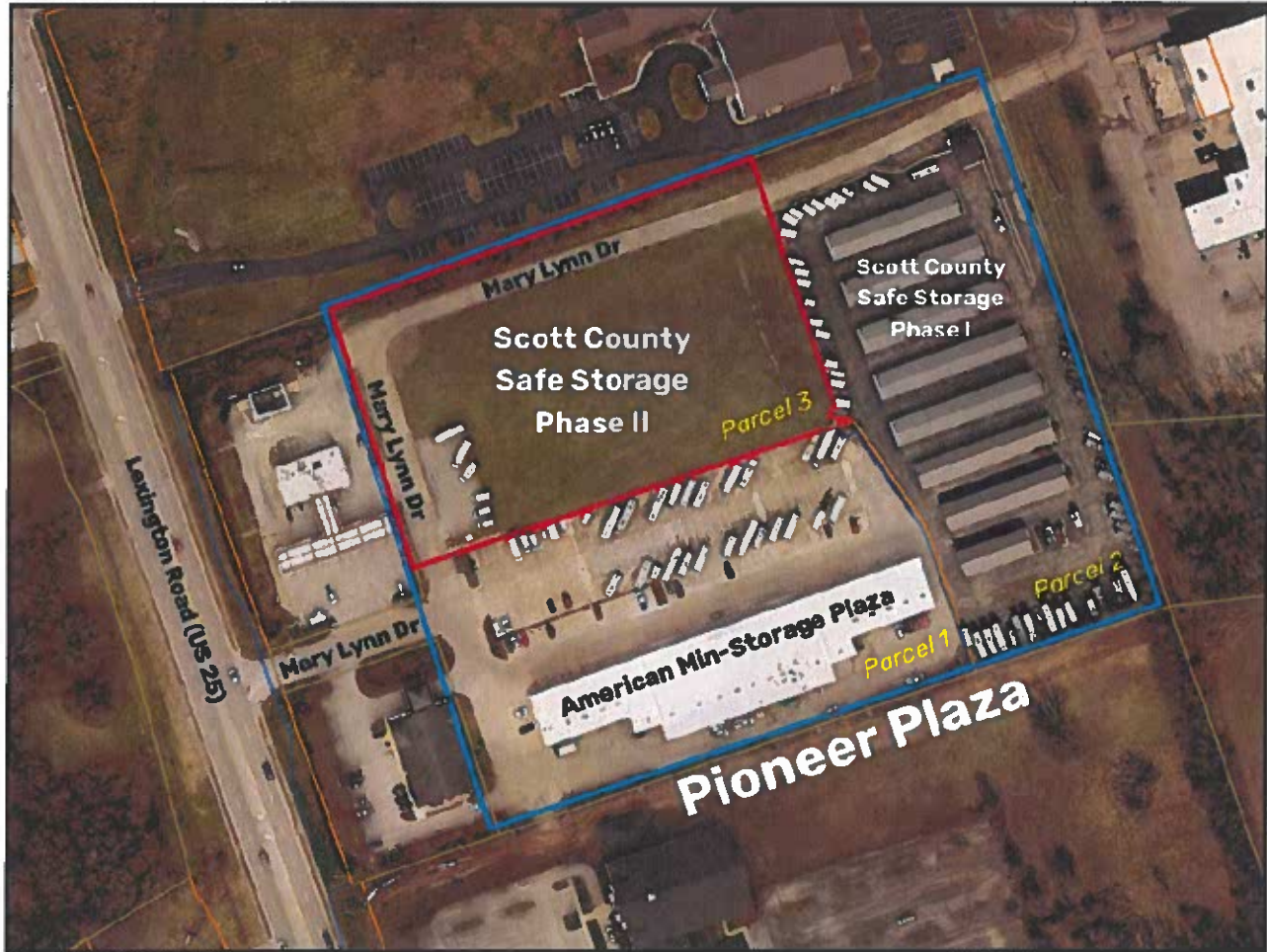
- Square Footage of acreage to be developed: 2.5 acres
- Square Footage of building coverage: 12'x36'
- Truck Size: 8'x40' Quantity: 15
- Proposed use: Buyer J Bishop Enterprises Incorporated plans to purchase the property on 185 Industry Road parcel number 185-30-009.001 from sellers Evening Lights Bible Believers Inc. The current zoning for the property is A-1. The neighboring properties are already zoned I-1. We are submitting a zone amendment change to rezone the property I-1. John Bishop runs a well-known business called I.T.S. John plans on constructing a 12'x 36' office building on the property. In this space I.T.S will be conducting various administrative tasks, material management, and maintenance. There will be blacktop parking near the front entrance of the building and gravel parking in the back. Employees will be parking near the entrance and the work trucks will be stored behind them. The back will have the dumpsters stored and other outdoor storage. The outdoor storage will require a conditional use permit. There will be 15 work trucks stored. Each truck is 8' wide by 40' long. There will be 4 workers on site, and there will be less than 100 vehicular trips per day. There is a depression located on the parcel that we presume as an old dried out pond. Buyer will be making the necessary improvements to industry road once the construction of his property is complete.
- J Bishop Enterprises Incorporated does not want to annex the property.

Both Buyers J Bishop Enterprises Incorporated and Sellers Evening Lights Bible Believers Inc agree that they have received this Concept plan and agree to the contents in said plan.

**SCOTT COUNTY SAFE STORAGE PHASE II
PRELIMINARY DEVELOPMENT PLAN AMENDMENT**

**Staff Report to the Georgetown-Scott County Planning Commission
August 13, 2026**

FILE NUMBER PDP-2007-43



PROPOSAL Amendment to Final Development Plan, including variance for parking and interior landscaping for vehicular use area within a storage facility

LOCATION 102 Mary Lynn Drive, within the Pioneer Plaza

APPLICANT August Properties, LLC

ENGINEER Thoroughbred Engineering, Inc.

STATISTICS

Zone	B-2	Building Coverage	36.9%
Surrounding zones	B-2, A-1	Building No.	7
Lot Area	3.58 acres	Unit No.	278
Buildable Area	2.59 acres	Required Parking	28
Building Coverage	41,700 sq. ft.	VUA	71,574 sq. ft.
Required IL	7,157.4 sq. ft.	Water/sewer	Yes/Yes
Access	Via Mary Lynn Drive, a privately maintained street		
Requested Relief	Variances from Parking and VUA Interior Landscaping Requirements		

BACKGROUND

Following a 1995 subdivision of the Risk Property (04-1446), a 130-acre property located just south of US 62 (McClelland Circle) and extending eastward from US 25 (Lexington Road), Tract 1 of the resultant subdivision would go on to be developed as the Pioneer Plaza, evolving into three separate parcels now owned by American Mini-Storage of Kentucky, Inc. (Parcels 1 and 2) and August Properties LLC (Parcel 3). The southern parcel (1) contains a partially filled strip mall with an RV and Trailer parking area; the eastern property (2) contains a self-storage facility (Scott County Safe Storage – Phase I); and the western, undeveloped property (3) for which an additional self-storage facility (Scott County Safe Storage – Phase II) is proposed.

On Parcel 3, the Preliminary Development Plan for the **Scott County Safe Storage Phase II** (PDP 2007-43) project was approved with a list of thirteen (13) conditions by the Planning Commission at its October 11, 2007, public hearing. The Conditions of Approval include the following:

1. Provide scale on the Preliminary Development Plan.
2. All requirements of the Planning Commission Engineering regarding drainage.
3. All requirements of the Georgetown Fire Department regarding the installation/location of fire hydrants.
4. Application shall provide detail drawings for both 6' controlled entry gate areas.
5. Provide all required perimeter Vehicular Use Area Landscape Screening.
- 6. Provide Vehicular Use Area interior landscaping that is consistent with Phase I of this development.**
7. Provide species specific landscape plan prior to Final Development Plan approval.
8. Prior to Final Development Plan approval, provide construction drawings, stamped by the design engineer, for retaining wall.
9. Prior to any construction or grading, the applicant shall meet with the Planning Commission Engineer and Engineering Technician to review construction policies and establish inspection scheduled.
10. There shall be no grading or construction on the site until all required plans (i.e., drainage plans) including Construction Plans and Final Development Plans have been reviewed and approved by the Planning Commission staff.
11. Any revision or amendments to the approved development plan must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
12. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
13. Prior to (as part of) the Final Development Plan approval, the applicant must provide the Planning Commission staff (GIS Division) a digital copy of the approved plan.

Final Development Plans have been submitted, have been under review, and have been going through an iterative process as details are hashed out, which include issues of parking, vehicular use area (VUA), and landscape requirements. As an amendment to the final development plan, the applicant submitted a request for variances from the parking and interior landscaping requirements. The application was reviewed and a Staff Report was submitted on July 3, 2026, to the Planning Commission for its review at the July 9, 2026, meeting.

New information regarding ownership and management of previously affiliated and adjacent properties was provided to staff prior to the July 9 meeting, impacting staff's recommendation.

So that staff could reconsider its analysis, the applicant requested a one-month postponement, which was approved by the Planning Commission. A revised plan was submitted, and the following is an analysis of that plan and its proposed four amendments.

PROPOSED AMENDMENTS

Increase in the Number of Storage Units

The 2007 approved plan included a total of 263 storage units, all housed within eight linear structures running north and south and each with garage-style doors opening directly to the open air. The most recently submitted plan proposes a total of **319** storage units, of which 280 are to be positioned within seven linear structures oriented north and south. The drive aisles between these structures are to be 25 feet wide. The remaining 39 units are to be in a linear structure to the far east of the lot, with a 42-foot-wide drive aisle between it and the other building.

There are no numerical or density restrictions on the number of units in a self-serve storage facility, and staff has no issue with the proposed increase.

Decrease in the Number of Required Parking Spaces

Appendix VII(D) of the Subdivision and Development Regulations specifies that the minimum number of parking spaces for a self-storage facility is one (1) space per ten (10) storage units, plus one (1) space per employee on maximum shift.

The 2007 approved Preliminary Development Plan (PDP) for Phase II proposed 27 parking spaces to account for the number of units. At the time, the proposed Phase II facility was paired with Phase I to the east, and the office at that site was to provide management and oversight for the Phase II lot. The PDP included 24 parallel parking spaces, labeled as "stalls", on the Phase II site to be positioned along the perimeter fencing along the northern site boundary and adjacent to the side of the eastern most storage building. Three (3) outdoor vehicle stalls on the Phase I site were to be repurposed and counted for parking spaces on Phase II to account for the needed number per unit count for that site.

In 2021, ownership of the Phase I portion of the Scott County Safe Storage facility changed hands, and the two sites – Phase I and Phase II – are now separately owned and managed. Therefore, the Phase I site can no longer help fulfill the regulatory requirements for the Phase II site.

With 319 storage units, the required number of dedicated parking spaces is at least 32. As no dedicated office space is proposed, no parking spaces for employees will be required. The applicant is proposing to provide a total of 15 dedicated parking spaces. Eleven (**11**) of those spaces are in service to the storage facility and are to be diagonally lined along the western side of the development area, situated between two entry points into the site. One of those spaces is to be ADA compliant. The drive aisle between this row of parking spaces and the nearest building is 18 feet. That drive aisle is to be one way, running north to south. The additional 4 spaces are to accommodate customers for a small truck rental operation located directly across the street (Mary Lynn Drive) from the storage facility. There are no stated minimum parking requirements for the truck rental operation, and this will be addressed separate from the parking requirements for storage facilities.

