

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

The regular meeting was held in the Scott County Courthouse on January 11, 2024. The meeting was called to order by Acting Chairman Mary Singer at 6:00 p.m. Present were Commissioners James Stone, Duwan Garrett, Dann Smith, Rhett Shirley and Director Joe Kane, Planner Elise Ketz, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent were Commissioners Charlie Mifflin, Harold Dean Jessie, David Vest, and Brad Green.

Motion by Shirley, second by Smith, to approve the December invoices, December 14, 2023 minutes and January agenda. Motion carried.

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

PDP-2023-58 Bluegrass RV Campground - Preliminary Development Plan for a 75 space RV Campground with associated landscaping and parking located at 3036 Paris Pike.

Ms. Ketz stated the parcel is zoned B-2. She stated the site would be accessed from either US 460 (Patriot RV) or Connector Road (Dan Cummins).

She stated the site previously was approved for an RV campground. She stated at the first application in February 2022 a traffic study was completed but since this proposed application is for less RV spaces than the 2022 application it should have less impact to traffic. She stated an email dated April 2022 from KYTC agreed to US 460 as the entrance and Connector Road as an exit.

She stated a buffer would be required between the residential property and the campground and additional landscaping would be needed in the VUA areas.

She stated the applicant has requested a variance for the size of interior landscaping. She stated that staff does support this request.

She stated the applicant must add additional tree canopy to bring the coverage to 20% in accordance with the Conditions of Approval of the previous Final Development Plan approved in 2017 for the Patriot RV site.

Brad Boaz, CMW Engineering, stated the applicant agrees with the conditions of approval.

Commissioner Shirley questioned if the sites would have electricity and would there be a restriction on generator use. Mr. Boaz stated that had not been discussed with the applicant.

After further discussion, **Motion by Garrett, second by Stone to approve the Preliminary Development Plan (PDP-2023-58) subject to (11) conditions of approval and one waiver. Motion carried unanimously.**

PDP-2023-59 Woodland Airstream Dealership - Preliminary Development Plan for a 12,123 SF Airstream dealership and service center with outdoor display area located at 120 Wahland Hall Path.

Ms. Ketz stated the property is zoned B-2 and is 6.27 acres with access to Paris Pike via Elkhorn Meadows Drive and Wahland Hall Path.

She stated the applicant proposes 30 passenger vehicle spaces and 79 display spaces.

She stated the applicant has requested five variances and based on workshop comments, the applicant has made changes to the landscaping plan. She stated staff has made changes to the proposed variances in accordance with the new landscaping plan.

She stated the proposed development is for the northern half of the property. She stated the applicant has requested a landscaping waiver to calculate requirements based on the areas that are regularly used instead of display areas for interior VUA.

She stated the applicant has requested to waive the perimeter landscaping along the north, west, and east property lines in favor of using VUA perimeter landscaping. She stated the VUA perimeter landscaping would allow for greater visibility and staff supports the waiver request.

She stated the applicant requested a variance to reduce the number of required interior trees.

She stated the applicant requested a reduction in the required tree canopy area and to only put trees on the developed half of the site instead of the whole lot.

Keith Holz, OHM Advisors, stated the applicant is trying to avoid a lot of limbs hanging down from trees to protect the trailers. He questioned if the applicant could use more ornamental trees to meet the landscaping requirements.

Commissioner Jessie has joined the meeting.

After further discussion, **Motion by Garrett, second by Smith to approve the Preliminary Development Plan (PDP-2023-59) subject to (9) conditions of approval and (4) waivers. Motion carried unanimously.**

ZMA-2023-60 Bierman Properties - Zone change request for 2.28 acres from A-1 (Agricultural) to I-2 (Heavy Industrial) located at 1879 Lexington Road.

Acting Chairman Singer opened the public hearing.

Mr. Kane stated this is a portion of parcel located behind Crestlawn Cemetery and adjacent to an existing I-2 zoned property used by Innovative Crushing Material Recycling.

He stated access currently is through the cemetery. He stated the applicant's plan is to buy the property and to consolidate it with the existing business to expand.

He stated a small area study was completed in 2013 and water quality was a concern in the area. He also stated no additional expansion of industrial use and instead a recommendation of a reduction industrial use was adopted. He stated the area has not had substantial changes to justify the rezoning of the area.

He stated that staff does not support the rezoning request. He stated currently the area is zoned appropriate and no changes have occurred to justify a zone change. He stated maintaining the current zoning and not expanding industrial use along Lexington Road is what the Comprehensive Plan recommends for the area.

He stated that currently the site is buffered well from adjoining properties and that development may eliminate the buffer.

Acting Chairman Singer questioned what would happen to the subject property if rezoning does not occur. Mr. Kane stated it would have to be consolidated with an adjoining piece of land for agricultural use or could be an expansion area for the cemetery.

Commissioner Shirley questioned the distance of the notification list and if staff received any calls regarding the rezoning. Mr. Kane stated he received one phone call.

Keith Winstead, Thoroughbred Engineering, stated that basically this land is abandoned and not being taken care of. He stated there is no access except through the cemetery. He stated the property would be consolidated with the existing I-2 property. He stated the land would be for more storage. He stated they planned on installing a 10-foot fence to buffer between the zones if approved.

Mark Yonts, lawyer, stated he is representing Bierman Properties. He stated the owners of the cemetery have a lease agreement with Bierman Properties and it is the only profitable way for the owners to get revenue for the property. He stated the request is not to expand the business but to use the property for storage.

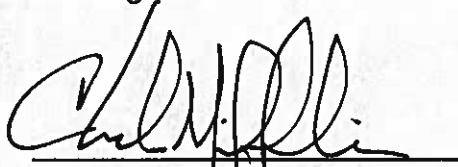
Acting Chairman Singer closed the public hearing.

After further discussion, **Motion by Jessie, second by Smith to deny approval of the rezoning request (ZMA-2023-60) based on staff recommendation that rezoning does not comply with the comprehensive plan. Motion carried unanimously.**

Bylaws Discussion

Mr. Kane presented a proposed change to the Bylaws regarding the length of speakers during meetings. He stated he based his recommendation off surrounding communities and is proposing putting a three-minute time limit on speakers especially during highly controversial topics. He stated a time limit could be at the chairman's discretion. The Planning Commission discussed possible revisions and will take action at the next scheduled meeting.

Acting Chairman Singer adjourned the meeting.

  
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Charlie Miffin, Chairman

Attest:  
  
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Charlie Perkins, Secretary