

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

AGENDA

FEBRUARY 10, 2022

6:00 p.m.

I. COMMISSION BUSINESS

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

II. OLD BUSINESS

- A. ZMA-2021-37 1058 Paris Pike Rezone - POSTPONED
- B. PDP-2021-44 Penn Alley Townhomes - POSTPONED
- C. PDP-2021-45 Regal Springs - Preliminary Development Plan request for 112 dwelling units on 54.86 acres located north side of Frankfort Road, east of Paynes Landing subdivision.
- D. PDP-2021-52 Enterprise Way - POSTPONED
- E. FSP-2019-45 Bluegrass Campground - POSTPONED
- F. PDP-2021-53 Online Transport - Preliminary Development Plan for an 11,200 SF maintenance/office building and a 288,017 SF gravel storage area located at 656 Old Delaplain Road.

III. NEW BUSINESS

- A. FSP-2022-01 Graves Property - Final Subdivision Plat to subdivide one (1) 5.0-acre parcel from a 98-acre parent lot located at 197 East Honaker Road.
- B. FSP-2022-02 Butler Property - Final Subdivision Plat to subdivide one (1) 5.0-acre lot leaving a remainder of about 78 acres located at 1741 Bond Pike.
- C. FSP-2022-03 Greynolds Property - Final Subdivision Plat to subdivide one (1) 5.0-acre parcel from a 13-acre parent tract located at 150 Crumbaugh Road.
- D. PDP-2022-04 American Legion - Preliminary Development Plan for a 1,000 SF storage building located at 220 Connector Road.
- E. PSP-2022-05 Village at Lanes Run Amended Master Plan - POSTPONED

IV. OTHER BUSINESS

- A. Short Term Rental Ordinance & Zoning Ordinance Text Amendment - CONTINUED
- B. Update of Previously Approved Projects and Agenda Items

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

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

Motion by Garrett, second by S. Smith, to approve the December invoices. Motion carried.

Motion by Garrett, second by Vest, to approve the December 9, 2021 minutes. Motion carried.

Motion by Vest, second by S. Smith, to approve the January agenda. Motion carried.

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

Postponements/Withdrawals

Chairman Sulski stated that the applications for 1058 Paris Pike Rezone (ZMA-2021-37), Penn Alley Townhomes (PDP-2021-44), Regal Springs (PDP-2021-45), Enterprise Way (PDP-2121-52), Online Transport (PDP-2021-53), and Bluegrass Campground (FSP-2019-45) are postponed until the next regularly scheduled meeting.

Consent Agenda

A representative of United Talent Parking (PDP-2021-50) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by S. Smith, second by Vest, to approve the application. Motion carried.

FSP-2021-48 Hel-N-DeI Farm – Final Subdivision Plat to subdivide a farm into 6 tracts located north of Cedar Road (KY 368) east of the Scott/Franklin County line.

Mr. Summers stated the access to the lots would be Cedar Road. He stated a variance to reduce the minimum required separation between driveways may not be needed. He stated Tracts 2, 5, and 6 will each have a separate entrance on Cedar Road. He stated Tracts 3, 4, and 7 will share a proposed entrance on Cedar Road.

Janice Hillard, 1905 Cedar Road, questioned where the entrances will be located for the tracts. Mr. Summers presented the plat with the proposed entrances.

Joel Day, surveyor for applicant, stated he received the entrance permits today from District 7. He stated the closest entrance to Ms. Hillard's property is approximately 300' away from her property.

Tammy Hillard, 200 Elizabeth Street, questioned if the entrance by her mother's property would be used to access the larger lots. Chairman Sulski pointed out the new entrances and reassured Ms. Hillard they will not be on Ms. Hillard's property.

Janice Hillard questioned where the five-acre tracts are located. Mr. Day referred to the plat to show the tract locations.

After further discussion, **Motion by Garrett, second by Vest to recommend approval of the Final Subdivision Plat (FSP-2021-48) subject to six (6) conditions of approval and removing the variance. Motion carried unanimously.**

FSP-2021-49 Brown General Contractors - Final Subdivision Plat to subdivide one (1) 15.59-acre parent tract into two (2) lots located at 255 New Coleman Lane.

Ms. Ketz stated the zoning is A-1 and access would be New Coleman Lane.

Elizabeth Britsch, 2111 Ironworks Road, questioned what is being put on the lots and the entrance locations.

Ryan Brown, applicant, stated he plans to sell one lot to his brother and for each lot to have a home.

After further discussion, **Motion by S. Smith, second by Garrett to approve the Final Subdivision Plat (FSP-2021-49) subject to six (6) conditions of approval. Motion carried unanimously.**

ZMA-2021-51 Enterprise Way - Zoning Map Amendment to change the zoning district from A-1 and R-1C to BP-1 located south side on Enterprise Way adjacent to Lanes Run Business Park.

Chairman Sulski opened the public hearing.

Mr. Kane stated the project site is approximately 86 acres. He stated the property is city owned and previously shown as phase 3 of the Lanes Run Business Park.

He stated the property had always been considered part of the Business Park. He stated the Future Land Use map shows the property as part of the Business Park and it complies with the Comprehensive Plan. He stated the property meets some of the Goals and Objectives of the Comprehensive Plan.

Chairman Sulski questioned if one company was planning to acquire the property. Jack Conner, Economic Development Director, answered no to the question.

Lee Craig, 2473 Cynthiana Road, questioned when a traffic light would be installed on Cynthiana Road at Delaplain Road. Mr. Kane stated Cynthiana Road is a state road so when the state thinks traffic warrants a traffic light. Attorney Perkins stated the state determines when traffic lights are installed. Mr. Conner stated that they do not plan to directly access Cynthiana Road but all access will be from internal Business Park Roads.

Chairman Sulski closed the public hearing.

After further discussion, **Motion by S. Smith, second by Vest to recommend approval of the rezoning request (ZMA-2021-46) on the basis that it complies with the comprehensive plan. Motion carried unanimously.**

PSP-2021-54 & PDP-2021-55 Dollar General Retail Store – Preliminary Subdivision Plat to create one (1) new commercial lot and Preliminary Development Plan for an 10,640 SF retail store with associated parking located at 2467 Cynthiana Road.

Mr. Summers stated the new lot would be approximately 1.59 acres and access would be from Cynthiana Road. He stated the current zoning is B-1. He stated he does recommend approval of the Preliminary Subdivision Plat.

He stated they are proposing 35 parking spaces for the store. He stated the entrance would be to the right of the building with access from Cynthiana Road.

He presented the proposed location for the sanitary sewer.

He stated staff recommends a left turn lane on Cynthiana Road. He stated staff had talked to KYTC and KYTC are not opposed to turn lanes being added to Cynthiana Road. He stated even though it is a state road if the Planning Commission requires turning lanes, the state would support turn lanes.

He stated the site would require grading in the state right-of-way that the state would have to approve.

He stated there are no design standards in commercial areas, but he stated the applicant should try to fit the area.

He stated the applicant is requesting to reduce the landscape buffer along residential areas.

He stated the applicant does not meet the VUA perimeter landscaping requirement. He stated staff is not opposed to a waiver for some buffering along the driveway but that the parking area should meet the requirements of the ordinance.

He stated the preliminary development plan submitted should include 10% of VUA for interior landscaping but the preliminary development plan submitted does not meet the requirements.

Chairman Sulski questioned if the variances are still requested. Mr. Summers stated most variances are added as staff reviews the preliminary development plan and sees that requirements are not met.

Will Stevens, Vantage Engineering, stated the applicant believes the store will benefit the community. He stated he has discussed the project with KYTC and submitted the permit.

He stated he has an email from KYTC stating that turn lanes are not warranted. He stated he understands the safety concern, but the store would not create enough traffic to warrant the turn lane. He stated a turn lane would conflict with the nearby entrance to Delaplain Road.

Commissioner Garrett questioned where the traffic count numbers came from. Mr. Stevens replied from KYTC, but he thinks they are approximately 2 to 3 years old.

Mr. Stevens stated he thinks condition 11 should be changed to read if required by KYTC.

Mr. Stevens stated he did not realize the number of variances needed due to landscaping. He stated the revised plan added landscaping since the original plan went through TRC. He stated he could add trees and hedge along the side of the building along Delaplain Road.

He stated he feels the proposed building does fit into the character of the neighborhood.

Amry Otiney, stated they plan for the building to match other businesses in the area.

Mr. Stevens stated the building will resemble the Stamping Ground Dollar General store.

Commissioner S. Smith questioned the cost of a right-turn deceleration lane. Mr. Stevens stated it would cost less but would be encroaching on the neighboring property to build.

Chairman Sulski stated his concern for turn lanes with the amount of traffic in the area.

Mr. Krebs questioned if a warrant analysis was performed. Mr. Stevens stated he performed the process that morning and could send Mr. Krebs the numbers.

Mr. Krebs questioned when the peak time is. Mr. Stevens stated Dollar General expects peak time to be around 20 vehicles.

Mr. Krebs stated that with existing traffic and additional traffic he thinks the volume of traffic would be close to warranting a turn lane.

Chairman Sulski stated his concern is that the entrance to the Dollar Store will also have two stubs for future retail businesses. He questioned who will be responsible for a turn lane in the future.

Attorney Perkins stated it should be up to KYTC to make the decision to require a turn lane or not. Lee Craig, 2473 Cynthiana Road, stated the traffic on Delaplain Road is in the afternoon when Toyota lets out and people trying to turn left onto Cynthiana Road. She stated she welcomes Mr. Stevens to sit in her driveway and see the amount of traffic on Cynthiana Road.

She questioned if there would be landscaping behind the store. She stated she also had concern about the lighting.

Brad Green, 2609 Oxford Village Lane, stated he has concern about the traffic. He stated a left turn lane would help the safety of people turning into the Dollar General store.

Kimberly Lynn, 2663 Oxford Village Lane, stated she has concern about crime that the Dollar General store would bring to the neighborhood.

William Lynn, 2663 Oxford Village Lane, stated approving the Dollar General store will open the area for other businesses to locate there.

Mr. Otiney stated they plan to add more trees along the Delaplain side of the building along with a 8' fence. He stated the lights will be on a schedule.

He stated that Dollar General tries to build in places that they will be providing a service like groceries to the area.

Chairman Sulski questioned if the lighting would be comparable to lighting that Planet Fitness installed. Mr. Kane stated downlighting would be required.

Mr. Stevens stated the property is zoned for business and it should not matter what store is wanting to locate there.

Commissioner S. Smith stated he had mixed feelings requiring a left turn lane with the traffic at Delaplain Road. He stated he feels a deceleration lane is more important.

Chairman Sulski stated he feels a turn lane to get traffic out of the way is a safer choice.

Commissioner Shirley stated he feels at what point does the Planning Commission require the turning lane.

Carlene Perkins, 2625 Oxford Village Lane, stated she supports the Dollar General store building in Oxford.

Commissioner S. Smith questioned if this Dollar General would have refrigerated foods like other Dollar General stores carry. It was stated that the store is trying to carry more food products.

Commissioner S. Smith stated he is sure some residents of Oxford would like the convenience of a store close by to get groceries from. He stated his main concern is the traffic on Cynthiana Road.

Mr. Krebs suggested if the Planning Commission approves the application to leave the conditions as stated and let the state decide the turn lanes. He stated that the applicant might need to look at the Delaplain Road intersection again.

Commissioner Shirley stated his main concern is the traffic issues and very little data to help the Commission decide. Mr. Stevens stated he would be willing to provide the data and explained how he reached some of his calculations.

Mr. Krebs showed the state calculation manual and stated he has not seen the data.

After further discussion, , **Motion by S. Smith, second by Shirley to approve the Preliminary Subdivision Plat (PSP-2021-54) subject to seven (7) conditions of approval and Motion by Garrett, second by S. Smith to approve the Preliminary Development Plan (PDP-2021-55) subject to twelve (12) conditions of approval and five (5) variances with the addition to condition eleven to state subject to KYTC approval. Motion carried 4-1 with Vest opposed.**

Short Term Rental Ordinance & Zoning Ordinance Text Amendment

Chairman Sulski stated that the Short-Term Rental Ordinance & Zoning Text Amendment is continued until the next regularly scheduled meeting.