In regard to the requested reduction in parking spaces, the applicant is requesting a variance:

Variance to reduce the required parking spaces from 32 to 11.

The applicant has communicated with Planning Commission staff that mini-storage facilities typically do not have designated parking at a ratio of one space per ten storage units, and that the number of parking spaces has been based on reasonable expectations for office visits, with many facilities having approximately six parking spaces near their office. A review of the records local self-storage facilities reveals that in many cases the parking requirements were significantly reduced by variance or waiver. Staff reports on those developments frequently provided a rationale that the reduced number of parking spaces was sufficient in meeting the needs of the facility's office and that most of the clients visiting the site parked temporarily in front of their respective storage units.

Reduction in the Required VUA Interior Landscaping Requirements

Section 6.13(*2) of the Landscape Ordinance defines Vehicular Use Area (VUA) as any open or unenclosed area containing more than 1,800 sq. ft. of area and/or used by five or more of any type of vehicle, whether moving or at rest, including but not limited to parking lots, loading and unloading areas, mobile home parks, and sales and service areas. Driveways are considered to be vehicular use areas.

Section 6.22 specifies that any open vehicular use area ... containing 6,000 or more sq. ft. of area, or twenty or more vehicular parking spaces, shall provide interior landscaping in addition to the previously required perimeter landscaping. Interior landscaping shall be peninsular or island types. Where a vehicular use area is altered or expanded to increase the size to 6,000 or more square feet of area, or twenty or more vehicular parking spaces, interior landscaping (IL) for the entire vehicular use area shall be provided and not merely to the extent of its alteration or expansion. Section 6.221 specifies that interior landscaping shall be 10% of the calculated VUA. Sections 6.2211 and 6.2212 establish the area requirements for IL islands and peninsulas.

The revised Plan calculates there to be approximately 64,682 square feet of VUA. With this calculation, the area dedicated to VUA interior landscaping is required, by regulation, to be 6,468.2 square feet. The applicant is proposing to install **1,827 square feet** of VUA interior landscaping and is requesting a variance:

Variance to reduce the VUA interior landscaping requirements

The amount proposed is based on a VUA calculation formula in Section 2.71(C)(8) of the Zoning Ordinance, which suggests computing for each vehicle 400 square feet to allow for driveways and aisle widths and 180 square feet for each vehicle parking space. The total VUA calculation is 580 square feet per vehicle.

The applicant proposes applying that calculation to the number of required parking spaces based on the prescribed 1:10 ratio to storage units. With 32 required parking spaces, the VUA, using this approach, would be 18,560 square feet. Ten percent of that – which is to be the VUA interior landscaping – is 1,856 square feet.

This method is consistent with the VUA interior landscaping calculation per Condition No. 6 of the approved PDP for Scott County Safe Storage – Phase II. That condition stated that the applicant was to, *Provide Vehicular Use Area interior landscaping that is consistent with Phase I of this development*. In Phase I of the development, the VUA calculation was based on the area

of the driveway, the area of the required customer parking spaces/stalls, and the aisle width where the vehicle maneuvers into and out of the parking space area. Not included in the calculation were the rental outdoor vehicle stalls, the drive aisles between the storage structures, and much of the remaining perimeter drive aisles.

As consistency of VUA interior landscaping between Phase I and Phase II was a condition of the 2007 approval for Phase II, even though the projects are no longer linked together, staff is comfortable with the proposed reduction in the required VUA interior landscaping.

In reviewing the proposed distribution and placement of the VUA interior landscape, landscape peninsulas are proposed on the north and the south sides of the designated parking area on the west side of the development site. The area of landscaping in each, respectively, are 178 square feet and 170 square feet, and they are positioned approximately 150 feet apart from each other. Two other VUA interior landscaping areas are tucked into the northeast and the southeast corners of the site, and their areas are, respectively, 759 square feet and 750 square feet. Those areas are approximately 195 feet from each other.

Section 6.2212 of the Landscape Ordinance addresses the maximum allowable contiguous area for VUA interior landscaping. To ensure that the required landscape areas are properly dispersed, the regulations specify that for developments with a calculated VUA under 30,000 square feet, no interior landscape area (island or peninsula) shall be larger than 350 square feet. The VUA calculations for interior landscaping for this project is 18,560 square feet. For Final Development Plan approval, the layout of VUA interior landscaping must meet this requirement unless a variance or waiver to this requirement is approved.

Addition of Truck Rental Operation

Aerial imagery and a site visit indicate that there is commercial truck rental activity currently taking place on the southwest corner of the project site. A gravel pad for truck and vehicle parking has been installed, and rough curb cut allows for entry, east of Mary Lynn Drive. A kiosk with instructions on how to rent by use of phone and curbside signs have been placed. Although the use is permissible in the B-2 zoning district, the operation has not been reviewed and authorized.

The applicant proposes retaining that operation and proposes relocating it to the northwest corner of the property, to the north and west side of Mary Lynn Drive, and across the road from the proposed storage facility. Four spaces for trucks and four parking spaces for truck rental customers are proposed. The area would need to be hard surfaced to meet regulatory requirements, and the existing curb would need to be removed. The position of the operation abuts the western boundary line and is within a few feet of the northern boundary line (approximately two feet for the parking area for the trucks and approximately 5 feet for the vehicle parking area).

As a newly proposed use, the prospect is subject to current regulations. Sections 6.12(9) and 6.14 of the Landscape Ordinance specify that a buffer of 50 feet is required on any residential, commercial, office, or industrial property that is adjacent to an A-1 zoned property, meaning that no buildings, structures, pools, or likewise are permitted within that buffer. Section 2 of the Zoning Ordinance defines structures as any combination of materials fabricated to fulfill a function in a fixed location on the land. Hard-surfaced parking spaces fit within the definition of a structure.

The property directly north of the subject property, 1280 Lexington Road, First United Methodist Church, is zoned A-1. The proposed truck rental operation would rest within the 50-foot buffer and would not be permissible unless a variance or waiver from the buffering, landscaping, and fencing requirements were approved.

VARIANCE STANDARDS

Article I, Section 135 of the Subdivision and Development Regulations establishes that the Planning Commission may grant variances from strict application of the Subdivision and Development Regulations, as a part of preliminary subdivision plat review or preliminary development plan review, according to the following:

- A. Variances may be granted according to the same purposes, analysis, and findings required of the Board of Adjustment for zoning variances, as set forth in KRS 100.243;
- B. Variances may be granted for the purpose of encouraging flexibility and economy in site design and/or providing for open space or protection of environmentally sensitive areas, if the intent and purpose of these regulations and the goals, objectives, and policies of the Comprehensive Plan are substantially met; or
- C. Variances may be granted to accommodate physical conditions exceptional and unique to the property sought to be subdivided or developed, if the intent and purpose of these regulations and the Goals, Objectives, and Policies of the Comprehensive Plan are substantially met.

Kentucky Revised Statutes 100.243 has established the following findings as necessary for granting variances:

- 1. Before any variance is granted, the board must find that the granting of the variance will not adversely affect the public health, safety, or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations. In making these findings, the board shall consider whether:
 - a. The requested variance arises from special circumstances which do not generally apply to land in the vicinity, or in the same zone;
 - b. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant; and
 - c. The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulations from which relief is sought.
- 2. The board shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulations from which relief is sought.

KRS 100.243

If the granting of a variance were to be in accordance with KRS 100.243, the Planning Commission must find that the requested variance will not cause harm or be an unreasonable

circumvention of zoning regulations, that difficulty in adhering to regulations arises from unique features of the property that would deprive the applicant of reasonable use of the land without a variance, and that the applicant did not create difficult circumstances of the property.

It is staff's opinion that the project site and the requested variances do not meet the assessment standards set forth in KRS 100.243. While the proposed variances are unlikely to have adverse impacts to public health, safety, or welfare, there is no evidence of special circumstances or unique characteristics of the property or likely loss of reasonable use of the land or the creation of hardship due to lack of the requested variances. Therefore, consideration of variances must be weighed by other measures.

Unique Features of Property

The site for the Scott County Safe Storage Phase II facility is a 2.59-acre rectangle on level ground. There are no unique features that would constrain development. Therefore, this cannot be a consideration for approval of variances.

Flexibility and Economy in Site Design

The Planning Commission may wish to consider the option of granting the requested variances, as stated in Article I, Section 135 of the Subdivision and Development Regulations, for "the purpose of encouraging flexibility and economy in site design ... if the intent and purpose of these regulations and the goals, objectives, and policies of the Comprehensive Plan are substantially met."

ANALYSIS

Per Condition No. 11 mentioned above, which requires a review by the Planning Commission for any revisions or amendments to an approved plan, the applicant has requested the following amendments to the previously approved plan (PDP 2007-43):

Increase in the Number of Storage Units

The applicant is proposing to increase the number of onsite storage units from 263 to 319. As stated previously, there are no numerical or density restrictions on the number of units in a self-serve storage facility, and staff has no issue with the proposed increase. Staff recommends approval of this proposed amendment.

Decrease in the Number of Required Parking Spaces

Based on the limited need for designated parking spaces as most established customers, when visiting, temporarily park directly in front of their respective storage units, the applicant is requesting a *variance to reduce the required parking spaces from 32 to 11*.

For self-service storage facilities, regulations require 1 parking space for every 10 storage units plus 1 space for each employee at maximum shift. With 319 units and no onsite employees, 32 parking spaces are required. The applicant has proposed **11 parking spaces**.

In consideration of flexibility and economy in site design, the Planning Commission must determine whether the intent and purpose of the regulations and the goals, objectives, and policies of the Comprehensive Plan are substantially met.

Parking Regulations

Section 2.71(B) of the Georgetown-Scott County Zoning Ordinance establishes the requirements for off-street parking:

When any building is built or any use of premises is initiated they shall be provided with sufficient off street parking space on the premises so that they will generate no automobile parking on any street as a result of their normal activity...

Section 2.72, Off-Street Loading and Unloading Space Regulations for Trucks, specifies the following:

All buildings and uses except those in the Central Business District which generate regular trucking traffic shall be provided with sufficient off-street loading and unloading space on the premises so that they will generate no loading or unloading activity on their required parking spaces or on any street. The Board of Adjustment shall interpret the amount of loading and unloading space required for any building or use whenever the Enforcement Officer is unable to apply this standard literally and applies to the Board for an original interpretation.

In summary, the intent and purpose of the regulations is that off-street parking shall accompany buildings or uses of a property and that loading and unloading zones shall be available for all buildings and that those zones will not interfere with other parking spaces or traffic.

Comprehensive Plan

The 2024 Comprehensive Plan addresses multiple elements in its vision, goal setting, and strategy recommendations. Of the eight elements addressed, Community Form and Environment appear to be the most pertinent to this discussion.

Of the common themes addressed in the chapter on Community Form, a need for more flexibility in our regulations and a desire for stronger design and building standards in high-use locations and community gateways is expressed. The community form goals and objectives applicable to the current discussion include the following:

- | | |
|--------|--|
| CF 1 | Design for an efficient network of streets and land uses |
| CF 2 | Maintain and enhance our built environment's form and character |
| CF 2.1 | Allow flexibility in land uses and design patterns within projects that provide <i>public amenities</i> or other <i>community benefits</i> * |
| CF 3 | Encourage development practices at site and community wide levels that are sustainable and protect agricultural areas |
| CF 3.5 | Encourage development utilizing green building and sustainable best practices |

* *Public amenities* are shared facilities and services that enhance quality of life accessibility, and social cohesion. These may include parks and green spaces as well as libraries and community centers. *Community benefits* are the positive social, economic and environmental impacts that enhance quality of life and foster social cohesion. These may include environmental improvements as well as affordable housing.

