

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
December 14, 2023**

The regular meeting was held in the Scott County Courthouse on December 14, 2023. The meeting was called to order by Chairman Charlie Mifflin at 6:00 p.m. Present were Commissioners James Stone, Duwan Garrett, Dann Smith, Harold Dean Jessie, Mary Singer, David Vest, Rhett Shirley and Brad Green and Director Joe Kane, Planner Elise Ketz, Engineer Ben Krebs, and Attorney Charlie Perkins.

Motion by Smith, second by Singer, to approve the November invoices. Motion carried.

Motion by Shirley, second by Stone, to approve the November 9, 2023 minutes. Motion carried.

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

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

PDP-2023-50 Huck's Market - Preliminary Development Plan for a 7,100 SF Convenience Store/Gas Station located east of McClelland Circle, south of E. Main St. Ext., north of Lemons Mill Road.

Mr. Kane stated this preliminary development plan is for one of the three commercial lots approved November 2023. He stated it is a 2.47-acre lot.

He stated a proposed convenience store is proposed in the center of the lot with entrances from the north and south of the building from a road not yet constructed. He stated the lot is considered to have road frontage on all sides so a variance will be needed to reduce the setback for a proposed storage building on the east side of the main building adjacent to the dumpster area.

He stated a retaining wall will be needed on the southern and western property line due to the grade.

He stated the applicant does meet the parking and landscaping requirement.

He stated the staff's only concern with the layout is the orientation of the second fuel area. He stated staff is requesting to orient the fuel pumps and canopy to be parallel with the building to prevent headlights directed at offsite areas.

Commissioner Jessie questioned if the wetlands were on this lot. Mr. Kane stated the existing pond is on the right-of-way for the new road. He stated a new smaller detention pond will be created. Mr. Krebs stated the designated wetlands are on the other end of the project site.

Chairman Mifflin questioned if turning the secondary pump would affect other houses farther away. Mr. Kane stated the new townhouses will be constructed close by blocking view of the site from the existing single-family homes in the adjacent neighborhood.

Darren Helms, Landmark Surveying, stated they changed the back canopy to allow more room for bigger diesel vehicles. He stated they would be willing to look at that further, but they had changed it to narrow the entrance.

After further discussion, **Motion by Jessie, second by Smith to approve the Preliminary Development Plan (PDP-2023-50)) subject to (11) conditions of approval and one waiver. Motion carried unanimously.**

Consent Agenda

A representative of Graves Property (FSP-2023-53) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Singer, second by Vest, to approve the applications. Motion carried unanimously.

PDP-2023-56 Fairfield Inn Amendment – Preliminary Development Plan for the redevelopment of an existing hotel through the addition of 5,107 SF of building expansion and electric vehicle parking spaces located at 200 Tiger Way.

Ms. Ketz stated this is an amendment to an existing hotel. She stated the proposed addition would add two rooms to each floor, a conference center, and update the pool area.

She stated the applicant is requesting three variances. She stated a requested reduction in the front setback and number of parking spaces and a waiver to the property and VUA perimeter landscaping requirement along the east property line.

She currently stated Tiger Way does not have sidewalks. She stated she added a condition to add sidewalks or marked pedestrian path along Tiger Way.

She stated the applicant has requested a reduction of required spaces. She stated the site does not have the space for additional parking.

She stated the existing detention basin needs to be addressed before Final Development Plan approval.

She stated the applicant needs to install some additional trees to meet the interior VUA landscaping requirement.

She stated staff does not support the waiver to the perimeter landscaping. She stated landscaping could be installed to keep headlights away from the interstate ramp.

Commissioner Jessie asked for clarification of the canopy change. Ms. Ketz stated currently the canopy is approximately 10 feet from the property line and the applicant is requesting 14 feet from the property line.

Joyce Followell, Abby Jones Consulting, stated there is a sidewalk planned for the front of the building during the reconstruction. She stated they have looked at installing a pedestrian walkway across the street to Chick-Fil-A. She stated there are tall bushes along the perimeter of the interstate and there is an AT&T communication line that runs along that property line.

Commissioner Singer questioned the number of parking spaces. Ms. Ketz explained the required number of parking spaces. Commissioner Singer questioned if an EV parking space could be used if needed. Ms. Followell stated there is not a restriction that she is aware of.

Chairman Mifflin stated he thinks having plenty of parking spaces is important.

After further discussion, **Motion by Singer, second by Shirley to approve the Preliminary Development Plan (PDP-2023-56) subject to (11) conditions of approval and (3) waivers. Motion carried unanimously.**

ZMA-2023-55 Limestone Farms Distillery - Zone change request for 30 acres from A-1 (Agricultural) to B-5 (Planned Commercial Park) located at 1530 Paynes Depot Road.

Chairman Mifflin opened the public hearing.

Mr. Kane stated the property is within the Urban Service Boundary of Georgetown. He stated the portion of the farm is west of the South Crossing Ball Homes lots. He stated the area of rezoning includes the barn, residence, and some of the existing tree line on the farm. He stated no flood plain or Greenbelt property is on this lot.

He stated the concept plan proposes a 16,000 square foot distillery building with access from a Payne's Depot Road frontage road. He stated the north side of the distillery has grain silos and a holding tank. He stated to the south of the distillery building is a tasting room, walking trail, patio, and fire pit area. He stated no long-term barrel storage (rick houses) is planned for the site.

He stated approximately 8 acres is planned commercial south of the bypass and the rest residential according to the Comprehensive Plan Future Land Use Map. He stated this zone change does not agree with the Future Land Use Map for the area. He stated there have been physical and social changes in the vicinity and does meet some of the Comprehensive Plan Goals and Objectives.