Approval of Audit FY 20-21

Motion by Vest, second by Shirley, to approve the Audit of FY 20-21. Motion carried.

Chairman Sulski adjourned the meeting.

Attest:

Mark Sulski, Chairman

Charlie Perkins, Secretary

**REGAL SPRINGS SENIOR COMMUNITY
PRELIMINARY DEVELOPMENT PLAN**

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

FILE NUMBER: PDP-2021-45

PROPOSAL: Preliminary Development Plan request for 112 dwelling units on 54.86 acres.

LOCATION: North Side of Frankfort Road, east of Paynes Landing subdivision

APPLICANT: RSD, LLC

ENGINEER/DESIGNER: Mark McCain



STATISTICS:

Existing Zones	32.135 acres R-2 PUD (Medium Density Residential), and 21.869 acres C-1 (Conservation)
Surrounding Zones	R-2 (Medium Density Residential) R-1C (Low Density Residential), A-1 (Agricultural)
Acreage	54.86
Proposed Use	Independent living senior retirement cottages
Sq. Ft. of Buildings	56 duplexes, 3,640 sf clubhouse, 900 sf amphitheatre
Parking	224 Residential; 32 Clubhouse, 25 guest/auxillary 281 (required/proposed)
New street required	Yes (private)
Linear feet of new street	+/- 4000 linear feet
Water/sewer available	Yes/Yes
Access	Via US 460 and Delissa and Belvoir Park Drives

BACKGROUND:

The subject property is 54.86-acres in size located between Paynes Landing and White Oak subdivisions on the west and the North Elkhorn Creek on the east. The property is within the Urban Service Boundary of the City of Georgetown. It is located on the north side of Frankfort Road (U.S. 460) and approximately one-third mile west of Broadway (U.S. 25).

The main access will be from Frankfort Road at Delissa Drive and a secondary access will be from Belvoir Park Drive which is currently stubbed to the property from Paynes Landing subdivision. The site has a moderately sloping topography that drains west to east to North Elkhorn Creek. There are severe slopes along the creek for a portion of the property. There is an identified sinkhole near the property line shared with the White Oak community, so the applicant will need to be aware there may be other environmentally sensitive features not yet identified on site.

There are existing mature treelines along the North Elkhorn Creek and its floodplain along the property's eastern boundary. There is a sanitary sewer access and all utilities are available. The main entrance at Delissa Drive and Frankfort Road is from an unsignalized intersection with existing center turn lane on Frankfort Road for east bound traffic and a 10' paved shoulder for west bound traffic.

Zoning and Land Use:

32.135 acres of the total 54.004-acre site was rezoned to R-2 (Medium Density Residential) to allow for the 56 duplex senior cottages in January of this year. The 112 attached cottages are intended to be one-story brick units with front loading garages. The density proposed of 3.48 du/gross acres is well below the 12 units per gross acre permitted in the R-2 zone. The floodplain area along the North Elkhorn is zoned C-1 Conservation.

Preliminary Development Plan Review:

The Preliminary Development Plan follows the previously approved Concept plan in showing a unified elderly housing project for 56 duplex cottages on private streets on the R-2 Residentially zoned area of the site.

The site is moderately to steeply sloped with a significant amount of floodplain along North Elkhorn creek. The main planning staff concerns with the Preliminary Development Plan continue to be the moderate to steep slopes in the area and any potential negative effects of development close to Elkhorn Creek. The road network is proposed to be privately maintained but will be constructed to the same engineering standard as public streets. Streets will have buildings on only one side where slopes or floodplain limit development. A 3,640 square foot clubhouse with pool is proposed at the southern entrance at Delissa Drive. An 8' walking path/sidewalk will connect the clubhouse to an amphitheater and sports courts and a community garden on the north end of the site,

The private streets will be lined with street trees and have sidewalks on street frontages where buildings are proposed. There will be additional off-street parking near the amphitheater and sports courts. There is proposed a fenced horse paddock in the open pasture area of the flood plain on the north side of the site and a wooden board fence with wire mesh lining is proposed at the boundary with adjoining subdivisions and is proposed to be lined with an interior landscape buffer of evergreen trees, planted 30'

on center. The R-2 zone requires a minimum 25' rear setback so any structures will be setback a minimum of 25' from the perimeter of the site.

It is recommended that steeply sloped areas be protected during development. Mature treelines and stands within and outside the C-1 zone, particularly along the North Elkhorn Creek behind the clubhouse and the southern part of the site, should also be protected during development. It appears there are numerous mature trees that will need to be removed during construction.

Access:

The main entrance will be from Delissa Drive via Frankfort Road with a secondary entrance from Belvoir Park Drive in the rear. Delissa is a public road, but it does not meet current right-of-way or pavement width standards. The applicant is proposing to dedicate required right-of-way and upgrade Delissa Drive to three 14' lanes along their frontage. This will allow for a left and right turn lane exiting Delissa Drive onto Frankfort Pike. Current public street "typical" standards call for travel 12' lanes. Staff recommends reducing the width of the lanes to 12'. Staff agrees that an additional turn lane at the exit onto Frankfort Pike will be beneficial. Final design shall be reviewed and approved at the time of Final Development Plan approval. Both entrances are proposed to be gated. They final design and access locks shall be coordinated with Georgetown Fire Department.

Traffic study

The proposed development of 112 dwelling units does not meet the threshold for requiring a traffic study. However, the applicant did provide a traffic summary at the time of Concept Plan approval. It showed that the entrance intersection at Delissa Drive and Frankfort Road will be LOS C or better at buildout. A Frankfort Road (US 460) 5-year accident history indicated twenty-two (22) accidents between Paynes Landing Boulevard and Delissa Drive, a 0.6 mile segment. The author stated the crash rate is 48% lower than the Kentucky statewide average for a 2-lane highway. ([KYTC, Analysis of Traffic Data in Kentucky \(2015-2019\)](#))

Landscaping & Greenbelt:

This proposal is located adjacent to White Oak and Paynes Landing subdivisions. The applicant is proposing a board fence with wire mesh attached as a physical barrier along the western boundary between this development and the developed areas of White Oak and Paynes Landing subdivision. In addition, they are proposing to plant evergreen trees 30' on-center along the boundary with the neighboring subdivisions. It is recommended that existing treelines also be protected within the C-1 areas and in the R-2 zone to the degree possible.

There is a retaining wall of varying height shown along the western property line for a portion of the more elevated portion of the property. This will allow for the grades to be balanced around the residential loop road on the property. This retaining wall will be evaluated along with the final grading plan, but it is recommended that the excavation for the retaining wall be offset from the property line two (2) feet for every one (1) foot of depth, (2:1), in order to protect adjoining property from any chance of a slope failure behind the retaining wall effecting the neighboring lot or structures.

Additionally, staff recommends that the landscaping be planted above the retaining wall for maximum effect. Staff also recommends that the perimeter plantings be increased to meet the landscape ordinance standard to achieve 70% opacity of one (1) evergreen tree every 15 linear feet adjacent to all

the single-family lots in Paynes Landing subdivision, i.e. those existing houses on Paynes Landing Blvd., Swilcan Bridge Way, Amen Corner Way and Shinnecock Hills Drive.

RECOMMENDATION:

Based on the findings above, staff recommends **Approval** of the Preliminary Development Plan request for 112 dwelling units in 56 duplex buildings on 32.155 acres zoned R-2 PUD, with the following conditions.

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. The Applicant shall meet all requirements of the Flood Damage Protection Ordinance for any work in the floodplain. No fences shall be built in the designated floodway.
3. The proposed retaining wall shall be offset at a 2:1 slope from the property line to the base of the retaining wall or a lesser offset if supported by an engineering slope stability analysis.
4. The buffer between the existing development and the existing homes in Paynes Landing subdivision shall consist of one evergreen tree planted per 15 LF of boundary. Landscaping shall be planted above any proposed retaining wall.
5. The Applicant shall dedicate ROW and improve Delissa Drive to city standards from centerline to the edge of their property within ROW along their frontage. Required widening shall be reviewed and approved by Planning Commission Engineer.
6. 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).
7. 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.
8. 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.
9. Final Development Plan shall meet all requirements of the Georgetown Municipal Water and Sewer Service.
10. Final Development Plan shall meet all requirements of Georgetown Fire Department.
11. 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.
12. 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.

ONLINE TRANSPORT PRELIMINARY DEVELOPMENT PLAN

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

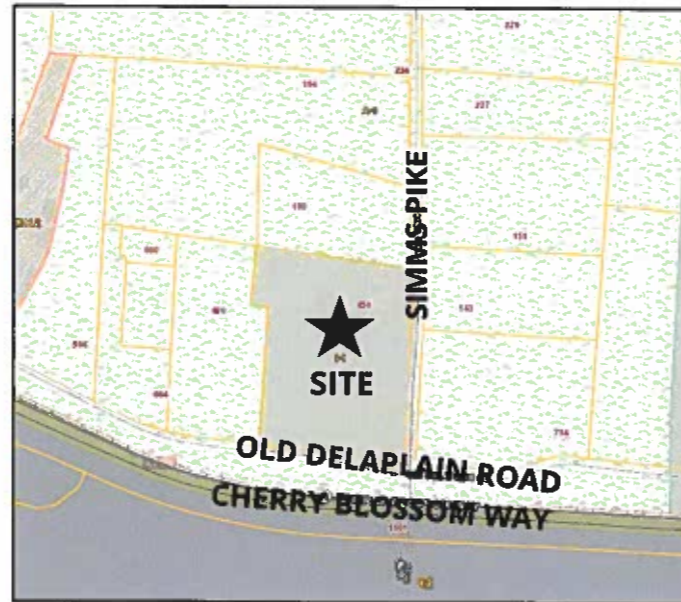
FILE NUMBER: PDP-2021-53

PROPOSAL: Preliminary Development Plan for an 11,200 SF maintenance/office building and a 288,017 SF gravel storage area.

LOCATION: 656 Old Delaplain Road

OWNER: Decision Resources, LLC

CONSULTANT: Adam Bender-Saunders, PE
CMW, Inc.



STATISTICS:

Zone	I-1 (Light Industrial)
Surrounding Zone(s)	A-1 & I-2 (across RoW to the south)
Site Acreage (Net)	9.95 Acres
Building Height	20 feet
Proposed Building Size	11,200 Square Feet
Proposed Parking	12 spaces (1 ADA Accessible)
Truck/Trailer Parking	288,017 Square Feet (graveled)
Access	Old Delaplain Road
Variations/Waivers	1. Waiver to allow the use of gravel for trailer storage and limited truck parking. 2. Variance to reduce the number of interior VUA trees required from 15 to 10.

BACKGROUND:

The Applicant is seeking approval of a site plan to construct an 11,200 building for office and vehicle maintenance uses. The site received preliminary approval for a different layout in November of 2016, but the preliminary approval expired per Article 406 Section A of the *Subdivision & Development Regulations* (Sunset Clause). The proposed use is permitted in the I-1 zoning district.

PLAN REVIEW:

The Project Site is a double frontage lot at the northwest corner of the intersection of Old Delaplain Road and Simms Pike. The Development Plan shows a proposed building located on the northern side of the site, with a driveway coming off Old Delaplain Road to the south. The driveway also connects to the adjoining property to the west. A stormwater detention basin is proposed in the southwest corner of the property. The proposed building meets the setback & building height requirements in the *Zoning Ordinance*. The Project Site will have a chain link security fence surrounding the perimeter with gates at all paved driveway entrances.