The goals, objectives, and policies of the Comprehensive Plan, respective to flexibility on parking requirements, appear to be limited or neutral. Despite this, staff finds that the intent and purpose of the parking regulations have been met within the parameters of the number of parking spaces proposed and recommends approval of the requested variance.

Reduction in the Required VUA Interior Landscaping Requirements

Section 6.221 of the Landscape Ordinance specifies that interior landscaping shall be 10% of the calculated VUA. With a calculated VUA of 64,682 square feet, the area dedicated to VUA interior landscaping, required by regulation, is 6,468.2 square feet. The applicant has proposed the installation of **1,827 square feet of VUA interior landscaping** and is requesting a *variance to reduce the VUA interior landscaping requirements*.

The amount proposed is based on a parking space calculation formula in Section 2.71(C)(8) of the Zoning Ordinance, which suggests computing for each vehicle 400 square feet to allow for driveways and aisle widths and 180 square feet for each vehicle parking space. The total area calculation is 580 square feet per vehicle. The applicant proposes the calculation be applied to the number of regulatorily required vehicle parking spaces, which is 32. That multiplied by 580 equals 1,826 square feet.

VUA and Interior Landscape Regulations

As cited earlier, Section 6.13(*2) of the Landscape Ordinance defines Vehicular Use Area (VUA) as any open or unenclosed area used by any type of vehicle and includes parking lots, loading/unloading zones, and driveways. Section 6.22 specifies that any VUA 6,000 square feet or more shall provide interior landscaping.

Section One of the Landscape Ordinance describes the intent of the article as "...to improve the appearance of vehicular use areas (VUAs) and property abutting public rights-of-way; to require buffering between incompatible land uses; to protect, preserve and promote the aesthetic appeal, character, and value of the community, and to promote public health and safety through the reduction of noise pollution, air pollution, visual pollution, air temperature, and artificial glare."

Comprehensive Plan

The focus of the chapter on the environment is on protecting the environmental qualities and character of rural Scott County, and the methods that can be used to evaluate the impacts of existing and proposed growth to our agricultural areas, natural habitats, and urban areas activities. The environmental goals and objectives applicable to the urban setting include the following:

- | | |
|--------|---|
| EN 1 | Protect air and water quality |
| EN 1.8 | Increase tree canopy coverage for Scott County to reduce the heat island effect and to capture and sequester carbon |
| EN 4 | Support green spaces, parks, and walkways |
| EN 4.6 | Increase the footprint of the urban tree canopy |
| EN 5 | Encourage the adoption of sustainable practices at all scales |

In summary, the intent and purpose of the landscape regulations and the goals, objectives, and policies of the Comprehensive Plan, respective to this discussion, appear to prioritize environmental quality through green infrastructure.

Adherence to the regulatory requirements for VUA interior landscaping – in this case that being approximately 6,468 square feet – would better align with the intent and purpose of the regulations and the goals, objectives, and policies of the comprehensive plan.

However, Condition No. 6 of the approved plan (PDP-2007-43) specifies that the VUA interior landscaping shall be consistent with the Scott County Safe Storage Phase I development. That project included only the area of the parking spaces, the area of the aisle widths, and the entry drive into the facility in its VUA interior landscaping calculations. The proposed interior landscaping for this project, Scott County Safe Storage Phase II, is consistent with that methodology. Therefore, staff recommends approval of this variance request.

Addition of Truck Rental Operation

While the proposed use is permitted within the zoning district of this site (B-2 Highway Commercial), the proposed placement would be in violation of the required 50-foot buffer for development of a property adjacent to another property that is zoned A-1. The lot directly north of the project site is zoned A-1.

At its proposed location on the site, the proposed use would not be permissible unless a variance or waiver from the buffering, landscaping, and fencing requirements were approved. Staff recommends denial of this request.

FINDINGS

1. The Preliminary Development Plan (PDP-2007-43) for Scott County Safe Storage Phase II, located in the Pioneer Plaza, was approved in 2007 subject to 13 conditions.
2. Those conditions include compliance with all applicable requirements of the *Zoning Ordinance* and the *Subdivision and Development Regulations*.
3. Those regulations require that self-service storage facilities provide 1 parking space for each 10 storage units, and one for each employee at maximum shift.
4. The applicant is proposing to increase the number of storage units from the approved 263 to 319.
5. As there are no restrictions on the number or density of storage units at such a facility, staff has no issues with the proposed change and recommends approval.
6. With a proposed 319 storage units and no onsite office, the applicant is required to provide a minimum of 32 parking spaces.
7. The applicant requests a variance to reduce the required parking from 32 to 11, asserting that this provides sufficient parking as most customers when visiting temporarily utilize the loading/unloading area in front of the respective storage units.
8. A survey of local self-storage facilities reveals that in most cases, the required parking has been based on reasonable expectations for office visits rather than the regulatory requirement.
9. The Planning Commission may approve a variance for the purpose of encouraging flexibility and economy in site design if the intent and purpose of these regulations and the goals, objectives, and policies of the Comprehensive Plan are substantially met.
10. Staff posits that the intent and purpose of the parking regulations are that off-street parking shall be sufficiently provided and that loading and unloading zones shall not interfere with traffic or parking. The Comprehensive Plan is neutral in regard to parking.

11. Staff finds that the intent and purpose of the parking regulation are substantially met with the proposed parking and supports approval of the requested variance to reduce the required parking from 32 to 11 spaces.
12. Section 6.13(*2) of the Landscape Ordinance specifies that VUA includes any open or unenclosed area containing more than 1,800 sq. ft. of area and/or used by five or more of any type of vehicle, whether moving or at rest, including but not limited to parking lots, loading and unloading areas, mobile home parks, sales and service areas, and driveways.
13. The calculated VUA for the project site is 64,682 square feet.
14. Section 6.221 of the Landscape Ordinance specifies that interior landscaping shall be 10% of the calculated VUA. Therefore, the regulatorily required VUA interior landscaping is approximately 6,468 square feet.
15. The applicant requests a variance to reduce the VUA interior landscaping requirements.
16. The applicant proposes the installation of 1,827 square feet of VUA interior landscaping, based on a calculation that accounts for the area of the required 32 parking spaces, the area of the aisle widths, and the entry drive.
17. The intent and purpose of the regulations and the goals, objectives, and policies of the comprehensive plan prioritize environmental quality through green infrastructure.
18. Condition No. 6 placed with that approval for Phase II states that the applicant shall provide Vehicular Use Area interior landscaping that is consistent with Phase I of the development (PDP-2006-31), which has since been constructed and is operational.
19. The proposed VUA interior landscaping meets that requirement and is consistent with that in Phase I.
20. Staff recommends approval of the requested variance to reduce the VUA interior landscaping requirements.
21. The applicant proposed the inclusion of a truck rental operation on the property.
22. The proposed use is permissible in the B-2 zoning district.
23. The project site abuts a property to the north that is zoned A-1.
24. The Landscape Ordinance requires a 50-foot buffer, associated landscaping, and a fence on developing properties adjacent to an A-1 zoned property.
25. The proposed truck rental operation is to be located within the required 50-foot buffer and would not be permissible unless a variance or waiver of the ag buffer requirement was approved.
26. Staff recommends denial of the proposed truck rental operation.

RECOMMENDATION

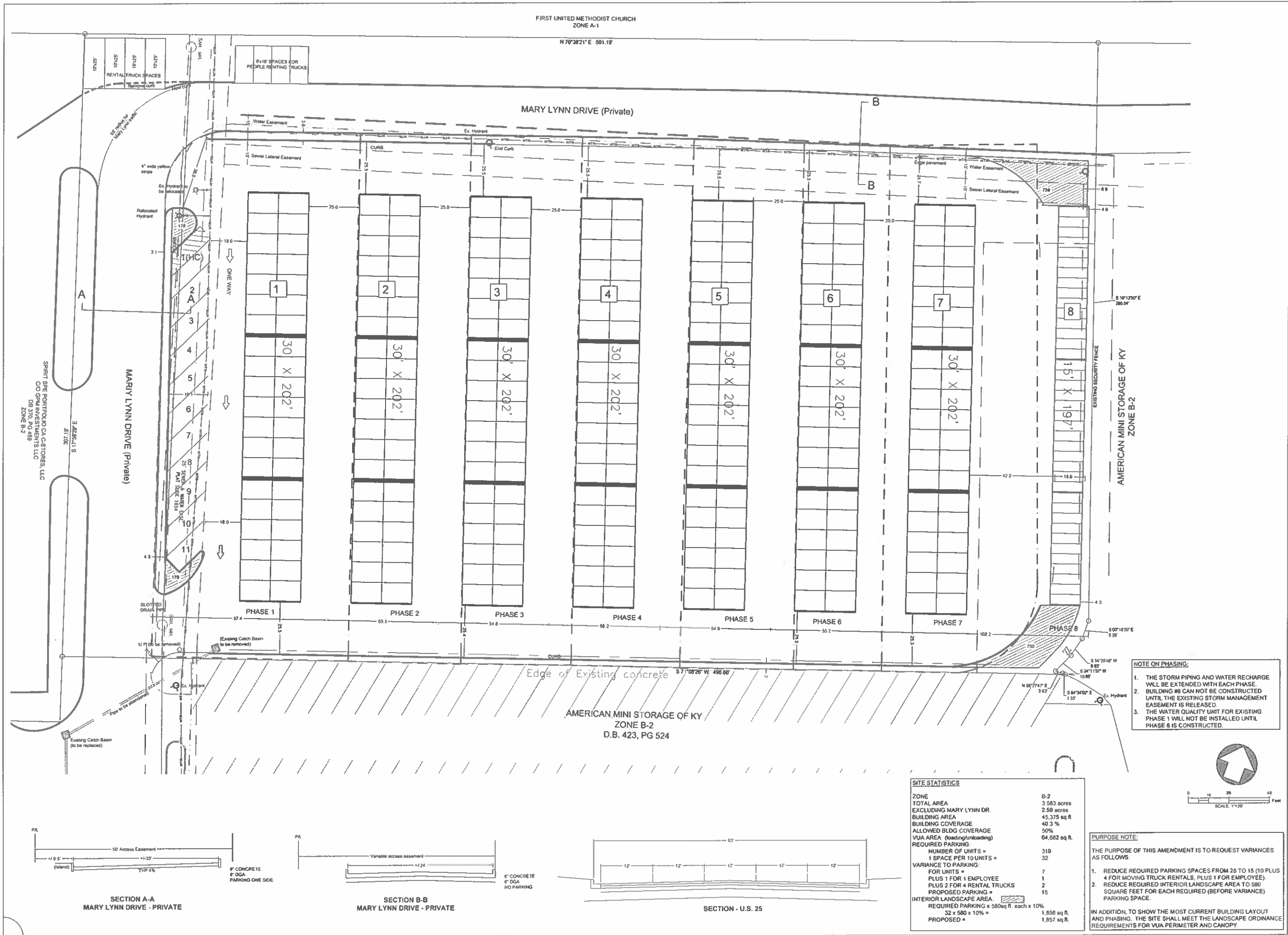
Regarding the proposed amendments to the preliminary development plan (PDP-2007-43), staff proffers the following recommendations:

1. Increase in the Number of Storage Units – Staff recommends **approval**.
2. Variance to reduce the required parking spaces from 32 to 11 – Staff recommends **approval**.

