

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
May 15, 2025**

The regular meeting was held in the Scott County Courthouse on May 15, 2025. The meeting was called to order by Chairman Charlie Mifflin at 6:00 p.m. Present were Commissioners James Stone, Malissa Adair, Jessica Canfield, Harold Dean Jessie, Brad Green, Director Holden Fleming, Planners Elise Ketz, Rhett Shirley, Mark Carper, and Attorney Charlie Perkins. Absent were Commissioners Mary Singer, David Vest, and Duwan Garrett.

Motion by Jessie, second by Green to approve the April invoices. Motion carried.

Motion by Stone, second by Jessie to approve April 10, 2025 minutes. Motion carried.

Motion by Stone, second by Jessie to approve the May agenda. Motion carried.

Postponements/Withdrawals

Ms. Ketz stated that Bryant Property (FSP-2025-08) did not comply with the notification policy and the project will be postponed until the next regularly scheduled meeting, as well as Legacy Run Commerce Park (PDP-2025-13) will be postponed until the next regularly scheduled meeting.

Consent Agenda

A representative of Duncan Property (FSP-2025-07) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Jessie, second by Green, to approve the application. Motion carried unanimously.

A representative of Country Boy Hi-View (PDP-2025-09) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Jessie, second by Green, to approve the application. Motion carried unanimously.

PDP-2025-10 Lemons Mill Shipping Containers - Preliminary Development Plan for the repurposing of a 5.283-acre lot for the storage and distribution of shipping containers located at 793A Lemons Mill Road.

Commissioner Jessie stated he had questions regarding the height of the containers. Mr. Perkins stated the conditional use permit is for the maximum height of two containers. Mr. Fleming stated a condition could be added to restrict maximum height.

Motion by Jessie, second by Adair, to approve PDP-2025-10 with the additional condition of approval for maximum height of two containers.

Prior to vote, Willis Bastin, 818 East High Lexington, stated he owns the property directly behind the application. He stated he has concern with the location of the turnaround area due to the proximity of the gate to their property. He stated it also goes all the way to the slope which is the roadway. He stated the property was divided in 1988 with a 50-foot ingress/egress easement. He stated he is requesting the turnaround area be moved over 30 feet.

Mr. Shirley stated that one of the conditions of approval states all containers must be within the building setback lines. Mr. Bastin reinstated his concern regarding access to his property. Mr. Shirley stated the development plan shows the 50-foot access easement.

Brian Ward, Palmer Engineering, stated the owner will move the turnaround area over 5 foot away from the access easement. He stated when looking at the aerial view of the access easement, Mr. Bastin is stating approximately 11 foot of the easement is paved and the rest is grass. Mr. Ward stated the road does not completely align with the easement.

Mr. Perkins suggested adding a condition of approval that before final development plan approval the easement issue must be resolved between both parties.

Commissioner Jessie stated he wanted to withdraw his motion of approval for PDP-2025-10.

Consent Agenda (continued)

A representative of Penn Alley Townhomes Buildings 2 & 3 (PDP-2025-11) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Jessie, second by Adair, to approve the application. Motion carried unanimously.

PDP-2025-10 Lemons Mill Shipping Containers – Preliminary Development Plan for the repurposing of a 5.283-acre lot for the storage and distribution of shipping containers located at 793A Lemons Mill Road.

Mr. Shirley stated the property is zoned I-1. He stated to the west the property adjoins the railroad bed, light industrial property to the south and residential property to the north.

He stated no variances or waivers were requested by the applicant, and a conditional use permit was approved for outdoor storage.

He stated no permanent structures will be erected on the site. He stated a temporary office building would be placed on site with one employee on site at a time.

He stated all outdoor storage in industrial zones must be screened by a solid wall or fence at least 6 foot in height. He stated a minimum buffer of 10 feet in width is required to the north along the residential boundary.

He stated the site is in the Royal Springs Aquifer Recharge area and the development has been reviewed by the Wellhead Protection Committee.

Commissioner Jessie questioned the adjoining property owner how long he owned the property. He replied since December 2024.

