

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION**  
**REGULAR MEETING**  
**MINUTES**  
**May 9, 2024**

The regular meeting was held in the Scott County Courthouse on May 9, 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, David Vest, Mary Singer, Brad Green, Jessica Canfield and Director Joe Kane, Planners Elise Ketz and Rhett Shirley, Engineer Ben Krebs, and Attorney Charlie Perkins.

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

Motion by Stone, second by Smith, to approve the April 11, 2024 minutes. Motion carried.

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

Postponements/Withdrawals

Chairman Mifflin stated that the application for Three Springs Campground (FSP-2024-13), Sawyer Pointe Clubhouse (PDP-2024-14) and Cherry Blossom Golf Townhomes Phase 7 (PSP-2024-15/PDP-2024-16) have been postponed until the next regularly scheduled meeting and Cherry Blossom Village Tract 11B (PSP-2024-07) and Cyron Holding Parking Area (PDP-2024-23) have been withdrawn.

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

FSP-2024-12 Scallan Property – Final Subdivision Plat to subdivide a 75.7-acre farm into nine (9) parcels measuring from 5.1-acres to 13.6-acres located at 3613 Cynthiana Road.

Ms. Ketz stated there are four parcels measuring 5 to 6 acres, four parcels measuring 10 acres and the remainder parcel measuring 13.6 acres. She stated this application was continued from last month due to concern of the location of the utilities.

She stated access is from 4 shared driveways and one single user driveway from Cynthiana Road.

She stated the original plat showed the overhead utility lines but the inground utility lines was in question at the April 2024 meeting. She stated the gas and waterline have recently been located.

She stated that the labeled entrances at the top for the 5-acre tracts have been determined that one is the main entrance and two is the access for an adjoining tract.

She stated she added an additional condition of approval that the final plat would show all utility lines and easements to the Ricketts Property.

Chairman Mifflin questioned if the waterline infringed upon the building area of Tract 5. It was stated that the water line mainly runs along the building setback line of the lot.

Rita Jones, representing applicant, stated the applicant inherited the property but lives out of state. She stated finding the utility lines was difficult, but the applicant will grant all necessary easements.

Ms. Jones was questioned if the applicant tried selling the farm as a whole. She stated there was talk but there is not a market for the whole farm.

After further discussion, **Motion by Singer, second by Garrett to approve Scallan Property (FSP-2024-12) subject to (7) conditions of approval. Motion denied 4-5 with Jessie, Vest, Stone, Green, and Smith dissenting.**

Discussion among the Planning Commission regarding reasoning for denying the application.

Roy Cornett, Main Street, stated he understands both sides. He encouraged further exploration of cluster subdivisions.

Ms. Jones stated the applicant will have restrictions to keep this higher priced property.

After further discussion, **Motion by Singer, second by Garrett to approve Scallan Property (FSP-2024-12) subject to (7) conditions of approval. Motion approved 5-4 with Jessie, Vest, Stone, and Green dissenting.**

FSP-2024-18 Caristo Property – Final Subdivision Plat to divide one 11.4-acre parcel from an 88.75-acre parcel, leaving a 77.35-acre remainder tract located at 2011 Burton Pike.

Mr. Shirley stated no variances are needed for the application and that staff recommends approval. He stated the property and surrounding property is zoned A-1.

After further discussion, **Motion by Jessie, second by Garrett to approve Caristo Property (FSP-2024-18) subject to (5) conditions of approval. Motion carried unanimously.**

FSP-2024-19 Lee Property – Final Subdivision Plat to divide one 20.61-acre parcel into three parcels (5.16 ac, 7.4 ac, 8.05 ac) located at 1599 Graves Road.

Mr. Shirley stated the property is zoned A-1. He stated no variances have been requested and staff are recommending approval.

He stated tract 7B and 7C will share an entrance along the northern property line.

He stated tract 7B and 7C have a drainage easement which prohibits construction in that area.

