

GEORGETOWN BOARD OF ADJUSTMENT MEETING

SCOTT COUNTY FISCAL COURT

101 EAST MAIN STREET

September 8th, 2026

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

AGENDA

I. BUSINESS:

- a)** Approval of August 3rd, 2026 Georgetown Board of Adjustment minutes.
- b)** Swear in speakers.

II. APPLICATIONS - OLD:

- a)** None.

III. APPLICATIONS - NEW:

- a)** **G-2026-34-**Kassie Bennett has filed a conditional use permit application for a private school upon the property addressed 209 West Jefferson Street (Zoned B-3 Central Business District).
- b)** **G-2026-35-**160 Driving Academy has filed a conditional use permit application for a commercial driver's license educational facility upon the property addressed 793A Lemons Mill Road (Zoned I-1 Light Industrial).

IV. OTHER BUSINESS

- a)** None.

V. ADJOURN.

**Georgetown Board of Adjustment
August 3, 2026, Minutes**

The meeting was called to order at 5:30 p.m. Board Members Emerson, Schwartz, Walters, McIntyre, and Teague were present. Board Member Allen was not present. One vacancy. Fleming, Shirley, Carper, Ketzer, Tusam, and Smith were present as Staff.

Upon motion by Schwartz, second by McIntyre, the Board unanimously approved the July 6, 2026, minutes. Attorney Ben Willis, standing in for Board Attorney Charlie Perkins, administered the Oath to those signed in to speak.

Old Applications

- a. **G-2026-23** – Postponed.
- b. **G-2026-24** – Custom Signs and Engineering seeks a series of six (6) dimensional sign variances from the Georgetown Sign Ordinance, plus a conditional use permit for an interstate sign, for a proposed sign plan submitted on behalf of Huck's gas station (Martin & Bailey) upon the property addressed 1000 Lemons Mill Road (Zoned B-2). The applicable provisions are KRS 100.243 and The *Georgetown Sign Ordinance*, §§ 3.B; 7.B.8; and 10.

Noah presented the application, gave background, explained the application, and recommended findings of denial, advising that the subject property is not eligible for the type of conditional use requested, further recommending findings of denial with respect to all requested variances as inconsistent with KRS 100 and the *Georgetown Sign Ordinance*, and not falling into a qualifying exception.

Scott Elpers of Custom Sign and Engineering testified that special circumstances exist warranting a taller sign than contemplated by the *Georgetown Sign Ordinance* because the proposed sign will sit in a sunken area and will need added height to reach the proper level.

Chair Emerson made a motion to deny the requested conditional use permit. Ms. Teague seconded. All members present voted in favor of denial of conditional use permit. Motion carried.

Noah presented the application for the requested variances. Staff recommended Variance one (1) be considered "not applicable," given the Board's determination to deny the conditional use permit, rendering that variance moot. Staff recommended denial of the remaining variance requests pursuant to KRS 100. Mr. Elpers testified that the size and placement of the proposed signage has already been significantly reduced to comply with local and state rules and further reduction would result in impractical signage.

David Lusby testified that as a member of Georgetown City Council he has extensive experience with similar issues and recommended common sense flexibility in application of the rules.

Following discussion, Noah stated that staff was prepared to amend their prior Conditions of Approval #5 to remove the word “north,” thereby only conditioning that signs facing east shall not be illuminated if approved by the Board.

Mr. Elpers requested that Custom Signs and Engineering be permitted up to 330 square feet of total signage.

Chair Emerson made a motion to deny Variance request number one (1), seconded by Mr. Schwartz. All Board members voted in favor of denial with the exception of Ms. Walters who voted to approve. Motion to deny carried.

Mr. Schwartz made a motion to approve variance requests two through six (2-6) with the following amendments: all illuminated signs would be fitted with dimmer switch(es), total signage square footage is limited to three hundred thirty square feet (330 sq/ft.), condition of approval #5 be amended to reflect that only eastern facing signs may not be illuminated, and total signage is to be limited to no more than six (6) signs. Ms. McIntyre seconded the Motion. All Board Members present voted in favor of the Motion except Ms. Teague. Motion carried.

New Applications

- a. **G-2026-26** – Alexandria Sams seeks a conditional use permit for a home occupation to operate a small home-based roadside stand selling baked goods and crafts upon the property addressed 131 Wellesly Avenue (Zoned R-1C-PUD). The applicable provisions are KRS 100.111(6), *The Comprehensive Plan*, and Zoning Ordinance Article II, #73.

Noah presented the application, gave background, explained the application, and recommended findings of denial, primarily on the basis of the Home Occupation Zoning Ordinance prohibiting any “exterior evidence” of such home occupation except for a small sign.

Ms. Sams, the applicant, spoke, requesting an accommodation that would allow her to operate the home occupation via a moveable cart. Staff indicated this option would also violate the Zoning Ordinance.

Ms. Teague moved to deny the conditional use permit. Ms. Walters seconded the Motion. All Board members present voted to deny the permit. Motion carried.

- b. **G-2026-27** – BGAR Properties, LLC seeks a variance to reduce the front yard setback from 30 feet to 10 feet for the construction of a single-family home upon the property addressed 421 Main Avenue (Zoned R-2).

Staff presented the application recommending denial of the variance on the basis that the request did not meet the standards of KRS 100.243.

Mr. Bowen spoke on behalf of the Applicant, claiming the variance ought to be allowed because a neighboring property has a shorter setback than what BGAR has requested.

Schwartz moves to approve an amended setback of 13 feet as opposed to 10 feet. Emerson seconds. Initial vote fails. Board engages in further discussion and conducts a second vote, Motioned and seconded by the same parties. Upon this vote, Schwartz, Emerson, and Teague vote to approve the amended setback of 13 feet, remaining Board members vote no, Motion carries.

- c. G-2026-28 – BGAR Properties, LLC seeks a variance to reduce the front yard setback (towards Chambers Avenue) from 30 feet to 7.5 feet upon the property addressed 502 Main Avenue (Zoned R-2).

Staff presented the application and indicated a recommendation of approval.

A concerned neighbor spoke indicating the proposed variance would negatively impact the neighborhood aesthetic and objected to the variance.

BGAR representative spoke and argued the proposed build has a smaller “footprint” than the residence previously on the property.

Schwartz moved to approve the requested variance. Teague 2nd. Board voted unanimously to approve. Motion carried.

- d. G-2026-29 – BGAR Properties, LLC seeks a variance to reduce the front yard setback (towards Payne Street) from 30 feet to 10 feet upon the property addressed 531 Bourbon Street (Zoned R-2).

Staff presented the application, recommending denial for failure to meet the standards of KRS 100.243.

BGAR representative spoke and argued the variance is requested because the lot is too large for a traditional single family dwelling. A duplex is requested.

Emerson moved to deny the requested variance based on staff recommendation. Walters 2nd. Unanimous vote among Board. Motion to deny carries.

- e. G-2026-30 – Alvaro Aguirre seeks a variance to reduce the front yard setback (towards Wright Alley) from 24 feet to 21 feet to allow for a residential addition upon the property addressed 514 Maple Street (Zoned R-2).

Staff presents the application, recommending denial for failure to comply with KRS 100.243, further indicating denial would not create a hardship for the applicant.

Applicant spoke, claiming the additional feet requested via setback would improve the quality of the proposed addition to his residence, which would improve the neighborhood aesthetic.

Teague moves to deny the request based on staff recommendation. Schwartz 2nd. Motion carried unanimous. Denied.

- f. G-2026-32 – Fastsigns of Louisville seeks a series of 5 sign variances for a proposed sign plan submitted on behalf of Baptist Health at the property addressed 115 Amerson Way (Zoned B-4).

Mr. Barnett from Fastsigns spoke. He claimed the layout of the terrain created special circumstances that should be considered in analyzing the requested variance.

Staff presented the application and recommended approval of requested variances 1 & 2, and denial of requested variances 3 – 5.

Schwartz moved to approve variances 1 & 2, deny variances 3 & 4, all based on staff recommendations, and to amend variance 5 to allow up to four signs total. Walters 2nd. Unanimous approval of motion by vote, Motion carried.

- g. G-2026-33 – Mchele Dunn seeks a conditional use permit for a community space, defined as a recreational facility by the Zoning Ordinance, upon the property addressed 799 East Jackson Street (Zoned R-2).

Applicant Spoke and touted the potential benefits of the proposed request.

Staff indicated a recommendation of approval.

A neighbor, Chad Wallace, spoke, raising concerns about parking for nearby residents, but indicated general support of the proposal.

Schwartz moved to approve the request based on staff recommendation. McIntyre 2nd. Board approved unanimously. Motion carried.

