

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

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

Joe Kane Resolution

Chairman Perkins presented a resolution to Joe Kane and thanking him for his service as a Director and Planner for the Georgetown-Scott County Planning Commission.

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

Motion by Jessie, second by Stone, to approve the June 13, 2024 minutes. Motion carried.

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

Postponements/Withdrawals

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

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

ZMA-2024-28 Moore Property – Zone change request for 2.93 acres from A-1 (Agricultural) to B-5 (Planned Commercial Park) located at 1432 Paynes Depot Road.

Chairman Mifflin opened the public hearing.

Ms. Ketz stated Limestone Distillery is south of the application site. She showed the 2016 Future Land Use Map designated urban residential. She showed the proposed 2024 Future Land Use Map still shows urban residential.

She stated this area aligns with Part B of the findings since the bordering southern property rezoned. She stated the property's size and location, it will likely become part of the surrounding properties.

She stated the applicant wants to run a roofing business and the rezoning is to bring the applicant into compliance with the correct zoning for the property. She stated the overhead picture looks like outdoor storage or junk yard is in the rear of the property. She stated the applicant may have to remove from the property. If the property is rezoned the applicant can apply for outdoor storage through the Board of Adjustments.

She stated staff recommends approval of the rezoning based on KRS 100.213-Part B with three conditions of approval.

Commissioner Jessie questioned if a fourth condition could be added that the property be cleaned up prior to being taken to Fiscal Court for rezoning.

Josh Harp, attorney for applicant, stated the aerial photo is an older photo and the applicant is working to clean up the property. He stated the lot is an undersized lot for the A-1 zone and with the recent rezoning of the adjacent southern property, they feel rezoning the property is appropriate.

Chairman Mifflin closed the public hearing.

After further discussion, Motion by Singer, second by Green to recommend approval of the rezoning request (ZMA-2024-28) on the basis of staff recommendation that it complies with the comprehensive plan. Motion carried 7-1 with Jessie dissenting.

PDP-2024-30 Audubon Truffle – Preliminary Development Plan to construct a 9,700 +/- sq. ft. event building with gathering space, test kitchen, operation, and storage space for the associated truffle farm, and a total VUA area of 45,480 sq. ft. on a 41.641-acre parcel located at 2663 Paynes Depot Road NW corner of Moores Mill Road and Paynes Depot Road.

Mr. Shirley stated this application for Audubon Farm is for an agricultural business. He stated less than 4% of site disturbance would occur.

He stated the applicant is requesting one waiver for boundary fencing. He stated staff supports the waiver since the applicant owns the surrounding property.

He stated the building will be in the northern corner of the property surrounded by trees. He stated the applicant has exceeded the parking requirement. He stated the proposed internal landscaping meets requirements.

He stated the one staff concern is that the intersection of Paynes Depot and Moores Mill/Bethel Road is in the floodplain. He stated the entrance is just north of the floodplain, but the applicant does own the surrounding property and in case of emergency there is a farm road that could be used.

He stated the traffic manual does not have an agricultural use, but a winery was used, which is a similar business model to calculate peak hour trips. He stated no traffic study is needed since 56 peak hour trips is below the requirement of 100 peak hour trips.

He stated the canopy coverage will be clarified as part of the Final Development Plan stage in order to make sure the requirement is met. He stated the applicant will plant 8,000 trees in the first phase.

He stated the applicant did receive approval from the Scott County Board of Adjustments for operations of an ag business.

John Hunt, MLH Civil, representing applicant, stated approximately 7,000 trees have been planted so far and around 16,000 trees will be planted in total.

Chairman Mifflin questioned if the driveway should be widened. Mr. Hunt stated that will be part of the KYTC review.

Chairman Mifflin questioned the size of the proposed waterline. Mr. Hunt stated the applicant will add a 6" line from Paynes Depot Road since the one on the property currently is 3".

Jessica Power, neighbor, questioned what type of tree was being planted and if it is native to Kentucky. Mr. Hunt replied hazelnut trees but not sure if native.

After further discussion, **Motion by Jessie, second by Garrett to approve Audubon Truffle (PDP-2024-30) subject to (9) conditions of approval and one (1) waiver. Motion carried unanimously.**

Ward Hall Unit 2B/McClelland Springs Phase IIB & IIC, Section A

Mr. Kane stated any residential streets require sidewalks on both sides of the street. He stated this is a request that only the Planning Commission can address. He stated the developer has signed an agreement with the HOA to cut sidewalks on one side of the street since they would impact the berm on Ward Hall. He stated it affects Ward Hall Phase 2 which has not been built yet and Phase 2 of McClelland Springs which is under construction.

