

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

AGENDA

November 10, 2022

6:00 p.m.

I. COMMISSION BUSINESS

- A. Approval of October invoices
- B. Approval of October 13, 2022 minutes
- C. Approval of November 10, 2022 agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

II. OLD BUSINESS

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

III. NEW BUSINESS

- A. ZMA-2022-46 Joann Warner Property – Zoning Map Amendment to change the zoning district from A-1 to A-5 located at 6125 Cincinnati Road northeast of the intersection of Cincinnati Road (US 25) and Double Culvert Road (KY-620), east of I-75. PUBLIC HEARING
- B. PDP-2022-48 Scooter's Coffee – Preliminary Development Plan to construct a 664 SF drive-thru only coffee kiosk/shop located at 112 Edwards Avenue.
- C. PSP-2022-49 US 62 Partners – Preliminary Subdivision Plat to consolidate 4 lots then subdivide the combined area into 9 lots located NW corner of Lexington Road (US 25) and McClelland Circle.
- D. PDP-2022-51 Abbey at Old Oxford Townhomes – Preliminary Development Plan for 115 townhomes located on parcel # 208-10-008.001.

IV. OTHER BUSINESS

- A. Distillery Warehousing Text Amendment - PUBLIC HEARING
- B. 2022 Comprehensive Plan – Goals & Objectives - PUBLIC HEARING
- C. Update of Previously Approved Projects and Agenda Items

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
October 13, 2022**

The regular meeting was held in the Scott County Courthouse on October 13, 2022. The meeting was called to order by Chairman Mark Sulski at 6:00 p.m. Present also were Commissioners Charlie Mifflin, James Stone, Duwan Garrett, Rhett Shirley, Brad Green, Dann Smith, and Director Joe Kane, Planners Matt Summers and Elise Ketz, Engineer Ben Krebs, and Attorney Charlie Perkins. Commissioners Mary Singer, David Vest and Duwan Garrett were absent.

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

Motion by Mifflin, second by Shirley, to approve the September 8, 2022 minutes. Motion carried.

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

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

Postponements/Withdrawals

Chairman Sulski stated that the application for Living Waters Fellowship Addition (PDP-2022-40) is postponed until the next regularly scheduled meeting.

Commissioner Garrett joined the meeting.

Consent Agenda

A representative of the Mary Ann Ohnheiser Revocable Trust Property (FSP-2022-45) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Garrett, second by Mifflin, to approve the applications. Motion carried unanimously.

Text Amendment – Distillery Spirits Storage

Chairman Sulski opened the public meeting.

Mr. Kane stated this is an amendment to add Distillery Warehousing as a conditional use in the A-1 Agricultural District. He stated there is a new distillery warehouse coming to the Business Park and the Business Park does not allow warehousing. He stated staff reviewed zoning regulations for distillery warehousing in other counties and is recommending allowing them as Conditional Uses in A-1 District with certain specific minimum standards. He stated the Conditional Use would go to the Board of

Adjustment for approval and then the Development Plan would come to the Planning Commission for approval.

He stated staff is in the process of changing the notification requirement for the Board of Adjustment to equal the requirement for Planning Commission if the project requires a development plan.

He stated any conditional use permit must meet certain requirements. The standards were presented. He stated the site must be at least 100 acres. He stated the storage pallets or racks must have fire suppression sprinklers in each building. He stated the maximum size of any structure would be 40,000 square feet with a maximum height of 60 feet. He stated all structures must have a minimum setback of 250 feet from the property line adjacent to any residential districts or uses. He stated the applicant must show that they have an adequate containment system to prevent release of the product in the event of a building collapse. He stated at least 25 percent of the property should be dedicated to agricultural uses and/or preserved as a conservation area. He stated distillery storage in the unincorporated area of the county must minimize traffic congestion on existing streets, roads, and intersections. He stated all developments should be located on a road with at least 20 feet of width and should be improved with shoulders with at least three feet in width. He stated the warehouse density will be limited to one per ten acres of land with adequate spacing in between for fire protection and two points of access. He stated the warehouses should be screened from adjoining residential areas using natural topography.

Chairman Sulski questioned if the property was zoned I-1 would the property not have to meet the 100-acre minimum requirement.

Chairman Sulski closed the public meeting.

After further discussion, **Motion by Shirley, second by Green to continue The Public Hearing and discussion of Distillery Spirits Storage until the next regularly scheduled meeting. Motion carried unanimously.**

ZMA-2022-44 D-Crane Development - Zoning Map Amendment to change the zoning district from A-1 to I-1 located west side of Sims Pike north of Cherry Blossom Way in the Georgetown USB.

Chairman Sulski opened the public meeting.

Mr. Kane stated it is a rezoning of a recently subdivided 10-acre parcel from a larger farm on Sims Pike. Access would be Sims Pike which is 18-foot in width and maintained by the county. He stated the surrounding properties are zoned A-1 but there are some I-1 zoning in the area. He stated on the Future Land Use Map the area is planned I-1 Light Industrial.

He stated the applicant has moved the entrance location after it was suggested to allow for better sight distance. He stated the concept plan does meet requirements.

He stated there is not sewer availability at the site. He stated a septic system would have to be used but should suffice with the proposed number of employees .

He stated staff is recommending road improvements in the upcoming Comprehensive Plan as well as sewer expansion to the area.

He stated the area does conform with Future Land Use Map guidance, but the infrastructure is not available to support the construction. He stated staff is recommending denial at this time due to the lack of sewer and road improvements and no plan to upgrade infrastructure at this time. He stated there are utilities in the right-of-way that may make it difficult to widen the road.

Commissioner Mifflin questioned why City Council would have to approve the zoning request when the road is a county road. Mr. Kane stated if adjoins city limits and any rezonings within the Urban Service Boundary are required to annex into the city.

Steve Baker, Midwest Engineering, stated the applicant understands the staff's denial recommendation but stated it would be a light traffic use. He stated the road has had some improvement since the original application was filed. He stated it does not bring it to standards but did help the road width some.

Rob Domaschko, D-Crane, stated he has been in the area for 6 years. He stated he currently has 5 employees and the number of cranes he has can vary from day to day. He stated he had been looking for property for awhile and could not find anything.

Commissioner Mifflin questioned how often a crane would be leaving the property. Mr. Domaschko stated a crane could go to a jobsite for a day or even months. He stated it would vary.

Commissioner Shirley questioned the applicant regarding upgrading the road. He stated he is a small business owner and did not have the resources for road upgrades.

Commissioner Smith questioned if the road could hold the weight of the cranes. Mr. Domaschko stated as far as he was aware the road would be able to handle the weight.

Ed Moore, property owner, stated he had not been aware the property had been put into the Urban Service Boundary. He stated September 2, 2022 the county did add a foot of blacktop on each side of the road.

Greg Schickel, 384 Sims Pike, stated he has concern about more industrial business locating close to him. He stated he has concern about the size of the cranes on the road with other traffic.

Mr. Moore stated the parcel is the first parcel past the trucking company.

Mr. Schickel questioned if approval would open for all the other property to become industrial. Commission stated any further development would have to go through the same process as this application.

Mr. Baker stated the applicant is uncomfortable with the condition of approval requiring road updates.

Chairman Sulski questioned how to get road improvements. Attorney Perkins stated it is appropriate at preliminary development plan stage, but the other parcels cannot be forced to improve the road.

Commissioner Green stated he had concerns with approving rezoning without infrastructure to support.

Chairman Sulski closed the public meeting.

After further discussion, **Motion by Mifflin, second by Smith to recommend approval of the rezoning request (ZMA-2022-44) on the basis that it complies with the comprehensive plan and the future land use map. Motion carried 6-1 with Green dissenting.**

Text Amendment – RV Campgrounds

Chairman Sulski opened the public meeting.

Mr. Summers stated this amendment changes some definitions for RV Campgrounds. He stated this amendment changes section 2.51.1 and allows for use in the A-1R zone.

He stated this amendment clarifies language and addresses open space. He stated the amendment establishes screening requirement and a maximum density.

He stated the amendments would establish that Planning Commission would review and Fiscal Court would have to approve the use since it would have to be zoned A-1R.

He stated a campground would have to be connected to public sewer or no more than one campsite per five acres would be allowed.

He stated setbacks would be established and that municipal water must be available with adequate fire protection. He stated fencing and landscaping requirements were also established.

He stated it does amend conservation areas to state that RV campgrounds are excluded from conditional uses.

Commissioner Mifflin questioned if dump stations are considered sewer. Mr. Summers stated that he would consider dump stations meeting the sewer requirement if the dump station is connected to public sewer.

Virginia Teague, 103 Christal Drive, stated she has concern about the setback on US 62 and would like to see it be 100 feet. She stated she also does not see anything about fencing along the roadway.

Ms. Teague expressed concern that she did not get to speak about FSP-2022-45 Mary Ann Ohnheiser Revocable Trust Property application.

Chairman Mifflin questioned if the setback for US 62 would be changed. Mr. Summers stated that setback was in the current A-1 zone requirements and he just carried it forward.

Chairman Sulski closed the public meeting.

After further discussion, **Motion by Mifflin, second by Stone to recommend approval for the amendments to the RV Campgrounds Text Amendment with the addition of adding fencing along the road and 100-foot setback along major roads. Motion carried unanimously.**

Chairman Sulski adjourned the meeting.

Attest:

Mark Sulski, Chairman

Charlie Perkins, Secretary

**LIVING WATERS FELLOWSHIP ADDITION
PRELIMINARY DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission
November 10, 2022**

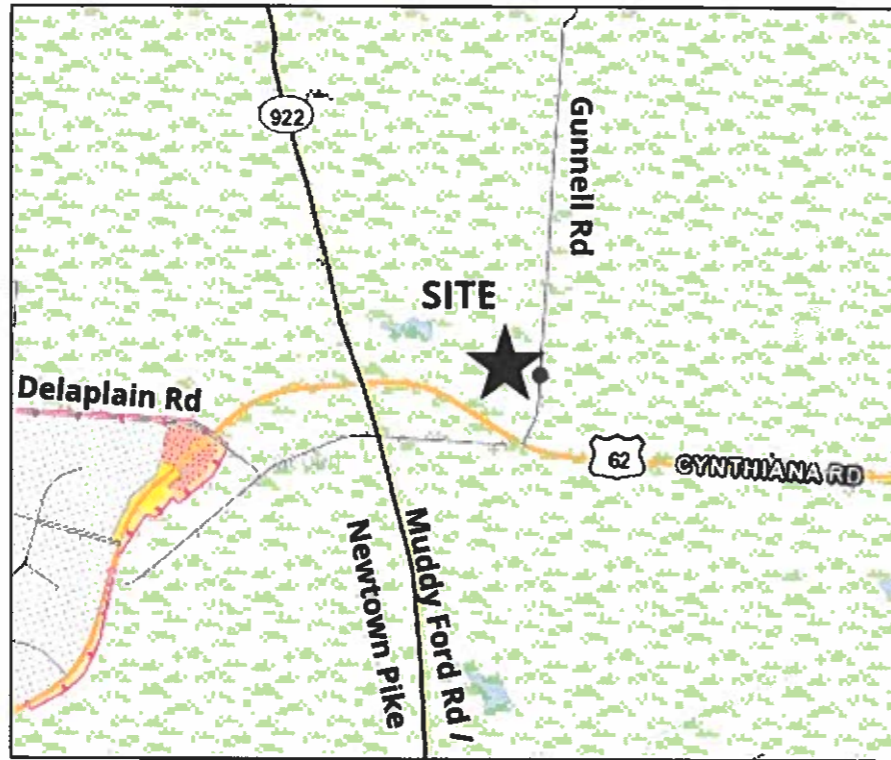
FILE NUMBER: PDP-2022-40

PROPOSAL: 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

LOCATION: 172 Gunnell Pike

APPLICANT: Rev. Darryl Gaunce
Living Waters Fellowship

ENGINEER: Jeff Garrison & Frank Culberson,
Thoroughbred Engineering



STATISTICS:	
Zone	A-1 (Agricultural)
Surrounding Zone(s)	A-1
Proposed Use	Daycare with driveway
Site Acreage	5.6 acres
Building Area	17,117 sq. ft. total (10,248 sq. ft. existing church, 929 sq. ft. existing accessory structures, and 3,000 sq. ft. (x2) proposed daycare building)
Building Coverage	7.04%
Max Building Coverage	20%
Parking Required	50 spaces
Parking Provided	50 spaces
Access	Gunnell Pike
VariANCES/Waivers	(1) Reduce ILA landscaping from 10% to 4.8% (2) Reduce tree canopy coverage from 13% to 5.38%

- (3) Waiver for gravel parking lot/storage area
- (4) Waiver for VUA perimeter landscaping around 3,996 sq. ft. drop off path

BACKGROUND:

The application before the Planning Commission is a Preliminary Development Plan to construct two connected 3,000 sq. ft. buildings (6,000 sq. ft. total) for a daycare, 3,996 sq. ft. drop off path, 3,000 sq. ft. outdoor playground area. The Project Site is near the intersection of Gunnell Pike and Cynthiana Road. The operations of the daycare program were approved as Conditional Use Permits in late 2021 and early 2022 (ref. S-2021-34 and S-2022-16).

	S-2021-34	S-2022-16
Request, per the Applicant	"We are looking to use our facilities as a childcare center in addition to its current function"	"Adding a new building for daycare + school adjacent to the church building"
Hours of Operation	7am-6pm	7am-6pm
Children Enrollment	15-20	15-20
		24 currently enrolled 80 max in new building
Employee Count	3-5	5 currently hired, 8 max in new building

The first application was approved by the Scott County BOA in October 2021. Due to the number of students and employees, Staff calculated 25 one-way trips for the morning (7am-9am) and 25 one-way trips for the evening (4pm-6pm) peak hour windows. Questions on parking, traffic, and how the children would be prevented from crossing into nearby working farms were raised by neighboring property owners. For children safety, Staff included a condition of approval that the site have a fenced in area outside be constructed prior to start of operations.

The second application was approved by the Scott County BOA in April 2022. The traffic counts remained the same as the enrollment values did not change. The conditions were identical to those of the previous application, with an additional condition of approval that requires the filing of a Preliminary and Final Development Plan with the Planning Commission office.

Staff believes that it is reasonable that the Planning Commission Board consider ordering the Applicant submit an Administrative Review of the CUP application. If the Planning Commission Board feels that it can decide on the development plan prior to BOA review, a motion may be made to approve or deny the application with a condition that the BOA hearing be scheduled within a certain timeframe. If the Planning Commission Board feels that it cannot decide on the development plan prior to BOA review, a motion may be made to postpone or continue the hearing for the development application until after the BOA hearing and require that it be scheduled within a certain timeframe.

PRELIMINARY DEVELOPMENT PLAN REVIEW:

Setbacks & Building Standards

A-1 zoning setbacks are 50' from all property lines. The existing building and sheds follow the setback requirements. None of the existing structures are proposed to be relocated. The footprint of the existing structures covers 11,177 sq. ft. The total proposed footprint will add 6,000 sq. ft. to the site, for a total site coverage of 17,177 sq. ft., or 7.04% of the total lot area. Proposed building height is below the maximum for the zoning district and will be 13.5 feet at the highest peak.

Vehicular Access & Circulation

The Applicant is proposing no new entrances. A drop off path measuring 3,996 sq. ft. and 12.5 feet in width is proposed to serve the new structure will be added to the west side of the existing parking lot. On the submitted plat, there is a waiver requested for the property perimeter landscaping along the proposed 3,996 sq. ft. drop off path. Due to the location on the site, Staff determines that property perimeter landscaping is not required and that the requested waiver is null.

Parking

The proposed building will share and utilize the existing parking lot on site without expansion. There are fifty (50) parking spaces, which meets the minimum parking requirements for a worship space (1 space for every 3 seats in the main assembly area). The main assembly capacity is not changing as part of this development. Due to the differing days and hours of operation between the daycare program and congregational services, staff feels it reasonable to not require additional parking as part of this development plan.

Gravel Parking Lot Storage Area

There is an approximately 7,700 sq. ft. gravel parking lot/storage with a church van and school bus parked on it. The lot is labelled on the plat as "existing gravel storage area". The lot was installed without a development plan on the site sometime between initial construction and now. Staff is unaware of a reason why outdoor storage area would be necessary for the operations of a church or daycare and interprets the area as a parking lot.

A development plan may request a waiver to include the installation of a gravel lot on a site. Requests are typically associated secondarily with an industrial or commercial use and on properties that are storing large equipment or truck trailer areas. Staff cautions against widescale installation of gravel lots for multiple reasons. Gravel lots easily fall into disrepair from long-term use and are prone to potholes and uneven surfaces. Stones migrate into roads and damage crops and plantings. Regular driving kicks up stones, dust, and debris which is a nuisance to adjoining properties and individuals using the lot.

In spite of concerns about long-term use of a gravel lot for parking, Staff is agreeable to it remaining on the property as long as it is maintained properly. The Applicant has previously expressed that its function is for overflow parking and vehicle storage. It fits with the agricultural character. If the Planning Commission motions to approve its ongoing presence on the site, Staff requires that it adhere to all regulations related to parking lots, including but not limited to landscaping requirements, parking space size, and drive aisle standards.

Land Use Buffers and Landscaping:

Landscaping Requirements Purpose(s):

Plantings are required per the *Landscape and Land Use Buffers Ordinance* for the benefit of the landowner and surrounding properties. Plantings improve the appearance of VUAs, protect, promote, and preserve the aesthetic appeal, character, and value of the community, and reduce the negative impacts of sound and light associated with vehicular use on a property.

Property Perimeter Landscaping: Not required as adjoining agricultural properties.

VUA Perimeter Landscaping: Staff finds that the landscape plan for VUA Perimeter is non-compliant.

Standards (1): For VUA areas adjoining public or private street ROW or access road and/or those VUAs which face adjoining properties, a 5-foot-wide buffer area is required and must contain a 3-foot average height continuous planting, hedge, fence, or wall and 1 tree (either Group A or B) per 40-feet of linear boundary OFT.

As stated above, Staff interprets the gravel storage area as a parking lot. The gravel parking lot has a portion of it bordering the ROW for Gunnell Road. The VUA as sized would require VUA perimeter landscaping of 1 tree per 40 LF and a 3-foot-tall buffer would be required. The buffer would reduce the noise and light pollution from activities on the subject property, amongst other benefits to landscape trees and buffers listed above. Staff recommends against any request for VUA perimeter landscaping to be waived.

