

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

AGENDA

January 12, 2023

6:00 p.m.

I. COMMISSION BUSINESS

- A. Approval of December invoices
- B. Approval of December 8, 2022 minutes
- C. Approval of January 12, 2023 agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

II. NEW BUSINESS

- A. FSP-2022-47 Joann Warner Property - POSTPONED
- B. PDP-2022-44 Worldwide Equipment - POSTPONED
- C. ZMA-2022-57 Big Pine Land - Zone change request for approximately 199.58 acres from A-1 to A-5 located east side of Burton Pike, north of Biddle. PUBLIC HEARING
- D. Urban Service Boundary - Review and Consideration of Requests for inclusion in the proposed boundary. PUBLIC HEARING

IV. OTHER BUSINESS

- A. Agricultural Buffers Text Amendment - PUBLIC HEARING
- B. Update of Previously Approved Projects and Agenda Items

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
December 8, 2022**

The regular meeting was held in the Scott County Courthouse on December 8, 2022. The meeting was called to order by Chairman Mark Sulski at 6:00 p.m. Also present were Commissioners Charlie Mifflin, James Stone, Duwan Garrett, Brad Green, Mary Singer, David Vest, Dann Smith, and Director Joe Kane, Planner Elise Ketz, Engineer Ben Krebs, and Attorney Charlie Perkins. Commissioner Rhett Shirley and Planner Matt Summers were absent.

Motion by Stone, second by Garrett, to approve the November invoices. Motion carried.

Motion by Garrett, second by Singer, to approve the November 10, 2022 minutes. Motion carried.

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

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

Consent Agenda

A representative of the Dearinger Tract 2 Property (PSP-2022-52) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Mifflin, second by Vest, to approve the application. Motion carried unanimously.

Mark Sulski Resolution

Motion by Singer, second by Mifflin, approving a Resolution recognizing Mark Sulski and thanking him for his service as a member and chairman of the Georgetown-Scott County Planning Commission.

PDP-2022-40 Living Waters Fellowship Addition - Preliminary Development Plan to construct two connected 3,000 sq. ft buildings (6,000 sq. ft. total) for a proposed child daycare and meeting space located at 172 Gunnell Road.

Ms. Ketz stated the proposed additional building is on 5.6 acres. She stated the applicant is requesting 4 variances/waivers. The first being to reduce the ILA from 10% to 4.8%, reduce the tree canopy from 13% to 5.38%, waiver for gravel parking lot/storage area, and waiver for VUA perimeter landscaping around the 3,996 SF drop off path.

She stated in October 2021 the Scott County Board of Adjustment approved a childcare center. In April 2022 the Scott County Board of Adjustment approved a new building for daycare and school adjacent to the church building.

She stated after the August meeting there was discussion about the use, and she presented a summary of findings from the Planning Commission attorney. She stated a petition was submitted by the neighbors regarding the conditional use permit and their concern about the traffic, safety, and conditions of Gunnell Road.

She stated the Planning Commission must make an interpretation of the BOA's intent based upon the provided evidence.

She stated the gravel parking lot was installed without a development plan. She stated utility lines are located under the gravel lot.

She stated that currently there is an interior landscape deficit of 1,414 square feet and a deficit for interior landscape trees of four.

She stated if the preliminary development plan is approved, staff will support a waiver for the gravel parking lot and the ILA, but not the VUA perimeter landscape requirements. She stated condition of approval nine states that all ILA should be installed within the paved parking lot area.

Commissioner Mifflin asked for clarification about the application stating for a school and the number of kids.

Donnie Fryman, Youth Minister for Living Waters Church, stated the church is agreeable to the addition of 4 trees to meet landscaping requirements.

He stated at workshop Commissioner Shirley and Stone had questions. He stated he brought paperwork to answer those questions about the licensing requirements. He stated that currently the church is licensed as a childcare facility with a capacity of 48 kids. He stated potentially they will be able to have 32 more kids. He stated they plan to be at full capacity within 5 to 8 years starting at the elementary school level and following those kids forward.

Harold Simms, attorney for neighbors, stated the applicant had a conditional use permit to operate a childcare center not a school. He stated a change of daycare to a school would impact the neighborhood.

Tom Probst, 284 Gunnell Road, stated that a school was approved by the BOA but questioned what kind of school. He stated that a petition by the neighbors against the application has been submitted.

Bill Parker, 177 Gunnell Road, stated that if the application is approved, he hopes that the waivers are not approved. He stated the application will change the area.

John Sosbe, attorney for applicant, stated that the BOA approved the amended conditional use permit in April 2022. He stated that the neighbors submitted a petition after the fact and should have been done when the application was before the BOA.

Mr. Parker stated that part of the confusion was from the notices. He stated a school would impact the neighbors.

Mr. Simms stated that the applicant did not have a conditional use permit for a school. He stated the applicant asked to expand.

Mr. Sosbe stated that the BOA knew the application was for a school.

After further discussion, **Motion by Singer, second by Vest to recommend approval of the preliminary development plan (PDP-2022-40) subject to ten (10) conditions of approval and two (2) waivers with removal of the words gravel storage area. Motion carried 5-3 with Stone, Garrett, and Green opposed.**

PDP-2022-53 Online Transport - Preliminary Development Plan for an 11,200 SF maintenance/office building and a 288,017 SF gravel storage area located at 656 Old Delaplain Road.

Mr. Kane stated this is the corner lot at the intersection of Old Delaplain and Sims Road. He stated the applicant received preliminary approval in November of 2016, but the preliminary approval has expired. He stated the site is 9.95 acres and the entrance is off Old Delaplain Road. He stated the owner also owns property around the site and the adjoining parcel to the west.

He stated the owner had been using the property since the early 2000's to park semi-trucks. He stated before any changes are made to the property a development plan must be submitted. He stated that currently the surrounding property zoned A-1 is grandfathered and has been used to park semi-truck trailers for 20 +/- years.

He stated the subject property is zoned I-1 with the surrounding property being A-1 and I-2. He stated they would have to rezone the surrounding lots if they want to make any improvements to the surrounding A-1 zoned land.

He stated since the applicant also owns the adjoining property, which would allow them to waive the landscape buffer on the shared lot line. He stated to meet the landscape requirements the staff has requested to clear some of the undergrowth along Sims Road and plant a new hedge.

He stated since the area for the semi-truck storage will be gravel, the applicant has requested a waiver. He stated the applicant also requested a variance to reduce the number of interior VUA trees required from 15 to 10 in the area of the paved employee parking lot.

He stated further development of the adjoining properties used by the Applicant are prohibited unless Preliminary and Final Development Plan approval is obtained.

Brad Boaz, engineer for the applicant with CMW Inc., stated the applicant agrees with the conditions of approval.

Steve Watson, 714 Delaplain Road, stated on Sims Road there is a closed entrance due to previously semi-trucks traveling down Sims Road. He stated the semi-trucks block the traffic due to the width. He stated the onsite lights that were installed came into his home during the night. He stated the applicant did not install a buffer that they proposed before when they came before the Planning Commission. He stated they are open 24 hours a day, 7 days a week so he hears constant noise. He stated he had concern about the dust that comes from the gravel drive.

Commissioner Singer questioned about the buffer of evergreen trees that Mr. Watson stated was a previous condition. Mr. Kane stated it was condition number 10 previously added in 2016.

Commissioner Singer asked for clarification about the entrance. Mr. Kane stated a semi-truck coming out would have to get through the traffic light for another semi-truck to enter. He stated they did propose to widen the driveway entrance for two trucks to be able to pass each other but the entrance is close to the traffic light.

Chairman Sulski questioned if this was the same applicant who installed gravel without permission previously. Mr. Boaz stated the applicant thought gravel would be better than paving the whole area and causing drainage problems. He stated the gravel area is intended for semi-truck storage areas only.

Mr. Boaz thought the existing entrance is the best option for access. He stated the applicant could remove some of the undergrowth and install evergreens.

Chairman Sulski questioned if some of the area could be paved to help the neighbors. Mr. Boaz stated that could cause additional stormwater problems. Mr. Krebs stated if more is paved the detention pond would have to be increased. He stated he has not reviewed their final stormwater plan.

Mr. Watson stated in the last two years, and he has lived there since 1977, he has seen water standing two feet deep in the business buildings on the road downstream from the property.

Commissioner Stone questioned if the semi-trailers constantly sit there. Mr. Watson stated they are in and out, but some are always sitting there. He stated some trailers are sitting on grass.

