



December 10th 2009

Planning Commission Meeting

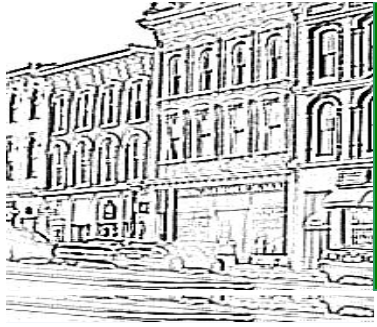
Georgetown Scott County
Planning Commission



Georgetown Scott County Planning Commission

Commission Business

1. Approval of November Invoices
2. Approval of November 12, 2009 minutes
3. Approval of December agenda
4. Items for postponement and withdrawal
 - Longview Cell Tower
5. Consent Agenda



Georgetown Scott County Planning Commission

MORGAN PROPERTY AMENDED

- FILE NUMBER: PDP-2009-20
- PROPOSAL: Amended Preliminary Development Plan for a 3.57 acre site. PUBLIC HEARING
- STATISTICS:
 - Surrounding Zoning : B-2, C-1, and A-1
 - Access : From Paris Pike



Cott County Commission

- NOTES:
- 1) THIS SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THIS PLAN AND SPECIFICATIONS FROM THE PLAN, LOCATION, LAYOUT, DIMENSIONS AND THE APPROVAL OF THE PLANNING COMMISSION AND THE BOARD OF SUPERVISORS. (1) THE PLANNING COMMISSION SHALL HAVE THE RIGHT TO REVIEW AND APPROVE THE PLAN AND SPECIFICATIONS AT ANY TIME.
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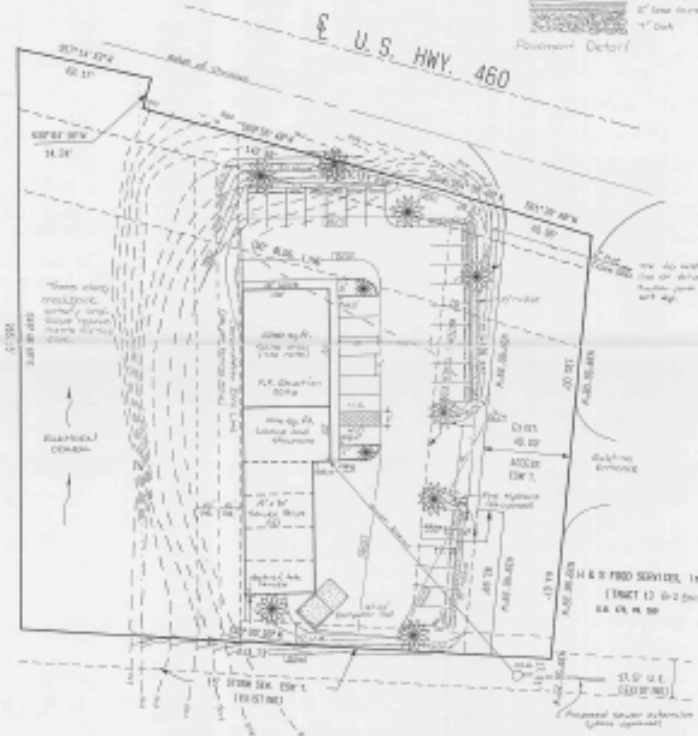


Notes: Any future survey of 2000 sq ft. or more shall be made by the Planning Commission and be shown on the final development plan. Any other requirements as required.

Scale: 1" = 30'

DATE: 05-02-94

BY: [Signature]



CERTIFICATION OF OWNERSHIP AND OCCUPANCY

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY FROM AND INCLUDING HEREON AND THAT I HAVE NOT MADE ANY OTHER ARRANGEMENTS FOR THE DEVELOPMENT OF THE SAME. I HAVE NOT MADE ANY OTHER ARRANGEMENTS FOR THE DEVELOPMENT OF THE SAME. I HAVE NOT MADE ANY OTHER ARRANGEMENTS FOR THE DEVELOPMENT OF THE SAME.

DATE: 05-02-94

BY: [Signature]

CERTIFICATION OF PROVISION OF WATER SERVICES

I HEREBY CERTIFY THAT THE PROVISION OF WATER SERVICES IS PROVIDED FOR THE PROPOSED DEVELOPMENT. I HAVE NOT MADE ANY OTHER ARRANGEMENTS FOR THE DEVELOPMENT OF THE SAME. I HAVE NOT MADE ANY OTHER ARRANGEMENTS FOR THE DEVELOPMENT OF THE SAME.