3. Variance to reduce the VUA interior landscaping requirements - Staff recommends **approval**.
4. Addition of Truck Rental Operation - Staff recommends **denial**.

Should the Planning Commission follow staff's recommendation on each of the proposed amendments, staff recommends the following conditions:

1. All applicable requirements of the *Zoning Ordinance, Subdivision & Development Regulations, and Landscape Ordinance*.
2. Adherence to conditions of approval for PDP-2007-43.
3. A detailed, species specific landscaping plan addressing VUA interior and perimeter landscaping requirements.



BRENT COMBS, ENGINEER

4078 LONG LICK PIKE, STAMPING GROUND, KENTUCKY

AMENDED PRELIMINARY DEVELOPMENT PLAN

SCOTT COUNTY SAFE STORAGE - PHASE 2

August Properties, LLC

106 MARY LYNN DRIVE, GEORGETOWN, KENTUCKY

DATE	3-24-2024	DRAWN BY	ABC
FOR REVIEW			
DATE		REVISION	7-29-2026

GREER PROPERTY

Staff Report to the Georgetown-Scott County Planning Commission July 11, 2002

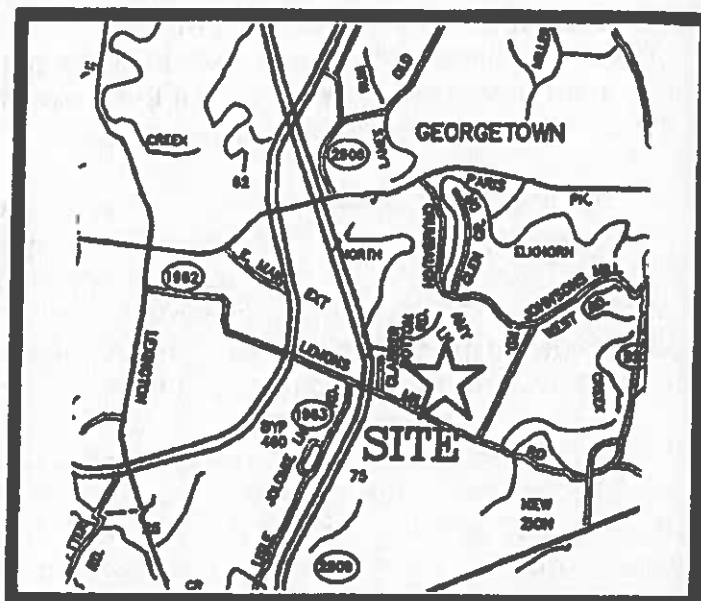
FILE NUMBER: PSP-2002-48

PROPOSAL: Preliminary Subdivision
Plat for 27 rural residential
lots.

LOCATION: Northeast side of Lemons
Mill Road, east of
Clabberbottom Road, west
of Johnson's Mill Road
and south of Crumbaugh
Road.

APPLICANT: Allison Greer

**ENGINEER/
SURVEYOR:** Thoroughbred
Engineering, Inc.



STATISTICS:

Zone	A-1
Surrounding zones	A-1, A-1
Acreage	158.568 ac.
# of lots proposed	27
Min. lot size proposed	5.00 ac.
New street required	Yes
Lineal feet of new street	4,322 ft.
Water/sewer available	Yes/No
Access	Access is via Lemons Mill Road, (KY 1962), a state maintained, two-lane major arterial road with 20'8" of pavement.
Variances	None noted.

KEY ISSUES/COMMENTS:

The applicant is requesting approval for 27 rural residential lots on 158.568 acres located on Lemons Mill Road (KY 1962), a state-maintained road. The parent tract was previously subdivided in July 2000 per the minor plat process. The applicant further subdivided one tract (PSP-2001-21) in April, 2001, and two 5-acre tracts in June, 2001. Condition # 4 of the approved preliminary plat (PSP-2001-21) states any further subdivision of the parent tract will require a master plan. In accordance with the signed conditions of approval, the applicant has submitted a master plan (see attached plat).

KEY ISSUES/COMMENTS (cont.):

The site is characterized by gentle to moderate sloping topography. The site also contains two ponds and several drainage easements. Other characteristics include two billboards located respectively on lot 5 and lot 7. There are provisions set forth in *Section 2.45 of the Zoning Ordinance* stating that one principal building and permitted accessory structures may be erected on any lot of record or conforming lot. If the intent of the applicant is to construct on lot 5 and/or lot 7, the removal of the billboards will be required.

The applicant is proposing to construct an 18' paved road with a cul-de-sac design to access 26 lots of the development. It has been noted on the plat that the intent of the developer is to dedicate the road for future public use. The Scott County road policy for acceptance will require the applicant to construct the road to county standards including 18' of pavement and 50' R.O.W. The preliminary plat identifies three proposed culverts. A culvert detail must be reviewed and approved by the Planning Commission Engineer and be shown on the final subdivision plat.

In addition, the plat indicates a proposed entrance on Lemons Mill Road providing access to lot 31. Staff recommends that lot 31 share an existing access easement, which provides access to an existing 5.03 acre lot. Per the *Subdivision & Development Regulations*, the provision for access easements/driveways or series of driveways is not intended to be used as part of an overall major subdivision design. Prior to final subdivision plat approval, the applicant will be required to obtain a KYTC-District 7 permit for any proposed entrances.

RECOMMENDATION:

Approve the preliminary subdivision plat for 27 rural residential lots on 158.568 acres, subject to:

1. All requirements of the Health Department.
2. All requirements of KYTC-District 7. The applicant shall provide the planning staff with a copy of the approved entrance permits.
3. All drainage and road designs shall be reviewed and approved prior to final subdivision plat approval.
4. Note on the final subdivision plat that roads are subject to Scott County's acceptance policy.
5. Approved road names in accordance with *Street Name & Numbering Guide*.
6. All requirements of the Scott County Fire Department regarding fire hydrant location.
7. Provide a maintenance agreement for the ponds located on lots 5 and 14.
8. Construction on lot 5 and lot 7 will require the removal of the billboards.
9. Prior to any construction or grading, the applicant shall meet with the Planning Commission Engineer and the Development Inspector to review construction policies and establish inspection schedules.
10. There shall be no grading or construction on the site until all required plans (i.e., drainage plans) including Construction Plans and Final Development Plans have been reviewed and approved by the Planning Commission Engineer.
11. Any revisions or amendments to the approved subdivision must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
12. All applicable requirements of the *Zoning Ordinance*.
13. All applicable requirements of the *Subdivision & Development Regulations*.

GREER PROPERTY

Staff Report to the Georgetown-Scott County Planning Commission January 9, 2003

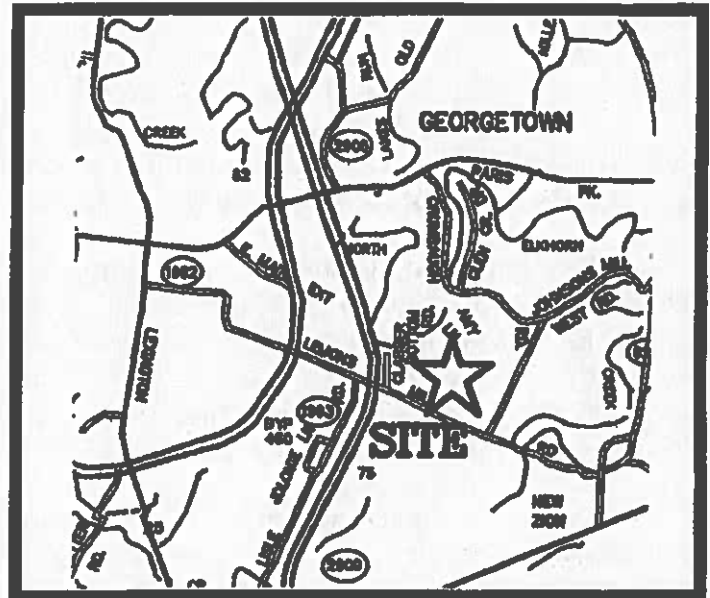
FILE NUMBER: PSP-2002-86

PROPOSAL: Amended Preliminary
Subdivision Plat for 27
rural residential lots.

LOCATION: Northeast side of Lemons
Mill Road, east of
Clabberbottom Road, west
of Johnson's Mill Road
and south of Crumbaugh
Road.

APPLICANT: Allison Greer

**ENGINEER/
SURVEYOR:** Thoroughbred
Engineering, Inc.



STATISTICS:

Zone	A-1
Surrounding zones	A-1, A-1
Acreage	158.568 ac.
# of lots proposed	27
Min. lot size proposed	5.00 ac.
New street required	Yes
Lineal feet of new street	4,322 ft.
Water/sewer available	Yes/No
Access	Access is via Lemons Mill Road, (KY 1962), a state maintained, two-lane major arterial road with 20'8" of pavement.
Variances	1. To construct a 50' concrete roadway from the proposed entrance to serve lots 6 and 30.

KEY ISSUES/COMMENTS:

The applicant is requesting to develop 27 rural residential lots on 158.568 acres located on Lemons Mill Road (KY 1962), a state-maintained road. The previous plat (PSP-2002-48) was approved at the July 11, 2002 Planning Commission meeting. The site is characterized by gentle to moderate sloping topography. The site also contains two ponds and several drainage easements. Other characteristics include three billboards located on lot 5 and one billboard located on lot 6.

2. The applicant must submit construction plans for the concrete roadway that include dimensions, locations, and all required specifications.
3. All requirements of the Health Department.
4. All requirements of KYTC-District 7. The applicant shall provide the planning staff with a copy of the approved entrance permits.
5. All drainage and road designs shall be reviewed and approved prior to final subdivision plat approval.
6. Note on the final subdivision plat that roads are subject to Scott County's acceptance policy.
7. Approved road names in accordance with *Street Name & Numbering Guide*.
8. All requirements of the Scott County Fire Department regarding fire hydrant location.
9. Provide a maintenance agreement for the ponds located on lots 5 and 14.
10. Construction on lot 5 and lot 6 will require the removal of the billboards.
11. Prior to any construction or grading, the applicant shall meet with the Planning Commission Engineer and the Development Inspector to review construction policies and establish inspection schedules.
12. **There shall be no grading or construction on the site until all required plans (i.e., drainage plans) including Construction Plans and Final Development Plans have been reviewed and approved by the Planning Commission Engineer.**
13. Any revisions or amendments to the approved subdivision must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
14. All applicable requirements of the *Zoning Ordinance*.
15. All applicable requirements of the *Subdivision & Development Regulations* including *Article XI* on stormwater management.
 - 15.1 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 development plan.

Section 1. Definition.

Article II, Section 2.1 of the Georgetown-Scott County Zoning Ordinance, entitled "Definitions," is hereby amended to add a definition of "Farm Stand," to be codified consistent with the numbering system and formatting of the Zoning Ordinance and to read as follows:

Farm Stand. A temporary or permanent structure, with or without electricity, used for the retail sale of agricultural products primarily grown, raised, or produced on the farm upon which the stand is located. A Farm Stand does not include a restaurant, event venue, processing facility, or general retail establishment (For the Purposes of this Definition, Farm Stands meeting the requirements of Section 2.5.18 shall not constitute development and shall not be required to obtain a development plan, but the property owner must submit documentation, to the Planning Commission, that the farm stand meets said requirements.)

