

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

AGENDA

November 13, 2025

6:00 p.m.

I. COMMISSION BUSINESS

- A. Approval of October invoices
- B. Approval of October 9, 2025 minutes
- D. Approval of November 13, 2025 agenda
- E. Items for postponement or withdrawal

II. OLD BUSINESS

- A. ZMA-2025-34 North Hamilton Street - POSTPONED
- B. ZMA-2025-36/PDP-2025-37 The Stables at Blossom Park - POSTPONED

III. NEW BUSINESS

- A. PDP-2025-46 GeoSpecialties - Preliminary development plan for the installation of outdoor storage facility and hoop barn for a specialty geotechnical contractor located on Sadieville Road (Parcel ID: 154-00-004.000)
- B. ZMA-2025-56 The Little Lighthouse Childcare Center - Zoning map amendment from R-3 (High Density Residential) to B-4 (Community Commercial) located at 1696 Oxford Drive. PUBLIC HEARING

IV. OTHER BUSINESS

- A. Sharp Property Discussion
- B. PDP-2024-48 Georgetown Commons - Early Grading

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
October 9, 2025**

The regular meeting was held in the Scott County Courthouse on October 9, 2025. The meeting was called to order by Chairman Charlie Mifflin at 6:00 p.m. Present were Commissioners James Stone, Mary Singer, Duwan Garrett, David Vest, Jessica Canfield, Brad Green, Malissa Adair, Director Holden Fleming, Planners Elise Ketz, Rhett Shirley, Mark Carper, Toshi Tusam, Engineer Ben Krebs and Attorney Charlie Perkins. Commissioner Harrold Dean Jessie was absent.

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

Motion by Stone, second by Singer to approve September 11, 2025 minutes. Motion carried.

Motion by Singer, second by Vest to approve October 8, 2025 Special Called Meeting minutes. Motion carried.

Motion by Singer, second by Garrett to approve the October agenda. Motion carried.

Postponements/Withdrawals

Chairman Mifflin stated that North Hamilton Street (ZMA-2025-34), The Stables at Blossom Park (ZMA-2025-36/PDP-2025-37) and GeoSpecialties (PDP-2025-46) will be postponed until the next regularly scheduled meeting.

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

PSP-2025-44 & PDP-2025-45 Sharp Property – Subdivision Plat and Development Plan for single family detached homes, townhomes, and apartments located on Paynes Depot Road.

Mr. Shirley stated the parcel is approximately 30 acres and located across Copperfield and south of McClelland Springs on Paynes Depot Road. He stated the zoning is R-2 PUD and that it was rezoned recently. He stated the proposed number of units is below the maximum density allowed.

He stated that in the southeast corner of the property are the proposed apartments and the northern part of the property is the proposed single-family homes. The western part of the property has green space.

He stated the zone change traffic study studied three intersections: McClelland Springs Drive, Copperfield Lane and the ByPass (US 460). He stated the traffic study estimated 173 vehicles in the

morning and 218 in the afternoon peak time. He stated that full build out of the development is estimated for 2035.

He stated the application shows a road connection onto Paynes Depot Road opposite Copperfield Lane and a connection to the existing neighborhood to the north. He stated there are three proposed connections to the south and west of the development. He stated the traffic study does not show a need for turn lanes, but staff recommend turn lanes being installed. He stated overall approximately 525 feet of improvements would be made to Paynes Depot Road.

He stated the applicant has requested variances to reduce minimum lot width, lot area, and front yard setback for single-family lots. He stated the applicant also requested to eliminate the agricultural buffer (Section 6.14 of the Landscape and Land Use Buffer Ordinance) along the southern property line.

He stated the requested variances for the multi-family lots include reducing front yard setback, side yard setback, minimum lot widths, and parking. He stated the applicant requested increasing the height of the apartment buildings and the number of units per building.

He stated the applicant is preserving an existing area just under 4 acres that would exceed the minimum required amount of green space. He stated a species-specific landscape plan is required for Final Development Plan review, but staff have requested more trees along Paynes Depot Road for additional screening.

Michael Barlow, applicant, stated he is present to answer any questions.

Commissioner Adair questioned the parking along the townhomes. Mr. Barlow stated parking will be allowed on that side of the road only.

Commissioner Canfield questioned if the green space would have stormwater facilities located in it. Mr. Barlow stated a portion of the green space would have stormwater facilities.

Josh Kyle, 109 Clear Springs Drive, stated concern with usable green space and the requested variances. He stated concern with the density and the apartments.

Paul Curry, 107 Buffalo Run Court, stated concern with apartments and townhomes being built. He stated concern with additional traffic and water/sewer capacity.

Kim Tracy, 134 Old Fort Drive, stated concern with school and water capacity. She stated concern with crime if apartments and town homes are built.

Jesse Kelsey, 103 Clear Springs Drive, stated concern with apartments and townhomes being built.

Mr. Barlow stated the open space ties into McClelland Springs. He stated the stream area will be usable. He stated they are thinking of adding a walking path in that area.

He stated they located the apartments as far away from the existing subdivision as they could. He stated Paynes Depot Road entrance would be most likely used by the apartments and townhomes. He stated water and sewer capacity will have to be granted.

Chris Hoskins, attorney representing Buchanan, stated in a recent housing survey in Georgetown it was noted that apartments and town homes were needed.

Mr. Shirley stated staff talk with the school system frequently regarding growth.

Chairman Mifflin questioned the timeline of the proposed development. Mr. Barlow stated the entrance to Paynes Depot Road would be first then the western corner then developing north.

Mr. Kyle stated apartments are not needed in this area. He stated single-family homes could be built in the area.

Mr. Curry stated the green space area is already green space.

Mr. Fleming stated the PSP pertains to the single-family portion of development and the PDP is associated with multi-family townhomes.

Commissioner Singer requested clarification of the 3-story apartments request. Mr. Barlow stated 3 stories is the normal of the current market and demand.

After further discussion, **Motion by Singer, second by Green, to approve PSP-2025-44 subject to conditions of approval. Motion carried 7-1 with Garrett dissenting.**

Commissioner Jessie joined the meeting.

Commissioner Singer stated her concern with the height of the apartments. Chairman Mifflin stated his concern with the apartments in the development.

Commissioner Canfield stated the proposal follows the comprehensive plan.

Commissioner Adair questioned the location of green space for the apartment tenants. Mr. Barlow stated a pool is proposed at the front of the development in the apartment area.

After further discussion, **Motion by Singer, second by Jessie, to postpone PDP-2025-45 to review apartment height and green space. Motion carried unanimously.**

ZMA-2025-47/FSP-2025-48 Tackett Farm – Zoning Map Amendment for 82.1 acres from A-1 (Agricultural) to A-5 (Rural Residential) located at 3594 Long Lick Pike.

Chairman Mifflin opened the public hearing.

Ms. Ketz stated the applicant is proposing to subdivide the farm into 5 parcels measuring from 5 to 10 acres and leave a remainder parcel. She stated the farm is at the southeast intersection of East Honaker Road and Long Lick Pike. Because of the number of lots, a rezone is required.

She stated as permitted uses are the same as A-1 and conditional uses in the A-5 zone are more restrictive. She stated staff believes the rezoning aligns with keeping the agricultural feel of the area and aligns with the Future Land Use map of the Comprehensive Plan.

She stated there are 6 additional factors when considering rural residential development per the Comprehensive Plan. She stated they are the availability of water, electricity, fire protection, and transportation along with proximity to protected lands and environmentally sensitive areas as well as on-site septic systems.

Commissioner Jessie questioned how Georgetown Municipal Water & Sewer states that they can serve the proposed development. Ms. Ketz stated that the written comments from GMWSS at the TRC meeting indicate approval. She stated that GMWSS also has to sign off on the plat giving approval.

Andrew Tackett, son of applicant, stated they do have an approval letter from GMWSS.

Linda McDowell, 403 E Honaker Rd, stated her concern of the effects the development will have on their farm.

Matthew Tackett, son of applicant, stated that GMWSS had a hydraulic review performed and that the remainder of the farm will still be in between the McDowell's and proposed lots.

Andrew Tackett stated that he is Assistant Chief of Stamping Ground Fire Department and that they work with Scott County Fire Department. He stated that the dry fire hydrant addition by the pond will give protection for the neighbors in the area.

Ms. McDowell stated that improvements should be made to the water before approving the development. Andrew Tackett stated that they have a company ready if the development gets approval.

David McDowell, 3400 Long Lick Pike, stated he is against developing farmland.

Megan Travis, 3688 Long Lick Pike, questioned if there would be any restrictions for the homes. She stated her concern regarding water pressure.

Matthew Tackett stated that GMWSS required hydraulic analysis before giving approval.

Chairman Mifflin questioned if the farm is currently being used as a farm. Matthew Tackett stated cattle were on the farm. He stated there are other 5-acre lots in the area.

Chairman Jessie questioned if there would be any restrictions on the lots. Mr. Tackett stated no mobile homes.

Ms. McDowell stated the lot that Ms. Travis lives on was sold by her father over 20 years ago. She stated she thinks that everything should be in place before the application is approved.

She questioned when the pond was last cleaned out. Andrew Tackett replied a water analysis was performed on the pond.

Ms. Travis stated her concern about water availability.

Chairman Mifflin closed the public hearing.

After further discussion, **Motion by Singer, second by Adair, to recommend approval of the rezoning request (ZMA-2025-47) on the basis of the staff recommendation that it complies with the comprehensive plan. Motion carried 8-1 with Vest dissenting.**

ZMA-2025-47/FSP-2025-48 Tackett Farm – Preliminary Subdivision Plat to subdivide 82.1-acre farm into 5 rural residential lots and one 46.52-acre remainder located at 3594 Long Lick Pike.

Ms. Ketz explained that the A-5 rezoning must be approved before the final subdivision plat can be approved.

She stated all access points are located on Long Lick Pike. She stated the applicant proposes 5 lots between 5 – 10 acres. She stated the 3 new proposed entrances have KYTC approval.

She stated a variance in the distance between entrances for Tracts 4 and 5 has been requested.

She stated the requested variance for the remaining lot size of 46.52 is supported by staff.

Chairman Mifflin requested clarification for setbacks regarding proposed house location.

She stated that the current fencing does not meet the height requirement, but staff supports the requested variance to waive the fencing requirement. She stated the fencing was recently installed.

Ms. McDowell stated her concern that the fencing requirement should be required.

Mr. Tackett stated the proposed use is similar to current use of the property.

Ms. Ketz stated that if the Planning Commission wants to require the diamond mesh fence that an amendment to the variance request and a plat note needs to be done for the 3 lots.

After further discussion, **Motion by Singer, second by Canfield, to approve FSP-2025-48 subject to 11 conditions of approval and 4 variances/waivers. Motion carried unanimously.**

PDP-2025-49 Legacy Run Commerce Park - Preliminary Development Plan for 1.49 million square feet of building area across several buildings with associated parking and landscaping located at 892 Delaplain Road.

Ms. Ketz stated the parcel is 119 acres and zoned I-1. She stated access would be from Delaplain, Anderson and Industry Road to Cherry Blossom Way.

She stated one variance for waters of Scott County Designation from the Georgetown Stormwater Manual is requested.

She stated the property was rezoned to I-1 in 1991. She stated a Certificate of Lane Use Restriction was filed in 1992.

She presented the layout of the buildings as well as the amount of proposed parking spaces for each building.

She stated the applicant is proposing a road connection to Delaplain Road, 2 road connections to Anderson Road, and through an easement, a connection to Industry Road.

She stated the proposed realignment of Delaplain Road further into the site would allow more stacking of vehicles at the intersection of Delaplain Road and Cherry Blossom Way.

She stated the traffic study submitted analyzed 8 intersections. She stated an addendum to the traffic study that has been submitted showing the impact in 2036 if only phase 1 is built.

She stated one intersection, Delaplain Road and Cherry Blossom Way, have went from an A and B performance to C in 2026 if the project was approved. She listed existing delays identified and the expected results in 2026 with improvements to the road infrastructure.

She stated the intersections shown in 2036 stay relatively the same between no build and build.

She stated as part of the stormwater section in the City Ordinances, the stream that runs through the property has additional protection requirements. The applicant is requesting a variance to relocate part of the stream. She stated in exchange for the applicant relocating part of the stream, the applicant would provide an enhanced stormwater plan.

Commissioner Jessie questioned if the state would be involved in the stream relocation. Mr. Krebs stated the applicant can provide that information.

She stated as part of the landscape plan the agricultural buffering (Section 6.14 of the Landscape and Land Use Buffers Ordinance) and CLUR requirements would apply to the northern part of the property. She stated the eastern boundary along Anderson Road would follow the CLUR requirements. She stated internally the applicant must meet the VUA perimeter requirements.

Commissioner Jessie requested some clarifications.

Commissioner Singer stated it would be helpful to hear the exact changes for the application from the previous application.

Jon Woodall, representing applicant, stated the CLUR were put on this property when it was rezoned in 1991. He stated the applicant was able to anticipate some of the concerns from the last meeting and address the concerns.

He stated the applicant committed to widening the roads and no turns left for tractor trailers coming out onto Delaplain Road.

He stated the Army Corps of Engineers will also be part of the stormwater regulations for the stream.

Brian Ward, Palmer Engineering, presented a summary of the proposed development and proposed signs to direct the semi-trucks.

He presented the stormwater design if the applicant was/were approved to remove the stream on the property and the options if the stream remains.

Josh Coburn, Palmer Engineering, explained the traffic study process and the anticipated level change of service.

Commissioner Green stated his concern regarding the traffic in the area and wants to make sure this project is done correctly if approved.

Jack Conner, Chamber of Commerce, explained the local history of economic development.

Jacob Cassady, applicant, stated as a resident of Georgetown this is a type of application that can help the financial state of the city.

Commissioner Singer stated that using this land for industrial growth instead of rezoning more land is the correct thing to do in her opinion.

Christina Rush, 459 Anderson Road, stated her concerns for the entrance to Anderson Road and for moving the cemetery.

Mr. Coburn stated the reason for the Anderson Road entrance is to help separate the car and truck traffic. He stated that by diverting all traffic to Delaplain Road it would degrade the traffic in that location.

Bobbie Hudnall, 738 Anderson Road, requested clarification of what businesses will be in the development.

Mr. Fleming stated the types of businesses that can locate in zoning I-1.

Ms. Hudnall requested clarification of the time the traffic study was performed and questioned if trucks can come from US 62 to Delaplain Road through the development.

Mr. Fleming explained heavy industry uses.

Nancy Zahn, Brooklane Drive, stated her concern with the proposed additional traffic.

Chuck Helms, 261 Anderson Road, stated he is not against the development, but he is concerned with the traffic being on Anderson Road.

Bobby Shrout, 111 Brooklane Drive, stated that the City has not adopted the zoning of the property. He stated that Delaplain Road is not suitable for the traffic.

Mr. Perkins stated that this is a joint commission for both the city and county.

Ms. Ketz stated the property was rezoned and annexed into the city.

Craig Owens, Anderson Road, stated his concern about what the development will do to his property.

Nancy Kowalski, 628 Anderson Road, stated her concerns with traffic on Anderson Road, traffic values, and environmental concerns.

Norris Stacy, 229 Vine Street, questioned if the property was in the city or county. It was stated it is in the city and was annexed in 1991.

Michelle Adams, 695 Anderson Road, stated her concern for her family's safety.

Ms. Hudnall stated that with the number of proposed employees she believes that the applicant knows what will locate in the development. Mr. Woodall stated more than likely it will be automotive related.

Ms. Kowalski questioned why an entrance cannot be on Cherry Blossom Way. Mr. Coburn explained the process of improving traffic.

Roy Cornett, E Main St, stated the property is zoned, annexed and he thinks time to make a decision. Jessica Power, 340 Anderson Road, stated her concern with traffic being on Anderson Road.

Lee Prater, 888 Anderson Road, questioned if she could see a picture of what Anderson Road would look like.

Ms. Hudnall questioned where the stoplight would be on Cherry Blossom Way. Mr. Coburn stated KYTC would determine the exact location.

Mr. ShROUT questioned if Delaplain Road could be closed to thru traffic.

C.J. May, applicant and developer, explained how the interchange 127 on Interstate 75 was developed and how this application will develop over time.

After further discussion, **Motion by Singer, second by Stone, to approve PDP-2025-49 subject to 22 conditions of approval and (1) variance. Motion carried 6-3 with Jessie, Green and Adair dissenting.**

Other Business

Mr. Fleming stated he is working on a bid package for the FY 24-25 audit.

Chairman Mifflin adjourned the meeting.

Attest:

Charlie Mifflin, Chairman

Charlie Perkins, Secretary

GEOSPECIALTIES

PRELIMINARY DEVELOPMENT PLAN

Staff Report for the Georgetown-Scott County Planning Commission
November 13, 2025

FILE NUMBER: PDP 2025-46

PROPOSAL: Preliminary development plan for the installation of outdoor storage facility and hoop barn for a specialty geotechnical contractor.

LOCATION: Sadieville Road
(Parcel ID: 154-00-004.000)

OWNER: Bonnie Flinn and Catherine Pickett

APPLICANT: JS Anderson Holdings, LLC

CONSULTANT: Ryan Johnson, APS GEO



STATISTICS:

Total Site Acreage:	5.45
Existing Zone	B-5
Surrounding Zones:	A-1
Proposed Use:	Outdoor Storage for Geo-Technical Services
Access:	Sadieville Road (KY 32)
Development Area:	2.80 acres
Area in ROW:	0.20 acres
Parking Spaces:	5
Gravel Storage Area:	101,656 sq. ft.
Structure:	3,200 sq. ft. Hoop Barn
Paved VUA:	8,577 sq. ft.
Interior Landscaping:	877 sq. ft.
Existing Tree Canopy:	69,945 sq. ft. (29.46% of total lot area)
Proposed Tree Canopy:	24,530 sq. ft. (10.33% of total lot area)
Total Tree Canopy:	94,475 sq. ft. (39.8% of total lot area)

Requested Waiver:

- Placement of property boundary fencing for the development of properties adjacent to agriculturally zoned property (Section 6.14 of the Landscape Ordinance).

BACKGROUND

The 5.45-acre project site was granted approval on June 12, 2025, by the Planning Commission and then on September 10, 2025, by the City of Sadieville for a zoning map amendment (ZMA) from A-1 (Agricultural) to B-5 (General Commercial Park). The General Commercial Park districts are designed to allow flexibility in the development of compatible mixed-use areas of limited light industrial, professional offices, and limited commercial, in a business park or campus-like design. The proposed use is for outdoor storage of equipment and materials for a professional geotechnical service. Professional service offices are permitted in the zone. However, outdoor storage requires a conditional use permit subject to Sadieville Board of Adjustments.

PLAN REVIEW

The Applicant proposes to develop an outdoor storage facility consisting of 101,656 square feet of gravel surface for the storage of equipment and materials; a 3,200 square-foot hoop barn; an 8,577 square foot entryway and vehicle use area; and an eight-foot, no-climb fence with privacy screening around the perimeter of the use area.

Water and Sanitation

Water

Water is to be provided by Kentucky American Water Company. The Scott County Fire Department has requested that a fire hydrant be installed in the parking area.

Sanitation

Public sanitary sewer service is not available to the site due to capacity issues in the existing force main. The applicant has notified the Scott County Health Department of the development, and a site evaluation has been requested. The applicant has proposed use of a portable toilet until such time as a septic system is installed. A certification of the approval of private sewerage system signed by the County Health Department will be required for the final development plan.