Other Business

- a. Board discussion and motion on by-laws amendment relating to the continuance of requested postponements. Board discussion. Unanimous vote to approve by-laws amendment.

Meeting Adjourned.

Attested:

Approved:

**Jeremy Emerson,
Chair**

**Charlie Perkins, Board Attorney, and Recording
Secretary**

CONDITIONAL USE PERMIT APPLICATION
209 WEST JEFFERSON STREET
Staff Report to the Georgetown Board of Adjustment
September 8th, 2026

FILE NUMBER: G-2026-34

PROPOSAL: Conditional Use Permit application for a private K-5 school.

LOCATION: 209 West Jefferson Street.

APPLICANT: Kassie Bennett.

CONSULTANT: None.



STATISTICS:

Zone:	B-3 (Central Business District)
Surrounding Zone (s):	B-3, R-2, and R-1B.
Site Acreage:	0.868 acres.
Access (Direct):	West Jefferson Street.
Access (Nearest Arterial):	North Broadway.
Context:	Approximately 900 feet northwest of the intersection of North Broadway and West Main Street.

BACKGROUND:

Kassie Bennett (hereinafter referred to as "Applicant") has submitted a proposal for a conditional use permit upon the property addressed 209 West Jefferson Street ("Project Site"). The proposal is for a private school for children aged K-5.

The *Zoning Ordinance* lists "Churches, libraries, **educational and recreational facilities**" as a conditional use in all zones (2.33.1.f). This proposal, being a private school, may be classified as such.

The rear portion of the existing building is currently utilized as a daycare facility for children aged 2-5 years old. This proposal, if approved, would run at the same time as the existing daycare. It has been stated that the proposed school would not directly interrelate with the existing daycare facility, though they would share the same site. There would be a firewall between these two separate uses within the same building pursuant to state requirements. It

has been stated that the existing daycare may theoretically host a maximum of 48 children at any one time, though that maximum number has never been reached.

The Project Site consists of a church building which is roughly 10,000 square feet in dimension, as well as roughly 14,000 square feet of vehicular use area, including parking area, two entrances, and drive aisles. The property has quadruple frontage upon West Washington Street, Church Street, West Jefferson Street, and Water Street, with existing entrance points from the latter two. The Applicant/their respective interest group similarly own a parking lot to the northeast of the Project Site (119 West Jefferson Street), which would be available as ancillary parking to the site for faculty members. There are no previous or active applications from the Board of Adjustment thereupon.

Proposal Scale and Details:

The use would utilize the front section of the existing building upon the site. The Applicant has indicated that the school in question would have a maximum of 50 students with 4 staff. Students would be dropped off and picked up from the on-site parking lot, where teachers/employees would facilitate. It is Staff's understanding that there would be no new structures added to the Project Site with this proposal.

ISSUES & ANALYSIS:

Per KRS chapter 100 §111 & §234, conditional uses should not negatively affect the public health, safety, or welfare of surrounding areas and they should pose a benefit to the area in which they are located. They should integrate effectively with the existing zones and land uses within the area, and should provide a benefit to the community or the immediate area.

The *Comprehensive Plan* (2024) would appear to indicate the need for uses of this nature, stating that the community and legislation should increase access to physical locations of learning (HS 1.1). Staff believes that because the *Comprehensive Plan* calls for uses of this nature, it would provide a direct benefit to the City of Georgetown.

It is noted that schools have their own unique subsets of state, federal, or other local statutory requirements which do not fall under the jurisdiction of Planning & Zoning or the Board of Adjustments. Those requirements should not be addressed by this Board. What follows are the elements of the proposed land use which should be addressed in order to ensure that this proposal would not adversely affect the public health, safety, or welfare and which fall under the jurisdiction of local zoning authority for any conditional use.

Traffic:

The threshold for the amount of traffic generation requiring a traffic study would be 100 or more peak hour trips. With 50 K-5 students and 4 staff on-site, it may be assumed that, generally speaking, the maximum number of trips in an hour (likely at pick-up/drop-off times) would not exceed 54: peak hour trip numbers would likely consist of one trip per each teacher/staff member, and one trip per parent of each child. With the pre-existing daycare upon the site, the number of trips to and from the Project Site at peak hour may become closer to 100 or more with the implementation of this proposed use. At time of development plan submittal, estimated traffic counts for the site would be required, and if those counts exceed 100 or more peak hours trips a traffic study will be required.

It is noted that the Project Site is adjacent to residential neighborhoods, and that the entering/exiting traffic at pick-up and drop-off times would have the potential capacity to create negative impacts upon neighbors in terms of traffic volume. While the potential for these impacts exists, Staff posits that exact traffic counts would be considered at time of development plan submittal, and the sufficiency of infrastructure shall be reviewed in more detail at that time in order to ensure that the proposed land use does not create hazard or nuisance to the surrounding area.

Parking:

Local regulations do not provide minimum parking for schools. The closest provision would be a "daycare," which would mandate that one parking space be provided per one teacher on the largest shift, plus one space per every six enrolled students. Because this application is for a K-5 school, which is comparable in nature to a daycare, Staff would recommend utilizing such a parking metric.

Application of this metric would require 13 parking spaces for this use, which would need to be readily available upon the site. These 13 spaces would be in addition to the parking utilized for the existing daycare. Zoning regulations would require that all parking spaces need to be marked, and this would be enforced at time of implementation of the proposed use.

Vehicular Use Area:

Staff visited the Project Site, finding that the existing parking lot thereupon is in need of repairs and re-pavement. It is partially made up of gravel, with the remainder being somewhat worn or cracked pavement. Drive aisles are not currently clearly defined, nor are parking spaces clearly painted.

The *Zoning Ordinance* would require that vehicular use areas must be surfaced in a manner which would not generate dust or other airborne particulates. This provision is made to Similarly, neither the *Subdivision and Development Regulations* nor the *Zoning Ordinance* specifically allow for gravel vehicular use area in the case of land uses of this nature. The literal interpretation of regulations would provide that either the entirety of the vehicular use would need to be paved, or the Planning Commission would need to grant a waiver for the use of gravel.

Because the pick-up/drop-off schedule of the school would consist of a considerable amount of cars coming in and out of the project site at concentrated times, Staff has made the finding that gravel would not be an acceptable surfacing material, or that the Planning Commission would need to consider the use of gravel as a waiver or variance. This is because gravel would be likely to degrade in quality and generate dust as a result of the intensity of traffic resulting from the use of a school. Similarly, parking spaces would need to be painted and clearly marked. Lastly, because this proposed land use would be a school with pick up and drop off, vehicle circulation would be a crucial element of development plan review.

The site can reasonably be expected to accommodate all of these potential improvements, though development plan review would be needed.

Development Plan Submittal:

The *Zoning Ordinance* defines development as "...any construction, redevelopment, change in use or intensity of use of a property, or renovation involving such a change..." (p. 14). While this

proposal would add any new buildings, it would constitute development because it would be a change/increase in the intensity of use of the site. In the case of new development, a development plan submittal is required. The development plan submittal should address the necessary site improvements to serve this use. These improvements as discussed above include, but are not limited to:

- Clear, safe ingress and egress for pickup and drop-off for students, including clear traffic circulation plans and potential entrance widenings if deemed necessary by Commission engineers.
- The potential paving of all vehicular use areas, or a requested waiver which would need to be granted by the Planning Commission Board.
- Further research and review regarding traffic generation.

These issues would be considered in more detail at time of development plan submittal.

Closing Analysis:

It is Staff's finding that the proposed conditional use is appropriate for the zone in which it is proposed to be located, would provide a benefit to the community, and is not likely to create hazard or nuisance. Staff further notes that a development plan submittal would be a requirement for this proposal, and that at time of submittal the above concerns would be further addressed so as to ensure the correct implementation of the proposed land use.

Findings:

- 1) The Project Site is a 0.87-acre property, zoned B-3.
- 2) The proposal is for a private K-5 school, with 50 students and 4 staff, which would be located within an existing building upon the site.
- 3) While there are various federal, state, and other local regulatory statutes governing schools, those would not be within the jurisdiction of Planning & Zoning.
- 4) Educational facilities are listed as a conditional use in all zoning districts.
- 5) The *Comprehensive Plan* calls for further availability of in-person locations of learning, including private schools.
- 6) The proposed use is suitable for the Project Site.
- 7) There is an existing daycare upon the Project Site, with which this use would share facilities.
- 8) A development plan would be required for this proposal, because it is an increase in intensity of use for which site improvements may be required.
- 9) There are various elements of this conditional use which would potentially require site improvements, and these site improvements will be reviewed in further detail at time of development plan submittal.

