

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
April 11, 2024**

The regular meeting was held in the Scott County Courthouse on April 11, 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, David Vest, Jessica Canfield and Director Joe Kane, Planners Elise Ketz and Rhett Shirley, Engineer Ben Krebs, and Attorney Charlie Perkins. Commissioners Mary Singer and Brad Green were absent.

Motion by Smith, second by Garrett, to approve the March invoices. Motion carried.

Motion by Jessie, second by Smith, to approve the March 14, 2024 minutes. Motion carried.

Motion by Stone, second by Smith, to approve the April agenda. Motion carried.

Postponements/Withdrawals

Chairman Mifflin stated that the application for Cherry Blossom Village Tract 11B (PSP-2024-07), Three Springs Campground (FSP-2024-13), Sawyer Pointe Clubhouse (PDP-2024-14) and Cherry Blossom Golf Townhomes Phase 7 (PSP-2024-15/PDP-2024-16) have been postponed until the next regularly scheduled meeting.

Chairman Mifflin announced that Attorney Perkins swore in the new Commissioner Jessica Canfield prior to the start of the meeting.

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

FSP-2024-11 Willoughby Property – Final Subdivision Plat to subdivide one 5.60-acre parcel from a 57.60-acre parcel, leaving a 52-acre remainder tract located at 604 Stonetown Road.

Mr. Shirley stated the property is zoned A-1 and the applicant is requesting one variance to reduce driveway separation distance. He stated the plat does meet all other requirements.

He stated staff recommends approval of the variance due to the sight distance being sufficient at the proposed entrance. He stated there is existing drainage near the proposed entrance that should not be disturbed.

Rita Jones, representing applicant, stated the property to the west has their driveway along the property line and that is causing the distance issue for the driveway.

After further discussion, **Motion by Garrett, second by Smith to approve the Final Subdivision Plat (FSP-2024-11) subject to (5) conditions of approval and (1) variance. Motion carried unanimously.**

FSP-2024-12 Scallan Property – Final Subdivision Plat to subdivide a 75.7-acre farm into nine (9) parcels measuring from 5.1-acres to 13.6-acres located at 3613 Cynthiana Road.

Ms. Ketz stated the property is zoned agricultural. She stated four proposed tracts will be from 5 to 6 acres, four tracts will be 10 acres and one tract of 13 acres. She stated access will be from Cynthiana Road via shared driveways and one single user driveway. She stated the driveways will be shared in groups of two with the remainder lot with the house using a separate existing driveway.

She stated there is an existing access easement along the property line of Tract 7 to access the Ricketts' property to the rear. She stated the driveway permits have been approved and are referenced on the plat.

She stated Cherry Run creek runs through the remainder tract.

She stated staff recommends approval of the application. She stated condition of approval five should better identify the users of the entrances, driveways, and pass-ways.

Chairman Mifflin questioned if the waterways would be clear before being sold. Ms. Ketz stated the waterways would be identified on the plat and would have drainage easements.

Rita Jones, representing applicant, stated the owner lives in another state and has no interest in the farm. She stated the applicant has received some interest from neighboring farms to purchase some tracts.

Commissioner Stone requested clarification about the neighboring tract that is landlocked and questions about utilities for a neighbor. Ms. Jones stated there is a Columbia Gas line that runs through tracts 8 and 9 shown on the plat. Ms. Jones stated they have asked the neighbor to help them locate the gas line and the plat will not be recorded until an easement is granted.

Commissioner Garrett questioned the existing barn shown on tract 5. Ms. Jones stated it belongs to Mr. Ricketts and the applicant does not have a problem with it. She stated it was built before setbacks were enforced.

John Ricketts, 3593 Cynthiana Road, stated he does care about the subdivision of the farm, but he does have concerns about the utilities. He stated he does not know where his water, electricity and gas come from. He stated the gas company has stated they will not sign the plat until all lines are located. He requested a postponement until utility locations are resolved.

Ms. Jones stated the plat would not be signed for recording by the utilities until the problem is resolved.

Mr. Kane stated the plat could be approved but would not be recorded until utilities are resolved. He stated if a line is in the middle of a lot, the plat would have to be redrawn and come back before the Commission for approval.

Commissioner Stone stated he hated to see that nice farm divided that many times.