Layout

Setback Requirements

The B-5 zoning district requires a 50-foot setback on all sides for lots that are on the periphery boundary of a zoning district. If adjacent to residential lands, a 100-foot setback for all sides shall be required.

The applicant property is a peripheral lot to the B-5 zoning district, and the lands adjacent to it are zoned A-1 (agricultural). Therefore, a setback of 100 feet from all boundaries for all structures is required. The development plan indicates that the 3,200 square foot hoop barn is to be 100 feet or greater from all boundary lines.

Access & Circulation

Vehicular access to the site is to be provided by a single entrance driveway - approximately 30 feet in width at its narrowest point - from Sadieville Road (KY 32). As established by Article V, Section 1005.C of the Subdivision and Development Regulations, parking areas and street entrances shall be paved in conformity with the specification in Appendix VII(A). Additionally, Section 4.462(J)(7)(c) specifies that all vehicular use areas shall be paved or concrete. If approved, staff recommends conditioning that the access, aisles, turnaround areas, and staff and visitor parking be paved pursuant to these regulations.

Access to interior parking areas shall be designed so as not to obstruct free flow of traffic into, out of, and through the parking area and shall at a minimum provide an internal turnaround. The proposed layout meets these requirements.

The plan indicates that the east portion of the property is proposed to be an equipment laydown yard, which constitutes outdoor storage of operational materials and equipment. A Conditional Use Permit (CUP) from the Sadieville Board of Adjustments is required for outdoor storage use.

Due to the approaching winter and expected delays in the ability to install landscaping and a four-month shutdown of asphalt plants, the applicant is requesting use of the property for storage purposes during the construction and landscaping process following approval of the final development plan. If approved by the Sadieville Board of Adjustments, staff recommends conditioning that it be contingent on completion of the construction and landscaping and acquisition of a Certificate of Occupancy within six (6) months of approval of the final development plan and a return to the Sadieville Board of Adjustments to demonstrate completion.

Parking

Up to three employees are expected to be on site during normal business hours. Parking requirements for warehouse and storage is one (1) parking space for every 1.5 employees. The applicant proposes installing five (5) parking spaces, which will exceed the minimum required for the proposed use.

The minimum number of handicapped parking spaces is based on the number of total parking spaces in the lot. No handicapped parking spaces have been proposed. Per Exhibit 10-6 of the *Subdivision and Development Regulations*, one (1) handicapped parking space is required when there are from 1 to 25 total parking spaces in the lot. A minimum of one (1) handicapped parking space is required for this site.

Landscape & Land Use Buffers

Property Boundary Fencing

The Landscape Ordinance establishes that when land zoned anything except A-1 or C-1 is developed adjacent to an agriculturally zoned property, the developer shall construct a 6-foot minimum height property boundary fencing of diamond mesh wire or equivalent no-climb wire. (Section 6.14). The site plan indicates that there is an existing 5-foot-high woven wire fence along the eastern and southern property lines.

The applicant has provided a picture of the existing boundary fencing so that staff may determine whether it meets the intent of regulation, which is to clearly separate the proposed, potentially conflicting use of an applicant property from that of an agriculturally used lands. While the existing boundary fencing clearly demarcates the property boundary, it appears to be inadequate in performing the restraining functions intended with a 6-foot-high diamond mesh wire or no-climb fence as is required.

To address this requirement, the applicant proposes that an 8-foot high, chain linked fence with durable privacy screening be installed around the perimeter of the use area, effectively fulfilling the requirement of physically separating the potentially conflicting use of the applicant property from that of agriculturally used lands. The applicant has requested a waiver of the boundary fencing requirement, and staff

recommends approval of a waiver to the requirement of barrier fencing to be placed at the property boundary.

Perimeter Landscaping

As established by the Georgetown and Scott County Landscape and Land Use Buffer Ordinance (Section 6.12(9)), the perimeter landscaping requirements for a commercial zone adjoining an agricultural zone includes 1 tree per 40-feet of linear boundary, that the trees be planted at least 35 feet from the property line, and that the species selected must be from category "A" as listed in the Planting Manual.

The applicant has included in the development plan the required perimeter trees along the road frontage and the eastern boundaries, where there is currently limited vegetation. The proposed trees are within the specified placement parameters, but the tree types and species have not yet been identified. This will be required for final development plan approval.

The western and southern boundaries of the parcel are wooded, and the applicant has proposed use of the existing vegetation to fulfill the landscape requirements Section 6.21 of the Georgetown & Scott County Landscape and Land Use Buffer Ordinance establishes that any existing material in satisfactory condition may be used to satisfy these requirements in whole or in part when such material meets the requirements and achieves the objectives of this article. The applicant has stated that the existing wooded area will be evaluated by a qualified arborist to verify compliance with screening and landscaping standards. Completion of this will be required for final development plan approval.

Right-of-Way Landscaping

A portion of the landscape buffer along KY-32 falls within the KYTC right-of-way. Landscaping of this area will be addressed through a KYTC encroachment permit and maintenance agreement, currently in progress. Final approval of the development plan will be contingent upon KYTC's approval of this permit and agreement.

Vehicular Use Area (VUA)

Vehicular use areas are defined 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 6.13[*2] of the Georgetown & Scott County Landscape and Land Use Buffer Ordinance) The applicant has proposed the installation of 8,577 square feet of paved vehicle use area to include the entryway, parking spaces, and turn around area.

Interior Landscaping for VUA

The Landscape Ordinance establishes requirements for interior landscaping in accordance with the vehicle use area (VUA). As established by Section 6.221, for each 100 square feet of VUA, 10 square feet of landscape area shall be provided. The applicant has proposed installing 877 square feet of interior landscaping, which fulfills the VUA requirements for square footage for interior landscaping.

Sections 6.2211, 6.2212, and 6.2213 specify the required minimum area, the maximum contiguous area, and minimum number of trees for interior landscaping, the purpose being to appropriately disperse and diversify the interior vegetation. The applicant has proposed placing all of the interior landscaping into

one area, thus not meeting the requirements for interior dispersal of the vegetation. The applicant will need to reconfigure the interior landscaping to meet the requirements.

Canopy

Section 6.2215 of the Landscape Ordinance establishes that commercial properties must provide canopy coverage to a portion of the total lot area depending on the share of canopy preserved. On lots in which no tree canopy exists or is preserved, new canopy to provide 24% coverage is required. On lots in which 20% of the existing tree canopy is preserved, no new tree canopy is required.

The applicant has calculated the existing canopy to be 69,945 square feet, which is 29.46% of the total lot area, thus exceeding the canopy requirements. Additionally, the applicant will be installing 24,530 square feet (10.33% of the total lot area) of additional canopy, leaving 39.8% of the lot covered.

DETERMINATION:

Staff recommends **approval** of the proposed Preliminary Development Plan for the outdoor storage area for parcel #154-00-004.000, located along the south side of KY-32/Sadieville Road across from Scott County Fire Station No. 2. Should the Planning Commission recommend approval, staff suggests including the following conditions of approval:

Waiver:

1. Waiver to the boundary fencing requirement for the development of properties adjacent to agriculturally zoned property (Section 6.14 of the Landscape Ordinance).

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance and Subdivision and Development Regulations*.
2. Approval by the Sadieville Board of Adjustments for a Conditional Use Permit for outdoor storage at the site.
3. The applicant shall be responsible for all offsite road and public water and sewer improvements required to serve the proposed development.
4. The applicant shall install a WEDCO approved sanitary system.
5. All requirements of the Georgetown Fire Department regarding fire hydrant locations and emergency vehicle accessibility.
6. KYTC approval of proposed entrance.
7. KYTC encroachment permit and maintenance agreement for proposed right-of-way landscaping.
8. A species-specific landscape plan shall be included with the Final Development Plan. This is to include evaluation by a qualified arborist to verify compliance of existing vegetation with perimeter screening and landscaping standards and adherence of the interior landscaping to minimum and maximum contiguous area and tree requirements.
9. A photometric plan shall be submitted and approved as part of the Final Development Plan. The Applicant shall direct lighting away from adjoining property and not have any off-site impact.
10. The Final Development Plan shall comply with all stormwater management requirements according to the current Stormwater Manual including a post-construction stormwater management BMP O&M agreement.
11. Any revisions or amendments to the approved Preliminary Development Plan shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).

12. This Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406 section A of the *Subdivision and Development Regulations*.
13. Prior to any construction or grading, a Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.
14. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.

PRELIMINARY DEVELOPMENT PLAN
GEOSPECIALTIES HEADQUARTERS
SADIEVILLE, KY

Prepared for:
JS ANDERSON HOLDINGS, LLC

PREPARED BY:
ANDERSON PROFESSIONAL SERVICES, LLC
NICHOLASVILLE, KENTUCKY



Date:
ERROR! REFERENCE SOURCE NOT FOUND.

APS GEO Project No: APS250046

Date: October 30, 2025

To:

Mr. Mark Carper
Senior Planner
Georgetown-Scott County Planning Commission
Development Services Building
230 East Main Street
Georgetown, Kentucky 40324

Re: Preliminary Development Plan — Geospecialties Headquarters

Applicant: JS Anderson Holdings, LLC

Location: Sadieville, Kentucky

Dear Mr. Carper:

Anderson Professional Services, LLC (APS GEO) respectfully submits the following responses to comments and corrections regarding the first submittal of the Preliminary Development Plan referenced above. After thorough discussion, review, and revision, an updated plan is attached for your consideration.

1.1

Septic System

The Scott County Health Department has been notified of this development, and a site evaluation has been requested.

1.2

Phasing

JS Anderson Holdings, LLC has revised its approach and no longer proposes a multi-phase development. All improvements outlined in this plan will be completed during the initial construction phase. The applicant requests permission to occupy the property for storage purposes during construction and landscaping activities, which may be delayed due to winter conditions.

1.3

Fencing

An application for a waiver of the standard 6-foot perimeter fence is attached. The applicant proposes installing an 8-foot no-climb fence with a privacy screen along the edge of the storage

and vehicle use areas. The eastern boundary is the only location requiring a demarcation fence; a 5-foot farm fence currently exists along that line. A 35-foot perimeter landscape buffer zone will be established and maintained to ensure access to plantings and provide clear demarcation between properties.

1.4

Parking

The required parking will accommodate warehousing and storage operations. Based on current and anticipated workload, the applicant expects three employees on-site during normal business hours. The proposed five parking spaces will meet and exceed the minimum requirement of one space per 1.5 employees, providing additional capacity for visitors.

1.5

Landscaping

Perimeter landscaping requirements will be met through a combination of existing vegetation and new plantings. Existing tree and vegetation cover along the southern and western portions, as well as parts of the northern boundary, will be utilized where feasible. These areas will be evaluated by a qualified arborist to verify compliance with screening and landscaping standards.

New plantings will be installed and maintained per the GSCPC Planting Manual, with trees spaced 40 feet apart and set 35 feet from the property line. A diverse mix from Category A species will be used, ensuring that no single species comprises more than one-third of the total landscaping. Specific species will be identified prior to final approval.

Additionally, 877 square feet of interior landscaping is proposed to exceed the 857-square-foot minimum required for the Vehicle Use Area.

1.6

Right-of-Way Landscaping

A portion of the landscape buffer along KY 32 falls within the KYTC right-of-way. This area will be addressed through a KYTC encroachment permit and maintenance agreement, currently in progress. Final approval of the development plan will be contingent upon KYTC's approval of this permit and agreement.

1.7

Canopy

Canopy coverage has been recalculated to include all buffer zone areas that will be assessed for compliance with perimeter landscaping requirements, as well as all undisturbed areas west of the Old Sadieville Road entrance.

1.8

Vehicle Use Area

The vehicle use area has been reconfigured to include only the parking area and the travel way to the hoop barn structure. The remaining portion of the site will be designated for equipment and material storage.

Should you need any further information or clarification please feel free to contact me at your convenience. Thank you for your patience, guidance, and support on this project.

Respectfully submitted,
ANDERSON PROFESSIONAL SERVICES, LLC

A handwritten signature in blue ink that reads "Nathan Ryan Johnson". The signature is written in a cursive style with a large, stylized initial 'N'.

Nathan Ryan Johnson, PLS
Senior Land Surveyor



October 30, 2025

Sadieville Board of Adjustment

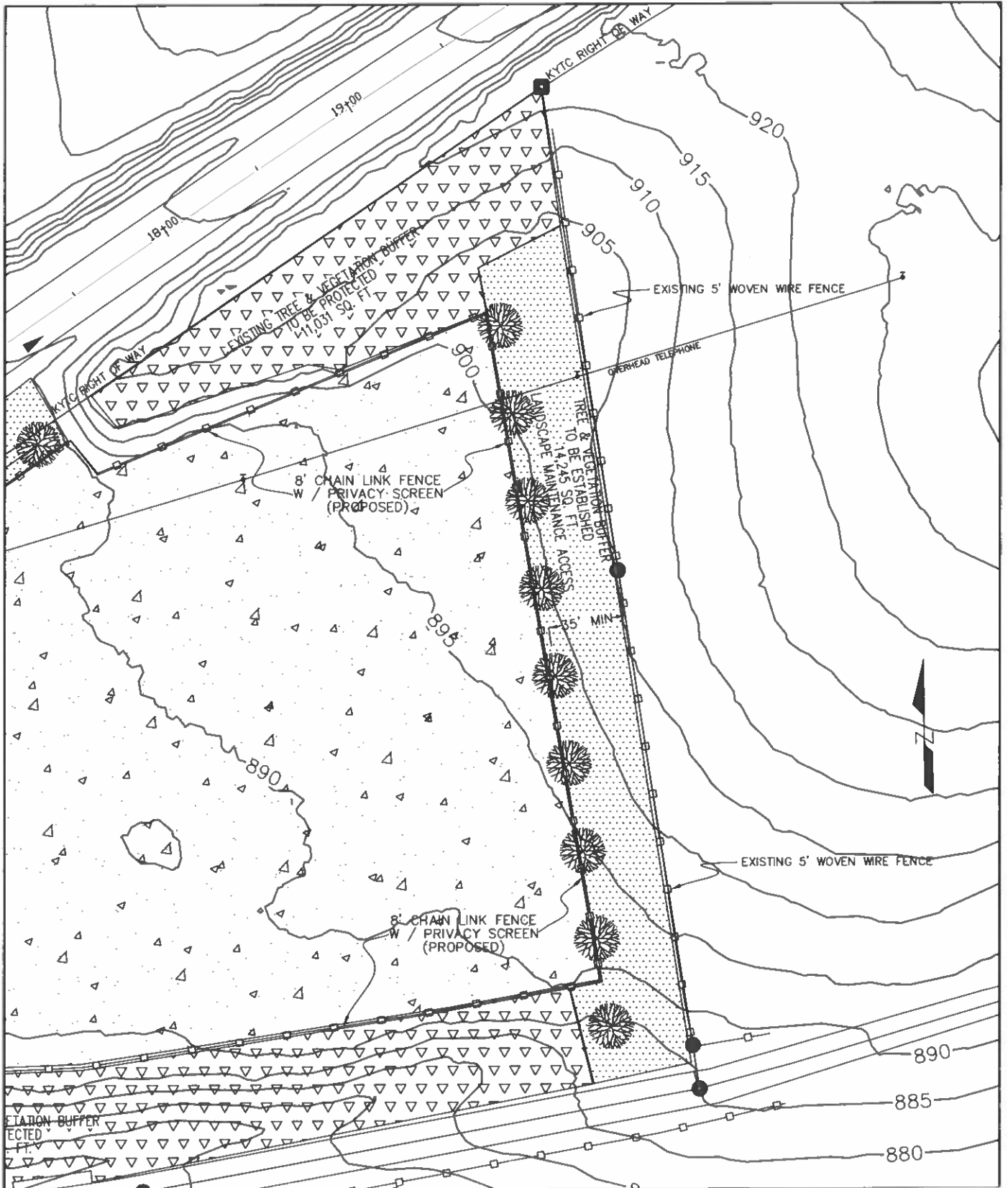
Re: Preliminary Development Plan PDP-2025-46
Geospecialties Headquarters
JS Anderson Holdings, LLC
Sadieville, KY

Fencing Variance

JS Anderson Holdings, LLC request a variance from the 6' diamond wire mesh no climb fence (Section 6.14 of the Landscape ordinance. Due to the nature of the proposed land it will be necessary for the applicant to construct an 8' tall diamond wire mesh no climb fence that will also include privacy screening. This fence will need to be constructed at edge of equipment storage areas for security of items being stored at the property. This fence will also mark the boundary of the perimeter landscaping that must be protected from activities inside the storage area.

A literal interpretation of the zoning ordinance would impose an unnecessary burden upon the applicant by requiring a second, smaller fence to be built only 35' away at the property boundary where there is already an existing 5' woven wire farm fence in place. This 35' buffer zone will be clearly defined by the two fences yet still allow enough room for small landscape equipment to access proposed plantings.

Since the applicant will be the new owner of this parcel there have been no previous actions by the applicant to result in the special conditions requiring the variance. The future need for the 8' fence to be 35' from the property boundary is the minimum variance that make a more reasonable use of the property, protect landscape area, secure stored equipment and materials and negate the need for the redundant 6' fence to be constructed at the boundary.



