GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
SPECIAL CALLED MEETING
MINUTES
SEPTEMBER 10, 2026

The special called meeting was held at Great Crossing High School on September 10, 2026. The meeting was called to order by Chairman Mary Singer at 6:00 p.m. E.T. Present were Commissioners Duwan Garrett, James Stone, Tristin Black, Malissa Adair, David Vest, Brad Green, and Harold Jessie, Planners Elise Ketz, Rhett Shirley, Mark Carper, Noah Smith, Toshi Tusam, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was Commissioner Jessica Canfield and Director Holden Fleming.

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

Motion by Vest, second by Stone to approve August 13, 2026 minutes. Motion carried.

Motion by Black, second by Garrett to approve September 10, 2026 agenda. Motion carried.

Postponements/Withdrawals

Chairman Singer stated that ZMA-2026-35 is going to be moved to the first item on the agenda.

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

ZMA-2026-35 NP Parcel Zoning Unification - Zoning Map Amendment from R-2 (Medium Density Residential) to B-3 (Central Business District) located at 320 East Main Street and 112 South Mulberry Street.

Chairman Singer opened the public hearing.

Mr. Shirley stated this is one property which is split zoned. He stated the southern portion of the property previously had residential use that had been recently removed from the site, but the north side has commercial use.

He stated the Future Land Use Map shows the area as mixed-use.

Commissioners Jessie stated concern about noise from commercial property being alongside residential property. Mr. Shirley stated any new development would have to come before the Planning Commission for approval.

Harold Simms, 112 N Court St, explained the history of the house that was on the property. He stated any development of the property would have to come back before the Planning Commission.

Commissioner Black questioned the mention of a gazebo on the property. Mr. Simms stated the applicant would like to be able to have overflow or garden type parties in the back.

Chairman Singer closed the public hearing.

Motion by Garrett, second by Adair, to recommend approval of the rezoning request for ZMA-2026-35 on the basis of the staff recommendation that it complies with the Comprehensive Plan. Motion carried 7-1 with Jessie dissenting.

ZMA-2026-27/ PSP-2026-24 Pleasant Valley Ph 5 – Zoning Map Amendment for 12.534 acres from R-1A to R-1C PUD and Preliminary Subdivision Plat for 59 single-family residential lots and two detention and open spaces located at 2219 Cynthiana Road.

Chairman Singer opened the public hearing.

Ms. Ketz stated the project site is 22.072 acres located east of the City of Georgetown boundary and south of the boundary of Oxford Elementary School. She stated this was part of a larger zoning map amendment annexed into the City of Georgetown in 2000. She stated this is the last portion of the property that hasn't been rezoned, developed, or subdivided.

She stated 9 of the 60 lots are split zoned and changing the zoning would allow conformity and be consistent with the pre-existing lots in the neighborhood.

She stated staff finds the zoning map amendment request in alignment with several of the goals and objectives of the Comprehensive Plan.

She stated in July 2026 the Georgetown City Council passed a text amendment regarding PUDs.

She stated the proposed plan includes 60 single-family lots, two detention areas, and two open spaces. She stated staff noted the project is less dense than previous phases, with 2.71 units per net acre.

She stated the applicant is requesting several waivers related to lot area, lot width, front yard setback, side yard setback, agricultural buffering requirements.

She stated the application emphasizes open space requirements including a 4.7-acre green space area with three access points including a walkway to connect to existing phases and for the nearby school.

She stated the project includes a 30% tree preservation requirement and exceeds the standard canopy requirements for single-family residential.

She stated the project satisfies the requirements for the Lanes Run Watershed.

She stated staff advises the road connection of Palumbo Place to the school property be the first platted section for school safety.

Commissioner Jessie requested clarification on setbacks.

Commissioner Black questioned landscaping requirements.

Commissioner Black questioned the school location and the effect on the watershed. Mr. Krebs explained the Lanes Run watershed calculations.

Nick Nicholson, representing applicant, stated this application is to make the whole development have the same consistency.

Commissioner Black questioned access for students to the school. Mr. Nicholson stated the roadway had been planned since 2000 and there was no knowledge at the time a school would be built there.

Chairman Singer closed the public hearing.

After further discussion, **Motion by Green, second by Stone, to recommend approval of the rezoning request for ZMA-2026-27 on the basis of the staff recommendation that it complies with the comprehensive plan. Motion carried 7-1 with Jessie dissenting.**

After further discussion, **Motion by Adair, second by Green, to approve PSP-2026-24 with 21 conditions of approval and 4 waivers. Motion carried 7-1 with Jessie dissenting.**

ZMA-2026-34 185A Industry Road – Zoning Map Amendment from A-1 (Agricultural) to I-1 (Light Industrial). Property has no formal address.

Chairman Singer opened the public hearing.

Mr. Smith stated the site is 5.004 acres. He stated it is located northwest of the terminus of Industry Road with access from a private access easement.

He stated most of properties in that area are zoned I-1. He stated the lot is the first lot outside of City limits and is contiguous to the boundary of the City of Georgetown. It is within the urban service boundary.

He presented the concept plan for the property.

He stated staff does support the rezoning. He stated the concept plan aligns with the Comprehensive's Plan definition of industrial use. He stated the property is designated for industrial use in the Future

Land Use Map. He stated the property would need to be annexed into the city per the Comprehensive Plan and subregulations.

Chairman Singer closed the public hearing.

After further discussion, **Motion by Jessie, second by Vest, to recommend approval of the rezoning request for ZMA-2026-34 on the basis of the staff recommendation that it complies with the comprehensive plan. Motion carried unanimously.**

PDP-2026-39 SPS Container Storage Project – Preliminary Development Plan depicting a storage area with 30 conex containers, as well as 13,290 square foot additions/renovations to vehicular use area located on Industry Road.

Mr. Smith stated this property is adjacent to the previously discussed project. He stated this application was approved for a conditional use permit earlier this year S-2026-14.

He stated the applicant is requesting three variances. He stated the first variance is to reduce the interior landscaping to 0%, the second is to utilize gravel surfacing for VUA, and the third is reducing the tree setback within the landscape buffer from 35' to 5'. Staff recommended approval of 2-3, amendment of #1.

Parker Schry, Precision Engineering, stated adding interior landscaping would affect semi-trucks maneuvering through the lot.

Commissioner Green questioned how the applicant plans to keep the dust down. The applicant stated the neighbors have gravel lots. He explained the layout plus low traffic and how they plan to keep the dust down.

Mary Ann Ohnheiser, 167 Industry Road, stated her concern with the variance request to reduce interior landscaping.

Mr. Smith explained further staff's reasoning in supporting the waivers.

After further discussion, **Motion by Jessie, second by Black, to approve PDP-2026-39 with 16 conditions of approval and 3 waivers with amendment of waiver #1. Motion carried unanimously.**

<u>Other Business</u>

Motion by Black, second by Green to approve August 4, 2026 Special Minutes. Motion carried.

Motion by Garrett, second by Green to approve August 4, 2026 Executive Minutes. Motion carried.

Chairman Singer adjourned the meeting.

Attest:

Charlie Perkins, Secretary

~~Mary Singer~~ Vice, Chairman