After further discussion, **Motion by Stone, second by Jesse to postpone Scallan Property (FSP-2024-12) until utilities are located. Motion carried 5-2 with Vest and Garrett dissenting.**

PDP-2024-17 Limestone Farms Distillery - Amended Preliminary Development Plan to add a 5,250 SF building with a 900 SF boiler house for equipment and a bottling line and a 16,000 SF Phase 2 Distillery building and parking lot added to a previously approved 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 the reasoning for the addition is to add a small bottling line, boiler house, and an additional employee parking lot. He stated the preliminary development plan was approved in December 2023 with an early grading permit being granted in March 2024.

He stated the applicant wants to construct the project in phases. He stated previously the employee and guest parking were together. He stated the white building will be removed and the house on the property is going to become a security building.

He stated the new development plan has changed the layout of the bus parking. He stated the tasting room has increased from 6000 SF to 8000 SF. He stated phase 2 will be in the building that is to be removed.

He stated the barrels will not be stored longer than 90 days. He stated the bourbon aging will be at a site not in Scott County. He stated there are a lot of permits that must be obtained through the state, but it is permitted use in the B-5 zoning district.

He stated access from Paynes Depot Road will need to be constructed to Commercial Road standards. He stated the project did not warrant a traffic study.

He stated a variance will be needed for the Phase 2 building to allow a reduction of the perimeter setback.

He stated a landscaping buffer will be needed with the adjoining agriculturally zoned properties.

He stated 52 parking spaces are required but the applicant is proposing 77 parking spaces.

Commissioner Jessie questioned the timeline of the building construction. Mr. Kane stated it cannot be built until the applicant has final development plan approval.

Charlie Hall, Thoroughbred Engineering, stated the revisions came after conversations to improve the efficiency of the site.

Lexy Holland, Wyatt Tarrant & Combs, stated she is representing the neighbor Edgehill Farms. She stated her client had not received any information about the new application for expansion. She stated her client was surprised by the significant change to the development plan in such a short time. She stated her client has concerns regarding traffic and the doubling in size of the development.

Steve Price, resident, stated that everyone should be encouraging people to stay home and raise crops instead of building developments.

Vince Gabbard, McBrayer Law Firm, stated these are minor changes to the development plan and there has been additional demand since the previous meeting. He stated the applicant agrees to the conditions of approval.

Commissioner Vest questioned the additional demand. Mr. Gabbard stated with some new releases it has increased the demand for the product.

Commissioner Jessie questioned what communications have happened with the neighbor. Mr. Gabbard stated it was a timing miscommunication. He stated the public communication was sent to the farm, but the amended development plan was not sent.

Chairman Mifflin stated the applicant promised to communicate with Edgehill Farm at the last Commission meeting. He stated he feels that it was previously known not just in the last 2 months that expansion was needed.

Darrin Dillow, applicant, stated the addition to the boiler room is for safety concerns. He stated the bottling line was also shifted to make it safer for the employees.

Jason Grove, 115 Flint Rock Lane, questioned why a traffic study was not needed. Mr. Kane stated the use did not meet the requirement to warrant the traffic study. He stated a state traffic study will be done at the entrance since it will have to meet KYTC entrance requirements.

Commissioner Jessie questioned if stormwater would affect Edgehill Farm. Mr. Kane explained the development will have to meet stormwater requirements.

Commissioner Jessie questioned the height of the development. Mr. Kane stated the design resembles a barn.

Michael Crisp, 167 Clubhouse Drive, questioned who designs the exit of the development. It was answered that the state will handle the design.

After further discussion, **Motion by Jessie, second by Smith to recommend approval of the Preliminary Development Plan (PDP-2024-17) subject to (12) conditions of approval and (1) variance. Motion carried unanimously.**

Comprehensive Plan Future Land Use Maps & Community Form Chapter Public Hearing

Chairman Mifflin opened the public hearing.

Mr. Kane explained the State planning statutes for a Comprehensive Plan. He stated Georgetown has had a Comprehensive Plan in place since 1958. He stated a Comprehensive Plan has been in place for the county since the joint formation of the Planning Commission in the 1970's. He explained the State requires a revision/amendment every 5 years of the Comprehensive Plan.

He explained how it is a future land use plan for the community for the next 20 years. He stated it is used internally as a guide for development plans and zone changes. He stated the legislative bodies use it to make decisions on land use. He explained how the future land use maps and urban service boundaries are used by staff and the Planning Commission to review applications.

He stated the population growth has been steady since the 90's and explained the projected growth for the future. He explained the residential units needed and the number in reserve. He stated there is a net surplus through 2040 of land available for residential growth.

He stated we do have a surplus for commercial land but a deficit for industrial land.

Chairman Mifflin asked for clarification in definition of commercial and industrial land. Mr. Kane explained how each is broken down into various zonings.

