

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
REGULAR MEETING  
MINUTES  
November 14, 2024**

The regular meeting was held in the Scott County Courthouse on November 14, 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, David Vest, Brad Green, Jessica Canfield and Planners Holden Fleming, Elise Ketz and Rhett Shirley, Engineer Ben Krebs, and Attorney Charlie Perkins.

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

Motion by Singer, second by Stone to approve the October 10, 2024 minutes. Motion carried.

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

Postponements/Withdrawals

Jon Woodall, representing ZMA-2024-49 and PDP-2024-50 The Paddocks at Jennings Farm requested a postponement until the next regularly scheduled meeting. Chairman Mifflin accepted the postponement.

Chairman Mifflin stated that the application for Triple Crown Business Park (ZMA-2024-58) has been withdrawn and Community Mental Health Center (PDP-2024-56) has been postponed until the next regularly scheduled meeting.

Consent Agenda

A representative of Murphy Property (FSP-2024-51) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Singer, second by Jessie, to approve the application. Motion carried unanimously.

A representative of Mullikin Property (FSP-2024-52) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Stone, second by Smith, to approve the application. Motion carried unanimously.

A representative of Marketplace Frankfort Pike (PSP-2024-53) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Singer, second by Smith, to approve the application. Motion carried unanimously.

A representative of Cherry Blossom Centre, Unit 1A, Lot 2 (FSP-2024-54) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Jessie, second by Smith, to approve the application. Motion carried unanimously.

A representative of Cherry Blossom Centre, Unit 1A, Lot 2 (PDP-2024-55) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Singer, second by Smith, to approve the application. Motion carried unanimously.

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

PDP-2024-46 Marketplace Frankfort Pike - Preliminary Development Plan for a 56,585 SF grocery store with attached liquor store and 7,000 SF retail tenant building on a 12.1-acre lot located at 1938, 1962, 1998, and 2010 Frankfort Pike and 101 Ferguson Lane.

Ms. Ketz stated the property is located across from Elkhorn Crossing School. She stated the property has 343 proposed parking spots. She stated the applicant has requested two waivers. She stated this application was continued from last month's meeting to have further discussions with KYTC.

She stated the changes since the last meeting include a right in and right out at the new proposed access off McClelland Circle with an additional "No Trucks" sign at the corner of outlot 3 to direct vehicles away from Fincastle Way.

She stated the development would have to meet the big box standards for design. She stated all 13 conditions of approval would apply and number 14 would be that roadway improvements and utility infrastructure should be completed before building construction.

She stated the waiver for the perimeter landscaping should still be included so that outlots would know that they are responsible for the landscaping when they develop.

Chairman Mifflin stated his concern regarding the timing of roadway construction. He stated he does not want them completed and then destroyed during construction.

Jon Woodall, representing applicant, stated condition of approval 14 should read road completion before building occupancy permit is granted.

He stated shortly after last month's meeting the applicant started working with KYTC and the right-out was added. He stated the applicant worked with the trucking company to emphasize the no trucks sign. He stated after workshop they discussed other ways to limit truck accessibility but decided the no trucks sign was the safest option.

Lisa Manning, 133 Ferguson Lane, stated the HOA had a meeting a couple weeks ago with the developer and Mr. Woodall. She stated the neighborhood supports the development, but they think commercial

access onto Fincastle Way entrance will affect the neighborhood traffic. She thinks the extra entrance the store thinks they need is actually not needed onto Fincastle Way.

She stated that the development is approved, they just ask that the commercial access Fincastle Way is not approved. She stated if approved with Fincastle Way access they request that Fincastle Way has an extra turn lane for the traffic. She stated the neighborhood is also requesting a barrier from the development and that the no truck sign be on McClelland Circle as well.

She read a letter from a neighbor opposing the Fincastle Way entrance.

Chris Duley, 141 Ferguson Lane, stated the neighborhood supports the development but not the access at Fincastle Way. He stated the grocery store is not developing the site but will take over once it is built.

He presented other developments, specifically Georgetown Commons and Citation Point as examples of developments with less access points. He raised concern about the stop sign at the intersection of Fincastle and Ferguson for vehicles coming in from McClelland Circle. He stated there is not enough room for cars to stack up. He requested if the project is approved to either not have Fincastle Way access or to have turn lanes at least.

Erin Hsu, 108 Arrowhead Court, stated her concern about the aesthetics of the development.