Richard Cassady, 1669 Graves Road, questioned who would be responsible for helping repair the fence along the property line. It was stated it is shared by both property owners.

After further discussion, **Motion by Singer, second by Stone to approve Lee Property (FSP-2024-19) subject to (5) conditions of approval. Motion carried unanimously.**

FSP-2024-20 Hicks (& Heslep) Property – Final Subdivision Plat to subdivide a 44.63-acre farm into three (3) 5-acre tracts and a remainder located at 120 Muir Lane.

Ms. Ketz stated the property is zoned agricultural and is at the corner of Muir Lane and Midway Road. She stated the proposed tracts would have access to Midway Road and the remainder would use the access from Muir Lane.

She stated no variances are requested and staff does recommend approval of the application.

She stated the three 5-acre tracts would use two driveway locations. She stated new entrances would require KYTC approval.

She stated there are karst areas shown on the plat that would need geotechnical survey before building in that area.

Mary Gregory, 178 Muir Lane, questioned if the driveways would be on Muir Lane. Ms. Ketz stated that the proposed driveways would be on Midway Road and no new driveways proposed on Muir Lane.

Ms. Gregory expressed concern regarding the letter she received and exactly what was proposed. Ms. Ketz and the applicant's realtor explained three 5-acre tracts were being subdivided.

Ms. Gregory expressed her concern over dividing the farmland.

Ms. Ketz clarified the karst area will be on the existing farm and not a proposed tract.

Mr. Cornett stated his parents lived in the area for 40 years. He stated there is a sight distance issue on Midway Road.

Tess Utterback, realtor to the applicant/property owner, stated she was the realtor who sold the land to the current owner. She stated the farm was on the market for over a year. She stated it was downsizing for the owner and the owner never intended to keep the whole farm.

Mike Jones, 100 Creekside Drive, stated his concern over traffic. He stated after hearing more about the application he feels better.

Ms. Ketz submitted a letter from a neighbor to the record. She stated that in the email she received, there was concerns for traffic, the karst area, and wanting to keep the aesthetic of the area.

Carolyn Lloyd, 309 Muir Lane, expressed concern for traffic on Muir Lane. She questioned if subdividing would change the zoning of the property.

After further discussion, **Motion by Singer, second by Smith to approve Hicks & Heslep Property (FSP-2024-20) subject to (6) conditions of approval. Motion carried unanimously.**

FSP-2024-21 Duvall Property – Final Subdivision Plat to divide the following parcels from a 26.52-acre parent tract parcel: 1B-1: 14.21 acres, 1B-2: 7.09 acres, 1B-3: 5.23 acres located at Parcel 039-00-001.002 bound by 1510 & 1360 Woodlake Road.

Mr. Shirley stated all parcels are zoned A-1 and no variances are requested. He stated all parcels are cross by two easements for drainage and utilities.

He stated there is an existing entrance and two proposed entrances. He stated the bottom proposed entrance depends upon the removal of a rock fence.

Greg Henderson, 1510 Woodlake Road, stated that he does have a working farm and would like people who move next door to realize that. He stated he has friends who have had trouble with a neighbor regarding smell from their farm.

After further discussion, **Motion by Smith, second by Jessie to approve Duvall Property (FSP-2024-21) subject to (4) conditions of approval. Motion carried 8-1 with Vest dissenting.**

### Consent Agenda

A representative of Triport Industrial Park (PSP-2024-22) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Jessie, second by Stone, to approve the application. Motion carried unanimously.

### Election of Officers

First vote for election of vice chairman ended in tie vote of 4-4 for Singer and Jessie and one write in vote for Garrett. Commissioner Jessie withdrew from the election and Singer was named Vice-Chairman by acclamation. Garrett, Vest, Smith, Singer, and Mifflin will remain on the Executive Committee with Mifflin as Chairman.

Chairman Mifflin adjourned the meeting.



Charlie Mifflin, Chairman

Attest:  
  
Charlie Perkins, Secretary