

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
February 13, 2025**

The regular meeting was held in the Scott County Courthouse on January 9, 2025. The meeting was called to order by Chairman Charlie Mifflin at 6:00 p.m. Present were Commissioners James Stone, Dann Smith, Duwan Garrett, Brad Green, Mary Singer, David Vest, and Harold Dean Jessie and Director Holden Fleming, Planners Elise Ketz and Rhett Shirley, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was commissioner Jessica Canfield.

Motion by Smith, second by Stone to approve the January invoices. Motion carried.

Motion by Singer, second by Green to approve January 9, 2025 minutes. Motion carried.

Motion by Singer, second by Green to approve the February agenda. Motion carried.

Postponements/Withdrawals

Mr. Fleming stated that the notification letters for (PDP-2025-01) Goodwill and (PDP-2025-03) Bluegrass Baptist Church had the incorrect address on them and is requesting that the projects be postponed until the March meeting to allow time for renotification. Motion by Jessie, second by Smith to postpone Goodwill (PDP-2025-01) and Bluegrass Baptist Church (PDP-2025-03) until the next regularly scheduled meeting.

Mr. Fleming stated that the application for Community Mental Health Center (PDP-2024-56) has been withdrawn currently but will reapply in the future. Motion by Singer, second by Green to allow the Community Mental Health Center to reapply without paying a fee.

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

ZMA-2024-68 Gaines Farm Property - Zoning Map Amendment for 182.44 acres from A-1 (Agricultural) to B-4 PUD (Community Commercial), R-2 PUD (Medium Density Residential), and C-1 (Conservation) located at 1367 Paynes Depot Road.

Chairman Mifflin opened the public hearing.

Ms. Ketz stated this is a continuation of the public hearing from last month about the application at the corner of Paynes Depot and McClelland Circle.

She stated in the B-4 area an added landscape area has been added along the roadway to add a pedestrian walkway component. She stated the R-2 area had the same improvements while the C-1 area was unchanged.

She stated the applicant has requested 8 waivers and variances with one being shared between the apartments and single-family area. She stated staff recommends approval of 4 and defer 4 to the PDP or Master Plan phase. She stated after last month's meeting the applicant has changed the requested minimum lot area for single-family to 6,500 square feet. She stated the applicant has also requested transferring the density of the single-family area for the R-2 PUD to the apartment area. She clarified the 671 total units previously requested were for single-family and apartments. She stated now the applicant is requesting 659 units with 251 units being single-family and 406 multi-family units.

She stated staff recommend requesting the mix of single and multi-family residential development have two accesses when over 150 units. She stated the applicant proposes two internal park areas, one being in the R-2 area and the other in the middle of the B-4 area. She stated 50% of the C-1 area should be usable open space and the other 50% in the R-2 and B-4 areas.

She stated the requested zones allow for a variety of commercial and residential uses that satisfy the mixed-use intent. She stated the proposed rezoning aligns with several of the goals and objectives of the Comprehensive Plan. She stated the application follows the Comprehensive Plan that designates the area urban residential since 2006.

Chairman Mifflin questioned the difference in coloring from the 2006 and 2017 Comprehensive Plan to the 2024 Comprehensive Plan. Ms. Ketz stated in the 2024 Comprehensive Plan they divided urban residential into low density residential and medium density residential.

Commissioner Jessie asked what was the size of the smallest lots ever approved. Ms. Ketz stated it depends upon the zone with 7,500 square feet being the smallest single family residential lot area. Chairman Mifflin stated smaller lots have been approved by the Planning Commission Board.

Chairman Mifflin requested clarification of lot size and proposed number of units.

Chairman Mifflin questioned the usable area in the Conservation area. Ms. Ketz stated at present they have trails shown on the plan.

Commissioner Green requested clarification of medium and low density. Ms. Ketz stated medium density is more of a mix of duplexes, townhomes, and single-family homes. She stated low density is single-family detached homes with maybe an occasional townhome.

Nick Nicholson, attorney for Ball Homes, stated the plan is in the early stages and last month they did not fully know the details of the land. He presented details of recent Ball Homes developments in Scott County.

He stated they are confident in exceeding the open space requirement in the C-1 zone and providing walkable pocket parks in the neighborhood.

He stated they agree with the conditions of approval.

Lisa Manning, 133 Ferguson Lane, questioned the timeline of when the project would break ground and get started. Representatives for Ball Homes stated at best 7-8 months. He stated they have someone interested in a lot in the front. Mr. Nicholson stated the road and activity in the residential area would be started first.

Ms. Manning stated she would prefer the entrance to be located away from McClelland Springs neighborhood entrance. Representatives for Ball Homes stated that neighborhood entrance will not be the main entrance to the development. Mr. Nicholson stated part of the traffic study is a proposed traffic light at the entrance to the lavender farm and that would be the main entrance.

Jerry Bergenhausen, 145 Ferguson Lane, stated McClelland Springs lots are small and homes are close together. He stated McClelland View has bigger lots and homes are farther apart. He stated South Crossing subdivision is not very attractive.

Lyn Lewis, 154 Ferguson Lane, stated with the added traffic from Publix and the proposed units it will cause competition with the traffic. She stated it will change the character of her neighborhood.