Access:

Vehicular access to the site is proposed from Old Delaplain Road. The Development Plan shows a 34 ft. wide asphalt driveway coming off Old Delaplain Road narrowing down to 24 ft. providing the primary access to the building and continuing to the adjoining property to the west. The plan also shows an adequate paved area around the building and parking spaces. These paved areas will handle most of the daily traffic in and out of the project site. All gated entrances will need to allow for Fire Department Access.

The two frontage roads are rural in character (no sidewalks or curb & gutter) and do not have any sidewalks. Staff does not recommend the addition of sidewalks to either road at this time.

Stormwater Management / Grading:

As of the writing of the staff report, a revised preliminary grading plan has not been submitted to staff for review. Planning Commission staff has spoken with the Applicant's consultant and there is agreement that any grading of the Project Site would need to avoid adverse impacts on Simms Pike.

Landscaping:*Section 6.12: Property Perimeter Requirements*

Row 9 of the table requires a 15 ft. wide landscaping buffer between I-1 property and any agriculturally zoned property. This buffer area is required to have 1 tree per 40 feet of linear boundary plus a continuous row of 6 ft. hedge or a 6 ft. fence, wall, or earth mound. The Applicant is proposing to keep the existing tree lines between the Project Site and the adjoining A-1 zoned properties to the north and west. The Applicant, as the owner of these adjoining properties, could waive this screening requirement with a written request.

Section 6.13: Vehicular Use Area Perimeter Requirements

The Preliminary Development Plan meets the requirements for VUA perimeter landscaping. Staff has recommended to the Applicant clearing out some of the undergrowth along the road right of way and providing a continuous 3 ft. tall shrub row. Staff will review the Final Development Plan to ensure compliance with these requirements.

Section 6.22: Interior Landscaping for Vehicular Use Areas

The Applicant is meeting the requirement for the amount of VUA landscaped area but is requesting a variance to reduce the number of required trees. The Applicant requests a reduction in the number of trees required from 15 to 10. The number of trees required is inflated by the long driveway needed for this site. Staff supports this variance.

Section 6.2215: Minimum Canopy Requirements

The Preliminary Development Plan meets the requirements for canopy coverage.

RECOMMENDATION:

Staff recommends **approval** of the Preliminary Development Plan. Should the Planning Commission approve the application, staff recommends including the following waivers/variances and conditions of approval:

Waiver/Variance:

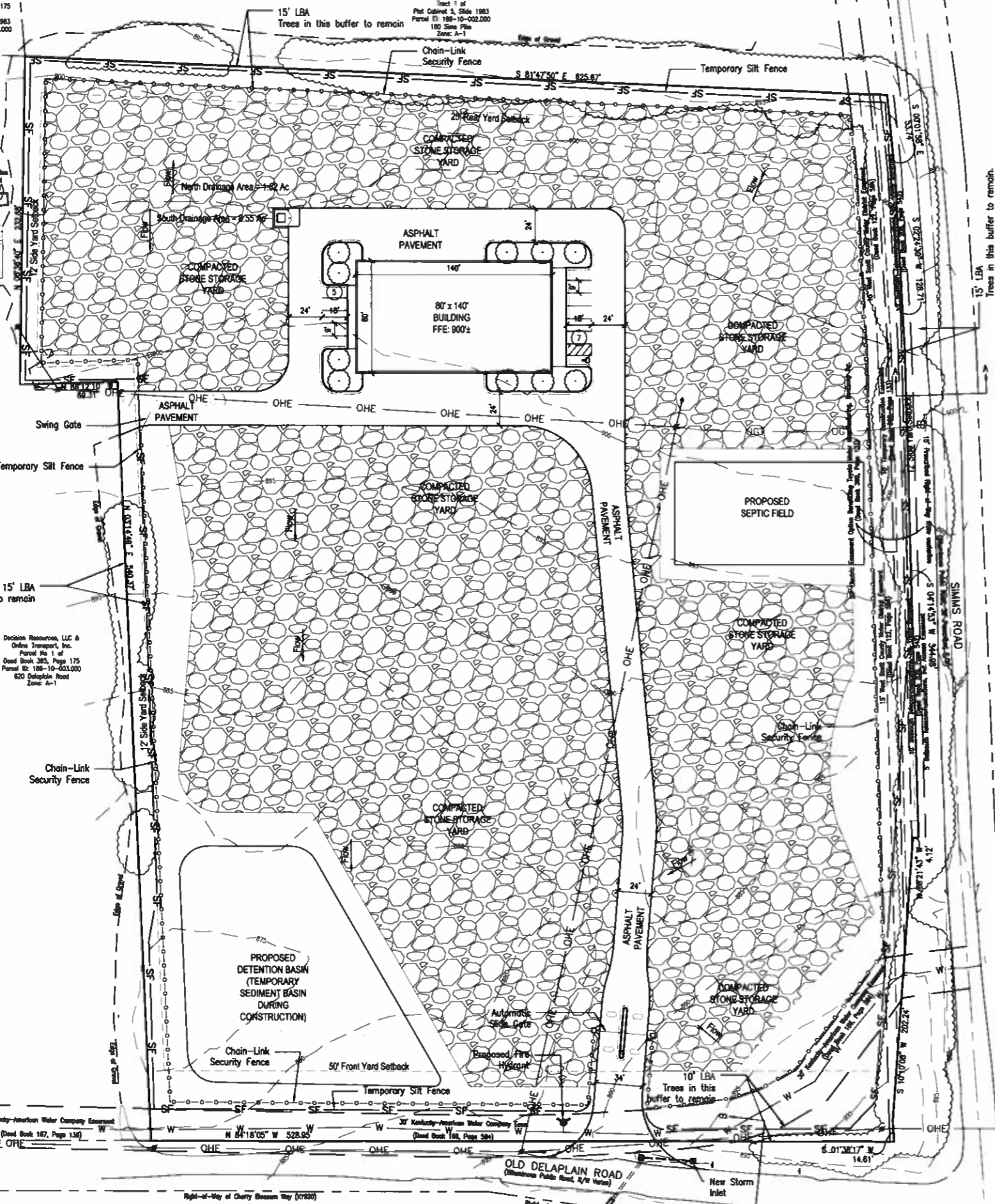
1. Waiver to allow the use of gravel for trailer storage and limited truck parking.
2. Variance to reduce the number of interior VUA trees required from 15 to 10.

Conditions of Approval:

1. Prior to approval of the Final Development Plan, the Project Site must be annexed into the City of Georgetown.
2. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
3. 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).
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 comply with all stormwater management requirements according to the current Stormwater Manual including a post-construction stormwater management BMP O&M agreement.
7. The Final Development Plan shall comply with all requirements of the guidelines in the Dry Run Watershed BMP Study that are applicable to this site.
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*.
9. The Final Development Plan shall have a specie specific Landscaping Plan in compliance with the *Landscaping & Land Use Buffers Ordinance*.

Decision Resources, LLC & Online Transport, Inc.
Parcel No 3 of
Deed Book 305, Page 175
Tract 2 of
Plat Cabinet 3, 25th 1983
Parcel ID: 186-10-001.000
194 Sims Pike
Zone: A-1

Decision Resources, LLC & Online Transport, Inc.
Parcel No 2 of
Deed Book 305, Page 175
Tract 1 of
Plat Cabinet 3, 25th 1983
Parcel ID: 186-10-002.000
180 Sims Pike
Zone: A-1



15' LBA
Trees in this buffer to remain.
Undergrowth shall be cleared to accommodate
installation of a 3' continuous hedge

CERTIFICATION OF PRELIMINARY PLAN APPROVAL

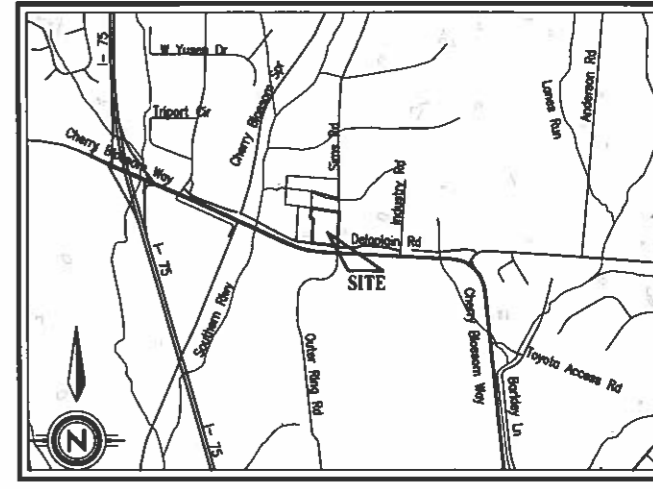
I HEREBY CERTIFY THAT THE PRELIMINARY DEVELOPMENT PLAN SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS FOR GEORGETOWN AND SCOTT COUNTY, KENTUCKY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION. THIS APPROVAL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

CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COM. _____ DATE _____

CERTIFICATION OF OWNERSHIP AND DEDICATION

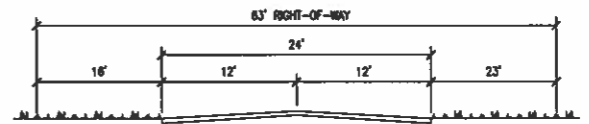
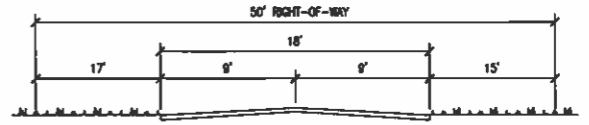
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN/PLAN OF THE DEVELOPMENT WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN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

OWNER _____ DATE _____



VICINITY MAP
SCALE: 1"=3,000'

PURPOSE OF PLAN
THE PURPOSE OF THIS PLAN IS TO SHOW THE SIZE AND LOCATION OF A NEW OFFICE AND MAINTENANCE BUILDING, GRAVEL STORAGE AREA, AND ASSOCIATED PARKING AND CIRCULATION.

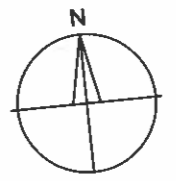


PROPERTY OWNER	
DECISION RESOURCES LLC 6311 STONER DR GREENFIELD, IN 46140 (317) 894-2159	
SITE STATISTICS	
656 Old Delaplain Road	
Gross Area:	10.44 Acres
Net Area:	9.95 Acres
R/W Area:	0.49 Acres
Lot Zoning:	I-1 (Light Industrial)
Street Frontage:	
Old Delaplain Road:	528.95'
Sims Road:	757.25'
Total Frontage:	1,286.20'
Parking Required:	12 Spaces
11,200 sf (1 / 1,000 sf)	
Parking Provided:	11 Spaces
Standard:	11 Spaces
Accessible:	1 Space
Total:	12 Spaces
Building Area:	11,200 sf
Building Height:	20 Feet
Building Coverage:	2.55%
Gravel Storage Area:	288,017 sf
Vehicle Use Area (VUA):	36,961 sf
Interior Landscaping Required:	3,897 sf
Interior Landscaping Provided:	3,708 sf
Interior Trees Required:	15 Trees (1 / 250 sf)
Interior Trees Provided:	10 Trees
Perimeter Buffer (North, East and West):	15 Feet
Perimeter Buffer (South):	10 Feet
Existing Tree Canopy to Remain:	22,894 sf (5.2%)

- NOTES:**
1. THIS DEVELOPMENT PLAN MAY NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED UPON A RECORDED SUBDIVISION PLAN.
 2. THE SITE IS NOT WITHIN THE ROYAL SPRINGS AQUIFER RECHARGE AREA.
 3. IF ANY WORK IS PROPOSED IN THE US 620 RIGHT OF WAY, A KYTC ENCROACHMENT PERMIT IS REQUIRED.
 4. ACCORDING TO THE KENTUCKY GEOLOGIC MAP SERVICE, THERE ARE NO KNOWN SINKHOLES ON THIS SITE.
 5. NO PART OF THIS PROPERTY IS WITHIN A FLOOD ZONE PER FEMA MAP NUMBER 21208C01200, REVISION DATE 12/21/2017.
 6. THIS DEVELOPMENT IS ANTICIPATED TO GENERATE LESS THAN 100 PEAK HOUR TRIPS. THE MAXIMUM NUMBER OF PM PEAK TRIPS IS CALCULATED USING THE ITE COMMON TRIP GENERATION RATE FOR WAREHOUSING. THE TOTAL BUILDING AREA AND GRAVEL STORAGE AREA IS USED: (11,200 SF + 288,017 SF) X 0.19 TRIPS / 1,000 SF = 57 TRIPS.
 7. A CONSENT TO ANNEXATION SHALL BE FILED WITH THE CITY OF GEORGETOWN.
 8. A VARIANCE IS REQUESTED TO ALLOW A GRAVEL STORAGE AREA FOR THE USE OF STORING TRUCKS.
 9. A VARIANCE IS REQUESTED TO REDUCE THE REQUIRED INTERIOR TREES FROM 15 TREES TO 10 TREES.

