

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
AGENDA**

**January 14, 2009**

**I. COMMISSION BUSINESS**

1. Approval of December invoices
2. Approval of December 10, 2009 minutes
3. Approval of January agenda
4. Items for postponement and withdrawal
5. Consent agenda

**II. APPLICATIONS**

**1. Development Plans – Old**

- A. PDP-2009-19 Longview Telecommunication Tower – Preliminary Development Plan for a 250' lattice telecommunication tower located on a 10,000 sq. ft. lease area zoned A-1, located on the north side of Frankfort Road (U.S. 460 W.) and north of its intersection with Ironworks Pike. POSTPONED
- B. PDP-2008-27 Georgetown/Lexington KOA Kampground – Preliminary Development Plan for an RV campground with 179 camping sites and ancillary facilities on 26.1 acres, located between Lexington Road (U.S. 25 S.), Coleman Lane, and Ironworks Road.

**III. OTHER BUSINESS**

**1. Staff Reports/Other Business – New**

- A. Amendment to *Zoning Ordinance* regarding temporary uses
- B. Board of Adjustment Fee Schedule
- C. Election of Officers
- D. Update of previously approved projects and agenda items

**IV. ADJOURNMENT**

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
AGENDA**

**December 10, 2009**

**I. 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
5. Consent agenda

**II. APPLICATIONS**

**1. Development Plans – New**

- A. PDP-2009-19 Longview Telecommunication Tower – Preliminary Development Plan for a 250' lattice telecommunication tower located on a 10,000 sq. ft. lease area zoned A-1, located on the north side of Frankfort Road (U.S. 460 W.) and north of its intersection with Ironworks Pike.
- B. PDP-2009-20 Morgan Property – Amended Preliminary Development Plan for a 3.57-acre site, located on the southeast corner of Paris Pike (U.S. 460 E.) and the Elkhorn Creek.

**III. OTHER BUSINESS**

**1. Staff Reports/Other Business – Old**

None

**2. Staff Reports/Other Business – New**

- A. Approval of 2010 Application Deadline Schedule
- B. Update of previously approved projects and agenda items

**IV. ADJOURNMENT**

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
AGENDA**

**November 12, 2009**

**I. COMMISSION BUSINESS**

1. Approval of October invoices
2. Approval of October 8, 2009 minutes
3. Approval of November agenda
4. Items for postponement and withdrawal
5. Consent agenda

**II. OTHER BUSINESS**

- A. Separation of Group Homes – PUBLIC HEARING
- B. Update of previously approved projects and agenda items

**III. ADJOURNMENT**

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
AGENDA**

**October 8, 2009**

**I. COMMISSION BUSINESS**

1. Approval of August invoices
2. Approval of September invoices
3. Approval of August 13, 2009 minutes
4. Approval of October agenda
5. Items for postponement and withdrawal
6. Consent agenda

**II. APPLICATIONS**

**1. Rezoning/Zoning Map Amendments – Old**

None

**2. Rezoning/Zoning Map Amendments – New**

- A. ZMA-2009-16 Land and Timber Zone Change – Rezoning request from A-1 and B-1 to B-2 and Conceptual Development Plan for 13.748 acres located on the northeast corner of Cincinnati Road (U.S. 25 N.) and Rogers Gap Road (KY 620). PUBLIC HEARING

**3. Subdivision Requests – Old**

None

**4. Subdivision Requests – New**

- A. PSP-2009-18 Glen Meadow Subdivision – Preliminary Subdivision Plat for fourteen (14) five-acre and larger lots, located on the west side of Gunnell Road, approximately one-half mile north of U.S. 62 (Cynthiana Road).

**5. Development Plans – Old**

None

**6. Development Plans – New**

- A. PDP-2009-12 Old Friends, Inc. – Amended Preliminary Development Plan for eight dwelling units on five acres in a cluster development located on the west side of Paynes Depot Road, one mile south of McClelland Circle.

- B. PDP-2009-17 Wiglesworth Property – Preliminary Development Plan for a 1.5-acre paving project on an existing I-1 development located on the west side of Triport Road, north of W. Yusen Way.

