

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
REGULAR MEETING  
MINUTES  
August 8, 2024**

The regular meeting was held in the Scott County Courthouse on August 8, 2024. The meeting was called to order by Chairman Charlie Mifflin at 6:00 p.m. Present were Commissioners James Stone, Dann Smith, Harold Dean Jessie, Duwan Garrett, Mary Singer, Planners Elise Ketz and Rhett Shirley, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was Commissioners David Vest, Jessica Canfield, and Brad Green.

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

Motion by Stone, second by Garrett to approve the July 11, 2024 minutes. Motion carried.

Motion by Jessie, second by Smith to approve the August agenda. Motion carried.

Postponements/Withdrawals

Chairman Mifflin stated that the application for Tee Times (PDP-2024-29) , Kentucky Bluegrass Experience Resort, LLC (ZMA-2024-31 until October meeting), and Georgetown Commons (ZMA-2024-35) have been postponed until the next regularly scheduled meeting.

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

Consent Agenda

A representative of Rumpke CNG and Parking (PDP-2024-34) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Garrett, second by Singer, to approve the application. Motion carried unanimously.

ZMA-2024-32 Country Boy Brewing Hi-View - Zone change request for 0.95 acres from B-2 (Highway Commercial) to B-5 (General Commercial Park) located at 6325 Cincinnati Pike.

Chairman Mifflin opened the public hearing.

Mr. Shirley stated the proposed use is for a small distillery. He stated the current zoning of B-2 has been in existence since 1982. He stated surrounding property is either zoned agricultural or low density residential. He stated the Future Land Use Map shows the property as agriculture but, the Goals and Objectives of the Comprehensive Plan support the rezoning. He stated the building has a long history of being a business.

Commissioner Jessie questioned if the neighbors were notified of the zone change. Mr. Shirley stated the applicant completed the notification policy.

Commissioner Smith questioned if sewer availability would be a problem. Mr. Shirley stated the building currently has a septic system.

Jon Woodall, representing the applicant, stated the property has not been agricultural for years.

Daniel Harrison, Country Boy, stated he is emotionally attached to the building and the area.

Tyler Gomez, Country Boy, stated the still would be 100 gallons and very small scale.

Chairman Mifflin requested clarification of surrounding zoning.

Glen McAtee, 6392 Cincinnati Road, questioned if there would be distribution at the facility. Mr. Harrison stated beer would only be sold there during the summer, but no product would be shipped.

Mr. McAtee stated he is concerned with the business being in a curve. He stated trying to get in and out is difficult. He stated he also does not want to see more alcohol in the area.

Mr. Shirley stated the egress/ingress problems would be addressed by the state in the development plan stage.

Chairman Mifflin closed the public hearing.

After further discussion, **Motion by Singer, second by Jessie to recommend approval of the rezoning request (ZMA-2024-32) on the basis of staff recommendation that it complies with the comprehensive plan. Motion carried 6-0.**

ZMA-2024-33 1081 Stamping Ground Road – Zone change request for 0.324 acres from R-1B (Single Family Residential) to B-1 (Neighborhood Commercial) located at 1081 Stamping Ground Road.

Chairman Mifflin opened the public hearing.

Mr. Shirley stated property is currently residential, but the applicant has submitted a concept plan for a contracting business. He stated the property currently has a manufactured 2 bay building located on the lot. He stated the lot adjoins the church but is before the start of Betsy Way and Great Crossing Park.

He stated the area is designated for quasi-public use. He stated the proposed use is not consistent with the Future Land Use map but that could change in the years ahead. He explained neighborhood uses of B-1 zoning. He gave three examples of close sites zoned B-1.

He stated the building area of the lot is 6 to 8 feet above the road and would need state KYTC entrance approval. He stated if the zone change is approved screening would be required between agricultural, residential and commercial zones.

He stated staff does recommend approval of the zone change to encourage neighborhood business.

Eric Smith, 1076 Stamping Ground Road, stated his concern regarding traffic for the site. He questioned that the business was originally supposed to be in a different location and the legality of the building being placed before the zoning hearing.

Mr. Shirley stated staff did originally have concern that the building was already in place. He stated Building Inspection confirmed all necessary permits were obtained for the building.

John Stevens, applicant, stated the building is to store trailers and construction equipment. He stated customers would not be at the site unless they wanted to look at examples for remodeling of homes. He stated neighbors have been appreciative that they have cleaned up the property.

Mr. Smith questioned what type of security will be at the site. Mr. Stevens stated that would be decided with a development plan but for now just a basic security system.

Mr. Smith questioned if the business was originally going to be located by the creek. Melissa Stevens, applicant, stated that is another neighbor and not them. She stated there are no windows and the windows on the door are high to deter anyone from looking in.

Chairman Mifflin stated if the property was larger, he could see it being quasi-public. He stated since the lot is so small he could not see it being used for anything else.

Commissioner Jessie asked for clarification that KYTC would be reviewing the entrance.

Reginald Smith, 1076 Stamping Ground Road, stated the vet is at the beginning of the road and the rest of the road until the bridge is residential. He stated a business would change the area.

Chairman Mifflin questioned how long since someone had lived in the house that previously was on the property. Mr. Smith stated probably at least a year or two.

Commissioner Singer asked for clarification of what B-1 allows. She questioned the applicants that is a remodeling business. Ms. Stevens stated it is an oversized garage and customers would come in by appointment to pick out tile, faucets, etc. She stated they live in a neighborhood and do not have enough room to park a trailer.

Mr. Smith stated the applicants did not want a trailer in the neighborhood where they lived, and he does not want trailers in his neighborhood. He stated he does not think their business fits the B-1 zoning and would not service the neighborhood.

Mr. Shirley stated the applicant chose the requested zone to fit their business.

Commissioner Singer questioned if this application could have been a Board of Adjustment case. Mr. Shirley stated Board of Adjustment cases do not have development plans that have requirements that must be met. He stated must have a residence to have a Board of Adjustment case.

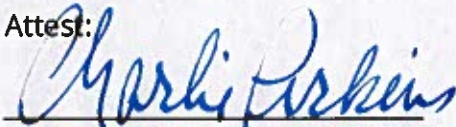
Mr. Smith stated if the building had not been built first there would not be so much discussion on the application.

Chairman Mifflin closed the public hearing.

After further discussion, **Motion by Garret, second by Jessie to recommend denial of the rezoning request (ZMA-2024-33) on the basis of potential traffic safety concern, and not appropriate for the area. Motion carried 4-2 with Singer and Smith dissenting.**

Chairman Mifflin adjourned the meeting.

Attest:



Charlie Perkins, Secretary



Charlie Mifflin, Chairman