

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
AGENDA
September 13, 2018
6:00 p.m.

I. COMMISSION BUSINESS

- A. Approval of August invoices
- B. Approval of August 9, 2018 minutes
- C. Approval of September agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

II. OLD BUSINESS

- A. PDP-2018-28 Universal Piping - POSTPONED
- B. FSP-2018-33 Murphy Property - WITHDRAWN

III. NEW BUSINESS

- A. PDP-2018-41 Commonwealth Tool and Machine – Preliminary Development Plan to construct a 102,000 square foot manufacturing building located at the corner of Endeavor Drive and Enterprise Drive.
- B. PSP-2018-42 & PDP-2018-43 Amerson North Townhomes - POSTPONED
- C. FSP-2018-44 Willoughby Property - Final Subdivision Plat to divide one tract into two tracts, creating on 5.02-acre tract and a 41.02-acre remainder tract located at 266 New Coleman Lane.
- D. ZMA-2018-45 South Crossing – Zone change for 59.83 acres from A-1 (Agricultural) to R-2 PUD (Medium Density Residential) and 6.62 acres from A-1 (Agricultural) to C-1 (Conservation) located on south side of McClelland Circle. PUBLIC HEARING
- E. PSP-2018-46 Harbor Village Phase 3 - Amended Preliminary Subdivision Plat for Unit 1, Phase 3 and Amended Master Plan located west side of US 25 (Cincinnati Pike) at Rogers Gap Road.
- F. PDP-2018-47 105-107 Marketplace Circle - POSTPONED
- G. FSP-2018-48 Johnston Property - Final Subdivision Plat to create one new 6.185-acre tract, leaving a 8.014-acre parent tract located at 1423 Newtown Pike.

IV. OTHER BUSINESS

- A. Open Space Standards – Public Hearing continued
- B. Update of Previously Approved Projects and Agenda Items

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
August 9, 2018**

The regular meeting was held in the Scott County Courthouse on August 9, 2018. The meeting was called to order by Chair Rob Jones at 6:00 p.m. Present were Commissioners Regina Mizell, Byron Moran, Charlie Mifflin, Frank Wiseman, James Stone, and Steve Smith, Director Joe Kane, Planners Matt Summers and Mikaela Gerry, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was Mark Sulski and Jeff Caldwell.

Motion by Mizell, second by Stone, to approve the July invoices. Motion carried.

Motion by Mifflin, second by Mizell, to approve the July 12, 2018 minutes. Motion carried.

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

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

Postponements/Withdrawals

Chairman Jones stated that the application for Universal Piping (PDP-2018-28) and Murphy Property (FSP-2018-33) has been postponed to the regular September meeting.

Consent Agenda

A representative of the Marshall Property application (FSP-2018-34) agreed with their conditions of approval, and no comments were made by the Commission or public. Motion by Mizell, second by Smith, to approve the Final Subdivision Plat. Motion carried.

A representative of the Bealmer Property application (FSP-2018-35) agreed with their conditions of approval, and no comments were made by the Commission or public. Motion by Moran, second by Mifflin, to approve the Final Subdivision Plat. Motion carried.

A representative of the Margaux Farm application (PDP-2018-36) agreed with their conditions of approval, and no comments were made by the Commission or public. Motion by Mizell, second by Smith, to approve the Preliminary Development Plan. Motion carried.

A representative of the Kroger Store Parking Addition application (PDP-2018-37) agreed with their conditions of approval, and no comments were made by the Commission or

public. Motion by Smith, second by Mifflin, to approve the Preliminary Development Plan. Motion carried.

A representative of the Vuteq Parking Lot Expansion application (PDP-2018-40) agreed with their conditions of approval, and no comments were made by the Commission or public. Motion by Mizell, second by Stone, to approve the Preliminary Development Plan. Motion carried.

FDP-2017-33 Self-Storage – Final Development Plan for a 900-square foot office and 50,195 square foot self-storage facility located at 1047 and 1053 Paris Pike.

Mr. Summers reviewed the staff report. He stated the Preliminary Development Plan was approved in October 2017. He stated he had tried to contact State Transportation regarding the entrance on Paris Pike, but that he had not talked to them yet. He stated during the previous Planning Commission meeting there was concern about the site distance at the entrance. He stated there is another proposed entrance located on East Main Street.

He stated the applicant plans to build in two phases. He stated the sidewalk along the front of the property on Paris Pike was waived due to the slope.

He stated the applicant has asked for a waiver for the trees on the western property line. He stated the applicant plans to install a privacy fence.

He stated the applicant has asked for a waiver on the required interior landscaping but stated the applicant will plant the trees elsewhere on the property.

He stated that staff needs confirmation about whether the property falls under the jurisdiction of the Army before work can be done in that area.

He stated the minor plat to consolidate the two lots together is currently in the process of being completed.

Commissioner Mifflin questioned the buffer on the western property line. Mr. Summers stated it is a retaining wall to be built.

Commissioner Mifflin questioned the location of the stream on the property. Commissioner Stone questioned if the water will be tunneled underneath the buildings. Mr. Summers stated it will be directed under the pavement. Commissioner Moran questioned if the direction of the water will be diverted. Mr. Summers stated there is a culvert that will direct the water north under Paris Pike and ultimately into Elkhorn Creek.

Jihad Hallany, with Vision Engineering representing applicant, stated the applicant has put up the bond and is waiting on the permit from State Transportation regarding the entrance on Paris Pike. He stated the applicant agrees with the conditions of approval.

Mr. Hallany stated the drainage water will follow the natural flow and go toward Elkhorn Creek. He stated their calculations show that they will reduce the flow of water and help with flooding in the area.

Rick Wilson, representing his mother at 1058 Paris Pike, stated they are concerned about the stream. He stated it comes underneath Paris Pike and into the back of his mother's property with a heavy rain. He stated he has concerns with the amount of runoff that will come from the property.

Chairman Jones questioned Mr. Wilson about his feelings of the proposed Paris Pike entrance. He stated he feels it should be an entrance and Main Street be the exit.

Commissioner Mifflin asked Mr. Wilson to clarify the direction of the water runoff. He stated it comes from Maddox Street to the back of the proposed property, under Paris Pike and into the back of his mother's property.

Kevin Wilson, representing his mother at 1058 Paris Pike, stated that silt and debris builds up behind his mother's house.

Mr. Krebs stated that the area behind Ms. Wilson's home acts like a detention pond when a big rain event occurs.

Mr. Perkins questioned how the water is going into the detention pond and how it would be filtered out.

Mr. Krebs stated they have a pond on upper part of property that will slow down the runoff.

Denise Harris, representing her mother at 1058 Paris Pike, stated that all of the water will go straight to her mother's property.

Mr. Perkins clarified that the applicant can not send a higher volume of water at any one time across the street.

Rick Wilson stated that the water from the roofs of the buildings and asphalt will go directly towards his mother's property.

Mr. Hallany, stated that the applicant will detain the water at their location and reduce the flow toward the property located across Paris Pike.

Commissioner Smith asked if the flow of water off the rooftops and parking lot would go toward the detention basin. Mr. Hallany stated the water would be slowed down and released through the detention basin.

Betty Eades, 721 East Main, questioned the size of the detention pond. She stated she has concern with the proposed entrance on East Main Street.

Ms. Eades questioned what is a quit claim deed of conveyance. Mr. Perkins explained quit claim deeds and stated the deed expresses whatever the seller wants to convey. The seller does not guarantee anything but is giving up their interest in the property.

Ms. Eades questioned if TA Truckstops of America was notified of this application.

David Lusby, property owner, stated that he explained to TA Truckstops of America the plan for the property. He stated that he is trying to improve the area.

Ms. Eades stated that the application should be denied until the State approves only a right-in and right-out entrance on Paris Pike. Chairman Jones stated the decision would be made by the State.

Mr. Lusby stated he understands the Wilson's concerns but said he plans to build a nice facility and to help the water situation.

Commissioner Mifflin questioned the stormwater runoff of the northwest portion of the property and how it would be controlled.

Greg Johnson, property owner, explained how the detention pond would slow down the stormwater runoff.

Ms. Harris stated there would be more water on her mother's property and for a longer time from the project site.

Chairman Jones stated other properties being developed could be contributing to the waterflow and the water flows to the lowest spot.

Mr. Lusby stated the water will flow quicker through the neighbor's property and will be cleaner.

Mr. Hallany stated the detention pond will be approximately 200,000 cubic foot of storage or 130 foot by 90 foot.

Woody Eades, 721 East Main, stated there are five gas tanks close to where the detention pond is to be located. He stated there is also a high pressure water line that runs toward the Johnson Control water tank.

Commissioner Mifflin questioned if the city engineer had been involved with the project. Mr. Krebs stated they both had walked the property and they had the same concerns.

Motion by Smith, second by Mizell, to approve the Final Development Plan (PDP-2017-33) subject to seven (7) conditions of approval and two (2) variances and a recommendation to the state for a right-in and right-out only at Paris Pike. Motion carried 5-2.

PSP-2018-38 Sutton Place Remaining – Preliminary Subdivision Plat for 84 residential lots and 3 HOA lots.

Mr. Summers reviewed the staff report. He stated the property is located east of School House Road and south of Harmony Ridge. He stated it is zoned R-1C PUD and R-2 PUD and is 14.79 net acres. He stated the applicant has asked for one variance.

He stated this application needs to be compared to the two previous applications in this area. He stated the average lot size is 7,433 square feet.

He stated the applicant requests to reduce the front and rear yard setbacks to 20-foot for lots 1 – 8.

He stated the proposed roads will be 50-feet wide, which would allow parking on one side of the street. He stated the applicant has proposed 4-foot wide sidewalks along both sides of the street.

He stated the applicant has asked for a non-PUD Variance. A variance to the intersection angle to allow the road to align with Dusk Court.

Mr. Summers stated he advised the applicant to discuss with Lemons Mill Elementary concerning the stub sidewalk on the school property and the possibility of connecting this application for access.

He stated applicant meets the landscape requirements with the proposed street trees. He stated open space requirements will be met with three proposed HOA lots.

He stated they have requested two more PUD variances consisting of lot size reduction to 6,058 square feet and lot width reduction to 49-foot.

He stated he added condition number eleven that the road layout for lots 1 – 8 must receive both City and Planning Commission engineer approval.

Commissioner Wiseman questioned the location of the area for the new development. He requested clarification about the average lot size with the previous development and the proposed development.

Commissioner Mifflin questioned the distinction between Road "A" and the driveway of Lot 1. Mike Craft, Anderson Communities, stated there would be curb and gutter along the street.

Chairman Jones questioned if the two driveways would have signage at the intersections. Mr. Craft stated there would be a stop sign when coming from the north and Dusk Court at the intersection.

Chairman Jones questioned if the driveways would be part of the two lots properties. Mr. Craft stated that the lots angle toward Harmony Ridge and are included in the lot size.

Commissioner Mifflin questioned the open space location and the size of Road B. Mr. Craft stated the open space will be landscaped and the road is approximately 15-foot wide.

Chairman Jones questioned the variance for lot width reduction to 49-feet. He stated one lot is 42-foot and one lot is 48-foot. Mr. Craft stated the 42-foot lot is a corner lot so actually it is 63-foot in width. Mr. Craft stated they would check the lot widths.

Dennis Anderson, Anderson Communities, stated to look at the building line for the correct lot width.

Richard Murphy, attorney representing applicant, stated that the applicant agrees with all the conditions of approval and variances.

Mr. Summers stated that if the Planning Commission approves the applicant's layout, the applicant had requested the north side of the lot be considered the front yard, and the south side the back yard. Mr. Anderson stated they did not want the houses backing towards School House Road.

Chairman Jones questioned future road tie in to the development.

Motion by Mifflin, second by Mizell, to approve the Preliminary Subdivision Plat (PSP-2018-38) subject to eleven (11) conditions of approval, one (1) variance, three (3) PUD variances and designating lots 1 and 2 will face north. Motion carried.

Open Space Standards

Chairman Jones opened the public hearing.

Mr. Summers stated to help the confusion developers have had basing their open space on net or gross density, he proposes to use gross density for future developments.

He stated he based his calculations on that approximately 20% of 100 acres developed would be used for right-of-way, roads, and other infrastructure requirements.

He stated the gross density is 80% of the current net density.

He stated he looked at Parks and Rec requirements for open space in their 2007 Master Plan. Currently they require about 5 acres open space for every 1000 people.

He stated to determine open space for P.U.D.s, 25% was added to the 5 acres bringing total to 6.25 acres needed for open space per 1000 people for the R-1C district.

