

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
REGULAR MEETING  
MINUTES  
October 12, 2023**

The regular meeting was held in the Scott County Courthouse on October 12, 2023. The meeting was called to order by Chairman Charlie Mifflin at 6:00 p.m. Also present were Commissioners James Stone, Duwan Garrett, Dann Smith, Harold Dean Jessie, Mary Singer, David Vest, and Brad Green and Director Joe Kane, Planner Elise Ketz, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was Commissioner Rhett Shirley.

Motion by Smith, second by Garrett, to approve the September invoices. Motion carried.

Motion by Singer, second by Smith, to approve the September 14, 2023 minutes. Motion carried.

Motion by Stone, second by Smith, to approve the October agenda. Motion carried.

Postponements/Withdrawals

Chairman Mifflin stated that the application for Cherry Blossom Village Phase 2 Addition (PSP-2023-26) has been withdrawn, and Online Transport (PDP-2023-38) have been postponed until the next regularly scheduled meeting.

Consent Agenda

A representative of Hunterfield Property (FSP-2023-46) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Jessie, second by Singer, to approve the application. Motion carried unanimously.

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

PDP/PSP-2023-34 The Village at Georgetown – Amended Preliminary Development Plan for a 68-unit residential development, including 56 attached townhomes in 4-unit buildings and 12 attached duplex townhomes. Preliminary Subdivision Plat for three commercial lots located east of McClelland Circle, south of E. Main St Ext., north of Lemons Mill Road.

Mr. Kane stated this project was previously approved in 2020 but due to the sunset clause the approval had expired. He stated the project is approximately 21.695 acres with part zoned B-2 and part zoned R-2.

He stated previously duplex townhomes on a private street were approved. He stated a new application for rezoning part of the commercial area will be heard next month to align with the current proposed

roadway. He stated the street is public on the new plan. He stated the townhomes will be under the same owner and rented.

He stated the preliminary development plan is for the residential area and the preliminary subdivision plan is for the three commercial lots.

He stated at TRC, parking for the townhomes was in the front of the residences in a shared parking lot. He stated staff recommended moving parking to the rear. He stated the Legacy Trail will be coming through the site and moving parking to the rear creates a more walkable environment. He stated for the townhomes to be moved closer to the street a variance was requested to the front setbacks.

He stated there are potentially regulated wetland on the site. He stated the applicant would need to contact the Army Corps of Engineers to make drainage changes to that area. He stated the applicant would have to meet all stormwater requirements before final development plan approval.

He stated the applicant is meeting the parking and landscape requirements.

He stated the other variance needed is for a buffer along the border with East Main Estates and Mansion Estates. He stated the applicant has requested heavier landscape and a plank type fence instead of a 6-foot privacy fence.

He stated lot 2 and 3 of the commercial area need a zone change to amend the zoning and property boundary to the proposed street. He stated an application was submitted for next month. He stated an application was also submitted for next month for lot 1 for a convenience store/gas station on Commercial Lot #1.

He stated the previous approval had a traffic study. He stated the applicant will be required to complete an eastbound turn lane and extend the westbound turn lane on Lemons Mill Road.

Commissioner Jessie asked for clarification that this plan is a reduction of units from the previous plan. Mr. Kane stated it is for 68 units instead of the previously requested 78 units.

Commissioner Garrett questioned if the commercial lots have the same owner. Mr. Kane stated yes but each lot will have to be platted and get final development plan approval before being built on.

Chairman Mifflin requested clarification of the Legacy Trail location.

Commissioner Jessie questioned if the church off of E. Main Street Ext. received notification of the development. Mr. Kane stated they would have been notified but no one contacted him from the church.

Linda Cook, 123 Santa Barbara Blvd., questioned what would be behind her fence. Mr. Kane stated there will be a landscape buffer then townhomes. She stated there is a lot of rock in that area.

Steve Baker, Midwest Engineering, stated the applicants changed the plan to have the street be built to public roads standards and have dedicated right-of-way instead of the street being privately maintained. He stated after discussion with KYTC District 7 they moved the street to align with the street on the other side of Lemons Mill Road.

He stated this plan aligns with the plan for the Legacy Trail on the property to the south of the application.

He stated all 4-plex units on the south side of the property and duplexes on the north side will have garages. He stated six of the 4-plex units will not have garages.

He stated the applicant is requesting a waiver on the fence requirement to match the aesthetics of the adjoining developments.

He stated the applicant has spoken to the Division of Water and will speak to the Army Corps of Engineers once they receive application approval.

He stated the highway department has seen the road improvements on this plan.