RECOMMENDATION:

Staff recommends **approval** of the proposed conditional use permit for a school upon the property addressed 209 West Jefferson Street. Should the Board motion to approve this application, Staff recommends the following.

Conditions of Approval:

1. This property is subject to all requirements of the *Georgetown – Scott County Zoning Ordinance, Landscape and Land Use Buffer Ordinance, and Subdivision and Development Regulations*.

2. The Applicant shall comply with all requirements of other federal, state, and local regulatory entities and shall provide copies to the Board of Adjustment of all permits issued on behalf of the Applicant as a result of this approval including, but not limited to, business-related certifications, licenses, regulatory permits, and any recertification when required.
3. The applicant shall submit a development plan to the Planning Commission and undergo the typical review process for all new development.
4. The conditional use permit shall dissolve upon transfer of ownership of the Project Site.
5. The Applicant shall return to the Board prior to any expansion or change in use of the Project Site as proposed. This condition shall include any increases in the number of students as well as any additional buildings.
6. Any and all federal, state, or other local regulatory requirements which may be applicable to a private K-5 school.
7. The Applicant shall submit a development plan to the Planning Commission depicting proper traffic circulation of drop-off and pick-up areas for students, adequate parking areas for parents and staff, and landscape screening for vehicular use areas.
8. There shall be no on-street parking permitted in relation to the use.
9. Any and all requirements of water, sewer (GMWSS), and electric (KU) service providers.
10. All requirements of GSCPC engineering staff at time of development plan submittal, including review of existing entrances.
11. The parking metric for daycares shall be used to determine minimum parking requirements (13 parking spaces). These parking metrics shall be calculated in addition to the users of the existing daycare with which this proposal would share the site.
12. Traffic counts for the entirety of the site addressed 209 West Jefferson Street shall be submitted at time of development plan submittal, and if the number of trips generated at peak hour exceed 100, a traffic study will be required. In this potential case, the Applicant shall return to the Board of Adjustment with the traffic study for further review.
13. Demonstration of sufficient infrastructure, including traffic and utilities, to serve the proposed use shall be required at time of development plan review.



Security Alert: We will never ask for sensitive information (payments, passwords, banking details) via email. If this message is unexpected, please contact us directly before clicking links or opening attachments.

From: Kassie Bennett [REDACTED]
Sent: Thursday, August 20, 2026 8:09 PM
To: Noah Smith [REDACTED]
Cc: Rhett Shirley [REDACTED]; Holden Fleming [REDACTED]
Subject: Re: 209 West Jefferson Street Private School CUP Application

Maximum amount of students is 50. Fire Marshall said we could have up to 74 but we are wanting to cap at 50

We own the parking lot across the street that does not get utilized. It will be for staff.

The parking lot has more than enough room for drop off and pick up.

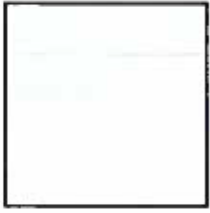
We have access to to parking lot on back as well as front so we will be having a staff member outside each morning for drop off

We own the building and no outside changes will be made to structure

As far as staff, we will have 2 teachers and 2 floaters so total 4 staff (at full capacity)

Thank you so much!

Kassie



On Tue, Aug 18, 2026 at 9:14 AM Noah Smith [REDACTED] wrote:

Hi, Miss Bennett,

We are working on your application to the board of adjustment. We have a few questions regarding the proposal, if you have time:

- What is the maximum amount of students you currently expect to attend this school?
- Do you have a parking lot, parking spaces, or a drop off area?
- What is the amount of staff that you expect for this school?
- Will you utilize existing buildings, or do you plan to construct a new one?
- Are you the property owner? If not, we would need a signed affidavit from the property owner authorizing you to represent their interests.

Lastly, a week from today we will need a completed of the confirmation of tax and code enforcement document. It would need to be signed by the revenue commission, the city clerk, and code enforcement. Please see attached a blank form as well as some instructions on how to fill this out. We will need to be in touch on this in order to adequately review your case. If we can't receive further information/paperwork, the application would need to be postponed.

Thank you,

Noah Smith

Planner I

On Thu, Aug 27, 2026 at 12:22 PM Noah Smith [REDACTED] wrote:

Hi Kassie,

Thank you for the details—would this existing daycare continue when you initiate the private school, or would that move somewhere else?

If the site would have the daycare and school at the same time, how would those two uses relate to each other?

Thank you,

Noah Smith

Planner I

Georgetown-Scott County Planning Commission

502-699-4618

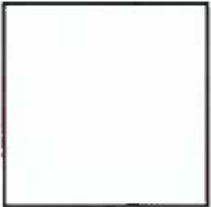
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From: Kassie Bennett [REDACTED]
Sent: Thursday, August 27, 2026 1:14 PM
To: Noah Smith [REDACTED]
Cc: Rhett Shirley [REDACTED]; Holden Fleming [REDACTED]
Subject: Re: 209 West Jefferson Street Private School CUP Application

Hi Noah! Only the back is being used as the learning center. My office was in front part however we moved my office across the street into 123 W Jefferson

I do not have an Address with me, but I can work on getting you a site plan

Thank you!



On Thu, Aug 27, 2026 at 10:55 AM Noah Smith  wrote:

Hi Kassie,

I hope you are well.

Is the church building currently used as a daycare? Also, what is the address of the parking lot across the street? It is okay if you do not have this available, but do you have any site drawings for your plan which we might reference as we write this report?

Thank you,

Noah Smith

Planner I

Georgetown-Scott County Planning Commission

502-699-4618

Noah Smith

From: Kassie Bennett [REDACTED]
Sent: Thursday, August 27, 2026 5:28 PM
To: Noah Smith
Cc: Rhett Shirley; Holden Fleming
Subject: Re: 209 West Jefferson Street Private School CUP Application

The entire building is 10,000 ft.². Two of the Royal Ranch Learning Center rooms are in the basement, and two are upstairs in the back half of the building. There is a firewall separating the 2 businesses per the state.

The learning center can have up to 48 Agent children Although we have never had that many to date.



[REDACTED]

On Thu, Aug 27, 2026 at 2:47 PM Noah Smith [REDACTED] wrote:

Hi Kassie,

Thank you again for the detail. Do you know how many kids the daycare hosts on a typical day?

Thank you,

Noah Smith

Planner I

Georgetown-Scott County Planning Commission

502-699-4618

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From: Kassie Bennett [REDACTED]
Sent: Thursday, August 27, 2026 3:41 PM
To: Noah Smith [REDACTED]
Cc: Rhett Shirley [REDACTED]; Holden Fleming [REDACTED]
Subject: Re: 209 West Jefferson Street Private School CUP Application

Yes, it would still continue to be in use, and they do not relate at all. Both two completely separate businesses the learning center is 2- 5 year-old. The front half of the church that was formally Kassie And Associates would be used for the private Christian school, which would be kindergarten through fifth grade





Georgetown - Scott County Planning Commission
Planning · Engineering · GIS

Reference Case No. G-2026-34

August 24th, 2026

Dear Resident/ Property Owner,

As an adjoining property owner, you are being notified that a conditional use permit proposal has been filed with the Georgetown Board of Adjustment for the property addressed 209 West Jefferson Street (Zoned B-3), by Kassie Bennett. The proposal is for a private school, schools being listed as a conditional use permit in all zoning districts.

You are being notified about this application because your property is within 100 feet of the site for this application, numbered G-2026-34.

The application will be considered by the Board on **September 8th, 2026** in the Scott County Courthouse (101 E. Main Street, Georgetown, KY) on the third floor. The meeting will begin at 5:30 PM. All interested persons are invited to participate. You are encouraged to attend this meeting if you have concerns, or if you would like to voice your support or opposition to the application.

If you have any questions or concerns, please contact me by email at [REDACTED] or by phone at 502-867-3701.