He stated if developers proposed a R-2 or R-3 single-family development they would treat it like R-1C zoning.

Commissioner Moran questioned the definition of open space.

Mr. Summers stated they are wanting to apply the open space requirements to developments of 20 or more lots. He stated the open space should be dedicated and maintained by the HOA or City.

Commissioner Wiseman questioned why the City would want to take over the open space. Mr. Summers stated the open space could be used for parks.

Mr. Summers stated they would require that applicants dedicate the open space on their preliminary and final plats.

He stated that plans and plats should show all trails included in plans that have been approved by the Planning Commission.

He stated that Greenbelts should be a minimum of 100-foot wide. He stated any residential lots created should be located within a half mile of the open space.

He stated anything the applicant proposes must be built by the applicant. He stated open spaces should be pedestrian accessible.

He stated when talking to Parks and Rec, they were concerned that in the past, developers tried to dedicate non-usable land as open space. He stated dedicated open space should be at least 50% usable land.

Chairman Jones continued the public hearing until next month.

The meeting was then adjourned.

Attest:

Rob Jones, Chair

Charlie Perkins, Secretary

COMMONWEALTH TOOL AND MACHINE PRELIMINARY DEVELOPMENT PLAN

Staff Report to the Georgetown-Scott County Planning Commission September 13, 2018

FILE NUMBER: PDP-2018-41

PROPOSAL: Preliminary Development Plan to construct a 102,000 square foot manufacturing building.

LOCATION: Corner of Endeavor Drive and Enterprise Drive (future) in Lanes Run Business Park.

APPLICANT: Commonwealth Tool and Machine

ENGINEER: Duke Martin
Duke Engineering



STATISTICS:

Zone	I-1 (Light Industrial)
Surrounding Zones	I-1 (Light Industrial)
Proposed Use	Manufacturing
Site Acreage	16.07 acres
Building Area	102,000 square feet (Phase 1)
Max. Building coverage	40%
Building Coverage	21.8% (Phase 1 and Phase 2)
Parking Required	2 spaces for every 3 employees on major employment shift (49 spaces)
Parking Provided	65 spaces (3 handicap accessible, 1 van accessible)
Access	Endeavor Drive (2 accesses proposed)
Variiances/Waivers	1. Variance to allow the utility transformer to be located in the front yard. 2. Variance to allow early mass grading of the site subject to meeting all Erosion and Sediment Control requirements and payment of \$500 Engineering Review/Inspection fee.

BACKGROUND:

The application before the Planning Commission is a Preliminary Development Plan to construct a 102,000-square foot manufacturing building.

The Project Site is a 16.07-acre parcel that is zoned I-1 (Light Industrial) and is located on the corner of Endeavor Drive and Enterprise Way (future) in the Lanes Run Business Park. All the surrounding land is also zoned I-1 (Light Industrial).

Preliminary Development Plan Review:

Setbacks and Building Standards:

The I-1 (ESLI) Zoning District has the following setback requirements:

Front: 50-foot

Side: 20-foot

Rear: 50-foot

The proposed building locations and on the Preliminary Development Plan meet the required building setbacks. The Applicant is proposing 153,000 square feet of building area, or 21.8% of the lot area, under the 40% maximum building ground coverage allowed.

Utility Transformer:

Section 4.462(F) of the *Zoning Ordinance* states: "All utility transmission lines serving individual uses shall be placed underground. **All utility transformers shall be located in the rear yard.** In those cases where environmental factors or significant tree lines are present, the Planning Commission may waive this requirement and permit utility transformers to be located in the front yard".

The utility transformer is currently shown on the side of the building but is located in the front yard. The Planning Commission will have to grant approval for the transformer to be placed in the front yard, or the transformer will need to be moved to the rear yard on the Final Development Plan. Staff is agreeable to the proposed location of the utility transformer due to the steep elevation gain on the southern boundary of the lot, which should sufficiently screen the transformer from the street. In addition, the loading areas are all located in the rear yard, which limits the available space in the rear yard to place the transformer.

Vehicular Access & Pedestrian Circulation:

Driveways & Access: There are two new entrances proposed on Endeavor Drive.

Sidewalks: Internally, the Applicant is proposing sidewalks around the building, which will connect to the parking area. The Preliminary Development Plan is also proposing sidewalks along Endeavor Drive and Enterprise Way.

Parking Spaces: The proposed number of parking spaces exceeds the minimum Parking requirements.

Land Use Buffers and Landscaping:

Property Perimeter Requirements; Section 6.12:

No property perimeter screening is required on this plan.

Vehicle Use Area Perimeter Requirements; Section 6.13:

- VUA perimeter screening is required when adjoining a public or private street right-of-way, access road, or service road.
- When VUA faces a public or private street right-of-way, access road, or service road, trees must be from Group A or B plus a 3' average height continuous planting, hedge, fence, wall or earth mound or a 3' decrease in elevation from the adjoining property to the vehicular use area (Row 2).

The preliminary landscaping plan shows the trees required along the VUA area that faces Endeavor Drive, but the plan is not showing a 3-foot average height continuous planting. This will be required on the Final Development Plan.

Interior Landscaping for Vehicle Use Areas; Section 6.22:

- Requires interior VUA landscaping for all lots greater than 6,000 SF or used by 20 or more vehicles. Loading areas and driveways are not counted since this is an industrial site.
- For each 100-sq. ft., or fraction thereof, of vehicular use area, ten (10) sq. ft. of landscaped area shall be provided in addition to the required perimeter landscaping. Interior landscaping shall be peninsular or island types.
- 1 tree shall be required for each 250 SF of required landscape area.

The Applicant has proposed 22,900-square feet of Vehicular Use Area on the Project Site, which requires 2,290-square feet of interior landscaped area. The Applicant has proposed 2,375-square feet of landscaped area, which meets the minimum requirements. The Applicant is required to have 10 interior trees and is showing 11. The preliminary development plan shows the appropriate interior landscaping for the VUA areas.

Section 6.2215: Minimum Canopy Requirements

For the 16.07-acre site, a total canopy coverage of 34,848 square feet is required (5% preserved canopy, 0% new canopy). The Applicant is showing 72,309 acres of preserved canopy (10%) and 11,600 SF of new canopy (2%), which will provide approximately 84,071 square feet of canopy on the project site. The Applicant meets the minimum canopy requirements.

Stormwater: A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer meeting all requirements of the Georgetown Stormwater Manual 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.

RECOMMENDATION:

Staff recommends **approval** of the Preliminary Development Plan to construct a 102,000 square foot manufacturing building, with the following variance and conditions of approval:

Variance (Staff is recommending denial):

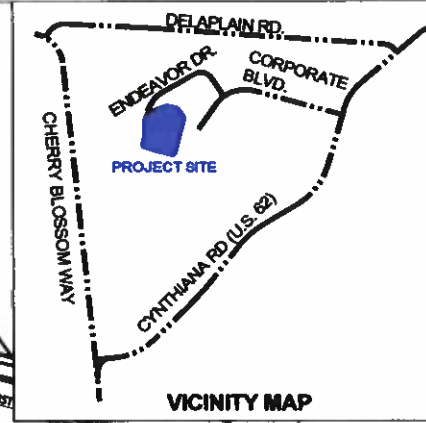
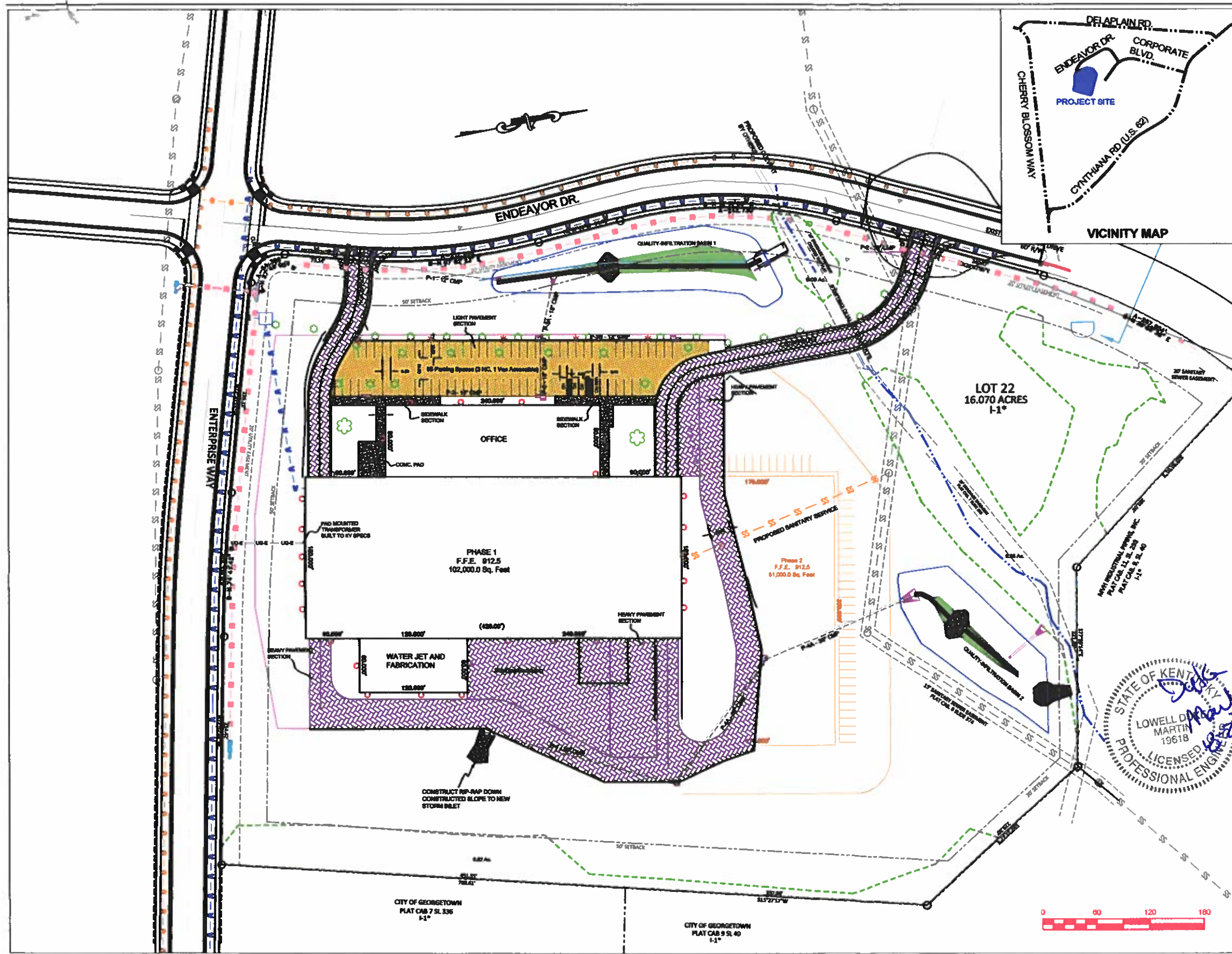
1. Variance to allow the utility transformer to be located in the front yard.
2. Allow early mass grading of the site subject to meeting all Erosion and Sediment Control requirements and payment of \$500 Engineering Review/Inspection fee.

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. 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.
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. Prior to (as part of) the Final Development Plan approval, a three-foot average height continuous planting shall be shown along the Vehicular Use Area that faces Endeavor Drive.
7. Prior to (as part of) the Final Development Plan approval, the final subdivision plat of the project site shall be recorded.