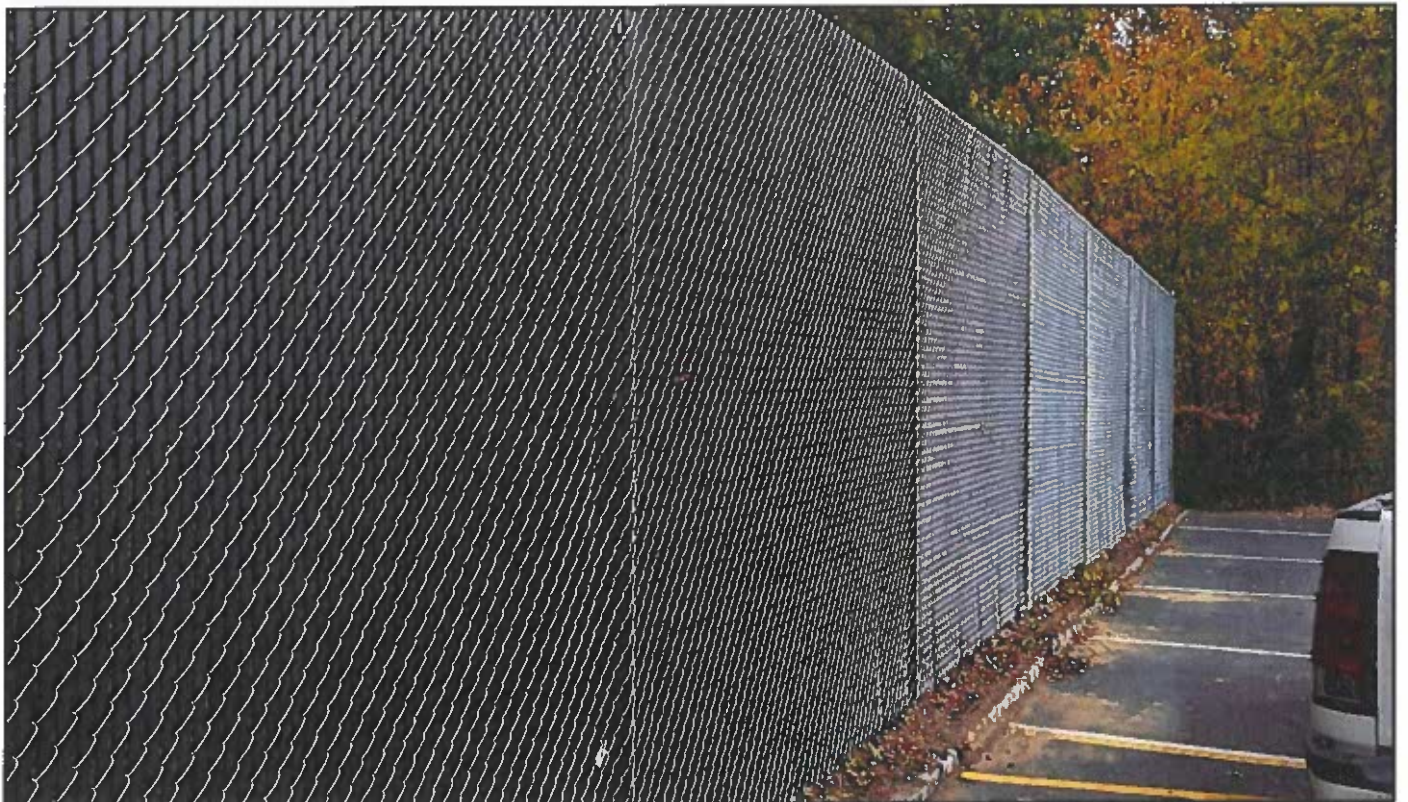
PROJECT TITLE	JS Anderson Holdings, LLC GeoSpecialties Headquarters Sadieville, KY
SHEET TITLE	FENCE VARIANCE

PROJECT NUMBER	APS250046
PROJECT MANAGER	MATT WILLIAMS
DATE	10/30/2025

SCALE	1"=60'

GeoSpecialties

Fence Screening



GeoSpecialties

Existing Boundary Fence

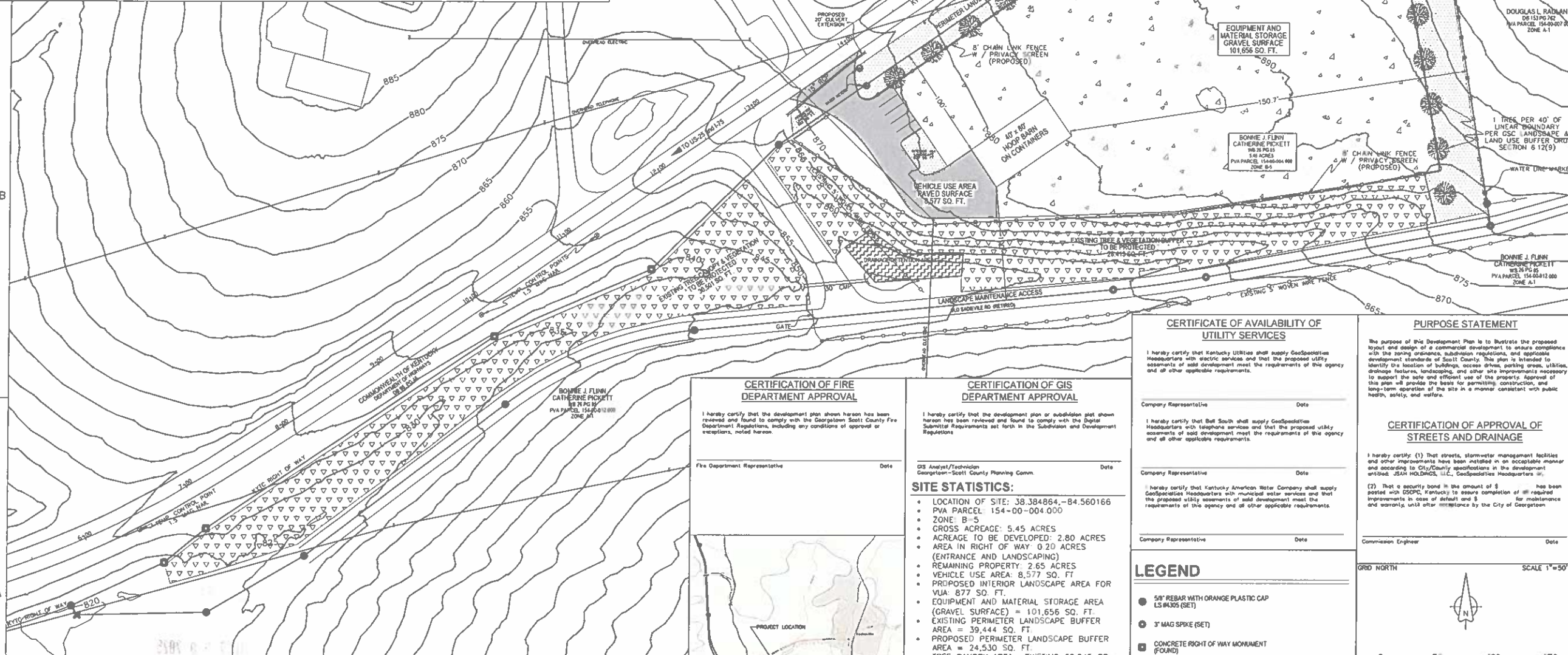


DESCRIPTION OF PROPERTY
A PORTION OF THE BONNIE J. FLINN AND CATHERINE PICKETT PROPERTY

A certain tract or parcel of land located on the westbank of Eagle Creek of the Kentucky River in Scott County, Kentucky, being a portion of the property inherited by Bonnie J. Flinn and Catherine Pickett by will from Louise M. Burgess (W&M Book 26, Page 05), dated November 19, 2018 and described in a deed from Steven Burgess et al. to Saide Burgess Whitney (Deed Book 53, Page 836) dated November 14, 1924 both recorded in the Scott County Clerk's office, being more particularly bounded and described as follows:

Unless stated otherwise, any monument referred to herein as an IPC (set), is a 5/8" rebar, eighteen (18) inches in length with an orange plastic cap stamped LS #4305. All coordinate values, bearings and distances stated herein are referenced to the NAD 83 State Plane Coordinate System, Kentucky Single Zone, US Feet.

- BEHAVING AT AN IPC (set) in the old fence of the end of an adjoining rock wall, a common corner to the Douglas L. Ragland property (DB 153, PG 787), said point being in the observed right of way of the Old Sadeville Road; thence
- S 09°01'55" E a distance of 19.85 feet to a 3" Mag Nail (set) in the pavement in the center of the observed roadway of the Old Sadeville Road, thence leaving the Ragland Property and with the center of the observed roadway of the Old Sadeville Road, and the following in (6) coils
 - S 79°44'51" W a distance of 255.75 feet to a 3" Mag Nail (set) in the pavement in the center of the observed roadway of the Old Sadeville Road, thence
 - with a curve turning to the right with an arc length of 62.85 feet, with a radius of 1016.65 feet, with a chord bearing of S 02°09'24" W, with a chord length of 62.80 feet to a 3" Mag Nail (set) in the pavement in the center of the observed roadway of the Old Sadeville Road; thence
 - S 84°24'52" W a distance of 372.00 feet to an IPC (set) in the center of the observed roadway of the Old Sadeville Road, thence
 - with a curve turning to the left with an arc length of 181.25 feet, with a radius of 333.20 feet, with a chord bearing of S 68°32'36" W, with a chord length of 179.15 feet to an IPC (set) in the center of the observed roadway of the Old Sadeville Road; thence
 - S 52°53'09" W a distance of 221.40 feet to an IPC (set) in the center of the observed roadway of the Old Sadeville Road, thence
 - S 59°28'54" W a distance of 99.20 feet to an IPC (set) in the center of the observed roadway of the Old Sadeville Road; thence leaving the center of the observed roadway of the Old Sadeville Road
 - S 88°43'46" W a distance of 114.05 feet to an unobserved computed point in a stream bed, thence
 - N 32°35'35" W a distance of 9.75 feet to an IPC (set) on the KYTC Right of Way line for KY 32; thence with the Right of Way the following seven (7) coils
 - N 65°03'43" E a distance of 68.95 feet to a concrete Right of Way marker (found); thence
 - N 50°31'20" E a distance of 47.45 feet to a concrete Right of Way marker (found); thence
 - N 56°15'56" E a distance of 304.80 feet to a concrete Right of Way marker (found); thence
 - N 66°47'16" E a distance of 150.50 feet to a concrete Right of Way marker (found); thence
 - N 45°24'22" E a distance of 156.90 feet to an IPC (set) on the KYTC Right of Way line for KY 32; thence
 - N 52°27'28" E a distance of 241.50 feet to an IPC (set) on the KYTC Right of Way line for KY 32; thence
 - N 55°49'22" E a distance of 435.05 feet to a concrete Right of Way marker (found), a common corner to the aforementioned Ragland property, thence leaving the KYTC Right of Way and with the Ragland Property the following two (2) coils
 - S 09°01'55" E a distance of 220.00 feet to an IPC (set) in the old fence line; thence
 - S 09°01'55" E a distance of 216.90 feet to the point of beginning, moving an area of 237,207.8 square feet, 5.45 acres according to a survey conducted by Nathan Ryan Johnson, PLS #4305 completed on August 13, 2025.



CERTIFICATION OF FIRE DEPARTMENT APPROVAL

I hereby certify that the development plan shown herein has been reviewed and found to comply with the Georgetown Scott County Fire Department Regulations, including any conditions of approval or waivers, noted herein.

Fire Department Representative: _____ Date: _____

CERTIFICATION OF GIS DEPARTMENT APPROVAL

I hereby certify that the development plan or subdivision plot shown herein has been reviewed and found to comply with the Digital Submitter Requirements set forth in the Subdivision and Development Regulations.

GIS Analyst/Technician: _____ Date: _____
 Georgetown-Scott County Planning Comm.

CERTIFICATE OF AVAILABILITY OF UTILITY SERVICES

I hereby certify that Kentucky Utilities shall supply Geospecialties Headquarters with electric services and that the proposed utility assessments of said development meet the requirements of this agency and all other applicable requirements.

Company Representative: _____ Date: _____

I hereby certify that Bell South shall supply Geospecialties Headquarters with telephone services and that the proposed utility assessments of said development meet the requirements of this agency and all other applicable requirements.

Company Representative: _____ Date: _____

I hereby certify that Kentucky American Water Company shall supply Geospecialties Headquarters with municipal water services and that the proposed utility assessments of said development meet the requirements of this agency and all other applicable requirements.

Company Representative: _____ Date: _____

PURPOSE STATEMENT

The purpose of this Development Plan is to illustrate the proposed layout and design of a commercial development to ensure compliance with the zoning ordinance, subdivision regulations, and applicable development standards of Scott County. This plan is intended to identify the location of buildings, access drives, parking areas, utilities, drainage features, landscaping, and other site improvements necessary to support the safe and efficient use of the property. Approval of this plan will provide the basis for permitting construction, and long-term operation of the site in a manner consistent with public health, safety, and welfare.

CERTIFICATION OF APPROVAL OF STREETS AND DRAINAGE

I hereby certify: (1) that streets, stormwater management facilities and other improvements have been included in an acceptable manner and according to City/County specifications in the development entitled: JSAR HOLDINGS, LLC, Geospecialties Headquarters; and (2) that a security bond in the amount of \$ _____ has been posted with SCOPC, Kentucky to ensure completion of all required improvements in case of default and \$ _____ for maintenance and warranty, until after acceptance by the City of Georgetown.

Commission Engineer: _____ Date: _____



Preliminary Development Plan
JS Anderson Holdings, LLC
 1060 Elizabeth St., Suite 7
 Nicholasville, KY 40356

GeoSpecialties Headquarters

Sadieville, KY
Scott County

ISSUE	DATE	DESCRIPTION
#1	08/22/2025	Development Plan
#2	10/30/2025	POP 2nd Submittal

PROJECT NUMBER APS250046
PROJECT MANAGER MATT WILLIAMS

SURVEYOR'S NOTES

I hereby certify that this plot accurately depicts a survey performed by me, or under my direct supervision, in accordance with applicable professional standards. A portion of this survey was conducted using Global Navigation Satellite System (GNSS) methods, employing a Trimble R990 rover in conjunction with a Trimble R12i base, by means of Real-Time Kinematic (RTK) positioning. Monuments established or verified by RTK methods are designated as "(RTK)" on this plot.

The manufacturer stated survey accuracy for RTK positioning is 8 mm ± 0.8 ppm, resulting in a positional uncertainty of 0.025 feet. The relative positional precision between monuments does not exceed 0.03 feet.

A portion of this survey was also conducted using the random traverse and side-shot method, and designated as "(RTS)" on this plot. The conventional portion of this survey has an unadjusted closure ratio of 1:15,230. Bearings and distances shown herein have not been adjusted for closure.

All monuments were either found or set as noted. A total of 5 monuments were found and 12 were set.

This survey and plot meet or exceed the requirements of 201 KAR 19.150, Minimum Standards of Practice. This is an urban survey.

The field survey was completed on August 13, 2025.

CERTIFICATE OF ACCURACY

I hereby certify that the plot shown and described herein is a true and correct survey to the accuracy required by the Georgetown-Scott County Planning Commission and that the monuments have been placed as shown herein to the specifications of the planning ordinance: JSAR HOLDINGS, LLC, Geospecialties Headquarters; and

CERTIFICATE OF OWNERSHIP

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein and that I (we) hereby adopt this plan/plan of the development with my (our) free consent, establish the minimum building restriction lines in accordance with the Georgetown-Scott County Subdivision and Development Regulations, unless otherwise noted.

Bonnie J. Flinn _____ Date: _____
 Catherine Pickett _____ Date: _____

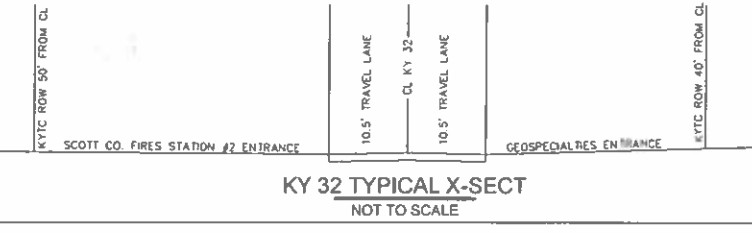
SCALE 1" = 50'

FILENAME PDP 10-30-25.dwg

SITE STATISTICS:

- LOCATION OF SITE: 38.384864, -84.560166
- PVA PARCEL 154-00-004.000
- ZONE B-5
- GROSS ACRES: 5.45 ACRES
- ACREAGE TO BE DEVELOPED: 2.80 ACRES
- AREA IN RIGHT OF WAY 0.20 ACRES (ENTRANCE AND LANDSCAPING)
- REMAINING PROPERTY: 2.65 ACRES
- VEHICLE USE AREA: 8,577 SQ. FT.
- PROPOSED INTERIOR LANDSCAPE AREA FOR PVA: 877 SQ. FT.
- EQUIPMENT AND MATERIAL STORAGE AREA (GRAVEL SURFACE) = 101,656 SQ. FT.
- EXISTING PERIMETER LANDSCAPE BUFFER AREA = 39,444 SQ. FT.
- PROPOSED PERIMETER LANDSCAPE BUFFER AREA = 24,530 SQ. FT.
- TREE CANOPY AREA= EXISTING 69,945 SQ. FT., PROPOSED 24,530 SQ. FT. (40% OF TOTAL LOT AREA)
- THIS SITE IS NOT LOCATED IN THE ROYAL SPRING AQUIFER RECHARGE ZONE.
- THIS SITE IS NOT ELIGIBLE FOR MUNICIPAL SEWER SERVICES AND WILL REQUIRE THE INSTALLATION OF A SEPTIC SYSTEM TO BE APPROVED BY THE SCOTT CO. HEALTH DEPT.
- THIS SITE IS LOCATED OUTSIDE THE 100 YEAR FLOODPLAIN PER FEMA FIRM PANEL 21209C0043C EFFECTIVE 01/18/2014
- THIS DEVELOPMENT WILL GENERATE FEWER THAN 100 PEAK HOUR TRIPS.

VICINITY MAP
 NOT TO SCALE



LITTLE LIGHTHOUSE CHILDCARE CENTER ZONING MAP AMENDMENT

Staff Report to the Georgetown-Scott County Planning Commission November 13, 2025

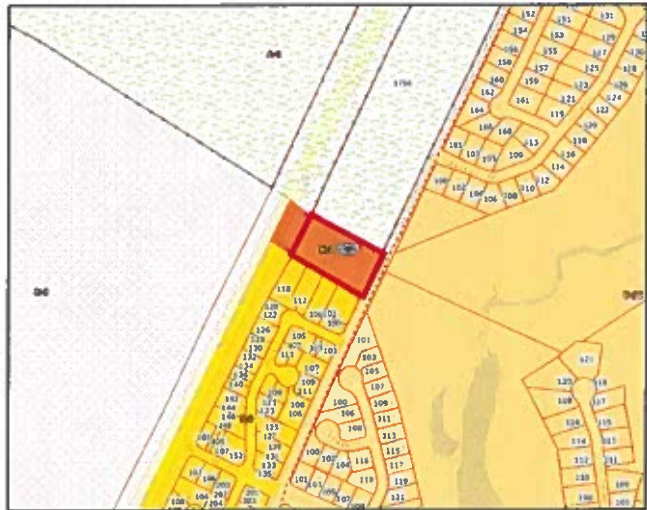
FILE NUMBER: ZMA-2025-56

PROPOSAL: Zoning map amendment from R-3 (High Density Residential) to B-4 (Community Commercial)

LOCATION: 1696 Oxford Drive
Georgetown, KY

OWNER: Julie Walton/Sweeny Properties, LLC

APPLICANT: James Thomas Hunter IV



STATISTICS:

Total Site Acreage: 1.83

Existing Zone: R-3 (High Density Residential)

Proposed Zone: B-4 (Community Commercial)

Surrounding Zone(s): R-2, R-1C, B-5, A-1

Proposed Use: Type I Daycare Center

Access: Oxford Drive

Arterial Access: Cherry Blossom Way (US 62)

Future Land Use (2024): Low Density Residential

BACKGROUND:

The subject property is zoned R-3 (High Density Residential) and is located along Oxford Drive, a two-lane collector road that runs parallel to Cherry Blossom Way, and sits approximately 0.67 miles north of the intersection with Connector Road. There are multiple and diverse zoning districts within a mile radius of the property, including **A-1**, **R-1C**, **R-2**, R-3, B-2, **B-5**, BP-1, I-1, and I-2. The bolded zones are abutted to the subject property.

From 1973 to 1995, the property (then zoned A-1) and building were leased to and used by the United States Army as an Army Reserve office and training center. That use was approved under the ordinance allowing for government buildings and uses in all zones with a conditional use permit. The Scott County PVA does not provide information as to when the building was constructed, but real estate listings indicate that it was built in 1985.

The property was rezoned in 1996 from A-1 to R-3 for a conditional use permit (CUP) for professional offices with low traffic impact, which is permitted as a CUP in the R-3 district. The proposed use was by Toyota Motor Manufacturing, USA, Inc., for employee and assessment purposes.

By 2004, the property had come within the auspices of Liberty Baptist Fellowship, which had applied for and received a CUP for a Type II daycare facility, which is conditionally permissible in the R-3 zoning district. By 2010, the property had come within the auspices of Crossroads Christian Church, which had received a CUP for use as a church.

The property was purchased by Sweeny Properties, LLC, in 2021, and a CUP was granted for use as professional offices by Deaton and Deaton Counseling and Consulting. In 2023, the building was subleased to Two Timbers Church of Christ under a CUP. Deaton and Deaton and Two Timbers Church, moved out in September 2025.