Sincerely,

Noah Smith
Planner I
GSCPC

MagNumber	Name1	Name2	MailAddress	City/State/Zip	Complete_A
0 185-30-078 000	KUMAR SATISH & JYOTI DEVI		206 QUAIL RUN DR	GEORGETOWN KY 40324-1330	206 QUAIL RUN DR
1 185-30-094 000	KUMAR SATISH & JYOTI DEVI		204 QUAIL RUN DR	GEORGETOWN KY 40324	204 QUAIL RUN DR
2 185-30-094 000	ELSWICK BRADLEY & KRISTIN BAKER		202 QUAIL RUN DR	GEORGETOWN KY 40324-1330	202 QUAIL RUN DR
3 185-30-113 000	CITY OF GEORGETOWN		100 COURT ST	GEORGETOWN KY 40324	100 COURT ST
4 185-30-138 000	CITY OF GEORGETOWN		100 COURT ST	GEORGETOWN KY 40324	100 COURT ST
5 185-30-144 000	BAVER WALTER		308 N WATER ST	GEORGETOWN KY 40324-1337	308 N WATER ST
6 185-30-148 000	JESSIE MAROLD D		115 N WATER ST	GEORGETOWN KY 40324-1763	115 N WATER ST
7 185-30-158 000	FOCUS WESLEYAN CHURCH OF GEORGETOWN		308 LEXINGTON AVE	GEORGETOWN KY 40324-1240	125 W JEFFERSON ST
8 185-30-158 000	JUDY JOSH & SAMANTHA		206 LEXINGTON AVE	CYNTHIANA KY 41031-0843	206 W JEFFERSON ST
9 185-30-162 000	K.L.B HOMES LLC		206 LEXINGTON AVE	GEORGETOWN KY 40324-1391	125 W JEFFERSON ST
10 185-30-185 000	K.L.B HOMES LLC		128 W WASHINGTON ST	GEORGETOWN KY 40324-1318	125 W JEFFERSON ST
11 185-30-187 000	ROBERTS WILLIE THOMAS III & BRIANNA		204 OAKMONT DR	GEORGETOWN KY 40324-1221	121 W JEFFERSON ST
12 185-30-188 000	HOFFMAN CHARLES RODRICK, JR & CHRISTINA M		117 W JEFFERSON ST	GEORGETOWN KY 40324-6502	111 CHURCH ST
13 185-30-174 000	TACKETT ELLA CLEMENTINE		971 DUTCH CHAPEL RD	CYNTHIANA KY 41031-0843	117 W JEFFERSON ST
14 185-30-174 000	HAMPTON POPPY		2328 CINCINNATI RD	GEORGETOWN KY 40324	119 W JEFFERSON ST
15 185-30-178 001	K.L.B HOMES LLC		2328 CINCINNATI RD	GEORGETOWN KY 40324-1389	124 W JEFFERSON ST
16 185-30-178 001	DANIEL PERRELLA		120 CHURCH ST	GEORGETOWN KY 40324-1312	124 W JEFFERSON ST
17 185-30-181 000	DARRELL BILLY RAY & LISA DAWN		120 CHURCH ST	GEORGETOWN KY 40324-1312	119 CHURCH ST
18 185-30-185 000	NEWELL AUSTIN CADE		4098 LONG LICK PIKE	GEORGETOWN KY 40324-1312	119 CHURCH ST
19 185-30-186 000	CLEAR PROPERTY LLC		655 BOYERS CHAPEL RD	STADISVILLE KY 40370	118 CHURCH ST
20 185-30-188 000	HONEY DEW PROPERTIES LLC		216 E JACKSON ST	GEORGETOWN KY 40324	118 HUNT ST
21 185-30-188 000	P227 LLC		2328 CINCINNATI RD	GEORGETOWN KY 40324-6873	121 W WASHINGTON ST
22 185-30-192 000	SMITH STEPHEN & DARCY C &	SCOTT MCFARLAND	PO BOX 973		183 N BROADWAY
23 185-30-198 000	SCOTT COUNTY PUBLIC PROJECTS CORP				



G-2026-34
Georgetown, Kentucky



Parcels from the Scott County PVA. For Reference Purpose Only. Not Survey Data. Not to be used for any other purpose.





CONDITIONAL USE PERMIT APPLICATION
793A LEMONS MILL ROAD
Staff Report to the Georgetown Board of Adjustment
September 8th, 2026

FILE NUMBER: G-2026-35

PROPOSAL: Conditional Use Permit application for a CDL school.

LOCATION: 793A Lemons Mill Road.

APPLICANT: 160 Driving Academy.

CONSULTANT: David Lusby (per signed affidavit).



STATISTICS:

Zone:	I-1 (Light Industrial).
Surrounding Zone (s):	I-1, R-2, A-1.
Site Acreage:	5.44 acres.
Access (Direct):	Lemons Mill Road.
Access (Nearest Arterial):	McClelland Circle.
Context:	West of the intersection of Lemons Mill Road and McClelland Circle.

BACKGROUND:

160 Driving Academy (hereinafter referred to as "Applicant") has submitted a proposal for a conditional use permit upon the property addressed 793A Lemons Mill Road ("Project Site"). The proposal is for a training/educational facility for those in pursuit of a Commercial Drivers' License (CDL). This proposal would be the Central Kentucky campus of 160 Driving Academy.

The *Zoning Ordinance* lists "Churches, libraries, **educational and recreational facilities**" as a conditional use in all zones (2.33). This proposal, being an educational facility, may be classified as such. Similarly, given the industrial nature of the CDL training being done on site, the proposal would be suited for the Light Industrial designation of the Project Site.

In its current state, the Project Site is a storage yard for conex containers. The Applicant has stated that these containers would be removed prior to the implementation of this land use,

and that this proposed land use would not run concurrent with the existing storage use thereupon.

Proposal Scale and Details:

The proposal would include a 20'x48' office/classroom trailer building, with the remainder of the campus consisting of a series of vehicular training ranges for students. Students and teachers would utilize these training ranges for various maneuvering exercises necessary in order to obtain their CDL, including backing, docking, and inspections. It has been stated that operations would begin at 7am, and class sizes would be relatively small: there would be up to 15-20 total students/instructors on site for operations at any given time of operation.

This proposal also includes up to 7 trucks/trailers which would be stored upon the site at any one time and used daily for on and off-site training purposes. These trucks/trailers would be used by students conducting training exercises for the driving of semi-trucks upon public rights-of-way. These exercises would be done under the supervision of instructors and the training routes would need to be approved by the Kentucky Transportation Cabinet so as to ensure safe and effective practices.

ISSUES & ANALYSIS:

Per KRS chapter 100 §111 & §234, conditional uses should not affect the public health, safety, or welfare of surrounding areas. They should integrate effectively with the existing zones and land uses within the area, and should provide a benefit to the community or the immediate area.

The *Comprehensive Plan* (2024) calls for land uses of this nature, stating that jurisdictional bodies should support local educational efforts to produce a skilled labor pool (EG 4.1). This would naturally include facilities for education pertaining to skilled labor, in this case commercial driving.

Traffic:

With peak class sizes of 20 students, this use would not generate the number of trips necessitating a traffic study (100 or more trips at peak hour). However, traffic remains a potential concern because of the nature of the portion of Lemons Mill Road from which the site is entered and exited, and because of the nature of the CDL training proposed.

As seen in aerials, access to the site exists upon a narrow bend of Lemons Mill Road. As previously stated, students would be using semi-trucks to train on public streets under the supervision of instructors. Assuming the existing access point is used, these semi-trucks would be pulling out onto Lemons Mill Road close to the bend of this narrow stretch of the road.

Westbound Lemons Mill Road from the Project Site leads toward the narrower streets and residential uses of Clayton Avenue. So as to prevent hazard or nuisance to that area, it is found that semi-trucks/training exercises should not be conducted upon the westbound portion of the road (westbound from the site). The Applicant has indicated that a sign would be posted at the exit point providing instruction that trucks must not turn "left" out of the Project Site, toward this bend in the road and the narrower streets/residential/college campus areas to the west, and Staff would recommend a condition of approval to this effect.

Eastbound Lemons Mill Road is not a point of concern in this case, as it would lead toward the state arterial of McClelland Circle. These potential traffic concerns will be further addressed at

time of preliminary and final development plan consideration, where all potentially needed improvements would be discussed in further detail with the appropriate jurisdictional bodies such as the local Roads Department or the state Transportation Cabinet.

Parking:

This is a somewhat unique land use, and as a result local zoning regulations do not explicitly account for minimum parking provisions. The *Subdivision and Development Regulations* provides minimum parking regulations for a "truck terminal," but because this facility is more educational in nature, and does not consist of the loading/unloading of commercial or industrial products or materials, such a definition would not be clearly applicable to this land use. The *Zoning Ordinance* empowers this Board to make interpretations regarding minimum parking provisions for land uses in cases where regulations do not provide explicit parking metrics (2.71.2).

Staff would suggest the following minimum parking metric for this land use, though the Board may adjust or change this metric as it may see fit:

One space per student of the largest class size upon the site at any one time, plus one space per staff member to be on-site during the largest shift, with the addition of one additional space per every training vehicle located upon the site.

If the Board sees it fit, this metric would be applied and enforced at time of development plan submittal.

Development Plan Submittal:

Because this would be a change in use with the implementation of new buildings, a development plan would be necessitated. The *Zoning Ordinance* defines development as "...any construction, redevelopment, change in use or intensity of use of a property, or renovation involving such a change..." (page 14).