Section 2. Permitted Use.

Article IV, Section 4.1.1 of the Georgetown-Scott County Zoning Ordinance, entitled "Agricultural (1-1)", under "1. Permitted uses" is hereby amended, to be codified consistent with the numbering system and formatting of the Zoning Ordinance and to read as follows:

1. Permitted uses
 - a. Agricultural uses including farm dwellings and storage of farm products.
 - b. Accessory buildings.
 - c. Residential single-family detached dwellings, in accordance with Section 2. 1.
 - d. **Farm Stands**

Section 4. Specific Use.

Article II, Section 2.5 of the Georgetown-Scott County Zoning Ordinance, entitled "Specific Use Regulations", is hereby amended, to be codified consistent with the numbering system and formatting of the Zoning Ordinance and to read as follows:

2.5.18 Farm Stands –

- i. **The Farm Stand shall be located on property actively devoted to agricultural use, and shall be no closer than 50' to any parcel not owned by the subject property's owner;**
- ii. **Sales shall consist of agricultural products grown, raised, or produced by the owner or operator of the farm, or by farms under common ownership or management;**
- iii. **The enclosed floor area of the Farm Stand shall not exceed six hundred (600) square feet;**
- iv. **Any outdoor display area shall not exceed one thousand (1,000) square feet;**

- v. Any signage associated with a farm stand shall not exceed 32 sq. ft. in area or 6 feet in height;
- vi. Off-street parking shall be provided on the farm property, no closer than 50' from the nearest property line, and shall not interfere with the safe movement of traffic on adjacent public roads;
- vii. The Farm Stand shall comply with all applicable sight-distance and driveway access requirements; and
- viii. Any required permits from the Kentucky Department for Public Health or other regulatory agencies shall be obtained.

ARTICLE II

2.1 DEFINITIONS

- **Commission** means the Georgetown – Scott County Planning Commission.
- **Community Benefits Agreement** means contract that ensures local communities receive tangible benefits, such as job creation and infrastructure improvements, in exchange for hosting these facilities.
- **Data** means any information, whether digital, electronic, optical or quantum, that can be collected, stored, processed, or transmitted.
- **Data Center** means a facility used primarily for the storage, management, processing, or transmission of data and includes, but is not limited to, buildings designed to accommodate computer servers, storage systems, or specialized computing hardware. A Data Center includes a Data Center principal use/structure, any Data Center accessory use/structure, and Data Center energy system. Examples of these facilities and uses include (but are not limited to) crypto processing, commercial cryptocurrency mining (bitcoin mining), artificial intelligence training and/or processing, and cloud-computing.
- **Data Center Principal Use/Structure** means any structure or building that is used primarily for the storage, management, processing, or transmission of data which includes, but not limited to, any building designed or used to accommodate and house computer servers, storage systems, or specialized computing hardware.
- **Data Center Accessory Use/Structure** means any structure or building that supports the operation of a Data Center, is located on the same tract or assemblage of adjacent parcels and is developed either as a unified development of or in further support of a Data Center. The category includes but is not limited to administrative, logistical, fiber optic, storage, and security buildings or structures; air handlers; process water and non-contact cooling water and wastewater management and treatment facilities; water holding facilities; pump stations; water towers; environmental controls (e.g., air conditioning or cooling towers, fire suppression, and related equipment), water cooling and storage facilities, security features, and any other associated electric, gas, water, wastewater, and stormwater infrastructure to support operations at the property.
- **Data Center Energy Systems** means energy generation and storage systems, including electrical generators or engines, electric substations, back-up power generators, battery energy storage systems (BESS), used or intended to be used as sources of electrical power during normal operations, or as back-up temporary power when the main source of power is interrupted; electric transmission and distribution lines; and pipelines. The category shall not include utility service facilities exempted under KRS 100.324. Information concerning such utility service facilities to be sited or extended on private property in support of a Data Center shall be provided to the Planning Administrator as part of any application.
- **Farmland of Statewide Importance** means a map unit identified by the Natural Resources Conservation Service identifying soils that nearly meet the requirements for prime farmland and that economically produce high yields of crops when treated and managed according to acceptable farming methods.

- **Noise level** means the maximum sound pressure level measured in both A-weighted decibels (dBA) and C-weighted decibels (dBC) at the property line.
- **Prime Farmland** means a map unit identified by the Natural Resources Conservation Service of the United States Department of Agriculture as having the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses.
- **Waste Heat** means heat generated as a byproduct of data center operations

2.5 SPECIFIC USE REGULATIONS

2.5.XX DATA CENTER ORDINANCE

1. Purpose

- i. This ordinance shall facilitate appropriate location, development, construction, installation, and decommissioning of Data Centers in unincorporated Scott County in a predictable manner that promotes and protects the safety, health, and welfare of the community.
- ii. This Ordinance and the standards and requirements established herein are intended to define and regulate Data Centers in order to minimize impact on adjacent and surrounding properties; to ensure compatibility with other adjacent and surrounding land uses; to protect environmental resources, and to assure that the correlative rights of landowners and lessors owning or leasing and hosting Data Centers are balanced with those of neighboring land and communities; and to assure that the location, construction, operation, and decommissioning of Data Centers are undertaken in a manner that integrates the use into the surrounding built and natural environment.
- iii. The appropriate location, construction, and operation of Data Centers considers, avoids to the extent possible, minimizes, and mitigates any unavoidable adverse impacts to residential properties; neighborhoods; commercial areas; community and institutional buildings; land, air, and water resources; prime and productive agricultural lands; forests and woodlands; threatened and endangered species and critical habitat; and historic, natural, and sensitive lands. Standards and planning requirements are established to ensure that the use and enjoyment of lands located adjacent to and in the proximity of the Data Centers are fully safeguarded.
- iv. The requirements of this Ordinance are intended to be supplemental to any safety, health, or environmental requirements of federal, state, or local laws, and regulations.

2. Applicability

- a. Data Centers are a defined land use in the Georgetown – Scott County Zoning Ordinance. This article applies to the siting, development, and construction of any new Data Centers after the effective date of this ordinance.

- b. These standards apply to all developments that meet such a definition in unincorporated Scott County.

3. Permitted Uses

A Data Center shall only be allowed in the I-2 Heavy Industrial Zoning District designed for such use and as a conditional use upon:

- (1) Application for a zoning map amendment to reclassify the property on which the Data Center will be located as "I-2 Heavy Industrial" and
- (2) Issuance of a Conditional Use Permit by the Board of Adjustment and
- (3) Approval of both a preliminary and final development plan by the Commission and
- (4) A Community Benefits Agreement between the developer and County.

4. General Requirements Relating to Location of Data Centers

No Data Center shall be located:

- (1) On a parcel smaller than 50 acres.
- (2) On lands with slopes over 20% or which are prone to flooding, soil, or geologic instability.
- (3) Where the disposal or release of any hazardous substance, pollutant, or contaminant from a Data Center could affect karst terrain.
- (4) Where the structure or facility will restrict the flow of a 100-year flood, reduce the temporary storage capacity of the floodplain, or be placed in a manner likely to increase flood frequency, velocity, or heights so as to pose a risk or hazard to human health, property, wildlife, or land or water resources.
- (5) In wetlands or within 50 feet of the boundary of any wetland.
- (6) On parcels containing more than 0% prime farmland, or farmland of state importance.
- (7) Where such facilities may cause or contribute to the taking of a threatened or endangered species or adversely affect critical habitat.
- (8) South of the Greenbelt.
- (9) Within 1,000 feet from all schools, childcare facilities, public parks, and public recreational facilities

5. General Requirements Applicable to Data Centers

These standards apply to all Data Centers.

A. Setbacks

Data Center principal, accessory, and energy systems structures or facilities, other than transmission and distribution powerlines, pipelines delivering electricity or natural gas to the property, smokestacks, emission points, and ingress/egress for road and rail traffic, shall be located:

- (1) At least 500 feet from all outer perimeter property lines of the Data Center regardless of the zoning classification of the adjacent property. These setbacks shall not apply to property lines that are interior to a Data Center site.
- (2) At least 1000 feet from the boundary of any Residential, Commercial, or Agricultural District.
- (3) Where necessary to comply with the noise limits provided in Subsection H of this Section at the exterior perimeter property boundary, due to site configuration, topography, and projected equipment noise, the Commission may require greater setback distance.

B. Structure Height, Lot Coverage, And Impervious Surface

Maximum Building Height, Lot Coverage, and Impervious Surface shall be defined by the standards applicable to the I-2 Heavy Industrial zoning classification or under general design standards.

C. Design Standards.

A Data Center shall be designed and constructed with these considerations.

- (1) All principal and accessory structures and energy systems associated with a Data Center shall be arranged, designed, and constructed to be harmonious and compatible with the site and with the surrounding properties. In general, Data Centers that visually approximate commercial office buildings are encouraged. Data Center Accessory Use(s)/Structure(s) shall be located to the side or rear of the Data Center Principal Structure.
- (2) Buildings shall be sited and oriented to minimize visual impacts of the bulk of the building when examined on a line-of-sight basis from adjacent public streets.
- (3) Provide safe and convenient vehicular access to the site, including sufficient on-site queuing areas at security gates and delivery, loading/unloading, and staging areas.
- (4) Accommodate adequate parking at a minimum of one (1) space per employee on the largest shift and three (3) visitor spaces.
- (5) Incorporate appropriate erosion control/stormwater management practices.
- (6) House the equipment used in any Data Center in a metered, electrically grounded, and pre-engineered metal-encased structure with a fire rating designed to resist an internal electrical fire for at least thirty (30) minutes. The containment space shall contain baffles that automatically close in the event of fire, independent of a possible electric system failure.
- (7) All building façades that face existing and/or planned public roads or face property zoned for residential use shall include these design features:
 - a. A change in façade surface to include building material, pattern, texture, color, accent materials at least every 150 horizontal linear feet.

- b. Windows, doors, or similar fenestration, i.e. faux windows which shall be distributed both horizontally and vertically and comprise at least 30% of the façades.
- c. At least one main entrance that projects or is recessed from the main building plane and is differentiated from the remainder of the building façade by a change in building material.
- d. The main entrance of the building shall incorporate plantings a minimum of 50% of the length of the façade that must include a mix of evergreens, deciduous shrubs, grasses, or ferns. These plantings are in addition to any required buffers or landscaping requirements.
- e. All loading and unloading areas, including overhead doors, shall be oriented towards the side or rear property lines away from public roadways. Loading docks are not permitted in the front or street side yards and shall not be oriented towards the front property line.
- f. Varied materials, colors, and textures, particularly earthtones, are encouraged to create a high-quality and non-obtrusive design.

(8) All buildings must be constructed to minimize glare or reflection on adjacent properties and roadways and should use appropriate textured glass, antireflective coating, and screening. Data Center equipment may be ground mounted or roof top mounted.

(9) All ground mounted equipment, including generators, fuel storage tanks, and utility substations, are prohibited from the front yard. Ground mounted equipment shall be located on a side farthest from any type of residential zone use and are not permitted adjacent to any property with a Zoning District permitting residential use, an existing residential development, or residentially used property.