CONCEPT PLAN REVIEW:

Use Review:

The applicant is requesting a rezoning of the property to B-4 in order to operate a Type I Day Care Facility, which is not permissible within the existing R-3 zoning. Section 4.471(C) of the Georgetown-Scott County Zoning Ordinance establishes that Type I Day Care Facilities are permitted uses in all commercial districts. The *Zoning Ordinance* defines Type I Day Care Facilities as,

Any facility other than a dwelling unit which regularly receives four (4) or more children for day care [or] any facility, including a dwelling unit, which regularly provides day care for thirteen (13) or more children. If pre-school children of any day care staff receive care in the facility, they shall be included in the number for which the facility is licensed.

The proposed hours of operation are from 5:30 AM to 5:30 PM on Mondays through Friday. The applicant is proposing to care for up to 89 children and employ staff sufficient to meet and exceed the Kentucky state requirement for staff-to-child ratios for childcare facilities.

Site Conditions:

Development Plan:

Development - defined as any construction, redevelopment, change in use or intensity of use of a property, or renovation involving such a change, provided that the standards in regulations are met by all proposed improvements and existing features - requires submission and approval of a development plan. Prior to operations on site, any development that adds no new buildings or parking lots of greater than 20 parking spaces requires a minor development plan review. While an outdoor play area may be added at a later date, no immediate changes to the exterior of the building or grounds are proposed. As the proposed use is a change in use without the addition of new buildings or parking area, a minor development site plan will be required.

Sanitary Sewer:

Although within the urban service boundary, the property is on a septic system and is not connected to public sewer. The minimum lot area without sanitary sewer is 5 acres. Staff recommends that the site be connected to sanitary sewer or, in lieu, that the capacity of the septic system to accommodate the proposed use is assessed by the health department and is found sufficient.

Parking:

Per the Subdivision and Development Regulations, day care facilities require one (1) parking space per six (6) students and one (1) space per teacher/employee. Based on the proposed maximum number of students and the staff-to-child ratio required for care, a maximum of 33 parking spaces will be required. The parking area includes 48 existing parking spaces, which exceeds the minimum requirements.

Traffic:

Timberland Way, approximately 0.2 miles south of the subject property, provides the only direct access between Cherry Blossom Way and Oxford Drive. The Traffic Collision Map in the 2024 Comprehensive Plan shows the intersection of Cherry Blossom Way and Timberland Way to be one with frequent traffic collisions. Use of this intersection to access the proposed day care facility may increase the risk at this intersection.

More specific to this project location, the sight line along Oxford Drive north of the property entrance has limited sight distance due to a significant dip in the road, potentially making entry and exit from the property hazardous without a traffic control mechanism. The issue will need to be addressed as part of the development plan.

The Institute of Transportation Engineers (ITE) trip generation calculator (9th Edition) provides an estimate of vehicle trips generated for daycare based on the number of students to be under care. Per the calculator, the proposed use will generate 72 vehicle trips in the AM peak hour and 75 vehicle trips in the PM peak hour. Regulations establish that a traffic access and impact study shall be required when the total estimated average peak hour trip ends equals 100 or more. As the estimated peak hour trips fall below the threshold, a traffic study is not required for the proposed use.

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.*

Comprehensive Plan

Human Services:

The Comprehensive Plan provides guidance for consideration of zone change requests. Within the Comprehensive Plan, a fundamental principle of the Human Services element includes that all Scott County citizens should have access to a basic standard of living and human services, including but

not limited to arts and cultural enrichment opportunities, quality housing, shelter, public transportation, food, health care, education, employment, **childcare**, and senior care.

The Comprehensive Plan espouses the goal of improving access to health and wellness services and declares increasing the availability of quality and affordable childcare as a strategy to that end. (HS 3.3) It further iterates that,

With a growing community, it is essential to offer multiple high-quality, affordable, and accessible childcare programs, especially for second-shift workers and during times when school is not in session. Working adults face unique challenges, such as transit to and from programs, earlier drop-off and later pick-up windows, and evening programming for those working later shifts. It has been identified that, while there are programs available, further reaching opportunities should be encouraged so as to best serve all working adults with children in Scott County. (Page 240)

Future Land Use Map:

The Comprehensive Plan specifies that the Future Land Use (FLU) describes the desired 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.

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.

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)

The 2024 Future Land Use Map depicts the area adjacent to the north as well as the area across Cherry Blossom Way to the west for intended Commercial use. Per the Comprehensive Plan, Commercial land use,

... permits the purchase and sale of goods and services, as well as recreational and entertainment activities. Examples of commercial uses include automotive sales, service, and repair, bed and breakfast inns, grocery stores, professional offices, private recreation,

retail sales, retail services, restaurants, transient habitation (hotels/motels/etc.), visitor serving facilities, and limited warehousing, storage, and distribution.

All types of commercial use may not be appropriate within every area identified for commercial use. The Future Land Use Map identifies locations that are prime for commercial use in general, but it does not distinguish between these types of commercial activities. It is appropriate to instead consider the merits of a given application and its fit within the surrounding context at the time of a zone change application. During review, the levels of use, scale, and form characteristics can be assessed. There are several commercial zone districts that provide a hierarchy of commercial uses to provide flexibility for new commercial development if it is balanced with surrounding character.

The proposed rezoning is from R-3 (High Density Residential) to B-4 (Community Commercial), which allows for business and services that cater to multiple surrounding neighborhoods or a broader community.

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 zoning map amendment is in agreement with the proposed rezoning. Within its Human Services element, the Comprehensive Plan clearly supports increased availability of quality and affordable childcare. In its drafting of the 2024 Future Land Use Map, the community concluded that low density housing is a preferred future use for this property and others to the south and southeast of it, despite that this property and those south of it were zoned high density (R-3) and medium density residential (R-2). However, the 2024 FLU map indicates that the properties directly north of the subject site, currently zoned A-1 and outside of the Urban Service Boundary, are seen as candidates for commercial use. The adjacency of the subject property to these areas designated in the FLU for future commercial use easily lends to inclusion of the subject property into an area for future commercial use designation. As well, the B-4 zone (Community Commercial) serves as a transition zone between larger commercial and neighborhood residential uses.

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.*

The subject property had been zoned A-1 until it was rezoned to R-3 in 1996. Records indicate that its use, pre- and post-1996, has been primarily for offices and religious facilities. Despite the R-3 designation, there are no records that the property has been used for residential purposes. Regarding sub-item "a" above, staff asserts that the existing zoning classification is inappropriate and that the proposed zoning classification is in line with its historical uses and is better suited to the continued use expected.

Findings:

1. The applicant has requested to rezone the subject property from R-3 (High Density Residential) to B-4 (Community Commercial).
2. The reason for the proposed change is to establish a Type I Day Care Facility, which is not permissible in a R-3 zone but is permissible in all commercial zones. The B-4 zone allows for business and services that cater to multiple surrounding neighborhoods or a broader community.
3. Records indicate that the subject property has largely been used for office space and religious facilities.
4. Staff finds that the proposed zoning map amendment satisfies the requirements of KRS 100.213(1) and 100.213(1)(a).
 - a. The rezoning addresses the state goal of the Comprehensive Plan to improve human services through increasing the availability of quality and affordable childcare.
 - b. The proposed rezoning adheres to the intent of the 2024 Future Land Use Map. While the FLU map designates the subject property as future low density residential, its current zoning as high density residential, its history as commercial and institutional space, and its adjacency to an area designated for future commercial use lends to designating its ongoing use as commercial.
5. A minor development is required for the change in and increased intensity of use.
6. The development plan must address the requirements of the *Zoning Ordinance* and *Subdivision and Development Regulations*.

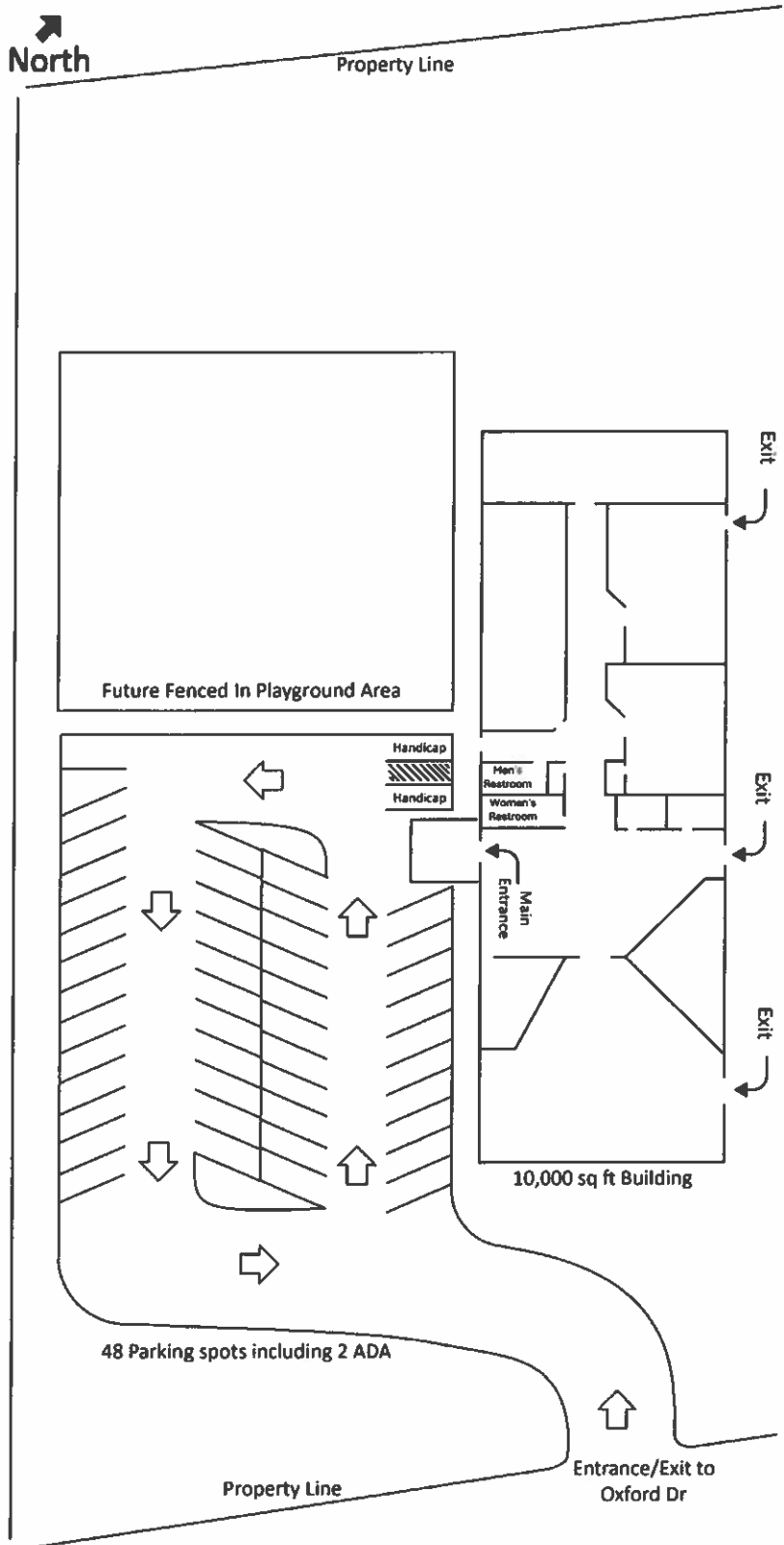
RECOMMENDATION:

Based on the findings that the requested zone change does satisfy the requirements of KRS 100.213, staff recommends **Approval** of the zone change request for 1.83 acres located 1696 Oxford Drive, Georgetown, KY.

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*.
2. The Applicant shall return to the Planning Commission for Preliminary Development Plan approval for any change in existing structures or use are proposed.







The Little Lighthouse Childcare Center Concept Plan

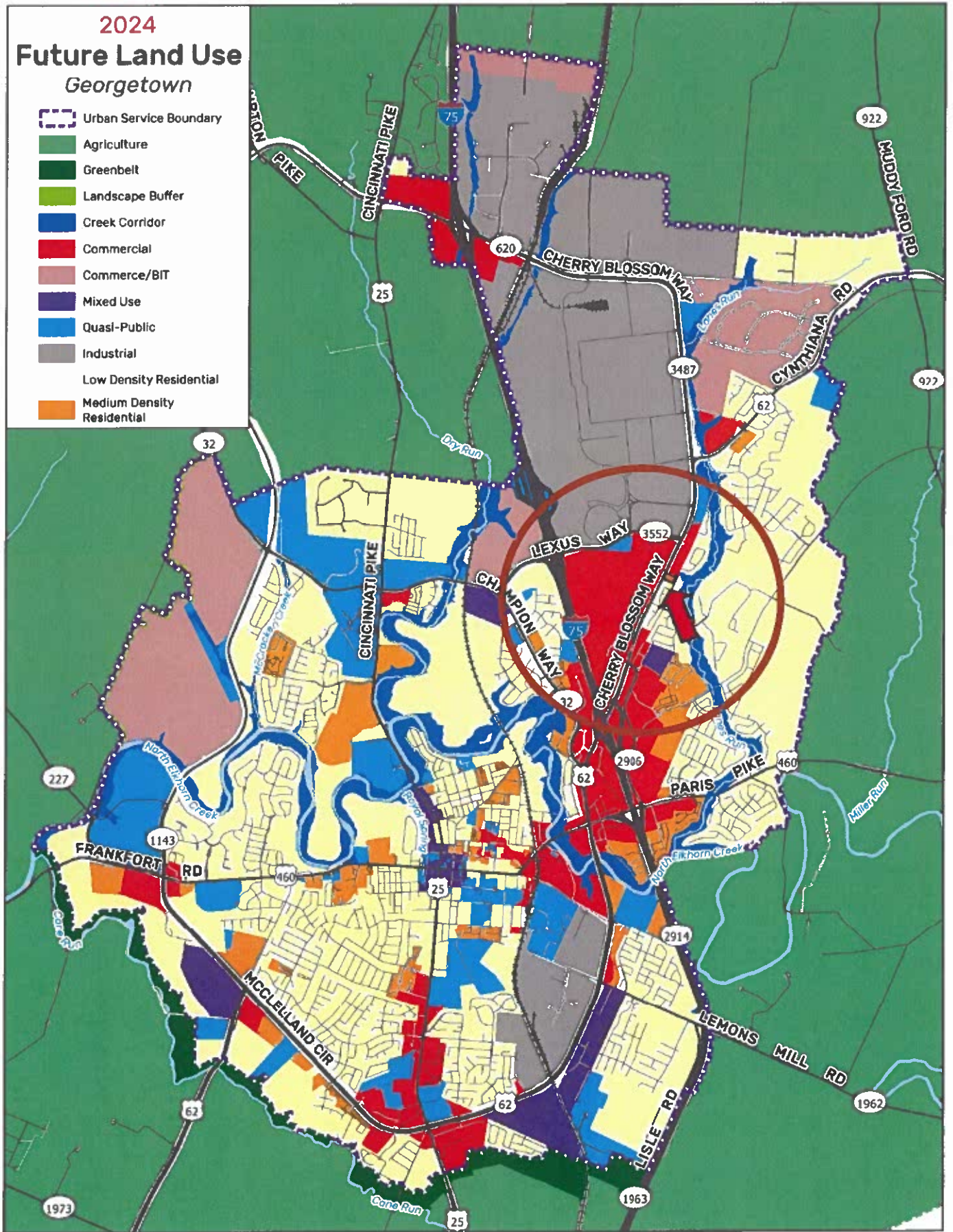


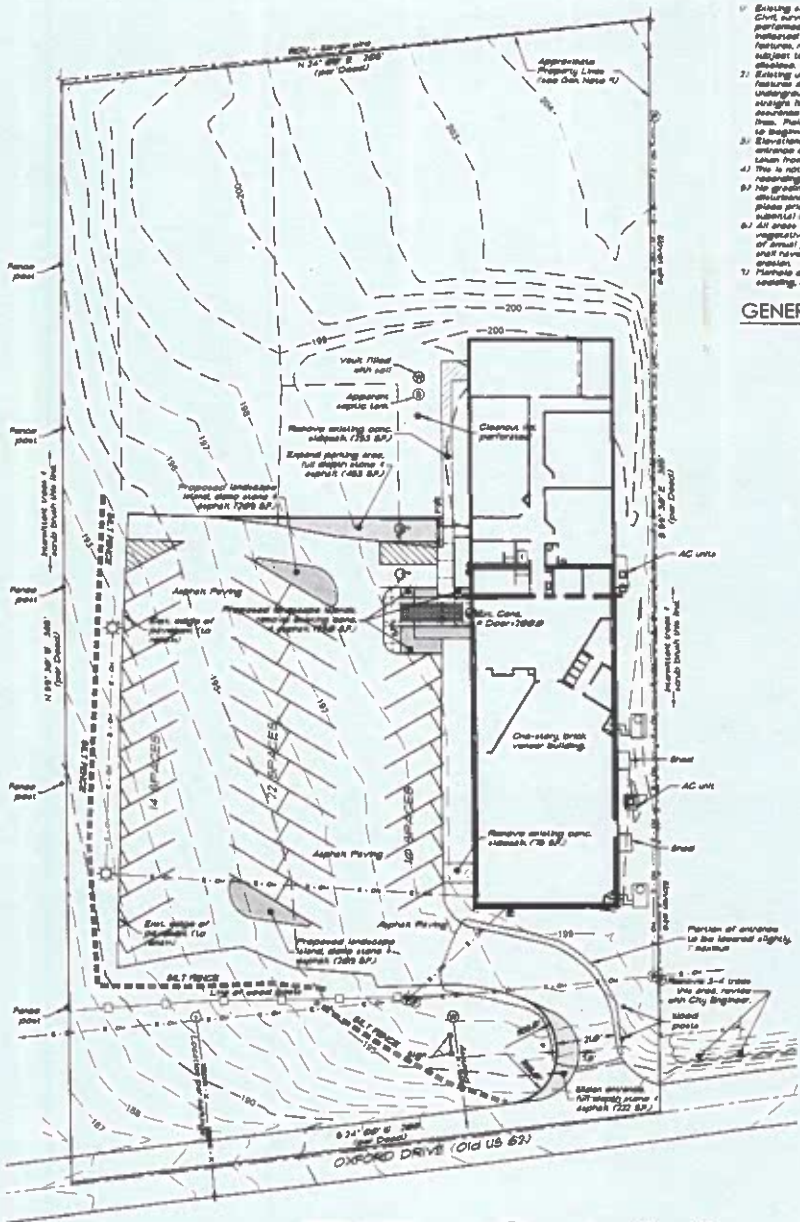
Plan Notes

- **Applicant:** James Thomas Hunter IV
- **Lot Size:** 1.8 acres
- **Building:** 10,000 sq ft (existing)
- **Hours:** 5:30 AM – 5:30 PM (Mon–Fri)
- **Children:** Up to 89
- **Staff:** The number of staff will meet and exceed the Kentucky state requirement for staff-to-child ratios for childcare facilities
- **Parking:** 48 parking spaces including 2 ADA spaces adjacent to the entrance
- **Playground:** Indoor only Phase I; Outdoor area reserved for Phase II

2024
Future Land Use
Georgetown

-  Urban Service Boundary
-  Agriculture
-  Greenbelt
-  Landscape Buffer
-  Creek Corridor
-  Commercial
-  Commerce/BIT
-  Mixed Use
-  Quasi-Public
-  Industrial
-  Low Density Residential
-  Medium Density Residential





SITE LAYOUT
SCALE 1" = 20'

GRAPHIC SCALE
1" = 20'

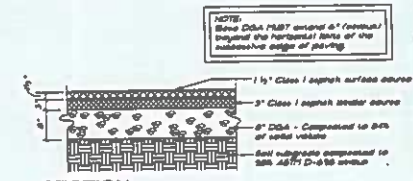


- 1) Existing site topographic survey as performed by P.L.H. CIVIL survey date of 02 July 2008. Boundary survey not performed with this layout or work, property lines indicated from deed provided and found surface features, no corner monuments found. Property lines subject to any errors that a boundary survey may disclose.
- 2) Existing underground utility lines from surveyed surface features and field readings by utility providers. Underground utilities are generally assumed as straight lines between visible surface features, no allowance is afforded that they actually follow straight lines. Field verify critical structures or locations prior to beginning construction.
- 3) Elevation based on an ADJUSTED MSL of the main entrance level to 288.0. Indicated bench marks as taken from provided data.
- 4) This is not a boundary survey and is not eligible for recording.
- 5) No grading, retaining, excavation, filling or other disturbance of the natural ground cover shall take place prior to approval of an erosion control plan (subject to MCO and address in developer's site plan).
- 6) All areas disturbed by grading shall have temporary vegetative cover provided. Such cover shall consist of annual grasses or soil growth. Slopes exceeding 4:1 shall have additional protection of staking to prevent erosion.
- 7) Retention covers shall not be covered by grading, seeding, or any other construction operation.