Commissioner Jessie questioned what the expected population growth of the county to be in 2040 and Mr. Kane stated between 80,000 to 90,000 people.

Commissioner Jessie questioned if the state could control what the county does. Mr. Kane stated there is local control for land use.

Commissioner Vest questioned why is land zoned agricultural not included in the future land use map. Mr. Kane stated agriculture is the rural area of the county. He stated in the 1990's it was designated 5-acre lots for residential use.

Mr. Kane stated the urban service boundary for Stamping Ground and Sadieville has not changed much. He stated the urban service boundary shrunk for Sadieville the most.

He stated the northern urban service boundary (USB) for Georgetown was expanded. He stated the southern greenbelt boundary was amended to make it more consistent. He stated the boundary along the east is the Lanes Run Watershed. He stated the Oxford community was removed. He stated in the 1990's the USB was set to have growth in the north along the bypass. He stated some of the agricultural land has been designated to remain as agricultural.

He stated the Wiles farm is the first big farm past the Great Crossing park and is bisected by the bypass. He stated the side of the farm inside of the bypass has been included the Urban Service Boundary for around 20 years. He stated the long range plan expansion is to go north along US 25 to exit 129. He stated annexation into the city occurs for Georgetown to grow north only if a person is willing to sell their land. He stated this has been a long-range planning idea.

He stated that there have been changes in the future land use categories from the 2017 Comprehensive Plan. The rural residential use has been removed and the urban residential use has been amended. He stated the office category was incorporated into the commercial category. He also stated the mixed use category was created, the Greenbelt was amended and floodplain areas were labeled separately.

He presented the future land use map with the number of undeveloped acres for each category along with an explanation of each category.

He stated when they were designating the urban service boundary along the Wiles Farm, they used Lloyd Road as a cutoff to keep development impact off that road. He stated a 100' landscape buffer is recommended along with trails. He stated this area had been designated as a potential site for business park growth to balance the land uses.

Commissioner Jessie asked for clarification that the Wiles project could only be a local government decision. Mr. Kane stated yes it would be decided locally.

Mr. Kane stated staff are taking notes of today's meeting and will report back to the steering committee then bring it back to the Planning Commission in May at the regular meeting or a special meeting.

Roy Cornett, 126 E Main St, stated it is easier to create a 5-acre lot than a 1.75-acre lot. He stated he had spoken with Mr. Kane and thinks that needs to be discussed. He stated he would like to see more cluster developments.

Steve Price stated development should be pedestrian based development.

Roger Quarles, Scott County Conservation District, stated that the proposed Comprehensive Plan does not do enough to preserve farmland. He proposed that part of the Wiles farm could be set aside as farmland and more should be done to help farmers be able to keep their land.

Dan Holman, 503 S. Broadway, stated the Wiles farm being between two schools should not be used as an industrial park. He stated there are better locations for a business park. He stated previously the

Wiles farm was shown as proposed residential. He stated a business park was just announced in Fayette County and Lanes Run Business Park is not full.

Diana Brooker, 604 S. Broadway, stated Western Elementary and ECS are also located in the area.

Erin Hsu, 108 Arrowhead Ct, stated her house is located close to the proposed industrial park. She stated the economic study states that an industrial park should be located within 1 to 2 miles of the interstate.

Jason Grove stated some industrial use of the Wiles farm but do not use all of it for industrial use. He stated he would prefer less concrete and more farm and residential use of land.

Ashley questioned what is considered light industrial. Mr. Kane stated there is a list of permitted uses in the BP-1 zoning district. She stated other cities have made good use of land.

Susan Duncan, 267 Duvall Station Rd, stated her concerns include the regional partnership and what will happen in the future once an industrial park is approved.

Haley Conway, 1553 Stamping Ground Rd, stated the city was not prepared with infrastructure when Toyota came and still does not have sufficient infrastructure. He stated we need better planning for growth.

Kitty Dougoud, 520 E. Main St, stated she has worked on several Comprehensive Plans. She stated she believes in not destroying what makes us special. She stated we need to ask our younger people what they vision the city to be like.

Chairman Mifflin stated that we should also support the farmer that wants to retire, and the land is his retirement.

Roger Quarles stated that programs should be explored that would help farmers keep their land.

Chairman Mifflin closed the public hearing.

Election of Officers

Motion by Vest, second by Smith to postpone the election of officers until the next regular meeting due to missing Commissioners.

Chairman Mifflin adjourned the meeting.

Attest:



Charlie Perkins, Secretary



Charlie Mifflin, Chairman