He stated instead of construction of sidewalks the developer has agreed to construct a stone entrance, plant trees along Frankfort Pike and McClelland Circle, construct a pergola near the entrance, and clean up and grade west of the Frankfort Road entrance to improve sight distance.

He stated the developer is requesting to not construct sidewalks along the berm and a small internal section where a detention pond is located in Ward Hall. He stated the other area is McClelland Springs along the bypass. He stated no homes are built in that area yet.

Mr. Kane stated he recommends installing the internal section near the detention pond in Ward Hall so that people don't have to cross the street to stay on the sidewalk. He stated he was not sure if installing that sidewalk would interfere with the HOA agreement.

John Barlow, developer, stated the HOA came to him with requests and approved the changes.

After further discussion, Motion by Singer, second by Stone to approve the removal of sidewalks as discussed and approved by HOA and the addition of a crosswalk installed across from the benches.

Comprehensive Plan Public Hearing

Mr. Kane stated the Steering Committee started work on the Comprehensive Plan over a year and a half ago. He stated the main two components are the Goals and Objectives. He stated the Steering Committee has approved the plan and it is ready for Planning Commission approval before taking the plan before the legislative bodies.

He stated the last update was in 2017. He stated the three required chapters are land use, transportation, and community facilities. He stated each of the chapters have similar layouts. He stated the land use is the Community Form chapter and is probably the most important chapter.

He explained the procedure and how you plan for future growth. He stated the Urban Service Boundary for Sadieville and Stamping Ground was actually reduced in size. He did state that the Urban Service Boundary along the western side of Georgetown was expanded. He stated the Urban Service Boundary goes back to the 1980's. He stated the Future Land Use Map recommends expansion along the northern leg of the bypass, amending the Greenbelt boundary, adjusting eastern boundary to follow the Lanes Run Watershed, removed some land in the Oxford Community, and expansion along US 25 north adjacent to an existing and developing subdivision and the new school.

He stated the remaining area to the west is the Wiles Farm with approximately 450 acres designated BIT and 102 acres residential. He stated the previous plan had part of the Wiles Farm already in the Urban Service Boundary.

He stated that there were changes to the future land use categories. He said that the urban residential was split into a low and medium density category. He stated the previous plan had an office category but with this plan it was incorporated into the commercial category. He stated the rural residential category was removed but added a mixed-use category. He stated the greenbelt area was amended and floodplain was removed from urban land use.

He stated in January 2023 it was proposed to change the USB to include the entirety of the Wiles Farm. He stated that the USB would go to Lloyd Road but a landscape buffer be shown along the road. He stated the Dunroven Farm was also added to this plan because the property owner requested it to be included.

He stated at the public forum held June 12, 2024 the office received feedback and requests including community needs. He stated the primary source to pay for requested items are taxes. He stated a local and regional economic development plan were done during the Comprehensive Plan update. He stated residential and commercial land have an abundance, but the community is lacking industrial and business park land for the future.

He stated as development occurs it will be along the bypass and to the north. He stated the reasons the Wiles Farm could be a good area to eventually develop. He stated any development would still have to go through the proper channels and come back before the Planning Commission before development.

He stated FLU Commerce BIT corresponds to BP-1 zoning district if a zone change occurs for that property. He stated the area does have a good area for trails, creek accessibility for canoes, and has a former railbed through the property. He stated Commerce BIT can have a lower impact than residential on the area but that all land use can have an impact.

He stated some of the ideas received from the June meeting include adding language that states what the expectations are, protecting floodplain, opportunities for trails and parks, and a buffer along Lloyd Road.

He explained each of the chapters in the Comprehensive Plan. He stated the two top resident concerns from the June meeting were implementing the Legacy Trail and farmland preservation.

Commissioner Jessie questioned the process of approval of the Comp Plan.

Commissioner Canfield questioned the four bullet points.

Commissioner Green questioned if government buys land are they exempt from zoning. Attorney Perkins stated the Planning Commission does not have authority over government owned land.

Kitty Dougood, 520 E Main, stated she is reading a letter from Susan Duncan. Ms. Duncan's letter did not support rezoning of the Wiles farm to industrial business park.