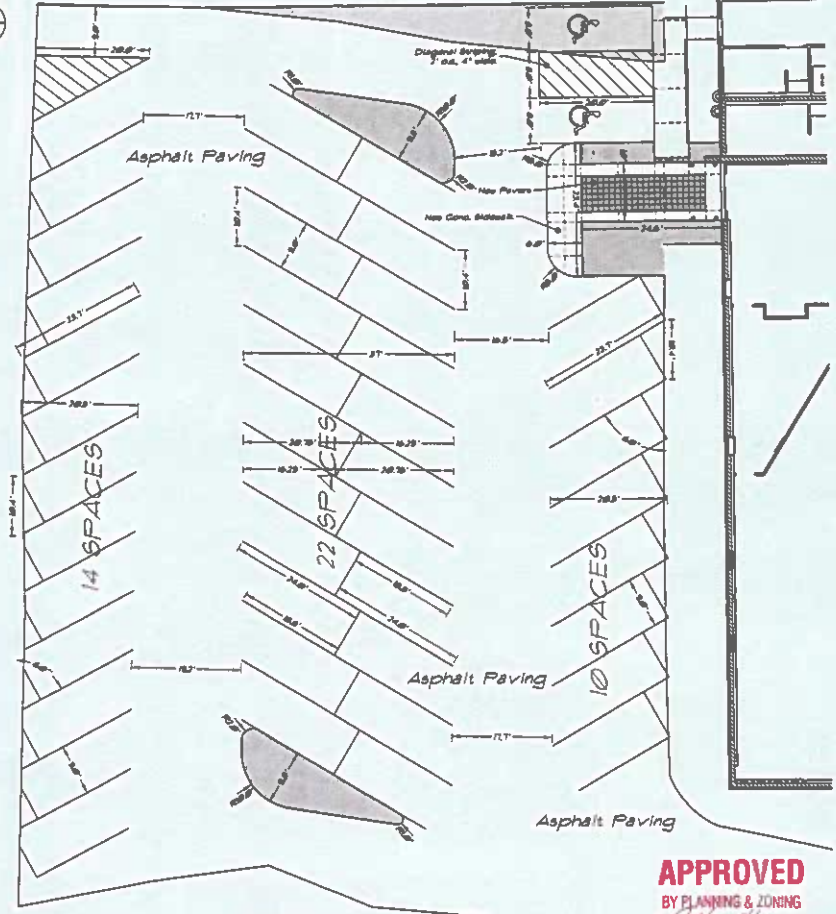
GENERAL NOTES
C-1.0

LEGEND

---	Existing center - one foot interval
---	Existing center - five foot interval
⊙	Existing fire hydrant
⊕	Existing power pole
⊖	Existing electric meter
⊗	Existing water meter
⊘	Existing water meter
⊙	Existing light pole
⊙	Existing MFL where located
---	Existing easement across the
---	Existing fence
---	Existing sewer line



SECTION
LIGHT DUTY
ASPHALT PAVING SECTION
NOT TO SCALE



STRIPING LAYOUT
SCALE 1" = 10'

APPROVED
BY PLANNING & ZONING
W. J. H. H. H.

NOTE:
Compass B4-U-Dig (1-888-337-6887)
Prior to any site disturbance/development.

MLH CIVIL ENGINEERS, PLLC
JohnH@mlh.com
3320 CLAYS MILL #200
PO BOX 970370
LEWISTON KY 40091
CELL: 859-632-4103



SITE LAYOUT & STRIPING PLAN
CROSSROADS CHRISTIAN CHURCH
CROSSROADS CHRISTIAN CHURCH
OXFORD DRIVE
GEORGETOWN, SCOTT CO., KY

DATE 27 OCT 10
FILE 00C1003AA1
DRAWN JWH
REVISION

DRAWING
C-1.0
1 OF 1

ZMA-2025-56



The Little Lighthouse
Childcare Center

November 5, 2025

Georgetown Planning and Zoning
230 E Main Street
Georgetown, KY 40324

Re: Sharp Property; Paynes Depot Road (140-10-052.000); PDP 2025-45

Dear Commissioners and Staff,

On behalf of the applicant, please find below supplemental information requested regarding the proposed apartments in the above referenced application. We look forward to discussing these matters with you at the November 10, 2025, workshop.

1. Original Plans for Apartments.

From the beginning, Buchanan's plan has presented a balanced, mixed residential community, comprised of three-story apartment buildings, townhouses, and single-family homes. The apartment component, in particular, meets every objective zoning criterion and aligns precisely with the goals and policies articulated in the current Comprehensive Plan. On this record, the applicant submits that the undisputed evidence compels approval of Buchanan's plan.

The applicant's proposal squarely addresses concerns in the Comprehensive Plan regarding the availability of "Missing Middle Housing" options. The Comprehensive Plan notes that there are significant deficits in the diversity of housing available for middle-income earners and emphasizes the need to provide alternatives to traditional single-family homes. HO 1. Supporting this, a Housing Needs Assessment recently conducted by RKG Associates and presented at a joint work session on August 26, 2025, concluded that the local housing supply must be expanded to address the "[e]xtremely tight apartment market." A copy of the RKG study is **enclosed** for reference. RKG's assessment found that 78 percent of residents surveyed identified affordable housing as a concern, while 65 percent of employers reported that there is insufficient housing to meet workforce needs. To address these gaps, RKG recommended the creation of additional "missing middle" housing options, including apartment communities. This proposal helps alleviate the stress on middle-income housing options.

The proposed net density per acre likewise conforms with the Ordinances and Comprehensive Plan. As stated in the Plan, the Future Land Use Map ("FLU Map") identifies the most appropriate mix of land uses to promote the community's long-term growth and stability Comprehensive Plan, p. 67. The FLU Map designates the subject property as "Medium Density Residential," a classification intended to accommodate a balanced range of housing types, including multi-family development. The proposed total units, limited to no more than 320 residences (including 240 apartment units), fall squarely within the density parameters established for this designation. Specifically, the overall development does not exceed 12 units per net acre,

thereby ensuring compliance with the Ordinance and full consistency with the Comprehensive Plan's land use and housing objectives.

The strategic placement of the apartments also complies with the Comprehensive Plan. New projects are expected to integrate efficiently with existing neighborhoods and infrastructure, including streets, walk paths, utilities, water, and sewer systems. Connections, in this instance, would involve properties within McClelland Circle. Much of the infrastructure in the area has already been installed by the applicant, further facilitating this integration. The Comprehensive Plan also emphasizes a fundamental zoning principle: residential development should be compact to minimize the impacts of sprawl, thereby preserving rural areas outside the city limits and McClelland Circle. HO 1.4; CF 1. This principle was highlighted by Director Fleming during the August 26, 2025, joint session meeting, who observed that higher-density development is more appropriate within Georgetown rather than in unincorporated portions of Scott County. *See also* August 11, 2025, City Council Meeting (Councilman Stone: "Ideally we want to keep everything inside the bypass.") The applicant's proposed location for the apartments achieves this goal by developing new residences inside McClelland Circle.

The Comprehensive Plan also stresses the importance of flexibility in addressing the community's housing needs. The Comprehensive Plan's goals and objectives emphasize encouraging a wide range of housing types to accommodate the diverse incomes and interests of local residents. Regulations are intended to be adaptable to promote and incentivize the development of "missing middle" housing and other diverse housing options. Additionally, the Comprehensive Plan calls for a review of local standards to ensure they remain "flexible enough to respond to evolving local, state, and national housing trends." HO 1. Consistent with this approach, PUD projects like this one are permitted to deviate from strict conformance with individual lot dimensions and area requirements. Ordinance, Sec. 2.32. *See also* CF 2.1 (encouraging flexibility in land use and design patterns to support innovative PUD projects.)

Here, no additional variances are required for the proposed apartments. The apartments comply with the Ordinances, including the net density per acre requirement, and/or the PUD minimum standards established by prior approved R-2 PUD apartment approvals, including the number of units per building. As it specifically relates to the building height, the apartments comply with the letter of the Ordinance, which provides that the height "may be increased up to 50 feet, provided each side yard is increased by the same amount over the required side yard minimum that the building height is increased over the otherwise required height minimum." P. 197, FN 1. It is undisputed that the applicant's plan meets this requirement by extending the side yard setback no fewer than 12 feet to allow for a building height of 42 feet (or 8 feet less than the maximum permitted).

2. Alternative Apartment Plans.

The applicant maintains that the plan previously presented to the Commission is the most reasonable use of the property and that rejection of that plan would be arbitrary, unreasonable or otherwise would result in unnecessary hardship for the applicant.

However, at the Planning Commission's request, the applicant has prepared three other plans for the Commission's consideration. Generally speaking, These plans, which are enclosed, change the location of existing open spaces, as well as the height and location of certain apartment buildings.¹ They plans can be summarized as follows:

Option	Apartments	Townhomes	Single-Family	Notes
A1B1	240	15	65	Original plan submitted
A1B2	242	15	63	Includes 8-unit, 2-story apartment in NW corner; additional open space near apartments
A2B1	256	15	49	Seven 2-story apartment buildings; open space in NW corner
A2B2	263	10	47	Seven 2-story apartment buildings; additional open space near apartments

The applicant anticipates that any minimum standards applicable to the original plan would also apply to these alternative plans. The applicant is prepared to discuss any questions, considerations, or concerns regarding these alternative plans at the upcoming workshop.

Thank you, and feel free to contact me or Mr. Barlow with any questions.

Sincerely,



Christopher F. Hoskins

¹ To be clear, the applicant does not endorse any of these alternatives and does not assert that any of them represent a reasonable residential development use of the property.

IMPLICATIONS

Demographics & Economics

- **Housing demand will increase** as Scott County is projected to experience strong population growth in Kentucky by 2050
- Proportionally family household growth is driven by owners, active seniors 55+, young couples = rising demand for owner homes for families, senior housing, and housing for young professionals
- Growth in young people 18-34 is a positive trend, however, should help this population, who are often renters, with aspirations for future homeownership
- Outperform the state and region on educational attainment and income levels means higher ability to pay for housing + affordability challenges



IMPLICATIONS

Demographics & Economics

- **Jobs are projected to continue to grow** with higher average earnings than the greater region through 2034, and so will housing demand
- Large employment industries (e.g., Accommodation/Food, Administrative, Retail, Services, and Agriculture) offer lower wages; these workers face disproportionately more housing cost challenges
- **The local market's inability to provide price appropriate housing will negatively impact the growth of these lower-paying industries**



EMPLOYER SURVEY RESULTS

Prevalence of Housing Challenges:

- 65% of responding employers believe there is insufficient housing in the region to meet workers' needs:
 - 69% aware that new hires face difficulty finding affordable housing near workplaces
 - 32% have had job offers declined due to housing-related issues

Impact on Recruitment and Retention:

- Lower-level or entry-level employees most affected by housing challenges, followed by single employees and those with dependents
- 65% have faced difficulty filling positions in the past two years, esp. lower-level and part-time roles

Current Assistance Offered:

- 36% do not provide housing-related support
- Common assistance: referrals to real estate agents and listing services

Future Solutions:

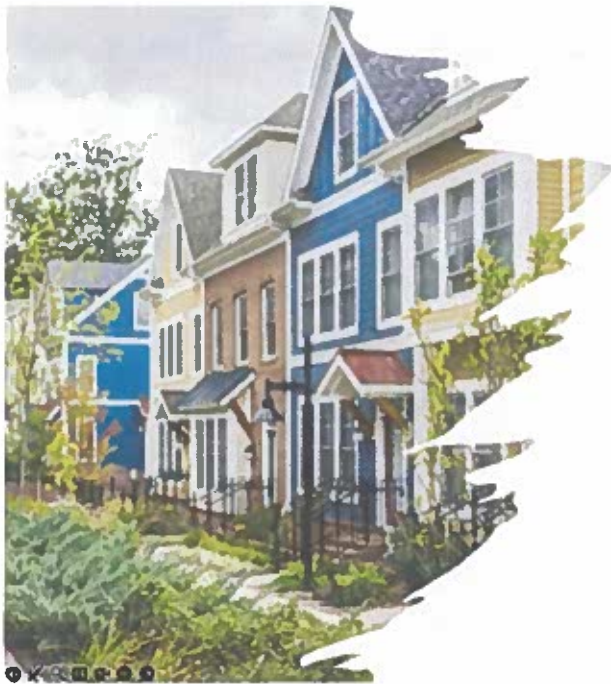
- Employers support initiatives like housing assistance funds for down payments and rental costs (50%) and signing bonuses for housing expenses (23%)

Anticipated Hiring Needs:

- 90% expect to hire new workers in the next 2-3 years, with 80% focusing on lower-level/entry-level

Barriers Beyond Housing:

- Competitive salaries, transportation, childcare, and workforce shortages in specific fields like education



IMPLICATIONS

Housing Characteristics, Development Trends & Market Conditions

- Predominantly (79%) single-family homes, but faster growth in multifamily (higher densities) + more new housing built since 2000 than region → need to increase diverse housing types
- But housing growth fell behind population gains + low and declining vacancy = need to increase housing supply
- Mismatch between household size and bedrooms: need more smaller-sized units to lower housing costs + increase options (esp. rental)
- Rising seasonal/recreational uses → continue to monitor
- Highest-value rental units (\$1.5K) and homes (\$250K+) grew faster than state and region → keep affordability in mind



IMPLICATIONS

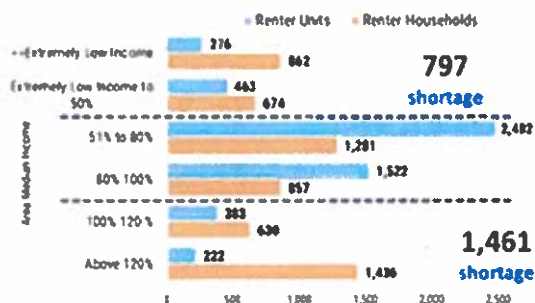
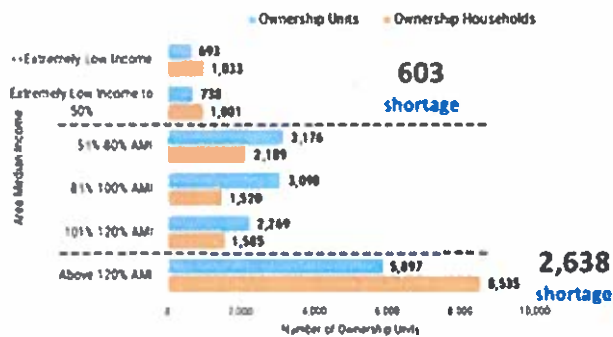
Housing Characteristics, Development Trends & Market Conditions

- **Newer single-family homes** are the primary housing type, while increasing development interest in apartments and higher densities
- **Newly built housing is bigger and more expensive**
- **Hot for-sale home market readjusting** after COVID boom, but new homes built and recent home sales can be out of reach for many: \$200K-\$300K, 2,000-3,000 SF
 - Affordability challenges for lower-income ppl
- **Extremely tight apartment market** and rising rent growth pace since 2021 = market opportunity for new multifamily + support

IMPLICATIONS

Housing Needs by Affordability

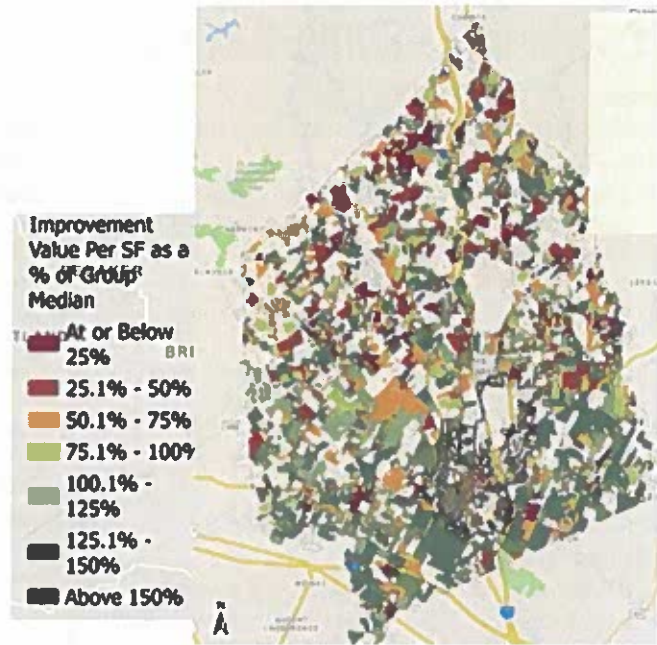
- **Mismatch between the ability to pay and current housing prices**
- **Households earning 50% of AMI and below most challenged** due to downward pressure, and should be policy focus
 - (<=\$694/month for rental, <=\$118,652 (FHA lending)/\$141,033 (conventional lending) will require deep subsidies
- **Another 560 owner households and 215 renter households earning at or below 50% AMI projected by 2030**



IMPLICATIONS

Needs for Existing Housing Preservation

- **Need to preserve existing affordability** → place-based rehab support for the north and Georgetown
- **Need to extend/renew publicly supported rental housing (6 properties) expiring by 2034 in Georgetown**

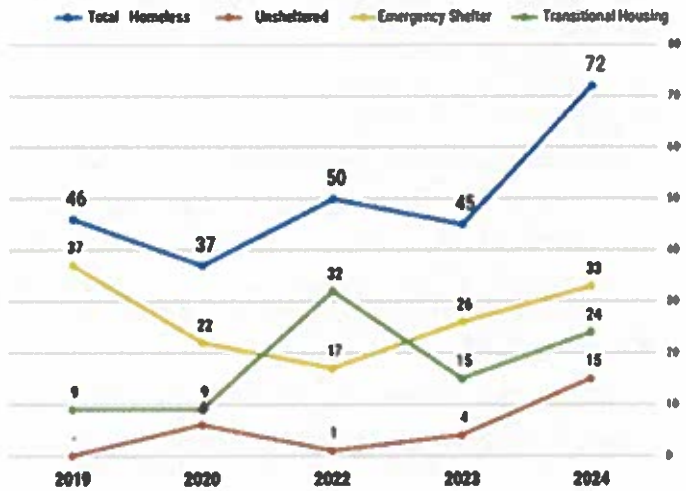


IMPLICATIONS

Special Need Housing

- **Rising population experiencing homelessness**
- **Other measures/data show a larger homeless population**
 - **823 unsheltered individuals served Jul. 2022-Jun. 2023 (the Amen House)**
 - **344 students qualify as homeless (Scott County Schools)**
- **Need to create a continuum of housing options**