The plat submitted shows multiple utility lines along Gunnell Road, located beneath the gravel lot. If the gravel lot was constructed as per current regulations and procedures, the conflict between the lines and the gravel lot would not have been approved. In order to mediate this conflict with the utility easements and allow for the required VUA perimeter plantings, the gravel lot will need to be moved. Staff is against any request to waive the VUA perimeter landscaping based on this justification.

Standards (2): For VUA along the perimeter of an adjoining properties, a buffer area is required and must contain a 3-foot average height continuous planting, hedge, fence, or wall and 1 tree (either Group A or B) per 40-feet of linear boundary OFT. The width of the buffer varies, dependent upon the location of the VUA:

- a. A 5-foot-wide buffer area is required to the edge of paving where vehicles overhang.
- b. A 4-foot-wide buffer area is required from edge of paving.
- c. A 3-foot-wide buffer area (that prohibits any vehicular overhang) is required for other areas, on the boundary of a portion of VUA that faces adjacent property.

There are areas along the existing parking lot along the south side that is missing its 3-foot-buffer. The buffer must be replaced. Staff does not support a waiver to this requirement as circumnavigation of the regulations would result in an inconsistent sight line and allow for noise and light pollution onto adjoining properties.

The gravel parking lot has been identified as requiring VUA perimeter landscaping. The applicable buffer area is 5 feet (Item A) and must be located along the adjoining property line to the north. The plat shows no trees nor does the 3-foot-tall buffer span the entire length of the

boundary. Staff recommends against any request for VUA perimeter plantings to be waived, citing the benefits of plantings listed previously.

Interior Landscape Areas (ILAs): Staff finds that the landscape plan for ILAs is non-compliant.

Standards: For VUA greater than 6,000 sq. ft. plat requires ILAs equivalent of 10% of the VUA area, and that 1 tree be planted per 250 sq. ft. of interior island area.

Since the 2006 plan, 661 sq. ft. of ILA and 11 ILA trees have been removed from the existing 51 spot parking lot, equivalent to 30% of the total minimum island area required and 61% of the minimum trees required at the time of development. The current application fails to include new plantings to replace these lost trees and areas, nor addresses the additional need for ILAs in the gravel parking area.

The Applicant has requested a variance to the parking lot landscaping requirements from 10% to 4.8%. In a previous meeting scheduled August 11, 2022, the Applicant testified as to circumstances that resulted in the islands and trees being removed. The Applicant stated that islands and trees make the site inaccessible for those who are mobility impaired, create additional work for church staff as they must clean up after and maintain the trees, that trees are often hit by drivers, and that the subsequent site grading of the parking lot has resulted in tree death from water runoff.

No documents were filed with the Planning Commission office to request the removals, nor were amended landscape plans prepared to address the deficits created. Staff does not endorse or support the action to remove site features without an amended plan being filed with the Planning Commission office.

All developments in the county are subject to the same regulations. Longstanding developments and sites have been able to mitigate the same issues as stated by the Applicant without the removal of offending features. If the plants within an island die or the island fall into disrepair, they must be replaced and repaired, not removed outright. If there are issues with island placement that impact the quality of life on site, it is the responsibility of the Applicant to arrange an appropriate alternative that adheres to local regulations.

The parking lot shows no improvements as part of this development plan and would therefore have to adhere to the 2006 landscape plan. Staff is agreeable to the Applicant proposing alternative locations for the deficits.

Gravel Storage Area: The uses on the gravel storage area are for parking of church vehicles. The size of the VUA is greater than 6,000 sq. ft. (measured at 7,700 sq. ft.) and per regulations is required to install ILA islands and trees. However, if the Planning Commission grants a waiver to allow for gravel surface on the parking lot, it is recommended that a waiver be granted to the interior VUA landscaping. This waiver is not applicable to the VUA perimeter landscaping for the gravel lot or the ILA requirements for the paved lot.

Tree Canopy Requirements: Staff finds that the landscape plan for tree canopy is compliant.

Existing Site: At the time of the 2006 plan, there was no requirement for total tree canopy area for development. Since then, an ordinance has passed requiring between 10% and 15% of total site tree coverage, dependent on the percent of preserved tree canopy area. Based off of the preserved trees on the north of the property and the few remaining trees from the 2006 plan, Staff calculates the current tree canopy coverage to be 13,137 sq. ft., or 5.38% of total site area.

The Applicant has requested a variance to the tree canopy from 13% to 5.38%. Staff does not support this variance request, citing the benefits of plantings stated at the beginning of this section.

	Existing - Total Site	Staff Recommendation - Adjusted Site
Acreage	5.6	3.5
Current Canopy (sq. ft.)	13,137 sq. ft.	13,137 sq. ft.
Current Coverage (%)	5.38%	8.6%
Applicable Standard - Minimum Total Coverage (%)	13%	11%
Applicable Standard - Minimum Total Canopy (sq. ft.)	31,712 sq. ft.	16,771 sq. ft.
Add'l Coverage Needed (%)	7.62%	2.40%
Add'l Canopy Needed (sq. ft.)	18,575 sq. ft.	3,659 sq. ft.

At the August 11, 2022 Planning Commission meeting, Staff proposed an alternative approach to calculating the percent of tree canopy needed for the site. The alternative is to base the percent required upon the portion of the property which is being altered, or in this instance 3.5 acres of the total 5.6 acre lot. This results in a current tree canopy percentage of 8.6%. In this instance, 11% site coverage must be attained, resulting in the additional planting of 3,659 sq. ft. of tree canopy, or 2.4% total site area.

The most recent version of the plan proposes five large trees to be planted south of the existing parking lot. When applying the adjusted site area of 3.5 acres, the minimum requirement has been satisfied, nullifying the need for the variance.

Stormwater Management Plan

A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer meeting all requirements prior to approval of the Final Development Plan.

Lighting

A photometric plan will need to be submitted and reviewed as part of the Final Development Plan review if the lighting will be altered. Staff recommends that all exterior lighting should be designed to minimize off-site impacts and maintain the agricultural character.

Signs

All signs will need to comply with the Zoning Ordinance.

RECOMMENDATION:

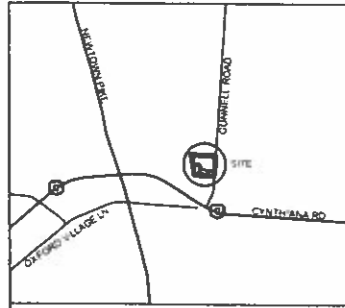
Staff recommends **Approval** of the Preliminary Development Plan for to construct two connected 3,000 sq. ft. buildings (6,000 sq. ft. total) for a proposed daycare and driveway with the following waiver(s)/variance(s) and conditions of approval:

Waiver

1. Waiver for gravel parking lot/storage area
2. **If gravel parking lot/storage area is approved:** Waiver to the ILA, but not to the VUA perimeter, requirements for the gravel parking lot/storage area. Waiver/variances to VUA or ILA not applicable to the paved parking lot.

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance and Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Preliminary Development Plan shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan. Development must meet all requirements of the Georgetown Stormwater Manual.
4. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
5. Prior to any construction or grading, a Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.
6. The Final Development Plan shall include a photometric plan.
7. This Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406 section A of the Subdivision and Development Regulations.
8. The Final Development Plan shall have a specie specific Landscaping Plan in compliance with the *Landscaping & Land Use Buffers Ordinance*.
9. The Applicant shall replace the 661 sq. ft. of ILA and must locate within the existing paved parking lot in accordance with all regulations.
10. The Applicant shall satisfy all requirements set forth by the Scott County Fire Department.



VICINITY MAP
SCALE: 1" = 2000'

- LEGEND**
- PROPOSED WATER VALVE
 - PROPOSED FIRE HYDRANT
 - EXISTING UTILITY POLE
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING FIBER OPTIC
 - EXISTING FIBER OPTIC BOX
 - EXISTING WATER LINE
 - EXISTING WATER METER
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR

REQUESTED VARIANCES

- 1. PARKING LOT LANDSCAPING TO REDUCE THE PARKING INTERIOR LANDSCAPING FROM 10% TO 4.5%

DESIGN ENGINEER

THOROUGHbred ENGINEERING
CONTACT: FRED EASTRIDGE P.E.
P.O. BOX 481
LEXINGTON, KY 40588
PHONE: 859-785-0383

SITE DATA

PROPERTY INFORMATION

PARCEL NUMBER: 206-20-023-000
STREET ADDRESS: 172 GUNNELL ROAD, GEORGETOWN, KY 40324
DEED BOOK: D.B. 377, PG. 163
PLAT REFERENCE: CAB. 11, SL. 255
LOT SIZE: 5.6 ACRES (243,336 SQ. FT.)

OWNER/DEVELOPER

CHURCH OF GOD MOUNTAIN ASSEMBLY
LIVING WATER FELLOWSHIP TRUSTEES
172 GUNNELL RD
GEORGETOWN, KY 40324

PROJECT INFORMATION

EXISTING SQUARE FOOTAGE: CHURCH 13,248 SQ. FT., ACCESSORY BLDGS. 9,228 SQ. FT., TOTAL 22,476 SQ. FT.
EXISTING BUILDING LOT COVERAGE: 11,101.38 SQ. FT. / 243,936 SQ. FT. = 0.0455 (4.55%)
PROPOSED USE: PROPOSED DAYCARE WITH DRIVEWAY
PROPOSED BUILDING HEIGHT: 1 STORY @ 19' 2" TALL
PROPOSED SQUARE FOOTAGE: 6,000 SQ. FT. (3,000 SQ. FT. FOR EACH BUILDING); 3,000 SQ. FT. (PLAYGROUND AREA)
PROPOSED BUILDING LOT COVERAGE: 9,000 S.F. / 243,936 S.F. = 0.0369 (3.69%)
TOTAL LOT COVERAGE: 4.55% (EXISTING) + 3.69% (PROPOSED) = 8.24%

ZONING INFORMATION

ZONING CLASSIFICATION: A-1 (AGRICULTURAL)
BUILDING SETBACKS:
TOTAL: 50'
SIDE: 50'
SIDE: 50'

PARKING INFORMATION

PARKING REQUIREMENT (PLACE OF PUBLIC ASSEMBLY): ONE PARKING SPACE FOR EVERY THREE PERSONS BASED ON MAXIMUM CAPACITY
PARKING REQUIRED (PLACE OF PUBLIC ASSEMBLY): 150 SEATING = 50 SPACES
ADA PARKING REQUIREMENT: ONE SPACE PER ONE (1) 25 PARKING SPACES
PARKING PROVIDED (PLACE OF PUBLIC ASSEMBLY): 51 SPACES (49 STANDARD SPACES, 2 ADA SPACES)

LANDSCAPE DATA

EXISTING V.U.A. (PARKING LOT): 23,265.43 SQ. FT.
PROPOSED V.U.A. (DRIVEWAY): 3,996.40 SQ. FT.
TOTAL V.U.A.: 27,261.83 SQ. FT.
EXISTING INTERIOR LANDSCAPE AREA: 1,674.39 SQ. FT.
PROPOSED INTERIOR LANDSCAPE AREA: 1,312.45 SQ. FT.
REQUIRED INTERIOR TREES: 1 TREE / 250 S.F. = 7 TREES
PROPOSED INTERIOR TREES: 7 TREES

TREE CANOPY

SITE AREA: 152,460 S.F. (3.5 ACRES)
EX. TREE COVERAGE: 13,142 S.F. (8.62%)
TREE CANOPY REQUIRED: 16,771 S.F. (11.0%)
COVERAGE DEFICIT: 3,629 S.F. (2.38%)
EQUIVALENT ADDITIONAL TREES REQUIRED: (3,629 S.F.) / 5 LARGE TREES

FLOOD INFORMATION

BASED ON AN INSPECTION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S INTERNET MAP SERVICE CENTER SITE, THE PROPERTY LIES WITHIN THE ZONE "X" AND NOT IN THE 100-YEAR FLOOD PLAIN MAP #21209C01500 EFFECTIVE DATE DECEMBER 21, 2017.

PURPOSE OF THIS AMENDED DEVELOPMENT PLAN

THE PURPOSE OF THIS AMENDED PRELIMINARY DEVELOPMENT PLAN IS TO ADD A 6,000 S.F. BUILDING FOR A CHILD DAYCARE AND SCHOOL.

NOTE

THE CHILD DAYCARE AND SCHOOL WILL SHARE THE EXISTING PARKING CURRENTLY SHOWN. THE HOURS OF OPERATION FOR THE DAYCARE SHALL BE MONDAY-FRIDAY. THE CHURCH OPERATES IN THE EVENINGS AND ON SUNDAYS.

GENERAL NOTES

1. NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO APPROVAL OF AN EROSION CONTROL PLAN.
2. NO BUILDING PERMITS SHALL BE ISSUED UNLESS AN ULTIMATE FINAL DEVELOPMENT PLAN IS APPROVED BY THE PLANNING COMMISSION.
3. THE DEVELOPMENT PLAN SHALL MEET THE CURRENT STORMWATER CONTROL AND WATER QUALITY CONTROL REGULATIONS.
4. THE EXISTING POND SHALL BE USED FOR WATER QUALITY CONTROL.
5. THE PARKING LOT AND LANDSCAPING IS SHOWN AS PER PREVIOUS APPROVED DEVELOPMENT PLAN.

CONDITIONAL USE PERMITS

1. S-2021-34 CUP FOR DAYCARE OPERATIONS IN EXISTING WORSHIP SPACE
2. S-2022-16 AMENDED CUP TO EXPAND OPERATIONS TO THE NEW STRUCTURE

OWNER'S CERTIFICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF THE DEVELOPMENT WITH MY (OUR) FREE CONSENT. I (WE) ESTABLISH MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN IN ACCORDANCE WITH THE GEORGETOWN-SCOTT COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS UNLESS NOTED OTHERWISE.

OWNER OR OWNERS _____

DATE _____

COMMISSION'S CERTIFICATION

I HEREBY CERTIFY THAT THE PRELIMINARY DEVELOPMENT PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS FOR GEORGETOWN AND SCOTT COUNTY, KENTUCKY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION. THIS APPROVAL DOES NOT CONSTITUTE APPROVAL TO BEGIN CONSTRUCTION OR OBTAIN A BUILDING PERMIT.

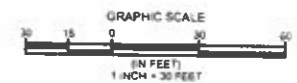
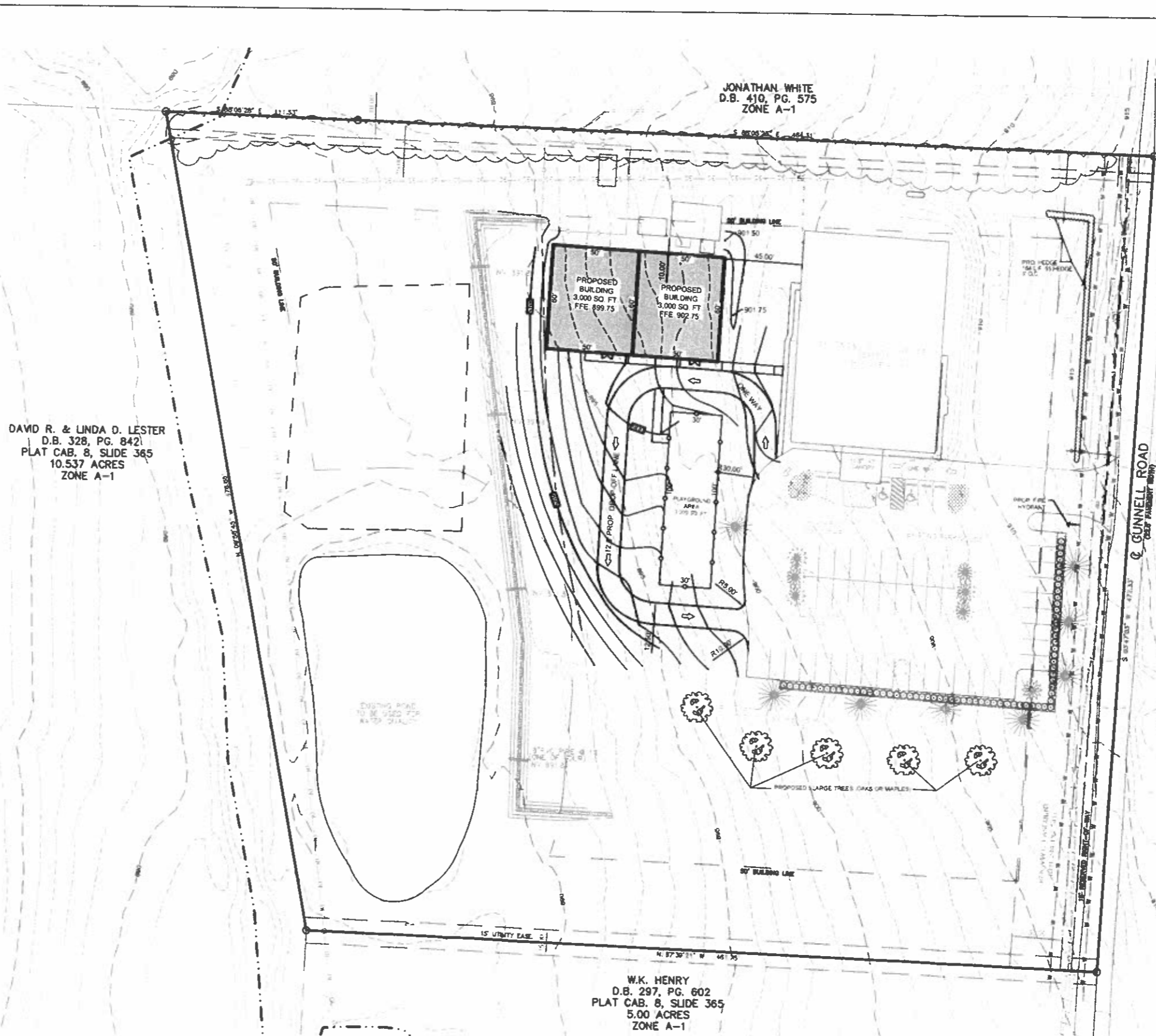
CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION _____