He stated the current zoning is inappropriate based upon the fact the location is within the Georgetown Urban Service Boundary and it is an area planned for future urban growth.

Daniel Rehner, Thoroughbred Engineering, stated the application is located within the urban service boundary, bordered by major roadways, and a sewer pump station is on the property.

He stated this proposed application would preserve the land better than it being residential and would promote tourism.

He stated the applicant agrees with the Conditions of Approval that were recommended.

Chairman Mifflin questioned if sewer will be available for the site. Mr. Rehner stated a pump station is on the eastern side of the farm but will require sewer being run to the project site.

Commissioner Smith questioned the total acreage of the farm. Mr. Rehner stated approximately 206 acres.

Darin Dillow, applicant, stated there is always concern about mold from distilleries. He stated mold usually comes from rick houses not the production. He stated he will not be storing bourbon on the site beyond 90 days for bottling purposes.

He stated another concern is stack height. He stated what his site will release will be steam.

Chairman Mifflin questioned if there will be an odor. Mr. Dillow stated from time to time it will smell like baking bread. He stated that is state regulated and he will have to do an air quality survey to decide the stack height.

Lexy Holland, representing Edgehill Farm, stated that her client was surprised that this development was going on and they were not notified sooner. She stated her client has some concerns that include the time frame of how long it takes to produce the product, the annexation of the property, and if rezoned the project would add more commercial area than was proposed with the Comprehensive Plan.

She questioned if the project would have an impact on the nearby creek. She questioned if there would be any fungus growth within the 90 days the product would be at the site. She questioned what if the distillery wanted to expand in the future.

She stated there would be a traffic and noise impact in the area. She stated concern regarding the applicant getting sewer approval.

Commissioner Jessie asked for clarification of the location of the farm Ms. Holland represents.

Commissioners questioned the notification procedure of the project. Ms. Holland stated the sister received the notification letter.

Steve Price, resident, stated he has concern of losing more farm land to business.

Mr. Dillow explained more details of production and how it would affect the local economy. He described that the building would be a farmhouse style.

Commissioner Vest requested a lighting comparison to the nearby neighborhood. Mr. Dillow stated it will be dimmer and a lantern style lighting.

Commissioner Vest asked why that location was chosen. Mr. Dillow stated it is family property. His father-in-law owns the property.

Mr. Rehner clarified that a larger piece of the property would need to be annexed, but the whole farm would not be annexed at this time. He stated that the facility does not meet the threshold to need a traffic study. He stated stormwater must meet the stormwater requirements of the subdivision and development regulations.

Commissioner Shirley pointed out condition 5 regarding approval and the time allowed to get Final Development Plan approval.

Mr. Price stated his concern about additional vehicular traffic and the possibility of drunk driving.

Chairman Mifflin closed the public hearing.

After further discussion, Motion by Jessie, second by Stone to recommend approval of the rezoning request (ZMA-2023-55) on the basis of staff recommendation that it complies with the comprehensive plan. Motion carried unanimously.

PDP-2023-57 Limestone Farms Distillery - Preliminary Development Plan for a 16,000 SF Distillery with a 6,400 SF tasting room and accessory tanks, silos, and exterior improvements on 30 acres located east of Paynes Depot Road and south of McClelland Circle, within the Georgetown USB.

Mr. Kane stated this plan is contingent upon approval from the City Council and annexation into the City.

He stated the main entry and public area is south of the tasting room. He stated perimeter, parking area and canopy landscaping will be required.

He stated the applicant has requested a reduction of interior landscape area and reduction of canopy tree coverage.

He stated there will be a buffer between the different property zones.

He stated if the existing house or barn is used as part of the business a reduction in the perimeter setback would be needed.

He stated the applicant is using an existing entrance onto Paynes Depot Road. He stated the road would have to be brought to commercial road standards including width and grade.

Commissioner Jessie questioned if the board should add a condition of approval that the barn be torn down. Mr. Kane stated it could be since a variance would be needed if the barn is not torn down. Mr. Dillow stated that the barn may be used for storage of materials during construction.

Chairman Mifflin questioned if the walking path is paved. Mr. Dillow stated he is not sure yet if it will be gravel or paved.

Commissioner Garrett questioned if a restaurant was added in the future would that change anything. Mr. Kane stated a restaurant is allowed in B-5. He stated if there is any additional square footage then that would have to be heard before the Planning Commission.

Attorney Perkins asked for clarification of the barn. Mr. Dillow stated he would like to leave the house and barn during construction to house equipment but then will tear both down.

Mr. Rehner stated the applicant agrees with the conditions of approval including removal of the barn after construction.

Mr. Price stated his concern over producing alcohol.

Ms. Holland requested an added condition of approval that if a full-service restaurant was added it would have to get approval from the Planning Commission.

After further discussion, Motion by Singer, second by Smith to approve the Preliminary Development Plan (PDP-2023-57) subject to (12) conditions of approval, (2) waivers and the additional conditions to remove the barn after construction and if a full-service restaurant is added it must return to the Planning Commission to amend the development plan. Motion carried unanimously.

Approval of 2024 Application Meeting Schedule Deadlines

Motion by Smith, second by Singer, to approve the 2024 Application Meeting Schedule Deadlines. Motion carried unanimously.

Chairman Mifflin adjourned the meeting.

Attest:

Charlie Perkins

Charlie Perkins, Secretary

Mary Robey Singer

Charlie Griffin, Chairman

Mary Robey Singer

Vice Chair / Acting Chair