DATE: 05-02-94

BY: [Signature]

CERTIFICATION OF THE PROVISION OF SEWERAGE

I HEREBY CERTIFY THAT THE PROVISION OF SEWERAGE IS PROVIDED FOR THE PROPOSED DEVELOPMENT. I HAVE NOT MADE ANY OTHER ARRANGEMENTS FOR THE DEVELOPMENT OF THE SAME. I HAVE NOT MADE ANY OTHER ARRANGEMENTS FOR THE DEVELOPMENT OF THE SAME.

DATE: 05-02-94

BY: [Signature]

CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES

I HEREBY CERTIFY THAT THE AVAILABILITY OF UTILITY SERVICES IS PROVIDED FOR THE PROPOSED DEVELOPMENT. I HAVE NOT MADE ANY OTHER ARRANGEMENTS FOR THE DEVELOPMENT OF THE SAME. I HAVE NOT MADE ANY OTHER ARRANGEMENTS FOR THE DEVELOPMENT OF THE SAME.

DATE: 05-02-94

BY: [Signature]

CERTIFICATION OF FINAL DEVELOPMENT PLAN APPROVAL

I HEREBY CERTIFY THAT THE FINAL DEVELOPMENT PLAN APPROVAL IS PROVIDED FOR THE PROPOSED DEVELOPMENT. I HAVE NOT MADE ANY OTHER ARRANGEMENTS FOR THE DEVELOPMENT OF THE SAME. I HAVE NOT MADE ANY OTHER ARRANGEMENTS FOR THE DEVELOPMENT OF THE SAME.

DATE: 05-02-94

BY: [Signature]

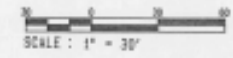
UTILITIES TREATMENT AND DISPOSAL

ALL UTILITIES TREATMENT AND DISPOSAL SHALL BE IN ACCORDANCE WITH THE PLANNING COMMISSION AND THE BOARD OF SUPERVISORS. (1) THE PLANNING COMMISSION SHALL HAVE THE RIGHT TO REVIEW AND APPROVE THE PLAN AND SPECIFICATIONS AT ANY TIME.

- PLANTING MATERIAL LIST**
- E.S.A. FOR WATER
 - (1) SHARP LEAVED (THORNLESS)
 - (2) AND STRAIGHT PEAR
 - (3) PE A. SUE
- E.S.A. INSTEAD OF
- (1) THORNLESS
 - (2) AND STRAIGHT PEAR
 - (3) PE A. SUE
- E.S.A. INSTEAD OF
- (1) THORNLESS
 - (2) AND STRAIGHT PEAR
 - (3) PE A. SUE

SITE STATISTICS

Building Area	3,000 sq ft (Net Area)
Vehicle Use Area	11,500 sq ft (Net Area)
Interior Landscaping	875 sq ft (Net Area)
Parking Required	2,200 sq ft (at 1 per 100)
Landscaping	3,000 sq ft (at 1 per 100)
Parking Spaces	22 spaces
Interior Trees	3 required
V.A.A. Trees	2 (at least)
	8 (at least)



FINAL DEVELOPMENT PLAN

BORGAN TIRE

PARIS RD SECRETON

DEVELOPER
BORGAN TIRE & EQUIPMENT
LEXINGTON, KY

SCALE
1" = 30'