CERTIFICATION OF FIRE DEPARTMENT APPROVAL
 I hereby certify that the development plan shown hereon has been reviewed and found to comply with the Georgetown Fire Department regulations, including any conditions of approval or exceptions, noted hereon.
 Date _____ Fire Department Representative (title) _____

CERTIFICATION OF GIS DEPARTMENT APPROVAL
 I hereby certify that the development plan shown hereon has been reviewed and found to comply with the digital submittal requirements set forth in the Subdivision and Development Regulations.
 Date _____ Development Authority Chairperson _____

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 Commonwealth Tool and Machine Inc. that the water distribution system of said development meets 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.
 Date _____ General Manager _____

CERTIFICATION OF PROVISION OF SEWER ONLY
 I hereby certify that Georgetown Municipal Water & Sewer Service (GMWSS) has the capacity with the sewer collection system to supply Commonwealth Tool and Machine Inc. with sewer disposal services. Provision of service will be contingent upon the review and approval of all on-site and off-site plans and specifications for the proposed system. Construction of the sewer collections system to be by/for the cost of the developer without reimbursement, built to GMWSS approved specifications and approval by GMWSS of the as-built improvements and/or the bonding amount, and hereby dedicated to GMWSS.
 Date _____ General Manager _____

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 restrictions 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 Regulations, unless otherwise noted.
 1. Site shall be constructed and maintained in accordance with this plan. Any deviation from the plan, including landscaping, shall first be approved by the Planning Director and the Commission Engineer. Major modification of the plan shall first be approved by the Planning Commission.
 2. Storm drainage facilities, including retention basins, shall be maintained for proper functioning free of any debris, silt, or trash.
 3. A Certificate of Occupancy shall not be issued and building shall not be occupied until all site improvements shown on the Final Development Plan and listed in these conditions are either installed, or a bond or irrevocable letter of credit is submitted to the Planning Director for 125% of the cost of the work remaining to be done, as substantiated by cost estimates approved by the Planning Director. Landscaping must be certified as complete by the Landscape Inspector or bonded as described above.
 4. There shall be no grading or construction until the Final Development Plan has been approved and signed by the Planning and Commission, except as construction drawings are approved by the Planning Director for site development. The building permit shall not be issued until the Final Development Plan is approved and signed.
 Date _____ Owner(s) _____

CERTIFICATION OF THE REVIEW OF STREET AND DRAINAGE PLANS
 I hereby certify that the plans and profiles for the streets, storm water management plans and other improvements for Commonwealth Tool and Machine Inc. have been reviewed and are proposed in an acceptable manner according to the Subdivision and Development Regulations specifications.
 Date _____ Commission Engineer _____

CERTIFICATION OF AVAILABILITY OF ELECTRIC UTILITY SERVICES
 I hereby certify that Kentucky Utilities shall supply Commonwealth Tool and Machine Inc. with electric services and that the proposed utility easements of said development meet the requirements of this agency and all other applicable requirements.
 Date _____ Company Representative (title) _____

CERTIFICATION OF AVAILABILITY OF GAS UTILITY SERVICES
 I hereby certify that Columbia Gas shall supply Commonwealth Tool and Machine Inc. with gas services and that the proposed utility easements of said development meet the requirements of this agency and all other applicable requirements.
 Date _____ Company Representative (title) _____

CERTIFICATION OF AVAILABILITY OF TELEPHONE UTILITY SERVICES
 I hereby certify that AT&T shall supply Commonwealth Tool and Machine Inc. with telephone services and that the proposed utility easements of said development meet the requirements of this agency and all other applicable requirements.
 Date _____ Company Representative (title) _____

CERTIFICATION OF PRELIMINARY DEVELOPMENT PLAN APPROVAL
 I hereby certify that the development plan shown hereon has been found to comply with the Subdivision and Development Regulations for Georgetown and Scott County, Kentucky, with the exceptions of such variances, if any, as noted in the minutes of the Planning Commission. This Approval does not constitute approval to begin construction or obtain a building permit.
 Date _____ Chairman, Georgetown-Scott County Planning Commission _____

STATE OF KENTUCKY
 LOWELL D. MARTIN
 19618
 LICENSED PROFESSIONAL ENGINEER
Lowell D. Martin
 10-23-18

SITE STATISTICS:
 Total acreage of property: 16.07 acres
 Existing zoning: I-1
 Proposed use: Manufacturing
 Source of treated water: Kentucky-American Water
 Source of sewage disposal: Georgetown Municipal Water & Sewer (M.H. South of Property)
 Proposed building height: 36 feet
 Proposed building coverage: 21.80% (With Phase 1 and Phase 2)

PARKING STATISTICS:
 Required Parking by regulations: 73 Employees on major shift, @ 2 spaces for every 3 employees ((73 / 3) * 2) = 49 spaces
 Proposed Parking: 65 spaces (3 H.C., 1 Van Accessible)

Interior Landscaping:
 Vehicular Use Area = 22,900 square feet
 Area of Interior Landscaping Required = 22,900 x 10% = 2,290 square feet
 Proposed Interior Landscaping Area = 2,375 square feet = 10.4%
 Trees Required: 2,290 / 250 = 9.2 trees, say 10 trees. Trees Provided 11.
 Perimeter Landscaping along Endeavor:
 Trees Required: 720 feet / 40 = 18 trees
 Perimeter Landscaping to include 3' high continuous planting hedge, fence, wall or earth mound.
 Tree Canopy:
 Existing Canopy: 5.59 acres
 Canopy to Remain: 1.06 acres
 New Plantings: 11 med. trees + 18 med. trees = 29 medium trees x 400sf = 11,600sf = 0.27 acres
 Total Provided Canopy: 0.27 acres + 1.06 acres = 1.33 acres
 Canopy required: 16.07 acres x 5% = 0.80 acres

LEGEND

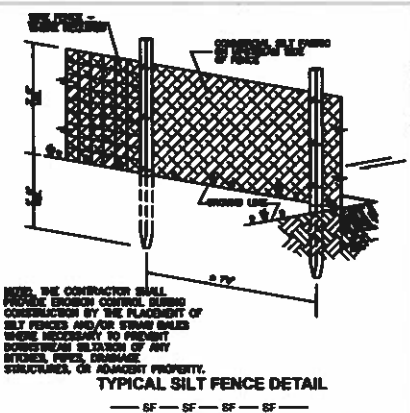
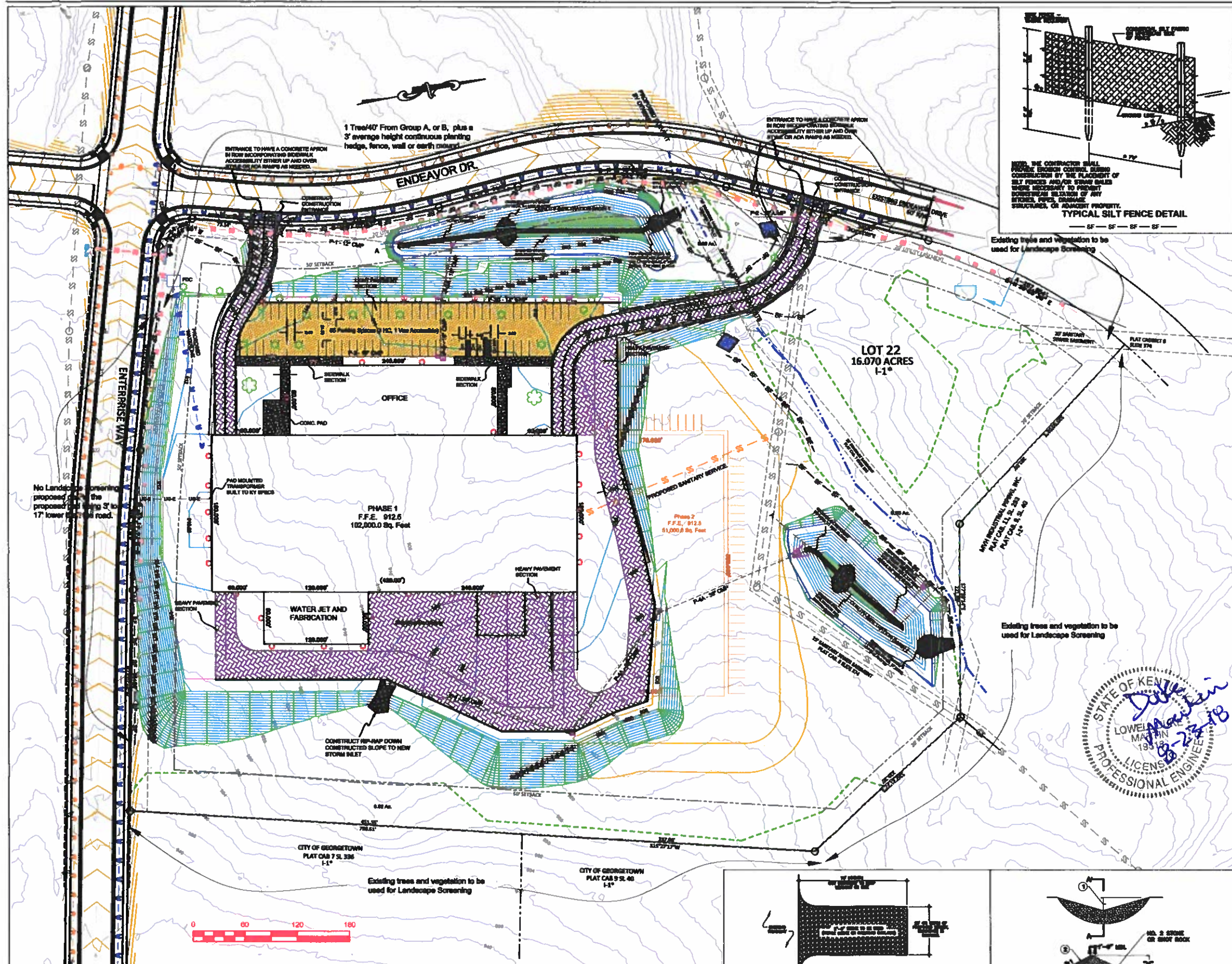
WATER LINE
 UNDERGROUND ELECTRIC
 EXISTING SANITARY
 GAS LINE
 PROPERTY LINE (BY OTHERS)
 STREAM

EASEMENT (BY OTHERS)
 PROPOSED STORM
 LIGHT PAVEMENT SECTION
 HEAVY PAVEMENT SECTION
 CONCRETE SIDEWALK/PAD
 PHASE 2 IMPROVEMENTS
 PROPOSED PARKING LOT LIGHTING
 Single, Parking Lot Planar, 21,947 Lumens, Mounting Height 25'.
 PROPOSED WALL PACK LIGHTING
 Wall Mount, 86W, 9,173 Lumens
 (Lighting Location, Calculations and specifications by others)

NOTE: PROPERTY LINES SHOWN BASED ON A PROPERTY SURVEY BY HDR ENGINEERING, INC. SEE FINAL PLAT FOR ANY ADDITIONAL PROPERTY INFORMATION AND CERTIFICATION.

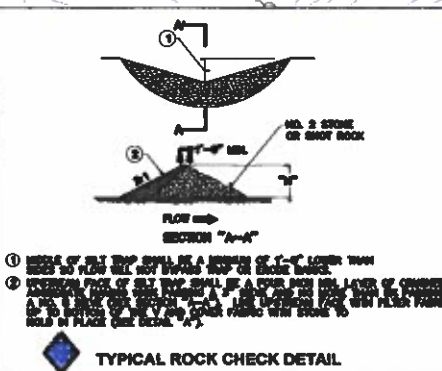
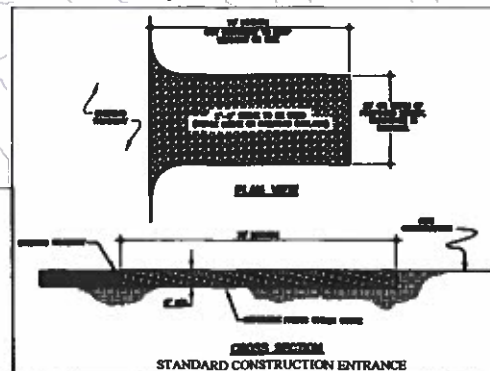
COMMONWEALTH TOOL AND MACHINE INC.,
 LANE'S RUN BUSINESS PARK - GRADING PLAN
 CASE NUMBER: POP-2018-41
 GEORGETOWN, KENTUCKY

DRAWN: D.M.	DUKE ENGINEERING COMPANY P.O. BOX 688, MT. STERLING, KENTUCKY 40353 PHONE: (202) 497-4015 email: duke@dukeengineering.com	SCALE: 1" = 80'
CHECKED: D.M.		DWG. No.
DATE: 8/29/17		



Existing trees and vegetation to be used for Landscape Screening

Existing trees and vegetation to be used for Landscape Screening



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- WATER LINE
- UNDERGROUND ELECTRIC
- EXISTING SANITARY
- GAS LINE
- PROPERTY LINE (BY OTHERS)
- EASEMENT (BY OTHERS)
- PROPOSED STORM
- LIGHT PAVEMENT SECTION
- HEAVY PAVEMENT SECTION
- CONCRETE SIDEWALK/PAD
- PHASE 2 IMPROVEMENTS
- STREAM
- PROPOSED PARKING LOT LIGHTING
Single, Parking Lot Planar, 21,947 Lumens, Mounting Height 25'
- PROPOSED WALL PACK LIGHTING
Wall Mount, 86W, 9,173 Lumens
(Lighting Location, Calculations and specifications by others)

Estimated Volume Report From Below 9" of Topsoil to Sub-Grade (Assuming Avg. 10" Pavement/Building Section)

Area in Cut: 192,590.4 S.F., 4.42 Acres
 Area in Fill: 189,922.2 S.F., 4.36 Acres
 Total Inclusion area: 382,512.6 S.F., 8.78 Acres
 Cut to Fill ratio: 1.04
 Average Cut Depth: 5.40 Average Fill Depth: 5.26
 Max Cut Depth: 18.57 Max Fill Depth: 12.92
 Cut (C.Y.) / Area (acres): 4385.10
 Fill (C.Y.) / Area (acres): 4210.49
 Cut volume: 1,039,684.5 C.F., 38,506.83 C.Y. (includes 6,990 C.Y. of Rock)
 Fill volume: 998,284.0 C.F., 36,973.48 C.Y.
 Additional Estimated Topsoil: 10,625 C.Y.