### **III. OTHER BUSINESS**

#### **1. Staff Reports/Other Business – Old**

None

#### **2. Staff Reports/Other Business – New**

- A. Interviews for Board of Adjustment position
- B. Update of previously approved projects and agenda items

### **IV. ADJOURNMENT**

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
AGENDA**

**September 10, 2009**

***Meeting Canceled***

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
AGENDA**

**August 13, 2009**

**I. COMMISSION BUSINESS**

1. Approval of July invoices
2. Approval of July 9, 2009 minutes
3. Approval of August agenda

**II. OTHER BUSINESS**

**1. Staff Reports/Other Business – Old**

- A. Cherry Blossom road improvements (Oxford Drive)

**2. Staff Reports/Other Business – New**

- A. Statement of Comprehensive Plan compliance for proposed Georgetown Events and Commerce Center Development Plan
- B. Discussion on removal of tree buffer on Ridgeview Road (Coal Ridge)
- C. Review of applications for Georgetown Board of Adjustments vacancy
- D. Update on previously approved projects and agenda items

**III. ADJOURNMENT**

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
AGENDA**

**July 11, 2009**

**I. COMMISSION BUSINESS**

1. Approval of June invoices
2. Approval of June 11, 2009 minutes
3. Approval of July agenda
4. Items for postponement and withdrawal
5. Consent agenda

**II. APPLICATIONS**

**1. Rezoning/Zoning Map Amendments – Old**

- A. ZMA-2009-5 The Enclave Subdivision – Rezoning request from R-1C PUD to R-2 PUD and Conceptual Development Plan for 25.73 acres located on the northwest corner of the intersection of Frankfort Road (U.S. 460 W.) and Paynes Landing Blvd. PUBLIC HEARING

**4. Rezoning/Zoning Map Amendments – New**

- A. ZMA-2009-13 Spade Corporation – Rezoning request from A-1 to B-2 for 0.253 acres located on the east side of Connector Road. PUBLIC HEARING

**5. Subdivision Requests – Old**

- A. FSP-2009-8/FSP-2009-9 Stonecrest Property – Final Subdivision Plat to split seven (7) existing single-family lots in Stonecrest Subdivision to create (14) townhouse lots, located south of McClelland Circle and east of Berkshire Lane.

**6. Subdivision Requests – New**

None

**7. Development Plans – Old**

None

**6. Development Plans – New**

- A. PDP-2009-12 Old Friends, Inc. Preliminary Development Plan for eight temporary dwelling units on five acres in a cluster development, located on the west side of Paynes Depot Road, one mile south of McClelland Circle.

- B. PDP-2009-14 Bolton Cell Tower – Preliminary Development Plan for a 199' high, self-supporting cellular/microwave tower, located south of the intersection of Frankfort Road and Stamping Ground Road.

### **III. OTHER BUSINESS**

#### **1. Staff Reports/Other Business – Old**

- A. Discussion on swearing-in process

#### **2. Staff Reports/Other Business – New**

- A. Watson Original Signs & Graphics discussion (403 S. Broadway)
- B. Thunder Vallies Animal Hospital discussion on removal of two notes on the plat
- C. Upcoming expiring Letters of Credit/Bonds
- D. Update of previously approved projects and agenda items

### **IV. ADJOURNMENT**

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
AGENDA**

**June 11, 2009**

**I. COMMISSION BUSINESS**

1. Approval of May invoices
2. Approval of May 14, 2009 minutes
3. Approval of May 18, 2009 minutes
4. Approval of June agenda
5. Items for postponement and withdrawal
6. Consent agenda

**II. APPLICATIONS**

**1. Rezoning/Zoning Map Amendments – Old**

- A. ZMA-2009-5 The Enclave Subdivision – Rezoning request from R-1C PUD to R-2 PUD and Conceptual Development Plan for 25.73 acres located on the northwest corner of the intersection of Frankfort Road (U.S. 460 W.) and Paynes Landing Blvd. CONTINUED TO JULY

**8. Rezoning/Zoning Map Amendments – New**

- A. ZMA-2009-10 Ratliff Zone Change – Rezoning request from I-1 to B-5 and Conceptual Development Plan for 36.6 acres, located on the east side of Cherry Blossom Way between Barkley Lane and Cynthiana Road (U.S. 62). PUBLIC HEARING