Chairman Sulski questioned if the applicant had increased site activity and business operations. Mr. Kane stated if you refer to old aerial views, they have been using the area since the early 2000's. He stated staff caught the gravel in 2016 and that is why they came to the Planning Commission then. Mr. Watson stated they have added more gravel for storage and increased activity since 2016.

Commissioner Green asked for more clarification about the gravel and the location. Mr. Kane stated the only area without any gravel is the within portion that is zoned I-1.

Commissioner Singer asked for clarification about the location of the grandfathered portion. Mr. Kane stated the remaining A-1 zoned property would be considered grandfathered. He stated they have been using the property to store trailers back to the early 2000's. He stated in the current regulations you could not be using property zoned A-1 to store trailers.

Attorney Perkins stated if they have more than 10,000 SF they have been using for existing business for more than 10 years without enforcement would be grandfathered. He stated if they have obviously expanded then staff can stop it.

Sam Hamlin, applicant Online Transport, stated they own 35 acres.

Commissioner Singer questioned if the applicant is willing to pave some of the area. Mr. Boaz stated they are paving the main driveway since that is where most of the dust comes from.

Commissioner Mifflin questioned if the detention area is a natural low spot. Mr. Boaz stated water does drain toward that area. Commissioner Mifflin stated he had thought maybe the entrance could be moved over.

Commissioner Green questioned if the building was a shop. Mr. Boaz stated the building is an office/shop.

Mr. Watson stated the traffic problem is at the traffic light at the intersection of Sims Road and Cherry Blossom.

Chairman Sulski stated he thinks the site should be paved and more of a buffer installed.

Mr. Krebs stated that the Sims and Old Delaplain Road intersection close to Cherry Blossom is the problem area. Mr. Watson stated he has talked to District 7 about the problem and there is no plan to fix the traffic issue.

After further discussion, **Motion by Sulski, second by Smith, to deny the Preliminary Development Plan (PDP-2022-53) requesting the applicants to bring the entire site into compliance with current regulations. Motion carried 7-1 with Vest opposed.**

Approval of 2023 Application Meeting Schedule Deadlines

Motion by Singer, second by Mifflin, to approve the 2023 Application Meeting Schedule Deadlines. Motion carried unanimously.

Chairman Sulski adjourned the meeting.

Attest:

Mark Sulski, Chairman

Charlie Perkins, Secretary

BIG PINE LAND ZONE CHANGE
Staff Report to the Georgetown-Scott County Planning Commission
January 12, 2023

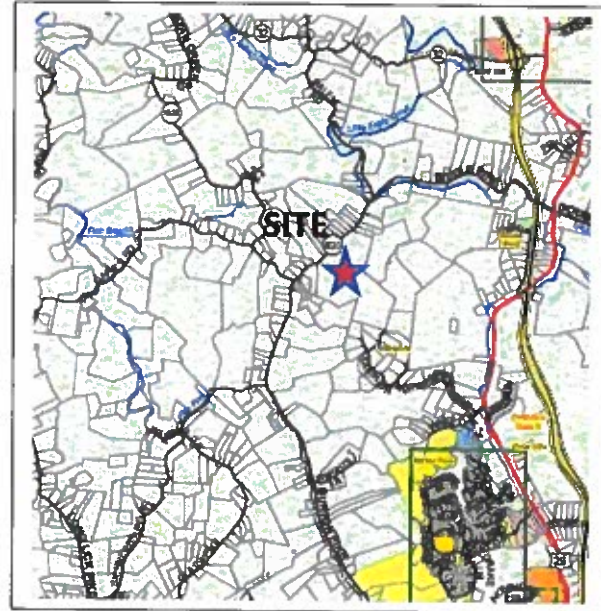
FILE NUMBER: ZMA-2022-57

PROPOSAL: Zone change request for approximately 199.58 acres from A-1 to A-5.

LOCATION: East side of Burton Pike, north of Biddle.

APPLICANT: Alicia Prokos, Big Pine Land, LLC

ENGINEER: Ben Mason, Mason Carr Engineering



STATISTICS:	
Existing Zone	A-1 (Agricultural),
Proposed Zone	A-5 (Rural Residential)
Surrounding Zones	A-1 (Agricultural)
Acreage	232.59 acres (200.01 A-5, remainder 32.58 acres A-1)
Proposed Use	Rural Residential/Agricultural
Max. Building Coverage	20%
New street required	Yes
Water/sewer available	Yes/No
Access	Via Burton Pike

BACKGROUND:

The subject property is a 232.59-acre tract located east of Burton Pike (KY 620) in northern Scott County. The Applicant is proposing to create thirty-one (31) new tracts between 5 and 10 acres in size and leave a remainder tract of 32.58-acres zoned A-1 to be consolidated with adjoining land. The A-1 zoning district prohibits *“Major residential subdivisions of tracts between five and less than ten acres. A major residential subdivision is the division of land into four (4) or more residential tracts including the parent tract”*

The Applicant is seeking to rezone the majority of their property from A-1 to A-5 (Rural Residential). The A-5 district allows *"Single-family residential dwellings on five (5) acre to less than ten (10) acre tracts or Cluster Developments"* by right.

The neighboring properties are all zoned A-1 (Agricultural).

LEGAL CONSIDERATIONS:

Any zone change request is required to meet the following standards from *Kentucky Revised Statutes, Chapter 100:*

Section 100.213 Findings necessary for proposed map amendment – Reconsideration.

1. *Before any map amendment is granted, the planning commission . . . must find that the map amendment is in agreement with the adopted comprehensive plan, or, in the absence of such a finding, that one (1) or more of the following apply and such finding shall be recorded in the minutes and records of the planning commission or the legislative body or fiscal court:*

- a. That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate;*
- b. That there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area.*

Part 1: The Comprehensive Plan provides guidance for consideration of zone change requests. The requested zone change to the A-5 zoning district complies with the Comprehensive Plan Future Land Use Map designation for the area as "Agricultural". The future land use map indicates lands outside the municipal urban service boundaries should remain Agricultural. The Agricultural District also allows rural residences on a minimum 5-acre lot. Rural Residential is described by the Comprehensive Plan as, *"less dense residential uses outside of the Urban Service Boundary and unincorporated areas."*

Therefore, Part 1 does apply to the proposed use of the property. Part a and b need not be considered. However, the presence of Environmentally Sensitive Lands and the Adequacy of Infrastructure should be considered in any zone change which will allow for increased intensity of use.

The (A-1) Agricultural zone and the A-5 (Rural residential) zone are both zone districts intended for application to the unincorporated county. The A-5 zone is intended for areas with adequate infrastructure in place to support major rural subdivisions. The Sufficiency of Infrastructure clause and the Environmentally Sensitive Lands Ordinance in addition to the Comprehensive Plan Future Land Use Map should guide decisions on whether to approve new major subdivisions in the County.

Steep slopes of greater than 10% are required to be identified in the any zone change Concept Plan as well as sink holes, major rock formations, springs, floodplains and landfills/refuse areas. Due to the nature of the northern part of the county, steep slopes are to be identified but are not formally included

in the definition of environmentally sensitive areas. The subject property is predominately steeply sloped with the majority of the farm consisting of slopes between 10-30%.

SUFFICIENCY OF INFRASTRUCTURE:

Article 1, Sec. 165 of the *Subdivision and Development Regulations for Scott County, Kentucky* states that “the Planning Commission may deny approval of any proposed development for which infrastructure sufficient to serve the needs generated by the proposed development is neither available nor planned to be constructed as part of the proposal or as part of the capital improvement program for the providing agency.”

Roadways

Burton Pike, a state roadway, currently provides the only access to the farm proposed for rezoning. The zone change concept plan indicates a new roadway will be constructed from Burton Pike up the main valley on the farm which will provide driveway access to a majority of the proposed lots. Two other driveways from Burton Pike are proposed to serve the remainder of the lots. The new roadway will be built to county standards (20' pavement width) to provide internal access.

However, the primary external access to the proposed subdivision, Burton Pike, has insufficient pavement width in this area of the county to serve the additional traffic generated by a new subdivision of this size. The proposed land use is appropriate, but the number of concentrated homes, accessing a constrained roadway with 14' width and the increased activity associated with additional traffic generated by school buses, delivery vehicles, emergency vehicles, snow plows, etc. would create an unsafe situation. Until such time as Burton Pike is widened to allow safe two-way traffic, this zone change should be deferred.