NOTE: ACTUAL CUT/FILL VOLUMES MAY VARY DEPENDING ON FIELD CONDITIONS, FINAL GRADE, PAVEMENT THICKNESS, SHRINK/SWELL FACTORS ETC.

EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROL OF SILTATION AND EROSION FROM THE PROJECT DISTURBED LIMITS. ANY DAMAGE CAUSED BY EROSION OR DEPOSITION OF EXCAVATED MATERIAL FOR THE CONSTRUCTION SITE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR TO THE SATISFACTION OF THE AFFECTED PROPERTY OWNER AND OWNER AT NO ADDITIONAL COST TO THE OWNER.
2. PROCUREMENT, INSTALLATION, MAINTENANCE, AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL PROVIDE MEASURES TO KEEP DIRT, SEDIMENT, OR ANY OTHER MATERIAL OFF OF EXISTING PAVED ROADS PUBLIC OR PRIVATE.
4. AREAS DISTURBED AND INACTIVE FOR MORE THAN 14 DAYS SHALL BE TEMPORARY SEEDING AND MULCHED. SEED SHALL CONSIST OF ANNUAL RYE GRASS SOWN AT A RATE OF 12 POUNDS PER 1,000 SQUARE YARDS. WATER AND FERTILIZER SHALL BE APPLIED TO SEEDING AREAS AS NECESSARY TO PROMOTE SEED GROWTH AND PREVENT EROSION.
5. SILT FENCING SHALL BE INSTALLED DOWN-SLOPE OF DISTURBED AREAS AND AROUND SOIL STOCKPILES PRIOR TO CLEARING AND GRUBBING. SILT FENCING MUST BE SITUATED SUCH THAT THE TOTAL AREA DRAINING TO THE FENCE IS NOT GREATER THAN ONE-FOURTH ACRES PER 100 FEET OF FENCE.
6. EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN DAYS AND WITHIN 24 HOURS AFTER RAINFALLS OF 0.5 INCHES OR MORE. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE REMOVED FROM SILT FENCES WHEN DEPOSITS REACH ONE-HALF THE HEIGHT OF THE FENCE.
7. THE QUALITY INFILTRATION BASIN LOCATIONS WILL INITIALLY BE USED AS A SEDIMENT AND SILT TRAP STRUCTURE DURING MASS GRADING OPERATIONS.

SITE GRADING NOTES:

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
2. THE CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY EXISTING STRUCTURES THAT ARE DAMAGED DURING, AND AS A RESULT OF, CONSTRUCTION. REPAIRS AND/OR REPLACEMENTS SHALL BE MADE AS NECESSARY TO RETURN THE DAMAGED STRUCTURE(S) TO ORIGINAL OR BETTER CONDITION. REPAIRS AND/OR REPLACEMENTS SHALL BE AT THE CONTRACTORS EXPENSE.
3. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
4. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
5. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE AT LEAST 4 INCHES OF TOPSOIL AND GROUND COVER.
6. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS LOTS TO NATURAL AND PAVED AREAS.
7. CONTRACTOR IS RESPONSIBLE TO FOR NOI.

COMMONWEALTH TOOL AND MACHINE INC,

LANE'S RUN BUSINESS PARK - GRADING PLAN
 CASE NUMBER: PDP-2018-41
 GEORGETOWN, KENTUCKY

DRAWN: D.M.	DUKE ENGINEERING COMPANY P.O. BOX 888, MT. STERLING, KENTUCKY 40353 PHONE: (606) 487-4015 email: duke@dukeengineeringco.com	SCALE: 1" = 80'
CHECKED: D.M.		D.W.G. No.
DATE: 8/29/17		

NOTE: PROPERTY LINES SHOWN BASED ON A PROPERTY SURVEY BY HDR ENGINEERING, INC. SEE FINAL PLAT FOR ANY ADDITIONAL PROPERTY INFORMATION AND CERTIFICATION.

WILLOUGHBY PROPERTY
Staff Report to the Georgetown-Scott County Planning Commission
September 13, 2018

FILE NUMBER: FSP-2018-44

PROPOSAL: Final Subdivision Plat to divide one tract into two tracts, creating one 5.02-acre tract and a 41.02-acre remainder tract.

LOCATION: 266 New Coleman Lane

APPLICANT: William Willoughby

SURVEYOR: Keith Winstead



STATISTICS:

Zone	A-5 (Rural Residential)
Surrounding Zones	A-5 (Rural Residential), A-1 (Agricultural)
Acreage	Tract A (new): 5.02 acres Remainder Tract: 41.02 acres
Proposed Use	Agricultural/Residential
Access	New Coleman Lane
Variance Requested	None

BACKGROUND:

The subject property contains 46.04 acres and is located at 266 New Coleman Lane. The subject property and land surrounding is zoned A-1, Agricultural. The proposed subdivision will create one new 5.02-acre tract with a 41.02-acre remainder tract.

This application is considered a major subdivision and is required to be reviewed by the Planning Commission because the property was previously subdivided after 1999. That plat required all further subdivisions to be approved by the full Planning Commission.

Plat Review:

The proposed subdivision meets all planning requirements at this time. All tracts show the required 50-foot setbacks on all property lines and have at least 250 feet of width at the building line. The Health Department will need to conduct a site evaluation for the newly configured tract.

Tract A and the Remainder Tract have existing entrances off New Coleman Lane. No new entrances are proposed at this time.

The Subject Property was rezoned to A-5 (Rural Residential) from A-1 (Agricultural) in August 2016. At the time of the zone change the widening of New Coleman Lane was discussed. New Coleman Lane is only 15 feet wide, and County Road Standards require it to be 18-feet wide at a minimum. The previous application proposed adding eight (8) 5+ acre tracts. With no new entrances being proposed at this time and only a single 5-acre tract being added Staff does not feel it is necessary to require the Applicant to widen New

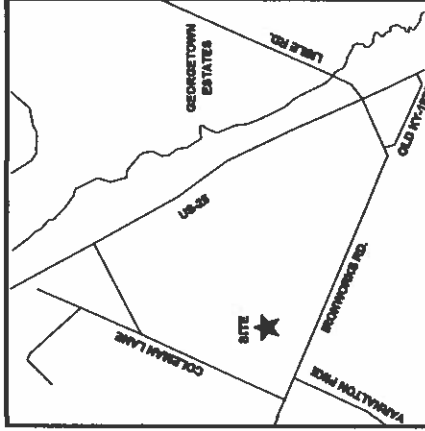
Coleman Lane. The need to widen New Coleman Lane may need to be revisited if the Subject Property undergoes any further subdivisions.

RECOMMENDATION:

Approve the Final Subdivision Plat to divide one tract into two tracts, creating one 5.02-acre tract and a 41.02-acre remainder tract with the following conditions of approval:

Conditions of Approval:

1. Any future subdivisions, revisions, or amendments to the approved subdivision plat must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
2. All applicable requirements of the *Zoning Ordinance*.
3. All applicable requirements of the *Subdivision & Development Regulations*.
4. 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 subdivision plat.
5. This preliminary subdivision plat is valid for a period of two years in accordance with Section 306 of the *Subdivision and Development Regulations*.



VICINITY MAP

PURPOSE OF PLAT
THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT A FROM TRACT 2 AS SHOWN.

PROPERTY OWNER
WILLIAM ASHLEY WILLOUGHBY AND
TRISTA BAE WILLOUGHBY
1147 LEBURG ROAD
GEORGETOWN, KY 40324
DEED BOOK 384, PAGE 533

CERTIFICATE OF OWNERSHIP & 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 AGREE TO DEDICATE TO THE PUBLIC THE UTILITIES, EGRESS AND ESCAPE ROUTES, AND TO ESTABLISH THE PERMANENT EGRESS 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.

_____, (DATE), 20____
(OWNER OR OWNERS)

CERTIFICATE OF THE AVAILABILITY OF UTILITY SERVICES

I HEREBY CERTIFY THAT:
I SHALL SUPPLY THE _____
WITH ELECTRIC/GAS/TELEPHONE SERVICES AND THE PROPOSED UTILITY EGRESS AND ESCAPE ROUTES MEETS WITH THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER APPLICABLE REQUIREMENTS.

DATE _____ ELECTRIC Co. OFFICER

CERTIFICATION OF PROVISION OF WATER SERVICES

I HEREBY CERTIFY THAT GEORGETOWN MUNICIPAL WATER & SEWER SERVICE (GWSS) HAS THE CAPACITY WITH THE WATER DISTRIBUTION SYSTEM TO SUPPLY TRACT A AND TRACT 2 WITH WATER SERVICES. PROVISION OF SERVICE WILL BE CONTINGENT UPON THE REVIEW AND APPROVAL OF ALL ON-SITE AND OFF-SITE PLANS AND SPECIFICATIONS FOR THE PROPOSED SYSTEM. CONSTRUCTION OF THE WATER DISTRIBUTION SYSTEM TO BE BY THE COST OF THE DEVELOPER WITHOUT REIMBURSEMENT, SUIT TO GWSS APPROVED SPECIFICATIONS AND APPROVAL BY GWSS OF THE AS-BUILT IMPROVEMENTS AND/OR THE BONDING AMOUNT, AND HEREBY DEDICATED TO GWSS.

_____, (DATE), 20____
GENERAL MANAGER

HEALTH DEPARTMENT CERTIFICATION

I HEREBY CERTIFY THAT THE SEWAGE TREATMENT SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION ON THIS PROPERTY FULLY MEETS THE KENTUCKY STATE HEALTH DEPARTMENT SPECIFICATIONS AND REQUIREMENTS AND IS HEREBY APPROVED.

(AUTHORIZED REPRESENTATIVE) _____ DATE _____

CERTIFICATION OF PRELIMINARY PLAT APPROVAL

I HEREBY CERTIFY THAT THE PRELIMINARY 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.

_____, (DATE), 20____
CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COM.

ADDITIONAL NOTE

PROPERTY OWNERSHIP INFORMATION PROVIDED HEREIN IS BASED ON INFORMATION OBTAINED FROM READILY AVAILABLE SOURCES (I.E. SCOTT COUNTY CLERK (Deed Book 384, Pg. 533), SCOTT COUNTY PVA, ETC.). THEREFORE, NO WARRANTY IS PROVIDED REGARDING THE ACCURACY OF OWNERSHIP INFORMATION OR THE APPROXIMATE GEOMETRIC REPRESENTATIONS OF SUCH (ADJOINING PROPERTY LINES INCLUDING EASEMENTS ETC.).