**9. Subdivision Requests – Old**

None

**10. Subdivision Requests – New**

- A. FSP-2009-06 Dearinger Property – Final Subdivision Plat for one 7,527 sq. ft. lot, zoned I-2, on the northwest corner of the intersection of Maddox and Jackson Streets.
- B. FSP-2009-8/FSP-2009-9 Stonecrest Property – Final Subdivision Plat to split seven (7) existing single-family lots in Stonecrest Subdivision to create (14) townhouse lots, located south of McClelland Circle and east of Berkshire Lane. POSTPONED TO JULY

**11. Development Plans – Old**

- A. FDP-2008-44 Lemons Mill Project – Amended – Preliminary Development Plan for 50 multi-family units on 7.07 acres zoned R-2 (PUD), located south of East Main Extended, east of McClelland Circle, north of Lemons Mill Road.

**6. Development Plans – New**

- A. PDP-2009-07 Hunter Townhomes – Preliminary Development Plan for a 28-unit townhouse development in the Colony neighborhood, located on the south side of Colony Blvd., west of U.S. 25.
- B. PDP-2009-11 American Cell Tower – Preliminary Development Plan for a 256' high, self-supporting cellular/microwave tower, located off Green lane, north of Stamping Ground Road (KY 227).

**III. OTHER BUSINESS**

**1. Staff Reports/Other Business – Old**

- A. Discussion on swearing-in process – WILL BE DISCUSSED IN JULY DUE TO LEGAL COUNSEL'S ABSENCE

**2. Staff Reports/Other Business – New**

- A. Cherry Blossom Village Phase 2 – Oxford Drive improvements
- B. Georgetown Urgent Treatment Center turn lane improvements
- C. Group Home Ordinance discussion
- D. Upcoming expiring Letters of Credit/Bonds
- E. Update of previously approved projects and agenda items

**IV. ADJOURNMENT**

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
AGENDA**

**May 18, 2009**

**I. COMMISSION BUSINESS**

1. Approval of May 18 agenda
2. Items for postponement and withdrawal

**II. APPLICATIONS**

**1. Rezoning/Zoning Map Amendments – Old**

- A. ZMA-2008-37 Sparks Farm Development – Rezoning request from A-1 to R-2 PUD for 25.77 acres, located on the west side of Lisle Road (KY 1963) and ¼ mile south of Lemons Mill Road (KY 1962). PUBLIC HEARING
- B. ZMA-2008-35 Lifestyle Communities – Rezoning request from B-2 to B-5 and R-2 PUD for 19.061 acres located northwest of Old Oxford road, northeast of Magnolia Drive, and behind existing Lowe’s retail center. PUBLIC HEARING

**III. OTHER BUSINESS**

**1. Staff Reports/Other Business – Old**

None

**2. Staff Reports/Other Business – New**

- A. Sadieville Urban Service Boundary – PUBLIC HEARING

**IV. ADJOURNMENT**

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
AGENDA**

**May 14, 2009**

**I. COMMISSION BUSINESS**

1. Approval of April invoices
2. Approval of April 2, 2009 minutes
3. Approval of April 9, 2009 minutes
4. Approval of May agenda
5. Items for postponement and withdrawal
6. Consent agenda

**II. APPLICATIONS**

**1. Rezoning/Zoning Map Amendments – Old**

- A. ZMA-2008-47 Pleasant Valley Section II, Phase II – Rezoning request on 33.27 acres from R-1C (PUD) to R-2 (PUD) and 24.67 acres from R-1C (PUD) to C-1 (Conservation District), located on the west side of Schneider Drive, west of Pleasant Valley II, Phase II, Unit I, and east of Oxford Drive. PUBLIC HEARING
- B. ZMA-2009-5 The Enclave Subdivision – Rezoning request from R-1C PUD to R-2 PUD and Conceptual Development Plan for 25.73 acres located on the northwest corner of the intersection of Frankfort Road (U.S. 460 W.) and Paynes Landing Blvd. PUBLIC HEARING

**12. Rezoning/Zoning Map Amendments – New**

None

**13. Subdivision Requests – Old**

None

**14. Subdivision Requests – New**

- A. FSP-2009-06 Dearinger Property – Final Subdivision Plat for one 7,527 sq. ft. lot, zoned I-2, on the northwest corner of the intersection of Maddox and Jackson Streets. POSTPONED

**15. Development Plans – Old**

- A. PDP-2009-4 New Kingdom Hall – Preliminary Development Plan for a 4,356 sq. ft. church on 1.39 acres located on the southeast corner of the U.S. 460 Bypass and East Main Street Extended.