DATE _____

DAVID R. & LINDA D. LESTER
D.B. 328, PG. 842
PLAT CAB. 8, SLIDE 365
10.537 ACRES
ZONE A-1

W.K. HENRY
D.B. 297, PG. 602
PLAT CAB. 8, SLIDE 365
5.00 ACRES
ZONE A-1

JONATHAN WHITE
D.B. 410, PG. 575
ZONE A-1



P.O. BOX 481 LEXINGTON, KY 40588
(859) 785-0383
CIVIL DESIGN, LAND SURVEYING,
GEO-TECHNICAL ENGINEERING, DRILLING SERVICES,
IBC SPECIAL INSPECTIONS, MATERIAL TESTING,
CM-CCI CONSTRUCTION SERVICES

THOROUGHbred
DESIGN • ENGINEER • CONSTRUCTOR

**AMENDED
PRELIMINARY DEVELOPMENT PLAN
LIVING WATERS FELLOWSHIP**
172 GUNNELL ROAD, GEORGETOWN, SCOTT COUNTY, KY 40324

PROJECT NO.	220252	OWNER	PCC
DATE	07-01-2022	DATE	FRE
ISSUED FOR REVIEW			
DATE	08/15/2022	DATE	

PDP

**JOANN WARNER PROPERTY
ZONING MAP AMENDMENT**

**Staff Report to the Georgetown-Scott County Planning Commission
NOVEMBER 10, 2022**

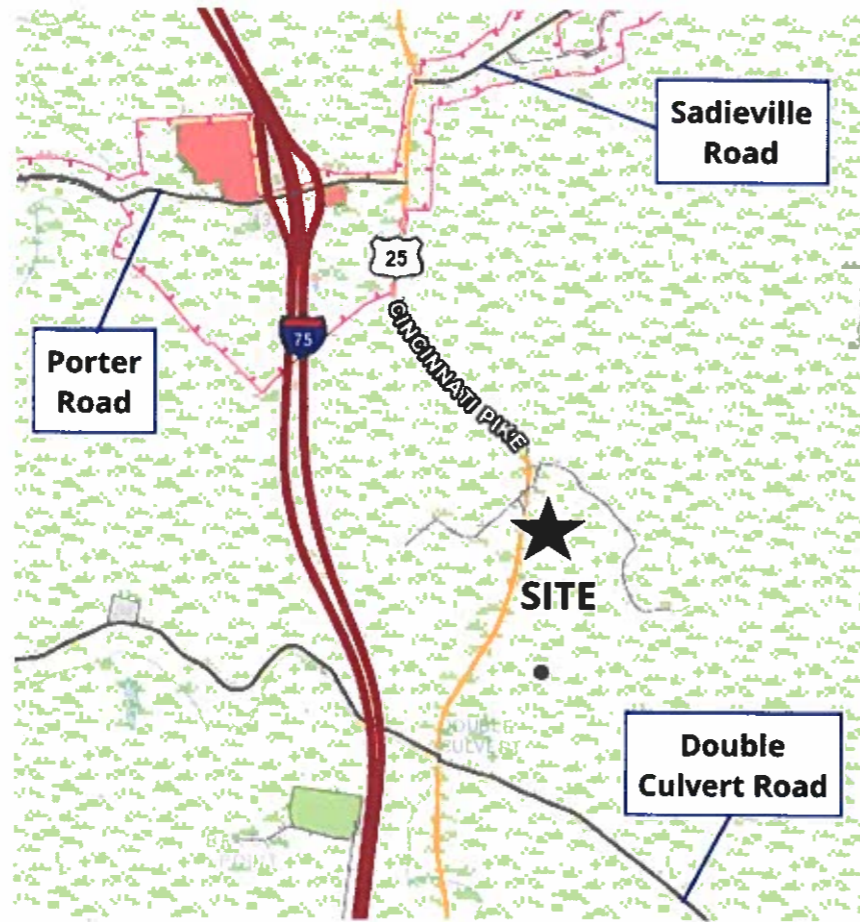
FILE NUMBER: ZMA-2022-46

PROPOSAL: Zoning Map Amendment to change the zoning district from A-1 to A-5

LOCATION: 6125 Cincinnati Road Northeast of the intersection of Cincinnati Road (US-25) and Double Culvert Road (KY-620), East of I-75

APPLICANT: Joann Warner & Michelle McCall

CONTACT: Michelle McCall



STATISTICS:

Current Zone	A-1 (Agricultural)
Proposed Zone	A-5 (Rural Residential)
Surrounding Zone(s)	A-1
Site Acreage	5.0 acres (area in requested zone change)
	125.63 acres (area of total parcel)
Proposed Use	Rural Residential Cluster Development – 1 tract proposed
Access	Cincinnati Road (US-25)
New street required	No
Water/Sewer Availability	Yes/Yes
Variance Requested	None

BACKGROUND:

The subject property consists of a 5.0-acre portion of a 125.63-acre parcel, zoned A-1 Agricultural, located northeast of the intersection of Double Culvert and Cincinnati Road, and east of I-75, owned by Joann Warner ("Applicant"). The Applicant seeks to rezone the 5.0-acre tract in order to establish one rural residential lot. If the rezoning is approved by the Fiscal Court, the Applicant seeks to subdivide the 5.0-acre tract into an atypical single lot cluster development.

PART 1: ZONE CHANGE REVIEW

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 2017 Comprehensive Plan defines "Rural Residential" as allowing for less dense residential uses in unincorporated areas and "this land use is promoted in the northern areas of the county where the land is hillier and more difficult to farm¹".

It is also consistent with the Community Form chapter in the Comprehensive Plan for properties outside of the Urban Service Boundaries to not have urban scale residential or commercial development. This rezoning would maintain a maximum density for this property of one (1) dwelling unit per five (5) acres. The requested A-5 zoning district is supported by the Comprehensive Plan, and we need not consider (a) and (b).

Concept Plan Review continues on the next page.

¹ 2017 Georgetown – Scott County Comprehensive Plan, page 49

PART 2: CONCEPT PLAN REVIEW

While submitted simultaneously, the final subdivision plat is not before the Planning Commission for approval at this meeting. In addition to the A-5 zoning district standards, the proposed cluster development must also satisfy the requirements of the *Georgetown-Scott County Rural Cluster Regulations*.

Site Layout:

The concept plan proposes one residential lot and its related preserved area. Both satisfy the regulations for minimum lot area.

Access:

The proposed development will use an existing entrance onto Cincinnati Road. Within the *Rural Cluster Regulations* there are specific regulations regarding road construction and infrastructure. Given the unique circumstances of this development, it may be reasonable to waive some of these requirements at the time of Final Subdivision Plat submittal.

Setbacks and Building Standards:

The A-5 zone district requires the following standard setbacks:

Primary Structures:	Accessory Structures:
Front: 50 feet	Front: Behind front façade of primary structure
Side: 50 feet	Side: 25 feet
Rear: 50 feet	Rear: 25 feet

Since this is proposed to be a cluster, at the time of Final Subdivision Plat submittal, the plat shall satisfy the *Rural Cluster Regulations* regarding setbacks and landscape/buffer areas. Specific standards are noted below.

Section G: Individual Lot Standards are as follows:

Front Yard Setback 50 feet

Rear Yard Setback 100 feet; *The rear yard setback must have a 50-foot-wide tree preservation easement in addition to the standard 50-foot building setback. No existing vegetation may be removed/disturbed within these areas, and additional landscaping/buffering is required within the area.*

Side Yard Setback 100 feet; *The side yard shall be treated as a rear yard regarding building setbacks and landscape buffers when sharing a property line with non-cluster lot(s).*

Section K: Required Landscaping/Buffering:

Landscaping between cluster and non-cluster lots is required along the shared property line. In this instance, a 50-ft. tree preservation easement is required along the side and rear property lines. The easement shall have a double row of trees spaced 40 feet apart. The site will also require street trees spaced 30 feet apart.

As proposed on the concept plan, it seems like the conceptual layout may have some difficulties in meeting the setback, landscaping, and buffering requirements. However, it is possible for this 5-acre area to be developed as a cluster lot in a different manner that better meets the regulations.

FINDINGS:

1. The Zoning Map Amendment meets the findings necessary described in KRS 100.213.
2. The Final Subdivision Plat, when submitted, must satisfy the regulations related to both the A-5 zoning district and Rural Cluster Development.

RECOMMENDATION:

Based on the findings above, staff recommends the Planning Commission recommends **approval** of the application to Scott County Fiscal Court. If approval is recommended, staff suggests adding the following conditions of approval.

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.

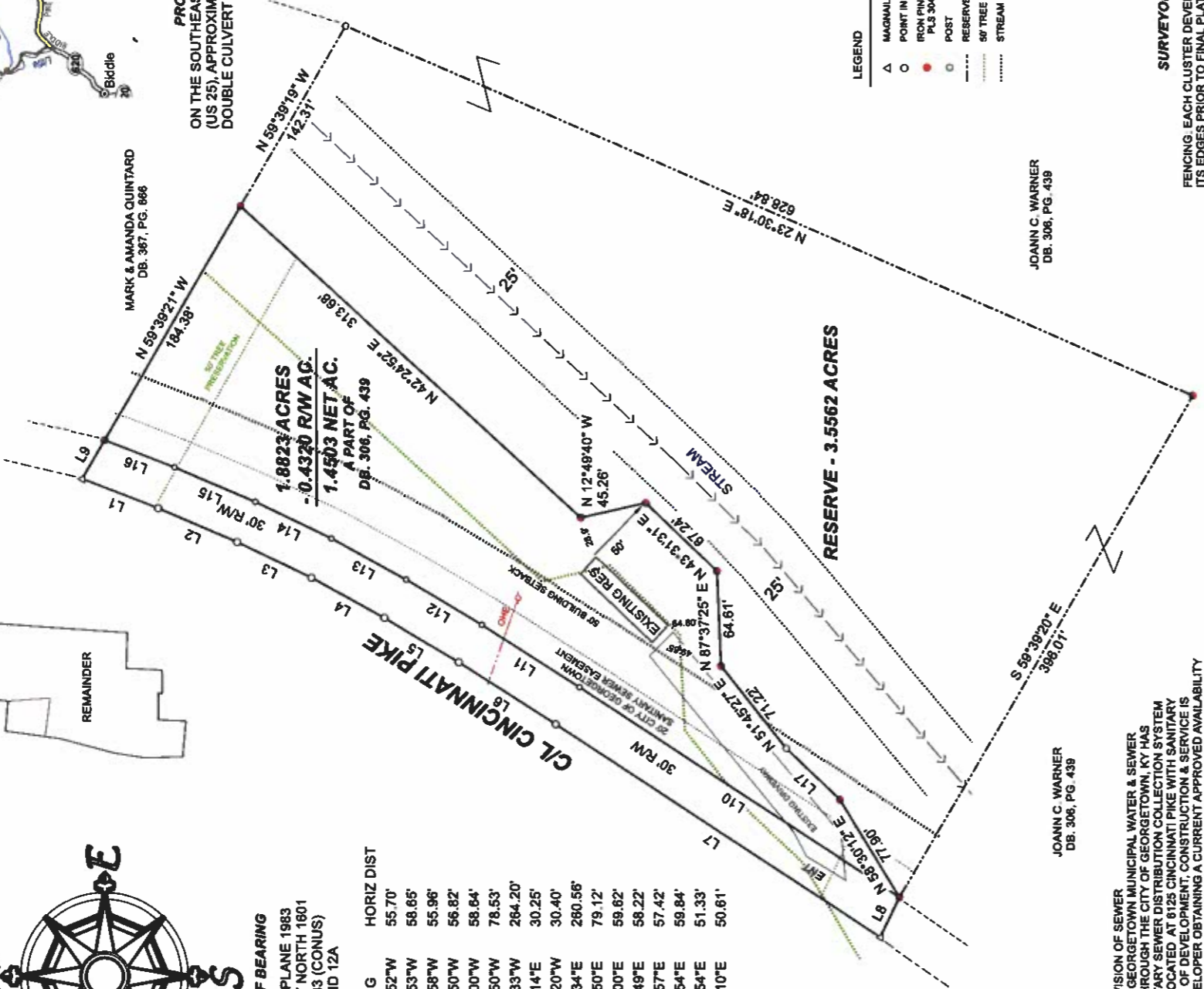
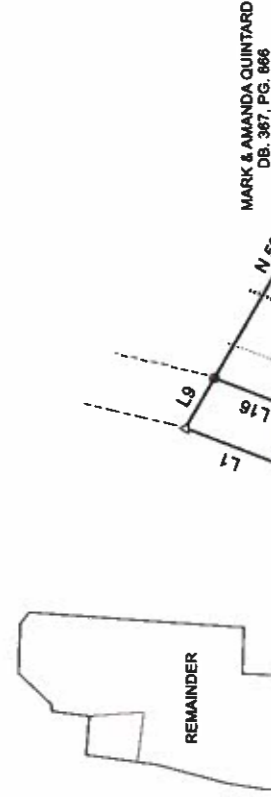


BASIS OF BEARING
 US STATE PLANE 1983
 KENTUCKY NORTH 1601
 NAD 1983 (CONUS)
 GEOID 12A

LINE	BEARING	HORIZ DIST
L1	S21°05'52"W	55.70'
L2	S23°04'53"W	58.66'
L3	S25°37'58"W	55.96'
L4	S28°40'50"W	56.82'
L5	S30°58'00"W	58.64'
L6	S32°23'50"W	76.53'
L7	S33°14'33"W	264.20'
L8	S64°05'14"E	30.25'
L9	S68°39'20"W	30.40'
L10	N33°14'34"E	280.56'
L11	N32°23'50"E	79.12'
L12	N30°58'00"E	59.62'
L13	N28°40'49"E	59.22'
L14	N25°37'57"E	57.42'
L15	N23°04'54"E	59.84'
L16	N21°05'54"E	51.33'
L17	N43°45'10"E	50.61'



**VICINITY MAP
 NOT TO SCALE**
PROPERTY LOCATION
 ON THE SOUTHEAST SIDE OF THE CINCINNATI PIKE
 (US 25), APPROXIMATELY 0.30 MILES NORTH OF
 DOUBLE CULVERT ROAD, SCOTT COUNTY, KENTUCKY.



JOANN C. WARNER
 DB. 306, PG. 439

JOANN C. WARNER
 DB. 306, PG. 439

JOANN C. WARNER
 DB. 306, PG. 439

- LEGEND**
- △ MAGNAIL SET
 - POINT IN ROAD & RW
 - IRON PIN SET PLS 3046
 - POST
 - RESERVE
 - 50' TREE PRESERVATION EASEMENT
 - STREAM EASEMENT

RESERVE - 3.5562 ACRES

1.8823 ACRES
 -0.4320 RW AC.
 1.4503 NET AC.
 A PART OF
 DB. 306, PG. 439

CERTIFICATION OF THE PROVISION OF SEWER
 I HEREBY CERTIFY THAT THE GEORGETOWN MUNICIPAL WATER & SEWER SERVICE (GMMWS), BY AND THROUGH THE CITY OF GEORGETOWN, KY HAS FACILITIES WITHIN THE SANITARY SEWER DISTRIBUTION COLLECTION SYSTEM TO SUPPLY THE PROPERTY LOCATED AT 6125 CINCINNATI PIKE WITH SANITARY SEWER SERVICE. PROVISION OF DEVELOPMENT, CONSTRUCTION & SERVICE IS CONTINGENT UPON THE DEVELOPER OBTAINING A CURRENT APPROVED AVAILABILITY OF CAPACITY REQUEST FROM THE GMMWS BOARD OF COMMISSIONERS; AND GMMWS REVIEW & APPROVAL OF ALL PLANS & SPECIFICATIONS FOR REQUIRED ON-SITE AND OFF-SITE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO GRAVITY & FORCE MAIN SANITARY SEWER LINES, PUMP STATIONS AND RELATED APPURTENANCES FOR THE PROPOSED SYSTEM. CONSTRUCTION OF THE PROPOSED SANITARY SEWER COLLECTION & CONVEYANCE SYSTEM SHALL BE AT THE COST OF THE DEVELOPER WITHOUT REIMBURSEMENT BY GMMWS AND CONSTRUCTED ACCORDING TO GMMWS & KENTUCKY DIVISION OF WATER APPROVED PLANS & SPECIFICATIONS. EASEMENTS REQUIRED FOR THE PROPOSED SANITARY SEWER COLLECTION & CONVEYANCE SYSTEM SHALL BE ACQUIRED BY THE DEVELOPER & DEDICATED TO GMMWS.

GENERAL MANAGER
 PLANS AND SPECS FOR PROPOSED WATER DISTRIBUTION SYSTEM FOR THE JOANN C. WARNER PROPERTY, THAT THE WATER DISTRIBUTION SYSTEM OF SAID DEVELOPMENT MEET THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER REQUIREMENTS OF THE PROPER DISTRIBUTION OF WATER AND THAT KENTUCKY AMERICAN SHALL SUPPLY SAID DEVELOPMENT WITH WATER SERVICES.

GENERAL MANAGER _____ DATE _____
 CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES
 I HEREBY CERTIFY THAT KENTUCKY UTILITIES SHALL SUPPLY SAID DEVELOPMENT WITH ELECTRIC SERVICES AND THAT THE PROPOSED UTILITY EASEMENTS OF SAID DEVELOPMENT MEET THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER REQUIREMENTS

COMPANY REPRESENTATIVE _____ DATE _____

I, PATRICK A. McLAFFERTY, A REGISTERED LAND SURVEYOR IN THE STATE OF KENTUCKY, HEREBY CERTIFY THAT THE BOUNDARY SURVEY AS SHOWN HEREON WAS PERFORMED BY ME, USING SPECTRA SP90 GPS EQUIPMENT WITH A RELATIVE POSITIONAL ACCURACY OF +0.10' +200 PPM OR GREATER. THE DISTANCES AND DIRECTIONS ARE BASED UPON KENTUCKY SINGLE ZONE, GEOID 12A AND HAVE NOT BEEN ADJUSTED. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR A RURAL SURVEY AND COMPLIES WITH 201 KAR 18.150.

PATRICK A. McLAFFERTY, PLS 3046 _____ DATE _____

PURPOSE STATEMENT
 THE INTENT OF THE OWNER IS TO CREATE ONE CLUSTER LOT.