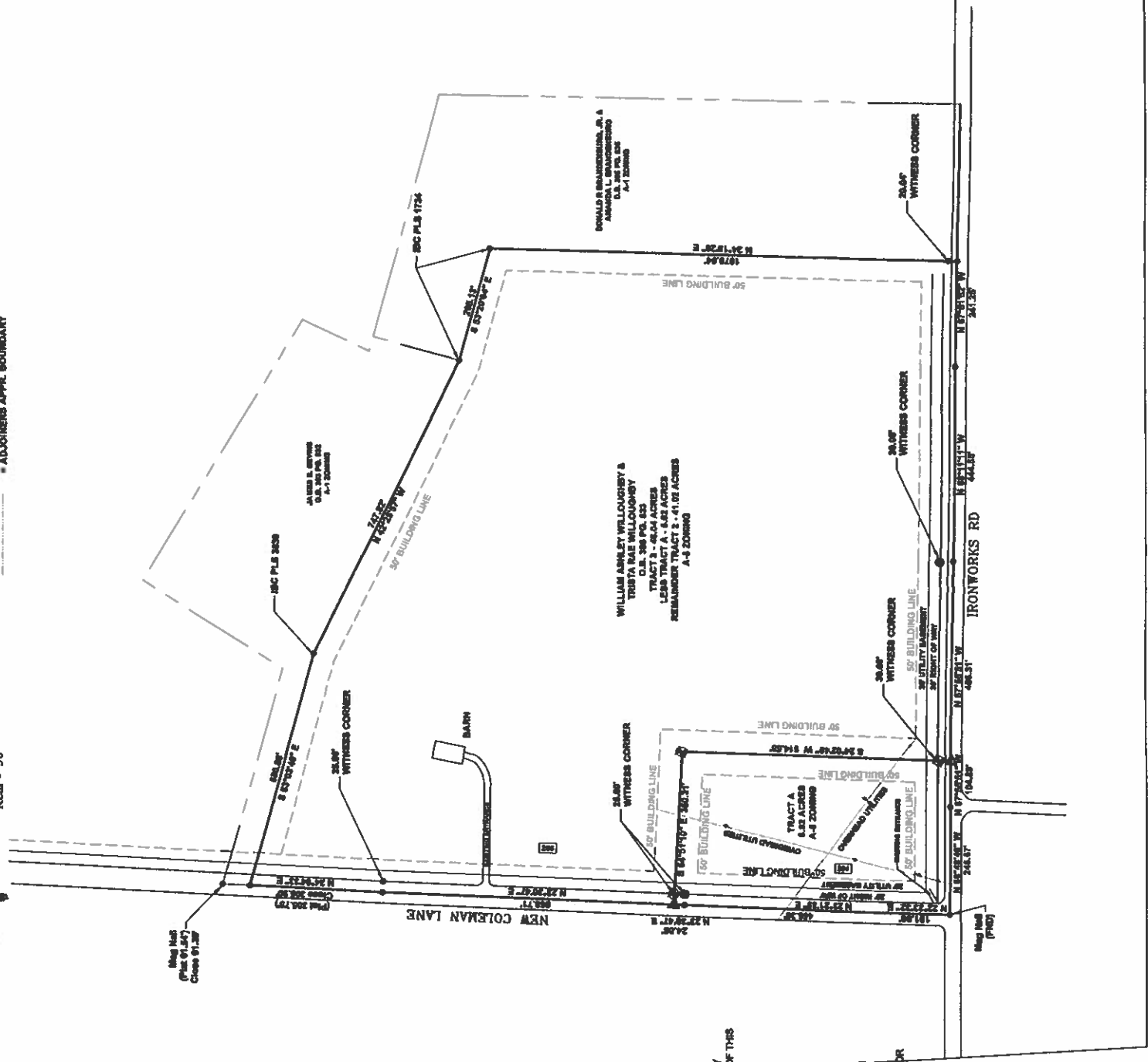
STATE OF KENTUCKY	PROFESSIONAL SEAL
KEITH G. WINSTEAD	3870
LICENSED PROFESSIONAL LAND SURVEYOR	
BRANCH: 286 New Coleman Lane	TEXT: CH-PP-SPS
ISSUE DATE: 04-14-2014	RENEWAL DATE:
REGISTERED BY: COM	DELETED NAME:
Final Recorded Plat-Eng	

FINAL SUBDIVISION PLAT
WILLIAM WILLOUGHBY
266 NEW COLEMAN LANE
Georgetown, Scott County, Ky 40324



THOROUGHLY ENGINEERED
P.O. BOX 482, GEORGETOWN, KY 40325
CIVIL DESIGN, LAND SURVEYING,
GEOLOGICAL ENGINEERING, DRILLING SERVICES,
E.C. SPECIAL INSPECTIONS, MATERIAL TESTING,
CM-CD CONSTRUCTION SERVICES

- Site Statistics**
Parcel Number: 170-40-001.000
ZONE A-5
Property 46.04 Acres
Setback Dimensions:
Front - 50'
Side - 50'
Rear - 50'
- LEGEND**
- = 1/2" IRON BAR W/ CAP "PLS 1734 or 3870"
 - ◊ = 3/4" IRON BAR W/ CAP "LS 3870"
 - ▲ = SET MAG NAIL
 - = PROPERTY BOUNDARY LINE
 - - - = PROPOSED BOUNDARY LINE
 - = ADJOINERS APPL. BOUNDARY



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. THE PLAN IS BASED ON THE SPECIFICATIONS OF THE PLANNING COMMISSION OR OTHER AUTHORIZED OFFICER.

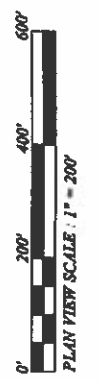
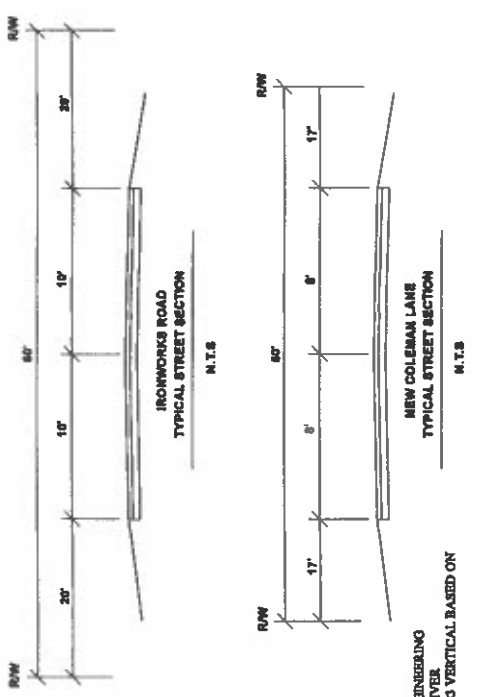
METHOD OF SURVEY WAS CONDUCTED BY GPS WITH REAL TIME KINEMATIC POSITIONAL ACCURACY IS LESS THAN 40.17-200 PPM. THE HORIZONTAL DATUM IS NAD 83. THE BEARINGS SHOWN HEREON ARE BASED ON THE KENTUCKY NORTH ZONE STATE PLANE COORDINATE SYSTEM DERIVED FROM A GPS SURVEY. THE DIRECTIONS AND DISTANCES SHOWN ON THE PLAT ARE NOT BASED ON AN ADJUSTED SURVEY. ALL PROPERTY CORNERS INDICATED HAVE BEEN MONUMENTED WITH AN IRON PIN (1 1/2" LENGTH, 1/2" DIAMETER) AND CAP STAMPED 68170 UNLESS OTHERWISE NOTED HEREON.

SURVEYOR:
DATE: 2014-07-31
KEITH G. WINSTEAD
PROFESSIONAL ENGINEERING
110 MAIN ST. STE. 206
GEORGETOWN, KY 40324

DATE OF SURVEY - 2014-07-12

SURVEY NOTES
SURVEY PERFORMED BY THOROUGHLY ENGINEERED EQUIPMENT USED: BILLY BEARS GPS RECEIVER. COORDINATE SYSTEM: KY NORTH ZONE NAD 83 VERTICAL BASED ON NAVD83

SUBDIVISION NOTES
1) ANY FURTHER DIVISION OF THE PROPERTIES SHOWN HEREON WILL REQUIRE REVIEW AND APPROVAL OF "GEOFC" THE GEORGETOWN SCOTT COUNTY PLANNING COMMISSION.
2) PROPERTY IS SUBJECT TO ANY EASEMENTS OF RECORD NOT SHOWN HEREON.
3) ANY NEW ENTRANCES WILL NEED A PERMIT FROM KYTC



PLAT SHOWN HEREON REPRESENTS A PARTIAL BOUNDARY SURVEY AND COMPLES WITH 201 KAR 18.140

SOUTH CROSSING ZONE CHANGE
Staff Report to the Georgetown-Scott County Planning Commission
September 13, 2018

FILE NUMBER: ZMA-2018-45

PROPOSAL: Zone change request for 59.83 acres from A-1 (Agricultural) to R-2 PUD (Medium Density Residential) and 6.62 acres from A-1 (Agricultural) to C-1 (Conservation)

LOCATION: South side McClelland Circle in Georgetown

APPLICANT: Ball Homes

ENGINEER: Rory Kahly, EA Partners



STATISTICS:	
Existing Zone	66.45 acres in A-1 (Agricultural)
Proposed Zone	45.73 acres in R-2 PUD (Single-family Residential)
Surrounding Zones	14.10 acres in R-2 PUD (Apartments), 6.62 acres in C-1 (Conservation)
Proposed Use	A-1 (Agricultural) to south and west, R-2 (Medium Density Residential) to east and B-5 across McClelland Circle to the north.
Sq. Ft. of Buildings	Proposed single-family residential approx. 162 lots and five (5) three-story apartments, 140 units
Building Ground Coverage	94,968 SF in approx. 5 buildings (staff calculation based on proposed ground coverage)
Parking	(Apartments) 15.46%
New street required	302 spaces (required) 302 spaces (proposed) (242 surface & 60 garages)
Linear feet of new street	Yes
Water/sewer available	7,915 linear feet
Access	Yes/Yes
Variances Requested	Via McClelland Circle, stoplight
	1) Greenbelt screening
	2) Maximum height of apartment buildings
	3) Maximum number of units per building

BACKGROUND:

The subject property is a 66.45-acre parcel within the Georgetown Urban Service Boundary, currently zoned A-1, Agricultural. The subject property is located on the southwest side of McClelland Circle (U.S. 460 Bypass) and approximately one-third mile west of U.S. 25. Access will be from McClelland Circle. The site has a gently sloping topography that drains from McClelland Circle to Cane Run Creek, which follows the property's southern boundary. The subject property has been used for agricultural purposes in the recent past. There are existing mature treelines along the western and southwestern and eastern property boundaries and floodplain along the southern boundary. There is a sanitary sewer pump station on site and all utilities are available. The property has access to a signalized intersection serving the Kroger Marketplace across the bypass. There is also a second access proposed 1200-feet to the west of the Kroger light aligned with Hemingway Place on McClelland Circle (bypass).

Proposed Zoning and Land Use:

The subject property is proposed to be rezoned R-2 PUD (medium-density residential) and Conservation (C-1). The R-2 PUD zone is proposed to be split into two residential areas. On the front of the property, along the bypass frontage, 14.10 acres is proposed to be developed into 140 apartment units in five (5), three-story buildings. In the center of the property, 45.73 acres, is proposed to be utilized for 162 single-family lots on a public street network and 6.62 acres of land, below the 820 contour of Cane Run Creek, is proposed to be rezoned C-1 (Conservation). The proposed Conservation zone would include a belt of land to be left undisturbed, 75'-150' deep, along the rear property boundary. This would establish the southern Greenbelt along this property for the City of Georgetown. An additional 1.82 acre segment of land following the 820 contour on the west side of the property would also be zoned Conservation and could be incorporated into the future Greenbelt if the adjoining property develops.

Legal Considerations:

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

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: This zone change proposal is in agreement with the adopted Comprehensive Plan in that the adopted Comprehensive Plan Future Land Use Map designates the subject property as urban residential. R-2 PUD zone is an urban residential zone district. The applicants are further complying with the Comprehensive Plan in that they are rezoning the land below the 820 contour C-1 (Conservation) in compliance with the guidance of the Comprehensive Plan.

Since Section 1 is met, item a or b need not be considered.

Conceptual Plan Review:

The conceptual plan and zone change request seeks approval for zoning that would allow a mixed use residential development, including three-story tall apartment buildings along the bypass, transitioning to single-family lots on the majority of the farm and the establishment of a Greenbelt along the southern boundary and part of the western boundary. Three-story buildings may be allowed in the R-2 PUD zone with a height variance. However, any height over 30 feet will require that same amount of an increase to the setback requirement. For example, in the desired R-2 PUD zone, the proposed height of 38 feet will require an additional 8 feet of setback between the multi-family parcel and the closest single-family lot. It appears that the increased setback could be achieved on the property.

The Zoning Ordinance requires a land use buffer between multi-family and single-family zone districts. Since in this case, the zone district requested is R-2 (medium-density residential) which allows both single-family and multi-family uses, the buffer is not mandatory. However, staff would recommend that some type of planted buffer be established between the single-family lots and the apartments. If the zone change is approved, the multi-family area will need to return to the Planning Commission Board for Preliminary Development Plan review and approval and the single-family lot area will need to return to the Board for Preliminary Subdivision Plat approval. It is at this time that the type and location of the land use buffer can be established along the boundary between the two types of residential land uses.