**6. Development Plans – New**

None

### **III. OTHER BUSINESS**

#### **1. Staff Reports/Other Business – Old**

A. Proposed Sign Ordinance - Public Hearing

#### **2. Staff Reports/Other Business – New**

A. Continuing Education hours for Mr. Sapp

B. Upcoming expiring Letters of Credit/Bonds

C. Update of previously approved projects and agenda items

### **IV. ADJOURNMENT**

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
AGENDA**

**April 9, 2009**

**I. COMMISSION BUSINESS**

1. Approval of March invoices
2. Approval of March 12, 2009 minutes
3. Approval of April agenda
4. Items for postponement and withdrawal
5. Consent agenda

**II. APPLICATIONS**

**1. Rezoning/Zoning Map Amendments – Old**

- A. Determination for rehearing Sparks Farm Development
- B. Determination for rehearing Lifestyle Communities
- C. ZMA-2008-37 Sparks Farm Development – Rezoning request from A-1 to R-2 PUD for 25.77 acres, located on the west side of Lisle Road (KY 1963) and ¼ mile south of Lemons Mill Road (KY 1962). IF COMMISSION VOTES TO RE-HEAR APPLICATION, IT WILL BE HEARD AT THE MAY 14, 2009 MEETING
- D. ZMA-2008-35 Lifestyle Communities – Rezoning request from B-2 to B-5 and R-2 PUD for 19.061 acres located northwest of Old Oxford road, northeast of Magnolia Drive, and behind existing Lowe’s retail center. IF COMMISSION VOTES TO RE-HEAR APPLICATION, IT WILL BE HEARD AT THE MAY 14, 2009 MEETING
- E. ZMA-2008-47 Pleasant Valley Section II, Phase II – Rezoning request on 33.27 acres from R-1C (PUD) to R-2 (PUD) and 24.67 acres from R-1C (PUD) to C-1 (Conservation District), located on the west side of Schneider Drive, west of Pleasant Valley II, Phase II, Unit I, and east of Oxford Drive. POSTPONED

**16. Rezoning/Zoning Map Amendments – New**

- A. ZMA-2009-03 Old Friends, Inc. – Rezoning request from A-1 to A-1R and Conceptual Development Plan for 92.551 acres located on the west side of Paynes Depot Road (U.S. 62), north of Ironworks Road. PUBLIC HEARING
- B. ZMA-2009-5 The Enclave Subdivision – Rezoning request from R-1C PUD to R-2 PUD and Conceptual Development Plan for 25.73 acres located on the northwest corner of the intersection of Frankfort Road (U.S. 460 W.) and Paynes Landing Blvd. PUBLIC HEARING

**17. Subdivision Requests – Old**

None

**18. Subdivision Requests – New**

None

**19. Development Plans – Old**

None

**6. Development Plans – New**

- A. PDP-2009-4 New Kingdom Hall – Preliminary Development Plan for a 4,356 sq. ft. church on 1.39 acres located on the southeast corner of the U.S. 460 Bypass and East Main Street Extended. POSTPONED

**III. OTHER BUSINESS**

**1. Staff Reports/Other Business – Old**

- A. Discussion of proposed Sign Ordinance

**2. Staff Reports/Other Business – New**

- A. Review of proposed FY 09-10 budget
- B. Upcoming expiring Letters of Credit/Bonds
- C. Update of previously approved projects and agenda items

**IV. ADJOURNMENT**

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
AGENDA**

**March 12, 2009**

**I. COMMISSION BUSINESS**

1. Approval of February invoices
2. Approval of February 12, 2009 minutes
3. Approval of March agenda
4. Items for postponement and withdrawal
5. Consent agenda

**II. APPLICATIONS**

**1. Rezoning/Zoning Map Amendments – Old**

- A. Determination for rehearing Sparks Farm Development POSTPONED TO APRIL, 2009
- B. ZMA-2008-37 Sparks Farm Development – Rezoning request from A-1 to R-2 PUD for 25.77 acres, located on the west side of Lisle Road (KY 1963) and ¼ mile south of Lemons Mill Road (KY 1962). POSTPONED TO APRIL, 2009
- C. ZMA-2008-47 Pleasant Valley Section II, Phase II – Rezoning request on 33.27 acres from R-1C (PUD) to R-2 (PUD) and 24.67 acres from R-1C (PUD) to C-1 (Conservation District), located on the west side of Schneider Drive, west of Pleasant Valley II, Phase II, Unit I, and east of Oxford Drive. POSTPONED

