

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
January 9, 2025**

The regular meeting was held in the Scott County Courthouse on January 9, 2025. The meeting was called to order by Chairman Charlie Mifflin at 6:00 p.m. Present were Commissioners James Stone, Dann Smith, Duwan Garrett, Brad Green, Jessica Canfield, Mary Singer, David Vest, and Harold Dean Jessie and Director Holden Fleming, Planners Elise Ketz and Rhett Shirley, Engineer Ben Krebs, and Attorney Charlie Perkins.

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

Motion by Stone, second by Garrett to approve December 12, 2024 minutes. Motion carried.

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

Postponements/Withdrawals

Chairman Mifflin stated that the application for Community Mental Health Center (PDP-2024-56) has been postponed until the next regularly scheduled meeting.

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

Consent Agenda

A representative of Allen Property (FSP-2024-65) 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 Leaverton Property (FSP-2024-66) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Jessie, second by Green, to approve the application. Motion carried unanimously.

A representative of Worldwide Equipment (PDP-2024-67) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Garrett, second by Jessie, to approve the application. Motion carried unanimously.

PSP-2024-43 Cherry Blossom Village Phase 11, Tract 11-B – Preliminary Subdivision Plat for 52 single-family lots, 5 open space lots, and new public street construction located at southern terminus of Kingston Drive and Sunningdale Drive. (Parcel 189-20-179.002)

Ms. Ketz stated the project is phase 10, tract 11 for clarification. She stated the site is 22.197 acres and is zoned R-1C PUD. She stated the site was zoned in 1999.

She stated the applicant intends to connect from Sunningdale Drive to Kingston Drive and then have a connection to Old Oxford Lane at the intersection across from Limestone Lane. She stated the applicant is requesting access to Kingston Drive be gated until the Lexus Way connection to Old Oxford is constructed.

She stated there are some lots that may be affected by the floodplain, especially if improvements are made to Old Oxford Road. She stated several lots in the north may have karst areas that would need to be addressed.

She stated the applicant requests a continuance of the previous variances for front yard and side yard setbacks.

Commissioner Jessie questioned if Kingston Drive is a public street and Ms. Ketz stated it is.

Rory Kahly, EA Partners, stated the gate requested is for temporary use since Kingston Drive goes by the clubhouse. He stated cars could reach a higher speed and it would not be safe in the clubhouse area. He stated once Lexus Way is built then the applicant feels that people would not be cutting through Cherry Blossom, and the gate could be removed.

Chairman Mifflin stated he understood the reasoning behind the gate, but that the timeline for Lexus Way has not been finalized. He questioned who the applicant thinks will use the road as a cut through. Mr. Kahly stated the new neighborhoods being constructed in the area and the traffic on Connector Road might make people use Cherry Blossom as a cut through.

Jason Sekhon, applicant, stated during construction of phase 9 there were supply issues and there was a period before the gate was installed. He stated that he and a contractor were almost hit by a car. He stated two mailboxes were hit and he followed people for two hours one day seeing where they went. He stated they are willing to work with the city to get Lexus Way completed but until that time they feel it is a safety issue.

Commissioner Jessie stated he feels if the street is public then all people are allowed to use it.

Commissioner Green stated that development could wait until after Lexus Way is finished. Mr. Sekhon stated development pays to keep the golf course open.

Chairman Mifflin questioned once Lexus Way is completed what keeps people from still using Cherry Blossom as a cut through. Mr. Sekhon stated they may, but the volume would be reduced.

Mr. Krebs stated the city does not have to take ownership of the road with a gate being installed. He stated it might be several years in the future before this would need to be addressed. He stated he recommends allowing the gate to be temporary during construction but that it has to be removed before the street can be accepted by the city.

Jeff Vanderark, 106 Glendale Circle, questioned if Sunningdale Drive would be gated during construction or would all traffic be pushed to Kingston Drive. Mr. Kahly stated traffic would not be pushed towards Sunningdale Drive until they are in phase 2 or 3 of construction.

Stephen Price, Georgetown resident, stated the subdivision is totally reliant on automobiles.

After further discussion, **Motion by Singer, second by Garrett, to approve PSP-2024-43 subject to 11 conditions of approval and (2) variances and the addition of requested gate would be removed at the time of dedication to the City. Motion carried 8-1 with Jessie dissenting.**

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).

Ms. Ketz stated this application was originally approved in 2017 but with the sunset clause the plan is no longer active. She stated the plans are identical to the plans submitted in 2017. She stated the application is to divide the property into 8 lots for commercial use. She stated the previously approved variances for setback and parking lots are being requested again.

She stated previously the applicant requested a variance for parking lots along road frontage. She stated in the B-4 zone usually you have the street lined with the buildings. She stated the first section built has parking between the road and building frontage and to keep consistent staff recommend approval of the requested variance.

She stated the second requested variance is for building setbacks from Amerson Way to allow further setback from the roadway. She stated staff are recommending approval to follow the previously built building.

She stated in the 2009 zone change a requirement for at least 10% usable open space was approved. She stated condition of approval 11 was added to make sure of compliance.

She stated the parking requirement is exceeded and if needed some parking could be made open space to satisfy the condition.

She stated in the 2017 plan the applicant wanted to enhance pedestrian access by widening the sidewalk. She recommended continuing that plan for pedestrian access.

She stated an earlier conversation with the applicant during the day that led to a change in condition of approval 16 to include that "traffic control devices, including a traffic light, shall be installed and paid for according to KYTC regulations. Neither the City or County should be responsible for the installation or the cost of the traffic signal. The timing for traffic light installation shall be at KYTC discretion."