PREPARED ON: DECEMBER 1, 2021
REVISION #1: DECEMBER 23, 2021
REVISION #2: JANUARY 25, 2022

PRELIMINARY DEVELOPMENT PLAN
FOR
ONLINE TRANSPORT
656 OLD DELAPLAIN ROAD
GEORGETOWN, SCOTT COUNTY, KENTUCKY



CMW
The Shape of Ideas

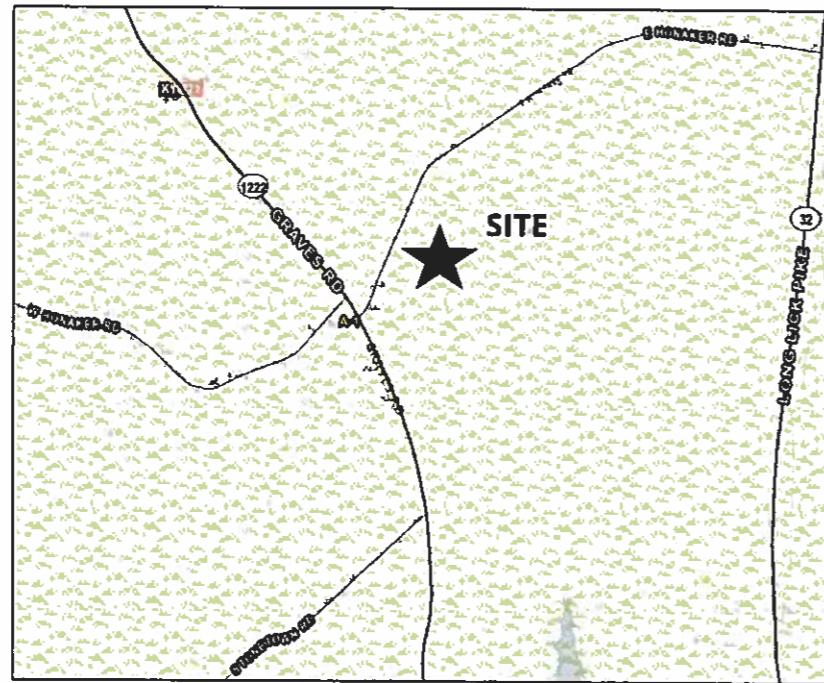
Architecture
Interior Design
Engineering
Landscape Architect

249 East Main Street
Suite 100
Lexington, Kentucky 40
(859) 254-6623
www.cmwaec.com

**GRAVES PROPERTY
FINAL SUBDIVISION PLAT**

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

FILE NUMBER: FSP-2022-01
PROPOSAL: Final Subdivision Plat to subdivide one (1) 5 acre parcel from a 98 acre parent lot
LOCATION: 197 East Honaker Road
OWNER: Merla Graves
CONSULTANT: Joel Day, PLS
Meridian Associates



STATISTICS:
Zone A-1 (Agricultural)
Surrounding Zone(s) A-1
Site Acreage 5.00 Acres (Remainder 93.709 Acres)
Access East Honaker Road
Variances/Waivers None

BACKGROUND:
The application before the Planning Commission is a Final Subdivision Plat to subdivide one (1) 5.00 acre parcel from a 98.709 parent lot. The Project Site was previously subdivided twice (2014 & 2020), requiring any future subdivisions to receive approval from the Planning Commission.

Plat Review:
The proposed plat shows the appropriate the setbacks, and the proposed lot meets the lot size and width requirements. The plat shows all appropriate certifications from utility providers. The plat notes a 20-foot drainage easement through the property and no additional easements have been created or eliminated as part of the subdivision.

Access:

The lot will be accessed off of an existing driveway and no new entrances off of East Honaker Road will be established.

RECOMMENDATION:

Staff recommends **Approval** of the Final Subdivision Plat. Should the Planning Commission approve the application, Staff recommends including the following conditions of approval:

Conditions of Approval:

1. Project Site is subject to 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*.

UTILITY CERTIFICATION

I HEREBY CERTIFY THAT THE UTILITY EASEMENTS DEPICTED HEREON ARE ADEQUATE TO PROVIDE SERVICE. OWNERS AND PROSPECTIVE OWNERS SHOULD NOTE THAT CUSTOMARY CHARGES APPLY, AND, THAT ADDITIONAL EASEMENTS AND/OR CONCESSIONS MAY BE NECESSARY IN ORDER TO SUPPLY SERVICE.

FOR: L.G.E./K.U. _____ DATE _____

CERTIFICATION OF THE PROVISION OF WATER ONLY

I hereby certify that Georgetown Municipal Water & Sewer Service (GMWSS), by and through the City of Georgetown, KY, has facilities within the water distribution system to supply the property located at Graves property with water service. Provision of development, construction, and service is contingent upon the developer obtaining a current approved Availability of Capacity Request from the GMWSS Board of Commissioners; and GMWSS review and approval of all plans and specifications for required on-site and off-site improvements including but not limited to water lines, elevated storage tanks, booster pump stations, and related appurtenances for the proposed system. Construction of the proposed water distribution system shall be at the cost of the developer without reimbursement by GMWSS and constructed according to GMWSS and Kentucky Division of Water approved plans and specifications. Easements required for the proposed water distribution system shall be acquired by the developer and dedicated to GMWSS.

General Manager _____ Date _____

OWNER SHALL NOT CAUSE THE GRADE TO BE LESS THAN 30 INCHES FROM THE WATER MAIN, OR, MORE THAN 60 INCHES. ANY GRADE CHANGES GREATER THAN SAID MEASUREMENTS SHALL HAVE PRIOR WRITTEN APPROVAL FROM GMWSS. IF RELOCATION IS REQUIRED, IT SHALL BE AT THE EXPENSE OF THE OWNER.

CERTIFICATION OF GIS DEPARTMENT APPROVAL

I hereby certify that the development plan or subdivision plat shown has been reviewed and found to comply with the digital submittal requirements set forth in the Subdivision and Development Regulations.

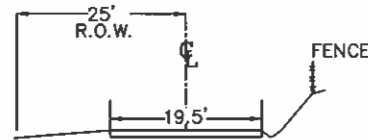
GIS Analyst/Technician _____ Date _____

NO PREVIOUSLY ESTABLISHED UTILITY EASEMENTS OR DRAINAGE EASEMENTS ARE ELIMINATED OR OTHERWISE ALTERED BY THIS DIVISION.
NO TEMPORARY OR PERMANENT STRUCTURES ARE TO BE CONSTRUCTED IN NOR ENCROACH UPON ANY DRAINAGE EASEMENT.

I HEREBY ATTEST TO THE FOLLOWING TO THE BEST OF MY KNOWLEDGE, BELIEF, AND ABILITY: THIS PLAT DEPICTS A CLASS "A" SURVEY MADE BY MYSELF USING THE METHOD OF RANDOM TRAVERSE WITH AN ERROR-OF-CLOSURE OF 1:_____ AND AN ANGULAR ERROR OF 00-____-____". BEARINGS AND DISTANCES HAVE NOT BEEN ADJUSTED FOR CLOSURE. BASIS OF BEARINGS SHOWN IS _____ DATE OF FIELD SURVEY WAS _____, 2003.

PRELIMINARY ONLY-NOT FOR RECORDING OR USE IN TRANSFER

Wm. JOEL DAY, P.L.S. No. 2536 _____ DATE _____



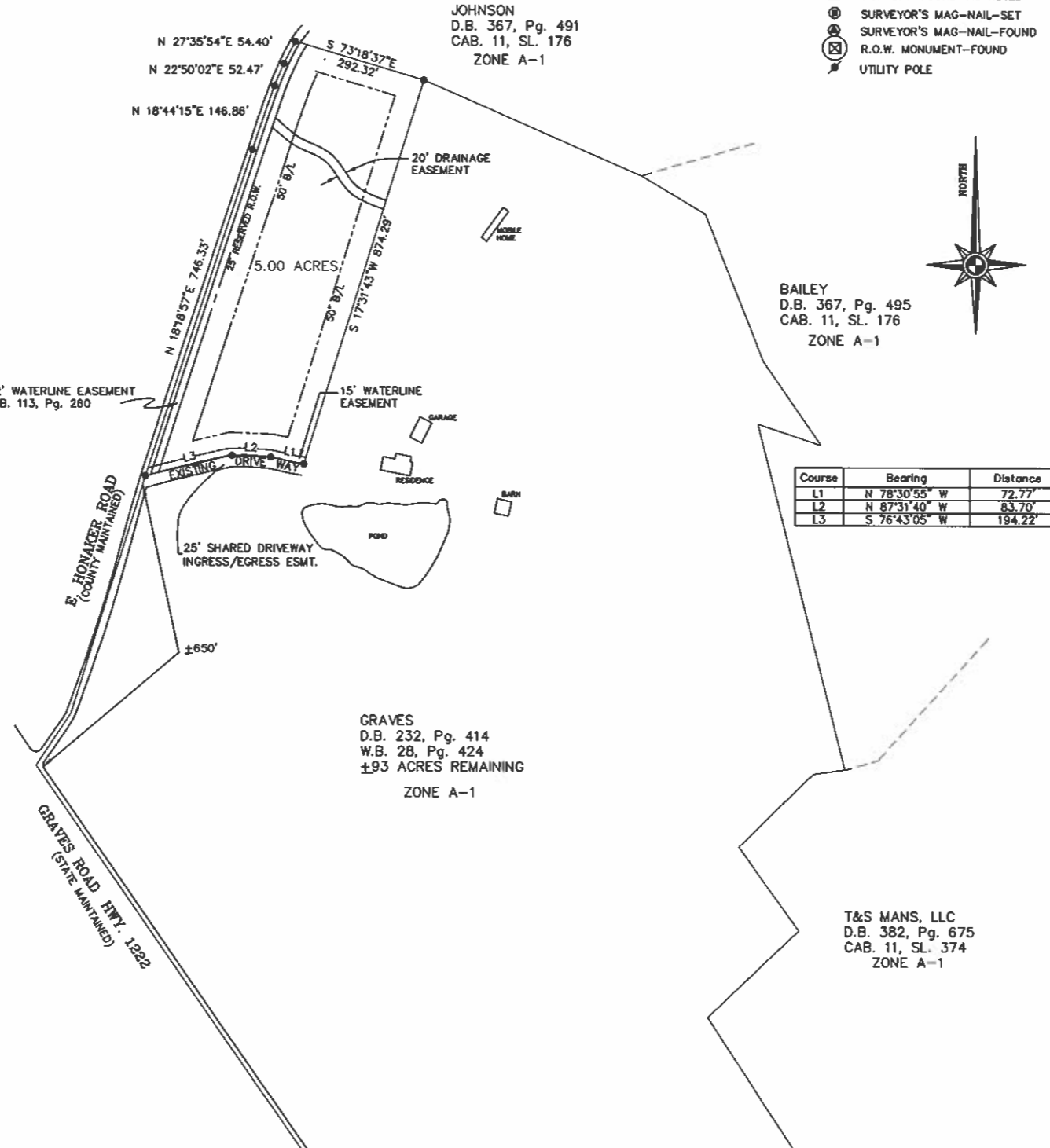
CROSS-SECTION OF E. HONAKER ROAD LOOKING SOUTH NEAR ENTRANCE



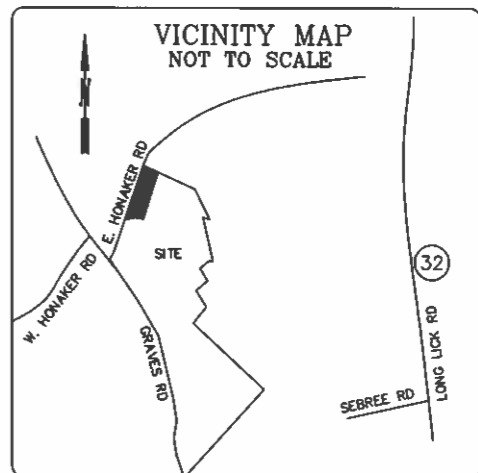
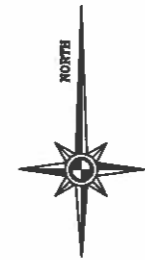
MERIDIAN ASSOCIATES, LLC
SURVEYORS
 120 EAST MAIN STREET, GEORGETOWN, KY 40324
 TELEPHONE (502) 863-6070 - jdaypls@gmail.com