**20. Rezoning/Zoning Map Amendments – New**

None

**21. Subdivision Requests – Old**

None

**22. Subdivision Requests – New**

- A. FSP-2009-2 Moore Property – Final Subdivision Plat for two 5-acre tracts subdivided from a 22.2-acre parent tract zoned A-1, located on the west side of Muddy Ford Road (KY 922).

**23. Development Plans – Old**

- A. PDP-2008-27 Georgetown/Lexington KOA Kampground – Preliminary Development Plan for an R.V. campground with 179 camping sites and ancillary facilities on 26.1 acres, located between Lexington Road (U.S. 25), Coleman Lane, and Ironworks Road (KY 1973). POSTPONED

- B. FDP-2008-44 Lemons Mill Project - Amended – Final Development Plan for 50 multi-family units on 7.07 acres zoned R-2 (PUD), located south of East Main Street Extended, east of McClelland Circle, north of Lemons Mill Road.  
POSTPONED

**6. Development Plans – New**

None

**III. OTHER BUSINESS**

**1. Staff Reports/Other Business – Old**

- A. Discussion on Northeast Georgetown Traffic Study

**2. Staff Reports/Other Business – New**

- A. Ester Hall request to remove berm (125 Whitman Way in Adena Ridge)
- B. Upcoming expiring Letters of Credit/Bonds
- C. Disseminate draft copy of proposed Sign Ordinance
- D. FY 08-09 Audit
- E. Permanent status for Brian Shorkey
- F. Update of previously approved projects and agenda items

**IV. ADJOURNMENT**

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
AGENDA**

**February 12, 2009**

**I. COMMISSION BUSINESS**

1. Approval of January invoices
2. Approval of January 8, 2009 minutes
3. Approval of February agenda
4. Items for postponement and withdrawal
5. Consent agenda

**II. APPLICATIONS**

**1. Rezoning/Zoning Map Amendments – Old**

- A. Determination for rehearing Sparks Farm Development POSTPONED TO APRIL, 2009
- B. ZMA-2008-37 Sparks Farm Development – Rezoning request from A-1 to R-2 PUD for 25.77 acres, located on the west side of Lisle Road (KY 1963) and ¼ mile south of Lemons Mill Road (KY 1962). POSTPONED TO APRIL, 2009

**24. Rezoning/Zoning Map Amendments – New**

- A. ZMA-2008-46 Georgetown Apartments & Retail – Rezoning request from B-5 to R-3 for 17.6 acres, located on the east side of Blossom Park Drive (a private road at this point) and on the north side of Ikebana Path.
- B. ZMA-2008-47 Pleasant Valley Section II, Phase II – Rezoning request on 33.27 acres from R-1C (PUD) to R-2 (PUD) and 24.67 acres from R-1C (PUD) to C-1 (Conservation District), located on the west side of Schneider Drive, west of Pleasant Valley II, Phase II, Unit I, and east of Oxford Drive.

**25. Subdivision Requests – Old**

None

**26. Subdivision Requests – New**

None

**27. Development Plans – Old**

- A. PDP-2008-27 Georgetown/Lexington KOA Kampground – Preliminary Development Plan for an R.V. campground with 179 camping sites and ancillary facilities on 26.1 acres, located between Lexington Road (U.S. 25), Coleman Lane, and Ironworks Road (KY 1973). POSTPONED

- B. FDP-2008-44 Lemons Mill Project - Amended – Final Development Plan for 50 multi-family units on 7.07 acres zoned R-2 (PUD), located south of East Main Street Extended, east of McClelland Circle, north of Lemons Mill Road.  
POSTPONED

**6. Development Plans – New**

- A. PDP-2009-1 Amended Urgent Treatment Center – Amended Preliminary Development Plan for an Urgent Treatment Center located on the west side of Oxford Drive and the east side of Cherry Blossom Way (U.S. 62), adjacent to Applebee's.