The farm is currently divided into three tracts. The applicant would be allowed to by right, without a zone change to A-5, to subdivide each of the existing tracts into three lots, including the remainder, with each lot being greater than 5-acres in size.

The proposed main entrance to the subdivision is 5.5 miles north of the Northwest Georgetown Bypass and 2.6 miles south of US 25. Burton Pike is essentially a constrained rural roadway with no center striping north from the subject property until it intersects with US 25 and south from the subject property for about 2 miles. Burton Pike in this area is a roadway with 14' of pavement width, which is width insufficient to provide for two standard width travel lanes. The State Transportation Cabinet does not paint a center stripe on rural roadways unless there is minimum 16-feet of pavement or space for two 8-foot driving lanes.

Where there is insufficient infrastructure in place to support major new development, (i.e. narrow roads) The Planning Commission typically recommends incremental widening of roads to county minimum standards along the property frontage as development is approved. This allows for incremental improvement to the shared road network proportional to the demand created by the new development. This would mean providing additional road right-of-way and widening Burton Pike pavement by an additional three feet, including shoulders and ditches, along the frontage of the farm.

In this case, the applicant has stated it is not financially feasible for them to widen the road due to the length of their frontage. If the road was widened along the property frontage, the road would still reduce back to the 14' width on either side of the farm and would continue at that inadequate width for 2+/- miles until it widened or intersected with a major arterial roadway. This incremental approach is not ideal, but it is the most feasible means the Planning Commission has to improve the access to the farm in an equitable manner, considering it is the applicants development that is generating the potential additional vehicle traffic.

Utilities

Water-GMWSS potable water available, (fire protection not guaranteed)

Sewer-Private sewer systems on individual lots

Electric-Owen Electric

Fire Protection- nearest County Fire Station 4 miles on Sadieville Road. GMWSS has stated they can provide hydrants on the 8" water main extension proposed to serve this development. Whether water pressure will be sufficient to provide adequate flow for fire protection will be determined when plans are submitted at construction plan stage.

CONCEPTUAL PLAN REVIEW:

The following comments reflect review of the proposed subdivision plat submitted as a concept plan as part of the zone change request to the A-5 district.

Site Layout:

Lots are of adequate size to allow building area for primary structures. A note should be placed on the final plat stating that for the A-5 zoning district, primary structures have a 50-foot setback and secondary structures have a 25-foot setback. However, secondary structures cannot be placed closer to the street than the primary structure.

The applicant is proposing to utilize shared driveways to access the majority of the lots. Although they are constructing a new county road, only twelve (12) lots will access directly from this new road. The remainder will be accessed via shared private driveways in access easements. The Final Plat should provide the proposed future maintenance agreement for all the shared driveways.

Access:

The majority of the proposed lots will have vehicular access directly or via a shared driveway from a new road proposed to be built to county standards and dedicated to the public from Burton Pike. There are two other driveway entrances proposed from Burton Pike which will provide driveway access for three lots each. These private driveways are proposed approximately 900 feet north and south of the main road entrance. The existing driveway entrance to the property is proposed to be abandoned. All of the proposed entrances shown appear acceptable, but will require new encroachment permits from KYTC, District 7. In addition, ROW dedication long the property frontage will be required as part of the Final Plat.

Fencing:

The A-5 zoning district states, "Each major (A-5) subdivision development shall be fenced along the perimeter of all lots that abut Agriculturally (A-1) zoned land. Fencing shall be installed prior to final plat approval, and shall consist of #9 diamond mesh wire or equivalent with 16' fencing plank on top, and post spacing 8' on center. A note is required on the final plat regarding this requirement. A note is also required that prospective owners of any property are subject to any requirements of the Kentucky Fence Law (KRS 256.10 et. Seq.) The required fence may not be bonded."

Landscaping:

The A-5 zoning district states, "A landscape buffer shall be provided along the perimeter of all major (A-5) subdivision lots abutting Agriculturally (A-1) zoned land in conformance with the requirements of the Landscape and Land Buffers Ordinance. Required trees shall be native species." The landscaping buffer for rural residential lots is:

- A minimum 50-foot tree preservation easement along the property lines delineating the zoning boundary between the A-1 and proposed A-5 districts.
 - Where no existing vegetation could be removed/disturbed, unless demonstrated to be sick or dead.
 - The preservation area shall also include required or additional landscaping/buffering as determined by the following formula:
 - There shall be a double row of evergreens/deciduous trees 40' on centers and fencing.
 - The ratio of evergreens and deciduous trees shall not exceed 2:1.
 - All proposed landscaping shall exclude any species of trees and shrubs that may be deemed harmful to livestock.

This preservation easement will need to be shown on the final subdivision plat. All required landscaping will need to be either installed or bonded prior to approval of the final subdivision plat. Any variances to the fencing or landscaping requirements may be requested at the Preliminary Plat stage.

Environmentally Sensitive Areas

The majority of the site is steeply sloped with slopes between 10-30%. The identified building sites are largely along ridgetops or plateau areas on the site. Many of the private driveways will be steeply sloped to reach the building sites. The soils in the area are primarily eden shale type soils not ideal for road construction or septic systems. The applicant shall take care during development to design roadways, driveways and building sites to maintain groundcover and reduce hillside erosion.

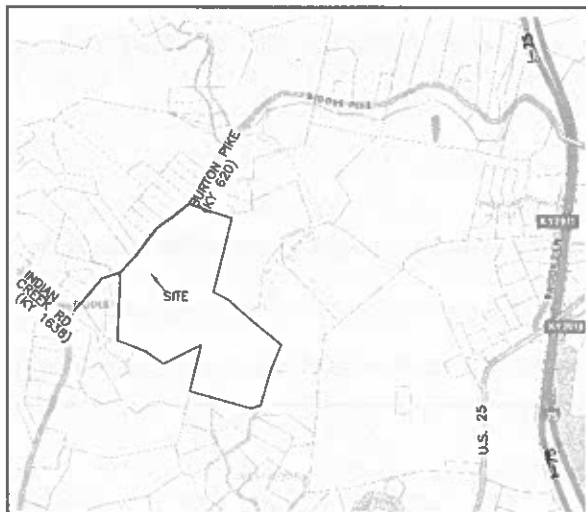
RECOMMENDATION:

Based on the above findings, the requested zone change does satisfy the requirements of KRS 100.213, Part 1. However, staff recommends **denial** of the zone change request for 200.01 acres located east of Burton Pike at this time based on the insufficiency of infrastructure available or planned to serve the subject property for its intended use.

If the Planning Commission recommends **approval** of the zone change, planning staff recommends consideration of the following conditions:

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. All requirements of the Health Department regarding the provision of septic systems.
3. All requirements of GMWSS regarding the provision of water.
4. All requirements of the Environmentally Sensitive Lands Ordinance.
5. Burton Pike shall be widened to 10' from centerline along the property frontage, meeting the minimum county road standard profile including shoulders and ditches with the proposed widening plans to be reviewed and approved by the Planning Commission Engineer.

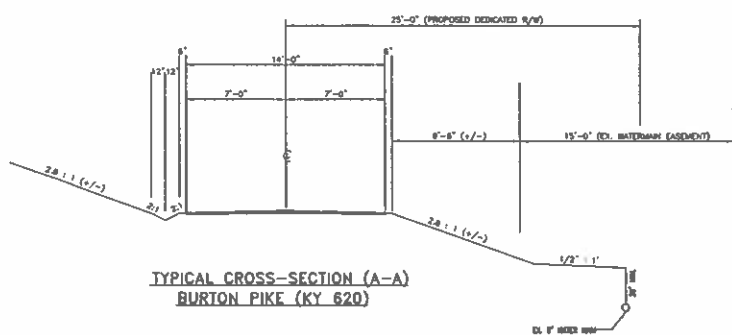


VICINITY MAP
1" = 800'