JANUARY 21, 2022

FINAL SUBDIVISION PLAT
GRAVES PROPERTY
 197 E. HONAKER ROAD, STAMPING GROUND, SCOTT COUNTY, KENTUCKY
 MERLA GRAVES - D.B. 232, Pg. 414 / W.B. 28, Pg. 424
 THIS PLAT REPRESENTS A BOUNDARY SURVEY & COMPLIES WITH 201 KAR 18:150



- LEGEND**
- 1/2" x 18" STEEL REBAR W/10 CAP MARKED "MERIDIAN/2536" SET
 - IRON BAR FOUND-AS NOTED
 - ⊙ SURVEYOR'S MAG-NAIL-SET
 - ⊙ SURVEYOR'S MAG-NAIL-FOUND
 - ⊙ R.O.W. MONUMENT-FOUND
 - ⊙ UTILITY POLE



Course	Bearing	Distance
L1	N 78°30'55" W	72.77'
L2	N 87°31'40" W	83.70'
L3	S 76°43'05" W	194.22'

THE PURPOSE OF THIS PLAT IS TO DEPICT THE SUBDIVISION OF ONE 5 ACRE TRACT FROM THE PARENT PROPERTY.

FURTHER SUBDIVISION OF THIS PROPERTY WILL REQUIRE REVIEW AND APPROVAL BY THE GEORGETOWN-SCOTT COUNTY JOINT PLANNING COMMISSION.

OWNERS CERTIFICATION

NO NEW ENTRANCES ARE CURRENTLY PROPOSED.

CURRENT ZONING OF THE SUBJECT PROPERTY IS AGRICULTURAL (A-1).

CURRENT COUNTY REGULATIONS RESTRICT THE USE OF ONE PRIVATE DRIVE TO NO MORE THAN THREE TRACTS UNLESS UPGRADED TO COUNTY ROAD STANDARDS.

UNLESS OTHERWISE DETERMINED BY CONDITIONS OF DEED OR CONTRACT/AGREEMENT SUPERSEDING THIS PLAT, THE PRIVATE ROAD/JOINT ENTRANCE/SHARED ACCESS SHOWN SHALL BE JOINTLY AND EQUALLY MAINTAINED BY THE OWNERS OF EACH TRACT SERVED BY SAME.

NO PREVIOUSLY ESTABLISHED UTILITY EASEMENTS OR DRAINAGE EASEMENTS ARE ELIMINATED OR OTHERWISE ALTERED BY THIS DIVISION.
NO TEMPORARY OR PERMANENT STRUCTURES ARE TO BE CONSTRUCTED IN NOR ENCROACH UPON ANY DRAINAGE EASEMENT.

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH SETBACK LINES, AND DEDICATE ANY PUBLIC RIGHTS-OF-WAY AND/OR EASEMENTS INDICATED UPON THIS PLAT OF MY OWN FREE WILL AND CONSENT.

MERLA GRAVES-OWNER _____ DATE _____

CERTIFICATION OF UTILITY EASEMENT DESCRIPTION

Easements grant and convey to the Kentucky Utility Company, South Central Bell, Georgetown Municipal Water & Sewer Service (GMWSS), their successors, assigns, and lessees, the right to trim or remove any and all trees, structures and obstacles located on the easements or in such proximity thereto that in falling they might interfere with operation and maintenance of said facility. No building or other structure shall be erected, and no landfill or excavation or other change of grade shall be performed, upon the said easement after installation of facilities. The right of ingress and egress is hereby granted to users of the utility easement as required to construct, operate, maintain and reinforce facilities within said easements.

Merla Graves 1/25/22
 MERLA GRAVES, OWNER _____ DATE _____

I CERTIFY THAT THE SEWAGE DISPOSAL SYSTEM(S) INSTALLED OR PROPOSED FOR INSTALLATION ON THE PROPERTY SHOWN HEREON MEETS THE REQUIREMENTS OF THE KENTUCKY STATE HEALTH DEPARTMENT AND IS HEREBY APPROVED.

HEALTH DEPARTMENT REPRESENTATIVE _____ DATE _____

NOT VALID UNLESS THIS PRINT CARRIES THE ORIGINAL SEAL AND SIGNATURE

**BUTLER PROPERTY
FINAL SUBDIVISION PLAT**

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

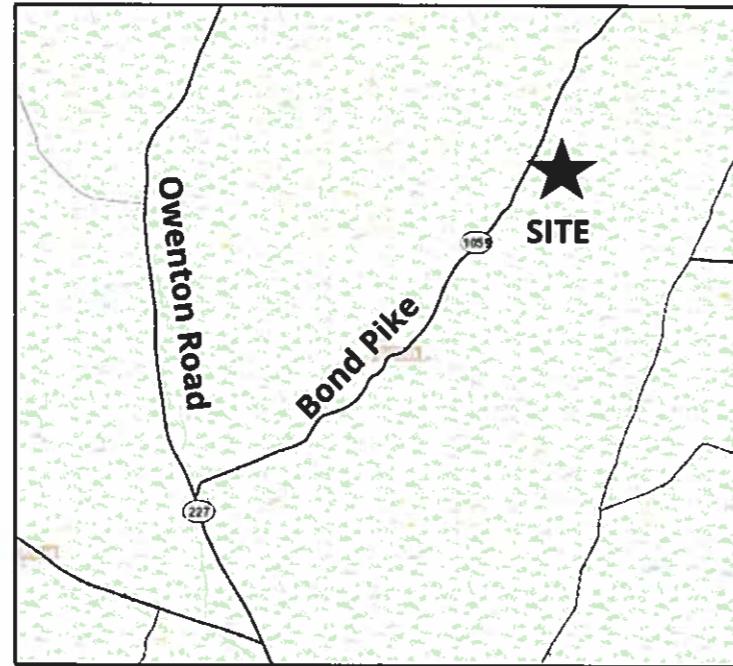
FILE NUMBER: FSP-2022-02

PROPOSAL: Final Subdivision Plat to subdivide one (1) 5.0-acre lot leaving a remainder of about 78 acres.

LOCATION: 1741 Bond Pike

OWNER: Bradley Butler

CONSULTANT: Justin Drury
AIM 3D



STATISTICS:

Zone	A-1 (Agricultural)
Surrounding Zone(s)	A-1
Site Acreage	83.4 acres (Parcel #3: 5.0 acres; Remainder: 78.4 acres)
Access	Bond Pike (KY 1059)
Variances/Waivers	None

BACKGROUND:

The application before the Planning Commission is a Final Subdivision Plat to subdivide one (1) 5-acre lot from a farm, leaving a remainder of approximately 78.4 acres. The Project Site was subdivided in 2021, requiring any future subdivisions to receive approval from the Planning Commission.

Plat Review:

The proposed plat shows the appropriate setbacks and the proposed lot meets the lot size requirement. The plat shows all appropriate certifications from utility providers. The lot width meets the 250 ft. requirement near the road, but the lot does seem to narrow down to less than 250 ft. wide towards the rear of the property. The plat will need to exclude any portion of the lot that is not at least 250 ft. wide from the buildable area of the lot.

Access:

The proposed lot will need the entrance location to be approved by KYTC prior to the plat being recorded.

RECOMMENDATION:

Staff recommends **approval** of the Final Subdivision Plat. If the Planning Commission approves the application, staff recommends including 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 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. Any new entrances from KY 1059 (Bond Pike) must be approved by KYTC prior to the plat being recorded.



VICINITY MAP N.T.S.

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL 3 FROM THE PARENT PROPERTY (PARCEL 4 REMAINING) FOR THE BUTLER PROPERTY, AS SHOWN.

SITE STATISTICS

SUBJECT PROPERTY ZONE = A-1
 TOTAL AREA = 93.48± AC.
 PARCELS BEFORE PLAT = 3
 PARCELS AFTER PLAT = 4
 STREET CONSTRUCTION = NONE
 STREET FRONTAGE = 4,608.58'

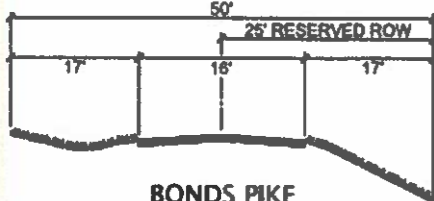
SURVEY NOTES

- THIS SURVEY WAS CONDUCTED VIA RTK GPS USING A LEICA GS18I DUAL FREQUENCY RECEIVER, UTILIZING KENTUCKY DEPARTMENT OF TRANSPORTATION C.O.R.S. SYSTEM IN A VIRTUAL REFERENCE STATION CONFIGURATION, ALONG WITH RADIAL TOTAL STATION SIDE SHOTS FROM GPS ESTABLISHED CONTROL. ALL REDUNDANT OBSERVATIONS AND CORRESPONDING NETWORK CONNECTIONS, PASSED A LEAST SQUARES ADJUSTMENT TOLERANCE OF ± 0.02" ± 200PPM, BEFORE FAILURE. SPECIFICATION OF A RURAL CLASS SURVEY ARE ± 0.10" ± 200PPM. THE GEOID USED FOR THIS SURVEY WAS GEOID 18, HORIZONTAL DATUM USED WAS NAD83 2011 ITERATION. VERTICAL DATUM USED WAS NAVD83.
- THE SURVEY SHOWN HEREON IN A RURAL CLASS SURVEY AND MEETS THE SPECIFICATION OF SAID CLASS.
- THE BASIS OF BEARINGS FOR THIS SURVEY WAS KENTUCKY STATE PLAN NORTH ZONE (KY 1801).
- ALL SET PROPERTY CORNERS, WERE SET BY METHOD OF RTK GPS AND TRADITIONAL METHODS FROM GPS CONTROL, AS NOTED. ALL SET CORNERS HAVE BEEN MARKED WITH 5/8" IRON PINS WITH PLASTIC IDENTIFICATION CAPS STAMPED "AM 3D" OR MAG NAILS SET WITH ALUMINUM DISCS STAMPED "AM3D" AS NOTED.
- THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLETS WITH 201 KAR 18 150.
- THIS SURVEY DID NOT INCLUDE AND SHOULD NOT BE CONSTRUED TO BE AN OPINION ON TITLE FOR THE SUBJECT PROPERTY, EASEMENTS, AND OTHER ITEMS OF SIMILAR NATURE, SHOWN HEREON, ARE CONTAINED IN THE DOCUMENTS COLLECTED DURING THE RESEARCH TO DETERMINE LINES OF OWNERSHIP ONLY. THE PROFESSIONAL SURVEYOR, HAS MADE NO INDEPENDENT INVESTIGATION FOR EASEMENTS OF RECORD, UNDERGROUND FACILITIES, ENCUMBRANCES, RESTRICTIVE COVENANTS, TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT AND ACCURATE TITLE SEARCH MIGHT DISCLOSE.
- "ANY FURTHER SUBDIVISION REQUIRES REVIEW AND APPROVAL FROM THE PLANNING COMMISSION."