**III. OTHER BUSINESS**

**1. Staff Reports/Other Business – Old**

None

**2. Staff Reports/Other Business – New**

- A. Upcoming expiring Letters of Credit/Bonds
- B. Distribution of Northeast Georgetown Traffic Plan
- C. Update of previously approved projects and agenda items

**IV. ADJOURNMENT**

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
AGENDA**

**January 8, 2009**

**I. COMMISSION BUSINESS**

1. Approval of December invoices
2. Approval of December 11, 2008 minutes
3. Approval of January agenda
4. Items for postponement and withdrawal
5. Consent agenda

**II. APPLICATIONS**

**1. Rezoning/Zoning Map Amendments – Old**

- A. Determination for rehearing Sparks Farm Development POSTPONED TO FEBRUARY, 2009
- B. ZMA-2008-37 Sparks Farm Development – Rezoning request from A-1 to R-2 PUD for 25.77 acres, located on the west side of Lisle Road (KY 1963) and ¼ mile south of Lemons Mill Road (KY 1962). POSTPONED TO FEBRUARY, 2009

**28. Rezoning/Zoning Map Amendments – New**

- C. ZMA-2008-46 Georgetown Apartments & Retail – Rezoning request from B-5 to R-3 for 17.6 acres, located on the east side of Blossom Park Drive (a private road at this point) and on the north side of Ikebana Path. POSTPONED
- D. ZMA-2008-47 Pleasant Valley Section II, Phase II – Rezoning request on 33.27 acres from R-1C (PUD) to R-2 (PUD) and 24.67 acres from R-1C (PUD) to C-1 (Conservation District), located on the west side of Schneider Drive, west of Pleasant Valley II, Phase II, Unit I, and east of Oxford Drive.

**29. Subdivision Requests – Old**

None

**30. Subdivision Requests – New**

- A. PSP-2008-50 Price Farm – Preliminary Subdivision Plat for 304 detached, single-family residential lots and 249 multi-family units on 126.79 acres zoned R-1C (PUD), located on the northwest side of Old Oxford Road, east of Lanes Run Creek, and north of the Cherry Blossom development.

**31. Development Plans – Old**

- A. PDP-2008-27 Georgetown/Lexington KOA Kampground – Preliminary Development Plan for an R.V. campground with 179 camping sites and ancillary facilities on 26.1 acres, located between Lexington Road (U.S. 25), Coleman Lane, and Ironworks Road (KY 1973). POSTPONED
- B. FDP-2008-44 Lemons Mill Project - Amended – Final Development Plan for 50 multi-family units on 7.07 acres zoned R-2 (PUD), located south of East Main Street Extended, east of McClelland Circle, north of Lemons Mill Road. POSTPONED TO FEBRUARY, 2009

**6. Development Plans – New**

- A. PDP-2008-49 Bolt Development - Preliminary Development Plan for a 12,000 sq. ft. building on 1.19 acres zoned I-1, located on the southwest corner of the intersection of Carley Drive and Summer Court in the Georgetown Industrial Park.

**III. OTHER BUSINESS**

**1. Staff Reports/Other Business – Old**

None

**2. Staff Reports/Other Business – New**

- A. Upcoming expiring Letters of Credit/Bonds
- B. Update of previously approved projects and agenda items

**IV. ADJOURNMENT**

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
AGENDA**

**December 11, 2008**

**I. COMMISSION BUSINESS**

1. Approval of November invoices
2. Approval of November 13, 2008 minutes
3. Approval of December agenda
4. Items for postponement and withdrawal
5. Consent agenda

**II. APPLICATIONS**

**1. Rezoning/Zoning Map Amendments – Old**

- A. Determination for rehearing Sparks Farm Development POSTPONED TO FEBRUARY, 2009
- B. ZMA-2008-37 Sparks Farm Development – Rezoning request from A-1 to R-2 PUD for 25.77 acres, located on the west side of Lisle Road (KY 1963) and ¼ mile south of Lemons Mill Road (KY 1962). POSTPONED TO FEBRUARY, 2009