D. Emergency Contact Information.

Each Data Center shall provide 24-hour emergency contact signage visible at each access entrance. Signs shall include the company name (if applicable), the owner, operator, and/or representative's name, the telephone number, and the corresponding local power company's name and telephone number.

E. Lighting

(1) For the lighting of horizontal surfaces, such as, but not limited to, parking areas, roadways, vehicular and pedestrian passage areas, loading docks, building entrances, sidewalks, bicycle paths, and site entrances, luminaires shall be aimed down, and shall meet Illuminating Engineering Society of North America (IESNA) full cut-off/fully shielded criteria.

(2) For the lighting of non-horizontal surfaces, such as, but not limited to, facades, landscaping, and signs, luminaires shall be shielded and shall be installed and aimed to not project their output into the windows of neighboring residences, adjacent uses, past the object being illuminated, skyward, or onto a public roadway.

- (3) The illumination measured line-of-sight and from any point on any external perimeter property line shall at no time exceed 0.1 footcandle.
- (4) Vegetation screens shall not be employed to serve as the primary means for controlling glare. Rather, glare control shall be achieved primarily using such means as cutoff luminaires, shields and baffles, and appropriate application of luminaire mounting height, wattage, aiming angle, and luminaire placement.
- (5) Luminaires shall not be mounted more than 20 feet above the finished grade of the surface being illuminated. No pole-mounted lighting on the roof shall be permitted.
- (6) Lighting for parking areas and vehicular traffic ways shall be automatically extinguished nightly within ½ hour of the close of the facility. When after-hours site safety/security lighting is proposed, such lighting shall not exceed 25% of the number of fixtures required or permitted for illumination during regular business hours. Where there is reduced but continued onsite activity throughout the night that requires site-wide even illumination, the use of dimming circuitry to lower illumination levels by at least 50% after 11 PM or after regular business hours, whichever is earlier, or the use of motion sensor control, shall be permitted.

F. Buffering/Screening/Landscaping

- (1) The setback area required under Section 5 A. of this Ordinance shall serve as a buffer zone between the Data Center and the outer property boundary.
- (2) No Data Center structures or facilities may be constructed within the setback areas, provided that within the first hundred feet of the setback area measured from the outer perimeter of the Data Center at the beginning of the setback area, parking areas may be constructed and interior surface roads may be located.
- (3) Any parking or roads constructed within the setback areas shall be bermed and vegetated to shield off-site areas from glare and other visual impacts associated with the interior vehicular travel and parking. Any landscape buffer shall include an earthen berm with a minimum height of four (4) feet and a grade no steeper than 2:1.
- (4) Except as provided in subsections 2 and 3, no impervious surface is permitted within any landscape buffer except for access roads and sidewalks.
- (5) All Data Center accessory structures and buildings and Data Center Energy Systems shall be fully screened on all sides from all existing and planned public roads as well as adjoining properties, utilizing a mixture of screening materials, berms, and landscaping. Screening can be accomplished using any combination of existing vegetation, a newly planted vegetative screen, fence, screen wall, panel, parapet wall, or other opaque screen. Screening is not required where the principal building itself serves to effectively screen an accessory structure or building or energy system from adjacent roads and properties. A species of trees or shrubs shall be used that ensures visibility through the screening is blocked by at least eighty (80) percent throughout the entire year. The effective screening height of the trees or

shrubs shall be at least four (4) feet in height at the time of planting. The landscape buffer shall be a minimum of twenty-five (25) feet in width and may be part of the minimum setback area.

(6) Plantings shall be provided in the setback area, as screening, at the main entrance of any Data Center primary building, in parking lots, and along the façade of the proposed Data Center.

(7) The owner and operator of any Data Center shall have an affirmative and continuing duty to ensure that all buffering/screening standards and requirements are maintained on an ongoing basis.

G. Perimeter Security Fencing

Fencing may be considered for security purposes but is not needed for land use compatibility if appropriate and effective screening, buffering, and landscaping are provided.

(1) Fences shall not exceed ten (10) feet in height above ground.

(2) Chain-link, slatted-insert, and barbed or razor wire fencing is not allowed along public streets or external perimeter property lines.

(3) Permitted fence materials include aluminum and iron.

(4) Video and/or audio surveillance shall be restricted to within external perimeter property lines and public right-of-way adjacent to or abutting the Data Center property.

H. Noise

(1) All Data Centers shall meet the following minimum standards:

(2) Noise from operations, including primary and accessory structures and uses and energy systems, shall not exceed 40 dBA or 60 dBC between 10:00 p.m. and 7:00 a.m., and shall not exceed 45 dBA or 65 dBC at any other times at any external perimeter property line.

a. In addition to the decibel limits in paragraph 1, operations shall not generate vibration, oscillation, or infrasound that causes perceptible resonance within any buildings or adverse impacts on the human body, including but not limited to dizziness, headaches, nausea, sleep disturbance, or other recognized health effects. Compliance shall be determined based on standards issued by ANSI and ISO for human exposure to whole-body and low-frequency vibration (e.g., ISO 2631 and ANSI S2.71) and shall be measured and compliance determined at any external perimeter property line.

(3) The locations of the noise measuring equipment for the pre-construction noise analysis shall be shown on the submitted site plan. The points of measurement shall be at all external perimeter property lines at locations most susceptible to noise from applicable proposed equipment.

(4) The maximum sound levels identified herein do not apply to emergency alerts; emergency work to provide electricity, water, or other public utilities when public health or safety is involved; snow removal; or road repair. Maximum sound levels do apply to testing or routine operation of emergency equipment for backup or primary power generation and to other situations that do not involve public health or safety.

(5) A Noise Assessment, Monitoring, and Mitigation plan shall accompany any conditional use permit application and shall include:

- a. Assessment of baseline ambient levels of noise before construction, measured in all directions at the external perimeter property lines on which the Data Center is proposed to be located and any related activity is proposed to be conducted;
- b. Assessment of all noise projected to be associated with the proposed Data Center (including all structures, facilities, and energy systems) before and after incorporation of noise minimization and abatement measures to control and minimize all exterior noise (including high, mid- and low-frequency) generated by the Data Center, including but not limited to exhaust vents, cooling equipment, chiller fans, and on-site power generation.
- c. An Acoustical Study prepared by a qualified noise consultant showing:
 - i. Expected daytime and nighttime sound levels, including generator noise and other equipment noise, indoors and outdoors at multiple distances and at the external perimeter property lines,
 - ii. Include both A-weighted (dBA) and C-weighted (dBC) measurements, with full frequency spectra to identify low-frequency and tonal components,
 - iii. Provide sound level projections and modeling for multiple distances from the facility, with measurements taken both outdoors and indoors of nearby dwellings,
 - iv. Conduct testing during nighttime and early morning hours, when cooler air and atmospheric conditions may increase sound propagation, and
 - v. Recommend specific mitigation measures (e.g., barriers, enclosures, mufflers, alternative cooling technologies) to ensure compliance with the noise standards of this Ordinance.
- d. A vibration study shall also be submitted if any mechanical equipment or cooling infrastructure is installed within 2,000 feet of the boundary of any Residential, Commercial, or Agricultural District.
- e. Design of Noise Monitoring, Minimization, and Mitigation Plan including real-time continuous monitoring and analysis of noise data sufficient to demonstrate compliance with the applicable standards over time and to identify patterns, trends, and potential areas of improvement; and use of frequency analysis to identify and address low-frequency tones associated with cooling fans or other equipment.

f. Incorporation of measures sufficient to avoid off-site nuisance conditions from all frequencies of noise, at all hours of the day and night, and conform to the required limits at the property lines of the Data Center. Measures may include, but not be limited to, acoustic barriers or shrouds, higher efficiency/lower speed fans, or other noise reduction devices sufficient to assure that the noise levels measured at the perimeter property boundary for the Data Center conform to the required levels and to prevent nuisance conditions.

g. All required noise analyses shall be designed and conducted by a certified/licensed acoustical engineer. The points of measurement shall be on each external perimeter property line at locations selected as those most 14 susceptible to noise from applicable proposed equipment. Any noise analysis shall include the date, time, and duration of measurements taken and shall be taken at various times of the day and night.

h. The County shall require the applicant to conduct post-construction during operation compliance testing within six months of commencement of operation, using the same methodology, to verify actual sound levels and the effectiveness of mitigation measures. Where any noise analysis post-construction and during operation identifies greater than maximum permissible sound levels at any perimeter property boundary, the applicant shall be required to develop and submit for review and approval such measures, including relocation of equipment, reorientation, and other mitigation measures, as are needed to bring the modeled noise level to below acceptable limits.

i. The County may, at any time thereafter, conduct such compliance testing, and where any noise analysis identifies greater than maximum permissible sound levels at any perimeter property boundary, may after reasonable notice and an opportunity to cure the conditions contributing to the exceedance, suspend or revoke the conditional use permit.

I. Utility And Infrastructure

An application for a conditional use permit shall contain a Utility and Infrastructure Plan, which shall include:

- (1) A Site Plan showing all structures and facilities to be used or constructed to support the Data Center operations, including all water, wastewater, electric, natural gas, and other infrastructure, and public utility service facilities.
- (2) Identification and description of any existing or proposed transmission lines and other facilities that would be required in order to connect the proposed facilities to the grid, and any permits or other approvals needed to support such construction.
- (3) Identification of any existing or proposed pipelines or gas transmission lines and other facilities that would be required in order to deliver natural gas or other gas or liquids to the facilities for use in heating or power generation.

(4) A description of any power sources proposed to be constructed or sited and operated, including emissions profile, noise, copies of applications for any required state or federal air permits. Any energy generation system designed or used to supply power directly to a Data Center during normal operations, including solar, wind, fossil fuel, or other energy generating systems, shall not be considered part of the Data Center use. Such systems shall be considered a separate use and shall be approved only in accordance with any zoning regulations that allow and are applicable to such use.

(5) Information concerning any proposed grid interconnection.

(6) Documentation, including written verification from the applicable service providers, demonstrating that:

- a. Public utility capacity and related electrical infrastructure sufficient in size and capacity is or will be made available to ensure that the power requirements of the proposed project can safely be accommodated without adverse effect on the availability, reliability, quality, cost, or safety of the electric service to other customers;
- b. Any system designed for cooling and operation of the facility (whether by electricity, water, or other means) will meet all applicable standards of this ordinance as well as state and federal law;
- c. Water, stormwater, and wastewater management and treatment capacity sufficient in size and capacity is or will be made available to ensure that the requirements of the proposed project can be safely accommodated without adverse effects on the availability, reliability, quality, cost, or safety of the water, wastewater, and stormwater management and treatment services to other customers; and
- d. Any enhancements or improvements required in order for such utility services to continue to be available without adverse effect or additional cost to existing customers will be in place before operation of the proposed project.

(7) A description of the processes that will be used for management of all water, wastewater including equipment cooling, humidity maintenance, process, and sanitary wastewater, and stormwater run-on and run-off, in accordance with all local state, and federal requirements.

(8) Demonstration that for any proposed battery storage or storage of any other device or group of devices capable of storing energy for supply at a later time, whether the energy is stored for use on-site or off-site, compliance with National Fire Protection Association (NFPA) Standard 855, Installation of Stationary Energy Storage Systems, or similar standards, and include fire suppression systems designed specifically for battery storage.