GMWSS GRADE NOTE

Owner shall not cause the grade of the existing water line to be less than 30 inches or more than 60 inches. Any grade changes greater than said depths shall have prior written consent from GMWSS, if water line relocation is required, it shall be paid for by the property owner.

TYPICAL SECTIONS N.T.S.



BONDS PIKE (KY 1059)

CERTIFICATION OF THE APPROVAL OF PRIVATE SEWERAGE SYSTEMS

I hereby certify that the private sewage disposal system installed, or proposed to be installed, fully meets the requirements of the Kentucky State Health Department and hereby is approved as shown.

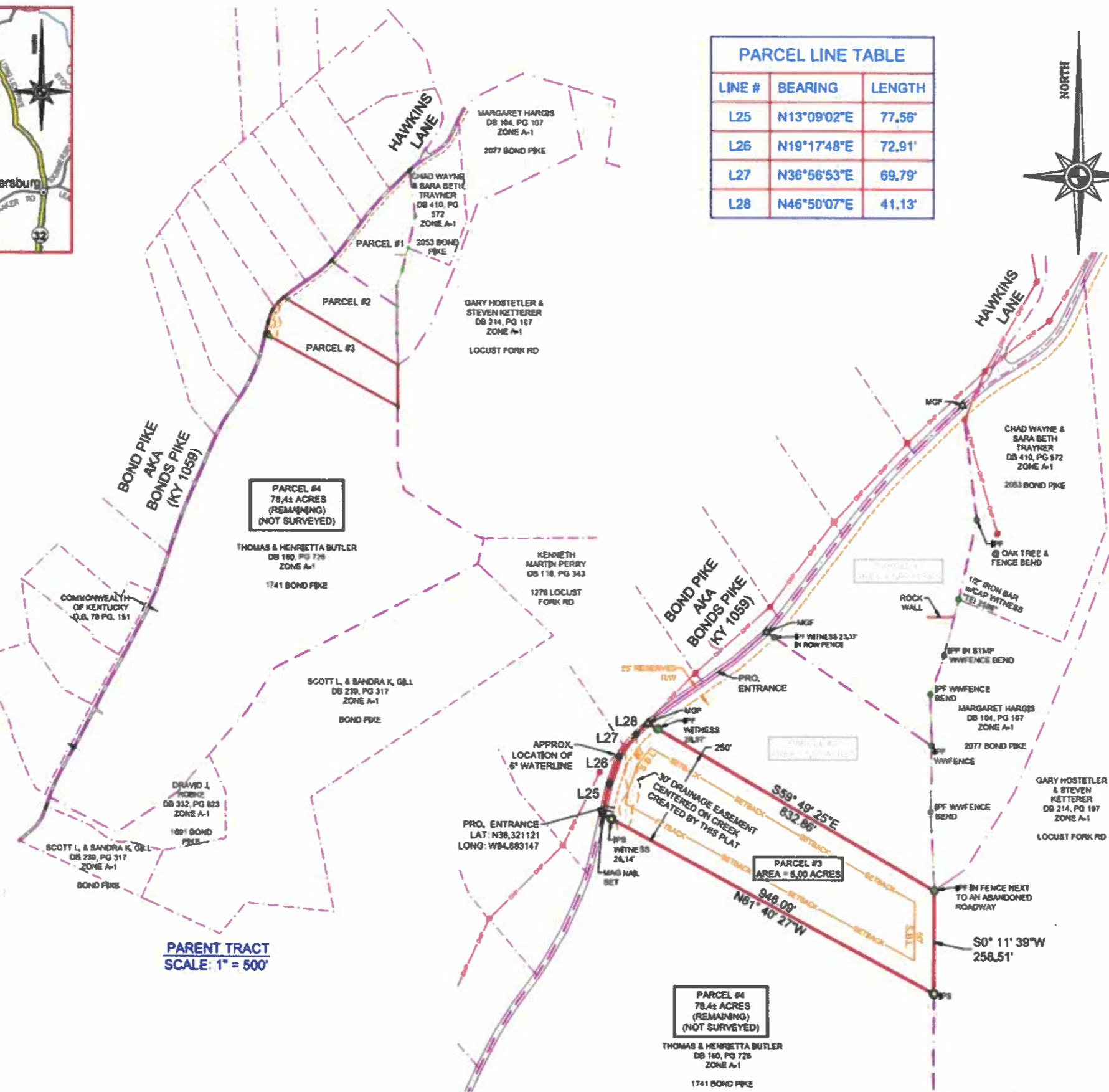
_____, 2021
 (County Health Department Official)

ZONING SETBACKS

Minimum Front Yard: 50 feet
 Minimum Side Yard: 50 feet
 Minimum Rear Yard: 50 feet

PARCEL LINE TABLE

LINE #	BEARING	LENGTH
L25	N13°09'02"E	77.56'
L26	N19°17'48"E	72.91'
L27	N36°56'53"E	69.79'
L28	N46°50'07"E	41.13'



LEGEND

- ADJOINING PROPERTY LINE
- - - EASEMENT LINE
- PROPERTY LINE
- OVER HEAD UTILITY
- BOARD FENCE
- SETBACK LINE
- IPF ● IRON PIN FOUND
- MGF ▲ MAG NAIL FOUND
- IPS ● IRON PIN SET
- MGS ▼ MAG NAIL W/ TAG SET
- BEND POINT

RECORDER'S CERTIFICATION

 RECORDER

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 plat/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.

Owner Signature _____ Date _____

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.

Justin D. Drury PLS 3843 _____ Date _____

CERTIFICATION OF PROVISION OF WATER ONLY

I hereby certify that Georgetown Municipal Water & Sewer Service (GMWSS), by and through the City of Georgetown, KY, has facilities within the water distribution system to supply Parcel 3 located on Bonds Pike, Georgetown, Kentucky, with water service. Provision of development, construction, and service is contingent upon the developer obtaining a current approved Availability of Capacity Request from the GMWSS Board of Commissioners, and GMWSS review and approval of all plans and specifications for required on-site and off-site improvements including but not limited to water lines, elevated storage tanks, booster pump stations, and related appurtenances for the proposed system. Construction of the proposed water distribution system shall be at the cost of the developer without reimbursement by GMWSS and constructed according to GMWSS and Kentucky Division of Water approved plans and specifications. Easements required for the proposed water distribution system shall be acquired by the developer and dedicated to GMWSS.

_____, 2021
 General Manager

CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES

I hereby certify that KENTUCKY UTILITIES, shall supply PARCEL 3 ON BONDS PIKE with electric services and that the proposed utility easements of said development meet the requirements of this agency and all other applicable requirements.

_____, 2021
 Company representative (Title)

CERTIFICATION OF UTILITY EASEMENT DESCRIPTION

Easements grant and convey to the Kentucky Utility Company, South Central Bell, Georgetown Municipal Water & Sewer Service (GMWSS), their successors, assigns, and lessees, the right to trim or remove any and all trees, structures and obstacles located on the easements or in such proximity thereto that in falling they might interfere with operation and maintenance of said facility. No building or other structure shall be erected, and no landfills or excavation or other change of grade shall be performed, upon the said easement after installation of facilities. The right of ingress and egress is hereby granted to users of the utility easement as required to construct, operate, maintain and reinforce facilities within said easements. All lots (lines not having an easement indicated will have 5' easements on them.

_____, 2021
 Owner

FINAL RECORD SUBDIVISION PLAT

BUTLER PROPERTY

DEED BOOK 160 PAGE 726
 1741 BONDS PIKE
 SCOTT COUNTY, STAMPING GROUND, KENTUCKY



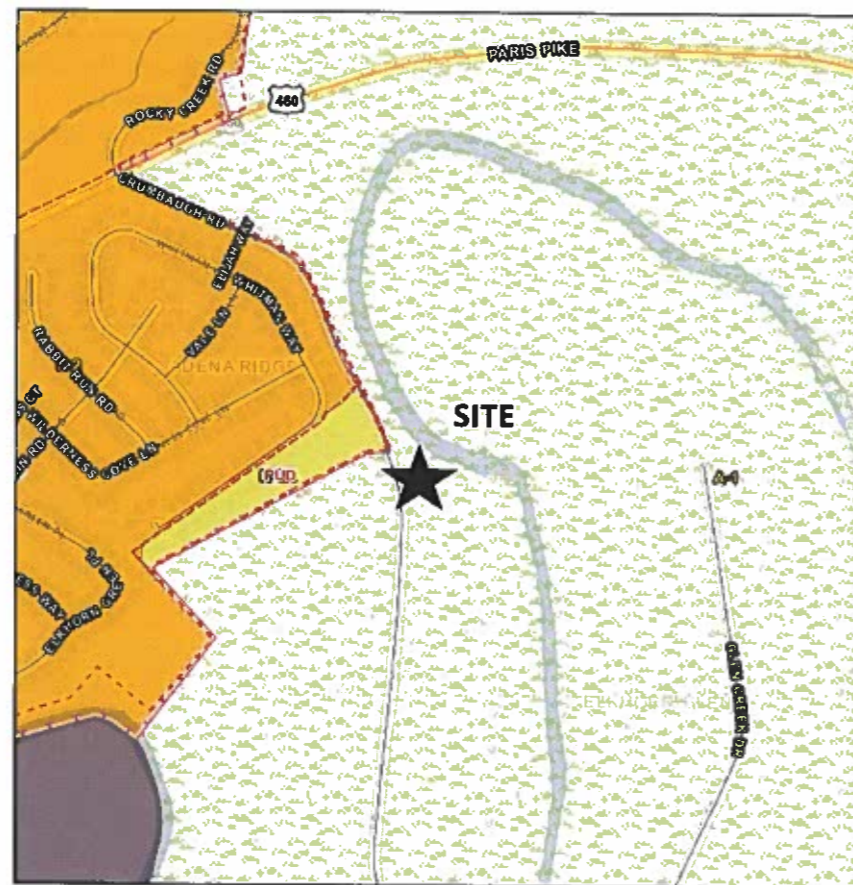
SCALE 1" = 200'	DATE 11/08/21
ADJUSTMENTS ADJ	DWG. NAME 1741 BONDS
REVISION #	.CRD FILE
DRAWN BY J.T.K.	CHECKED BY J.D.



**GREYNOLDS PROPERTY
FINAL SUBDIVISION PLAT**

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

FILE NUMBER: FSP-2022-03
PROPOSAL: Final Subdivision Plat to subdivide one (1) 5 acre parcel from a 13 acre parent lot
LOCATION: 150 Crumbaugh Road
OWNER: Devin Fightmaster for Margaret Allen Thornton Greynolds & Chester Greynolds
CONSULTANT: Robert Semones, PLS Meridian Associates



STATISTICS:
Zone A-1 (Agricultural)
Surrounding Zone(s) A-1: North, South, West & East
R-1B/PUD (Single Family Residential): North & West
Site Acreage 5.01 Acres (Remainder 8.43 Acres)
Access Crumbaugh Road
Variances/Waivers None

BACKGROUND:
The application before the Planning Commission is a Final Subdivision Plat to subdivide one (1) 5.01 acre parcel from a 13.446 parent lot. The Project Site was previously subdivided twice (2009 & 2012), requiring any future subdivisions to receive approval from the Planning Commission.

Plat Review:

The proposed plat shows the appropriate setbacks, and the proposed lot meets the lot size and width requirements. The plat shows all appropriate certifications from utility providers. The plat notes the 100 year floodplain line into the property, which has the 50-foot rear setback based off of. No additional easements have been created or eliminated as part of the subdivision.

Access:

The proposed lot entrance is from Crumbaugh Road. Any new entrances require approval by the Scott County Roads Department prior to the plat being recorded.