Because this proposal constitutes development, a development plan will be required. Similarly, because of the nature of the proposed land use and the potential traffic concerns, a development plan would be necessary so as to ensure effective implementation with the surrounding area.

Closing Analysis:

Staff believes that the proposed land use would provide a direct benefit to the community as called for by the *Comprehensive Plan*. It would be clearly suited for the I-1 light Industrial zoning district in which it would be located. However, it is noted that at time of development plan submittal, traffic and road infrastructure concerns and potential improvements will need to be further investigated.

Findings:

- 1) The Project Site is a 5.44-acre parcel, zoned I-1 (Light Industrial).
- 2) The proposal is for a CDL school facility.
- 3) The *Zoning Ordinance* designates educational facilities as a conditional use in all zoning districts.
- 4) The proposed use, pertaining to the training of drivers seeking out their CDL, is consistent with the zoning of the Project Site and the character of surrounding zones and land uses.
- 5) The *Comprehensive Plan* (EG 4.1) indicates the need for uses of this nature.

- 6) The scale of personnel and students for this use would be somewhat small, with 20 total students and staff on site at any one time.
- 7) The potential concern at this time is the narrow width of Lemons Mill Road in relation to semi-truck training exercises. Staff recommends conditions of approval to address these potential concerns, including a development plan submittal and a submittal of all proposed driving routes at a later date, where these issues can be addressed in further detail.

RECOMMENDATION:

Staff recommends **approval** of the requested conditional use permit for a CDL educational facility upon the property addressed 793A Lemons Mill Road with the understanding that further review will be conducted at time of development plan submittal, and that the Applicant shall return to the Board with copies of KYTC-approved training routes. Should the Board motion to approve this application, Staff recommends the following.

Conditions of Approval:

1. This property is subject to all requirements of the *Georgetown – Scott County Zoning Ordinance, Subdivision and Development Regulations and Landscape and Land Use Buffer Ordinance*.
2. The Applicant shall comply with all requirements of other federal, state, and local regulatory entities and shall provide copies to the Board of Adjustment of all permits issued on behalf of the Applicant as a result of this approval including, but not limited to, business-related certifications, licenses, regulatory permits, and any recertification when required.
3. The conditional use permit shall become null and void upon transfer of ownership of the site.
4. The applicant shall submit a development plan for this proposed use to the Planning Commission.
5. Prior to initiating the proposed use, the Applicant shall provide the Board of Adjustment with finalized maps of all driving routes which students would use in field tests and the routes shown upon these maps shall meet the approved conditions.
6. No training field test for students operating a semi-truck shall make a left turn out of the project site onto westbound Lemons Mill Road. A sign shall be posted at the exit point to this effect.
7. All potential requirements of the Kentucky Transportation Cabinet.
8. The semi-trucks to be located on site, when parked thereupon, shall be screened from Lemons Mill Road and from adjoining properties of different zones pursuant to the requirements of the *Landscape and Land Use Buffer Ordinance*.
9. The Applicant shall return to the Board prior to any expansion or change in use of the Project Site as proposed.
10. Hours of operation shall be limited from 7AM to 5PM, Monday-Friday.
11. At time of development plan submittal, the Applicant shall provide exact traffic counts, and a traffic study may be required.
12. All provisions of KRS 189 § 221-222, if applicable.
13. The number of students and staff to be on-site at any one time shall not exceed 20, as previously stated by the Applicant.

14. The storage crates currently located upon the Project Site shall be removed prior to operations.



RECEIVED

AUG 17 2026

PLANNING COMMISSION

APPLICATION TO BOARD OF ADJUSTMENT

230 E. Main Street, Georgetown, KY 40324

Phone (502) 867-3701

Fax (502) 867-3725

PLANNING COMMISSION

AUG 17 2026

FOR OFFICIAL USE ONLY:

APPLICATION NO:

DATE FEE RECEIVED:

8-17-26 CK# 1044

1. APPLICANT 160 Driving Academy

MAILING ADDRESS

PHONE NO.

EMAIL

2. TYPE OF REQUEST (Check one or more)

☐ VARIANCE

☒ CONDITIONAL USE PERMIT

☐ HOME OCCUPATION (CUP)

☐ ADMINISTRATIVE REVIEW

3. PROJECT SITE 793A Lemons Mill Road, Georgetown, Kentucky 40324

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

5. EXISTING USE Vacant land

ZONING DISTRICT I-1

6. DESCRIPTION OF REQUEST Requesting a conditional use permit to allow 160 Driving Academy to operate a commercial driver's license (CDL) training school, including a 20' x 48' classroom/office trailer, truck parking, and maneuvering area.

7. SUPPORTING INFORMATION:

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

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

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

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

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

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

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

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

APPLICANT

DocuSigned by:
Nise Kalle

303727243A28481

8/4/2026

DATE



5990 W. Touhy Avenue | Niles, Illinois 60714 | [REDACTED]

Georgetown Board of Adjustments
230 E. Main Street
Georgetown, Kentucky 40324

Ladies and Gentlemen of the Board,

This letter is being provided to accompany the enclosed Conditional Use Permit application for 160 Driving Academy's intended use of 793A Lemons Mill Road, Georgetown, Kentucky 40324 as a commercial driver training academy.

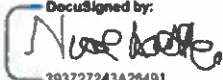
160 Driving Academy is the largest commercial driver's license training network in the United States. Founded in 2012, we operate more than 150 locations across 44 states and trained over 35,000 students in 2024. Each location is state-licensed and complies with the Federal Motor Carrier Safety Administration's Entry-Level Driver Training standards. We are seeking a permanent home for our Central Kentucky campus.

Our operations at the site will consist of classroom and behind-the-wheel instruction for students pursuing a Class A commercial driver's license. We will place a 20' x 48' office and classroom trailer on the site as a temporary structure, and the balance of the property will serve as a training range for low-speed maneuvering exercises such as backing, docking and pre-trip inspection. We are not proposing any building construction on the site. Since our use is instructional, we feel that we will blend in nicely with the surrounding industrial uses. We will conduct no manufacturing, assembly or vehicle repair on site, and all instruction will take place during normal business hours. Maneuvering is done at very low speed within a controlled range, so noise will be limited and comparable to truck traffic already common to this corridor. We store no fuel or hazardous materials on site, so there are no concerns regarding noxious fumes or offensive odors, and we do not contemplate installing security lighting, so light pollution and glare will not be an issue for adjoining landowners. Class sizes are small and students park on site, so we do not anticipate a meaningful impact on traffic or parking.

With respect to the economic impact of this project, our campus would train Scott County residents for well-paying careers that are in persistent demand, and would supply credentialed drivers to the manufacturing, logistics and distribution employers that anchor this community. Our campuses are staffed with local instructors and administrative personnel, and most of our students come from the surrounding area, so the benefit of this investment stays in Scott County. Because our use requires open, paved area rather than vertical construction, it puts a currently vacant site to productive use without drawing on the building inventory that Georgetown's employers need. We would welcome the opportunity to be the home for a new to market business here.

If I can answer any questions or provide any additional information, I am happy to make myself available.

