

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
REGULAR MEETING  
MINUTES  
September 12, 2024**

The regular meeting was held in the Scott County Courthouse on September 12, 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, Jessica Canfield, Brad Green, Planners Elise Ketz and Rhett Shirley, Engineer Ben Krebs, and Attorney Charlie Perkins.

Motion by Vest, second by Singer to approve the August invoices. Motion carried.

Motion by Smith, second by Stone to approve the August 8, 2024 minutes. Motion carried.

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

Postponements/Withdrawals

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

Consent Agenda

A representative of Tract 11B, Thurmond Property (FSP-2024-36) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Smith, second by Vest, to approve the application. Motion carried unanimously.

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

PDP--2024-29 Tee Times – Preliminary Development Plan to add a 1716 sq. ft. expansion onto an existing 1150 sq. ft. building for use as a combination barbershop and indoor golf simulator located at 1040 Paris Pike.

Mr. Shirley stated the site was Top Gun Auto previously. He stated the applicant wants to add an expansion onto the existing building on site. He stated the site is zoned B-2. He stated they are providing more parking spaces than required. He stated landscaping meets requirements.

He stated in the 1960's there was a proposed expansion of US-460 in this area. He stated that has not been done but the state purchased right-of-way for it which is where the existing and proposed parking is located. He stated the rear of the property does slope down and will need significant grading for

expansion. He stated a variance is needed for the building addition since it is within the 50-foot building setback line.

Commissioner Jessie questioned if any neighbors had questions about the application. Mr. Shirley stated one neighbor had called and he sent a copy of the plat along with a letter to her.

Charlie Hall, Thoroughbred Engineering, stated the applicant agrees with all conditions of approval except number eight. He stated he has talked to Robert Baker with KYTC and KYTC wants to hold the right-of-way for a possible pedestrian project. He stated condition eight is basically a handshake deal with Amen House next door to use their fill for this property. He stated his client is requesting to store the fill on site until final development plan approval.

Chairman Mifflin questioned who would be erecting the silt fence. The applicant stated whoever needs to do it. Mr. Hall stated the soil will be moved to the area of the addition.

Mary McIntyre, 718 Bourbon Street, questioned what the application is for. Chairman Mifflin explained the application.

Mr. Shirley stated Ms. McIntyre had a question about traffic flow. He stated the proposed use did not justify a traffic study.

After further discussion, **Motion by Singer, second by Smith to approve (PDP-2024-29) subject to (10) conditions of approval and (1) variance request with condition 8 being amended to allow fill from Amen House to be stored on the lot with silt fence installed. Motion carried unanimously.**

PSP-2024-37 Redwood Townhomes - Preliminary Subdivision Plat for 139 single-family attached lots and one stormwater management lot located at 1202 Old Oxford Road.

Ms. Ketz stated property is zoned R-2 and access to Old Oxford Road via a private drive.

She stated the applicant has requested five variances. She stated this applicant has been before the Commission previously. She stated within the last year they received approval for one lot with several units on it. She stated now the developer is looking to subdivide for individual sale. She stated they are wanting to subdivide along the shared property lines.

She stated the first requested variance is for a reduction of minimum lot size. She stated additional variances to reduce the front yard setback, rear yard setback for interior townhomes buildings, and the minimum lot width and side yard setback for central townhomes units.

She stated she had left condition of approval number 10 which states that a licensed home inspector must inspect the firewall installation before Final Subdivision Plat approval. Attorney Perkins stated that Building Inspection would inspect that during their inspection.

Commissioner Canfield questioned if a traffic study was completed. Mr. Krebs stated a traffic study was completed for the zone change. He stated improvements to Old Oxford Road were also part of the conditions of approval.

Commissioner Jessie questioned if the interior roads are planned to be city streets in the future. Mr. Krebs stated commercial is up front but the residential part will be private streets. Mr. Krebs stated that is allowed in the regulations and a certification will be on the plat stating that the streets are private.

Commissioner Canfield questioned if there were to be improvements to Old Oxford and Connector Road. Mr. Krebs stated not to Connector Road.

Doug Charles, applicant, stated he always intended to make the lots separate but originally the project had underground detention. He stated they reduced the number of units and added a detention pond. He stated the three owners wanted flexibility that they could sell in the future.

Commissioner Green questioned what the timeline for this project is. Mr. Charles stated 70% of the infrastructure is completed. He stated they moved the entrance after hearing the KYTC was going to make changes to Connector Road. He stated moving the entrance to Old Oxford Road interferes with a Columbia Gas line.

Chairman Mifflin questioned the firewall. Mr. Charles stated he bought the property and will do the developing but then will sell the property to a group. He stated he would adhere to whatever the regulations require.

Commissioner Canfield questioned the design of the entrance. Mr. Charles stated there is a turning lane and Old Oxford Road will be widened at the entrance. Mr. Krebs explained the requirements for the entrance.

Commissioner Singer questioned Mr. Charles about the 10th condition of approval. Mr. Krebs explained firewalls when older units are subdivided.

Commissioner Jessie questioned the requested variances. Ms. Ketz explained the variances further.

After further discussion, **Motion by Singer, second by Garrett to approve (PSP-2024-37) subject to (10) conditions of approval and (5) variances. Motion carried 8-1 with Jessie dissenting.**

Rhett Shirley

Motion by Jessie, second by Smith, to approve permanent status for Rhett Shirley. Motion carried.

October 10, 2024 Meeting

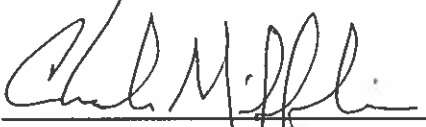
Dick Murphy, Heronwood Farm, stated that an adequate meeting room must be provided for the next scheduled meeting. He stated he plans to send out a mailer to everyone that lives within a 2-mile radius that the Bluegrass RV project would affect.

Chairman Mifflin requested that staff check into other locations for the next meeting.

Chairman Mifflin adjourned the meeting.

Attest: 

Charlie Perkins, Secretary

  
Charlie Mifflin, Chairman