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

Mr. Bastin stated a waterline must be installed on the property. He stated the property owners stated the waterline was for his building on his property and they would give him 30' easement if he installed the waterline. He stated he verified with the fire marshal that the line was for the applicant's property.

Matt Welch, 112 S. Water Street, stated he is one of five owners of the property. He stated Mr. Bastin has done a lot of work for the owners and they need to come to an agreement together.

He stated he did meet with Mr. Bastin. He stated he might have misunderstood what was discussed at the TRC meeting regarding the fire hydrant.

He stated there is an existing 50-foot easement but part of it is in the grass and on the slope. He stated they will have to work out the easement situation.

After further discussion, **Motion by Green, second by Adair, to approve PDP-2025-10 subject to 12 conditions of approval with the addition of containers shall not be stacked more than two high and easement to back parcel must be resolved before final development plan approval. Motion carried 5 -1 with Jessie dissenting.**

PDP-2025-12 TMMK T2500/Maverick T2500 Paint Reborn 2 Project - Preliminary Development Plan for a 628,200 SF manufacturing building located at 1001 Cherry Blossom Way.

Ms. Ketz stated the total acreage is 1,281 acres with 32.67 acres affected. She stated there would be direct access to Outer Ring Road and to Cherry Blossom Way or Lexus Way.

She stated the applicant has requested a variance to the building height from 75 feet to 116 feet with 20-foot stacks. She stated staff does recommend approval of the variance.

She stated the location of the proposed building is currently a parking lot. She stated the parking lot would have to be moved. She stated a minor amendment to the site's development plan was reviewed by staff which realigned Outer Ring Road and moved the parking lot.

She stated the applicant stated the variance request is due to advancements in automotive manufacturing and to leave additional space for the processes.

She stated the landscaping and tree canopy requirements are met. She stated a photometric plan would be reviewed as part of the Final Development Plan.

Commissioner Jessie questioned the safety of the height of the requested building. Ms. Ketz stated during TRC no concerns were raised by the Fire Department.

John Marsh, SSOE, stated the building would be fully sprinkled and no issues have been raised by the Fire Department. He stated there would be EV hookups in the parking lot. He stated the Fire Department requested some hydrants and those have been added. He stated the view pictures were taken from the interstate and the new building would be a little more visible.

Polly Singer Eardley, 115 Kelly Avenue, stated in March that she received a letter from the Army Corps of Engineers regarding the project. She stated her concern is how the project will affect the streams and her cattle operation.

Stephanie Blain, Palmer Engineering, stated they had coordinated with the Army Corp of Engineers and the Division of Water regarding the stormwater runoff. She explained the water will be going through a stormwater management system that meets the City of Georgetown's approval. She stated they should not be impacting any property downstream of the project.

Henry Graves, 1735 Cincinnati Pike, stated when hard rain occurs, he has a lot of items that end up at his property. He stated his concern for how the project will affect the streams and wetlands.

Ms. Blain stated that Toyota is buying credits from USACE-approved stream and wetlands mitigation bank within the watershed or from the KYDF&W Resource Fee In-Lieu of Program to offset the mitigation to the project area. She stated the credits will be used to improve or create new streams and wetlands within the Kentucky watershed.

Commissioner Jessie requested clarification that the Singer property would not be affected but the Graves property would.

Mr. Krebs stated this area is part of the Dry Run watershed study. He explained the flow of the water and stated the water from the project area will be controlled.

Commissioner Jessie questioned how long the property had been in the Graves family and if anything could be done to help the family. Ms. Blain stated Toyota is not where the water flow is coming from. Mr. Krebs stated that the area is in a flood zone, and he could not think of anything simple that could help.

After further discussion, **Motion by Jessie, second by Stone, to approve PDP-2025-12 subject to 8 conditions of approval and 1 variance. Motion carried unanimously.**

Other Business

Mr. Fleming presented updates to the Planning Commission of happenings in the office.

Chairman Mifflin adjourned the meeting.

Attest:


Charlie Perkins, Secretary


Charlie Mifflin, Chairman