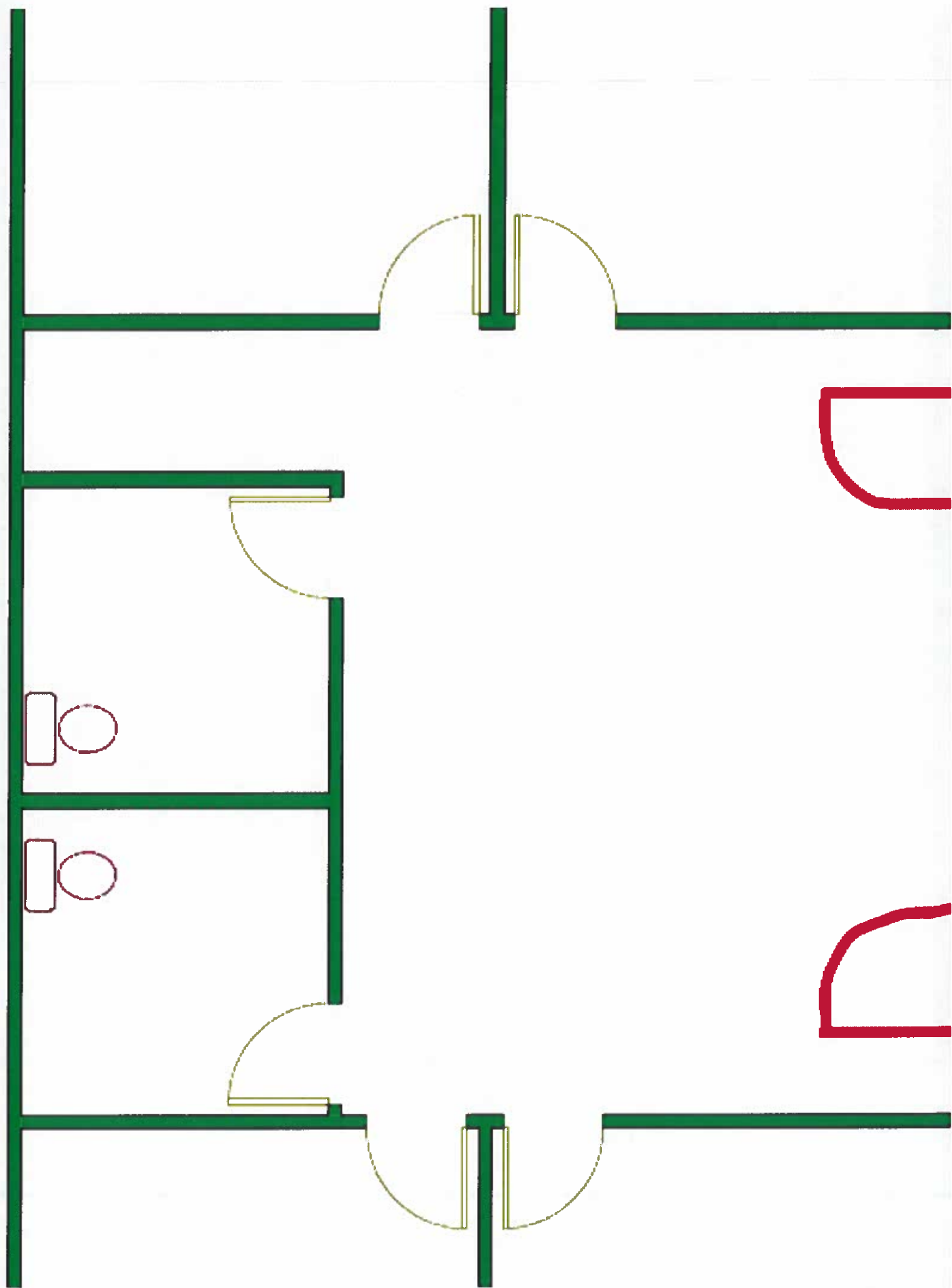
Sincerely,

DocuSigned by:

393727243A28491...

Nicole Harpster
Real Estate Specialist
160 Driving Academy

See us at our website www.160drivingacademy.com





Noah Smith

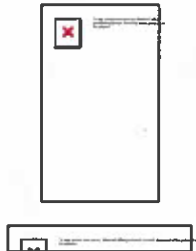
From: Nicole Harpster [REDACTED]
Sent: Friday, August 7, 2026 12:31 PM
To: Noah Smith; John Bunch
Cc: [REDACTED]
Subject: Ralph Stigall
Attachments: Re: 793A Lemons Mill Road - 160 Driving Academy -Georgetown Board of Adjustment
ChatGPT Image Aug 7, 2026, 08_57_22 AM.png; image011 (1).png

Hi John and Noah,

Thank you both for reaching out and connecting with me. Attached is a copy of the interior layout of the office as well as the aerial view of where the building would go (note: all of the existing trailers would not be on site).

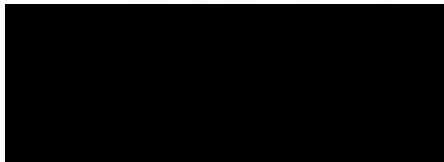
If you'd like to send me the necessary form you need from us, I'd be happy to complete it and return it to you. Please let me know if you need anything else in the meantime.

Thank you!



Nicole Harpster

Real Estate Coordinator



From: Noah Smith [REDACTED]
Sent: Friday, August 7, 2026 8:05 AM
To: John Bunch [REDACTED]
[REDACTED]

Subject: RE: 793A Lemons Mill Road - 160 Driving Academy -Georgetown Board of Adjustment

You don't often get email from [REDACTED] [Learn why this is important](#)

CAUTION: This message has come from *outside* 160 Driving Academy. **DO NOT CLICK** links or attachments unless you recognize the sender and know the contents are safe.

Mister Bunch and Miss Harpster,

Thank you for this detailed response. I'll respond by the same bullet points here.

- Understood. Yes, because 160 driving academy is a different entity from these four property owners, we would need one signed and notarized affidavit for each owner. This is done to protect the property owners and make sure there is legal consent for representation. We would also need that tax/code form filled out for those property owners as well as the Applicant.
- There is no deadline for this, no, and it is not required, but if you can get a concept to us sometime this month we would include it for the Board's reference, as well as ours as we draft the report and recommendation. It would be helpful, but it is not required.
- Monday works for us.
- Understood. I will be in touch.

Thank you,

Noah Smith
Planner I
Georgetown-Scott County Planning Commission
502-699-4618

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From: John Bunch [REDACTED]
Sent: Friday, August 7, 2026 9:52 AM
To: Noah Smith [REDACTED]
[REDACTED]

Subject: Re: 793A Lemons Mill Road - 160 Driving Academy -Georgetown Board of Adjustment

Noah,

Thanks for the email. Please see below in **RED**:

Hello, all interested parties for 160 driving academy,

This is Noah Smith, the planner that typically handles cases for the Georgetown Board of Adjustment. I'll be the main point of contact for you all on this one as we move forward and it'll be great to work with you. We are in receipt of your application, and we intend to have you on the agenda for the September 8th meeting of the Georgetown Board of Adjustment. As we work toward that date, we would like to clarify the following:

- I am seeing the property owner listed as Rucker Depot, LLC and James P. Lewis. Are you in talks to purchase this property from that group? If so, we would need signed affidavits from the current owners.

No, we are the current owners of the property. The property is owned by four entities, listed below. Please let us know if you still need the affidavit signed by all owners and we will be sure to do so and send over to you.

- Lemons Mill Partners, LLC
- Poorlogis LLC
- Lusby Development Co., Inc.
- Welch Real Estate Holdings, LLC

- Do you have any drawings of the proposed building layout for the site? This isn't necessarily required, but it would be helpful as we review.

We do not have this at this time but I think we could work on a preliminary location. Is there a specific deadline for this, or should we submit it as soon as possible?

- The application fee for conditional use permits is 150\$. We would need payment of this fee prior to placing the application on the agenda.

The check has been cut and I can run it by the office as soon as Monday.

- For my reference, who is the best person from 160 Driving Academy to be in touch with as I review this one?

The point of contact for 160 Driving Academy is Nicole Harpster and she has been copied on this email. Feel free to reach out to her directly as well. She has been great to work with.

Please also see attached some paperwork and reference items, including GBOA deadline cycles, some tax paperwork to fill out, and a blank copy of the affidavit. If you have any questions, please let me know.

We will review this documentation and submit it accordingly. Thanks again for the comprehensive email. This was very helpful.

Sincerely,

John Bunch, SIOR | Senior Advisor

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On Fri, Aug 7, 2026 at 9:35 AM Noah Smith [REDACTED] wrote:

Hello, all interested parties for 160 driving academy,

This is Noah Smith, the planner that typically handles cases for the Georgetown Board of Adjustment. I'll be the main point of contact for you all on this one as we move forward and it'll be great to work with you. We are in receipt of your application, and we intend to have you on the agenda for the September 8th meeting of the Georgetown Board of Adjustment. As we work toward that date, we would like to clarify the following:

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- Do you have any drawings of the proposed building layout for the site? This isn't necessarily required, but it would be helpful as we review.

- The application fee for conditional use permits is 150\$. We would need payment of this fee prior to placing the application on the agenda.
- For my reference, who is the best person from 160 Driving Academy to be in touch with as I review this one?

Please also see attached some paperwork and reference items, including GBOA deadline cycles, some tax paperwork to fill out, and a blank copy of the affidavit. If you have any questions, please let me know.

Thank you,

Noah Smith
Planner I
Georgetown-Scott County Planning Commission
502-699-4618

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I will attach a few questions for our reference below, whenever you can reply to these it would be a huge help:

- What is the typical average class size of drivers?
- What is the largest shift of staff? Typical?
- What is the square footage of the building?
- Do you store "training" trucks on site? If so, where do you plan to store them and what type of trucks are they?
- Do you conduct driving/training exercises on-site? Do trainees ever use public roads for training?
- What are your typical hours of operation?

You may have already clarified some of these, but I wanted to have them for our reference as we begin to work on the report for the CUP.