**32. Rezoning/Zoning Map Amendments – New**

- E. ZMA-2008-46 Georgetown Apartments & Retail – Rezoning request from B-5 to R-3 for 17.6 acres, located on the east side of Blossom Park Drive (a private road at this point) and on the north side of Ikebana Path. POSTPONED
- F. ZMA-2008-47 Pleasant Valley Section II, Phase II – Rezoning request on 33.27 acres from R-1C (PUD) to R-2 (PUD) and 24.67 acres from R-1C (PUD) to C-1 (Conservation District), located on the west side of Schneider Drive, west of Pleasant Valley II, Phase II, Unit I, and east of Oxford Drive. POSTPONED

**33. Subdivision Requests – Old**

None

**34. Subdivision Requests – New**

None

**35. Development Plans – Old**

- A. PDP-2008-27 Georgetown/Lexington KOA Kampground – Preliminary Development Plan for an R.V. campground with 179 camping sites and ancillary

facilities on 26.1 acres, located between Lexington Road (U.S. 25), Coleman Lane, and Ironworks Road (KY 1973). POSTPONED

## **6. Development Plans – New**

- A. FDP-2008-44 Lemons Mill Project - Amended – Final Development Plan for 50 multi-family units on 7.07 acres zoned R-2 (PUD), located south of East Main Street Extended, east of McClelland Circle, north of Lemons Mill Road. POSTPONED TO JANUARY, 2009
- B. PDP-2008-45 New Hope Baptist Church – Amended – Preliminary Development Plan for a 5,016 sq. ft. church on 3.43 acres zoned A-1 (Agriculture), located on the west side of Lexington Road (U.S. 25 S.) and south of Coleman Lane.
- C. PDP-2008-48 Powertel/Memphis Cell Tower – Preliminary Development Plan for a 300' high, self-supporting cellular/microwave tower located on the northwest side of Stonetown Road.

## **III. OTHER BUSINESS**

### **1. Staff Reports/Other Business – Old**

- A. Price Farm – removal of condition regarding density
- B. Employee Handbook

### **2. Staff Reports/Other Business – New**

- A. Proposed Text Amendment to require a landscape buffer between residentially zoned property and agriculturally zoned tracts of less than six acres which lie adjacent to agriculturally zoned tracts of six acres or more
- B. 2009 Application Deadlines and Meeting Schedule
- C. Upcoming expiring Letters of Credit/Bonds
- D. Procedure for Taking Oaths before the Planning Commission
- E. Update of previously approved projects and agenda items

## **IV. ADJOURNMENT**

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
AGENDA**

**November 13, 2008**

**I. NORTHEAST GEORGETOWN TRAFFIC STUDY** – Presentation to begin at 5:00 p.m. –  
PUBLIC HEARING

**II. COMMISSION BUSINESS**

1. Approval of October invoices
2. Approval of October 9, 2008 minutes
3. Approval of November agenda
4. Items for postponement and withdrawal
5. Consent agenda

**III. APPLICATIONS**

**1. Rezoning/Zoning Map Amendments – Old**

- A. ZMA-2008-20 Pinnacle Parkside Shoppes – Amendment to the 2006 Comprehensive Plan from Urban Residential to Commercial and Zoning Map Amendment from A-1 (Agricultural) to B-5 (General Commercial Park) for 12.3 acres located on the north side of McClelland Circle (U.S. 460 Bypass), southwest of the Suffoletta Family Aquatic Center, and west of Lexington Road (U.S. 25 S). WITHDRAWN
- B. Determination for rehearing Sparks Farm Development
- C. ZMA-2008-37 Sparks Farm Development – Rezoning request from A-1 to R-2 PUD for 25.77 acres, located on the west side of Lisle Road (KY 1963) and ¼ mile south of Lemons Mill Road (KY 1962). PUBLIC HEARING

**36. Rezoning/Zoning Map Amendments – New**

None

**37. Subdivision Requests – Old**

- A. FSP-2008-36 Beckett Property – Final Subdivision Plat for two 10-acre tracts subdivided from a 48.35-acre parent tract located on the west side of Muddy Ford Road, north of Delaplain Road. WITHDRAWN

**38. Subdivision Requests – New**

- A. PSP-2008-42 Rains Property – Preliminary Subdivision Plat for one 10-acre tract divided from a 106-acre parent tract located on the west side of Finnell Pike.

- B. PSP-2008-43 Wilder Property – Preliminary Subdivision Plat for three 5-acre tracts subdivided from a 146.27-acre parent tract zoned A-1, located on the west side of Yarnallton Pike.