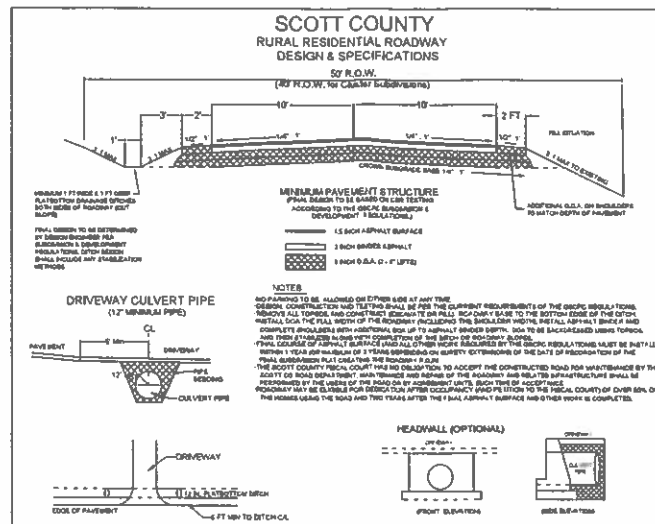
NOTES

- 1) ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE SECTIONS OF THE GEORGETOWN-SCOTT COUNTY ZONING AND SUBDIVISION REGULATIONS.
- 2) THE SUBSURFACE CONDITIONS ON THE PROPOSED SUBDIVISION CONSIST OF EDEN SILTY CLAY LOAM (EdD), EDEN FLAGGY SILTY CLAY (EIE3), LOWELL-HOLIN SILT LOAMS (LwS), AND HOLIN SILT LOAM (No) AS PER THE USDA "SOIL SURVEY" OF SCOTT COUNTY, KENTUCKY.
- 3) THE EXISTING ZONING OF THE SITE IS THE AGRICULTURAL DISTRICT (A-1). THE PROPOSED ZONING OF THE SITE IS THE RURAL RESIDENTIAL DISTRICT (A-5).
- 4) ALL SURROUNDING PROPERTIES ARE IN THE AGRICULTURAL DISTRICT (A-1).
- 5) THE PROPOSED LAND USE OF ALL THE LOTS SHALL BE THOSE ALLOWED IN THE CURRENT ZONING DISTRICTS.
- 6) THE BOUNDARY INFORMATION SHOWN IS AS PER FIELD SURVEY BY PATRICK A. MCLAFFERTY, P.L.S. 3046.
- 7) AN ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED ON THE EAST SIDE OF BURTON PIKE.
- 8) WATER SERVICE WILL BE PROVIDED BY A PROPOSED WATERMAIN EXTENSION FROM THE EXISTING 8" WATER MAIN ON BURTON PIKE. FIRE HYDRANTS WILL BE PROVIDED ALONG THE PROPOSED WATERMAIN EXTENSION PER SCOTT COUNTY FIRE AND GWSSS REQUIREMENTS. ON-SITE SANITARY SEWAGE TREATMENT WILL BE BY SEPTIC SYSTEMS ON EACH LOT, IN ACCORDANCE WITH STATE REGULATIONS. ALL LOTS LESS THAN 10 ACRES WILL REQUIRE A SITE EVALUATION BY THE HEALTH DEPARTMENT. GAS SERVICE IS NOT AVAILABLE IN THE AREA.
- 9) DRIVEWAY ACCESS TO BURTON PIKE (KY-620) SHALL BE IN ACCORDANCE WITH APPROVED KYTC ENCROACHMENT PERMIT.
- 10) LOT 32 WILL REMAIN IN THE A-1 ZONE, SO THE TOTAL AREA TO CHANGE TO THE A-5 ZONE IS 199.58 ACRES.
- 11) THE STREAMS SHOWN ON THIS PROPERTY ARE NOT FEMA MAPPED FLOODPLAINS.
- 12) FENCING AROUND PERIMETER OF PROPOSED A-5 ZONE SHALL CONSIST OF #9 DIAMOND MESH WIRE OR EQUIVALENT WITH 16" FENCING PLANK ON TOP, AND POST SPACING 8' ON CENTER. PROSPECTIVE OWNERS OF ANY PROPERTY ARE SUBJECT TO ANY REQUIREMENTS OF THE KENTUCKY FENCE LAW (KRS 256.10 ET. SEQ.).
- 13) LANDSCAPE BUFFER AROUND PERIMETER OF PROPOSED A-5 ZONE SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE LANDSCAPE AND LAND BUFFERS ORDINANCE.

SITE SUMMARY	
TOTAL GROSS ACREAGE OF SITE	232.59
ACREAGE IN R.O.W.	4.54
NET ACREAGE OF SITE	228.05
NUMBER OF HOUSING UNITS	31
NUMBER OF HOUSING UNITS PER NET ACRE	0.14
ACREAGE OF REMAINING PROPERTY AFTER DEVELOPMENT	0



TYPICAL CROSS-SECTION (A-A)
BURTON PIKE (KY 620)



LEGEND

- SHADED AREA INDICATES SLOPES 10% OR GREATER
- UNSHADED AREA INDICATES SLOPES LESS THAN 10%
- PROPOSED SINGLE FAMILY RESIDENCE (TYP)

OWNER SIGNATURE: *Mason Carr*

NO.	REVISION	DATE	BY	CHEK.
1	REVISIONS PER THE MEETING (12/15/22)	02/27/23	BM	RWC

MASON CARR
Civil Engineering, PLLC
P.O. BOX 661 ALEXANDRIA, KY 41001
(859) 823-9378 (613) 260-2982

BIG PINE LAND LLC
4824 SOUTH OLD 3C ROAD
WESTERVILLE, OH 43082
(614) 425-9406

CONCEPTUAL PLAN FOR ZONE CHANGE OF
THE BIG PINE LAND, LLC PROPERTY
2547 BURTON PIKE
GEORGETOWN, SCOTT COUNTY, KENTUCKY

DATE	DEC 1, 2022
JOB NO.	202220
SCALE	REDUCED COPY NOT TO SCALE
SHEET	1 OF 1

URBAN SERVICE BOUNDARY



URBAN SERVICE BOUNDARY GOALS AND OBJECTIVES

1. **Supply:** Maintain an adequate supply of developable land to accommodate anticipated growth and allow sufficient market flexibility over a 5 - 20-year planning period. (short, medium, and long term)
2. **Location:** The Urban Service Boundary for each city should be located so as to allow for the most cost-efficient provision of public facilities and services. Since urban development of land within the USB requires annexation. The USB should not expand too far beyond the current city limits, thereby discouraging leap-frog development of land that is not contiguous to city limits.
3. **Selection Criteria:** Formalize the use of the criteria adopted by the Planning Commission in the 2022 Comprehensive Plan.
4. **Annexation:** Annexation policies should reinforce the Urban Service Boundary. Development within the urban service boundaries that requires public services should be annexed. The USB is a planning tool to be used by municipalities for long range planning. Cities are not obligated or required to annex property contiguous to city boundaries if they are not able to provide city services necessary to serve the proposed area.
5. **Deviations:** In certain unique and very limited situations, the Planning Commission may wish to consider and allow minor deviations from the recommended USB location to avoid a substantially unjust outcome for particular properties. These limited situations could include properties where pre-existing zoning for urban development extends outside the proposed USB; or properties that would be divided by the boundary to create parcels that would be otherwise unusable for any reasonable purpose. However, in making these minor adjustments, the concept and integrity of the USB must be maintained.
6. **Small Area Development:** Additional small area development plans may need to be considered for future expansion areas, including the area inside and around the northern bypass and US 460W, US 62W and US 25N, and other similar corridors as they become community concerns to the Planning Commission.

URBAN SERVICE BOUNDARY CHANGES

GEORGETOWN

GENERAL STATISTICS

Current Urban Service Boundary:	15,808.8 acres
Proposed Urban Service Boundary:	16,912.7 acres
City Limits:	11,595 acres

SOUTH: SUPPORT GREENBELT CONCEPT

- Modify the greenbelt to establish a more consistent width while still protecting Cane Run Creek.
- Residential development should transition to lower density at the greenbelt.
- The USB should not extend into the greenbelt.

EAST: PROTECT RURAL COMMUNITIES

- Maintain USB at the eastern edge of Lanes Run watershed with minor modifications to follow parcel lines.
- Remove the Oxford Community from the Urban Service Boundary.

NORTH: MINOR ADJUSTMENTS

- Minor modifications to reflect road projects and to protect creek/drainage areas.

WEST: EXPANSION AREAS

- Include new areas outside the bypass between Elkhorn Creek and Long Lick Pike.
- Include the new high school, Stonehedge neighborhood, and part of the Price Farm.

SADIEVILLE

GENERAL STATISTICS

Current Urban Service Boundary:	3,614.4 acres
Proposed Urban Service Boundary:	1,520.5 acres
City Limits:	725 acres

CHANGE SUMMARY

- The Urban Service Boundary is proposed to be reduced, while still maintaining the corridors and properties with the highest potential for development.
- The proposed USB will still be large enough for the city to potentially more than double in size.