RECOMMENDATION:

Staff recommends **Approval** of the Final Subdivision Plat. Should the Planning Commission approve the application, Staff recommends including the following conditions of approval:

Conditions of Approval:

1. Project Site is subject to 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*.

NOTES

THERE ARE NO DEDICATED RIGHT OF WAY PLANS FOR CRUMBAUGH ROAD. CRUMBAUGH ROAD IS A COUNTY ROUTE MAINTAINED ROADWAY AND THE 15' FROM THE CENTER OF CRUMBAUGH ROAD WELL ENCOMPASSES PIPES OR CULVERTS SO THEY CAN BE PROPERLY MAINTAINED BY THE SCOTT COUNTY ROADWAY DEPARTMENT.

ALSO SHOWN IS A 30' EASEMENT FROM THE CENTER OF CRUMBAUGH ROAD. THIS EASEMENT IS IN PLACE FOR ANY POSSIBLE FUTURE MAINTENANCE OR WIDENING OF CRUMBAUGH ROAD AND TO PROVIDE A UTILITY EASEMENT. ALSO SHOWN IS A SEPARATE 30' UTILITY EASEMENT ADJACENT TO THE 30' EASEMENT FROM THE CENTER OF THE ROAD.

THIS IS FIRST DIVISION OF THIS PROPERTY SINCE MAY 20, 2012 FURTHER SUBDIVISION WILL REQUIRE THE PLANNING COMMISSION REVIEW AND APPROVAL OF THE PLANNING COMMISSION.

ACCORDING TO FIRM MAP # 21209C0184D DATED DECEMBER 21, 2017, A PORTION OF LOT 3-A DOES LIE WITHIN THE 100 YEAR FIRM FLOOD PLAIN AS INDICATED ON THE PLAT.

SUBJECT PROPERTY CURRENTLY SERVED BY UTILITIES BUILDING LINE SETBACK ALONG ROAD IS 50' AS MEASURED FROM THE RESERVED 30' RIGHT OF WAY LINE OF CRUMBAUGH ROAD ALL OTHER SETBACKS ARE 50' FROM ANY BOUNDARY LINE ANY NEW ENTRANCES FROM CRUMBAUGH ROAD WILL REQUIRE APPROVAL BY SCOTT COUNTY ROADWAY DEPARTMENT. NO MORE THAN THREE (3) TRACTS MAY BE ACCESSED BY A GRAVEL DRIVE. IF MORE THAN THREE (3) TRACTS ARE ACCESSED BY A GRAVEL DRIVE, THE DRIVE MUST BE UPGRADED TO CURRENT PUBLIC/PRIVATE ROAD STANDARDS.

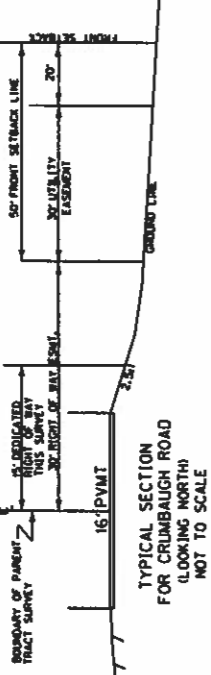
CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES I HEREBY CERTIFY THAT ALL ELECTRIC SHALL SUPPLY THE GREYNOLDS DIVISION WITH ELECTRIC/GAS/TELEPHONE SERVICES AND THAT THE PROPOSED UTILITY EASEMENTS OF SAID DEVELOPMENT MEET THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER APPLICABLE REQUIREMENTS.

COMPANY REPRESENTATIVE _____ DATE _____

MONUMENTATION LEGEND

- 1 - SET 1/2" STEEL REBAR, 18" IN LENGTH WITH CAP STAMPED "SEMONES 314". THIS SURVEY.
- 2 - FOUND 5/8" MONUMENT WITH CAP STAMPED "PLS 2151". THIS SURVEY.
- 3 - FOUND MAG NAIL IN CENTER OF CRUMBAUGH ROAD STAMPED "PLS 7151" STAINLESS STEEL WASHER AND USED AS A REFERENCE MONUMENT.
- 4 - PLAT CALL, NO MONUMENT SET

NE 937810.230
E 5241793.070
KENTUCKY SINGLE ZONE COORDINATES



TYPICAL SECTION FOR CRUMBAUGH ROAD (LOOKING NORTH) NOT TO SCALE

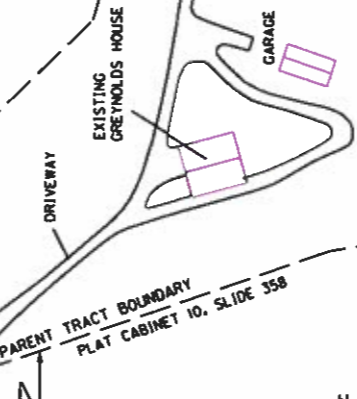
UTILITIES
ELECTRIC - KENTUCKY UTILITIES (KU)
WATER - KENTUCKY AMERICAN WATER
SEWER - SEPTIC SYSTEM
TELEPHONE - BELL SOUTH

EXCEPTIONS TO SURVEY
THIS SURVEY IS SUBJECT TO ALL RIGHTS OF WAYS, EASEMENTS, CONVEYANCES AND RESTRICTIONS THAT A TITLE EXAMINATION WOULD REVEAL. NO TITLE REPORT WAS PROVIDED TO THE SURVEYOR FOR THIS SURVEY.

STATEMENT ON PRECISION & MEASUREMENTS
THIS SURVEY WAS PERFORMED BY THE RANDOM TRAVERSE METHOD. THE UNADJUSTED LINEAR ERROR OF CLOSURE RATIO OF THE TRAVERSE IS 1 PART IN 18,172.
THE BEARINGS AND DISTANCES SHOWN HAVE NOT BEEN ADJUSTED FOR CLOSURE.

- LEGEND**
- X - FENCE
 - E - OVERHEAD ELECTRIC
 - - ROAD OR DRIVEWAY AS NOTED
 - - EXISTING UTILITY POLE
 - ES - ELECTRIC WIRES TO HOUSE
 - TS - TELEPHONE WIRES TO HOUSE
 - U - WATER METER
 - PGB - POINT OF BEGINNING

TITLE REFERENCE
REFER TO DEED BOOK 345, PAGE 320 AS RECORDED IN THE OFFICE OF THE CLERK IN SCOTT COUNTY, KENTUCKY.



REMAINING LOT 3

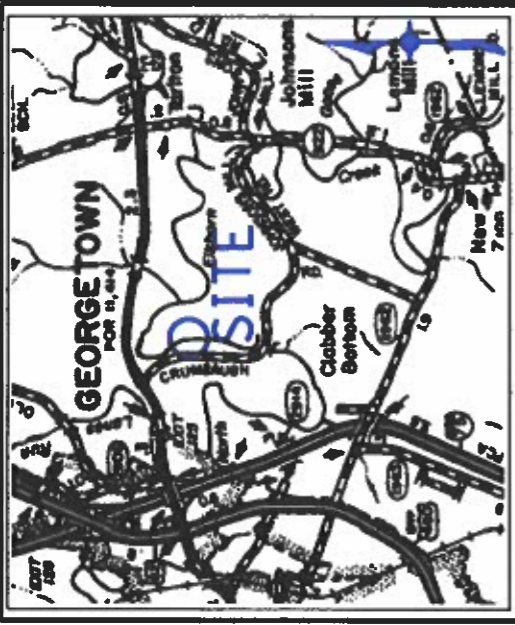
REMAINING PROPERTY OF
MARGARET ALLEN THORNTON GREYNOLDS
CHESTER GREYNOLDS
150 CRUMBAUGH PIKE
GEORGETOWN, KY 40324
DB 345 PG 320
PLAT CABINET 10, SLIDE 358
ZONED A-1
8.43 ACRES
REMAIN BY DEED AND NOT BY SURVEY
736.72' ROAD FRONTAGE REMAINS

- LINE CALLS**
L1 N04°05'46" W 16.26'
L2 N03°47'27" W 18.25'
L3 N02°17'06" E 11.04'
- REFERENCE DATA**
R1 S87°04'47" W 15.12'
R2 S85°47'06" E 15.00'
- ENTRANCES**
JOHN C. & REGGY HAMPTON DB 154 PG 245
JACQUE & SHARON COVINGTON DB 184 PG 407
JOHN A. HELEN DAUGHTERY DB 172 PG 139
MELISSA & KENNETH WASSON DB 112 PG 139

C.L. CRUMBAUGH ROAD
AVG. 16' ASPHALT WIDTH
30' TOTAL DEDICATED RIGHT OF WAY

CERTIFICATION OF ACCURACY
I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT IN ACCORDANCE WITH THE ACCURACY OF THE MINIMUM STANDARDS OF PRACTICE AS SET FORTH BY THE KENTUCKY BOARD OF LICENSES FOR PROFESSIONAL ENGINEERS AND SURVEYORS AS DESCRIBED IN STATUTE 19C.01-0101, EFFECTIVE 201 KAR 181:150 DATED DECEMBER 16, 2010.

ROBERT J. SEMONES LICENSED LAND SURVEYOR
DATE _____



VICINITY MAP (NOT TO SCALE)

CERTIFICATION OF PROVISION OF WATER SERVICE

I HEREBY CERTIFY THAT KENTUCKY AMERICAN HAS REVIEWED THE PLANS AND SPECS FOR THE PROPOSED WATER DISTRIBUTION SYSTEM FOR THE GREYNOLDS DIVISION. THAT THE WATER DISTRIBUTION SYSTEM AND THE PROPOSED UTILITY EASEMENTS MEET THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER APPLICABLE REQUIREMENTS OF WATER SERVICES.

GENERAL MANAGER _____ DATE _____

FORM NO CERTIFICATION OF FINAL SUBDIVISION 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. THAT THE PLAT AND SUBDIVISION PLAT SHOWN HAS BEEN REVIEWED AND FOUND TO COMPLY WITH THE DIGITAL SUBMITTAL REQUIREMENTS SET FORTH IN THE SUBDIVISION AND DEVELOPMENT REGULATIONS.

DATE _____ 2022

CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

FORM NO CERTIFICATION OF GPS DEPARTMENT APPROVAL

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

DATE _____ 2022

GIS ANALYST/TECHNICIAN, GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I (WE) (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 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.

OWNER _____ DATE _____

OWNER _____ DATE _____

REFERENCE BEARING
FROM GRID COORDINATES DERIVED FROM GPS METHOD USING A SPECTRA GEOSPATIAL SP85 RECEIVER - SERIAL NUMBER 5949500198 UTILIZING TRIMBLE ACCESS AS A VRS NETWORK ROVER - DIRECT GPS OBSERVATION LINKED TO KY COOPS STATION - CORRECTION RECEIVED VIA AT&T WIFI MODEM AND ARE NAD83 KY SINGLE ZONE

GIS INFORMATION

KENTUCKY SINGLE ZONE STATE PLANE 1983
LOCAL DATUM - NAD 1983 (CONUS DMO)
GLOBAL REFERENCE DATUM - NAD83 (2011)
GEOID MODEL - GEOID18 (CONUS) FIXED
DISPLACEMENT MODEL - HTDP V3.2.9

PURPOSE OF PLAT

- TO ILLUSTRATE THE DIVISION OF LOT 3-A (5.01 ACRES) FROM THE MARGARET GREYNOLDS AND CHESTER GREYNOLDS PROPERTY AS DESCRIBED IN DB 345, PG 320 ROAD FRONTAGE OF LOT 3-A - 325.26'. THERE REMAINS APPROXIMATELY 8.43 ACRES OF THE MARGARET & CHESTER GREYNOLDS PROPERTY BY DEED AND NOT BY SURVEY. TOTAL AREA OF THIS SURVEY - 5.01 ACRES APPROXIMATELY 736.72' ROAD FRONTAGE REMAINS (SEE PLAT CABINET 10, SLIDE 358)

NOT TO SCALE

**MINOR SUBDIVISION PLAT
SCOTT COUNTY, KY.
CRUMBAUGH PIKE**

OWNERS

MARGARET ALLEN THORNTON GREYNOLDS
CHESTER GREYNOLDS
150 CRUMBAUGH PIKE
GEORGETOWN, KY 40324
PROPERTY SURVEYED LOCATED AT
150 CRUMBAUGH PIKE
GEORGETOWN, KY 40324

TITLE REFERENCE DEED BOOK 345, PAGE 320
PLAT CAB. 10, SLIDE 358

COUNTY OF SCOTT
ZONED A-1
GIS PVA 10: 210-01-074-000

THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 181:50. PROPERTY LOCATED APPROXIMATELY 0.53 MILES SOUTH FROM THE INTERSECTION OF PARIS PIKE (US 460) LYING ON THE EAST SIDE OF CRUMBAUGH ROAD.