Persons Experiencing Homelessness 2019-2024
Scott County, KY



COMMUNITY SURVEY RESULTS

Tenure:

- 72% homeowners vs. 23% renters (81% unsubsidized rent)

Affordable Housing Perception:

- 78% believe there is an affordable housing issue
- Renters more likely to perceive/experience affordability issues (91%) than owners

Personal Experience with Housing Affordability:

- 51% who believe there is an affordability issue have personally encountered it
- Renters are disproportionately affected (86% personal experience)

Actions Taken to Address Housing Needs:

- Had to make more money/save (43%)
- Accept less desirable housing (41%), or
- Share housing costs with roommates (30%)

Maximum Willingness to Pay:

- 60% are willing to spend <= \$1,500 monthly on housing
- Renters are more cost-sensitive (79% indicate same limit)

Local Housing Issues:

- Rising rent levels (65%)
- Lack of housing within price ranges (46%), and
- Limited rental housing options (30%)
- Renters face additional challenges: declining housing conditions + difficulty entering homeownership

Support for New Housing Types:

- Most support retirement/senior housing (79%), homeless housing programs (75%), and single-family homes (75%)
- Renters show more support for manufactured/modular homes and multifamily apartments

Understanding of Affordable Housing:

- 22% associated it with "primarily refers to public housing, Section 8 vouchers, or other subsidized housing"

Income and Demographics:

- 41% above \$100K, while 25% earn \$50k or less
- Most aged 35 to 54 (57%) and commute less than 30 minutes to work (64%)

STRATEGIC HOUSING NEEDS

- The City/County must create the organizational capacity to facilitate housing expansion (public, private and nonprofit)
- **New housing production targeting:** (1) active adults/retirees, (2) young professionals, (3) new families, (4) smaller households, (5) households making under 80% Area Median Income (AMI)
- Create mixed-income communities combining market-rate and affordable product types at different densities
- Create more "missing middle" housing options for changing needs: (1) duplexes, (2) triplexes, (3) townhouses, (4) cottage homes, (5) apartment communities, etc.
- Expand homeless housing options to meet a wide variety of targeted needs in small-scale facilities: (1) domestic violence, (2) military veterans, (3) substance abuse, (4) mothers w/children, (5) economically dislocated workers, etc.
- Undertake a neighborhood-based revitalization strategy in aging and declining neighborhoods
- Monitor the future impacts of short-term rentals on the city/county's year-round, naturally occurring affordable housing supply, and increase long-term rental registration and inspection
- Monitor the activities of regional and national housing investors through increased property acquisitions and reductions in naturally occurring affordable housing

SPEARHEADING HOUSING CHANGE

1



Statement of Need

The community's ability to create new affordable housing opportunities in the future will be based on its ability to support, incentivize and create the regulatory environment needed to leverage the investments of others. The City and County can and should play a larger role in facilitating new housing development opportunities through the creation of an affordable housing land bank and community housing development organization (CHDO)

GOAL 1: To Create a Community-based Affordable Housing Entity to Coordinate and Spearhead the City/County's Affordable Housing Initiatives

GOAL 2: To Create By-laws that Govern the Role, Responsibilities and Powers of the Affordable Housing Land Bank

GOAL 3: To Create a Revolving Land Acquisition Fund Capitalized Through a Consortium of Local Banks and an Industrial Revenue Bond to Help Purchase Land and Subsidize for Affordable Housing Projects

GOAL 4: To Create Procedures for Obtaining Land Resources from the Affordable Housing Land Bank for New Affordable Housing Development and Rehabilitation

GOAL 5: To Consider the Value of Creating a Nonprofit Community Land Trust if it's Determined that Such an Organization is Needed

RKG

SPEARHEADING HOUSING CHANGE — KEY ACTIONS

Action: Create the Georgetown/Scott County Affordable Housing Land Bank to acquire and hold land for future affordable housing projects within the City/County and help appoint its board of directors

Action: Support the creation of a new nonprofit Community Housing Development Corp (CHDO) to engage with development partners to implement housing projects/programs in the City/County

Action: Approach a consortium of local banking institutions to capitalize a \$5 million revolving land acquisition fund to support affordable housing projects

Action: Set eligibility criteria for seeking land disposition or acquisition for future affordable housing development and rehabilitation

Action: Request development proposals from pre-qualified development organizations interested in building or rehabilitating affordable housing

RKG

PROTECTING EXISTING HOUSING SUPPLY AND REVITALIZING NEIGHBORHOODS

2



Statement of Need

The most effective way to create affordable housing is by protecting and preserving the City and County's existing housing supply and revitalizing the neighborhoods in which they are located. Reinvesting in local housing improves living conditions and makes neighborhoods more livable places.

GOAL 1: To Prepare a Series of Small Area Plans in Targeted Areas to Create a Planning Vision and Strategy to Improve Housing, Infrastructure, Parks & Open Space and Create New Community Partnerships

GOAL 2: To Monitor Market Changes in Rental Housing and Real Estate Investor Activity to Anticipate Changes in the City's Rental Housing Market

GOAL 3: To Identify Infrastructure Improvement Needs in Targeted Neighborhoods that will Support Future Revitalization Efforts

1 2 3 4 5 6 7 8 9 10

RKG

PROTECTING EXISTING HOUSING SUPPLY AND REVITALIZING NEIGHBORHOODS

KEY ACTIONS Identify future revitalization neighborhoods based on indicators of needs (i.e., household incomes, existing housing conditions, lack of infrastructure, vacant & abandoned properties, etc.)

Action: Seek funding to complete at least one SAP every other year to set future revitalization planning goals, improvement programs and future infrastructure budgets

Action: Identify strategic revitalization initiatives to rehabilitate housing, develop new affordable housing, assemble land for development and other programmatic elements for renewal

Action: Outreach to key development partners to plan future revitalization initiatives desired by local residents

1 2 3 4 5 6 7 8 9 10

RKG

CREATING NEW AFFORDABLE HOUSING INITIATIVES

3



Statement of Need

New affordable housing initiatives must increase over time to meet the needs of a rapidly growing population. These initiatives will come in different forms and will be led by various housing organizations, builders/developers and even some players not currently active in the local housing market. The City and County should play a strategic role on initiatives that leverage private investments through public actions.

GOAL 1: To Utilize Publicly-owned Land Parcels to Attract High Quality Mixed-Income and Affordable Housing Developments

GOAL 2: To Seek Pre-qualified Builders and Developers to Build "Missing Middle" Housing in Areas in Need of Affordable Housing, Including Revitalization Neighborhoods

GOAL 3: To Partner with the Housing Authority, Developers, and Kentucky Housing Corporation on a 9% LIHTC Affordable Housing Deal in Downtown Census Tracts 401.01 and 401.02, which are eligible for enhanced LIHTC incentives

GOAL 4: To Work with the Georgetown Housing Authority to Renovate their Existing Housing Inventory and Increase the Number of Affordable Units on GHA-owned Properties

GOAL 5: To Work with the Owners of Publicly-subsidized Housing Units with Affordability Requirements that are Projected to Expire within the Next 10 Years and Explore Opportunities to Extend Their Affordability

GOAL 6: Continually Monitor Federal, State and Local Resources Required to Expand Affordable Housing

RKG

CREATING NEW AFFORDABLE HOUSING INITIATIVES – KEY

ACTIONS

Actions: Permit surplus publicly-owned parcels to the new Affordable Housing Land Bank for future use and disposition as affordable housing sites

Action: Adopt zoning code changes that would allow the construction of townhouses, rental units and "missing middle" housing in areas in need of affordable housing

Action: Identify potential site locations to build duplexes, tri-plexes and apartment buildings

Action: The City/County, the Land Bank and the Georgetown/Scott County Housing Authority should partner to assemble land for a new LIHTC senior housing development downtown

Action: Consider the sale of industrial revenue bonds to provide project funding support for the construction of larger senior housing developments of at least 48 units or more in the downtown

Action: Issue a Request for Proposals from LIHTC developers to create new master planned affordable housing/mixed income development near downtown transit, shopping, schools, services and employment centers

BUILDING CAPACITY AND DEVELOPING NEW PARTNERSHIPS

4



Statement of Need

Successful housing initiatives are often built on strong and mutually beneficial partnerships between government, businesses, builders and housing organizations. The city and county should seek partnerships with local housing, financial institutions, builders and employers with mutual interest in growing the region's affordable housing supply.

GOAL 1: To Create a Program to Pre-qualify Local Builders, Developers and Nonprofits to Work in Partnership with the City on Future Affordable Housing and Neighborhood Initiatives

GOAL 2: To Support Outreach Efforts to Local Rental Property Owners by the Georgetown Housing Authority to Encourage their Involvement in the Housing Choice Voucher Program

GOAL 3: To Consider the Creation and/or Expansion of Existing Nonprofit Community Development Corporation(s) (CDC) to Undertake Affordable Housing Development and Housing Rehabilitation Projects in Targeted Revitalization Neighborhoods

RKG

BUILDING CAPACITY AND DEVELOPING NEW PARTNERSHIPS - KEY ACTIONS

Action: Outreach to local housing organizations, nonprofit developers and housing advocates to discuss the need for new affordable housing nonprofit development organizations to work in high need areas

Action: Create a new CDC or nonprofit housing development organization to create capacity to build new affordable housing or rehabilitate housing throughout the City/County

Action: Work with Habitat for Humanity to develop a new home repair program to allow seniors to age-in-place

Action: Construct or rehabilitate a new homeless facility to provide 30-40 new beds to meet local transitional housing needs for special populations

Action: Outreach to local employers to assess their interest in participating in an employee recruitment incentive fund to attract new employees and support them in securing housing

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RKG

HOUSING POLICIES, CODE CHANGES AND COMMUNITY

EDUCATION

5



Statement of Need

The City and County need to set the proper regulatory environment to encourage new types of housing development in growth areas that meet a variety of housing needs such as active seniors, young families, non-family households looking to rent, homeless persons in need of temporary housing, and new workers attracted to the region's employment base and people in need of affordably priced housing options.

GOAL 1: To Update Existing Zoning Ordinances to Encourage New Master Planned Rental, Townhomes and "Missing Middle" Housing in Growth Areas with Supportive Infrastructure (e.g., transportation infrastructure, water/sewer, shopping, public transportation, schools and access to employment centers)

GOAL 2: To Consider Adopting New Owner Policies to Ensure that Short-Term Rental (STR) Properties are Run Professionally, Safely and Minimize Impact on Existing Neighborhoods, and Expand Registration and Inspection of Long-Term Rentals (LTRs)

GOAL 3: To Undertake an On-going Community Outreach/Education Program to Discuss Affordable and Homeless and Rental Housing Needs, the Potential for Mixed-Income Developments and the use of Low-Income Housing Tax Credit for Creating Successful Affordable Housing



RKG

HOUSING POLICIES, CODE CHANGES AND COMMUNITY EDUCATION – KEY ACTIONS

Action: Update the City/County's zoning to specifically allow for new rental housing and "missing middle" developments relative to minimum dwelling size, lot sizes and set backs to allow denser developments

Action: Expand medium- and high-density residential districts along U.S. Route 75, southwest Scott County, and in areas abutting northeast Georgetown

Action: Conduct annual property inspections on a random sample basis of STR properties to ensure all properties are inspected at least once every 3 years to ensure safety standards and occupancy permits. Similar measures should be applied to LTRs as well

Action: Start a dialogue in the community about how and why affordable housing is created in communities and why its important



RKG

YEARS 1 TO 3

Action: Start a dialogue in the community about how and why affordable housing is created in communities and why its important

Action: Create the Georgetown/Scott County Affordable Housing Land Bank to acquire and hold land for future affordable housing projects within the City/County and help appoint its board of directors

Action: Conduct research on underutilized land, publicly-owned properties and delinquent tax properties that can be used for future affordable housing development

Action: Support the Georgetown Housing Authority's efforts to renovate 328 existing affordable units within their existing communities through RAD funding

Action: Work closely with existing homeless housing providers to provide additional beds and increase the operational capacity to meet this need



RKG

YEARS 1 TO 3

Action: Outreach to local employers to assess their interest in participating in an employee recruitment incentive fund to attract new employees and support them in securing housing

Action: Identify future revitalization neighborhoods based on indicators of needs (i.e., household incomes, existing housing conditions, lack of infrastructure, vacant & abandoned properties, etc.)

Action: Seek funding to complete at least one Small Area Plan every other year to set future neighborhood revitalization planning goals and improvement programs

Action: Update the City/County's zoning to specifically allow for new rental housing and "missing middle" developments relative to minimum dwelling size, lot sizes and set backs to allow denser developments

Action: Outreach to local housing organizations, nonprofit developers and housing advocates to discuss the need for new affordable housing nonprofit development organizations to work in high need areas



RKG

SHARP PROPERTY
PSP 2025-44 / PDP 2025-45
PAYNES DEPOT RD (140-10-052.000)
Staff Report to the Georgetown-Scott County Planning Commission
October 9, 2025

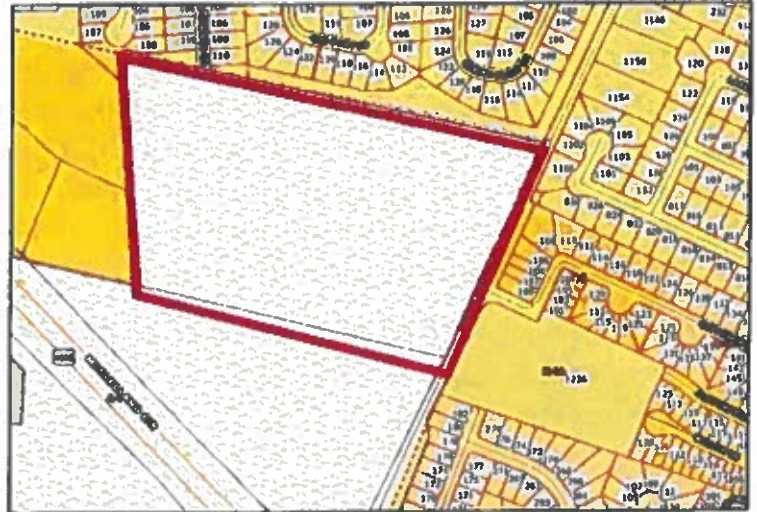
FILE NUMBER: PSP 2025-44
PDP 2025-45

PROPOSAL: Subdivision Plat and Development Plan for single family detached homes, townhomes, and apartments

LOCATION: Paynes Depot Rd (140-10-052.000)

OWNER: Vernon D. Sharp

APPLICANT & CONSULTANT: Barlow Homes
Barrett Partners



STATISTICS:

Total Site Acreage:	30.22 ac
Zone:	R-2 PUD (Medium-Density Residential)
Surrounding Zone:	A-1, R-1A, R-2
Proposed Development:	Apartments (240), Townhomes (15), and Detached Single-Family Residences (65) 320 Total Housing Units - 10.78 units per acre (12 units per acre zone maximum)
Access:	New Public Street from Paynes Depot Road [US-62], West of Copperfield Lane, North of McClelland Circle



Variances Requested:

Single Family Lots

1. Reduce minimum lot widths for single-family lots to 55-feet-wide.
2. Reduce the minimum lot area for single-family lots to 6500 square feet.
3. Reduce front yard setback for single-family lots to 25 feet.
4. Eliminating the required Agricultural Buffer along the southern property line.

Multi-Family Lots

1. Reduce front yard setback for multi-family lots to 10 feet (townhomes) and 25 feet (apartments).
2. Reduce side yard setback for multi-family lots to zero feet.
3. Reduce minimum lot widths for multi-family lots to 22-feet-wide.
4. Reduce the required parking metric to 2.3 parking spots per applicable unit.
5. Increase the allowable height of apartment buildings to 3 stories.

6. Increase the number of allowable units per building in the R-2 zone to 60 units per building.

BACKGROUND:

The Project Site is a 30.22 -acre tract located west of Copperfield Lane, north of McClelland Circle along Paynes Depot Road. The Project Site was rezoned as R-2 PUD in August 2025 and thus annexed into the City of Georgetown.

Planned Unit Developments may be allowed in those zoning districts where it is designated as a permitted use under the zoning district regulations. (A minimum of five acres is required for a planned-development project). A planned-development project may depart from literal conformance with individual lot dimension and area regulations. However, a planned-development project shall conform to the permitted uses and densities of the zoning district in which it is located. PUDs are utilized to facilitate the highest and best use of a property.

Past and current Comprehensive Plans encourage the use of PUDs as a development style. There are other PUD's in the immediate vicinity. Ward Hall Estates, McClelland Springs, McClelland View, Canewood, Paynes Crossing, Bradford Place, South Crossing, and others are all examples of PUDs in the area which were developed with flexibility granted from strict application of the *Zoning Ordinance* and *The Subdivision and Development Regulations*.

The subject property is proposed to contain a mix of housing types as detailed above, with a total of 320 proposed units resulting in a density of 10.78 units per acre. This value falls below the maximum allowance in the R-2 zone of 12 units per acre. The multi-family units are clustered in the southeast "quadrant" of the development, with single family home sites, open space, and natural features occupying the remaining areas.

Access & Circulation

The application shows one road connection onto Paynes Depot Road opposite the existing Copperfield Lane unsignalized tee intersection, a connection to the existing neighborhood to the north, and three other proposed connections to future development to the south and west. These future connections will provide access to McClelland Circle and US-460.

The *Subdivision & Development Regulations* require single-family developments of 200 or more units and multi-family developments of 100 or more units to have at least two access points [Article X (P)(7)]. In mixed density developments the Planning Commission has previously required a second entrance at 150 units or more. This application satisfies these requirements.

Traffic Study

This development will generate more than 100 peak hour trips, thus necessitating a traffic study. Movement counts were collected during May 2025 at three (3) intersections: McClelland Springs Drive, Copperfield Lane and the Bypass (US 460). The weekday peak hour counts were used in the traffic impact study. Weekday morning (7:00 to 9:00 a.m.) and afternoon peak hour (4:00 - 6:00 p.m.) turning movement counts were collected to help in reviewing background traffic data and understanding existing conditions.

The planned development will generate an estimated 173 new vehicles entering and exiting trips during the weekday morning peak hour and 218 vehicle trips during the weekday afternoon peak hour. This data is reflective of a "full build out" which is anticipated to be achieved in approximately 2035.

Georgetown KY Zoning Application Paynes Depot Road (Dev Year 2035)		Trip Generation Estimated	Trip Generation AM Peak Hour		Trip Generation PM Peak Hour	
Residential Planned Development	ITE land use code		In	Out	In	Out
66 Single Family Homes and 18 Townhome Lots	210	84 Home Lots	16	47	52	31
240 Multi-family Residential Apartment Living Units	220	240 Apartments	25	85	85	50
Planned R-2 zoned Residential Development Paynes Depot Road – Sharp Property		Estimated Full Development Year 2035	41	132	137	81

Currently Paynes Depot Road has right and left turn lanes at the McClelland Circle signalized intersection. Paynes Depot Road has a dedicated northbound left turn at the McClelland Springs Drive subdivision. The full-buildout year 2035 scenario assumes all site traffic will be directed to the Paynes Depot Road / Copperfield Lane access.