(9) Proposed improvements or alternatives to minimize the need for additional transmission lines and the designated power provider. The use of sustainable

alternatives for on-site water or power generation, such as solar panels, rooftop cisterns, small-scale wind turbines, or other renewable energy sources which shall offset at least 25% of total power usage and 10% water usage is required.

J. Generator and Testing Requirements

- (1) Backup power generation using diesel fuel, natural gas, or Battery Energy Storage Systems are allowed for use at a Data Center. Gas or battery storage is preferred over diesel due to emissions concerns.
- (2) Backup diesel generators shall be a minimum of Tier IV (or the highest Environmental Protection Association industry standard available at the time of application) which meet all applicable local, state, and federal emission and performance standards to minimize adverse effects from the generator emissions.
- (3) Except for generator testing or commissioning activities, generator use shall be limited to backup and emergency use only when the primary source of electricity is interrupted or unavailable. Continuous generator use outside of power outages or interruptions is prohibited.
- (4) Generators shall be tested no more than once per week per unit, and only during the hours of 12 P.M. to 5 P.M. Monday through Friday.
- (5) If diesel fuel is used for a back-up generator, the application shall include information demonstrating that the fuel will be delivered during non-peak daytime hours, that storage of the fuel will conform to all applicable fire and safety standards, and that the storage vessel is equipped with secondary containment to contain any release.

K. Cooling Requirements

- (1) All liquid cooled equipment must be designed to utilize a closed-loop system.
- (2) Water used for liquid cooling systems must come from a public or semi-public water system and not from any type of private well system.
- (3) Water discharge from liquid cooling systems shall only occur after treatment (if required) and only in accordance with all applicable local, state, and federal water pretreatment, discharge permit requirements and in conformity with state water quality standards.

L. Water Management

An application for a conditional use permit for a Data Center shall include a Water and Wastewater Management Plan, which shall include:

- (1) Projected daily and peak water demand;
- (2) The source(s) of the water supply, including certification from any public or semipublic water supplier that it will supply the daily and peak water need and that the demand can be met without adverse effect on the availability, quality of service,

potability of the water, or other qualitative or quantitative impacts on existing customers;

(3) Certification that the Data Center site is not located within a wellhead protection planning area;

(4) Provide documentation that the Data Center design and equipment has incorporated best available technology and best practices to minimize water waste, maximize efficiency of water use, and to reclaim and recycle water to the extent possible;

(5) Provide documentation that any improvements to the water or wastewater utility infrastructure needed to serve the proposed Data Center will be paid by the applicant;

(6) Avoid cooling system discharge into the wastewater system and, if needed, minimize discharge and provide pretreatment as required; and

(7) Documentation of efforts to incorporate cooling systems that do not discharge to the wastewater or stormwater systems, or which use non-chemical and non-water-based cooling.

M. Waste Heat

(1) No person, firm, or corporation shall cause, permit, allow, or maintain any artificial or mechanical source of heat, radiant energy, or exhaust that creates a condition of thermal discomfort, hazard, or damage to persons, animals, vegetation, or property beyond the external perimeter property lines of the Data Center.

(2) Thermal discharge, venting, or exhaust from any equipment, machinery, or operation shall not raise the ambient temperature at any external perimeter property line above naturally occurring conditions when measured at a height of 4 feet above ground level.

(3) Outdoor equipment and energy systems must be equipped with shielding, insulation, or dispersion devices to minimize radiant heat impacts.

(4) Exhaust from heating, ventilation, air conditioning, or industrial equipment shall be directed and diffused in such a manner as to prevent concentrated heat exposure to anywhere outside of Data Center, neighboring properties, or public rights-of-way.

(5) Rooftop or wall-mounted heat exhaust systems shall be equipped with baffles, louvers, or dispersal devices to prevent heat plumes from causing discomfort or damage to adjacent buildings or damage to vegetation.

N. Low Impact And Energy Efficiency Considerations

Data Centers are required to implement low-impact development practices in site design and energy efficiency, such as, but not limited to, the following:

(1) Site Design. Select sites to:

- a. Minimize land disturbance,
- b. Maximize tree preservation,
- c. Minimize impervious surfaces, and
- d. Minimize potential nuisance impacts (noise, glare, vibration, etc.) on adjacent properties, public roadways, and the vicinity.

(2) Energy/Resource Efficiency.

- a. Orient buildings to take advantage of passive cooling and daylight opportunities
- b. Utilize alternative energy sources (solar, wind, hydro, etc.) as much as possible
- c. Provide an energy storage system to monitor and regulate usage of alternative energy for usage during off-peak hours
- d. Utilize reclaimed water for cooling, if available
- e. Encourage systems that limit the use of finite natural resources and their disposal
- f. Incorporate water-efficient landscape materials
- g. Utilize LED exterior/interior lighting
- h. Implement energy management best practices and carbon reduction techniques such as, but not limited to, those promoted through the U.S. Department of Energy's Better Buildings initiative and U.S. Green Building Council's LEED certification system.

O. Avoidance Of Nuisance

Conditions Any use or activity producing emissions, fugitive dust, smoke, glare, exhaust, heat, or humidity in any form shall be designed, located, and carried on in such a manner that it is not perceptible at or beyond the external perimeter property line and does not exceed any standards established by this ordinance or local, state, or federal law or regulation.

Section

6. Conditional Use Permit Application Requirements

The application for a conditional use permit for a Data Center shall include:

(1) A proposed site development plan identifying:

- a. The zoning classification for all lands within 1 mile of the external perimeter property lines of the proposed Data Center site;
- b. The legal boundaries of each separate parcel comprising the proposed site;
- c. Proposed access route(s) and access control to the site;

- d. The location of proposed improvements including but not limited to the Data Center Principal Structure, Data Center Accessory Use(s)/Structure(s), Data Center Energy Systems, parking, lighting, screening/buffering, perimeter fencing, and all ground-mounted equipment and utility infrastructure;
- e. The location and use of internal roads, and any tram or railways;
- f. Existing or proposed utilities providing electric, gas, water, and wastewater service the facility;
- g. Evidence of compliance with all applicable setback requirements;
- h. Location of the 100-year floodplain, wetlands, public rights-of-way, and cultural and historic resources on the proposed Data Center site and within 500 feet of the external perimeter property lines.

- (2) An evaluation of the compatibility of the facility with scenic surroundings;
- (3) A traffic study assessing the impact of the facility construction and operation on road and rail traffic to and within the facility;
- (4) Description of potential for fire or explosion, and certification from local fire department and emergency response agencies of the capacity to address and respond to any emergency situation regarding the Data Center and associated energy systems, including fuel delivery and storage;
- (5) A Utility and Infrastructure Plan meeting the requirements of Section 5 I;
- (6) List all other permits and authorizations needed for construction and operation of the Data Center and include copies or links to the applications;
- (7) A Noise Assessment, Monitoring, and Mitigation Plan meeting the requirements of Section 5 H;
- (8) Waste Management Plan which shall identify all categories of solid waste, electronic waste, hazardous materials, and other refuse generated by the facility, including packaging, cooling system by-products, and equipment replacement materials, and shall identify the manner in which the wastes will be stored, collected, processed, recycled, and disposed;
- (9) An assessment of all anticipated emissions from the construction and operation of the facility, including transportation;
- (10) An assessment of all water usage and wastewater generation and characterization, and plans for management of wastewater and stormwater; and
- (11) A decommissioning plan, prepared by a registered professional engineer, containing the following:
 - a. The estimated decommissioning timeframe and cost of removal of all structures, foundations, conduit, equipment, and interconnection facilities, and roads;

b. The manner in which the Data Center will be decommissioned, including provision and a timetable for the removal of all structures, foundations, conduit, equipment, and interconnection facilities and for the revegetation and restoration of the property to its original condition or preparation of the site in a condition compatible with the prior zoning of the parcel(s); and

c. A performance bond, letter of credit, or other financial assurance payable to the Commission, sufficient to assure that decommissioning of the site can be achieved by a third party in the event that the applicant defaults in that obligation, which financial assurance shall be provided prior to commencement of construction.

7. Application Criteria

- a. All applications for data centers shall adhere to all requirements and procedures set forth in the *Subdivision & Development Regulations*.
- b. A Concept Plan for the overall development shall be required at the time of zone change application to the Georgetown – Scott County Planning Commission.

8. Severability

- a. If any section, subsection, or other portion of this article is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such section, sub-section, or portion thereof shall be deemed a separate provision of this article, and such holding shall not affect the validity of the remaining portions of this chapter.

ARTICLE IV

ZONING DISTRICT REGULATIONS

4.6 HEAVY INDUSTRIAL DISTRICT (I-2)

4.61 PERMITTED USES

- A. Extraction, storing and processing of minerals or raw materials.
- B. Those uses as permitted in Light Industrial Districts.

4.62 ACCESSORY STRUCTURES AND USES PERMITTED

- A. Signs identifying the industrial activity on the same premises.
- B. Dwelling unit (conventional) for caretaker or watchmen employed by the industrial firm.
- C. Accessory buildings.

4.63 CONDITIONAL USES

A. As permitted in Light Industrial Districts.

B. **Data Centers as defined in 2.5.XX**

List of all Active Projects/Status

Application	Project Name	Type	Status
2024-25	150 Mt Vernon Dr - Parking addition	DEV-C	No Activity
2025-26	214 Colony Blvd - Townhomes	DEV-R	Under Review
2017-33	American Mini (Self-Storage_1047 Paris Pike)-Ph I	DEV-C	No Activity
2020-47	American Mini-Storage (South) Expansion	DEV-C	Under Construction
2017-20	Amerson - Schoolhouse Road Unit 1	DEV-C	Approved/Bonded
2017-20	Amerson Commercial Grading and Site Work	DEV-C	Approved/Bonded
2018-43	Amerson North Townhomes	DEV-R	Under Construction
2025-02	Baptist Healthcare MOB - 115 Amerson Way	DEV-C	Under Construction
2025-03	Bluegrass Baptist - 2085 Ironworks Road	DEV-C	Under Review
2024-62	Bluegrass Storage - 3036 Paris Pike	DEV-C	No Activity
2003-35	Buffalo Springs (Phase 2) Stamping Ground	RES	Approved/Bonded
2026-05	Canewood Retail - 107 Canewood Center	DEV-C	Under Review
2021-10	Cherry Blossom Subdivision - Phase 9	RES	Approved/Bonded
2024-43	Cherry Blossom Village, Phase 10 (11-D)	RES	Under Review
2025-09	Country Boy Brewing - Hiview - 6325 Cinc	DEV-C	Under Construction
2018-32	Crossings at Wyndamere (Ph4) - Conner Path	DEV-C	No Activity
2026-13	Cyron Holdings (Delaplain) - Additional Parking	DEV-C	Under Review
2023-21	Dan Cummins Auto - 215 Connector Rd	DEV-C	Complete
2024-06	Drake & Ditardi (944 E Main) - Site Grading	DEV-C	Final Inspection
2023-31	Eckart Supply - Corporate Blvd	DEV-C	Final Inspection
2023-56	Fairfield Inn Update - 200 Tiger Way	DEV-C	Final Inspection
2011-29	Falls Creek Drive extension	DEV-C	Approved/Bonded
2021-11	Falls Creek Phase 2 (Res) Townhomes	DEV-R	Under Construction
2021-04	Falls Creek Residential - Phase 2	RES	Dedication/Final Work
2025-55	Flex Space - 944 E Main	IND	Under Review
2017-43	Fox Run - Phase 2	RES	Dedication/Final Work
2021-06	Georgetown Auto Sales - 136 Darby Dr	DEV-C	No Activity
2026-08	Georgetown Commons - Chase Bank (Tract 2H)	DEV-C	Under Review
2024-48	Georgetown Commons - Phase 1 (Tract 2 Build-out)	DEV-C	Under Construction
2024-48	Georgetown Commons - Phase 2 (Tract 1A) - Target	DEV-C	Under Construction