NO CEMETERY FOUND ON DIVISION SHOWN

CLIENT
DEVIN FIGHTMASTER
GEORGETOWN, KY 40324
502-542-9338
devin@devins3102zbydoo.com

ZONING CLASSIFICATION - A-1
BUILDING LINE SETBACKS
FRONT - 50' FROM EDGE OF 30' R/W LINE
SIDE - 50'
REAR - 50'

PLAT & SURVEY BY:
SEMONES LAND SURVEYING, PLLC
PERMIT #833
ROBERT J. SEMONES
KY PLS 3141
317 WEST FOURTH STREET
FRANKFORT, KY. 40601
502-319-5311
robert@semones.com

CERTIFICATION OF THE APPROVAL OF PRIVATE SEWERAGE SYSTEMS
I HEREBY CERTIFY THAT THE PRIVATE SEWERAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED TO BE INSTALLED IN THE DEVELOPMENT ENTITLED GREYNOLDS DIVISION FULLY MEETS THE REQUIREMENTS OF THE KENTUCKY STATE HEALTH DEPARTMENT AND HEREBY IS APPROVED AS SHOWN.
DATE _____
SCOTT COUNTY HEALTH DEPARTMENT OFFICIAL

FIELD COMPLETION DATE: 12/29/2021
PLAT COMPLETION DATE: 12/29/2021
REVISED PLAT DATE: 01/16/2022

**AMERICAN LEGION SCOTT COUNTY
PRELIMINARY DEVELOPMENT PLAN**

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

FILE NUMBER: PDP-2022-04

PROPOSAL: Preliminary Development Plan for an 1,000 SF storage building.

LOCATION: 220 Connector Road

OWNER: American Legion Scott Post 24 Inc.

CONSULTANT: Charlie Hall
Thoroughbred



STATISTICS:

Zone	B-2 (Highway Commercial)
Surrounding Zone(s)	B-2
Site Acreage (Net)	0.82 Acres
Building Height	10 feet
Proposed Building Size	1,000 Square Feet
Access	Connector Road
Variances/Waivers	None

BACKGROUND:

The Applicant is seeking approval of a site plan to construct an 1,000 storage building. The Applicant received a variance from the Georgetown Board of Adjustment to reduce the setback from I-75 from 50 feet to 14 feet in December 2021 (G-2021-28). Adding new buildings or building expansions in commercial districts requires a development plan. The size of the proposed building (or addition) in relation to the existing building footprint determines whether the plan goes to the Planning Commission for a public meeting.

PLAN REVIEW:

The Project Site is a double frontage lot sandwiched between I-75 and Connector Road. The Development Plan shows 7,495 square feet of existing buildings between the main structure, pavilion, and car port. The Applicant is not showing any changes to the parking area or existing buildings. Access to the site is from Connector Road. The proposed building would sit on the west side of the parking lot, south of the existing car port. The Preliminary Development Plan shows the building will meet the 14-ft.

setback that was approved by the Georgetown Board of Adjustments as well as the building height and size requirements of the B-2 zoning district.

Landscaping:

Because the proposed plan does not make any changes to the vehicular use area, there are no improvements to the VUA landscaped perimeter or interior that are required by this plan.

There is an existing spent cooking oil container on the Project Site that will need to be moved as part of this project. This service structure will need to be removed or screened in accordance with Section 6.23 of the *Landscape & Land Use Buffers Ordinance*.

RECOMMENDATION:

Staff recommends **approval** of the Preliminary Development Plan. Should the Planning Commission approve the application, staff recommends including 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 (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.
4. 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.
5. 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*.
6. Unless the service structure will be removed, the Final Development Plan shall demonstrate compliance with Section 6.23 of the *Landscape & Land Use Buffers Ordinance*.

PLOT DATE: 1/26/2022 10:46 AM



VICINITY MAP
NTS

PURPOSE OF THIS PLAN:

THE PURPOSE OF THIS DEVELOPMENT PLAN IS TO DEVELOP THE EXISTING PROPERTY WITH A PROPOSED STORAGE STRUCTURE.

SITE DATA

PROPERTY INFORMATION

STREET ADDRESS: 220 CONNECTOR ROAD, GEORGETOWN, KY 40324
DEED BOOK: 183, PAGE 109
NUMBER OF LOTS: 1
AREA PARCEL: 0.82 ACRE
ZONING: B-2

OWNER/DEVELOPER:

AMERICAN LEGION SCOTT COUNTY POST 24, INC.
JIM WOODRUM
220 CONNECTOR ROAD
GEORGETOWN, KY 40324

PROJECT INFORMATION

PROPOSED USE: UNCONDITIONED AND SECURE GENERAL STORAGE FACILITY TO SERVICE NEEDS OF THREE DIVISIONS OF THE AMERICAN LEGION.
PROPOSED BUILDING HEIGHT: 10' FRONT ELEVATION, IF REAR ELEVATION
PROPOSED BUILDING SQUARE FOOTAGE: 1,000 S.F.
MAXIMUM BUILDING COVERAGE: 50%
PROPOSED BUILDING COVERAGE: 23.8%

LANDSCAPE REQUIREMENT:

VEGETABLE USE AREA (VUA): 18,853 S.F. (EXISTING) - NO ADDITIONAL PROPOSED
INTERIOR LANDSCAPING REQUIRED: NA
INTERIOR TREES REQUIRED: 0
INTERIOR TREES PROPOSED: NA
TREE CANOPY REQUIRED: 0
TREE CANOPY PROPOSED: NA

SURVEY INFORMATION

THE EXISTING INFORMATION SHOWN ON THIS DEVELOPMENT PLAN IS FROM LIDAR AND PVA AERIAL IMAGERY.

VARIANCE INFORMATION

A VARIANCE TO REDUCE THE BUILDING SETBACK LINE FROM THE 1-75 R/W, FROM 50' TO 14', WAS APPROVED AT DECEMBER 6, 2021 GEORGETOWN BOARD OF ADJUSTMENTS MEETING.

CERTIFICATION OF OWNERSHIP AND DEDICATION

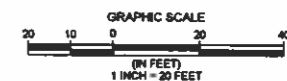
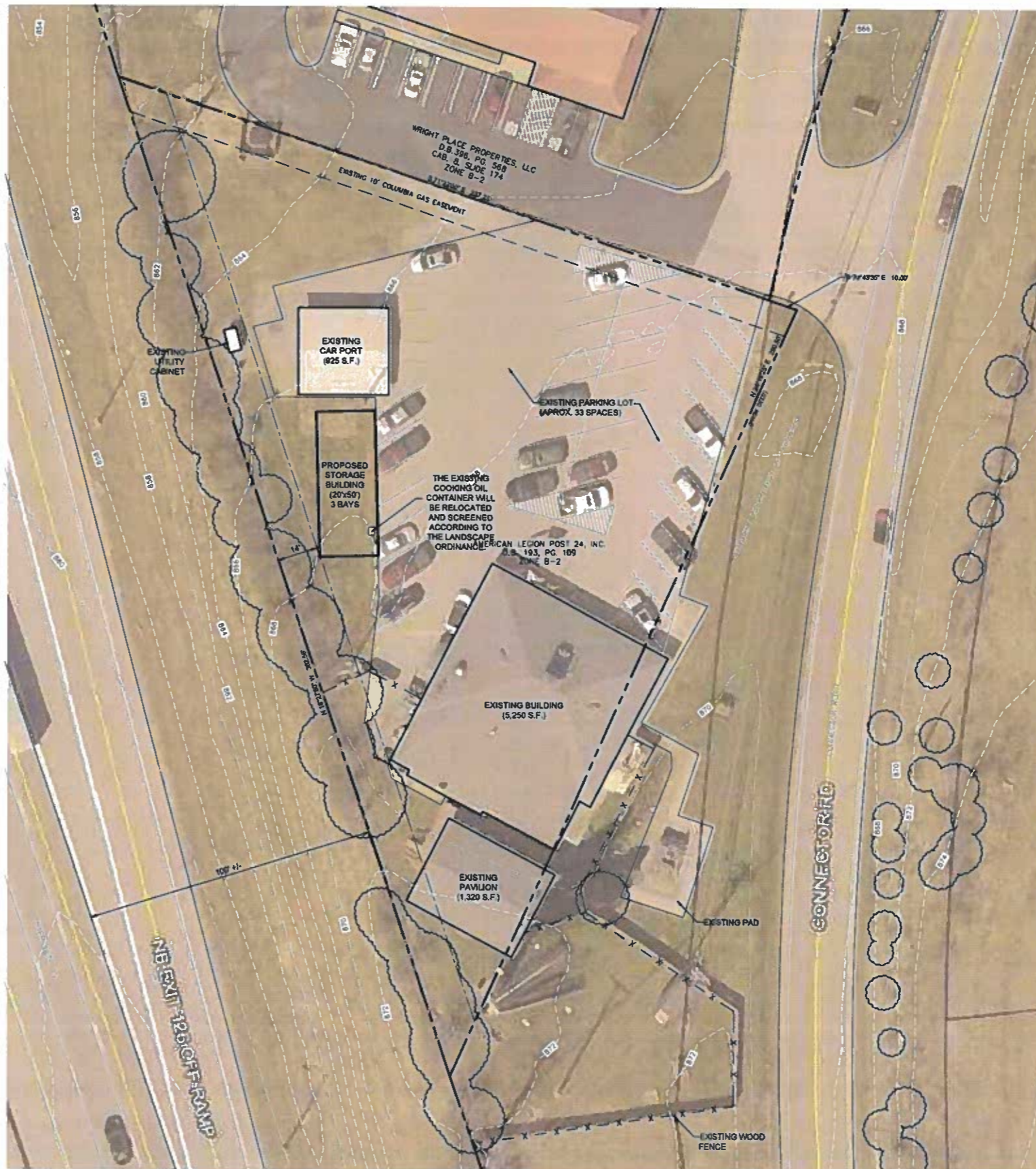
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of the development with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, paths, and other open spaces to public or private use as shown, in accordance with the Georgetown-Scott County Subdivision and Development Regulations, unless otherwise noted.
_____, (date), 20__

Owner

CERTIFICATION OF PRELIMINARY PLAN APPROVAL

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.
_____, (date), 20__

Chairman, Georgetown-Scott County Planning Comm.



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

THOROUGHBRED
DESIGN | ENGINEER | CONSTRUCTOR

**PRELIMINARY DEVELOPMENT PLAN
AMERICAN LEGION SCOTT COUNTY**
220 CONNECTOR ROAD, GEORGETOWN, SCOTT COUNTY, KENTUCKY, 40324

PROJECT NO. 210300	DESIGN BY CRH
DATE 1-3-2022	REVISION BY BC
REVISION	DATE
	1-18-2022

DP-1.0

D:\OROPBOX (RTC)\THOROUGHBRED ENGINEERING\PROJECTS\AMERICAN LEGION SCOTT COUNTY\CIVIL\CONSTRUCTION DRAWINGS\CAD\SHEETS\AMERICANLEGION_FDP.DWG