CERTIFICATION OF GIS DEPARTMENT APPROVAL
 I HEREBY CERTIFY THAT THE DEVELOPMENT PLAN OR SUBDIVISION PLAT SHOWN HAS BEEN REVIEWED AND FOUND TO COMPLY WITH DIGITAL SUBMITTAL REQUIREMENTS SET FORTH IN THE SUBDIVISION & DEVELOPMENT REGULATIONS.

GIS ANALYST/TECH, GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION. _____ DATE _____

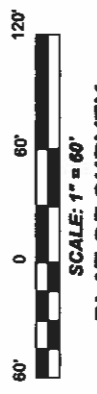
CERTIFICATION OF OWNERSHIP AND DEDICATION
 I (WE) HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE ADOPT THIS PLAT OF DEVELOPMENT WITH OUR FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEY, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN IN ACCORDANCE WITH THE GEORGETOWN-SCOTT COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, UNLESS OTHERWISE NOTED.

OWNERS _____ DATE _____
 CERTIFICATE ACCURACY
 I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT SUBJECT TO THE ACCURACY REQUIRED BY THE GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE PLANNING COMMISSION OR OTHER AUTHORIZED OFFICER.

PATRICK A. McLAFFERTY, PLS 3046 _____ DATE _____

SURVEYOR NOTES:
 FENCING EACH CLUSTER DEVELOPMENT SHALL BE FENCED AT ITS EDGES PRIOR TO FINAL PLAT APPROVAL, WITH #9 MESH WIRE OR EQUIVALENT WITH 18" FENCING PLANK ON TOP AND POST SPACING # ON CENTER AND THAT PROSPECTIVE OWNERS OF ANY PROPERTY ARE SUBJECT TO ANY REQUIREMENTS OF KRS 256.10 (ET SEQ.)
 THE SITE IS NOT IN THE FLOOD PLAIN PER FEMA FLOOD MAP 21200C0125C, EFFECTIVE DATE 1/8/2014.
 ALL THE SURROUNDING PROPERTY IS ZONED A-1
 OWNER IS REQUESTING THE BACK BUILDING SETBACK TO BE REDUCED FROM 100 FEET TO 50 FEET. FOR THE PRESERVATION OF LITTLE EAGLE CREEK WHICH FLOWS INTO EAGLE CREEK

FURTHER SUBDIVISION REQUIRES REVIEW AND APPROVAL FROM THE GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION.
 THE NEAREST FIRE HYDRANT IS 2300 FEET NORTH OF SITE



PLAT OF SURVEY
A PART OF
THE JOANN C. WARNER PROPERTY
 6125 CINCINNATI PIKE
 SADDLEVILLE, KY 40370
 SCOTT COUNTY
 SEPTEMBER 19, 2022
 M/CALL-9-19-22

PREPARED BY
 PATRICK A. McLAFFERTY
 PLS 3046
 700 KNOXVILLE ROAD
 DRY RIDGE, KY 41035
 (659) 801 - 7424
 SURVEYORPAT@GMAIL.COM

**SCOOTERS COFFEE
PRELIMINARY DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission
November 10, 2022**

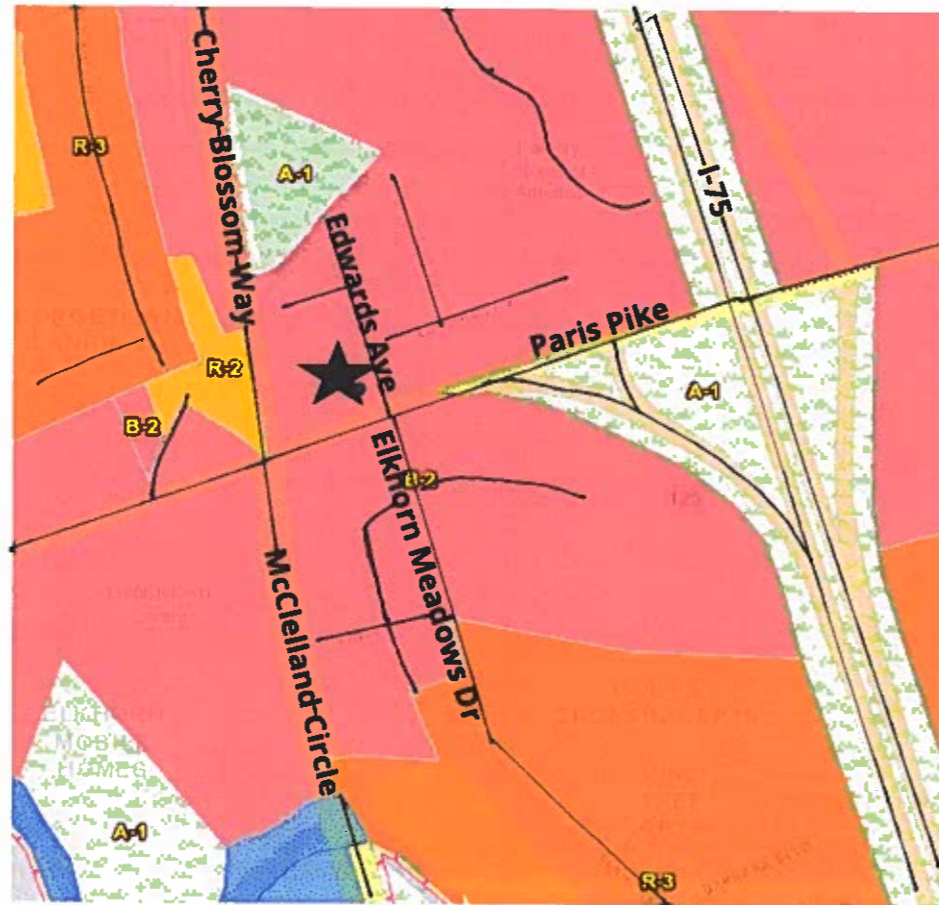
FILE NUMBER: PDP-2022-48

PROPOSAL: Preliminary Development Plan to construct a 664 SF drive-thru only coffee kiosk/shop

LOCATION: 112 Edwards Ave

APPLICANT: Brad Piening, BAM IHLC Enterprise LLC, dba Scooters Coffee

ENGINEER: Alex Rosenberg, AL Engineering



STATISTICS:

Zone	B-2 (Highway Commercial)
Surrounding Zones	B-2
Proposed Use	Restaurant
Site Acreage	0.41 acres
Building Area	759 sq. ft. (total), 644 sq. ft. building & 95 sq. ft. canopies
Max. Building coverage	50%
Building Coverage	4.2%
Parking Required	One space for every 150 sq. ft. of GFA (5 spaces)
Parking Provided	8 total, 1 ADA accessible
Access	Edwards Ave
Variances/Waivers	(1) Variance to the front yard setback along Edwards Ave from 50 feet to 16.09 feet for building and canopy construction (2) Waiver to omit the VUA perimeter landscaped area along the south property line (adjacent to Paris Pike)

- (3) Waiver to omit hedge/fencing requirement of the property perimeter landscape area on the south property line (adjacent to Paris Pike)
- (4) Waiver to allow planting of a smaller tree species in the property perimeter landscape area on the south property line (adjacent to Paris Pike)
- (5) Waiver to omit the tree planting requirement of the property perimeter landscape area along the north property line
- (6) Waiver to omit the VUA perimeter landscaped area along the west property line (drive-thru queue lane)
- (7) Waiver to omit the VUA perimeter landscape area along the east property line (drive-thru order fulfillment lane)
- (8) Waiver to omit tree planting requirement of the VUA perimeter landscape area along the east property line (employee parking area)

BACKGROUND:

The application before the Planning Commission is a Preliminary Development Plan to construct a 664 sq. ft. drive-thru coffee shop/kiosk with 95 sq. ft. of related canopies.

The subject property is a 0.41-acre parcel located northwest of the intersection of Edwards Ave and Paris Pike (US-460). The surrounding land on all sides of the property is zoned B-2. The subject property was formerly a Long John Silver's restaurant before its closing at some point between 2018-2020, after which it has sat vacant until purchasing and demolition of the building.

The proposed use is one coffee shop/kiosk with drive-thru only service and no interior seating. The property would have its own parking area for staff. The main entrance is off of Edwards Ave, a two-lane public street. Edwards Ave has direct access onto Paris Pike, a four lane major highway with acceleration/deceleration lanes and central turning lane. It is approximately halfway between the I-75 south on-ramp and the intersection of Paris Pike & Cherry Blossom Way/McClelland Circle/US-62, two roads of high traffic and significance to the Georgetown and Scott County regions. Edwards Ave serves multiple other commercial and office properties and aligns with Elkhorn Meadows Drive which serves both commercial and residential properties.

Traffic Generation Review

Staff requested a preliminary calculation of the number of trips that the use would develop. In the AM peak 2 hour window, the site is expected to generate 71 total trips, in the PM peak 2 hour window the site is expected to generate 15 total trips, and in the Friday 8am 1 hour window the site is expected to generate 52 total trips. A traffic study is not required as part of this development plan as the generated trips do not exceed 100 total trips generated in either time period.

PRELIMINARY DEVELOPMENT PLAN REVIEW

Setbacks & Building Standards

The building ground coverage proposed is 4.2% of the subject property, which is under the maximum building ground coverage of 50% allowed.

B-2 zoning setbacks are 50 feet from the front and 0 feet from the side and rear property lines. The proposed shop/kiosk on the Preliminary Development Plan satisfies the required building setback requirements along Paris Pike. However, since the subject property is a double frontage lot, it does not

satisfy the building setback requirement along Edwards Ave. The Applicant has requested a variance to the setback requirements along Edwards Ave in order to construct the building. The Applicant sites that the lot is 64 feet wide and therefore difficult to construct within. Staff supports this variance request and agrees with the justification expressed by the Applicant.

Staff has noted that the variance request must include canopies as they are treated as coverage. While the building itself is 20.09 feet from the property line adjoining Edwards Ave, with canopy extruding an additional 4 feet noted development plan, the request must be amended to 16.09 feet.

Vehicle Access & Circulation

There is one entrance to the subject property, approximately 250 feet from the intersection of Edwards Ave and Paris Pike. This location is the most reasonable as it allows the most amount of vehicle stacking area for motorists looking to turn onto Paris Pike.

The subject property proposes one lane for drive-thru queuing, measuring 13-14 feet wide by 200 feet in length. This would allow for 13-15 cars to stack which is believed to be sufficient for the expected needs of the subject property. Once in the drive-thru queue lane, there is a limited area to exit. The route is marked with paint and would allow for individuals to turn out of the line within the first 90 feet of the drive thru. The width of the circulation area would allow for a vehicle to exit the drive-thru fulfillment lane or the drive-thru queue lane while not interrupting the parking or flow through the site. **Staff concludes that the application meets circulation requirements.**

Parking

Restaurant developments require one parking space per 150 sq. ft. of floor area. Based off of the total building area of 644 sq. ft., 5 parking spaces are required. The Applicant is proposing 8 total spots, one of which would be ADA van accessible. **The application meets the requirements for parking on site.**

Sidewalks

Internally, the Applicant is proposing a marked path between the parking and shop/kiosk area. There are no sidewalk routes along Paris Pike nor Edwards Ave. Staff feels it reasonable to not expect the Applicant to construct sidewalks along either road given the fact that the sidewalks would lead to nowhere and would reduce the usability of the subject property.

Dumpster

The Applicant proposes a dumpster in the northwest corner of the property. At the Final Development Plan, a detailed screening drawing must be provided.

Land Use Buffers and Landscaping

Property Perimeter Landscaping: Staff finds that the landscape plan for Property Perimeter is non-compliant.

Standards: For a double frontage lot adjoining a non-accessing arterial or freeway, a 10-foot-wide buffer area is required and must contain a 6-foot average height continuous planting, hedge, fence, wall, or earth mound and 1 tree (Group A or B) per 40 feet of linear boundary.

The Applicant requests a waiver to the 6-foot-tall buffer and the tree species requirement, requesting specifically that a small (Group C) tree species, be planted instead of the large (Group A) or medium (Group B) trees. The Applicant sites existing underground and overhead utility lines which a large or medium tree would be impeding into. Staff is agreeable to both waivers as requested.

VUA Perimeter Landscaping: Staff finds that the landscape plan for VUA Perimeter is non-compliant.

Standards (1): For VUA areas adjoining public or private street ROW or access road and/or those VUAs which face adjoining properties, a 5-foot-wide buffer area is required and must contain a 3-foot average height continuous planting, hedge, fence, or wall and 1 tree (either Group A or B) per 40-feet of linear boundary.

The Applicant has requested a waiver to the 3-foot-tall VUA hedge requirement, citing the underground utility lines in the area and the proposed property perimeter landscaping. Staff is agreeable to waiving the buffer and planting requirement as requested.

Standards (2): For VUA along the perimeter of an adjoining properties, a buffer area is required and must contain a 3-foot average height continuous planting, hedge, fence, or wall and 1 tree (either Group A or B) per 40-feet of linear boundary OFT. The width of the buffer varies; specifically, a 5-foot-wide buffer area where vehicles overhang, a 4-foot-wide buffer area along the edge of paving, or a 3-foot-wide buffer area is required for other areas.

The area between the north property line and the entering traffic has been identified as requiring a 3-foot-wide buffer area. The Applicant depicts a 2.61-foot-wide buffer in this area. The Applicant has requested a waiver to the tree planting requirements due to the buffer being undersized. A 3-foot-tall buffer would still be planted along this property line, which would ultimately reduce the noise and light pollution from activities on the subject property. Staff is agreeable to this waiver as requested.

The area between the east property line and the drive-thru order fulfillment lane has been identified as requiring a 3-foot-wide buffer area. Staff has also identified the area between the west property line and drive-thru queuing lane of being within the same conditions. Given the need for drive-thru queue lane (13-14 feet), the building footprint (30-35 feet) and drive-thru order fulfillment lane (14-16 feet), there is limited space for VUA perimeter landscaping.

The development plan proposes a 2.61-foot-wide VUA buffer along the east property line and 0.5-foot-wide VUA buffer on the west property line. Both measurements are under the minimum buffer area requirement. The Applicant has requested waivers to both the VUA tree and 3-foot-tall buffer requirements given the limited width. While Staff is agreeable to the waiver for plantings, Staff is hesitant to endorse a waiver for the 3-foot-tall buffer requirement.

Specifically, on the west property line, Staff is concerned due to the change in elevation between the nearby fast food restaurant and coffee shop/kiosk site. Staff is not agreeable to circumstances that produce an unencumbered sightline around a VUA. Even with curbing, there are concerns that individuals may interpret the lack of a barrier as an exit and go over the curb. Staff suggests

an installation of some variation of a post and plank fence, thus satisfying the 3-foot-tall buffer requirement.

Staff does not support the request to waive the buffer on the east property line. The Applicant has demonstrated that, with a buffer area of 2.6 feet on the north property line, they are able to install a hedge planting. Staff does not agree that one area is able to satisfy the buffer but the other could not despite being the same widths.

The area between the east property line and the employee parking area has been identified as requiring 5-foot buffer area. Given the need for drive-thru queue lane (14 feet), parking circulation area (24 feet) and parking spots (18 feet), there is an area of approximately 4.6 feet wide area. The applicant has requested a waiver to the VUA perimeter tree requirements given the limited width. Staff is agreeable to the waiver to the tree planting requirements.

Interior Landscape Areas (ILAs): Staff finds that the landscape plan for ILAs is compliant.

Standards: For VUA greater than 6,000 SF plat requires ILAs equivalent of 10% of the VUA area, and that 1 tree be planted per 250 SF of interior island area.

The Applicant has proposed 11,509 sq. ft. of VUA, which requires 1,151 sq. ft. ILA installed on site. The Applicant has shown 1,817 sq. ft. of ILA, found in the area surrounding the building and two islands around the parking area. The Applicant shows the appropriate number of trees to satisfy the minimum tree planting requirements of 5 total trees. There is a sixth tree located beside the dumpster that is identified as an ILA tree but is not within an identified ILA. The area the tree is within should be included in the ILA provided calculation on the Final Development Plan.

Tree Canopy Requirements: Staff finds that total tree canopy coverage is compliant.

Standards: For a commercially developed site with 0% preserved tree canopy coverage, 24% of total site area must have tree canopy coverage.

For the subject property, this is equivalent to 4,331 sq. ft. of tree canopy. The Applicant has proposed a tree canopy equivalent to 4,900 sq. ft., or 27.2% of the total site area. There are 4 small trees at 100 sq. ft. canopy each and 6 large trees at 750 sq. ft. each shown on the subject property.

Stormwater Management Plan

A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer meeting all requirements prior to approval of the Final Development Plan.

Lighting

A photometric plan will need to be submitted and reviewed as part of the Final Development Plan review. Staff recommends that all exterior lighting should be designed to minimize off-site impacts.

Signs

All signs will need to comply with the Zoning Ordinance. The Applicant has applied for multiple sign variances to the Georgetown Board of Adjustment. The requests are for signage on non-road frontage walls and additional sign area and height for directional drive-thru signs. The application is scheduled for the hearing on Monday November 7, 2022.

RECOMMENDATION:

Staff recommends **Approval** of the Preliminary Development Plan to construct one drive-thru only coffee shop/kiosk, with the following waiver(s)/variance(s), conditions of approval:

Waiver(s) and/or Variance(s):

1. Variance to the front yard setback along Edwards Ave from 50 feet to 16.09 feet for building and canopy construction
2. Waiver to omit the VUA perimeter landscape area along the south property line (adjacent to Paris Pike)
3. Waiver to omit hedge/fencing requirement of the property perimeter landscape area on the south property line (adjacent to Paris Pike)
4. Waiver to allow planting of a smaller tree species in the property perimeter landscape area on the south property line (adjacent to Paris Pike)
5. Waiver to omit the tree planting requirement of the property perimeter landscape area along the north property line
6. Waiver to omit the VUA perimeter tree planting requirement along the west property line (drive-thru queue lane).
7. Waiver to omit the tree planting requirement **only** for the VUA perimeter landscape area along the east property line (drive-thru order fulfillment lane)
8. Waiver to omit tree planting requirement of the VUA perimeter landscape area along the east property line (employee parking area)

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Preliminary Development Plan shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan. Development must meet all requirements of the Georgetown Stormwater Manual.
4. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
5. Prior to any construction or grading, a Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.
6. The Final Development Plan shall include a photometric plan.
7. The Final Development Plan shall have a specie specific Landscaping Plan in compliance with the *Landscaping & Land Use Buffers Ordinance*.

