

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

AGENDA

DECEMBER 12, 2024

6:00 p.m.

I. COMMISSION BUSINESS

- A. Approval of November invoices
- B. Approval of November 14, 2024 minutes
- C. Approval of December 12, 2024 agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

II. OLD BUSINESS

- A. PSP-2024-43 Cherry Blossom Village, Ph 11, Tract II-B – POSTPONED
- B. ZMA-2024-49 The Paddocks at Jennings Farm – Zoning Map Amendment for 216.51 acres from A-1 (Agricultural) to B-5 PUD (General Commercial Park), C-1 (Conservation), R-1C PUD (Single-Family Residential), and R-3 PUD (High-Density Residential) located at 1376, 1378, 1402, 1426, and 1530 Paynes Depot Road. PUBLIC HEARING
- C. PDP-2024-50 The Paddocks at Jennings Farm – Preliminary Development Plan for eight 36-unit apartment buildings and 6 townhome buildings, totaling 318 residential units located at 1538 Paynes Depot Road.
- D. PDP-2024-56 Community Mental Health Center – POSTPONED

III. NEW BUSINESS

- A. FSP-2024-59 Traylor Property – Final Subdivision Plat to divide one 38.54-acre parcel into three tracts measuring 5.93 acres and 6.07 acres with a 26.54-acre remainder located at 1863 Burton Pike.
- B. FSP-2024-60 Romano Property – Final Subdivision Plat to divide one 54.884-acre parcel into three tracts: measuring 17.79 ac, 15.949 ac, 20.099 ac Surveyed acreage totals 53.838 acres located at 3112 Cincinnati Pike (US 25).
- C. PDP-2024-62 Bluegrass Storage – Preliminary Development Plan for two RV storage buildings totaling 29,250 square feet, with 180,508 square feet of associated VUA and parking located at 3036 Paris Pike.
- D. FDP-2024-63 Amerson Commercial – Final Development Plan for multi-phased commercial development including seven (7) mixed commercial buildings with associated parking and landscaping located Amerson Way, School House Road, Peach Tree Lane and McClelland Circle (192-10-002.002 & 192-10-002.003)
- E. PSP-2024-64 The Paddocks at Jennings Farm – Preliminary Subdivision Plat for 103 single-family residential lots (measuring 0.295 to 1.521 ac) and new road construction located at 1538 Paynes Depot Road.

IV. OTHER BUSINESS

- A. Approval of 2025 Application Meeting Schedule Deadlines
- B. Zoning Code Amendments Discussion
- C. Update of Previously Approved Projects and Agenda Items
- D. Closed Session Pursuant to KRS 61.815 Referencing KRS 61.810 (1) (c)