In addition, the Applicant has requested a variance to allow the number of units per building to be increased to a maximum of 28 units per building. The standard R-2 zone limits the size of buildings to six (6) units per building with a maximum density of twelve (12) units and acre. The proposed multi-family area is 14.1 acres, so the density requested for the apartments is a little under 10 units/acre. Staff would support the larger number of units and increase to the building footprint and height in order to limit the amount of land disturbance and allow additional open space area. The apartments will also provide some buffering of the noise from the bypass for the single-family lots.

PUD's (Planned Unit Developments) are requested to provide a minimum of 10% open space to offset the flexibility allowed in the PUD zone. This project is providing 6.62 acres in the Conservation Zone to establish a southern Greenbelt and an additional 4.85 acres of open space outside the Greenbelt. The Concept Plan provides 10% open space in the Greenbelt and 17% dedicated open space overall.

Access:

The subject property will be accessed from McClelland Circle at the existing traffic light which serves the Kroger Marketplace development on the north side of McClelland Circle. This entrance will be realigned to provide better traffic control for this project and the adjoining apartment project to the east which share the entrance.

A second entrance is shown on the Concept Plan aligned with Hemingway Place.

Traffic study

A traffic study was completed for the project site by EA Partners. It concluded that the proposed development would not have a detrimental impact to traffic operations at the intersection with Marketplace Circle where an existing traffic signal is in place. But, the proposed development would impact the existing Hemingway Place southbound approach to the bypass. The following recommendations were made to mitigate the impact at the Hemmingway place intersection:

1. Provide two lanes exiting Hemmingway Place and a minimum of one entering.
2. New South Crossing Development access opposite Hemmingway Place should have 2 lanes existing and one entering.

Staff would recommend that the applicant be held responsible for all offsite intersection improvements at Hemmingway Place and the bypass and any turn lanes warranted. In addition, the applicant should work with the state to determine if a traffic signal would be warranted at the Hemmingway Place intersection.

Landscaping & Greenbelt:

This proposal is located along the Southern Greenbelt. The 820-foot elevation contour on the southern boundary of the site has been identified in previous and the current Comprehensive Plan as the Urban Service Boundary (USB) and the edge of the Southern Greenbelt. The areas of the subject property proposed for development are within the Georgetown USB but have not yet been annexed by the City of Georgetown. Annexation of areas proposed for urban development will be a condition of approval.

The purpose of the greenbelt is to establish a clear boundary, beyond which urban development will not be permitted. The greenbelt boundary in practice is meant to be established at the time of development. A Greenbelt Ordinance was adopted by the City of Georgetown in 1996. It requires that existing mature tree lines and fences be retained or landscaping and fencing be established to create a clear and permanent boundary between urban areas and agricultural land.

This buffer is required to be established at the time of development of any property along the designated Greenbelt. The Greenbelt area was meant to be maintained as an agricultural, parkland or open space buffer. the Applicant is proposing to zone all the land south of the 820 contour to Conservation (C-1) zone district, so that it may be permanently restricted from urban development.

At the Preliminary Development Plan stage, the Applicant will be required to show appropriate tree preservation to meet the requirements of the *Greenbelt Ordinance* and/or appropriate landscape buffers to satisfy the *Landscape and Land Use Buffer Ordinance*.

Staff has requested that development along the Greenbelt reserve a 30' trail easement in or at the edge of the Greenbelt boundary to allow for future development of a Greenbelt trail. The apartment project to the east and the Highgrove Senior Living Community both included trail easements within their developments. It is recommended that a 30' wide trail easement be provided in or at the edge of the Greenbelt. The exact

location can be determined at time of Preliminary Subdivision Plat approval. The applicant has provided a public access to the Greenbelt from a public street as requested by staff.

RECOMMENDATION:

Based on the findings that the requested zone change does satisfy the requirements of KRS 100.213, **Staff recommends approval of the zone change request for 66.45 acres to R-2 PUD on 59.83 acres and C-1 Conservation on 6.62 acres, with the following variances and conditions of approval:**

Variance:

1. Exceed the building height in the R-2 PUD apartment area to 3 stories and 38 feet.
2. Increase the number of apartment units per building in the R-2 PUD apartment area from six (6) per building to twenty-eight (28) per building.

Conditions of Approval:

1. Applicant shall be responsible for all entrance and required off-site roadway improvements.
2. As part of R-2 PUD Zoning approval the applicant shall be restricted to a maximum 140 apartments and 162 single-family lots as depicted on the proposed Concept Plan.
3. The area of the subject property within the Georgetown USB shall be annexed prior to development.
4. 30' trail easement will be provided in or adjacent to the Greenbelt at time of Preliminary Subdivision Plat approval.
5. Applicant shall be subject to the fencing and buffer requirements of the Greenbelt Ordinance. Exact location and buffer details shall be determined at Preliminary Subdivision and Development Plan approval.
6. Property Perimeter and Vehicular Use Area landscaping shall be provided to meet the requirements of the *Landscape and Land Use Buffer Ordinance*.
7. All stormwater and runoff shall be managed so as not to create additional off-site impacts.
8. The Applicant shall return to the Planning Commission for Preliminary Subdivision Plat and Preliminary Development Plan review.
9. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
10. All requirements of GMWSS regarding the provision of sanitary sewer.

**Harbor Village
Preliminary Subdivision Plat Approval
Staff Report to the Georgetown-Scott County Planning Commission
September 13, 2018**

FILE NUMBER: PDP-2018-46

PROPOSAL: Amended Preliminary Subdivision Plat for Unit 1, Phase 3 and Amended Master Plan

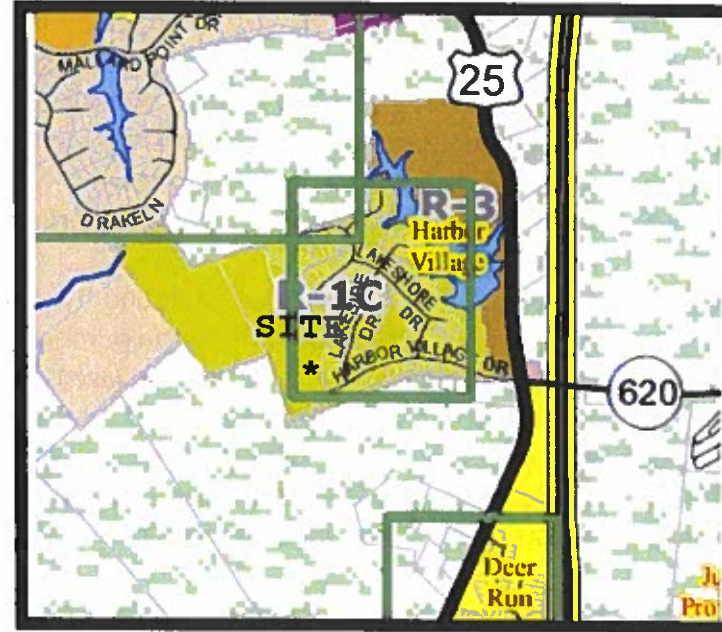
LOCATION: West side of US 25 (Cincinnati Pike) at Rogers Gap.

APPLICANT: Jihad Hillany

**ENGINEER/
SURVEYOR:** Jihad Hillany
Vision Engineering, LLC

STATISTICS:

Zone	R-1C(PUD)
Surrounding zones	A-1,
Acreage	30.211 acres
Number of units	44
New street required	Yes
Water/sewer available	Yes/Yes
Access	Access is via Harbor Village Drive, a local road with approximately 24' of pavement.



BACKGROUND/COMMENTS:

The Harbor Village Master Plan and Zone change was approved in June 1988 by the Planning Commission. That original Concept Plan showed an R-1C density subdivision designed around three lakes. One lake (Harbor Village Lake) was constructed as part of the original phase. In 2002, there was considerable discussion with the applicant and the Planning Commission regarding the future construction of the remaining two lakes originally proposed. The applicant filed a preliminary subdivision plat for phase 2 that included 35 lots and the elimination of lake number two (Cove Lake). The Homeowners Association agreed to the elimination of the lake based on its size and the fact that the proposed Cove Lake area would be used as open space. An additional condition of approval of Phase 2 was that a revised master plan be submitted to the Planning Commission prior to further development.

KEY ISSUES/COMMENTS (cont.):

In August 2004, an amended master plan was submitted showing the Cove Lake area as open space but the third lake shown in the area of future Phase 3, still remained.

The Preliminary Plat for Phase 3 of Harbor Village was submitted and approved by the Planning Commission in August 2005. It included eighty (80) lots on 57.67 acres with 9.55 acre of open space and a 3.2 acre lake. The Preliminary Plat was titled Phase 2, Unit 3 and Phase 3, Unit 1 and included lots along Lakeshore Circle and a lake (#3) and lots along an extension of Harbor Village Drive. Lakeshore Drive was constructed and the thirty-eight (38) lots along Lakeshore Circle, some of which were to have lake frontage on the proposed lake (#3) were platted and some were purchased and some homes built. Harbor Village Drive was not extended into Phase 3, Unit 1 and these lots did not receive Final Plat approval. The 30.55 acres of Phase 3, Unit 1 remains vacant and the lake #3 has not been constructed.

In 2012, an application was submitted to amend the Master Plan and the Preliminary Plat for the 30.55 acre parcel known as Phase 3, Unit 1, reducing the number of lots proposed in this Unit of Harbor Village from forty (42) to one (1), eliminating the proposed lake and the common area. The alignment of the sixty-foot (60') access easement to a future phase was also amended to follow the existing western property line. The common area and proposed 12' pedestrian easement that is shown running behind the lots that front on Lakeshore Circle on the previous plat was proposed for removal as part of the amended plat. This amendment was approved by the Planning Commission.

The decision of the Planning Commission was subsequently appealed to Circuit Court by a number of homeowners in the subdivision. The case was decided in the favor of the Planning Commission in 2017.

The current application is essentially a request to withdraw the previous approved Preliminary Plat from 2012 and to submit for reapproval the prior Preliminary Plat for Unit 1, Phase 3 from 2005 (PSP 2005-43) with minor modifications.

Staff has no major issues with recommending reapproval of a Preliminary Plat that follows the general plan from 2005, since that was the original intent for development of this area and the proposed lot sizes and widths generally follow that of the lots that were platted adjoining this area along Lakeshore Circle.

Staff does have some concerns about the proposed modifications as shown on this Preliminary Plat. The modifications include reducing the lake/pond from 3.25 acres to 1.6 acres in size and reducing the common area around the lake from 9.2 acres to 7.8 acres. There are also two additional lots proposed downstream of the lake, below the impoundment area

The main concern is with the addition of the two new lots below the lake, in an area that was previously planned as common space. It is recommended that these additional two lots be removed, since it is inconsistent with the previous plan. The applicants have indicated that the size of the lake was reduced to avoid impounding water on the back of some lots already platted on Lakeshore Circle. The reduction of the lake size may be unavoidable, but reducing the size of the lake should not necessarily translate into reducing the size of the common area.

All the lots in this phase, as is the case with the existing lots in Harbor Village, require a low-pressure force main system to transmit sewage into the Mallard Point Sewer System. Prior to approval of construction plans the applicant will be required to show there is capacity in the Mallard Point system to serve these lots.

The applicants are proposing to continue Harbor Village Drive and terminate it with a temporary turnaround at the property boundary. There is an additional phase of lots planned (phase 4) beyond this area that was shown on the original Concept Plan approved with the zoning in 1988. The next phase showed a planned roadway connection to Mallard Point. Future development of phase 4 will require a roadway connection to Mallard Point or require approval of an amended Master Plan allowing for a second access from some other public street.

The 24' width proposed for the new road in phase 3 is not consistent with current "urban" road standards. A variance was granted as part of Preliminary plat approval in 2005. It is recommended that a variance be granted again with this proposal to allow construction of the new roadway consistent with the existing Harbor Village Drive width and profile.

Since there is common area proposed, an HOA will be required to own and maintain proposed common areas. This phase is an extension of an existing subdivision with an active HOA. In order to maintain the continuity of the development, these lots should be annexed into the existing Harbor Village HOA at the time of Final Plat recording.