Thank you,

Noah Smith

Planner I

Georgetown-Scott County Planning Commission

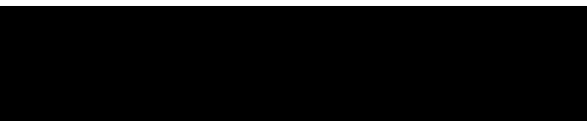
502-699-4618

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From: John Bunch [REDACTED]
Sent: Monday, August 17, 2026 9:25 AM
To: Noah Smith [REDACTED]
Subject: RE: Affidavit_of_Representation_Lemons_Mill

- What is the typical average class size of drivers? **Average 12-16 students at a time**
- What is the largest shift of staff? Typical? **Average 2-4 instructors**
- What is the square footage of the building? **1,200 sq ft**
- Do you store "training" trucks on site? If so, where do you plan to store them and what type of trucks are they? **Yes, semi-trucks and trailers stored on leased area**
- Do you conduct driving/training exercises on-site? Do trainees ever use public roads for training? **Yes and yes. They practice moving forward and backwards in the yard space. They also learn about the trucks and trailers (pre trip) in the yard. They go on the road similar to drivers ed for cars. They need to practice accelerating, turning, stopping, starting, uphill, downhill, and everything else in order to pass their CDL exam. They will have 160 hours of training over a 4-week course. Once completed they will be able to take their exam.**
- What are your typical hours of operation? **7 AM - 5:30 PM**
-

John Bunch, SIOR | Senior Advisor



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On Mon, Aug 17, 2026 at 9:33 AM Noah Smith [REDACTED] wrote:

Hi John,

Today is the day we would need the fee paid (150\$). The property tax form/affidavit with signatures are due EOD a week from today. Other than that I believe we have everything we need.

Noah,

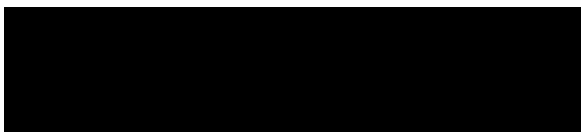
I believe we have all documents turned in at this point.

Please let me know if that is not the case.

I would to thank you for your help in this process. It is greatly appreciated.

Sincerely,

John Bunch, SIOR | Senior Advisor



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On Mon, Aug 17, 2026 at 2:40 PM John Bunch <[REDACTED]> wrote:

Noah,

The check has been dropped off. The majority of the documents should be turned in over the next few days as well. If you review and see anything we need to redo or address, please not hesitate to let me know.

I have reached out to 160 Driving Academy regarding your questions and you can find the answers below in **RED**:

On Wed, Aug 19, 2026 at 9:19 AM Noah Smith [REDACTED] wrote:

John,

This email is to confirm that we have the needed clerical paperwork. And it has been no trouble at all, your group has been very easy to work with. I appreciate the professionalism and transparency as we move forward.

I do have a few more clarifying questions if you have some time:

- How many trucks do you plan to store on the site at one time? As a heads up, we may condition that the storage areas are screened so as not to be visible from the road or adjoining property.
- How many square feet would vehicular use area (parking, drive aisles, driving training yards) be? This can be a rough estimate right now.
- What is the largest amount of traffic trips you would expect to generate at peak hour? (for example, if you had all staff and all clients come in in the morning at around the same time, how many vehicles would be entering?)

Thank you,

Noah Smith

Planner I

Georgetown-Scott County Planning Commission

502-699-4618

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From: John Bunch [REDACTED]
Sent: Wednesday, August 19, 2026 8:06 AM
To: Noah Smith [REDACTED]
Subject: Re: Affidavit_of_Representation_Lemons_Mill

Georgetown-Scott County Planning Commission

502-699-4618

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From: John Bunch [REDACTED]
Sent: Wednesday, August 19, 2026 9:22 AM
To: Noah Smith [REDACTED]
Subject: Re: Affidavit_of_Representation_Lemons_Mill

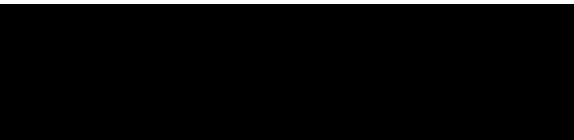
Noah,

Let me check in with the driving academy on these questions and get back to you.

Also, can you share the time and location of the board of Adjustments meeting on the 8th?

Sincerely,

John Bunch, SIOR | Senior Advisor



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Noah Smith

From: John Bunch [REDACTED]
Sent: Wednesday, August 19, 2026 2:23 PM
To: Noah Smith
Subject: Re: Affidavit_of_Representation_Lemons_Mill

Noah,

I just connected you with Nicole who runs operations for 160 Driving Academy.

She can better answer your questions regarding their day to day operations.

Sincerely,

John Bunch, SIOR | Senior Advisor
[REDACTED]

[Connect with me on LinkedIn](#)

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On Wed, Aug 19, 2026 at 11:45 AM Noah Smith [REDACTED] wrote:

John,

I apologize to pester you with questions, but I am beginning the report writing process on this and so had another question.

- Do you have a proposed route which these students would use when they do “driving field tests?” (I.e., do they turn right onto lemons mill exiting the site and take McClelland? Would they ever turn left and drive through the residential area to the west?

Thank you,

Noah Smith

Planner I

Noah Smith
Planner I
Georgetown-Scott County Planning Commission
502-699-4618

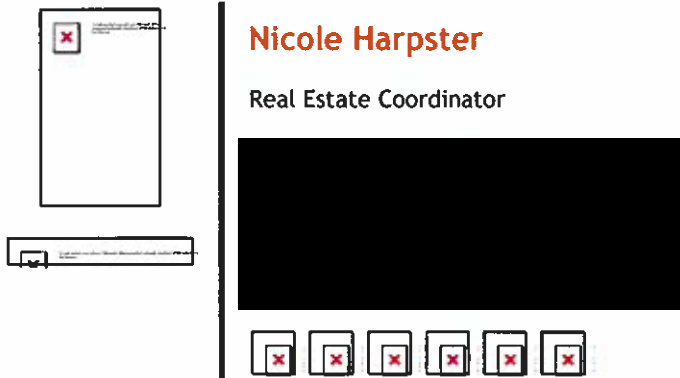
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7 trucks total in a day, which would only exit to the right. The state has to approve our testing route, so we don't have that information at this time.

Lastly, the driver training would drive on higher traffic roads and highways, so the initial drive out would be once a day then return in the late afternoon (there are usually 3-4 students in a truck that share driving while out on the major roads). We will likely put up a "No Left Turn" sign as drivers exit this property.

Please let us know if you have any other questions.

Thank you,



From: Noah Smith [REDACTED]
Sent: Thursday, August 20, 2026 7:06 AM
To: Nicole Harpster [REDACTED]
Subject: Driving Academy questions

You don't often get email from [REDACTED] [Learn why this is important](#)

***** **CAUTION:** This message has come from **outside** 160 Driving Academy. **DO NOT CLICK** links or attachments unless you recognize the sender and know the contents are safe.*****

Hi Nicole,

This is Noah Smith with the planning Commission, I believe we have spoken previously regarding the recent 160 driving school proposal. We are getting into report-writing and staff review, and so I had a few questions about the proposed site at 79A lemons Mill in Georgetown, if you have some time.

- How many trucks do you plan to store on the site at one time? As a heads up, we may condition that the storage areas are screened so as not to be visible from the road or adjoining property.
- How many square feet would vehicular use area (parking, drive aisles, driving training yards) be? This can be a rough estimate right now.
- What is the largest amount of traffic trips you would expect to generate at peak hour? (for example, if you had all staff and all clients come in in the morning at around the same time, how many vehicles would be entering?)
- Do you have a proposed route which these students would use when they do "driving field tests?" (i.e., do they turn right onto lemons mill exiting the site and take McClelland? Would they ever turn left and drive through the residential area to the west?)

Thank you,



From: Noah Smith [REDACTED]
Sent: Thursday, August 20, 2026 9:57 AM
To: Nicole Harpster [REDACTED]
Cc: C. Greg Reid (VP of Yards) [REDACTED]; Ralph Stigall [REDACTED]
Subject: RE: Driving Academy questions

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Hi Nicole,

Thank you for your detailed response here. I will make sure this information is in the record and accurately reflected in the report.

In terms of screening and things of that nature, after/if this conditional use permit is granted this project would require a preliminary development plan where we work those things out. The development plan would be needed because this would have new buildings and it would be a change in use. My understanding is that some screening would be required.

Lastly, does this use take place upon just 793A, or would it also apply to the property behind it?