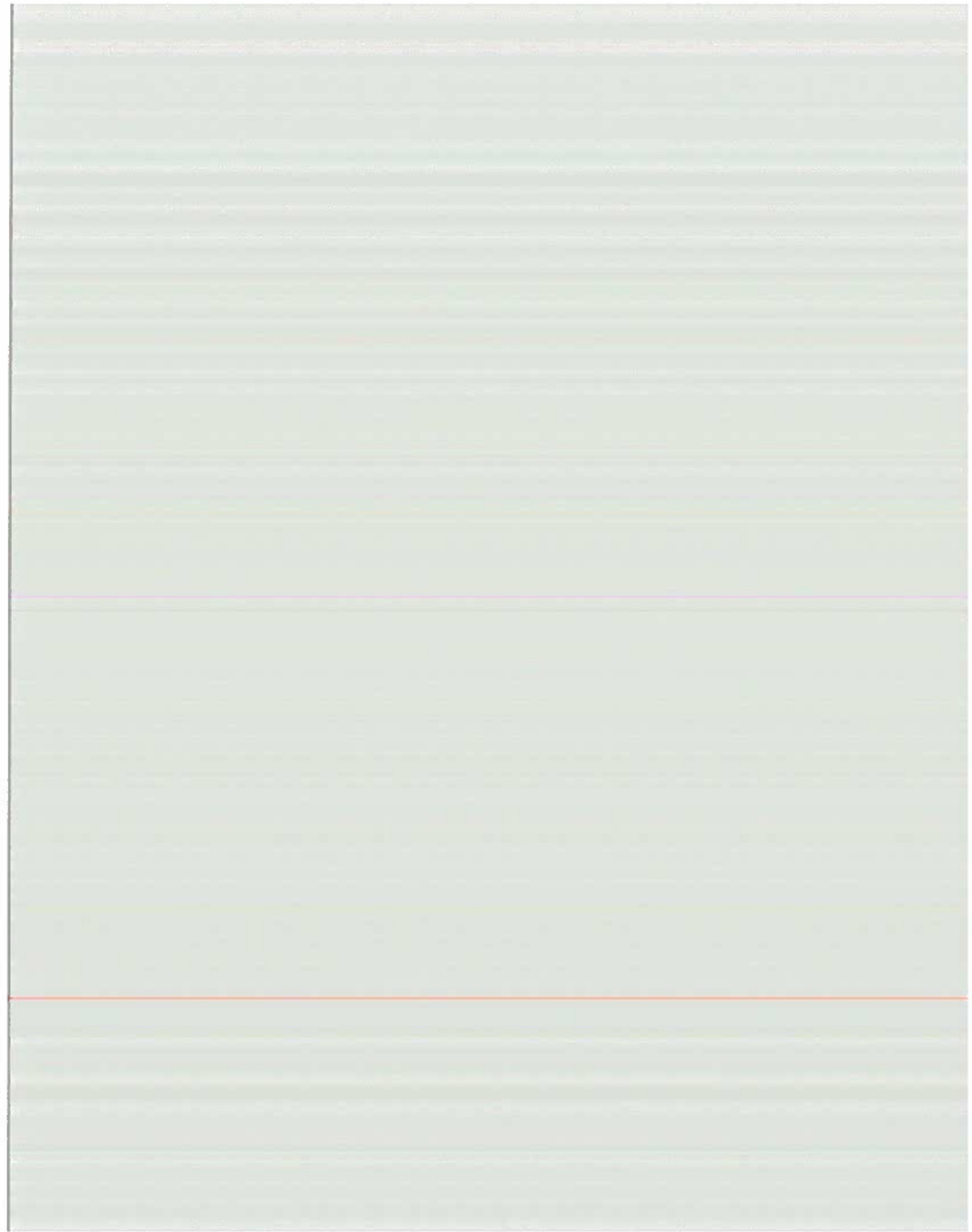
STAMPING GROUND

GENERAL STATISTICS

Current Urban Service Boundary:	1,448.7 acres
Proposed Urban Service Boundary:	904.6 acres
City Limits:	353 acres

CHANGE SUMMARY

- The Urban Service Boundary is proposed to be reduced, while still maintaining the corridors and properties with the highest potential for development.
- The proposed USB is large enough for the city to potentially more than double in size.



URBAN SERVICE BOUNDARY CRITERIA AND GUIDELINES

1. The Urban Service Boundary (USB) should be located so as to:
 - a. Achieve or enhance major themes and goals of the Comprehensive Plan,
 - b. Encourage balanced and incremental growth that is cost effective and efficient use of resources and public facilities,
 - c. Provide sufficient quantity of land to accommodate 10 years of projected population growth and economic development, and
 - d. Enable, encourage, and stabilize growth while not conflicting with evolving patterns of rural land preservation and protection.
2. The USB should be located to direct development away from:
 - a. Significant or scenic landscapes, as defined in the Comprehensive Plan,
 - b. Prime agricultural land, and
 - c. Major environmentally sensitive and geologic hazard areas.
3. Urban development should be compact and must be contiguous. The USB should include existing development that is contiguous to the existing or planned urban area.
4. The USB should follow significant natural or man-made features, such as large lakes, minor or major drainage boundaries, parks, railroads, and principal arterials or freeways when appropriate.
5. The USB should be located along the tops of ridgelines within drainage basins to allow for efficient sewer and stormwater design and construction within the USB, while not putting unnecessary development pressure on land outside the USB.
6. The USB should follow property lines when there is not a logical physical or natural boundary that breaks a property into separate development areas.
7. The USB shall not be expanded to include land in watersheds that are not currently served by a public sewer system unless the public sewer provider has a project for sewer expansion planned and funded to provide sewer service to the area.
8. The USB shall not be expanded to include lands that are accessed by a substandard or constrained roadway, unless the roadway(s) providing access is currently in process of being widened or improved to city standards sufficient to serve the land area.
9. The USB may be amended where specific situations create an unnecessary burden on the landowner, or create impractical or unusable parcels.
10. The USB shall not encroach on the Greenbelt Reserve Area.
11. The Greenbelt Reserve Area is shown as all property within 100 ft. of the 1% annual flood chance area and all property within 250 ft. of the centerline of Cane Run Creek. Staff verified the greenbelt contains all areas less than 2 ft. above the flood elevation. As land is zoned for development, the Greenbelt Reserve Area and USB shall be maintained. The Greenbelt Reserve Area shall be zoned C-1 Conservation.
12. The northeastern portion of the USB is located along the eastern boundary of the Lanes Run Watershed. As land is zoned for development, the USB boundary shall be adjusted based on existing conditions on the property. Where possible, the boundary shall follow parcel lines and natural boundaries as close as practical to the Lanes Run Watershed boundary.

**Georgetown USB Inclusion Request
Jones Property**

**Planning Staff Report to the Planning Commission
January 12, 2023**

PROPOSAL: Inclusion of Jones Property within the Georgetown Urban Service Boundary.

LOCATION: East of Old Oxford Road and West of Newtown Pike.

PARCELS: 208-20-001.000
207-40-005.000
208-40-003.000

APPLICANT: Rita Jones



SITE STATISTICS:

Zone	A-1
Surrounding Zones	A-1, R-1C
Acreage	333.8 acres
Proposed FLU	Residential
Water/sewer available	Yes/No
Access	Access is from Old Oxford Road and Newtown Pike

BACKGROUND

The applicant is requesting to include all of an approximately 333-acre farm located between Old Oxford Road and Newtown Pike into the Georgetown Urban Service Boundary. This large parcel includes roughly 6,500 feet of frontage on Old Oxford Road and 3,700 feet of frontage on Newtown Pike. The parcel is rolling farmland that is currently being used to graze cattle. There are mature treelines at the property boundaries.

COMPREHENSIVE PLAN PROPOSED USB

The subject parcel is partially included in the current Georgetown Urban Service Boundary. The proposed Comprehensive Plan does not recommend significant expansion of the eastern portion of the Urban Service Boundary (USB) in this area. Rather, the recommendation is to adjust the boundary of the USB to follow property lines and to follow the boundary of the Lanes Run watershed. No additional area was included in the proposed map in this area.

Approximately 28.6 acres of the Jones property is already included in the current Georgetown USB.

The Lanes Run Watershed has long been the boundary for the eastern portion of the Urban Service Boundary for Georgetown. There are no immediate plans for sewer to be available east of this boundary, therefore Planning Commission Staff does not think it is appropriate to include these areas within the USB at this time.