Mr. Fleming stated the development would have to meet the big box design standards and would address concerns previously mentioned.

Mr. Woodall stated some of the wish list items by the neighbors were not required by the traffic study.

Chairman Mifflin questioned the stop sign placement.

Mr. Triplett, Land Design & Development for the applicant, presented a packet addressing landscaping and traffic concerns from the neighbors.

Commissioner Garrett questioned the no truck sign placement. Mr. Triplett stated it is to stop trucks from exiting via the access road and Fincastle Way.

Commissioner Jessie questioned why access from Fincastle Way is needed. Mr. Triplett stated the vendor wants the access point. Mike Leonard, Hogan Real Estate, stated a grocery brings more traffic volume.

Commissioner Jessie requested Mr. Duley's opinion. Mr. Duley stated the vendor is looking at the access as a left turn in only.

Diane Zimmerman, Traffic Engineer, explained the process of preparing a traffic study.

Jerry Adair, 179 Cumberland Drive, questioned when the access points was decided by KYTC. He stated concern that when the access points were decided the county's growth was not factored in the decision.

After further discussion, **Motion by Jessie, second by Smith, to approve PDP-2024-46 subject to 14 conditions of approval and 2 variances. Motion carried unanimously.**

Don Hrdlicka, 1323 Seminole Trail, requested help in getting a soundwall built for Paynes Crossing and a stoplight at the entrance of the subdivision. It was suggested to contact the mayor's office and KYTC.

PDP-2024-48 Georgetown Commons -

- Commercial East (Tract 1) - Preliminary Development Plan for a 127,500 SF large-scale retailer with 36,200 SF attached retail tenant on a 19.7-ac lot.
- Commercial West (Tract 2) - Preliminary Development Plan for 110,000 SF two large-scale retailers' space (55,000 SF each), 108,500 SF attached retail tenant(s), and one 38,000 SF freestanding retail tenant on a 25.8-ac lot,
- Multi-Family (Tract 3) - Preliminary Development Plan for 12 24-unit apartment buildings, totaling 288 units located on McClelland Circle (168-40-213.000).
- Supplemental Comment on Proposed Variances

Ms. Ketz stated rezoning was recommended at the October meeting. She stated the development would be contingent upon City Council approving the rezoning. She stated there are 589 proposed parking spaces and two requested variances. She stated a traffic study was completed.

She stated one of the requested variances is for signs in the outlots due to grade changes and multiple user signs. She stated staff are working with the applicant to accommodate sign requests.

Commissioner Jessie requested clarification regarding size of sign. Mr. Fleming stated the request is for multiple tenant signage. He stated our sign ordinance does not address a development of this size. He stated staff have come to an agreement with the applicant regarding the size of the proposed signs. Mr. Fleming stated the outlots meet the sign ordinance and do not require a variance.

Ms. Ketz stated Tract 1 will follow the big box standards for design.

She stated a road is proposed across from Quality Drive that will go through the development and back to the residential area and will give access to the residents in Stonecrest. She stated the proposed road would include a left turn lane and right turn lane.

She stated the applicant is requesting a variance to the rear yard setback adjoining the residential zones.

She stated the applicant is requesting 3 variances for outlots 1, 2, and 9 for sign height and square feet of the sign.

She suggested adding conditions of approval 13 and 14. She stated roadway and utility infrastructure should be completed before building construction and the applicant should meet the conditions of the Royal Spring Aquifer Wellhead Committee.

Commissioner Jessie questioned if staff would receive paperwork from the Royal Spring Aquifer Wellhead Committee. Ms. Ketz stated staff would receive approval or denial.

Jon Woodall, representing applicant, stated the applicant agrees with the conditions of approval except requests that condition 13 state before certificate of building occupancy.

He stated after workshop they moved the lot line to make lot 3 (Multi-Family) larger and bring it into compliance so the requested variances are not needed.

Commissioner Green questioned the grade between the big box and residential area. It was stated the apartments are higher.

**After further discussion, Motion by Singer, second by Jessie to approve Georgetown Commons Tracts 1, 2, and 3 (PDP-2024-48) subject to 12 conditions of approval and 2 waivers and the addition of condition 13 to read issuance of certificate of occupancy and 14 to read upon approval of KYTC, the applicant shall install all traffic control devices including a traffic light at the applicant/developer's expense. Motion carried unanimously.**

PDP-2024-57 Cardome New Parish Life Center & Chapel – Preliminary Development Plan 10,500 SF parish life center with attached chapel located at 806 Cincinnati Pike.