**39. Development Plans – Old**

- A. PDP-2008-27 Georgetown/Lexington KOA Kampground – Preliminary Development Plan for an R.V. campground with 179 camping sites and ancillary facilities on 26.1 acres, located between Lexington Road (U.S. 25), Coleman Lane, and Ironworks Road (KY 1973). POSTPONED

**6. Development Plans – New**

None

**IV. OTHER BUSINESS**

**1. Staff Reports/Other Business – Old**

None

**2. Staff Reports/Other Business – New**

- A. Upcoming expiring Letters of Credit/Bonds
- B. Employee Handbook
- C. Update of previously approved projects and agenda items

**V. ADJOURNMENT**

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
AGENDA**

**October 9, 2008**

**I. COMMISSION BUSINESS**

1. Approval of September invoices
2. Approval of September 11, 2008 minutes
3. Approval of October agenda
4. Items for postponement and withdrawal
5. Consent agenda

**II. APPLICATIONS**

**1. Rezoning/Zoning Map Amendments – Old**

- B. ZMA-2008-20 Pinnacle Parkside Shoppes – Amendment to the 2006 Comprehensive Plan from Urban Residential to Commercial and Zoning Map Amendment from A-1 (Agricultural) to B-5 (General Commercial Park) for 12.3 acres located on the north side of McClelland Circle (U.S. 460 Bypass), southwest of the Suffoletta Family Aquatic Center, and west of Lexington Road (U.S. 25 S). TO BE CONTINUED

**40. Rezoning/Zoning Map Amendments – New**

- A. ZMA-2008-37 Sparks Farm Development – Rezoning request from A-1 to R-2 PUD for 25.77 acres, located on the west side of Lisle Road (KY 1963) and ¼ mile south of Lemons Mill Road (KY 1962). PUBLIC HEARING

**41. Subdivision Requests – Old**

- A. FSP-2008-36 Beckett Property – Final Subdivision Plat for two 10-acre tracts subdivided from a 48.35-acre parent tract located on the west side of Muddy Ford Road, north of Delaplain Road. POSTPONED

**42. Subdivision Requests – New**

- A. FSP-2008-38 Sue Belle Wilson – Final Subdivision Plat for one new residential tract on property zoned R-2, located on the south side of Bourbon Street, east of Davis Court.
- B. FSP-2008-39 Thoroughbred Energy – Preliminary Subdivision Plat for three new tracts ranging in size from 1.10 to 2.30 acres created by subdividing one 5.01 acre tract zoned B-2, located on the north side of Delaplain Road and west of I-75.

- C. PSP-2008-40 Thoroughbred Acres Unit 7, Section 1 – Amended Preliminary Subdivision Plat for 27 single family residential lots on 9.86 acres zoned R-2 (PUD), located on the southwest side of Champion Way.

**43. Development Plans – Old**

- A. PDP-2008-27 Georgetown/Lexington KOA Kampground – Preliminary Development Plan for an R.V. campground with 179 camping sites and ancillary facilities on 26.1 acres, located between Lexington Road (U.S. 25), Coleman Lane, and Ironworks Road (KY 1973). POSTPONED
- B. PDP-2008-34 Lanes Run Business Park Lot 10 – Preliminary Development Plan for a 14,400 sq. ft. steel fabrication facility on 2.1 acres zoned I-1 (Enhanced), located on the north side of Corporate Blvd., east of Endeavor Drive in the Lanes Run Business Park.

**6. Development Plans – New**

- A. PDP-2008-28 Kentucky Oak Medical Center – Amended Preliminary Development Plan for three office buildings totaling 26,480 sq. ft. on 2.39 acres zoned P-1B, located on the west side of Windsor Path and north of McClelland Circle (460 Bypass).
- B. PDP-2008-41 Oasis Church of Christ – Preliminary Development Plan for a 2,500 sq. ft. church on 5.01 acres zoned A-1, located on the north side of Lemons Mill Road, east of I-75 and Clabber Bottom Lane.

**III. OTHER BUSINESS**

**1. Staff Reports/Other Business – Old**

None

**2. Staff Reports/Other Business – New**

- A. Request for extension of Letters of Credit/Bonds
- B. Discussion on Highview Path
- C. Update of previously approved projects and agenda items

**IV. ADJOURNMENT**