Additionally, there are concerns about the ability of Old Oxford Road and Newtown Pike to handle the additional traffic that would be generated by urban development. They are both two-lane rural roads. While zone changes and urban development have been approved in the past for the Old Oxford Road corridor, those developments have always had the ability to connect to arterial roads or connect to neighborhoods with access to arterial roads. Staff did not include the majority of the farm into the USB partly based on concerns for how long it may take for Old Oxford Road to be built to an urban standard.

Urban Service Boundary Goals and Objectives

The Goals and Objectives listed in the Community Form chapter of the Comprehensive Plan should also help guide decisions about Urban Service Boundaries. It includes objectives useful for evaluating and selecting the most appropriate locations for the boundaries.

1. **Supply:** *Maintain an adequate supply of developable land to accommodate anticipated growth and allow sufficient market flexibility over a 5-20 year planning period. (short, medium, and long term)*
2. **Location:** *The Urban Service Boundary for each city should be located so as to allow for the most cost-efficient provision of public facilities and services. Since urban development of land within the USB requires annexation. The USB should not expand too far beyond the current city limits, thereby discouraging leap-frog development of land that is not contiguous to city limits.*
3. **Selection Criteria:** *Formalize the use of the criteria adopted by the Planning Commission in the 2022 Comprehensive Plan.*
4. **Annexation:** *Annexation policies should reinforce the Urban Service Boundary. Development within the urban service boundaries that requires public services should be annexed. The USB is a planning tool to be used by municipalities for long range planning. Cities are not obligated or required to annex property contiguous to city boundaries if they are not able to provide city services necessary to serve the proposed area.*
5. **Deviations:** *In certain unique and very limited situations, the Planning Commission may wish to consider and allow minor deviations from the recommended USB location to avoid a substantially unjust outcome for particular properties. These limited situations could include properties where pre-existing zoning for*

urban development extends outside the proposed USB; or properties that would be divided by the boundary to create parcels that would be otherwise unusable for any reasonable purpose. However, in making these minor adjustments, the concept and integrity of the USB must be maintained.

6. Small Area Development: Additional small area development plans may need to be considered for future expansion areas, including the area inside and around the northern bypass and US 460W, US 62W and US 25N, and other similar corridors as they become community concerns to the Planning Commission.

Criteria and Guidelines

1. The Urban Service Boundary (USB) should be located so as to:
 - a. Achieve or enhance major themes and goals of the Comprehensive Plan,
 - b. Encourage balanced and incremental growth that is cost effective and efficient use of resources and public facilities,
 - c. Provide sufficient quantity of land to accommodate 10 years of projected population growth and economic development, and
 - d. Enable, encourage, and stabilize growth while not conflicting with evolving patterns of rural land preservation and protection.
2. The USB should be located to direct development away from:
 - a. Significant or scenic landscapes, as defined in the Comprehensive Plan,
 - b. Prime agricultural land, and
 - c. Major environmentally sensitive and geologic hazard areas.
3. Urban development should be compact and must be contiguous. The USB should include existing development that is contiguous to the existing or planned urban area.
4. The USB should follow significant natural or man-made features, such as large lakes, minor or major drainage boundaries, parks, railroads, and principal arterials or freeways when appropriate.
5. The USB should be located along the tops of ridgelines within drainage basins to allow for efficient sewer and stormwater design and construction within the USB, while not putting unnecessary development pressure on land outside the USB.
6. The USB should follow property lines when there is not a logical physical or natural boundary that breaks a property into separate development areas.
7. The USB shall not be expanded to include land in watersheds that are not currently served by a public sewer system unless the public sewer provider has a project for sewer expansion planned and funded to provide sewer service to the area.
8. The USB shall not be expanded to include lands that are accessed by a substandard or constrained roadway, unless the roadway(s) providing access is currently in process of being widened or improved to city standards sufficient to serve the land area.
9. The USB may be amended where specific situations create an unnecessary burden on the landowner, or create impractical or unusable parcels.
10. The USB shall not encroach on the Greenbelt Reserve Area.

11. *The Greenbelt Reserve Area is shown as all property within 100 ft. of the 1% annual flood chance area and all property within 250 ft. of the centerline of Cane Run Creek. Staff verified the greenbelt contains all areas less than 2 ft. above the flood elevation. As land is zoned for development, the Greenbelt Reserve Area and USB shall be maintained. The Greenbelt Reserve Area shall be zoned C-1 Conservation.*
12. *The northeastern portion of the USB is located along the eastern boundary of the Lanes Run Watershed. As land is zoned for development, the USB boundary shall be adjusted based on existing conditions on the property. Where possible, the boundary shall follow parcel lines and natural boundaries as close as practical to the Lanes Run Watershed boundary.*

URBAN SERVICE BOUNDARY CONCEPT

The Urban Service Boundary concept is a technique of growth management whose purpose is to promote orderly and efficient expansion of the city by defining the geographic boundary of land that the city has determined they are willing and able to provide with urban services. The area within the Urban Service Boundary should be compact and contiguous enough that efficient expansion of services can be made to serve the land area within it without large unsustainable public expenditures.

CONCLUSION

The Recommendation of staff is that the request for the remainder of the farm be denied. After review of the criteria and guidelines that were used to analyze and establish the Urban Service Boundary, the 300+/- acres of the Jones property that is not included in the proposed Urban Service Boundary does not satisfy enough of the criteria to be included at this time. Specifically:

1. Inclusion of this farm is not needed to accommodate the growth anticipated over the next 10 years.
2. The area proposed for inclusion is mostly prime farmland and agricultural land of statewide importance.
3. Including the balance of the farm would expand the Urban Service Boundary into watersheds not currently served by public sewer, and there are no immediate plans for these new watersheds to have sewer available.
4. The roadways providing access to the balance of the farm are constricted rural roadways. There are no immediate plans for these roadways to be constructed in a manner that would handle urban development of this farm.
5. Including the balance of the farm would not follow the Lanes Run Watershed boundary as close as practical.

Zoning Ordinance

4.19 Dimension and Area Regulations

C. All Secondary Structures in the Rural Residential District shall be set back from all property lines a minimum of twenty-five (25) feet. In no case shall a Secondary Structure be allowed in front of the front building line of a Primary Structure.

The minimum setback for Secondary Structures from land zoned A-1 shall be 50 feet.

Landscape and Land Use Buffers Ordinance

6.10 Perimeter Landscaping Requirements

Unless otherwise provided, landscape materials shall be installed to provide a minimum of fifty (50) percent winter opacity and a seventy (70) percent summer opacity, between one (1) foot above finished grade level to the top of the required planting, hedge, fence, wall, or earth mound within four (4) years after installation. The required landscaping shall be provided along the property perimeter in designated landscape buffer areas (LBAs) as shown in the chart Section 6.12 or adjacent to the vehicular use area as shown in the chart Section 6.13. A "Planting Manual and a Plant Materials List" shall be maintained by the Planning Office and available in the offices of the Building Inspection Office, to provide more detailed information on acceptable plant material. No single tree species shall be used for more than one-third (1/3) of the plantings to meet the requirements of Section 6.12 or 6.13.

6.12 Property Perimeter Requirements

A. When the following...	B. adjoins the following...	C. a minimum buffer area *1 of this width is required *3 *4	D. which will contain this material, to achieve opacity required *4 *5 *7 *10
9. Any <u>residential</u> , commercial, office or industrial zone	Any agricultural zone *8	50' 45' adjacent to all common boundaries except street frontage *6 *12	1 tree/40' of linear boundary, OFT *2 from Group A. <u>Trees must be planted at least 35 feet from the property line.</u> *11 or, 1) one evergreen tree/15' of linear boundary, OFT, planted 15' o.e.; or 2) one tree/20' of linear boundary, OFT, that is a combination of 50% deciduous trees from Group A and 50% small flowering trees or evergreen trees, or, 3) one small flowering tree/15' of linear boundary, OFT, planted 15' o.e.
10. Any residential, office, commercial, or industrial zone	Urban Service Area boundary (including boundaries of impact zones)	5' adjacent to all common boundaries except street frontage *5	Same as 1D, except use only Group A.

*11 No species of trees or other plantings shall be planted in the buffer that are known to be invasive or harmful to livestock.

*12 Residential fences are prohibited within the 50' buffer. The developer is encouraged to use the buffer area for additional public amenities such as trails, utility easements, stormwater structures, etc. Roads shall not be constructed within the buffer.