RECOMMENDATION:

Approve the Preliminary Subdivision Plat, subject to the following variance and conditions:

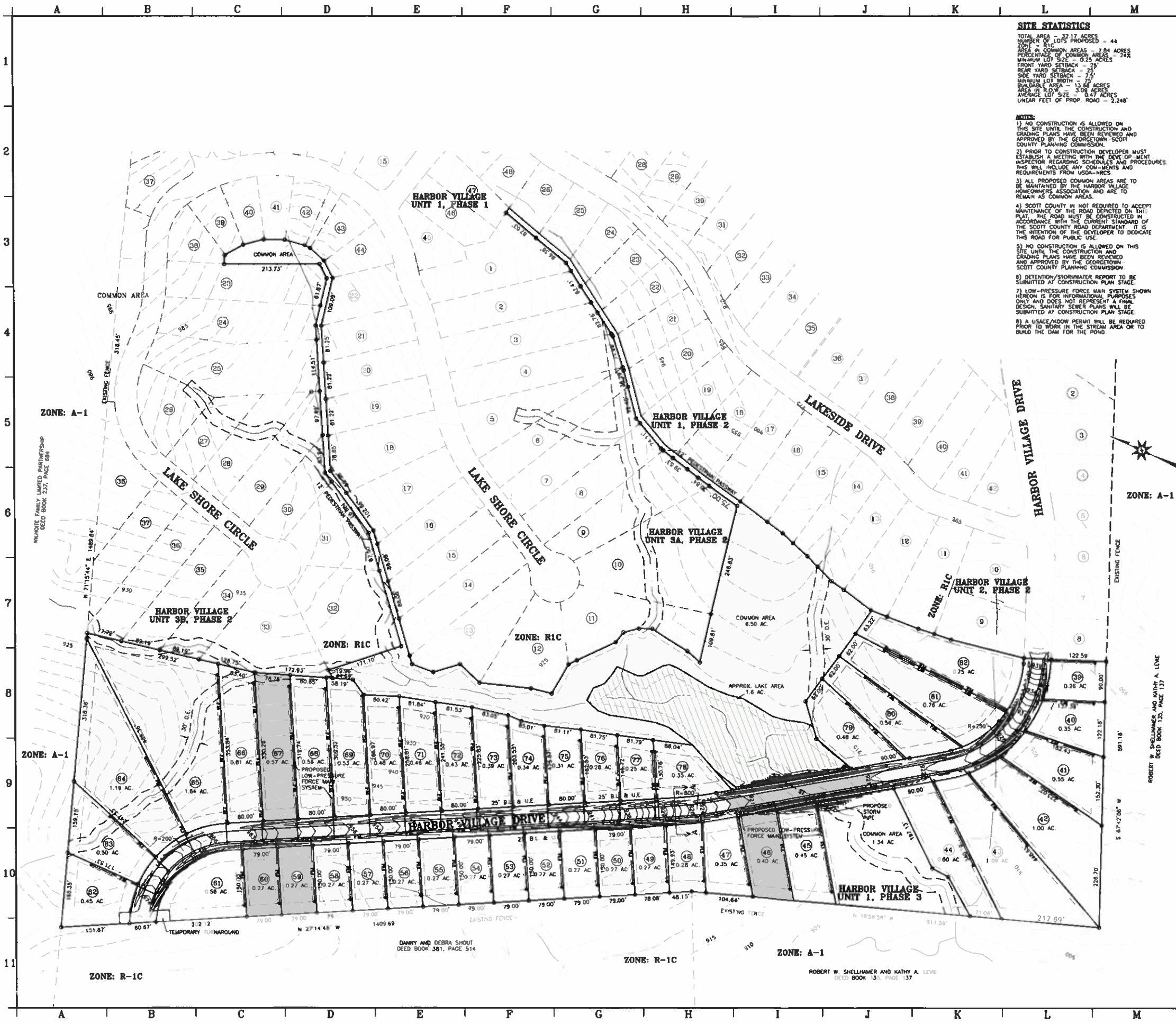
Variance:

Allow roadway width of 24' pavement in 60' Right-of-way to match existing Harbor Village Drive road profile

Conditions:

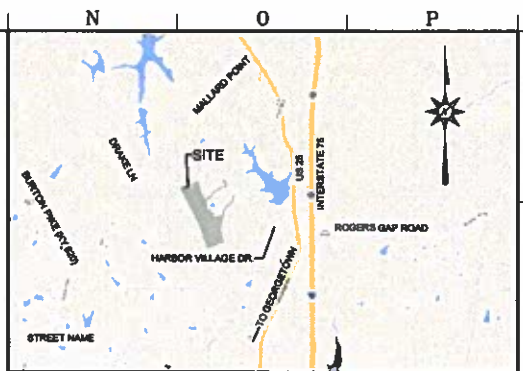
1. Any proposed changes to the Approved Preliminary Plat shall be reviewed and approved by the Georgetown-Scott County Planning staff (minor) or by the Planning Commission (major).
2. The number of lots on the Preliminary Plat shall be reduced to a maximum of 42 lots.
3. All requirements of the previously approved rezoning request and concept plan.
4. All requirements of the Corps of Engineers regarding lake construction, including mitigation to any and all streams impacted.
5. Submit a revised Master Plan for the Planning Commission to review and approve prior to any additional development beyond phase 3.
6. All requirements of Mallard Point Disposal and GMWSS regarding sanitary sewer connection.
7. Preservation of existing trees wherever possible during development. There shall be protective fencing around existing trees prior to construction.
8. Prior to final subdivision plat approval, homeowners association documents are required for the ownership and maintenance of the open space, lake and any common areas. Existing lots shall be made part of the existing Harbor Village HOA.
9. Prior to any construction or grading, the applicant shall meet with the Planning Commission Engineer to review construction policies and establish inspection schedules.

10. There shall be no grading or construction on the site until all required plans (i.e., drainage plans) including Construction Plans have been reviewed and approved by the Planning Commission Engineer.
11. All requirements of the Stormwater Ordinance
12. All applicable requirements of the Zoning Ordinance and Subdivision regulations.
13. 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 plan.
14. This Preliminary Subdivision Plat approval is valid for two years, subject to the requirements of Article 306 of the Subdivision and Development Regulations.



SITE STATISTICS
 TOTAL AREA - 37.17 ACRES
 NUMBER OF LOTS PROPOSED - 44
 ZONE - R-1C
 COMMON AREAS - 7.84 ACRES
 PERCENTAGE OF COMMON AREAS - 21%
 MINIMUM LOT SIZE - 0.25 ACRES
 FRONT YARD SETBACK - 25'
 REAR YARD SETBACK - 25'
 SIDE YARD SETBACK - 7.5'
 MINIMUM LOT WIDTH - 15.72 ACRES
 BUILDABLE AREA - 13.72 ACRES
 AREA OF POND - 3.08 ACRES
 AVERAGE LOT SIZE - 0.84 ACRES
 LINEAR FEET OF PROP. ROAD - 2,248'

- NOTES:**
- NO CONSTRUCTION IS ALLOWED ON THIS SITE UNTIL THE CONSTRUCTION AND GRADING PLANS HAVE BEEN REVIEWED AND APPROVED BY THE GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION.
 - PRIOR TO CONSTRUCTION DEVELOPER MUST ESTABLISH A MEETING WITH THE DEVELOPMENT INSPECTOR REGARDING SCHEDULES AND PROCEDURES. THIS WILL INCLUDE ANY COMMENTS AND REQUIREMENTS FROM USDA-NRCS.
 - ALL PROPOSED COMMON AREAS ARE TO BE MAINTAINED BY THE HARBOR VILLAGE HOMEOWNERS ASSOCIATION AND ARE TO REMAIN AS COMMON AREAS.
 - SCOTT COUNTY IS NOT REQUIRED TO ACCEPT MAINTENANCE OF THE ROAD SHOWN ON THIS PLAN. THE ROAD MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STANDARD OF THE SCOTT COUNTY ROAD DEPARTMENT. IT IS THE INTENTION OF THE DEVELOPER TO DEDICATE THIS ROAD FOR PUBLIC USE.
 - NO CONSTRUCTION IS ALLOWED ON THIS SITE UNTIL THE CONSTRUCTION AND GRADING PLANS HAVE BEEN REVIEWED AND APPROVED BY THE GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION.
 - DETENTION/STORMWATER REPORT TO BE SUBMITTED AT CONSTRUCTION PLAN STAGE.
 - LOW-PRESSURE FORCE MAIN SYSTEM SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT REPRESENT A FINAL REGULAR SANITARY SEWER PLANS WILL BE SUBMITTED AT CONSTRUCTION PLAN STAGE.
 - A USAGE/ADJUV PERMIT WILL BE REQUIRED PRIOR TO WORK IN THE STREAM AREA OR TO BUILD THE DAM FOR THE POND.



VICINITY MAP
SCALE: 1"=3000'

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS 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.

- SITE SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THIS PLAN. ANY DEVIATION FROM THE PLAN, INCLUDING LANDSCAPING, SHALL FIRST BE APPROVED BY THE PLANNING DIRECTOR AND THE COMMISSION ENGINEER. MAJOR MODIFICATIONS OF THE PLAN SHALL FIRST BE APPROVED BY THE PLANNING COMMISSION.
- STORM DRAINAGE FACILITIES, INCLUDING RETENTION BASINS, SHALL BE MAINTAINED FOR PROPER FUNCTIONING FREE OF ANY DEBRIS, SILT, OR TRASH.
- A CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED AND THE BUILDINGS SHALL NOT BE OCCUPIED UNTIL ALL SITE IMPROVEMENTS SHOWN ON THE FINAL DEVELOPMENT PLAN AND LISTED IN THESE CONDITIONS ARE EITHER INSTALLED, OR A BOND OR IRREVOCABLE LETTER OF CREDIT IS SUBMITTED TO THE PLANNING DIRECTOR FOR 125% OF THE COST OF WORK REMAINING TO BE DONE, AS SUBSTANTIATED BY COST ESTIMATES APPROVED BY THE PLANNING DIRECTOR. LANDSCAPING MUST BE CERTIFIED AS COMPLETE BY THE LANDSCAPE INSPECTOR OR BONDED AS DESCRIBED ABOVE.
- THERE SHALL BE NO GRADING OR CONSTRUCTION UNTIL THE FINAL DEVELOPMENT PLAN HAS BEEN APPROVED AND SIGNED BY THE PLANNING COMMISSION EXCEPT AS CONSTRUCTION DRAWINGS ARE APPROVED BY THE PLANNING DIRECTOR FOR SITE DEVELOPMENT. THE BUILDING PERMIT SHALL NOT BE ISSUED UNTIL THE FINAL DEVELOPMENT PLAN IS APPROVED AND SIGNED.

OWNER OR OWNERS _____ DATE _____
 OWNER OR OWNERS _____ DATE _____

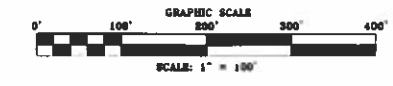
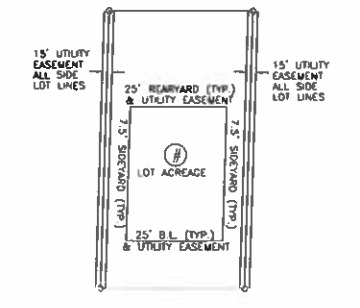
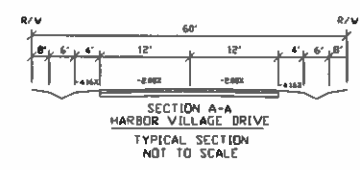
CERTIFICATE OF PRELIMINARY DEVELOPMENT PLAN APPROVAL

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 EXCEPTIONS OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE APPROVAL TO BEGIN CONSTRUCTION OR OBTAINING A BUILDING PERMIT.

CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION _____ DATE _____

PURPOSE OF PLAN

THE PURPOSE OF THIS PLAN IS TO INCREASE THE NUMBER OF LOTS PROPOSED ON THE PARCEL FROM 5 TO 44.