8. This Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406 section A of the Subdivision and Development Regulations.

LEGEND

- Property Line
- Existing Fence
- Existing Sewerline
- Proposed Sewerline
- Existing Manhole
- Proposed Manhole
- Wood/Vinyl Fence
- Ditch Line
- Flow Arrow
- Existing Storm Line
- Proposed Storm Line
- Existing Trees
- Existing light pole
- Proposed Group "A" Trees (Large Trees)
- Proposed Group "C" Trees (10 to 25 feet in Height)
- Proposed Group "F" Shrubs (1-1/2 to 4 feet in Height)

WAIVER & VARIANCES

- REQUEST RELIEF FROM PROPERTY PERIMETER LANDSCAPING ALONG HWY 460 FRONTAGE. WAIVER IS REQUESTED TO NOT PROVIDE REQUIRED 6" TALL HEDGE ROW OR FENCE ALONG FRONTAGE DUE TO PROXIMITY TO EXISTING UNDERGROUND UTILITIES. VARIANCE IS REQUESTED TO ALLOW 4 TYPE C (SMALL HEIGHT) TREES TO BE PLANTED ALONG FRONTAGE, SUBJECT TO ELECTRIC COMPANY APPROVAL.
- REQUEST RELIEF FROM PROPERTY PERIMETER LANDSCAPING ALONG WEST PROPERTY LINE. WAIVER IS REQUESTED TO NOT PROVIDE REQUIRED PERIMETER TREES AND HEDGE ROW OR FENCE DUE TO INSUFFICIENT DIMENSION (6 INCHES) FROM BACK OF CURB TO PROPERTY LINE.
- REQUEST RELIEF FROM PROPERTY PERIMETER LANDSCAPING ALONG NORTH PROPERTY LINE. WAIVER IS REQUESTED TO NOT PROVIDE REQUIRED PERIMETER TREES DUE TO INSUFFICIENT DIMENSION (2.6') FROM BACK OF CURB. VARIANCE IS REQUESTED TO PROVIDE 3" HEDGE ROW ALONG PROPERTY LINE.
- REQUEST RELIEF FROM PROPERTY PERIMETER LANDSCAPING ALONG EAST PROPERTY LINE ADJACENT TO DRIVE LANE. WAIVER IS REQUESTED TO NOT PROVIDE PERIMETER TREES AND HEDGE ROW OR FENCE DUE TO INSUFFICIENT DIMENSION (2.6' INCHES) FROM BACK OF CURB.
- REQUEST RELIEF FROM PROPERTY PERIMETER LANDSCAPING ALONG EAST PROPERTY LINE ADJACENT TO PARKING SPACES. WAIVER IS REQUESTED TO NOT PROVIDE PERIMETER TREES DUE TO INSUFFICIENT DIMENSION (4.5') FROM BACK OF CURB TO PROPERTY LINE. VARIANCE REQUESTED TO PROVIDE 3" HEDGE ROW ALONG PROPERTY LINE.
- REQUEST RELIEF FROM BUILDING SETBACK LIMIT. VARIANCE REQUESTED TO ALLOW PROPOSED BUILDING TO ENCRUCH INTO THE REQUIRED 50' BUILDING SETBACK ALONG EDWARDS AVENUE DUE TO THE PROPERTY BEING AN UNUSUALLY NARROW LOT (64') AND BEING A DOUBLE FRONTAGE LOT.

NOTE: ALL PLANT BED AREAS TO BE MINIMUM 2-INCH OF DECORATIVE ROCK MUGH (OHIO RIVER ROCK).

DEVELOPMENT NOTES

- THE EXISTING UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL CONTACT "800" TOLL FREE 1-800-752-8007 FOR LOCATION OF UNDERGROUND UTILITIES BEFORE EXCAVATION BEGINS.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF GEORGETOWN STORMWATER BMP MANUAL. WATER QUALITY TREATMENT WILL BE PROVIDED AS NECESSARY TO MEET CITY OF GEORGETOWN MINIMUM REQUIREMENTS.
- ALL RESTAURANTS, OR ANY OTHER SIMILAR OPERATIONS WITH COMMERCIAL KITCHENS ARE REQUIRED TO HAVE AN EXTERIOR GREASE TRAP TANK. THE TANK MUST MEET GWSS REQUIREMENTS AND SPECIFICATIONS. GREASE TRAPS WILL BE A MINIMUM OF 100 GALLONS UNLESS GWSS DETERMINES THAT A LARGER VOLUME IS REQUIRED.

Parking Summary

Commercial	Min	1SP/150S.F.
		864
Employees	1SP/1.5EMP	7
		5
Total Spaces Required		7
Spaces Provided		7
	ADA spaces	1
	Total	8

Tree Canopy

Gross Site Area	18,044 S.F.
Existing Tree Canopy	0.0 S.F.
Ex. Tree Canopy %	0.0 %
Preserved Tree Canopy Coverage Area	0 S.F.
Preserved Tree Canopy Coverage %	0.0 %
Tree Canopy Required %	24.0 %
Tree Canopy Area Required	4,331 S.F.
Tree Canopy Preserved	0 S.F.
New Tree Canopy Provided	4,900 S.F.
Tree Canopy Provided	4,900 S.F.
% Tree Canopy Provided	27.2 %
Tree Canopy Breakdown	
6 Group A Trees	750 s.f. ea
4 Group C Trees	100 s.f. ea
TOTAL TREE CANOPY	4,900 S.F.

IL Requirements

Vehicle Use Area	11,509 S.F.
ILA Required	(10.0%) 1,151 S.F.
ILA Provided	(15.8%) 1,817 S.F.
ILA Trees Required	(1/250 S.F.) 5 trees
ILA Trees Provided	6 trees

Building Summary

Building Area:	664 S.F.
Canopies:	85 S.F.
Total Building Area:	759 S.F.
Max. Building Coverage:	50 %
Total Building Coverage:	4.2 %
Building Height:	15'

Impervious Areas

Total Site Area	18,044 S.F.
Existing Conditions	
Impervious	14,126 S.F.
Permeous	3,918 S.F.
Proposed Conditions	
Impervious	13,382 S.F.
Permeous	4,662 S.F.

TRIP GENERATION

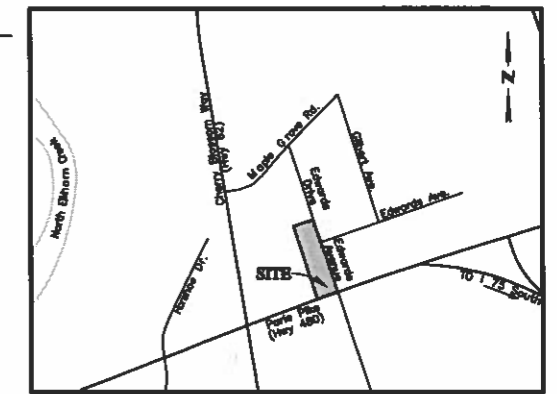
Average Daily Trips (7am-9am)	71
Average Daily Trips (4pm-6pm)	15
Peak Hour Trips (Friday Bam)	52

Site Development Data

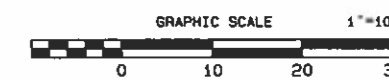
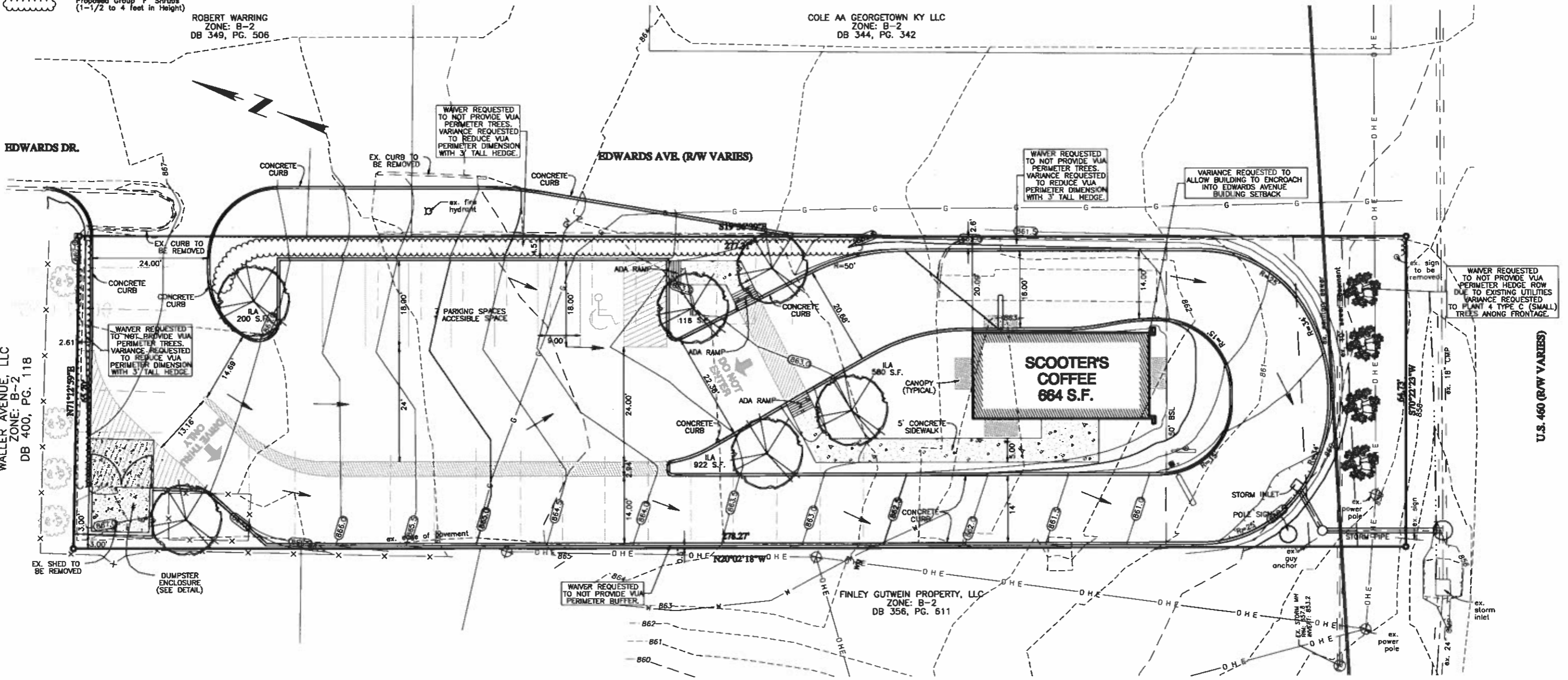
Location: 112 Edwards Avenue
 Inst. No. D.B. 398 PG. 180
 Parcel ID: 190-10-131
 Area: 0.41
 18,044.34
 Zoning: B2
 Existing Use: Restaurant
 Proposed Use: Coffee Kiosk

General Information

Developer: BAM ILHC Enterprise, LLC
 Contact: Brad Peining
 Address: 137 Waxwing Lane
 City/State/Zip: Nicholasville, Kentucky 40356



VICINITY MAP
NO SCALE



\VALET-HSRVALET, M.L.West VALET, PROJECTS 2022-000 Scooter's Georgetown DDP Scooter's Town for TRC, pro. 10/26/2022, 10:47:44AM JAW

DATE: 10/26/2022
 REVISION:
 AT ENGINEERING, INC.
 ACCOUNT: 2022-000
 TIT: 2022-000

**US 62 PARTNERS
PRELIMINARY SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission
November 10, 2022**

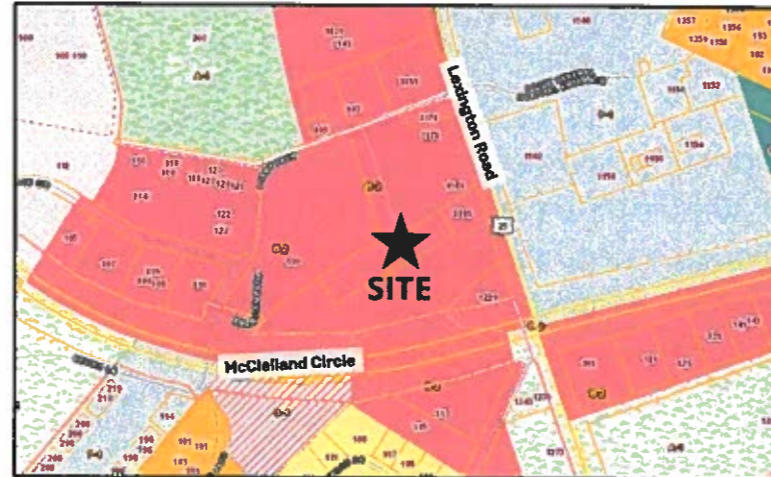
FILE NUMBER: PSP-2022-49

PROPOSAL: Preliminary Subdivision Plat to consolidate 4 lots then subdivide the combined area into 9 lots.

LOCATION: NW corner of Lexington Road (US 25) and McClelland Circle.

OWNER: US2-62 Partners LLC

CONSULTANT: Chris Mischel, PE
Palmer Engineering



STATISTICS:

Zone B-2 (Highway Commercial)

Surrounding Zones B-2

Site Acreage 10.44 acres (Parcel 1: 2.39 acres; Parcel 2: 0.43 acres; Parcel 3: 0.31 acres; Parcel 4: 0.43 acres; Parcel 5: 2.52 acres; Parcel 6: 0.90 acres; Parcel 7: 0.69 acres; Parcel 8: 0.88 acres; Parcel 9: 1.89 acres)

Access Lexington Road (US 25), Lusby Path, & American Path

Variations/Waivers

1. Variance to reduce the setback from American Path for Parcel 5 from 50 ft. to 5 ft.
2. Variance to reduce the setback from Lusby Path for Parcel 2 from 50 ft. to 25 ft.
3. Variance to reduce the setback from Prather Path for Parcels 2, 3, & 4 from 50 ft. to 15 ft.
4. Variance to reduce the setback from American Path for Parcels 4, 6, 7, & 8 from 50 ft. to 25 ft.

BACKGROUND:
The application before the Planning Commission is a Preliminary Subdivision Plat to subdivide the commercial area northwest of the intersection of Lexington Road (US 25) and McClelland Circle. The site currently exists as four (4) commercially zoned lots, and this application proposes to consolidate those

lots, and then subdivide the property into nine (9) lots as part of the redevelopment of this area. The plat would also extinguish some existing easements and establish new easements to ensure the proposed lots can be served by adequate utility services.

The Planning Commission recently approved development plans for the area, and construction has begun for a medical office that will be built on the proposed Parcel 1.

LAYOUT:

The existing streets providing access to this site are: Lexington Road (US 25), Lusby Path (private), and American Path (private). The plat shows the private street American Path being extended to Lexington Road. This private street would provide the access for Lots 5, 6, 7, and 8.

The existing roadways and proposed private streets for access create a situation where every proposed lot is at least a double frontage lot. The *Zoning Ordinance* treats public & private road frontages as front yards. In the B-2 zoning districts front yards have a 50 ft. setback. 50 ft. setbacks for 2 or 3 frontages eats into the developable area of a redevelopment project like this and does not allow for efficient use of urban property. The Applicant has requested four (4) setback variances related to the setbacks from private streets. If approved, these setbacks would allow the Applicant to move ahead with the building layouts/site design approved on the Preliminary Development Plans.

The reduced setbacks are not requested from Lexington Road or McClelland Circle, so the character of the area would largely remain the same. Staff thinks it is appropriate to grant relief on the setbacks to allow for both a strong network of local roads to provide access to the proposed lots and to encourage the redevelopment of this site.

ACCESS & CIRCULATION:

The existing streets providing access to this site are Lexington Road (US 25), Lusby Path (private), and American Path (private). The plat shows private street American Path being extended eastward to Lexington Road. This private street would provide the access for Parcels 5, 6, 7, and 8.

The plat also shows the creation of a new private street named Prather Path. This private street would provide a north-south connection between Lusby Path and American Path. This street would provide the access for Parcels 1, 2, 3, & 4.

As part of the development plans approved for this area, sidewalks were approved for pedestrian accessibility to the shown lots.

RECOMMENDATION:

Staff recommends **approval** of the Preliminary Subdivision Plat with the following variances and conditions of approval:

Variances:

1. Variance to reduce the setback from American Path for Parcel 5 from 50 ft. to 5 ft.
2. Variance to reduce the setback from Lusby Path for Parcel 2 from 50 ft. to 25 ft.
3. Variance to reduce the setback from Prather Path for Parcels 2, 3, & 4 from 50 ft. to 15 ft.
4. Variance to reduce the setback from American Path for Parcels 4, 6, 7, & 8 from 50 ft. to 25 ft.

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Preliminary Subdivision Plat shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plat.
4. This Preliminary Subdivision Plat approval is valid for two years, subject to the requirements of Article 306 section A of the *Subdivision and Development Regulations*.
5. All applicable requirements of the Georgetown Fire Department.
6. All applicable requirements of Georgetown Municipal Water and Sewer Service.

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREIN TO THE SPECIFICATIONS OF THE PLANNING COMMISSION OR OTHER AUTHORIZED OFFICER.

20 _____ Registered Surveyor

CERTIFICATION OF PRELIMINARY PLAT APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS FOR GEORGETOWN AND SCOTT COUNTY, KENTUCKY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION. UPON CERTIFICATION OF THE COMMISSION ENGINEER OF THE APPROVAL OF THE WATER QUALITY PROTECTION PLAN AND ALL CONSTRUCTION PLANS, CONSTRUCTION MAY BEGIN.

20 _____ Chairman, Georgetown-Scott County Planning Comm.

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAT/PLAN OF THE DEVELOPMENT WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREET, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN, IN ACCORDANCE WITH THE GEORGETOWN-SCOTT COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, UNLESS OTHERWISE NOTED.