Thank you,

Noah Smith
Planner I
Georgetown-Scott County Planning Commission
502-699-4618

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From: Nicole Harpster [REDACTED]
Sent: Thursday, August 20, 2026 10:43 AM
To: Noah Smith [REDACTED]
Cc: C. Greg Reid (VP of Yards) [REDACTED]; Ralph Stigall [REDACTED]
Subject: Re: Driving Academy questions

Hi Noah,

We will have up to 7 trucks/trailers at a time on the yard overnight. We park neatly each night after training by backing into the yard with fronts of trucks facing the road. They'd also be stored behind where the office trailer will be. We don't intend to have a screen, but we'll line them up and out of visibility as much as possible. We would utilize the entire paved lot and park student and instructor cars in the paved area below. Operations would start at 7 AM with about 15-20 cars at a time that would park neatly on the paved area below the large main yard. Trucks would leave one at a time throughout the day, and 4-



From: Noah Smith [REDACTED]
Sent: Tuesday, August 25, 2026 1:59 PM
To: Nicole Harpster [REDACTED]
Cc: C. Greg Reid (VP of Yards) [REDACTED]; Ralph Stigall [REDACTED]
Subject: RE: Driving Academy questions

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Hi Nicole,

Thank you for responding! Do you intend to re-pave the existing parking lot upon the site? Also, do you have plans as it pertains to the removal of the conex containers located there?

Thank you,

Noah Smith
Planner I
Georgetown-Scott County Planning Commission
502-699-4618

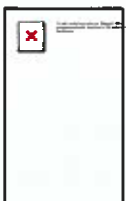
***Security Alert:** We will never ask for sensitive information (payments, passwords, banking details) via email. If this message is unexpected, please contact us directly before clicking links or opening attachments.*

From: Nicole Harpster [REDACTED]
Sent: Thursday, August 20, 2026 1:18 PM
To: Noah Smith [REDACTED]
Cc: C. Greg Reid (VP of Yards) [REDACTED]; Ralph Stigall [REDACTED]
Subject: Re: Driving Academy questions

Hi Noah,

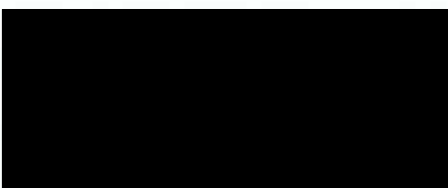
Understood, we can address that as needed. We are only renting the front portion of this property. It's my understanding that someone else occupies that back section.

Thank you,



Nicole Harpster

Real Estate Coordinator



From: Noah Smith [REDACTED]
Sent: Tuesday, August 25, 2026 2:50 PM
To: Nicole Harpster [REDACTED]
Cc: C. Greg Reid (VP of Yards) [REDACTED]; Ralph Stigall [REDACTED]
Subject: RE: Driving Academy questions

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Nicole,

Thank you. Is the existing vehicular use area gravel, paved, or a mix of both? I will be going out there tomorrow to take a look as we finalize reports.

As a heads up, if the lot is gravel or is not properly surfaced, we will likely require paving, or you would need a variance.

Thank you,

Noah Smith
Planner I
Georgetown-Scott County Planning Commission
502-699-4618

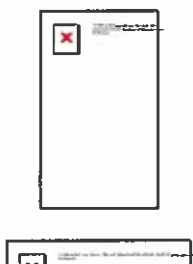
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From: Nicole Harpster [REDACTED]
Sent: Tuesday, August 25, 2026 4:41 PM
To: Noah Smith [REDACTED]
Cc: C. Greg Reid (VP of Yards) [REDACTED]; Ralph Stigall [REDACTED]
Subject: Re: Driving Academy questions

Hi Noah,

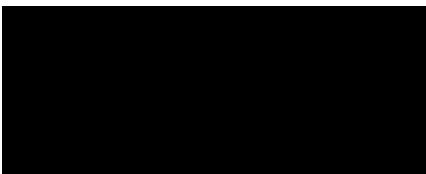
We do not have any plans to re-pave at this time, and those containers will all need to be removed before we take possession of the property.

Thanks!



Nicole Harpster

Real Estate Coordinator



Noah Smith

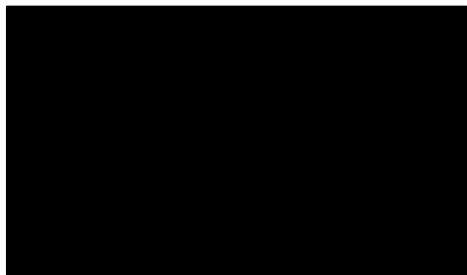
From: C. Greg Reid (VP of Yards) [REDACTED]
Sent: Tuesday, August 25, 2026 7:33 PM
To: Nicole Harpster; Noah Smith
Cc: Ralph Stigall
Subject: Re: Driving Academy questions

This site is cement already



C. GREG REID

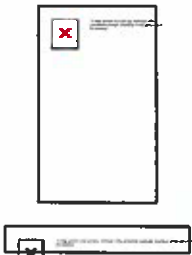
VP of Yard Operations & Training



From: Nicole Harpster [REDACTED]
Sent: Tuesday, 25 August 2026 15:53:12
To: Noah Smith [REDACTED]; C. Greg Reid (VP of Yards) [REDACTED]
Cc: Ralph Stigall [REDACTED]
Subject: Re: Driving Academy questions

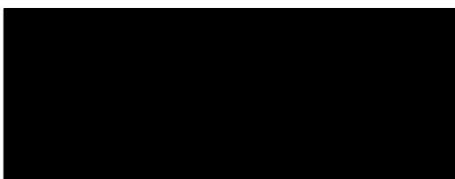
@C. Greg Reid (VP of Yards) toured the site for us. Greg, can you confirm?

Thanks!



Nicole Harpster

Real Estate Coordinator





Georgetown - Scott County Planning Commission
Planning · Engineering · GIS

Reference Case No. G-2026-35

August 24th, 2026

Dear Resident/ Property Owner,

As an adjoining property owner, you are being notified that a conditional use permit proposal has been filed with the Georgetown Board of Adjustment for the property addressed 793A Lemons Mill Road (Zoned I-1), by 160 Driving Academy. The conditional use permit is for a CDL (Commercial Driver's License) instructional school, schools being listed as a conditional use permit in all zoning districts.

You are being notified about this application because your property is within 100 feet of the site for this application, numbered G-2026-35.

The application will be considered by the Board on **September 8th, 2026** in the Scott County Courthouse (101 E. Main Street, Georgetown, KY) on the third floor. The meeting will begin at 5:30 PM. All interested persons are invited to participate. You are encouraged to attend this meeting if you have concerns, or if you would like to voice your support or opposition to the application.

If you have any questions or concerns, please contact me by email at [REDACTED] or by phone at 502-867-3701.

Sincerely,

Noah Smith
Planner I
GSCPC

OID	MapNumber	Name1	Name2	MailingAddress	CityStateZip	Complete_A
0 157-20-281 000		ASKEW W J JR & EMILY A RAWDON	C/O RICHARD RAWDON	P O BOX 1481	GEORGETOWN KY 40324	OLD LEMONS MILL RD
1 157-20-285 000		HESSER JAMES C		794 JENSON MILL RD	GEORGETOWN KY 40324	798 LEMONS MILL RD
2 157-20-286 000		REXROAT ZAN C & BARBARA G		794 JENSON MILL RD	GEORGETOWN KY 40324	798 LEMONS MILL RD
3 157-20-286 001		COMMONWEALTH OF KENTUCKY	% TRANSPORTATION CABINET	P O BOX 11127	LEXINGTON KY 40513-1127	794 LEMONS MILL RD
4 157-20-290 000		REXROAT ZAN C & BARBARA G		794 LEMONS MILL RD	GEORGETOWN KY 40324	528 OLD LEMONS MILL RD
5 157-40-001 001		T B HILANDER LLC	TRACEY HILANDER	619 MILITARY ST	GEORGETOWN KY 40324	MILITARY ST
6 157-40-001 002		T B HILANDER LLC	TRACEY HILANDER	619 MILITARY ST	GEORGETOWN KY 40324	LEMONS MILL RD 793A
7 157-40-005 000		LEMONS MILL PTNRS & POORLOGIS A	LUSBY DEV & WELCH REAL EST	270 S LIMESTONE	LEXINGTON KY 40509-2506	LEMONS MILL RD 793B
8 157-40-005 000		ENERGY LAND COMPANY LLC		988 E HIGH ST	LEXINGTON KY 40502-2136	LEMONS MILL RD
9 157-40-010 000		INTERNATIONAL COUNSHIPPT INC		101 CARLEY CT	GEORGETOWN KY 40324-6803	



Legend

- Site
- 100' Notification Area
- Parcels

GEORGETOWN SCOTT CO. PLANNING COMMISSION
GEOGRAPHIC INFORMATION SYSTEM MAP

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