Application	Project Name	Type	Status
2024-47	Georgetown Commons - Subdivision Infrastructure	DEV-C	Under Construction
2024-48	Georgetown Commons - Tract 3 - Lynx Apartments	DEV-R	Under Review
2026-06	Georgetown Commons (Tract 5) Reserve@Crest&Clay	DEV-C	Under Review
2025-46	Geospecialties - Sadieville	DEV-C	Under Review
2025-01	Goodwill Industries - 100 Ashton Grove	DEV-C	Complete
2023-36	Grace Christian Church - Gymnasium	DEV-C	Final Inspection
2019-39	Harbor Village Unit 1, Phase 3C	RES	Approved/Bonded
2026-17	Heartland Dental - Elkhorn Village Outlot #5	DEV-C	Under Review
2023-50	Hucks Market - 1000 Lemons Mill	DEV-C	Under Construction
2018-52	Jimmy Johns - 121 Southgate Dr	DEV-C	Under Construction
2018-15	Landmark (South, Kelley-Owen) Parking Exp	DEV-C	Final Inspection
2025-10	Lemons Mill Shipping Containers - 793 Lemons Mill	DEV-C	Final Inspection
Util	LGE & KU Substation - Pavilion Dr	DEV-C	Under Construction
2023-57	Limestone Farms Distillery - 1438 Paynes Depot	DEV-C	No Activity
2024-46	Marketplace-460 & McClelland (Publix)	DEV-C	Under Construction
2006-28	McClelland Springs Ph IIB & IIC	RES	No Activity
2006-30	McClelland Springs Ph IIB & IIC Section A (Delong)	RES	Approved/Bonded
2002-62	Minnfield Townhomes 1 & 2 - Barbara Blvd	DEV-R	No Activity
2023-32	Moonlight Investments, LLC - Corporate Blvd	DEV-C	Final Inspection
2009-20	Morgan Property	DEV-C	No Activity
2017-14	Morgan Property (Tract 2) 2017	DEV-C	No Activity
2024-56	New Vista CMHC - Artis Way	DEV-C	Under Review
2023-38	Online Transport Storage-656 Old Delaplain	DEV-C	Final Inspection
SCS	Oxford Elementary School - 2425 Cynthiana Rd	DEV-C	Under Construction
2022-34	Parkview Medical Outlot-Grading of Excess	DEV-C	Final Inspection
2026-14	Parkview Medical West - American Path	DEV-C	Under Review
2021-44	Penn Alley Townhomes - Tivoli Path Bldg 1	DEV-R	Final Inspection
2025-11	Penn Alley Townhomes (Buildings B)	DEV-R	Under Construction
2017-24	Pinnacle At Mallard Point	RES	Approved/Bonded
2004-51	Pleasant Valley Phase 5 (Remainder)	RES	Final Inspection
2004-51	Pleasant Valley Phase 5-A	RES	Approved/Bonded
2018-57	Price Farm (Abbey) Ph 3 Unit 2A, 2B, 2C, 2D	RES	Dedication/Final Work

Application	Project Name	Type	Status
2022-51	Price Farm (Abbey) Townhomes - Herndon Blvd	DEV-R	Under Construction
2018-57	Price Farm(Abbey) Phase 4	RES	Under Construction
2023-33	Pure Air KY - 117 Eastside Dr	DEV-C	Under Construction
2021-42	R&L Carriers - Cherry Blossom Spur	DEV-C	Final Inspection
2022-21	Redwood (Townhomes at Old Oxford) (Charles)	DEV-R	Under Construction
2022-21	Redwood Commercial - Old Oxford (Finley)	DEV-R	Approved/Bonded
2024-34	Rumpke Parking & Storage - 225 W Yusen	DEV-C	Final Inspection
2023-10	Scott Co Humane Society - 1376 Lexington Rd	DEV-C	Complete
2007-43	Scott Co Safe Storage Phase 2	DEV-C	Under Review
2022-14	Singer Property - Phase 1 (822 Cinc Pike)	RES	No Activity
2023-48	South Crossing Subdiv - Phase 2, Units 2A-2C	RES	Approved/Bonded
2023-48	South Crossing Subdiv - Phase 2, Units 2D & 2E	RES	Approved/Bonded
2024-57	St Francis & St John New Parish Life at Cardome	DEV-C	Under Construction
2017-47	Stamping Ground Church of God - 2811 SG Rd	DEV-C	Under Construction
2018-38	Sutton Place Remaining - Phase 4	RES	No Activity
2005-22	Thoroughbred Acres Unit 11(Commercial Subdivision	DEV-C	Approved/Bonded
2025-38	TMMK - Fire Security Bldg - Gate 7	DEV-C	Under Review
Minor	TMMK - Paint Reborn 2 - SW1-Parking and Roadwor	DEV-C	Final Inspection
2025-58	TMMK Paint Reborn SW4 - Northwest Trailer Yard	DEV-C	Under Construction
2023-51	Triport Circle (Motor Pool) Truck Wash	DEV-C	Approved/Bonded
2021-20	Village at Lanes Run - Ph 3, Sect 2 (Briggs)	RES	Dedication/Final Work
2021-20	Village at Lanes Run - Ph 3, Sect 3 (2B) (Briggs)	RES	Dedication/Final Work
2004-26	Village at Lanes Run - Phase 3, Sect 1A (Charles)	RES	Warranty Period
2004-26	Village at Lanes Run - Phase 3, Sect 1B (Charles)	RES	Dedication/Final Work
2025-18	Village at Lanes Run - Phase 4, Remaining	RES	Under Review
2022-05	Village at Lanes Run - Phase 4, Sect 1	RES	Approved/Bonded
2025-18	Village at Lanes Run - Phase 4, Sect 2A	RES	Under Construction
2023-34	Village at Lemons Mill Lot 4 (Phase 1) Artis Way	RES	Under Review
2023-34	Village at Lemons Mill(Welch) - Infrastructure	DEV-C	Approved/Bonded
2025-63	Vuteq 2026 Building/Parking Expansion	DEV-C	Under Construction
2011-03	Ward Hall Unit 2B - 460W (Ball)	RES	Under Review
2018-05	Woodland Park - Phases 3 & 4	RES	No Activity

Application	Project Name	Type	Status
2018-05	Woodland Park (Betty Yancey) Phase 2	RES	Dedication/Final Work
Total Number of Active Projects:		95	

GSCPC Active Development Projects

Status	Application number	Project Name	Type
Under Construction		Number of Projects: 21	
	2020-47	American Mini-Storage (South) Expansion	DEV-C
	2018-43	Amerson North Townhomes	DEV-R
	2025-02	Baptist Healthcare MOB - 115 Amerson Way	DEV-C
	2025-09	Country Boy Brewing - Hiview - 6325 Cinc	DEV-C
	2021-11	Falls Creek Phase 2 (Res) Townhomes	DEV-R
	2024-48	Georgetown Commons - Phase 1 (Tract 2 Build-out)	DEV-C
	2024-48	Georgetown Commons - Phase 2 (Tract 1A) - Target	DEV-C
	2024-47	Georgetown Commons - Subdivision Infrastructure	DEV-C
	2023-50	Hucks Market - 1000 Lemons Mill	DEV-C
	2018-52	Jimmy Johns - 121 Southgate Dr	DEV-C
	Util	LGE & KU Substation - Pavilion Dr	DEV-C
	2024-46	Marketplace-460 & McClelland (Publix)	DEV-C
	SCS	Oxford Elementary School - 2425 Cynthiana Rd	DEV-C
	2025-11	Penn Alley Townhomes (Buildings B)	DEV-R
	2022-51	Price Farm (Abbey) Townhomes - Herndon Blvd	DEV-R
	2023-33	Pure Air KY - 117 Eastside Dr	DEV-C
	2022-21	Redwood (Townhomes at Old Oxford) (Charles)	DEV-R
	2024-57	St Francis & St John New Parish Life at Cardome	DEV-C
	2017-47	Stamping Ground Church of God - 2811 SG Rd	DEV-C
	2025-58	TMMK Paint Reborn SW4 - Northwest Trailer Yard	DEV-C
	2025-63	Vuteq 2026 Building/Parking Expansion	DEV-C
Final Inspection		Number of Projects: 13	
	2024-06	Drake & Ditardi (944 E Main) - Site Grading	DEV-C
	2023-31	Eckart Supply - Corporate Blvd	DEV-C
	2023-56	Fairfield Inn Update - 200 Tiger Way	DEV-C
	2023-36	Grace Christian Church - Gymnasium	DEV-C
	2018-15	Landmark (South, Kelley-Owen) Parking Exp	DEV-C
	2025-10	Lemons Mill Shipping Containers - 793 Lemons Mill	DEV-C
	2023-32	Moonlight Investments, LLC - Corporate Blvd	DEV-C
	2023-38	Online Transport Storage-656 Old Delaplain	DEV-C
	2022-34	Parkview Medical Outlot-Grading of Excess	DEV-C
	2021-44	Penn Alley Townhomes - Tivoli Path Bldg 1	DEV-R
	2021-42	R&L Carriers - Cherry Blossom Spur	DEV-C
	2024-34	Rumpke Parking & Storage - 225 W Yusen	DEV-C
	Minor	TMMK - Paint Reborn 2 - SW1-Parking and Roadwork	DEV-C

GSCPC Active Subdivision Projects

Status	Application number	Project Name
Under Construction	Number of Projects:	2
	2018-57	Price Farm(Abbey) Phase 4
	2025-18	Village at Lanes Run - Phase 4, Sect 2A
Final Inspection	Number of Projects:	1
	2004-51	Pleasant Valley Phase 5 (Remainder)
Dedication/Final Work	Number of Projects:	7
	2021-04	Falls Creek Residential - Phase 2
	2017-43	Fox Run - Phase 2
	2018-57	Price Farm (Abbey) Ph 3 Unit 2A, 2B, 2C, 2D
	2021-20	Village at Lanes Run - Ph 3, Sect 2 (Briggs)
	2021-20	Village at Lanes Run - Ph 3, Sect 3 (2B) (Briggs)
	2004-26	Village at Lanes Run - Phase 3, Sect 1B (Charles)
	2018-05	Woodland Park (Betty Yancey) Phase 2
Approved/Bonded	Number of Projects:	9
	2003-35	Buffalo Springs (Phase 2) Stamping Ground
	2021-10	Cherry Blossom Subdivision - Phase 9
	2019-39	Harbor Village Unit 1, Phase 3C
	2006-30	McClelland Springs Ph IIB & IIC Section A (Delong)
	2017-24	Pinnacle At Mallard Point
	2004-51	Pleasant Valley Phase 5-A
	2023-48	South Crossing Subdiv - Phase 2, Units 2A-2C
	2023-48	South Crossing Subdiv - Phase 2, Units 2D & 2E
	2022-05	Village at Lanes Run - Phase 4, Sect 1