Dick Murphy, 346 Muir Lane, questioned the process of the Comprehensive Plan.

Erin Hsu, 108 Arrowhead Court, stated the more she learns about the Wiles Farm project the more questions and concerns she has.

Polly Eardley, 115 Kelly Avenue, stated how much she enjoys the Great Crossing Park area. She read a letter from Lyndsey Cruise against the Wiles Farm project.

Jan Cloud, 112 Arrowhead Court, stated her concern for the traffic on the bypass and other problems a business park could create for the surrounding area.

Dan Holman, 503 S. Broadway, stated there are good and bad parts to the Comprehensive Plan. He stated the Wiles Farm is a special place in Georgetown.

Jessica Power, 440 Anderson Road, stated Delaplain Road cannot handle more traffic especially industrial in that area. She stated the Comprehensive Plan does not address medicinal marijuana that will be approved in 2025.

Caitlin Tudor, 410 S. Hamilton, stated she does not approve of the Comprehensive Plan. She stated infrastructure should be addressed before purchasing a farm.

Natalie Nevills, 101 Pheasant Run Path, stated that there is a trust issue between the citizens and the government.

Ellen Murphy, Lloyd Road, questioned if the Comprehensive Plan is approved and the Wiles Farm is bought would there have to be a rezoning. Chairman Mifflin stated if the city and county develop the property, they would be exempt but if pieces are sold then the purchaser would have to come before the Planning Commission for approval.

Joe Nevills, 101 Pheasant Run Path, stated that farmland and Elkhorn Creek are two of the top things that residents like about the area and the creek and roads would suffer from development.

Jill Oliphant, 505 Craig Lane, stated her concern regarding traffic for the area. She stated she also had concern for the farmland and Elkhorn Creek.

Tom Pyzik, 103 Osage Orange path, stated he only read the environmental part of the Comprehensive Plan especially pertaining to the area he lives.

A resident questioned telecommunications status throughout the county. Judge Executive Covington stated waiting on pole permits and permits on railroad property have not been completed.

Diane Dastory, resident, stated she was not aware of this and feels that it should be postponed to reach out to the citizens more to hear what is wanted.

Ashley Lanus, 801 Lloyd Road, stated she received the survey but did not understand it.

Louis Cloud, 112 Arrowhead Court, stated every picture in the overflow room is of undeveloped land. He stated growth is not the goal, instead quality of life is more important.

Anna Bennett, 108 Flint Rock Lane, state she agrees with everything said against the industrial park.

Michael Crisp, 167 Clubhouse Drive, stated he is not in favor of the development.

Joe Covington, Judge Executive, stated he has looked for a place for economic development. He stated he agrees balance is needed. He explained the process of how the development started.

Commissioner Green stated farming is not what it used to be and saying no development at all is not realistic.

Commissioner Canfield stated it is a privilege to be able to own and farm a land here.

Commissioner Singer stated you have to have a spouse working and providing insurance in order to be able to farm.

Commissioner Jessie questioned if there is acreage in Sadieville that could be developed. Judge Covington stated there is no additional sewer capacity for Sadieville currently, but a grant has been applied for to address the issue.

Commissioner Smith stated we have to be thinking about the future or the youth will leave.

Commissioner Jessie proposed continuing for another 30 days to get more opinions from younger residents.

Ms. Lanus stated not all the graduating kids will stay here. She stated we need more activities here to attract the youth to stay here.

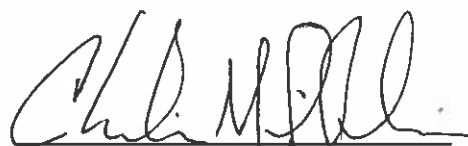
Ms. Hsu questioned if the Comprehensive Plan passes, will the area for the Wiles Farm become the proposed zoning if the government purchases the property. Chairman Mifflin stated if the government developed the property but if each individual company buys and develops, they will have to come before the Planning Commission with their development plan. Judge Covington stated the Planning Commission will have control over the development.

After further discussion, **Motion by Singer, second by Canfield to adopt the Comprehensive Plan along with the four additional bullet points. Motion carried 6-2 with Jessie and Green dissenting.**

Chairman Mifflin adjourned the meeting.

Attest:


Charlie Perkins, Secretary


Charlie Mifflin, Chairman