Dick Murphy, representing Anderson Communities, stated the plan is the same as the 2017 plan. He stated some of the plan has been built but this is to confirm the plan since the previous sunsetted.

Commissioner Canfield questioned the flow of traffic from Lemons Mill Elementary. Mr. Murphy stated Pleasant View Drive is a private road due to the parking on the road. Commissioner Canfield questioned if the parking could be removed. Mr. Murphy stated it is based off a development in Lexington and the businesses have liked having parking located on the road. He stated the feature slows down vehicles driving through the development.

Chairman Mifflin suggested to Mike Craft with Anderson Communities to look at the parking in Morehead which had alternating sides for street parking. Mr. Craft stated the design was to slow traffic in the development.

Mr. Price stated the application should be denied because of the reliability of motor vehicles.

Avery Bussell, Southland Christian Church, requested that everyone talk to KYTC to request a traffic light at Pleasant View Drive and McClelland Circle.

Mr. Craft stated they have done two traffic counts and still do not meet the threshold KYTC needs to install a traffic light.

After further discussion, **Motion by Singer, second by Smith, to approve FDP-2024-63 subject to 17 conditions of approval and (2) variances. Motion carried unanimously.**

ZMA-2024-68 Gaines Farm Property – Zoning Map Amendment for 182.44 acres from A-1 (Agricultural) to B-4 PUD (Community Commercial), R-2 PUD (Medium Density Residential), and C-1 (Conservation) located at 1367 Paynes Depot Road.

Chairman Mifflin opened the public hearing.

Ms. Ketz stated the property is at the southwest side of McClelland Circle and Paynes Depot Road. She stated a multi-use development is proposed. She stated commercial is proposed up front, residential in the middle and conservation in the rear of the property.

She stated the proposed uses follow the Future Land Use Map for appropriate land use with the appropriate step down in land use closer you get to the conservation area.

She stated the submitted traffic study was only for the commercial area. She stated if the rezoning goes forward it would be conditioned that a master plan and full up to date traffic study be required.

She stated the applicant has requested several PUD waivers. She stated staff supports some, but other staff recommend seeing the master plan first.

Commissioner Jessie questioned if all the waivers need to be approved now. Ms. Ketz stated they can be or wait until development plans are submitted.

She stated the applicant requested waivers for reducing lot widths, reducing front setback for single-family and apartments, exceeding building height, increasing density, use, and double frontage.

She stated staff are recommending an additional condition that the applicant requires a minimum of 10% usable open space.

Commissioner Jessie requested clarification of the size of the C-1 area and location.

Ms. Ketz stated she has added condition 8 for the 10% usable open space and condition 9 for a maximum unit of 671 as seen on the concept plan.

Chairman Mifflin questioned setbacks in the commercial area.

Nick Nicholson, representing Ball Homes, stated the applicant agrees with the staff report and conditions of approval. He stated the concept plan agrees with the Comprehensive Plan.

Chairman Mifflin stated his concern for the number and size of the lots. He questioned the phases of development. Mr. Nicholson stated they plan to start with single-family and would need to address the McClelland Circle access for construction access. He stated they believe commercial growth would follow residential.

Kefah Habash, owner of Lavendar in Bloom (426 McClelland Circle), stated they share the driveway access from McClelland Circle. He requested clarification that his customers would still have easy access to his farm. It was stated an easement exists.

Kyle Rothfus, 4534 Ironworks Road, stated his concern for the zone change of prime farmland.

Mr. Fleming stated staff recommended approval of the zone change since the property is within the Urban Service Boundary of Georgetown.

Jim Bach, 131 Ferguson Lane, stated his concern if the zone change is approved what would happen to his neighborhood.

The commissioners expressed their concern for the density and conversation continued discussing lot size.

After further discussion, Motion by Green, second by Smith, to continue the public hearing until the next regularly scheduled meeting to allow more time for public feedback and commissioners to review the staff report. Motion carried unanimously.

Other Business

Zoning Code Text Amendments

Chairman Mifflin opened the public hearing.

Mr. Fleming stated there were action items in the Comprehensive Plan that warranted amending the zoning ordinance. He stated the update is for several reasons.

He stated the first being to align the development regulations with the Comprehensive Plan. He stated the first section needing updates is the definitions section.

He stated minor updates to the R-2 and R-3 zone concerning mixed use developments. He stated staff changed the way density is calculated for residential developments from net acres to gross acres. He stated that in the R-3 zone staff changed the height to 3 stories allowed.

He stated in the commercial zones of B-1 zone the restriction of must be less than 8,000 square feet and operate less than 18 hours a day was added.

He stated in the B-4 zone was changed to allow for PUD developments with residential development inside of the development.

Commissioner Jessie questioned the height of the developments and asked if the fire department has equipment that can handle the height. Mr. Fleming stated the allowed height has not changed.

Brian Hayes, 862 Porter Road, stated he went to the website to obtain the packet. He stated the idea of commercial on the first floor with residential above went back to previous directors.

Commissioner Vest suggested moving other business to the front of the agenda to get more public input.

After further discussion, **Motion by Smith, second by Green, to continue the public hearing until the next regularly scheduled meeting to allow more time for the public and commissioners to review the zoning code text amendment changes. Motion carried unanimously.**

Mr. Price stated the original text should have been included with the packet for the community to review.

Chairman Mifflin adjourned the meeting.

Attest:


Charlie Perkins, Secretary


Charlie Mifflin, Chairman