DATE
05-02-94

REVISION
1

DATE
05-02-94

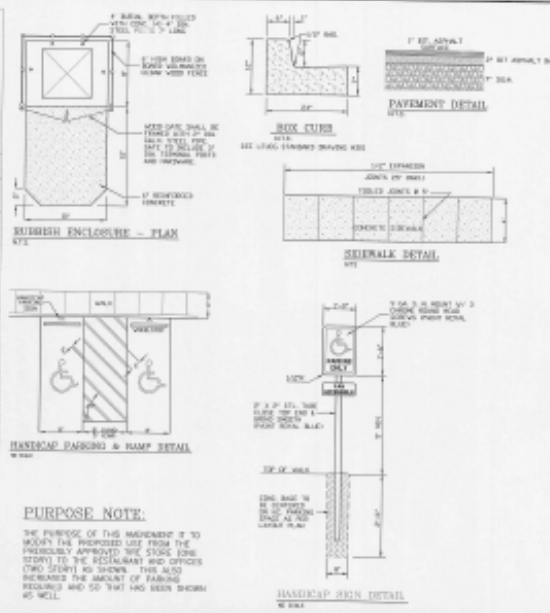
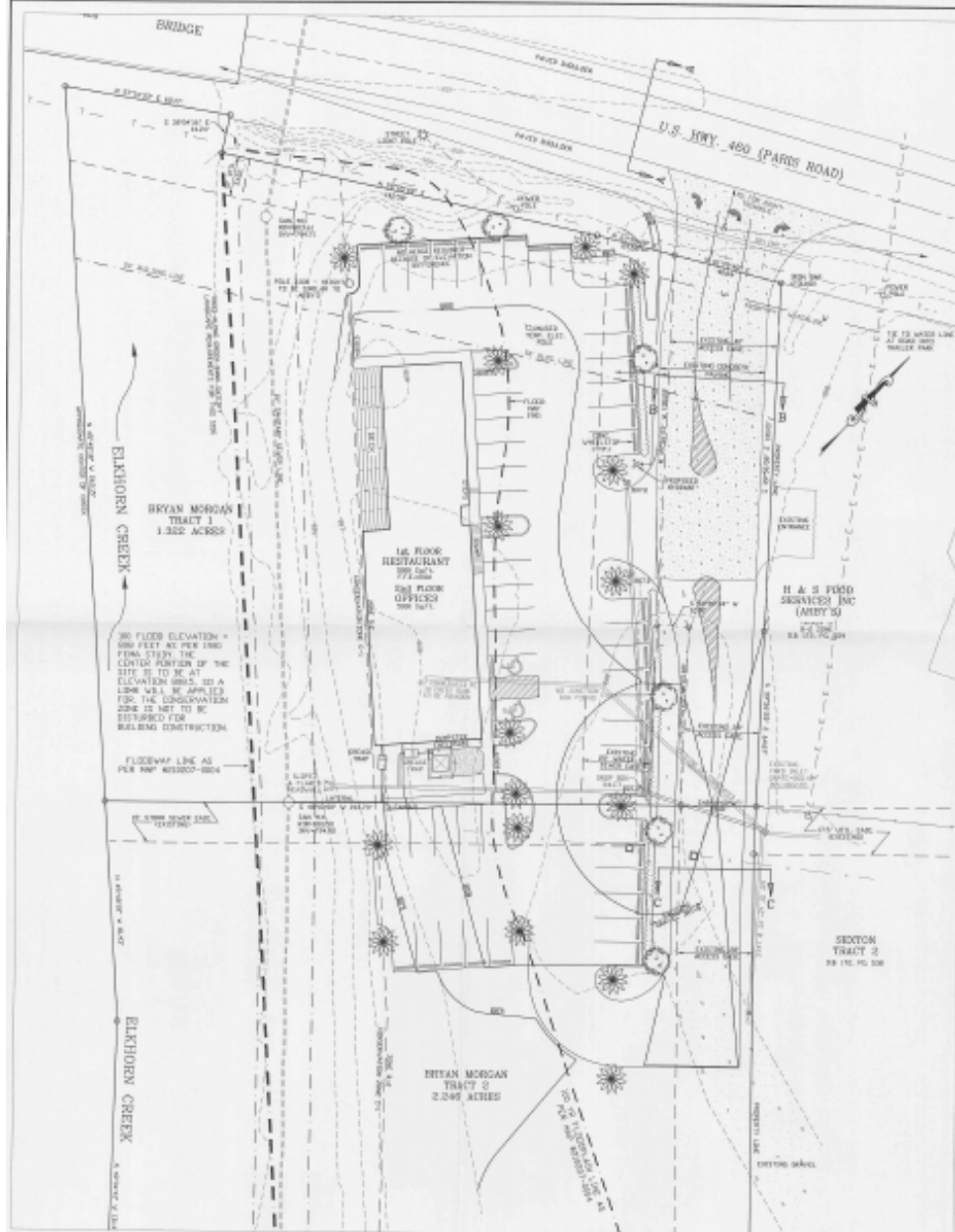
THOROUGHbred ENGINEERING Inc.