Ms. Ketz stated this area is zoned P-1B. She stated the site is approximately 30 acres and 6 acres will be affected with the proposed addition.

She stated the applicant is requesting 2 variances. She stated one is for a reduction of the number of parking spaces and the second for the perimeter landscaping requirement between office and residential zones.

She stated the applicant is wanting to replace a smaller building with a 31-foot-tall building.

She stated the site has parking spaces in several areas on the property. She stated the applicant is requesting a variance to only add 20 new spaces. Staff supports the request given the large areas of existing parking.

She stated due to existing trees on the boundaries and distance between the new building and property boundary staff supports the approval of the waiver to perimeter landscaping.

John Hunt, representing applicant, stated the applicant agrees to the conditions of approval.

After further discussion, **Motion by Jessie, second by Smith, to approve PDP-2024-57 subject to 10 conditions of approval and 2 variances. Motion carried unanimously.**

### Other Business

#### Proposed Medicinal Cannabis Ordinance

Director Holden Fleming stated starting January 1, 2025 medicinal cannabis goes into effect after a state bill allowing medicinal cannabis was passed in March 2023. He stated the city and county both voted on November 5, 2024 to allow medicinal cannabis.

He stated staff recommend a 1000' buffer around all schools and similar uses. He stated that colocation would be prohibited. He stated staff have proposed locations of the different types of business. He stated that all medicinal cannabis businesses will be considered a conditional use permit.

He stated all cultivation must be done indoors. He stated all licenses will be obtained through the state. He went through the maps of the different types of medicinal cannabis businesses and the potential facility locations that the GIS department produced.

Chairman Mifflin opened the public hearing.

Mr. Fleming stated staff recommends the medicinal cannabis ordinance to both jurisdictions.

Planner Elise Ketz stated she was in contact with other jurisdictions of the same size when writing this ordinance and used their ordinance as a guideline.

Planner Rhett Shirley emphasized the importance of having an ordinance in place before January 1, 2025. He stated staff previously had numerous phone calls before the city/county vote.

No member of the public addressed the hearing. There being no public comment.

Chairman Mifflin closed the public hearing.

After further discussion, based upon the staff's recommendation and the purpose set out in the proposed ordinance. **Motion by Smith, second by Garrett to recommend approval of the Medicinal Cannabis Ordinance. Motion carried 8-0 with Jessie abstaining.**

### R-3 Zone

Mr. Fleming stated the current agenda brought about this discussion. He stated a housing needs assessment was identified by the Comprehensive Plan. Current development trends and projects

identified a potential section of the existing ordinance that could be amended. He stated staff are going to start researching how other communities handle this problem. He stated staff plan to return to the Planning Commission and hold a public hearing with proposed amendment(s).

Commissioner Jessie suggested looking into tiny homes and being able to fit them into the ordinance.

Mr. Fleming stated staff are going to look into density, building height and allowed uses in the R-3 zone. He stated mixed use developments are going to be looked at further.

Chairman Mifflin brought up that on the news it was talking about that the state is going to start looking into the housing issue.

#### Business Parks

Mr. Fleming stated another zone that needs to be looked at is business parks. He stated the BP-1 zone will be compared to other similar communities and staff will hold a public hearing to discuss updating.

#### Greenbelt Ordinance

Mr. Fleming stated as part of the Comprehensive Plan language modifying the Greenbelt was completed but the City of Georgetown has not adopted an updated Greenbelt ordinance.

Mr. Fleming gave an update on current projects. He stated as part of the Comprehensive Plan there is an implementation section that staff will do.

He stated the agricultural group has met to address agricultural concerns in the community and will continue meetings. He stated a downtown entertainment district, mixed-use development, and amending the B-4 zone are some items of the Comprehensive Plan that need to be implemented. He suggested forming a subcommittee of the Planning Commission Board to work on Comprehensive Plan implementation.

#### Audit

Mr. Fleming suggested using Charles Mitchell, CPA again this year for the yearly audit with a possible bid procedure next year.

Commissioner Vest stated that Stamping Ground and Sadieville also have zoning issues that need to be addressed, and Mr. Fleming stated that staff plan to address their problems.

Chairman Mifflin adjourned the meeting.

Attest/

Charlie Perkins

Charlie Perkins, Secretary

Charlie Mifflin

Charlie Mifflin, Chairman