Christina Rush, Long Lick Pike, stated the density concerns her. She stated the closeness of the homes concerns her and questioned if impact fees are imposed here.

Ms. Ketz stated all homes have to be at least 15 feet apart according to the ordinance passed in 1990's. She stated staff have discussions with the school system regarding growth.

Commissioner Jessie requested clarification that the 2006 Comprehensive Plan showed this area residential.

Mr. Shirley clarified that the quasi-public area does not mean a school will be located there but it could be a future area for a school, park, etc.

Mr. Nicholson stated they have presented plans that comply with the Comprehensive Plans and concerns they have heard will be addressed at the development plan stage.

Mr. Bergenhausen questioned if the tree lines will be removed. Mr. Nicholson stated anything adjoining the greenbelt will remain a buffer. He stated as part of the development plan phases a landscape plan will be done.

Chairman Mifflin closed the public hearing.

After further discussion, **Motion by Singer, second by Smith, to recommend approval of the rezoning request (ZMA-2024-68) on the basis of the staff recommendation that it complies with the comprehensive plan. Motion carried 6-2 with Jessie and Green dissenting.**

PDP-2025-02 Baptist Health Medical Office Building – Preliminary Development Plan for a 2-story, 24,436 SF medical office building with emergency room services located at 115 Amerson Way.

Ms. Ketz stated the parcel is 3.1 acres zoned B-4 PUD. She stated they are proposing more than the minimum required number of parking spaces at 136. She stated access will be from Amerson Way and Pleasant View Drive.

She stated a right-in only option will be off Pleasant View Drive and that there will be access from Amerson Way.

She stated the applicant is requesting 3 variances consisting of parking along lot frontage, maximum building setback from property line, and commercial driveway separation.

She stated a traffic study was not required since the trip generation rate was not exceeded.

She stated the landscape requirement was met and in case the Legacy Trail should be developed on the project site the applicant should allow the construction on this property.

She stated the property is partially located in the Royal Springs Aquifer and will require approval from the Wellhead Protection Committee.

She stated there is a change to condition of approval number 15 to say that when or if traffic control devices are required, the cost of installation shall not be the responsibility of the City of Georgetown nor Scott County.

Commissioner Garrett questioned the times of operation for the business.

Commissioner Jessie questioned why condition of approval number 15 needed to state that the City and County are not responsible for the cost of a traffic light. Mr. Nicholson stated that clarity is always good in case of any questions in the future.

Mr. Nicholson stated the ER will be open 24 hours a day and the medical office building approximately from 7 AM to 9 PM.

Chairman Mifflin questioned who controls the timing on a traffic light and it was stated that KYTC does.

Chairman Mifflin questioned the purpose of the medical office building/ER. Howard Ferriell, Baptist Healthcare, stated they are offering a full-service emergency room combined with an urgent care system in the same building. He stated the second floor will house medical offices.

Commissioner Jessie questioned if they plan to build a full hospital. Mr. Ferriell stated another medical office building may be built but not a hospital that he is aware of.

After further discussion, **Motion by Singer, second by Garrett, to approve PDP-2025-02 subject to 16 conditions of approval and (3) variances. Motion carried 6-1 with Stone dissenting and Jessie abstaining.**

Other Business

Zoning Code Text Amendments

Chairman Mifflin opened the public hearing.

Mr. Fleming stated this is a continued discussion from last month. He stated this is an update to the definitions, special uses, and modifying the R and B zones.

He stated recently medicinal cannabis was approved and was added to the zoning code document. He stated staff had run out of numbers for special uses and has renumbered the specific use regulations.

He stated other changes include taking the recently updated Comprehensive Plan and modifying development regulations. He stated the R-2 and R-3 zoning districts have had some minor modifications. He stated they are changing the way they calculate density. He stated previously density was calculated by net acreage but now it will be calculated by gross acreage.

He stated another change will be to Planned Unit Developments. He stated the last Comprehensive Plan mentions mixed-use. He stated we are looking at bringing mixed-use to PUD's. He stated flexibility was added to the R-3 zone.

He stated in the B-1 zone an addition that the business must be less than 8,000 square feet in size and operate no more than 18 hours a day.

He stated in the B-4 zone residential density should not exceed 12 dwelling units per gross acre. He stated that under conditional uses in-patient medical facilities were added.

He stated another proposed change is to height. He stated a modification to maximum height from 2 stories to 3 stories in the R-3 zone is proposed.

Commissioner Singer questioned if the topography is part of the decision for 3-story buildings. Mr. Fleming stated height is calculated at grade. He stated if this becomes a problem then it will be brought back before the Planning Commission.

Chairman Mifflin questioned net and gross per acre calculations. Mr. Fleming clarified calculations between net and gross.

Chairman Mifflin questioned if any change had been made to A-5 yet. Mr. Fleming stated the intent is after the agricultural stakeholder meetings are completed that he will return with a document with the proposed changes to the agricultural zones.

Chairman Mifflin closed the public hearing.

After further discussion, **Motion by Singer, second by Jessie, to approve the zoning code text amendments changes. Motion carried unanimously.**

Chairman Mifflin adjourned the meeting.

Attest:



Charlie Perkins, Secretary



Charlie Mifflin, Chairman