SURVEYORS • ENGINEERS • PLANNERS

110 E. MAIN ST., GEORGETOWN, KY. 40324 (502) 853-5750



Georgetown Scott County



PURPOSE NOTE:
 THE PURPOSE OF THIS MEMORANDUM IS TO ADVISE THE PROPOSED USE FROM THE PREVIOUSLY APPROVED SITE STUDY (FOR STUDY) TO THE RESTAURANT AND OFFICE TWO STORY SO SHOWS THIS ALSO INCREASED THE AMOUNT OF PARKING REQUIRED AND SO THAT HAS BEEN SHOWN AS WELL.

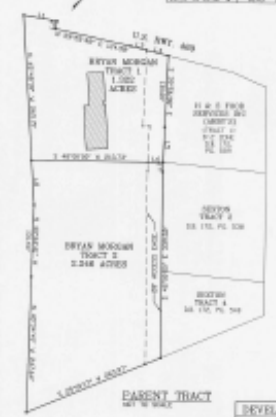
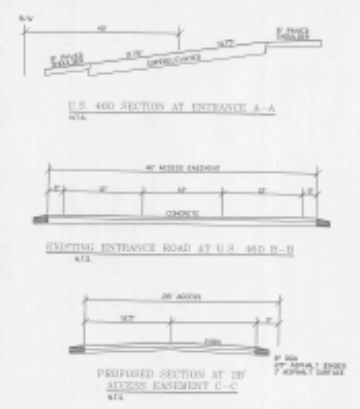


SITE STATISTICS

ZONE	B-2
TRACT 1	1.322 ACRES
TRACT 2	2.248 ACRES
TOTAL AREA	3.568 ACRES
REQUIREMENTS	
FRONT YARD	50'
SIDE YARD	0'
REAR YARD	0'
BUILDING AREA	5,000 SQ. FT.
TOTAL BUILDING COVERAGE	3.25
TOTAL V.U.A.	20,157 SQ. FT.
INTERIOR LANDSCAPING	2,018 SQ. FT. REQUIRED
PARKING REQUIRED	5,000 SQ. FT. @ 1 PER 250
REQUIREMENT	+250 PARKING SPACES
OFFICE	8,000 SQ. FT. @ 1 PER 250
PROPOSED	48 - 17 x 18 (STANDARD)
	0 - 8 x 10 (COMPACT)
	0 - HANDICAP
08 - TOTAL	

LANDSCAPING SHOWN IS INTENDED TO FOLLOW CURRENT ORDINANCE.