(SIGNATURE OF OWNER OR OWNERS)

(SIGNATURE OF OWNER OR OWNERS)

EASEMENT RELEASE

RELEASE OF EASEMENTS: EXCEPT AS NOTED OR SHOWN ON THIS PLAT, THE FOLLOWING PARTIES HEREBY CONSENT TO THE RELEASE OF THE RIGHTS THAT MAY HAVE ACCRUED FOR THEIR USE AND BENEFIT IN THE UTILITY AND DRAINAGE EASEMENTS ALONG THE ORIGINAL LOT LINES ELIMINATED BY THIS PLAT, ON THE CONDITION THAT NEW UTILITY AND DRAINAGE EASEMENTS ARE PROVIDED ALONG THE NEW PROPERTY LINES.

20 _____ City Engineer

20 _____ Columbia Gas

20 _____ Kentucky American Water

NOTES:

- THE PURPOSE OF THIS MAJOR SUBDIVISION/CONSOLIDATION PLAT IS TO CONSOLIDATE THE SHOWN EXISTING PROPERTIES IN DB 377 PG 801 AND DB 388 PG 474; THENCE TO SUBDIVIDE PROPERTY TO CREATE PARCELS 1-7 AND ESTABLISH THE SHOWN UTILITY, DRAINAGE, AND ACCESS EASEMENTS AS SHOWN HEREON; ALSO TO ELIMINATE THE EXISTING WATER, GAS, ACCESS, AND EGRESS EASEMENTS SHOWN ON THE PROPERTY.
- DRAINAGE EASEMENTS CONTAIN STORMWATER CHANNELS, STORMWATER STORAGE AREAS/FACILITIES, AND ACCESS RIGHTS FOR MAINTENANCE OF SUCH FACILITIES. NO CHANNEL ALTERATION OR CONSTRUCTION THAT WOULD OBSTRUCT THE FLOW OF STORMWATER IS ALLOWED. THERE SHALL BE NO STORAGE OR DISPOSAL OF GRASS CLIPPINGS, TRASH, DEBRIS, OR OTHER POTENTIAL OBSTRUCTIONS THAT MAY WASH INTO STORMWATER CHANNELS OR STORAGE AREAS.
- IDENTIFIED SINKHOLE AREAS WERE INVESTIGATED IN THE VICINITY OF 1175 LEXINGTON ROAD. THIS INVESTIGATION WAS PERFORMED BY CONSULTING SERVICES INCORPORATED, KYLE OWEN, PAUL PEY AND BRUCE L. HATCHER, PE, ON MAY 27, 2022 AND IS ON FILE WITH THE OFFICES OF THE PLANNING COMMISSION AND CITY ENGINEER, WHERE APPLICABLE. THE REPORT DETAILS THE ACTIVITIES USED TO EXPLORE THESE AREAS AND ANY RECOMMENDATIONS REGARDING NON-BUILDABLE AREAS (SHOWN ON THE PLAT) AND TREATMENT AREAS SUITABLE FOR CONSTRUCTION.
- STRUCTURES LOCATED ADJACENT TO THE CLOSED CONTOUR OF A SINKHOLE OR ADJACENT TO AN IMMEDIATE SINKHOLE DRAINAGE AREA SHALL NOT BE PERMITTED TO HAVE A BASEMENT OF FIRST FLOOR ELEVATION LOWER THAN AN ELEVATION, USGS DATUM OR OTHER COMPARABLE SOURCE, TO BE DETERMINED ON A CASE-BY-CASE BASIS, SAID ELEVATION BEING AT LEAST TWO (2) FOOT ABOVE THE 100 YEAR 24 HOUR STORM EVENT (MAXIMUM) ASSUMING NO OUTFLOW FROM THE SINKHOLE. MINIMUM FLOOR ELEVATIONS FOR SUCH LOTS ARE REFERENCED AND SHOWN ON THE PLAT.
- NO SINKHOLES WERE OBSERVED UPON THE PROPERTY.
- UNDERGROUND UTILITY LOCATIONS INDICATED ARE BASED ON ABOVE GROUND OBSERVATION & AREA APPROXIMATE ONLY. NO EXCAVATION PERFORMED THIS SURVEY. CONTACT ALL UTILITY OWNERS PRIOR TO ANY EXCAVATION.
- ALL PROPERTY CORNERS WERE VERIFIED AS FOUND OR SET THIS SURVEY AS INDICATED.
- ALL PROPERTY PLATTED HERE IS LOCATED IN LOCAL ZONING HIGHWAY BUSINESS B-2, FROM SCOTT COUNTY AND CITY OF GEORGETOWN ZONING ORDINANCE, SEE DIMENSION & AREA REQUIREMENTS NOTE.
- ANY FURTHER SUBDIVISION REQUIRES APPROVAL FROM THE PLANNING COMMISSION.
- PRIVATE RIGHT OF WAYS WILL ALSO BE UTILITY EASEMENTS.
- WE REQUEST A VARIANCE TO REDUCE THE FRONT BUILDING SETBACK ON AMERICAN PATH FOR PARCEL 6 FROM 80' TO 0'.
- WE REQUEST A VARIANCE TO REDUCE THE FRONT BUILDING SETBACK ON LUSBY PATH FOR PARCEL 2 FROM 80' TO 25'.
- WE REQUEST A VARIANCE TO REDUCE THE FRONT BUILDING SETBACK ON PRATHER PATH FOR PARCELS 2, 3, AND 4 FROM 50' TO 15'.
- WE REQUEST A VARIANCE TO REDUCE THE FRONT BUILDING SETBACK ON AMERICAN PATH FOR PARCELS 4, 6, 7, AND 8 FROM 80' TO 25'.



North indicated is in relation to Kentucky State Plane, NAD 83, Single Zone.

Curve Table				
Curve #	Length	Radius	Ch. Bearing	Ch. Distance
C1	22.698	280.000	N57° 40' 16"E	22.70
C2	58.047	280.000	N65° 55' 57"E	58.05
C3	42.254	145.000	N63° 31' 24"E	42.25
C4	12.590	145.000	N52° 41' 16"E	12.59
C5	78.955	280.000	N58° 16' 42"E	78.95
C6	49.131	45.000	S77° 13' 07"E	49.13
C7	48.926	49.515	S43° 09' 41"W	48.93
C8	19.290	14.500	N70° 23' 02"W	19.29
C9	39.018	199.500	N25° 15' 52"W	39.02
C10	9.176	14.500	S37° 47' 25"E	9.18
C11	22.523	14.501	N25° 31' 42"E	22.52
C12	49.409	224.500	S25° 58' 00"E	49.41
C13	25.238	14.500	S17° 35' 31"W	25.24
C14	24.330	315.500	S65° 14' 46"W	24.33
C15	70.686	315.500	S56° 37' 07"W	70.69

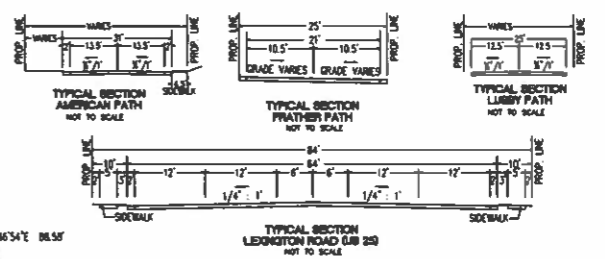
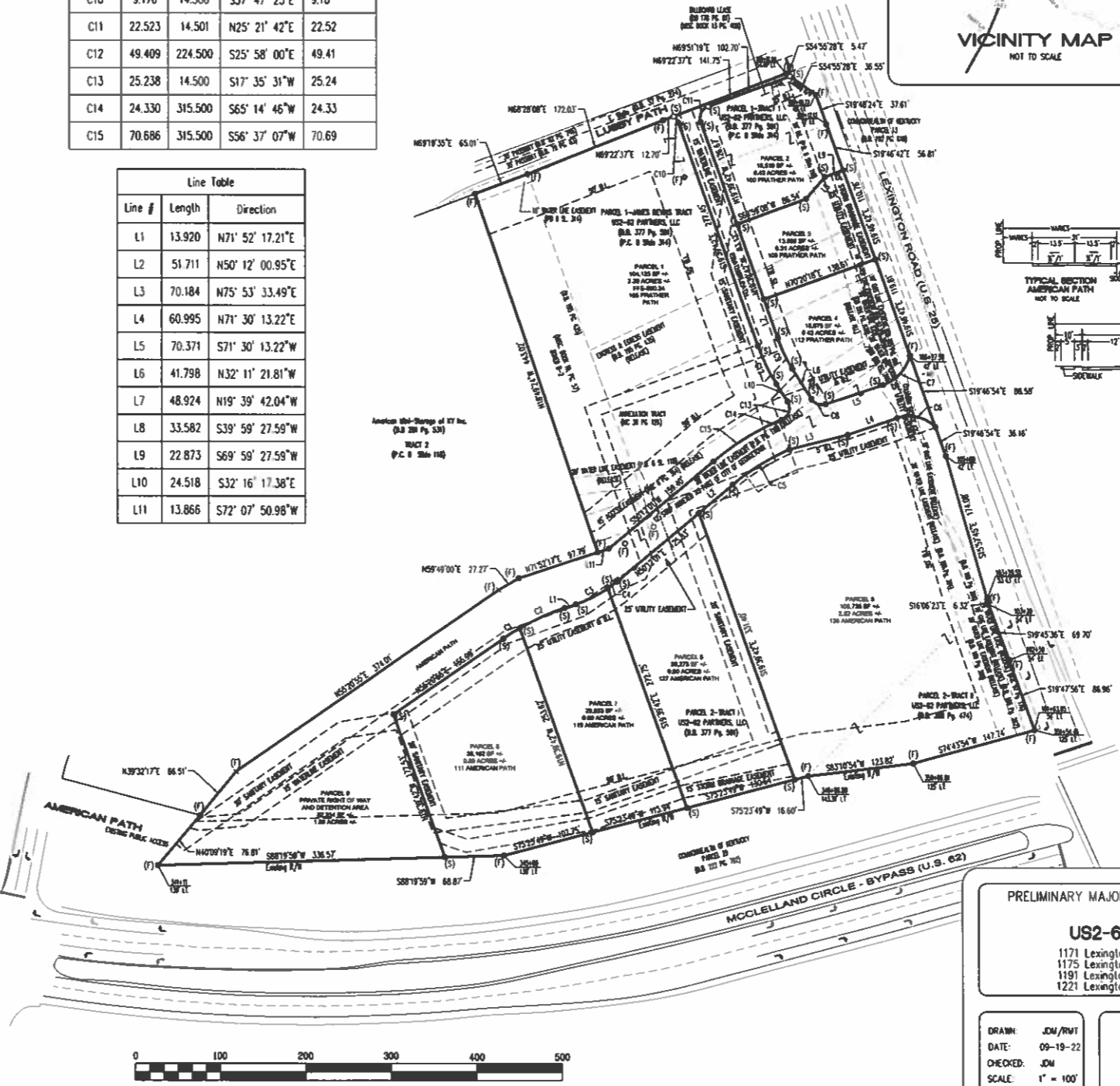
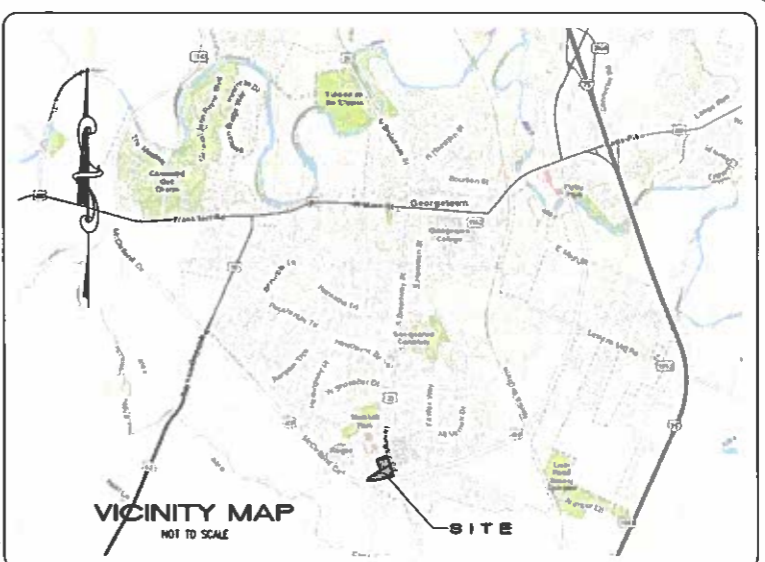
Line Table		
Line #	Length	Direction
L1	13.920	N71° 52' 17.21"E
L2	51.711	N50° 12' 00.95"E
L3	70.184	N75° 53' 33.49"E
L4	60.995	N71° 30' 13.22"E
L5	70.371	S71° 30' 13.22"W
L6	41.798	N32° 11' 21.81"W
L7	48.924	N19° 39' 42.04"W
L8	33.582	S39° 59' 27.59"W
L9	22.873	S69° 59' 27.59"W
L10	24.518	S32° 16' 17.38"E
L11	13.866	S72° 07' 50.98"W

**DIMENSION & AREA REQUIREMENTS
HIGHWAY COMMERCIAL B-2**

MINIMUM LOT SIZE: N/A
 LOT FRONTAGE: N/A
 FRONT YARD: 50 FEET
 SIDE YARD: NONE
 REAR YARD: NONE
 MAXIMUM HEIGHT: 75 FEET

FLOOD HAZARD NOTE

Property platted is located in Zone X, "Areas determined to be outside the 0.2% annual chance floodplain", as shown on Flood Insurance Rate Map, Community Panel Number 21209C187C and 21209C0191D, prepared by F.E.M.A., effective date December 21, 2017.



LEGEND

- - Iron Pin
- - MAG Nail
- × - Survey Spike
- ⊗ - X Cut
- (S) - Set (PLS 2726) *
- (F) - Found
- - R/W Monument
- - Subject Property Boundary
- - - - Previous Boundary Lines
- - - - Existing Setback/Easement
- - - - New Setback/Easement

PRELIMINARY MAJOR SUBDIVISION/CONSOLIDATION PLAT
 FOR
US2-62 PARTNERS, LLC
 1171 Lexington Road, Georgetown, KY 40324
 1175 Lexington Road, Georgetown, KY 40324
 1191 Lexington Road, Georgetown, KY 40324
 1221 Lexington Road, Georgetown, KY 40324

DRAWN: JDM/RWT
 DATE: 09-19-22
 CHECKED: JDM
 SCALE: 1" = 100'
 PROJECT: 12184.00

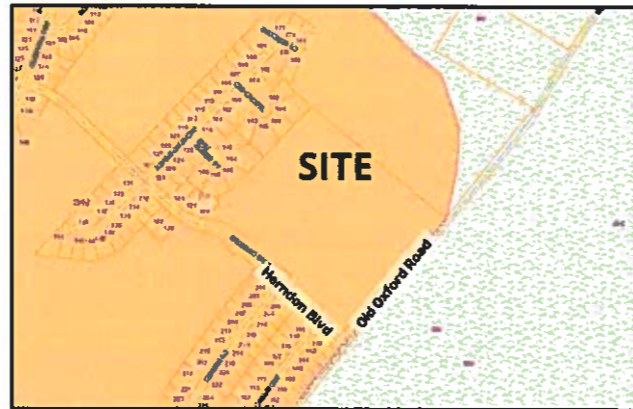
Palmer
 ENGINEERING
 400 SHOPPERS DRIVE
 WINCHESTER, KY 40391
 (859) 744-1218
 jpe@palmer.com

REVISION	DATE

**ABBEY AT OLD OXFORD TOWNHOMES
PRELIMINARY DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission
November 10, 2022**

FILE NUMBER: PDP-2022-51
PROPOSAL: Preliminary Development Plan for 115 townhomes.
LOCATION: Parcel # 208-10-008.001
APPLICANT: Ball Homes
CONSULTANT: Rory Kahly
EA Partners



STATISTICS:

Current Zone	R-1C PUD (Single-Family Residential)
Surrounding Zone(s)	A-1 & R-1C
Site Acreage	16.81 acres
Proposed Development	115 Townhomes
Net Density	6.84 units/net acre (Neighborhood net density set at 3.7 units/net acre per PSP-2016-51)
Access	Herndon Boulevard
PUD Waivers	1. Minimum width for single-family lots of 45 feet, depending on location. 2. Parking for senior living at one space per unit. 3. Setbacks of 20 feet for side and rear of single-family houses from centerline of access easements for multi-frontage lots.

BACKGROUND:

The Project Site is a 16.81-acre area on the north side of Herndon Boulevard. The Project Site is part of the Abbey at Old Oxford Development. In December 2016, the Planning Commission approved amendments to the overall neighborhood including the multi-family portion of the development. The previous plan for the neighborhood (PSP-2008-50) included 249 multi-family units, which the current owner revised down to 116 as part of their application in 2016. As part of the 2016 approval amending the layout of the neighborhood, the Planning Commission conditioned the approval on the Applicant returning to the Planning Commission for Preliminary Development Plan approval of the townhomes.

Staff feels it is important for the following analysis to keep in mind that the Applicant has already been granted approval from the Planning Commission for the layout of the neighborhood, including areas

designated for single- and multi-family uses. Therefore, this analysis will focus on the merits of the development plan and whether or not it meets local regulations rather than whether or not this is an appropriate location for a townhome development.

The most substantial changes between the layout of townhomes the Planning Commission was shown in 2016 and the current plans are a reduction in the number of proposed units from 116 to 115, and the addition of garages and driveways to more of the units.

ACCESS & CIRCULATION:

The access for the townhomes will come from Herndon Boulevard. The entrance will line up cross the boulevard from Rhodes Lane. The Abbey at Old Oxford development has access from Old Oxford Road and the Pleasant Valley neighborhood. In the future, The Abbey at Old Oxford will have an additional connection to Pleasant Valley and two connections to the Mintwood Development to the north. Staff expects this development to provide a connecting stub to the Mintwood Development to meet the requirements for an additional intersection for a multi-family development of 100 or more units.

The development will have pedestrian access from the existing sidewalk network in the neighborhood. Internally, the Applicant is proposing a network of 6 ft. wide sidewalks for pedestrian accessibility.

Internally, the Applicant is proposing 24 ft. wide private streets. At the northwest, northeast, and southeast corners, the private streets are accompanied by parking spaces, but the drive lanes remain 24 feet wide. Aside from the proposed parking spaces, the *Subdivision & Development Regulations* do not allow for any on-street parking on private streets.

Between the garages, driveways, and parking spaces, the Preliminary Development Plan displays an adequate amount of parking to meet the standard of 2.5 spaces per unit.