6.14 Agricultural Buffering

The minimum setback for all buildings, structures, pools, etc., when adjoining the A-1 zoning district, is 50 feet.

When land zoned anything except A-1 or C-1 is developed, the developer shall construct a 6-ft. minimum height fence of diamond mesh wire or equivalent no-climb wire. The fence may not be bonded. If an existing tree line is present, then adequate measures shall be required to remove the vegetation to place the fence on the property boundary line. The cost of the fence installation shall be at the expense of the developer.

Property boundary fencing, as described above, shall be required for all parcels adjoining A-1 zoned land, regardless of the subject property's zone, when there is an approved change of use, either through the conditional use, variance, or development plan approval process to a use other than agricultural or single-family residential use.

SCHEDULE OF DIMENSION AREA REGULATIONS

District	A-1 C-1	A-5	R-1A	R-1B	R-1C	R-2	R-3	P-1 P-1B	B-1	B-2	B-3	B-4 ⁷	B-5 ⁷	I-1 I-2
Two (2) stories or 30 feet														
Six (6) stories or 75 feet														
Five (5) stories or 75 feet														
Min. Lot Area (ft ²) when served by sanitary sewer	Single Family	5.0 acres	12,000	10,000	7,500	7,500	7,500	7,500	7,500	7,500	N/A			7,500
	Duplex	4	N/A	N/A	N/A	8,500	8,500	N/A	N/A	N/A	5			N/A
	Three or more dwelling units	4	N/A	N/A	N/A	8	9	N/A	N/A	N/A	5			N/A
	Max. Density (units/net acre)	1/5 acre	2.9	3.6	4.4	8	9	N/A	N/A	N/A	N/A			N/A
Min. Lot Area (w/o sanitary sewer)														
5.0 acres														
Min. Lot Width at Bldg Line (ft) - Residential	Max Building Ground Coverage of Lot (%)	20	40	40	40	40	40	40	50	75	50	90		50
	Single Family	250	100	80	70	60	60	60	60	60	N/A	N/A		60
	Duplex	N/A	N/A	N/A	N/A	80	75	N/A	N/A	N/A	N/A	N/A		N/A
	Three or more dwelling units	N/A	N/A	N/A	N/A	13	13	N/A	N/A	N/A	N/A	N/A		N/A
	Setbacks:													
	Min. Front Yard ¹⁰	50 ²	40	35	30	30	30	30	25	25	50	N/A		50
	Min. Side Yard ¹⁵	50	12	12	10	7.5 ¹¹	7.5 ¹¹	12 ³	0 ³	0 ³	0 ³	0 ³		12 ¹²
	Min. Rear Yard ¹⁵	50	25	25	25	25	25	20 ³	20 ³	20 ³	0 ³	0 ³		25 ³
	Min. Front Yard	50	25 ¹⁴	35	30	30	30	25	25	25	50	N/A		50
	Min. Side Yard ^{6, 10, 15}	50	5	5	5	5	5	5 ³	5 ³	5 ³	0 ³	0 ³		12 ³
Min. Rear Yard ¹⁵	50	25	5	5	5	5	5 ³	5 ³	5 ³	0 ³	0 ³		25 ³	

SCHEDULE OF DIMENSION AREA REGULATIONS

1	Height of buildings may be increased up to 50 feet, provided each side yard is increased by the same amount over the required yard minimum that the building height is increased over the otherwise required height maximum.
2	On A-1, A-5, and C-1 tracts fronting on U.S. Routes, the front yard setback is 100 feet, except where located inside corporate limits, on U.S. 25 from Delaplain Road north and on U.S. 62 from Oxford east, where the minimum front yard setback is 50 feet from the R.O.W.
3	On lots adjacent to a residential district, all buildings shall be located so as to provide a minimum side yard of twenty-five (25) feet on the side adjacent to the residential district. Streets or public rights-of-ways may be included as part of the side yard requirements of this subsection
4	See regulations for more than one dwelling on a farm (tract).
5	All buildings intended for residential use, in whole or in part, shall comply with the requirements of the R-2 District (this is not limited to the items noted).
6	Additional requirements for accessory structures Article II, Section 2.6
7	See individual performance standards
8	Not to exceed 6 units/building nor 12 units/net acre
9	Not to exceed 16 units/net acre
10	Buildings and structures placed on corner lots or double frontage lots shall observe the front yard setback requirements for both streets as specified
11	7.5' for single family and duplexes; 25' for multi-family
12	50' when next to a residential district
13	110 feet for 3 dwelling units, plus 15 feet for each additional unit
14	In no case shall a secondary structure be allowed in front of the front building line of a primary structure
15	The minimum setback for all buildings, structures, pools, etc., when adjoining the A-1 zoning district is 50 feet.

GSCPC Active Development Projects

Status	Application number	Project Name	Type
Under Construction			
	Number of Projects: 16		
	2020-47	American Mini-Storage (South) Expansion	DEV-C
	2018-43	Amerson North Townhomes	DEV-R
	2015-22	Cherry Blossom Townhomes Phase 5 (Haddix triplex)	DEV-R
	2022-29	Chick-Fil-A, Tiger Way - Redevelopment	DEV-C
	2021-41	Cosswinds Center (105 Crosswinds) Skyline/Dunkin	DEV-C
	2018-32	Crossings at Wyndamere (Ph4) - Conner Path	DEV-C
	2019-31	Hotel Development - 150 Ikebana Dr	DEV-C
	2020-25	Innovative Holdings - 185 Industry Road - Grading	DEV-C
	2021-40	KY Farm Bureau - 101 Trackside	DEV-C
	2006-07	Overlook Apartments (Dover Dr) Phase 3 & 4	DEV-C
	2019-49	Parkview Medical Plaza - Phase 1, S Broadway	DEV-C
	2018-18	Pleasant Valley, Section II - Phase 3 Condominiums	DEV-C
	2019-03	South Crossing - Apartments	DEV-R
	2011-29	Traditions Apartments (Falls Creek) Phase 2 & 3	DEV-R
	2022-13	Universal Piping - Enterprise Way	IND
	2003-56	White Oak Village - Development (Units)	DEV-R
Final Inspection			
	Number of Projects: 5		
	2017-33	American Mini (Self-Storage, 1047 Paris Pike)-Ph I	DEV-C
	2022-20	Lone Tree Properties - 107 Demand Ct	DEV-C
	2013-09	Northside Christian Church - 101 Ferguson	DEV-C
	2020-18	Ohnheiser Co, LLC - 167 Industry Rd	DEV-C
	2021-24	Whitaker Prop Distrib Center - Carley/Kaden	DEV-C

GSCPC Active Subdivision Projects

Status	Application number	Project Name
Under Construction	Number of Projects:	9
	2019-01	Cherry Blossom Subdivision - Phase 9
	2021-04	Falls Creek Residential - Phase 2
	2017-43	Fox Run - Phase 2
	2006-30	McClelland Springs Ph IIB & IIC Section A (Delong)
	2018-57	Price Farm Phase 3 (Abbey at Old Oxford)
	2019-02	South Crossing - Phase 1 (McClelland Cir)
	2021-20	Village at Lanes Run - Ph 3, Sect 2 (Briggs)
	2004-26	Village at Lanes Run - Phase 3, Sect 1 (Charles)
2018-05	Woodland Park (Betty Yancey) Phase 2	
Dedication/Final Work	Number of Projects:	5
	2017-43	Fox Run Subdivision - Phase 1
	2004-51	Pleasant Valley Phase 4B, 4C, & 4F
	2004-51	Pleasant Valley Phase 4D & 4E
	2018-61	Village at Lanes Run - Phase 2, Sect 3-B (Charles)
2018-05	Woodland Park (Betty Yancey) Phase 1	
Approved/Bonded	Number of Projects:	10
	2006-80	Barkley Meadows (Duncan/Fightmaster) Phase 2
	2019-13	Cherry Blossom Townhomes - Phase 6
	2006-86	December Estates Cluster Subdivision
	2019-39	Harbor Village Unit 1, Phase 3C
	2019-46	Jones Prop - Willow Brook Ln Ext
	2017-24	Pinnacle At Mallard Point
	2018-57	Price Farm(Abbey) Ph3 Units 1A, 1B, 1C, 1D
	2019-02	South Crossing - Phase 1 Units 1A, 1B, 1C
	2018-61	Village at Lanes Run - Phase 2, Sect 3-C (Haddix)
2004-26	Village at Lanes Run - Phase 3, Sect 1A (Charles)	