The provided traffic study has shown that turn lanes into and out of the development from Paynes Depot Road are not warranted at this time. However, staff recommends that these be installed and that the appropriate roadway improvements along the frontage of the development be undertaken. The widening and restriping of the roadway shall also provide appropriate space for queuing of vehicles waiting to turn into either development.

The applicant has proposed approximately 525 feet of roadway improvements to Paynes Depot in order to facilitate safe left turn access into the development

No traffic signals are proposed as part of this development. Sight distance at the Copperfield Lane intersection exceeds the KYTC recommended minimum sight distance of 360 feet for a 45 mph posted speed limit roadway, thus no light was warranted.

At full build out, it is anticipated that the McClelland Circle / Paynes Depot Road traffic signal will continue to function at acceptable level of service C during weekday morning and afternoon peak hours.

PUD Waivers / Variances Requested

**KRS 100.243 Findings 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."*

A planned-development project may depart from literal conformance with individual lot dimension and area regulations. Because a planned-development project is inherently more complex than individual lot development and because each such project must be tailored to the topography and neighboring uses, *the standards for such projects should be flexible (Zoning Ordinance 2.32).*

Typical R-2 Dimensional Requirements:

Front Yard Setback – 30 feet	Lot Area – 7500 square feet
Rear Yard Setback - 25 feet	Lot Width - 60 feet (single family) 110 feet / 3 Units (multifamily)
Side Yard Setback - 7.5 feet	

As part of the PUD, the Applicant has requested the following variances:

Single Family Lots

1. Reduce minimum lot widths for single-family lots to 55-feet-wide.
2. Reduce the minimum lot area for single-family lots to 6500 square feet.
3. Reduce front yard setback for single-family lots to 25 feet.
4. Eliminating the required Agricultural Buffer along the southern property line.

Multi-Family Lots

1. Reduce front yard setback for multi-family lots to 10 feet (townhomes).
2. Reduce side yard setback for multi-family lots to zero feet.
3. Reduce minimum lot widths for multi-family lots to 22-feet-wide.
4. Reduce the required parking metric to 2.3 parking spots per applicable unit.
5. Increase the allowable height of apartment buildings to 3 stories.
6. Increase the number of allowable units per building in the R-2 zone to 60 units per building.

Single Family Lot Variance Requests:

Staff has reviewed all the proposed variance requests and has evaluated them against all applicable development requirements while taking into consideration the justification provided by the applicant.

Variations 1-3 in this category are within standard expectations of a PUD project. These reductions in dimensional requirements will allow for efficient use of space within the development, while conserving natural topography and features, such as the pond and stream within the property. These allowances will maximize usable open space, which is a feature required of PUD projects.

Only five of the sixty-five proposed lots are of the minimum 6500 square feet in size. The remaining lots are of larger sizes, ranging up to approximately 14,000 square feet. Only five lots show the requested minimum lot width of 55 feet.

Standard R-2 Minimum Lot Size:	7500 sq. ft.
Requested Minimum Lot Size:	6500 sq. ft.
Average Lot Size Across Development:	7900 sq. ft.

In all, the proposed development exhibits no diminution of total equivalent lot area that would be necessary for the equivalent amount of individual lot development in a standard R-2 Zone, fulfilling the requirements of a PUD as set forth by the *Zoning Ordinance*.

The request for the waiver of the required Agricultural Buffer along the southern property line (4) has been discussed and considered at length by staff and the applicant. The applicant has provided a letter of consent from the adjoining property owner, stating that they would be in support of the requested waiver. Further, the proposed Future Land Use designation for the adjoining parcel in question is Medium Density Residential, and it lies within the Urban Service Boundary. Staff recognizes that while currently zoned A-1, it will likely be developed at an urban residential scale in the future. As such, staff has determined that requiring a fence, plantings, and additional building setback will create undue hardship on the applicant.

Multi-Family Lot Variance Requests:

Variations 1-3 in this category are intended to create flexibility for the townhomes proposed in this development. The intention for these townhomes is for them to be sold as individual units in the future. The reduction in lot width and the elimination of side yard setback requirements will allow for the division of the single family attached style units. The proposed lot width will reflect the overall width of each unit, and the elimination of the side yard requirement will allow for parcel lines to be drawn along shared walls. These allowances are not uncommon in developments with townhomes, both during initial development, or as subdivision plat requests post development.

A reduction in the front yard setback allows for the townhomes to be constructed in a rear entry style, with an alley serving as access to garages at the rear of the units. This design will keep vehicles from backing out of driveways or garages into the main thoroughfares of the development.

Variance 4 is supported by staff, as the townhomes and apartments are able to share parking for visitors to a degree that satisfies the minimum parking required across the development as a whole.

Variations 5 & 6 pertain to the design of the apartment buildings. Building height is restricted to two stories in the R-2 zone. Three story apartments are not an uncommon design style in Georgetown and

elsewhere. Allowing developers to build up instead of out allows for efficient land use and conservation of open space and other features. Furthermore, the apartments are set back an additional 12 feet beyond the required 25-foot side yard, gaining them an extra twelve feet in allowable height per the *Schedule of Area and Dimension Regulations*:

“Height of buildings may be increased up to 50 feet, provided each side yard is increased by the same amount over the required yard minimum that the building height is increased over the otherwise required height maximum.”

A literal interpretation of this allowance grants the developer the requested three stories in height without the necessitation of a variance.

The R-2 zone restricts multi-family structures to 6 units per building. It is uncommon to see larger scale apartment structures proposed in the R-2 zone due to these restrictions as well as density limitations. As part of a PUD and in the interest of making a diverse selection of housing types available within the development, staff supports allowing a maximum of 60 units per building (Variance 6) to facilitate the construction of traditional style apartments. This allowance will not negatively impact the overall density of the development, which is 10.78 units per acre across the entirety of the development (12 units per acre is the zone maximum).

Summary

Granting these variances 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. 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. These criteria meet the intent of KRS 100.243 as it pertains to the granting of variances.

Staff finds that all variances requested by the applicant are in line with the expectations of a PUD, and with good development practices. Granting these variances will allow for a good mix of housing types, both for owning and renting. Green space and natural features will be retained with the flexibility given to promote efficient land use. The applicant has demonstrated that the granting of these variances may permit such reductions without destroying the intent of the standard regulations within the R-2 Zone. These factors align with the overall spirit of the Comprehensive Plan and the intent of the *Zoning Ordinance and Subdivision and Development Regulations*.

Landscape & Land Use Buffers, Open Space Requirements

PUDs must provide 10% of the gross acreage of the development as open space. The applicant proposes preserving an existing pond, streams, tree lines, and the green space around them as usable common area. These preserved spaces total 3.99 acres, exceeding the 10% required minimum.

A species-specific landscape plan that addresses all applicable requirements of the *Landscape and Land Use Buffer Ordinance* will be required at the time of Final Development Plan review.

Stormwater, Drainage, and Hydrology

This development will provide open spaces and features that will act as stormwater and runoff management areas. This development will also accept and redirect drainage from McClelland Springs to the north, and from Paynes Depot to the east. Drainage discharged from the site through natural features or otherwise, shall not be of greater quantity than current conditions.

The Final Development Plan shall comply with all stormwater management requirements according to the current Stormwater Manual including a post-construction stormwater management BMP O&M agreement.

RECOMMENDATION:

Staff recommends **Approval** of both PSP-2025-44, as well as PDP-2025-45, to include all requested waivers/variances. If the Commission recommends approval of this application, staff recommends the following conditions be attached:

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance and Subdivision and Development Regulations*.
2. The applicant shall be responsible for all offsite road and public water and sewer improvements required to serve the proposed development.
3. Any revisions or amendments to the approved Preliminary Development Plan shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
4. This Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406 section A of the *Subdivision and Development Regulations*.
5. Prior to any construction or grading, a Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.
6. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
7. The Final Development Plan shall comply with all stormwater management requirements according to the current Stormwater Manual including a post-construction stormwater management BMP O&M agreement.
8. A photometric plan shall be submitted and approved as part of the Final Development Plan. The Applicant shall direct lighting away from adjoining property and not have any off-site impact.
9. A species-specific landscape plan shall be included with the Final Development Plan indicating all trees to be preserved during construction.
10. Shall complete entrance improvements to Paynes Depot including center left turn lanes per approval of Planning Commission and City Engineer.
11. Established tree lines along existing property boundaries shall be preserved.
12. The Applicant shall provide a minimum usable open space of 10% of the total site area. The usable open space shall be improved and shall include only those amenities that are accessible to all residents and the general public.

September 24, 2025

CORRECTED SUPPLEMENTAL LEGAL JUSTIFICATION FOR REQUESTED FLEXIBILITY¹

Background

As previously explained in more detail in the applicant's enclosed justification letter dated May 28, 2025, the Buchanan Estates development is on an approximately 30-acre parcel located on U.S. Highway 62/Payne's Depot Road (Parcel ID 140-10-0.52.000) The property is near the intersection of Payne's Depot Road and U.S. 460 By-Pass/McClelland Circle (inside of McClelland Circle). The property is currently owned by Vernon D. Sharp, Trustee of the Vernon D. Sharp Trust, U.T.D. October 13, 2013.

The proposed community will consist of a mix of residential options. There will be four, three story apartment buildings. Each of the four apartment buildings will have 24 two-bedroom and 36 one-bedroom units. There will also be 15 two-bedroom townhouses, and 65 two-car garage detached single-family residences.

The applicant's proposal complies with the 2024 Georgetown-Scott County Comprehensive Plan (the "Comprehensive Plan"). As explained in the Comprehensive Plan, the Future Land Use Map ("FLU Map") "proposes the best land use mix for the long-term benefit of the community." (Comprehensive Plan, p. 67.) The FLU Map designates the subject property as "Medium Density Residential." The applicant intends to restrict the total number of units to 320 units in accordance with the medium density residential requirements.

The applicant's proposal also satisfies the goal and objectives of the Comprehensive Plan. The community is designed to provide living opportunities for residents of all ages, and to specifically address the "Missing Middle Housing" concern identified in the Plan.² Consistent with Housing Goals and Objectives ("HO") No. 1 in the Comprehensive Plan, this community will squarely address the "deficits in diversity of housing options for middle-income earners" and expand "middle-income housing opportunities" by offering affordable apartments to Scott County residents, as well as other affordable residential options to middle-income earners. HO 1.

Consistent with HO 1.4 and HO 3, the community will provide connectivity of existing residential developments. The community in essence will be part of a larger network of neighborhoods inside and along McClelland Circle. Thus, the community will be consistent with

¹ The applicant's May 28, 2025, justification letter is incorporated by reference.

² Missing Middle Housing is defined in the Comprehensive Plan as housing for "middle-income earners (\$42,000 to \$60,000 annual incomes, like nurses, entry and mid-level machinists and tradespeople, educators, and public servants), young residents interested in moving away from their parents, and older residents interested in downsizing."

the existing character of the surrounding area. *See, e.g.*, Community Form Goals and Objectives (“CF”) Numbers 2 and 4. These already developed properties will also provide an efficient network and connection of streets, utilities, water, sewer, and other existing facilities—many of which were installed by the applicant. *Id.*; HO 1.4. Further, in accordance with HO 1.4, the community is designed in a “compact” manner by incorporating apartments and townhouses for efficient use of the property.

As explained in more detail below, the community will also have an open space network that satisfies the ten percent (10%) open/green space requirement for PUD developments that maintains natural features and topography of the property.

Zone Change Approval

On June 12, 2025, the Georgetown-Scott County Planning Commission passed a motion to recommend approval of the zone change request from A-1 to R2 (PUD) and agreed with Planning staff’s recommendation to defer any waiver or variance requests to the preliminary development plan stage.³ On August 11, 2025, the Georgetown City Council passed motions to approve the zone change request and to annex the property into the City. The applicant now submits its preliminary development plans for approval.

Requested Flexibility

As recognized in the Comprehensive Plan and the Georgetown-Scott County Zoning Ordinance (the “Ordinance”), sometimes flexibility is indicated to benefit the community. *See, e.g.*, HO 1, Goals and Objectives (“First, we need to make sure that we encourage a wide range of housing types to meet the variety of incomes and interests of members of the community. Regulations can and should be adjusted to allow for and encourage and incentivize development of the ‘missing middle housing’ and a diversity of housing types described above.”); CF 2.1 (encouraging flexibility in land use and design patterns and supporting PUD projects). Of course, a PUD project may depart from literal conformance with individual lot dimension and area regulations. Ordinance, Sec. 2.32.

Among other things, these requests will reduce impervious surfaces, provide for larger common areas (open/green spaces, and community facilities), and allow the applicant to accommodate and preserve the natural topography. More specifically, the applicant intends on preserving ponds, streams⁴, tree lines (to the extent it is reasonable), and other natural features that

³ As stated to the Planning Commission, the applicant is committed to constructing a turn lane into its development even though the traffic study does not require the turn lane. However, the Planning Commission voted to “strike out the requirement into the existing development access by Copperfield Lane to be constructed.” (Minutes, p. 7.)

⁴ The applicant intends on establishing a 25-foot protection buffer at certain stream locations.

currently exist on the site. This preservation is important to the overall plan, but it also restrains development.⁵

With this in mind, the applicant requests the following, modest flexibility afforded to PUD projects in the form of waivers⁶:

WAIVER REQUESTS

Apartments

- **Building Height** – The applicant requests that all three-story apartment buildings are permitted to be 3 stories and at least 42 feet in height. The applicant intends to construct the apartments so that they are attractive and marketable to residents. The trend in residential construction is for all ceilings to be at least 9 feet, and additional height is required for floor trusses. This request squarely addresses issues set forth in the Comprehensive Plan and is consistent with other nearby apartment developments and also provides for efficient use of the property. The Ordinance provides that residences should be “two (2) stories or 30 feet.” Ordinance, p. 196. The Ordinance does not appear to contemplate a height restriction for apartment buildings that are more than 2 stories. However, the Ordinance does provide that the maximum building height “may be increased up to 50 feet, provided each side yard is increased by the same amount over the required side yard minimum that the building height is increased over the otherwise required height minimum.” *Id.* at p. 197, FN 1. The applicant’s plan meets this requirement by extending the side yard setback no fewer than 12 feet to allow for a building height of 42 feet.
- **Number of Units** – The Ordinance provides that the maximum density for R-2 is “not to exceed 6 units/building nor 12 units/acre.” Ordinance, p. 197. The applicant’s plan complies with the 12 units per net acre maximum density requirement. The plan includes 60 units in each apartment building. Thus, the applicant requests a minimum of 60 units per building for the apartments. In addition to the reasons stated above, the applicant states that this squarely addresses issues set forth in the Comprehensive Plan, makes the units marketable, and is generally consistent with other nearby apartment developments.

Townhouses

- **Front Yard Setback** – The Ordinance provides for a front yard setback of 30 feet for townhouses and apartments. The applicant requests a reduction to 10 feet for the townhouses. To reduce traffic congestion and for the safety of the community, the townhouses will have

⁵ These are PUD waivers and not variances. However, if for some reasons they are construed as variances, which the applicant disputes, the applicant believes that these requests comport with KRS 100.243 and reserves the right to supplement as necessary.

⁶ The applicant believes that all these waivers comply with the minimum PUD requirements approved for other developments.

rear entry garages and parking. In addition to the reasons stated above, this request will allow for a healthy mix of occupied owner and rental units.

- **Side Yard Setback** – The Ordinance provides for a side yard setback of 25 feet for “multi-family” residences. The applicant requests a reduction to zero (0) feet for the middle townhouse units and 5 feet for the end townhouse units only. In addition to the reasons stated above, this request will allow for a healthy mix of occupied owner and rental units.⁷
- **Lot Width** – The Ordinance provides for that the minimum lot area for “three or more dwelling units” is “110 feet for 3 dwelling units, plus 15 feet for each additional unit.” The applicant requests a minimum lot width of 22 feet per townhome unit, which it understands to be the PUD minimum. In addition to the reasons stated above, this request will make the townhouses marketable and also allow for a healthy mix of occupied owner and rental units.⁸

Off-Street Parking

- The Subdivision and Development Regulations (“Regulations”) appear to require 2.5 off street parking spaces for 2BR “townhouses” and “garden apartments.”⁹ The applicant does not believe that the majority of these units will require more than 2 parking spaces, as these residences will cater to young, married families and single parent families. Thus, the applicant requests 2.3 off street parking spaces per applicable unit. If approved, there will still be no fewer than 472 parking spaces. The applicant believes this is more than sufficient, and that this modest reduction does not harm the intent of the Regulations, and instead simply eliminates 22 unnecessary spaces.

Single Family

- **Lot Area** – The Ordinance provides that the minimum lot area is 7,500 square feet. The applicant requests a reduction to a minimum area of 6,500 square feet for the reasons stated above.
- **Lot Width** – The Ordinance provides that the minimum lot width for single family residences is 60 feet. The applicant requests a reduction to a minimum lot width of 55 feet. In addition to the reasons stated above, this will allow for construction of a variety of single family detached homes.
- **Front Yard** – the Ordinance provides that the minimum front yard setback is 30 feet. The applicant requests a reduction to 25 feet. This request is being made to reduce the depth of homes to preserve the natural terrain described above.

⁷ The Apartment complex meets the front and side yard setback minimums.

⁹ The applicant notes that the Ordinance only requires 2 off street parking spaces for “multi-family units” of “two or more bedroom unit[s].” See Ordinance, p. 125.

WAIVER/VARIANCE REQUEST ON AGRICULTURAL BUFFER AND FENCE

The applicant requests flexibility on the agricultural buffer requirements related to the adjoining Gaines property. The Gaines family owns or has owned an approximately 18-acre parcel between the subject parcel and McClelland Circle. It is currently zoned A-1. Ball Homes, LLC, recently bought and re-zoned the larger Gaines parcel across McClelland Circle.

The Landscape and Land Use Buffer Ordinance provides that the setback for properties adjoining an A-1 property is 50 feet. The applicant requests flexibility from 50 feet to 0 feet, with a 25-foot building set back. This request is necessary due to the unique nature of the property and preservation of natural features and therefore would appropriately be considered a waiver request.

To the extent it is determined a variance is necessary, the Applicant meets those requirements. This modest request will not cause a hazard or nuisance to the public or alter the essential character of the residential area and is not an unreasonable circumvention of the requirements of the zoning regulations. KRS 100.243(1).

The remnant tract is not prime agricultural property and is not believed to be used for any agricultural purpose (other than perhaps cutting hay). There is no livestock on the property or any other meaningful agriculture production. Indeed, it is surrounded by non-agriculture properties. Importantly, and is identified on the FLU Map as “Medium Density Residential”—not A-1. This calls into question whether the property is even properly zoned as A-1, and at a minimum, shows that there is a desire for this parcel to be re-zoned.¹⁰

To that end, the only potentially affected property is the Gaines property. The applicant met with the Gaines family to put them on notice of its application and request. The Gaines family has no objection to the buffer elimination as indicated in the enclosed letter.