LANDSCAPING:

Section 6.12 Property Perimeter Requirements:

The Applicant is showing appropriate width landscaping buffers along the northern boundary and in the northwest corner to screen the multi-family use from adjoining single-family zoned/used areas. These buffers will be populated with a 6-ft. tall fence and trees spaced every 40 feet.

Section 6.2215 Minimum Canopy Requirements:

As a multi-family development, 15%-20% canopy coverage is required depending upon how much existing tree canopy is preserved. Staff will review the proposed tree species on the Final Development Plan for compliance with the canopy requirements.

Additional Landscaping:

As part of the 2016 approval, the Applicant agreed to construct a 50 ft. wide 7 ft. tall berm with a 3:1 slope along Old Oxford Road and along a portion of Herndon Boulevard to screen the townhome development from the street. The berm will have a mix of evergreen and deciduous trees planted on top.

ADDITIONAL COMMENTS:

There is a wetland area identified on the Preliminary Development Plan on the western side of the lot. This wetland area, and a wider area around it are identified as the approximate boundaries of the area for stormwater management for the proposed development.

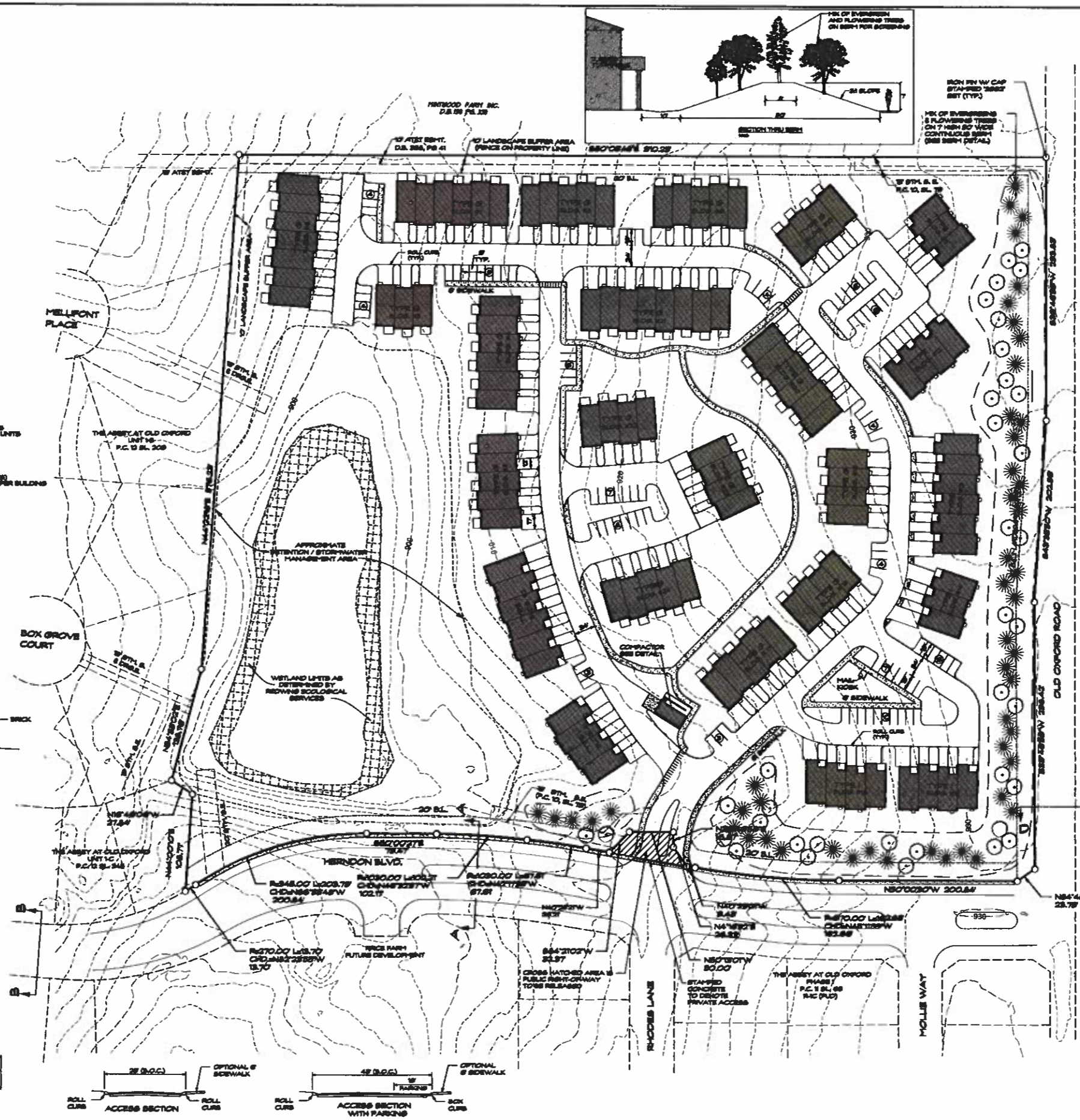
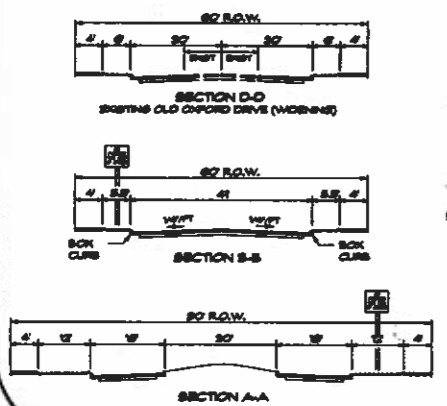
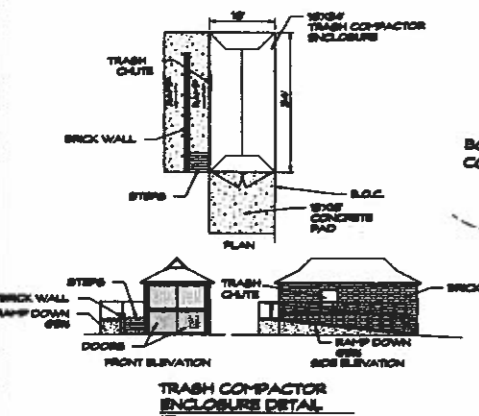
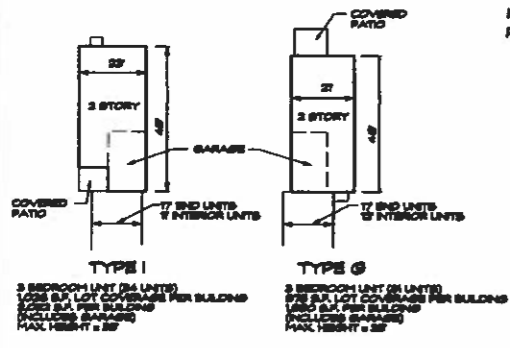
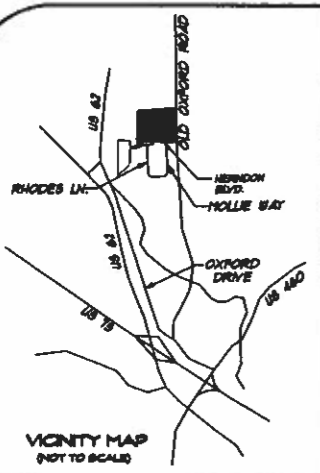
The Preliminary Development Plan meets the requirements for building height, size, separation, and setbacks.

RECOMMENDATION:

Staff recommends **Approval** of the Preliminary Development Plan. Should the Planning Commission approve the application, staff suggests adding the following conditions of approval.

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance and Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Preliminary Development Plan shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. Prior to any construction or grading, a Construction Plans/Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.
4. The Final Development Plan shall comply with all stormwater management requirements according to the current Stormwater Manual including a post-construction stormwater management BMP O&M agreement.
5. Preliminary Development Plan approval is valid for two years, subject to the requirements of Articles 406 section A of the *Subdivision and Development Regulations*.
6. The Construction Plans/Final Development Plan shall have a specie specific Landscaping Plan in compliance with the *Landscaping & Land Use Buffers Ordinance*.
7. Any wetland impacts be avoided or be permitted through the Kentucky Division of Water and Army Corp of Engineers prior to construction plan approval.
8. A connecting stub shall be constructed to the Mintwood development to meet the requirements of a second intersection for a multi-family development of more than 100 units.



GENERAL NOTES

1. INTERIOR CONNECTIVITY, BATHS, SEWERS, STORMWATER MANAGEMENT, ENTRANCE DESIGN AND EXTERIOR TREES SHALL BE EVALUATED WITH THE CONSTRUCTION DOCUMENTS.
2. STORMWATER MANAGEMENT SHALL MEET THE REQUIREMENTS OF THE GEORGETOWN STORMWATER BMP MANUAL AND THAT BATHS, SEWERS AND WATER SUPPLY SHALL BE APPROVED BY SERVICES.
3. ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED. SUCH COVER SHALL CONSIST OF ANNUAL GRASSES OR SMALL GRASSES, SLOPES EXCEEDING 4% SHALL HAVE ADDITIONAL PROTECTION OF ABSORBATE FLEECING OR BOD IN ORDER TO PREVENT EROSION.
4. THIS PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THE PROPERTY. ANY SALE OF LAND SHALL BE BASED ON A RECORDED SUBDIVISION PLAN.
5. PRELIMINARY FEES FOR P.U.A. ARE REQUIRED WITH APPROVAL OF THE WATER AND SEWER PLANS.

UTILITY EASEMENT DESCRIPTION

EASEMENTS GRANT AND CONVEY TO THE KENTUCKY UTILITIES COMPANY (KUC) SOUTH CENTRAL DISTRICT, THE WATER, GAS, COOLING AND HEATING COMPANY OF KENTUCKY, INC. (KAWUC), GEORGETOWN MUNICIPAL WATER & SEWER SERVICE (GEMWSS), THESE SUCCESSORS, ASSIGNS AND LEASEES, THE RIGHT TO TRIP OR REMOVE ANY AND ALL TREES, STRUCTURES, AND OBSTACLES LOCATED ON THE EASEMENTS OR IN SUCH PROXIMITY THEREBY THAT IN FAULT THEREOF THE OPERATION AND MAINTENANCE OF THE FACILITIES OF SAID COMPANIES, NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERRECTED, AND NO LANDFILL OR DEPOSITION OR OTHER DEWAST OF GRADE SHALL BE PERMITTED, UNLESS SAID EASEMENT AFTER INSTALLATION OF FACILITIES, THE RIGHT OF TRIP AND SERVICE IS GRANTED TO USERS OF THE UTILITY EASEMENT TO REPAIR OR CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND REPAIR FACILITIES WITHIN SAID EASEMENTS.

DRAINAGE EASEMENT DESCRIPTION

DRAINAGE EASEMENTS CONTAIN STORMWATER CHANNELS AND ACCESS RIGHTS FOR MAINTENANCE OF SUCH FACILITIES. NO CHANGE, ALTERATION OR CONSTRUCTION THAT WOULD OBSTRUCT THE FLOW OF STORMWATER IS ALLOWED. THERE SHALL BE NO STORAGE OR DISPOSAL OF BRUSH, CLIPPINGS, TRASH, DEBRIS, OR OTHER POTENTIAL OBSTRUCTIONS THAT MAY WASH INTO STORMWATER CHANNELS.

PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF THE DRAINAGE EASEMENTS ON THEIR PROPERTY. INDIVIDUAL PROPERTY OWNERS ARE NOT RESPONSIBLE FOR MAINTENANCE OF THE DRAINAGE EASEMENT.

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF THE DEVELOPMENT WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN IN ACCORDANCE WITH THE GEORGETOWN-SCOTT COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, UNLESS OTHERWISE NOTED.

SIGNATURE OF OWNER OR OWNERS

SIGNATURE OF OWNER OR OWNERS

CERTIFICATION OF PRELIMINARY PLAN APPROVAL

I HEREBY CERTIFY THAT THE PRELIMINARY SUBDIVISION PLAN SHOWN HEREON HAS BEEN REVIEWED TO COMPLY WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS FOR GEORGETOWN AND SCOTT COUNTY, KENTUCKY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE FOOTNOTES OF THE PLANNING COMMISSION. THIS APPROVAL DOES NOT CONSTITUTE APPROVAL TO BEGIN CONSTRUCTION OR OBTAIN A BUILDING PERMIT.

CHAIRMAN GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

PURPOSE OF PLAN
TO REVISE DEVELOPMENT TO SHOW THE TOWNHOME UNITS AND CHANGE THE TYPICAL UNIT STYLES.

SITE STATISTICS:
ZONE = R-1C (P.L. 2)
TOTAL AREA = 16.61 ACRES
NO. OF UNITS = 75
NO. OF BUILDINGS = 24
DENSITY = 6.54
PARKING REQUIRED = 265
(2.8 SPACES PER 3 B.R. UNITS)
PARKING PROVIDED = 75 GARAGE SPACES,
75 DRIVEWAY SPACES
& 25 SURFACE SPACES

BUILDING HEIGHT = 32' MAX.
TREE CANOPY REQUIRED = 3.36 ACRES (20% OF SITE)

OWNER:
BALL HOMES, INC.
5809 WALDEN DRIVE
LIDGESTON, KY. 40217
CASNET 13, PAGE 181

SCALE: 1"=40'

AMENDED PRELIMINARY DEVELOPMENT PLAN

PRICE FARM
OLD OXFORD ROAD
GEORGETOWN, SCOTT COUNTY, KENTUCKY

EA Partners, PLLC

OWNER: BALL HOMES, INC.
5809 WALDEN DRIVE
LIDGESTON, KY. 40217
CASNET 13, PAGE 181

AMENDED PRELIMINARY DEVELOPMENT PLAN

PRICE FARM
OLD OXFORD ROAD
GEORGETOWN, SCOTT COUNTY, KENTUCKY

DRAWN LLW
DATE 10/03/22
CHECKED
REVISED 10/26/22

SHEET
PDP 1001-B

Text Amendment- Distillery Spirits Storage

Section 2.1 - Definitions

Distillery Spirits Storage Facility- Structure used to store wooden barrels containing distilled spirits in a rack or palletized system. Limited to a maximum of 40,000 square feet in size and 60 feet in height.

Distillery Spirits: Beverages obtained by the distillation from wine, fermented fruit or plant juice or from starch material that has been first brewed, having an alcohol content higher than that of beer or wine.

Section 4.1 A-1 DISTRICT

Section 4.12 CONDITIONAL USES

L. Distilled Spirits Storage, in Unincorporated Area of Scott County

Prior to approval of a conditional use permit hereunder, the Board of Adjustment must consider the impact of the proposed use upon surrounding properties and ensure that the character of the area is protected. This type of establishment shall not be considered as altering the agricultural or residential character of a particular area and shall not be justification for zoning map amendments to Distilled Spirits Storage sites or adjoining properties.

Any conditional use permit issued hereunder must meet the mandatory requirements for approval set out in KRS 100.237, Section 2.33 of this Ordinance, as well as the following mandatory requirements:

- (1) the site shall be a minimum of 100 contiguous acres in size, including all land parcels proposed for the use and controlled by the applicant, whether leased or owned by the applicant.
- (2) the construction type shall be limited to pallet or rack supported structures protected throughout by an automatic fire suppression sprinkler system per NFPA standards for rack storage, occupancy and building spacing. Sprinklers in each building to be connected to a common Fire Department Connection (FDC) located at the public street (outside the perimeter) with a hydrant within 50 feet of the FDC. Fire hydrants shall be installed inside the perimeter of developed site spaced at a maximum of 300 feet.
- (3) at the time of the filing of any application for a Building Permit, the Developer shall be responsible for demonstrating public water lines and hydrants shall be available to the site sufficient to provide fire protection per county fire department standards.
- (4) the maximum size of any single structure shall be 40,000 square feet, excluding stairwells and open docks, and shall not exceed 60 feet in height;

(5) All structures shall be setback a minimum of ~~250~~ 200 feet from property lines at the perimeter of the site; adjacent to all residential districts or uses.

(6) Applicant shall demonstrate that they have an adequate containment system to prevent release of the product into the groundwater or surface water in the event of a building collapse.

(7) At least 25 percent of the property shall be dedicated to agricultural uses as defined by KRS 100 and/or preserved as a conservation area;

(8) Measures must be taken to ensure that all Distilled Spirit Storage in the Unincorporated Area of Scott County is undertaken in a manner which minimizes increased traffic congestion on existing streets, roads and intersections. All developments shall be located with primary access on at least a collector road/street with a pavement width of at least 20 feet and should be improved with shoulders at least three feet in width;

(9) The warehouse density shall be limited to one (1) per ten (10) acres of overall land area; multiple warehouses may grouped on site, as long as the overall density is maintained and spacing between buildings meets all applicable fire and building codes. Driveway spacing between buildings shall be adequate for access by fire apparatus, a minimum of 25 feet width (exclusive of parking areas). Two points of access shall be provided from a public street with a minimum gate width of 20 feet.

(10) The warehouses should be effectively screened from adjoining residential areas by utilizing natural topography and/or tree-lines first and if not practical to screen from any adjoining residential areas by new plantings, berms or grading to create an effective year-round screen.

2022 Comprehensive Plan – Goals & Objectives

Community Form

CF 1. Design for an efficient network of streets and land uses.

- CF 1.1. Manage the location of the Urban Service Boundary (USB) and City Annexation to maximize efficiency of city networks and services.
- CF 1.2. Plan for higher-density residential uses in areas that have multiple transportation connections to commercial areas and community facilities.
- CF 1.3. Provide access between and among rural areas, connections to regional transportation systems, and safe, economical mobility and accessibility for citizens and goods.
- CF 1.4. Make public amenities, workplaces, and residential areas accessible by multiple transportation types.

CF 2. Maintain and enhance our built environment's form and character.

- CF 2.1. Allow for flexibility in land use and design pattern within projects that provide public amenities or other community benefits.
- CF 2.2. Provide civic and government facilities in centralized and accessible locations as highly visible focal points and symbols of community identity.
- CF 2.3. Become more walkable and bikeable.
- CF 2.4. Provide an interconnected system of local and regional public open space and recreational opportunities.

CF 3. Encourage development practices at site and community-wide levels that are sustainable and protect agricultural areas.