List of all Active Projects/status

Application	Project Name	Type	Status
2017-34	Adient USA (Hilps) Amended DP (Parking and dock)	DEV-C	No Activity
2022-34	Aldi (Parkview Medical Ph2 Bldg D) 135 American	DEV-C	Under Review
2017-33	American Mini (Self-Storage_ 1047 Paris Pike)-Ph 1	DEV-C	Final Inspection
2020-47	American Mini-Storage (South) Expansion	DEV-C	Under Construction
2017-20	Amerson - Schoolhouse Road Unit 1	DEV-C	Approved/Bonded
2017-20	Amerson Commercial Grading and Site Work	DEV-C	Approved/Bonded
2018-43	Amerson North Townhomes	DEV-R	Under Construction
2006-80	Barkley Meadows (Duncan/Fightmaster) Phase 2	RES	Approved/Bonded
2022-28	Best Pets Animal Clinic - US 62	DEV-C	Under Review
2020-34	Bourbon 30 & ESI (240 Corporate)	DEV-C	No Activity
2019-01	Cherry Blossom Subdivision - Phase 9	RES	Under Construction
2019-13	Cherry Blossom Townhomes - Phase 6	RES	Approved/Bonded
2015-22	Cherry Blossom Townhomes Phase 5 (Haddix triplex)	DEV-R	Under Construction
2022-29	Chick-Fil-A, Tiger Way - Redevelopment	DEV-C	Under Construction
2021-28	Community Trust Bank - 107 Amerson Way	DEV-C	Complete
2021-07	Core Controls - 155 Enterprise Way	DEV-C	Under Review
2021-41	Cosswinds Center (105 Crosswinds) Skyline/Dunkin	DEV-C	Under Construction
2018-32	Crossings at Wyndamere (Ph4) - Conner Path	DEV-C	Under Construction
2022-43	Dearinger Property Expansion - 900 E. Main	DEV-C	Under Review
2006-86	December Estates Cluster Subdivision	RES	Approved/Bonded
2002-52	Deer Run - Phase 3A	RES	Warranty Period
2002-52	Deer Run - Phase 3B	RES	Warranty Period
2018-10	Dog Haus Development	DEV-C	No Activity
2005-26	Edgewood Subdivision - Phase 1	RES	Complete
2011-29	Falls Creek Drive extension	DEV-C	Approved/Bonded
2021-04	Falls Creek Residential - Phase 2	RES	Under Construction

Application	Project Name	Type	Status
2017-43	Fox Run - Phase 2	RES	Under Construction
2017-43	Fox Run Subdivision - Phase 1	RES	Dedication/Final Work
2021-06	Georgetown Auto Sales - 136 Darby Dr	DEV-C	No Activity
2020-43	Harbor Village - Phase 4	RES	No Activity
2019-39	Harbor Village Unit 1, Phase 3C	RES	Approved/Bonded
2015-08	Heritage Apartments at Falls Creek - Phase 2	DEV-R	Complete
2015-08	Heritage Apartments at Falls Creek - Phase 3	DEV-R	Under Review
2019-06	Hoghead Trailer Sales-Showalter	DEV-C	No Activity
2019-31	Hotel Development - 150 Ikebana Dr	DEV-C	Under Construction
2020-25	Innovative Holdings - 185 Industry Road - Grading	DEV-C	Under Construction
2018-52	Jimmy Johns - 121 Southgate Dr	DEV-C	No Activity
2019-46	Jones Prop - Willow Brook Ln Ext	RES	Approved/Bonded
2021-40	KY Farm Bureau - 101 Trackside	DEV-C	Under Construction
2018-15	Landmark (South, Kelley-Owen) Office Bldg Exp	DEV-C	No Activity
2022-20	Lone Tree Properties - 107 Demand Ct	DEV-C	Final Inspection
2014-01	Love's - Light Mechanical Services Addition	DEV-C	Complete
2006-28	McClelland Springs Ph IIB & IIC	RES	Under Review
2006-30	McClelland Springs Ph IIB & IIC Section A (Delong)	RES	Under Construction
2012-07	McDonalds_171 Southgate_Drive-thru addition	DEV-C	Complete
2009-20	Morgan Property	DEV-C	No Activity
2017-14	Morgan Property (Tract 2) 2017	DEV-C	No Activity
2013-09	Northside Christian Church - 101 Ferguson	DEV-C	Final Inspection
2020-18	Ohnheiser Co, LLC - 167 Industry Rd	DEV-C	Final Inspection
2006-07	Overlook Apartments (Dover Dr) Phase 3 & 4	DEV-C	Under Construction
2019-49	Parkview Medical Plaza - Phase 1, S Broadway	DEV-C	Under Construction
2015-05	Pemberley Cove	RES	Warranty Period
2018-29	Penn Ave Baptist Parking - Stamping Ground	DEV-C	No Activity
2017-24	Pinnacle At Mallard Point	RES	Approved/Bonded

Application	Project Name	Type	Status
2004-51	Pleasant Valley Phase 4B, 4C, & 4F	RES	Dedication/Final Work
2004-51	Pleasant Valley Phase 4D & 4E	RES	Dedication/Final Work
2004-51	Pleasant Valley Phase 5	RES	Under Review
2018-18	Pleasant Valley, Section II - Phase 3 Condominiums	DEV-C	Under Construction
2018-57	Price Farm Phase 3 (Abbey at Old Oxford)	RES	Under Construction
2018-57	Price Farm(Abbey) Ph3 Units 1A, 1B, 1C, 1D	RES	Approved/Bonded
2021-42	R&L Carriers - Cherry Blossom Way Spur	DEV-C	Under Review
2022-21	Redwood Apartments - Old Oxford (Finley)	DEV-R	Under Review
2021-45	Regal Springs, 1555 Frankfort Rd	DEV-R	Under Review
2005-02	Rocky Creek Reserve - Unit 1 Sect 1,2,3A,3B,4	RES	Warranty Period
2005-02	Rocky Creek Reserve Phase 3 Section 1 (Ball)	RES	Warranty Period
2005-02	Rocky Creek Reserve Phase 3 Section 2 (Ball)	RES	Warranty Period
2022-35	Shed Squad & Sunshine Grow - Lexington Rd	DEV-C	Complete
2019-03	South Crossing - Apartments	DEV-R	Under Construction
2019-02	South Crossing - Phase 1 (McClelland Cir)	RES	Under Construction
2019-02	South Crossing - Phase 1 Units 1A, 1B, 1C	RES	Approved/Bonded
Minor DP	Stonewall First Church of God - Grading & Parking	DEV-C	No Activity
2018-38	Sutton Place Remaining - Phase 4	RES	Under Review
2005-22	Thoroughbred Acres Unit 11(Commercial Subdivision	DEV-C	Approved/Bonded
2008-40	Thoroughbred Acres Unit 7D, Section 1	RES	Warranty Period
Minor DP	TMMK N1 Trailer Yard Expansion (North-East)	DEV-C	Under Review
2011-29	Traditions Apartments (Falls Creek) Phase 2 & 3	DEV-R	Under Construction
2021-50	United Talent Parking Expansion - Kaden Ln	DEV-C	Under Review
2022-13	Universal Piping - Enterprise Way	IND	Under Construction
2020-02	Village at Georgetown (Lemons Mill/E Main Ext)	DEV-R	Under Review
2021-20	Village at Lanes Run - Ph 3, Sect 2 (Briggs)	RES	Under Construction
2018-61	Village at Lanes Run - Phase 2, Sect 3-B (Charles)	RES	Dedication/Final Work
2018-61	Village at Lanes Run - Phase 2, Sect 3-C (Haddix)	RES	Approved/Bonded

Application	Project Name	Type	Status
2004-26	Village at Lanes Run - Phase 3, Sect 1 (Charles)	RES	Under Construction
2004-26	Village at Lanes Run - Phase 3, Sect 1A (Charles)	RES	Approved/Bonded
Minor	Welch Parking Lot Development	DEV-C	Under Review
2021-24	Whitaker Prop Distrib Center - Carley/Kaden	DEV-C	Final Inspection
2019-10	White Oak Condominiums Phase 4 (Remaining)	RES	Warranty Period
2003-56	White Oak Village - Development (Units)	DEV-R	Under Construction
2018-05	Woodland Park (Betty Yancey) Phase 1	RES	Dedication/Final Work
2018-05	Woodland Park (Betty Yancey) Phase 2	RES	Under Construction
Total Number of Active Projects:		90	