Without this flexibility, the applicant would be deprived of reasonable use of the property *or* otherwise endure unnecessary hardship. KRS 100.243(2). *Ball v. Oldham County Planning & Zoning Comm'n*, 375 S.W.3d 79 (Ky. App. 2012) (noting that under KRS 100.243 the appropriate analysis is whether the “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 . . .”) (emphasis in original) (internal quotations omitted.) In *Ball*, the Kentucky Court of Appeals emphasized that “it is no longer necessary for an applicant to show that he or she would be subjected to an unnecessary hardship in order for a variance to be granted. Instead, establishing a potential deprivation of his or her ‘reasonable use of the land’ is sufficient.” *Id.*

This flexibility is essential for the development of property and reasonable use of the land, particularly given the unique circumstances surrounding this site. The requested variance is a critical component of the overall development plan. For example, without it, the feasibility of

¹⁰ The applicant notes that there is no agricultural buffer requirement at the adjacent Creeks at Ward Hall tract.

September 24, 2025

Page 6 of 6

constructing single-family residences along Winding Creek Drive, a central element of the project, would be significantly compromised.

Granting the request promotes efficient and logical use of the land. Without this flexibility, the development of the adjacent Gaines property would leave behind an isolated, undevelopable "no man's land." It in essence would be a remnant parcel with no practical use or benefit. Such outcomes would serve neither the property owner nor the surrounding community and would represent an inefficient use of valuable land resources. The applicant respectfully submits that denial of this request would not only be inconsistent with the goals and policies of the Comprehensive Plan but would also impose an undue hardship, effectively depriving the property of reasonable residential use.

The applicant further states that this is not a circumstance where a "property boundary fence" should be required along the Gaines property.¹¹ In addition to the reasons stated above, this would in essence be a "fence to nowhere" that would serve no purpose.¹² This request would not prejudice the Gaines Family or any successor to their property. Conversely, this request is integral to this development. For these reasons and those stated above, the applicant requests that any fencing requirement is removed.

Thank you for your consideration of this request. Feel free to contact me or Mr. Barlow with any questions. We are happy to answer any question you may have.¹³

Sincerely,

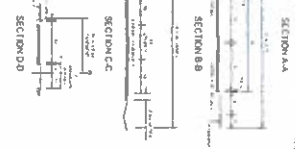


Christopher F. Hoskins

¹³ This list should not be construed as exhaustive, and the applicant reserves the right to amend the requested variances and/or waivers, and the bases for same.



VERTICAL MAP - NIS



SECTION	DESCRIPTION	HEIGHT
SECTION A-A	SECTION A-A	25' 0" FT
SECTION B-B	SECTION B-B	25' 0" FT
SECTION C-C	SECTION C-C	25' 0" FT
SECTION D-D	SECTION D-D	25' 0" FT

- GENERAL NOTES**
1. ALL DIMENSIONS SHALL BE IN FEET AND INCHES.
 2. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED.
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 11. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED.
 12. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED.

OWNER: SHARP PROPERTY
 ARCHITECT: BARNETT PARTNERS, INC.
 DATE: 09/02/2025

GENERAL NOTES

1. ALL DIMENSIONS SHALL BE IN FEET AND INCHES.
2. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED.
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12. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED.

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENT
1	LOT AREA	100,000	100%
2	IMPROVED LOT AREA	80,000	80%
3	IMPROVED LOT AREA	80,000	80%
4	IMPROVED LOT AREA	80,000	80%
5	IMPROVED LOT AREA	80,000	80%
6	IMPROVED LOT AREA	80,000	80%
7	IMPROVED LOT AREA	80,000	80%
8	IMPROVED LOT AREA	80,000	80%
9	IMPROVED LOT AREA	80,000	80%
10	IMPROVED LOT AREA	80,000	80%
11	IMPROVED LOT AREA	80,000	80%
12	IMPROVED LOT AREA	80,000	80%
13	IMPROVED LOT AREA	80,000	80%
14	IMPROVED LOT AREA	80,000	80%
15	IMPROVED LOT AREA	80,000	80%
16	IMPROVED LOT AREA	80,000	80%
17	IMPROVED LOT AREA	80,000	80%
18	IMPROVED LOT AREA	80,000	80%
19	IMPROVED LOT AREA	80,000	80%
20	IMPROVED LOT AREA	80,000	80%
21	IMPROVED LOT AREA	80,000	80%
22	IMPROVED LOT AREA	80,000	80%
23	IMPROVED LOT AREA	80,000	80%
24	IMPROVED LOT AREA	80,000	80%
25	IMPROVED LOT AREA	80,000	80%
26	IMPROVED LOT AREA	80,000	80%
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28	IMPROVED LOT AREA	80,000	80%
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34	IMPROVED LOT AREA	80,000	80%
35	IMPROVED LOT AREA	80,000	80%
36	IMPROVED LOT AREA	80,000	80%
37	IMPROVED LOT AREA	80,000	80%
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42	IMPROVED LOT AREA	80,000	80%
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98	IMPROVED LOT AREA	80,000	80%
99	IMPROVED LOT AREA	80,000	80%
100	IMPROVED LOT AREA	80,000	80%



LOT AREA (SQ FT)	LOT AREA (AC)
1	0.15
2	0.15
3	0.15
4	0.15
5	0.15
6	0.15
7	0.15
8	0.15
9	0.15
10	0.15
11	0.15
12	0.15
13	0.15
14	0.15
15	0.15
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29	0.15
30	0.15
31	0.15
32	0.15
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37	0.15
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40	0.15
41	0.15
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93	0.15
94	0.15
95	0.15
96	0.15
97	0.15
98	0.15
99	0.15
100	0.15

LOT AREA (SQ FT)	LOT AREA (AC)
101	0.15
102	0.15
103	0.15
104	0.15
105	0.15
106	0.15
107	0.15
108	0.15
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140	0.15
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148	0.15
149	0.15
150	0.15

LOT AREA (SQ FT)	LOT AREA (AC)
151	0.15
152	0.15
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183	0.15
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185	0.15
186	0.15
187	0.15
188	0.15
189	0.15
190	0.15

LOT AREA (SQ FT)	LOT AREA (AC)
191	0.15
192	0.15
193	0.15
194	0.15
195	0.15
196	0.15
197	0.15
198	0.15
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215	0.15
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217	0.15
218	0.15
219	0.15
220	0.15

LOT AREA (SQ FT)	LOT AREA (AC)
221	0.15
222	0.15
223	0.15
224	0.15
225	0.15
226	0.15
227	0.15
228	0.15
229	0.15
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232	0.15
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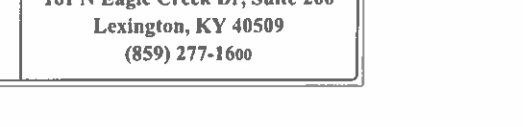
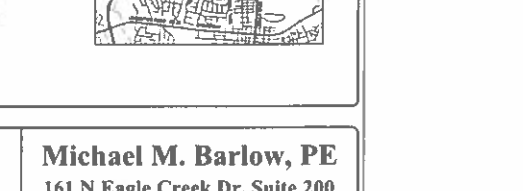
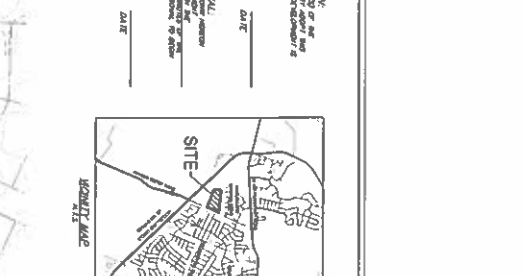
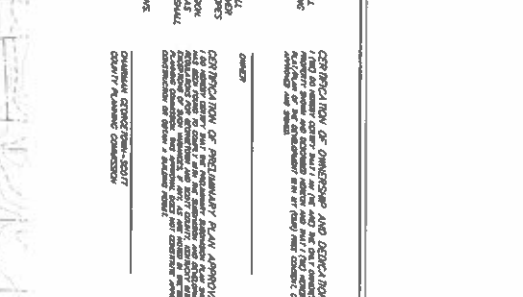
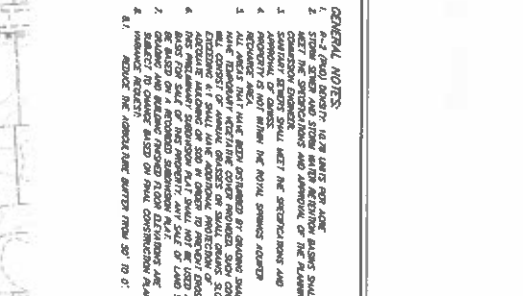
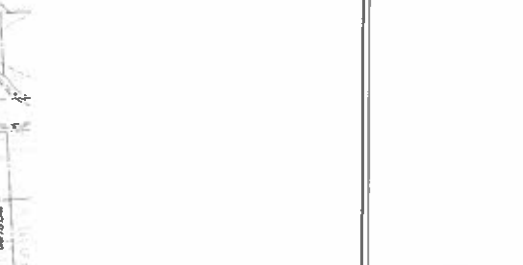
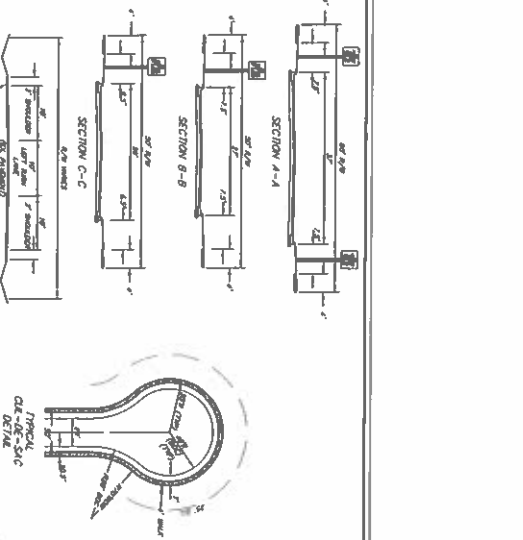
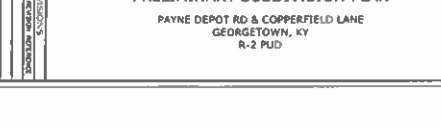
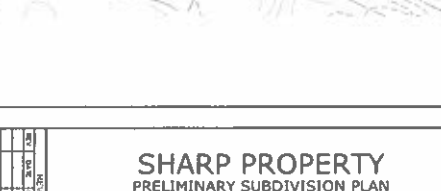
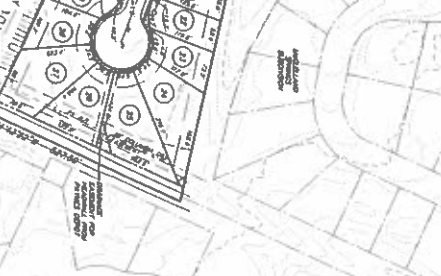
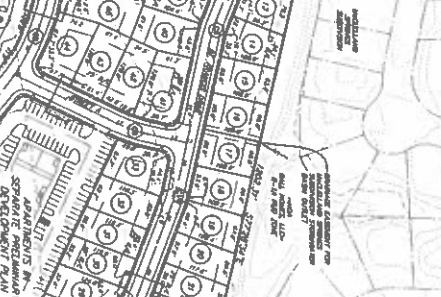
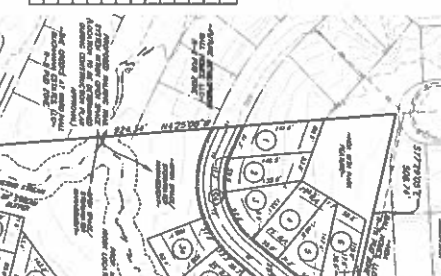
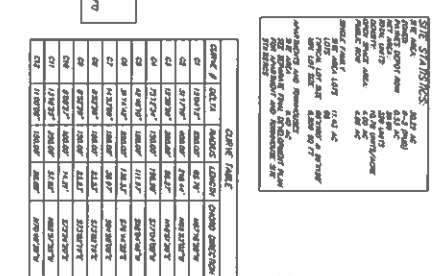
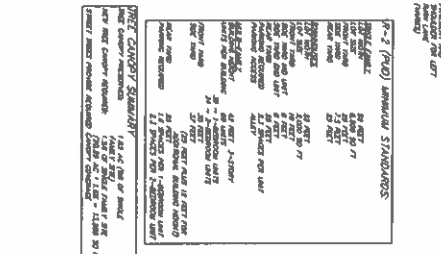
LOT AREA (SQ FT)	LOT AREA (AC)
251	0.15
252	0.15
253	0.15
254	0.15
255	0.15
256	0.15
257	0.15
258	0.15
259	0.15
260	0.15
261	0.15
262	0.15
263	0.15
264	0.15
265	0.15
266	0.15
267	0.15
268	0.15
269	0.15
270	0.15
271	0.15
272	0.15
273	0.15
274	0.15
275	0.15
276	0.15
277	0.15
278	0.15
279	0.15
280	0.15

LOT AREA (SQ FT)	LOT AREA (AC)
281	0.15
282	0.15
283	0.15
284	0.15
285	0.15
286	0.15
287	0.15
288	0.15
289	0.15
290	0.15
291	0.15
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293	0.15
294	0.15
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297	0.15
298	0.15
299	0.15
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302	0.15
303	0.15
304	0.15
305	0.15
306	0.15
307	0.15
308	0.15
309	0.15
310	0.15

LOT AREA (SQ FT)	LOT AREA (AC)
311	0.15
312	0.15
313	0.15
314	0.15
315	0.15
316	0.15
317	0.15
318	0.15
319	0.15
320	0.15
321	0.15
322	0.15
323	0.15
324	0.15
325	0.15
326	0.15
327	0.15
328	0.15
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331	0.15
332	0.15
333	0.15
334	0.15
335	0.15
336	0.15
337	0.15
338	0.15
339	0.15
340	0.15

LOT AREA (SQ FT)	LOT AREA (AC)
341	0.15
342	0.15
343	0.15
344	0.15
345	0.15
346	0.15
347	0.15
348	0.15
349	0.15
350	0.15
351	0.15
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353	0.15
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355	0.15
356	0.15
357	0.15
358	0.15
359	0.15
360	0.15
361	0.15
362	0.15
363	0.15
364	0.15
365	0.15
366	0.15
367	0.15
368	0.15
369	0.15
370	0.15

LOT AREA (SQ FT)	LOT AREA (AC)
371	0.15
372	0.15
373	0.15
374	0.15
375	0.15
376	0.15
377	0.15
378	0.15
379	0.15
380	0.15
381	0.15
382	0.15
383	0.15
384	0.15
385	0.15
386	0.15
387	0.15
388	0.15
389	0.15
390	0.15
391	0.15
392	0.15
393	0.15
394	0.15
395	0.15
396	0.15
397	0.15
398	0.15
399	0.15
400	0.15



SHARP PROPERTY
PRELIMINARY SUBDIVISION PLAN
PAYNE DEPOT RD & COPPERFIELD LANE
GEORGETOWN, KY
R-2 PUD

Michael M. Barlow, PE
161 N Eagle Creek Dr, Suite 200
Lexington, KY 40509
(859) 277-1600

NOT ISSUED FOR CONSTRUCTION

PROJECT TO FIELD BOOK
DRAWN BY: C. CHAMBERLAIN
SCALE: 1"=100'
DATE: 10/26/2024
SHEET NUMBER: 1 OF 1

SHARP PROPERTY
PRELIMINARY SUBDIVISION PLAN
PAYNE DEPOT RD & COPPERFIELD LANE
GEORGETOWN, KY
R-2 PUD

Michael M. Barlow, PE
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PRELIMINARY SUBDIVISION PLAN
PAYNE DEPOT RD & COPPERFIELD LANE
GEORGETOWN, KY
R-2 PUD

Michael M. Barlow, PE
161 N Eagle Creek Dr, Suite 200
Lexington, KY 40509
(859) 277-1600



ACCESS TO PARK FEATURE

CLEARSPRINGS DRIVE

McCLELLAND SPRINGS SUBDIVISION

McCLELLAND SPRINGS SUBDIVISION

FUTURE DEVELOPMENT BALL HOMES, LLC R-2 PUD ZONE

EXTENSION FOR FUTURE DEVELOPMENT WALKING TRAIL SYSTEM

~STORMWATER MANAGEMENT~

~EXISTING POND~

~STORMWATER MANAGEMENT~

EASEMENT FOR ACCESS TO WALKING TRAILS FOR NORTH SIDE APARTMENT

60 UNITS 3 STORIES

60 UNITS 3 STORIES

60 UNITS 3 STORIES

60 UNITS 3 STORIES

PAYNES DEPOT

COPPERFIELD LANE

SITE STATS:

- TOTAL UNITS = 320
- SINGLE FAMILY DETACHED
 - 65 LOTS
 - MIN LOT SIZE 7,500 SQ FT
 - SETBACKS
 - FRONT-30 FT
 - SIDE-7.5 FT
 - SIDE STREET-20 FT
 - REAR-25 FT
- SINGLE FAMILY ATTACHED (TOWNHOMES)
 - 15 UNITS
 - SETBACKS
 - FRONT-10 FT
 - SIDE-7.5 (ADJACENT TO SINGLE FAMILY)
 - SIDE STREET-10 FT
 - REAR-20 FT
 - 10 FT BETWEEN TOWNHOME BUILDINGS
- MULTI FAMILY
 - 240 UNITS, 4 BUILDINGS
 - FOUR 36 ONE-BEDROOM UNITS AND 24 TWO-BEDROOM UNITS BUILDINGS



DRAWN BY: MMB
CHECKED BY: MMB
FILE: 2502001 SHARP PROPERTY
FIELD DATE: N/A
OFFICE DATE: 11/3/23
SCALE: 1"=60'
REVISIONS

PRELIMINARY R-2 PUD LAYOUT FOR:
**SHARP PROPERTY
OPTION A1B1**

LOCATED AT PAYNES DEPOT
GEORGETOWN, SCOTT COUNTY, KY





~FUTURE DEVELOPMENT
BALL HOMES, LLC~
R-2 PUD ZONE

EXTENSION FOR
FUTURE
DEVELOPMENT
WALKING TRAIL
SYSTEM

~STORMWATER
MANAGEMENT~

~STORMWATER
MANAGEMENT~

~EXISTING
POND~

EASEMENT FOR
ACCESS TO WALKING
TRAILS FOR NORTH
SIDE APARTMENT

1

SITE STATS:

- TOTAL UNITS = 320
- SINGLE FAMILY DETACHED
 - 47 LOTS
 - MIN LOT SIZE 7,500 SQ FT
 - SETBACKS
 - FRONT-30 FT
 - SIDE-7.5 FT
 - SIDE STREET-20 FT
 - REAR-25 FT
- SINGLE FAMILY ATTACHED (TOWNHOMES)
 - 10 UNITS
 - SETBACKS
 - FRONT-10 FT
 - SIDE-7.5 (ADJACENT TO SINGLE FAMILY)
 - SIDE STREET-10FT
 - REAR-20 FT
 - 10 FT BETWEEN TOWNHOME BUILDINGS
- MULTI FAMILY
 - 263 UNITS, 8 BUILDINGS
 - 24 ONE-BEDROOM UNITS AND 16 TWO-BEDROOM UNITS PER BUILDING



DRAWN BY: MMB
CHECKED BY: MMB
FILE: 2402001 SHARP PROPERTY...
FIELD DATE: N/A
OFFICE DATE: 11/25/25
SCALE: 1"=60'
REVISIONS

PRELIMINARY R-2 PUD LAYOUT FOR:
**SHARP PROPERTY
OPTION A2B2**

LOCATED AT PAYNES DEPOT
GEORGETOWN, SCOTT COUNTY, KY