THORUGHBRED ENGINEERING INC.
 SURVEYORS & ENGINEERS & PLANNERS
 115 E. MAIN ST. GEORGETOWN, KY 40325
 606-854-1154



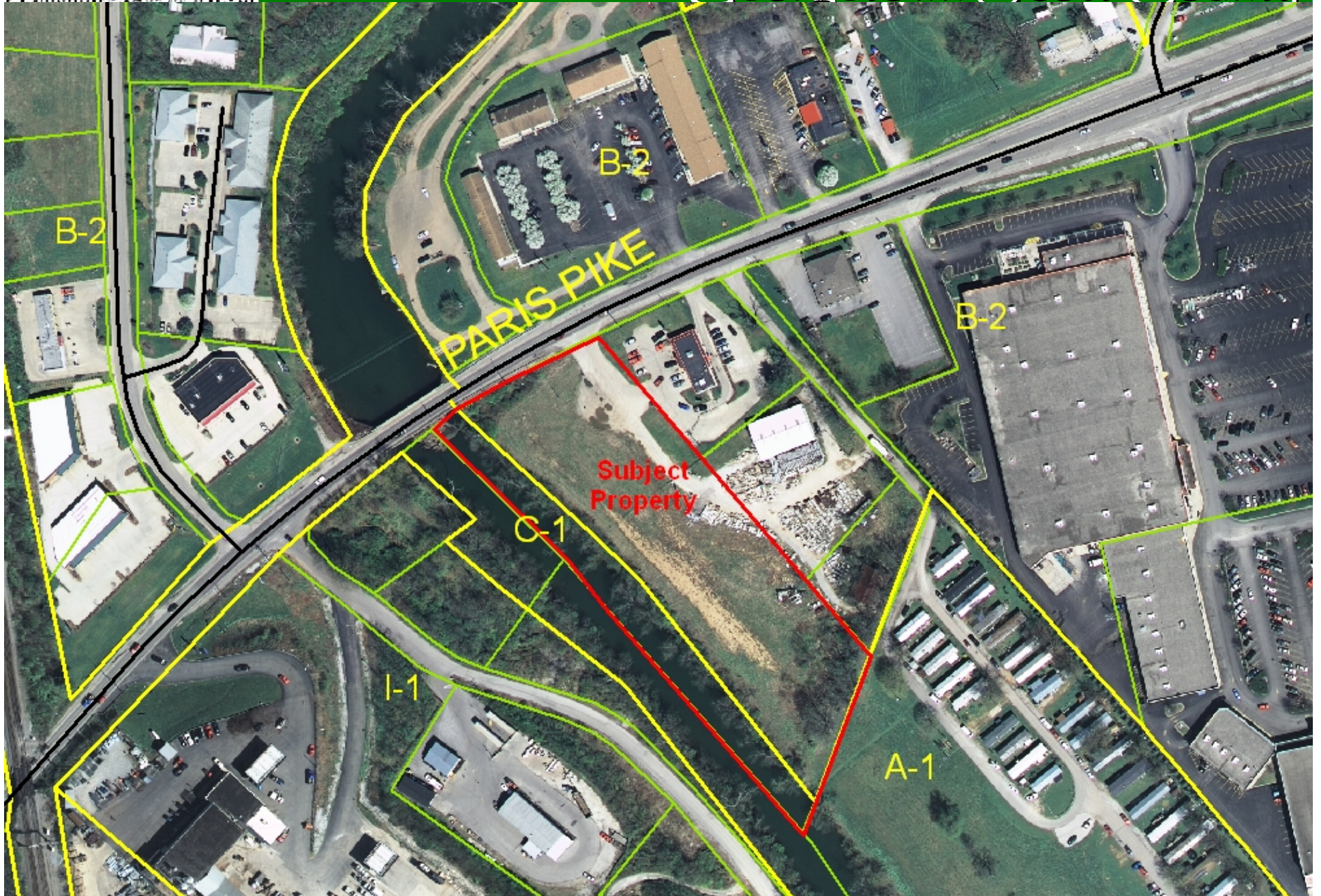
- NOTES:**
- A PLAN WILL BE REQUIRED TO SHIFT THE STREAM CHANNEL AND TO CONSOLIDATE ALL 200' PORTION OF TRACT 2 CONTAINING KORNHOLT WITH TRACT 1.
 - THE CONSERVATION ZONE WILL PROVIDE A WATER QUALITY CREDIT FOR A PORTION OF THE BUILDING AND ADJACENT. THE REMAINDER WILL BE HANDLED WITH A WATER QUALITY TRENCH.

AMENDED PRELIMINARY DEVELOPMENT PLAN
MORGAN PROPERTY
 PARIS PIKE, GEORGETOWN, SCOTT COUNTY, KY.

DEVELOPER:
 BRYAN MORGAN
 300 FRY STREET
 HARLAN, KY 40423



Georgetown, Scott County



1997 Spring Flood

Subject Property

Arby's Located Outside 100 Year Floodplain





Georgetown Scott County Planning Commission

Recommendation

- The staff recommends approval of PDP-2009-20 subject to the following 9 conditions:
 - The Final Development Plan must meet all applicable requirements of the *Subdivision Regulations* and *Stormwater Regulations*.
 - The Final Development Plan must meet all requirements of FEMA, the Kentucky Department of Water, and the Georgetown Floodplain Management Ordinance.
 - There shall be no pad mounted outdoor electrical equipment.
 - Because of the restaurant, a grease trap shall be required.
 - Prior to Final Development Plan approval, the applicant shall receive approval of the sewer and water plans from the GMWSS.
 - The Elkhorn Creek Conservation Zone shall not be disturbed by this development.
 - The Final Development Plan shall adhere to the Sign Ordinance of record at the time of submittal.
 - The Final Development Plan must comply with all stormwater management and new KPDES requirements.
 - There shall be no construction on this site until Final Development Plan approval and a preconstruction meeting.



Georgetown Scott County Planning Commission

Other Business

1. Staff Reports/Other Business – Old
 - A. Swearing in of speakers
2. Staff Reports/Other Business – New
 - A. GIS Mission Statement
 - B. Canewood, LLC request to reduce side yard requirement from 7.5 feet to 5.0 feet
 - C. Update of previously approved projects and agenda items



Georgetown Scott County
Planning Commission