- CF 3.1. Preserve prime farmland for agricultural uses.
- CF 3.2. Encourage cluster development when new major rural residential subdivisions are proposed.
- CF 3.3. Retain adequate, usable open space, and create green linkages in new urban and suburban development.
- CF 3.4. Protect the quality and integrity of existing structures and support preservation efforts.
- CF 3.5. Encourage development utilizing green building and sustainable development best practices.
- CF 3.6. Encourage the redevelopment of brownfields and grayfields within urban areas.

CF 4. Focus revitalization efforts in existing centers of activity.

- CF 4.1. Invest in downtown Georgetown, Sadieville, and Stamping Ground as the heart of each city.
- CF 4.2. Promote multi-use and flex spaces, including the installation of parking structures and garages especially in downtown areas and public spaces.
- CF 4.3. Preserve and strengthen the fabric of existing neighborhoods by investing in maintenance and improvements to infrastructure.
- CF 4.4. Require infill and redevelopment projects to be designed for pedestrian use and compatible with the existing character and long-term goals for the surrounding area.

Infrastructure

IF 1. Build, maintain, and improve public infrastructure.

- IF 1.1. All citizens, throughout the applicable service areas, shall have access to essential, reliable, and sustainable utility services and infrastructure including drinking water, wastewater treatment, stormwater management, solid waste collection and disposal, recycling, telecommunications, and energy.
- IF 1.2. Water providers should maintain an adequate, clean water supply to meet the needs of all current customers as well as demand anticipated for future growth.
- IF 1.3. Maintain adequate public sewer capacity to meet the needs of Georgetown, Sadieville, and Stamping Ground.
- IF 1.4. Require stormwater infrastructure to be environmentally safe and multifunctional where possible.
- IF 1.5. Public infrastructure should be sustainable, reliable, affordable, and compliant with federal, state, and local regulations.
- IF 1.6. No new privately-owned and operated sewer treatment facilities should be approved.

IF 2. Capital Improvement Plans for each legislative body account for needed infrastructure improvements.

- IF 2.1. Ensure that capital improvements plans are effective, cost efficient, cooperative, and complementary to support long-term growth.

IF 3. Support and advocate for expanded digital connectivity within the county.

- IF 3.1. Improve high-speed affordable internet access for all citizens.
- IF 3.2. Prioritize siting of wireless communication facilities and other utilities to protect cultural, historic, environmental, and residential resources.

Public Facilities

PF 1. Ensure adequate public facilities and services are available to meet the needs of businesses and residents.

- PF 1.1. Maintain access to adequately staffed and equipped police, fire, emergency services, libraries, schools, and community centers.
- PF 1.2. Fire protection services and facilities are planned and constructed in accordance with standards set by the National Fire Protection Association (NFPA) and the Insurance Services Organization (ISO).
- PF 1.3. The Planning Commission should consider access to public facilities and service levels when reviewing new development. New development should not reduce the service levels for existing residents.
- PF 1.4. Develop parks and recreational facilities and activities to meet the needs of our growing population.
- PF 1.5. Support the creation and expansion of library and educational facilities and programming throughout the county.

PF 2. Capital Improvement Plans for each legislative body account for needed public facility improvements.

- PF 2.1. Ensure that capital improvements plans are effective, cost efficient, cooperative, and complementary to support long-term growth.

Heritage

HE 1. Preserve our built history.

- HE 1.1. Highlight and enhance the historic quality of downtown Georgetown, Sadieville, and Stamping Ground and their surrounding neighborhoods to attract businesses and support economically viable commercial districts.
- HE 1.2. Implement policy measures to protect historic resources, incentivize preservation, and enhance the form of surrounding areas, such as downtowns, historic sites, districts, and landmarks.
- HE 1.3. Increase awareness of the importance of preservation efforts, processes, and available financial, design, and additional educational resources.

HE 2. Protect and enhance the natural, historic, and cultural landscapes that give Scott County its unique identity and image.

- HE 2.1. Highlight the special environmental qualities of Scott County in developed and undeveloped areas.
- HE 2.2. Promote enhanced use of the Elkhorn Creek as a resource for recreation and tourism, and a unique attraction for environmentally sensitive development within the Urban Service Boundary (USB).
- HE 2.3. Protect the natural environmental qualities of the creeks as special habitats for plants and animals and make them accessible for educational purposes.
- HE 2.4. Encourage the “greening” of Scott County by preserving trees, increasing tree canopy coverage, and installing new landscaping at community gateways.

HE 3. Promote, support, and encourage public art and beautification of public spaces and community gateways.

- HE 3.1. Establish public art programs and installations throughout the community, especially at locations of high activity, and assure access for all Scott County residents and visitors.
- HE 3.2. Capitalize on our historic character and cultural heritage in public art and enrichment activities.
- HE 3.3. Encourage neighborhoods to create art identities in their communal spaces.
- HE 3.4. Explore opportunities to establish downtown districts in Georgetown, Sadieville, and Stamping Ground that reflect the unique qualities and history of each community.

Housing

HO 1. Provide a full spectrum of quality housing options for all residents.

- HO 1.1. Encourage the expansion of affordable and middle-income housing opportunities throughout the community.
- HO 1.2. Explore opportunities to combine development efforts and infill with historic preservation and protection of natural habitats.
- HO 1.3. Prioritize preserving existing residential structures of historic value and retaining neighborhood character.
- HO 1.4. New residential developments should promote connectivity and be compact to reduce the impacts of sprawl.
- HO 1.5. Eliminate sub-standard housing.

HO 2. Decrease financial barriers to affordable housing.

- HO 2.1. Establish and facilitate programs focused on increased rates of owner occupancy.

HO 3. Support new housing development compatible with existing neighborhoods and downtown areas.

- HO 3.1. Support small-scale rehabilitation of residences to improve housing stock in existing areas.
- HO 3.2. Ensure existing public services can support new developments.
- HO 3.3. Increase the housing supply in downtown areas.

HO 4. Consider aging in place and universal design principles for new developments.

- HO 4.1. Increase availability of assisted living facilities and shelters.
- HO 4.2. Increase availability and flexibility of housing options for elderly residents.
- HO 4.3. Encourage new developments to incorporate universal design and ADA accessibility principles.

Human Services

HS 1. Offer superior educational and training opportunities for all Scott Countians throughout their lifetime.

- HS 1.1. Increase access to physical and online locations of learning.
- HS 1.2. Increase collaboration between local government agencies and school systems to teach public policy and administration related skills.
- HS 1.3. Increase collaboration between school systems and local employers to improve workforce quantity and improve skills needed for local jobs.

HS 2. Build our social capital and increase civic involvement.

- HS 2.1. Nurture a culture of wanting to get involved and give back.
- HS 2.2. Foster partnerships and collaboration between human service organizations and a broad range of stakeholders.
- HS 2.3. Increase citizen engagement and regional coordination in the government process.

HS 3. Improve access to health and wellness services.

- HS 3.1. Provide responsive and dependable health and human services delivery systems throughout Scott County.
- HS 3.2. Increase access to local healthy foods and nutritional educational programs.
- HS 3.3. Increase availability of quality and affordable childcare.

Environment

EN 1. Protect air and water quality.

- EN 1.1. Protect creek conservation corridors through zoning and riparian buffers.
- EN 1.2. Promote the preservation and restoration of North Elkhorn Creek and other streams, floodplains, and riparian areas.
- EN 1.3. Ensure the pristine water quality of the reservoir once it is constructed.
- EN 1.4. Protect the aquifer recharge area and karst features.
- EN 1.5. Minimize the amount of impervious coverage in rural areas.
- EN 1.6. Encourage educational opportunities to learn about and implement clean air and water practices.
- EN 1.7. Create a diverse transportation network to reduce reliance on automobile use (and therefore to reduce traffic, fossil fuel use, and air pollution).
- EN 1.8. Increase the tree canopy coverage for Scott County to reduce the heat island effect and to capture and sequester carbon.
- EN 1.9. Support the installation of electric vehicle charging areas and alternative fuel stations.
- EN 1.10. Educate the community about the importance of stormwater management, quality, and groundwater recharge.

EN 2. Minimize the impact of waste produced in Scott County.

- EN 2.1. Reduce amount of landfill directed waste, illegal dumping, and littering.
- EN 2.2. Encourage recycling and composting and reduce barriers to these activities.
- EN 2.3. Require the proper use, location, and disposal of hazardous materials to protect human health, water quality, air quality, and environmentally sensitive resources.
- EN 2.4. Preserve existing homes and buildings to reduce production of waste.

EN 3. Protect environmentally sensitive areas.

- EN 3.1. Discourage development of areas with a concentration of sensitive resources or areas prone to health and safety hazards.
- EN 3.2. Require rezoning to C-1 conservation for any creek conservation corridors in any area proposed for development.

EN 4. Support green spaces, parks & walkways.

- EN 4.1. Require walkways, ribbon parks, and green spaces along creeks in new development.
- EN 4.2. Require open space planning for large scale developments.
- EN 4.3. Support non-motorized trail projects for the protection of, and to provide exposure to, the natural environment.
- EN 4.4. Preserve land at all scales for park use

EN 4.5. Support infrastructure enhancements to existing park areas.

EN 4.6. Increase the footprint of the urban tree canopy.

EN 5. Encourage the adoption of sustainable practices at all scales.

EN 5.1. Encourage the rehabilitation of existing structures where possible.

EN 5.2. Support the expansion of solar and other renewable energy sources throughout the county and minimizing impacts to prime farmland.

EN 5.3. Maintain the health and quantity of mature trees in developed areas.

EN 5.4. Encourage new and existing developments to expand the opportunities for multiple forms of transportation.

Economic Growth

EG 1. Diversify the Scott County Economy.

EG 1.1. Support the Economic Strategic Plan's initiatives to diversify the Scott County Economy.

EG 1.2. Improve access to employment opportunities for all Scott County residents.

EG 1.3. Invest in quality-of-life measures that residents and business owners seek, including parks, open space, historic resources, and public services.

EG 2. Create more local business and job opportunities.

EG 2.1. Encourage long-term incremental local business development to benefit the community.

EG 2.2. Encourage small-scale commercial and temporary businesses to increase entrepreneurship and provide access to a wider range of local goods, services, and capital.

EG 2.3. Support downtowns to be economically viable and protect investments in cultural and historic resources.

EG 2.4. Educate young residents and parents about career pathways available in the community.

EG 3. Encourage agricultural economic growth in Scott County.

EG 3.1. Work with agricultural advocacy groups to maintain and enhance the agricultural base.

EG 3.2. Multiply markets for local agricultural products, and create market-driven agricultural diversification strategies.

EG 3.3. Support existing agricultural businesses and venues including local farms, orchards, and the Kentucky Horse Park.

EG 4. Promote Scott County's image as a superior location for industrial development.

- EG 4.1. Support and assist local educational efforts to produce an adequate-sized available and skilled labor pool.
- EG 4.2. Retain adequate acreage and locations for industrial development.
- EG 4.3. Support efforts for positioning Georgetown as a hydrogen "Hub" including creating hydrogen fueling stations and other hydrogen associated infrastructure to serve industrial development.

Transportation

TR 1. Provide an efficient, safe, clean, and connective transportation system that is coordinated with existing needs and plans for future growth.

- TR 1.1. Maintain or improve the capacity of the transportation road network for collector and arterials at Level of Service (LOS) "C" or higher.
- TR 1.2. Work with community members and government agencies to identify roads and systems in need of expansion, improvements, and construction.
- TR 1.3. Protect the integrity of existing roads through ongoing maintenance.
- TR 1.4. Maintain roadways clear of debris and hazards.

TR 2. Expand opportunities for multiple transportation options.

- TR 2.1. Require sidewalk construction when reviewing new and amended developments.
- TR 2.2. Acquire and dedicate ROW to ensure adequate road maintenance and, in the case of substandard roads, adequate space for possible road widening.
- TR 2.3. Improve existing sidewalks and streets to include proper lighting, construction, signage, and accessibility.
- TR 2.4. Anticipate future needs and plan for expanded public transportation.

TR 3. Become more bikeable.

- TR 3.1. Install more bike racks in areas with higher residential density and commercial areas.
- TR 3.2. Invest in infrastructure and design features to improve bicycle safety, such as signage, multi-use paths, bike lanes, and stop bars.
- TR 3.3. Educate motorists, residents, and guests of the benefits related to bike usage.
- TR 3.4. Expand public parks to include bike trails and walking paths.

TR 4. Expand and improve pedestrian infrastructure.

- TR 4.1. Invest in safety measures for pedestrians on major roads, including curbs, signage, and lighting.
- TR 4.2. Widen and improve highly used sidewalks to increase accessibility and pedestrian traffic flow. Invest in ADA tactile and other universal design amenities in downtown commercial areas.
- TR 4.3. Improve areas where individuals wait for transportation options to include benches and coverings.

TR 5. Research and support innovations and expansion of freight transportation.

- TR 5.1. Provide safe and convenient passenger and freight air transportation services in Scott County.
- TR 5.2. Maintain rail facilities to serve Scott County's future needs.
- TR 5.3. Identify and support infrastructure improvements needed for freight transportation within Scott County and along major transportation corridors.
- TR 5.4. Support infrastructure improvements for alternative fuel stations.

GSCPC Active Development Projects

Status	Application number	Project Name	Type
Under Construction			
	Number of Projects: 21		
	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
	2022-20	Lone Tree Properties - 107 Demand Ct	DEV-C
	2014-01	Love's - Light Mechanical Services Addition	DEV-C
	2012-07	McDonalds_171 Southgate Drive-thru addition	DEV-C
	2020-18	Ohnheiser Co, LLC - 167 Industry Rd	DEV-C
	2006-07	Overlook Apartments (Dover Dr) Phase 3 & 4	DEV-C
	2019-49	Parkview Medical Plaza - Phase I, S Broadway	DEV-C
	2018-18	Pleasant Valley, Section II - Phase 3 Condominiums	DEV-C
	2022-35	Shed Squad & Sunshine Grow - Lexington Rd	DEV-C
	2019-03	South Crossing - Apartments	DEV-R
	2022-13	Universal Piping - Enterprise Way	IND
	2021-24	Whitaker Prop Distrib Center - Carley/Kaden	DEV-C
	2003-56	White Oak Village - Development (Units)	DEV-R
Final Inspection			
	Number of Projects: 3		
	2017-33	American Mini (Self-Storage_1047 Paris Pike)-Ph 1	DEV-C
	2021-28	Community Trust Bank - 107 Amerson Way	DEV-C
	2013-09	Northside Christian Church - 101 Ferguson	DEV-C

GSCPC Active Subdivision Projects

Status	Application number	Project Name
Under Construction	Number of Projects: 8	
	2019-01	Cherry Blossom Subdivision - Phase 9
	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: 8	
	2005-26	Edgewood Subdivision - Phase 1
	2006-28	McClelland Springs Subdivision Phase 2A
	2004-51	Pleasant Valley Phase 4B, 4C, & 4F
	2004-51	Pleasant Valley Phase 4D & 4E
	2008-40	Thoroughbred Acres Unit 7D, Section 1
	2004-26	Village at Lanes Run - Phase 3, Sect 1A (Charles)
	2019-10	White Oak Condominiums Phase 4 (Remaining)
2018-05	Woodland Park (Betty Yancey) Phase 1	
Approved/Bonded	Number of Projects: 11	
	2006-80	Barkley Meadows (Duncan/Fightmaster) Phase 2
	2019-13	Cherry Blossom Townhomes - Phase 6
	2006-86	December Estates Cluster Subdivision
	2017-43	Fox Run Subdivision - Phase 1
	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-B (Charles)
2018-61	Village at Lanes Run - Phase 2, Sect 3-C (Haddix)	

List of all Active Projects/status

Application	Project Name	Type	Status
2017-34	Adient USA (Hillps) Amended DP (Parking and dock)	DEV-C	No Activity
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
2005-47	Cherry Blossom Subdivision Phase 8	RES	Warranty Period
2019-13	Cherry Blossom Townhomes - Phase 6	RES	Approved/Bonded
2015-22	Cherry Blossom Townhomes Phase 5 (Haddix triplex)	DEV-R	Under Construction
2015-22	Cherry Blossom Townhomes-Phase 5	DEV-R	Warranty Period
2022-29	Chick-Fil-A, Tiger Way - Redevelopment	DEV-C	Under Construction
2021-28	Community Trust Bank - 107 Amerson Way	DEV-C	Final Inspection
2021-07	Core Controls - 155 Enterprise Way	DEV-C	Under Review
2021-41	Crosswinds Center (105 Crosswinds) Skyline/Dunkin	DEV-C	Under Construction
2018-32	Crossings at Wyndamere (Ph4) - Conner Path	DEV-C	Under Construction
2016-38	Cyron Holdings	IND	Complete
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 I	RES	Dedication/Final Work

Application	Project Name	Type	Status
2011-29	Falls Creek Drive extension	DEV-C	Approved/Bonded
2021-04	Falls Creek Residential - Phase 2	RES	Under Review
2017-43	Fox Run - Phase 2	RES	Under Construction
2017-43	Fox Run Subdivision - Phase 1	RES	Approved/Bonded
2021-06	Georgetown Auto Sales - 136 Darby Dr	DEV-C	No Activity
2020-43	Harbor Village - Phase 4	RES	Under Review
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	Under Construction
2014-01	Love's - Light Mechanical Services Addition	DEV-C	Under Construction
2006-28	McClelland Springs Ph IIB & IIC	RES	Under Review
2006-30	McClelland Springs Ph IIB & IIC Section A (Delong)	RES	Under Construction
2006-28	McClelland Springs Subdivision Phase 2A	RES	Dedication/Final Work
2012-07	McDonalds_171 Southgate_Drive-thru addition	DEV-C	Under Construction
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	Under Construction
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

Application	Project Name	Type	Status
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
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	Under Construction
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	Dedication/Final Work
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 Review
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

Application	Project Name	Type	Status
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	Approved/Bonded
2018-61	Village at Lanes Run - Phase 2, Sect 3-C (Haddix)	RES	Approved/Bonded
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	Dedication/Final Work
Minor	Welch Parking Lot Development	DEV-C	Under Review
2021-24	Whitaker Prop Distrib Center - Carley/Kaden	DEV-C	Under Construction
2019-10	White Oak Condominiums Phase 4 (Remaining)	RES	Dedication/Final Work
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:		93	