After further discussion, **Motion by Jessie, second by Singer to approve the Preliminary Development Plan and Preliminary Subdivision Plat (PDP/PSP-2023-34) subject to (10) conditions of approval. Motion carried unanimously.**

FSP-2023-45 Muse Property – Final Subdivision Plat to create a 5.00-acre tract and leave 12.534 acres remaining in the parent tract located at 1158 Crumbaugh Road.

Mr. Kane stated this project was previously approved in 2017 but not recorded. He stated due to the sunset clause it could not be recorded until it came before the Planning Commission again.

He stated a portion of the site has a conditional use permit for business operations. He stated the applicant wants to separate the business and residence. He stated the proposed division line created a need for two variances for reduced setbacks.

After further discussion, **Motion by Jessie, second by Smith to approve the Final Subdivision Plat (FSP-2023-45) subject to (7) conditions of approval and (2) variances. Motion carried unanimously.**

ZMA-2023-47 Locust Fork Townhomes – Zoning Map Amendment for 35,422 SF from R-1B (Single Family Residential) to R-2 (Medium-Density Residential) located at 126-130 Locust Fork Road.

Chairman Mifflin opened the public hearing.

Attorney Perkins stated he represents Mr. Haddix on a contract enforcement matter not related to this application.

Mr. Kane stated this is a zone change application in the City of Stamping Ground. He stated this property is currently 3 separate lots and the application is to rezone 2 of the lots. He stated the other lot is currently R-1B and is proposed to build a single-family house on it. He stated the other 2 lots the applicant would like to consolidate and rezone to R-2 in order to build a 4-unit townhome on 0.81 acres.

He stated the lots are on Locust Fork Road across from Mulberry Street. He stated the rear of the lots is floodplain. He stated the applicant wants to rezone the floodplain area to C-1 (Conservation) in accordance with the Comprehensive Plan recommendations.

He stated there is an existing house on the left (south) that is approximately 48-feet from the property line and the proposed townhomes would be 18-feet from the property line. He stated a buffer would be required between the home and townhomes.

He stated from the last Comprehensive Plan in 2016 this area was shown residential. He stated the current and proposed zoning complies. He stated Stamping Ground as well the county does need more housing.

He stated each side of the townhome lot would require a buffer.

He stated all utilities and fire protection are available at the site.

Commissioner Garrett questioned if the parking area would be backing out into traffic. Mr. Kane stated that staff would address the parking before final development approval.

Commissioner Green questioned what else could be built there if the zone change was approved. Mr. Kane stated 4 or 5 townhomes is the maximum that could be built.

Paul Haddix, applicant, stated he is owner and developer of the project.

Chairman Mifflin questioned Mr. Haddix if he could address the parking concerns. Mr. Haddix stated other homes are backing out into the street, but he realizes this application is denser. He stated the townhomes would look like the ones he built in Canewood.

Commissioner Jessie questioned if Mr. Haddix had spoken to the City of Stamping Ground. Mr. Haddix stated he had not but a representative from his office had, and the concept plan seemed to be supported.

Joan Norris, 116 Maplewood Place, stated that her family's property adjoins to the south. She questioned what the buffer between the property would look like. Mr. Haddix stated he had not addressed that yet. Mr. Kane stated the requirement is a 6-foot-high fence and a tree every 40-foot.

Ms. Norris questioned the distance of the townhome from the property line. She asked if the parking would be ADA compliant and if the floodplain would be touched. Mr. Kane explained the distance from the property line would be a variance. He stated ADA compliance would be more of an issue to be addressed later.

Ms. Norris questioned if there was a fire hydrant close by. Mr. Haddix stated there are two within the required distance.

Ms. Norris questioned how building would be handled in such a small area. Mr. Haddix stated it would be noisy but should be quick. He stated there should be enough room delivery trucks could pull off the road.

Rob Jones, 132 Mulberry Street, stated he had previously talked to Mr. Haddix about the lots. He stated after studying the lots more he does not agree with building townhomes there. He stated there is a lot of traffic on Locust Fork Road. He stated he is concerned if a zone change is approved that more townhomes could be built than what is shown.

Ms. Norris questioned if Stamping Ground had a house size requirement. Mr. Kane stated there is a lot size but not house size. He stated that the Building Code has house size requirements.

Chairman Mifflin closed the public hearing.

After further discussion, **Motion by Jessie, second by Vest to recommend denial of the rezoning request (ZMA-2023-47) based on traffic and safety . Motion carried 5 -3 with Mifflin, Singer, and Stone dissenting.**

Chairman Mifflin adjourned the meeting.

Attest:



Charlie Perkins, Secretary

  
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Charlie Mifflin, Chairman