VISION ENGINEERS
 Vision Engineers, Civil Engineers, Geotechnical Land Engineers
 Professional Training and Construction Management
 128 E. Reynolds Road Suite 158, Lexington, KY 40517
 PH: (606) 331-8811 Fax: (606) 321-8895
 www.visioneng.com

PROPERTY OWNER/OWNER:
 PATRIC DUNHAM PROPERTIES LLC
 1200 W. MAIN ST.
 LEXINGTON KY 40501-0000

RESIDENTIAL DEVELOPMENT PHASE 3
HARBOR VILLAGE DRIVE
 HARBOR VILLAGE DRIVE, KENTUCKY
 GEORGETOWN, SCOTT COUNTY, KENTUCKY
PRELIMINARY PLAN

DATE: AUG. 28, 2018

PRELIMINARY PLAN
PP1.0

JOHNSTON PROPERTY
Staff Report to the Georgetown-Scott County Planning Commission
September 13, 2018

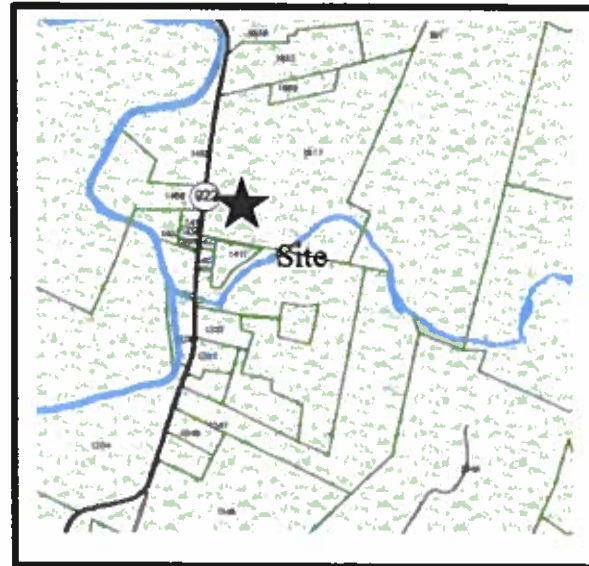
FILE NUMBER: FSP-2018-48

PROPOSAL: Final Subdivision Plat to create one new 6.185 acre tract, leaving a 8.014-acre parent tract.

LOCATION: Newtown Pike

APPLICANT: William Johnston

SURVEYOR: Stephen Carroll



STATISTICS:

Zone	A-1 (Agricultural)
Surrounding Zones	A-1 (Agricultural)
Acreage	Tract 2A : 8.014 acres Tract 2B : 6.185 acres
Proposed Use	Agricultural/Residential
Access	Newtown Pike
Variance Requested	None

BACKGROUND:

The subject property contains 14.199 acres, and is located on Newtown Pike south of Paris Pike in eastern Scott County. The subject property and land surrounding is zoned A-1, Agricultural. The property had been previously subdivided to create the existing tract. The proposed subdivision will create one new 6.185-acre tract with a proposed new entrance from Newtown Pike. The remaining 8.014 acre tract will be accessed by an existing farm entrance from Newtown Pike.

This application is considered a major subdivision and is required to be reviewed by the Planning Commission because the property was previously subdivided after 1999. That plat required all further subdivisions to be approved by the full Planning Commission. The application does not require rezoning since there are three or fewer tracts between 5-10 acres being created.

Plat Review:

The proposed subdivision meets all planning requirements at this time. All tracts show the required 50-foot setbacks on all property lines and have at least 250 feet of width at the building line. The Health Department will need to conduct a site evaluation for the newly configured tracts to certify that an on-site septic system is feasible, but have not indicated any anticipated problems.

The proposed new tract 2B would require an entrance permit from KYTC. Tract 2A is proposed to continue to use the existing entrance. Only two users have been assigned to this access, which complies with the *Subdivision Regulations*. A maintenance agreement exists signed by both parties that share this driveway and appears on the plat. Utility providers shall certify that the lot can be served by utilities and/or has required utility easements in place.

RECOMMENDATION:

Approve the Final Subdivision Plat to create a 6.185-acre tract, leaving a remainder 8.014-acre tract with the following conditions of approval:

Conditions of Approval:

1. Any future subdivisions, revisions, or amendments to the approved subdivision plat must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
2. All applicable requirements of the *Zoning Ordinance*.
3. Tract 2B shall obtain a new entrance permit from KYTC.
4. Shared driveway shall include maintenance agreement language on plat.
5. Utility Block shall be included on plat.
6. All applicable requirements of the *Subdivision & Development Regulations*.
7. 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 subdivision plat.
8. This preliminary subdivision plat is valid for a period of two years in accordance with Section 306 of the *Subdivision and Development Regulations*.

NOTES:

1. SOURCE OF TITLE FOR THE WILLIAM JOHNSTON PROPERTY, 1423 NEWTOWN PIKE (KY 922), SCOTT COUNTY KENTUCKY, IS FOUND IN DB. 392, PG. 346, IN THE SCOTT COUNTY CLERK'S OFFICE.
2. THE PROPERTY SHOWN ON THIS SURVEY IS SUBJECT TO ALL EASEMENTS OF RECORD OR APPARENT.
3. BASIS OF BEARINGS FOR THIS SURVEY IS A GRID NORTH BEARING READING TAKEN WITH A CARLSON BR-5, DUAL FREQUENCY, GNSS ROVER, IN CONJUNCTION WITH THE KYDOT VRS FOR RTK CORRECTION, ON JULY 9, 2018.
4. A RADIAL GPS SURVEY WAS PERFORMED USING A CARLSON BR-5, DUAL FREQUENCY, GNSS ROVER IN CONJUNCTION WITH THE KYDOT VRS, FOR RTK CORRECTION. MULTIPLE OBSERVATIONS WERE MADE AT EACH CORNER LOCATION.
5. THE CALLS HAVE NOT BEEN ADJUSTED BY ANY METHOD.
6. THE SURVEY SHOWN HEREON COMPLIES WITH THE REQUIREMENTS OF 201 KAR 18.150.
7. THIS SURVEY REPRESENTS A NEW BOUNDARY SURVEY FOR BOTH TRACTS SHOWN.
8. NO MORE THAN (3) TRACTS MAY BE ACCESSED BY A GRAVEL DRIVE. IF MORE THAN (3) TRACTS ARE ACCESSED BY A GRAVEL DRIVE THE DRIVE MUST BE UPGRADED TO CURRENT PUBLIC/PRIVATE ROAD STANDARDS.
9. THE PARENT TRACT CAN BE SEEN AS TRACT 2 - 14.202 ACRES ON A SUBDIVISION PLAT FOUND IN PLAT CAB. 12, SLIDE 57.
10. THE COST FOR MAINTAINING THE 30' ACCESS EASEMENT WILL BE SHARED EQUALLY BY THE OWNERS OF LOT 2A AND LOT 3, PER ORIGINAL PLAT.
11. ANY NEW ENTRANCES ONTO NEWTOWN PIKE WILL REQUIRE A KY DEPARTMENT OF TRANSPORTATION ENCROACHMENT PERMIT.

HEALTH DEPARTMENT CERTIFICATION
 I HEREBY CERTIFY THAT THE SEWAGE TREATMENT SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION ON THIS PROPERTY FULLY MEETS THE REQUIREMENTS OF THE KENTUCKY STATE HEALTH DEPARTMENT AND IS HEREBY APPROVED.

DATE: 8/29/2018
 AUTHORIZED REPRESENTATIVE: M. Adams, R.S.

CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES
 I HEREBY CERTIFY THAT KY SHALL SUPPLY THE ELECTRIC SERVICE AND THAT THE PROPOSED UTILITY EASEMENTS OF SAID DEVELOPMENT MEET THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER APPLICABLE REQUIREMENTS.

DATE: 8/29/18
 AUTHORIZED COMPANY REPRESENTATIVE: [Signature]

CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES
 I HEREBY CERTIFY THAT Kentucky American SHALL SUPPLY THE WATER SERVICE AND THAT THE PROPOSED UTILITY EASEMENTS OF SAID DEVELOPMENT MEET THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER APPLICABLE REQUIREMENTS.

DATE: 8/28/18
 AUTHORIZED COMPANY REPRESENTATIVE: T. Adams

- LEGEND**
- - IRON PIN SET WITH ID CAP "PLS #3241" 1/2" x 18" REBAR.
 - - IRON PIN FOUND WITH ID CAP AS NOTED.
 - - NEW TRACT BOUNDARY LINE.
 - - - - 50' BUILDING LINE OFFSET.
 - - PARENT TRACT PROPERTY LINE.

PLAT PURPOSE

PURPOSE OF PLAT IS TO SUBDIVIDE TRACT 2 - 14.198 ACRES INTO TWO INDIVIDUAL TRACTS. TRACT 2A WILL CONTAIN 8.014 ACRES AND TRACT 2B WILL CONTAIN 6.185 ACRES, WITH NO RESIDUAL LAND REMAINING.

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 STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN 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.

WILLIAM JUSTIN JOHNSTON DATE

CLIENT INFORMATION

WILLIAM JUSTIN JOHNSTON
 227 MARY ROSE LANE
 NICHOLASVILLE, KY 40356



VICINITY MAP

CERTIFICATION OF ACCURACY

I HEREBY CERTIFY THAT THE PLAT 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.

DATE: Aug 17, 2018
 SURVEYOR: Stephen D. Carroll
 STEPHEN D. CARROLL - KY PLS #3241

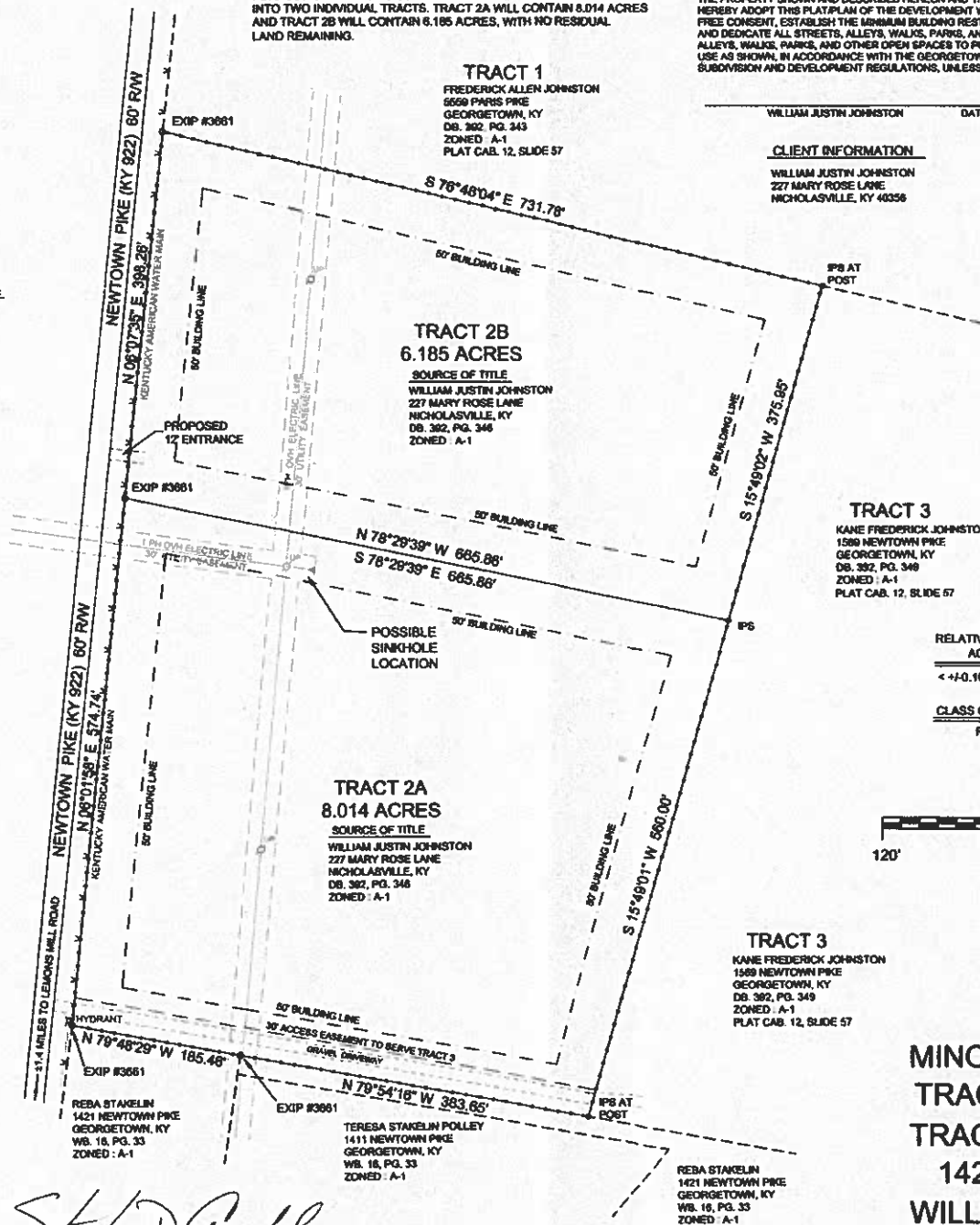
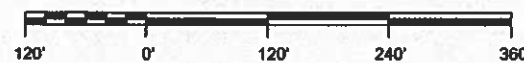
RELATIVE POSITIONAL ACCURACY
 < +0.10' + 200 PPM

CLASS OF SURVEY
 RURAL

DATE OF PLAT: 7-12-18

DATE SURVEYED: 7-9-18

SCALE 1" = 120'



BY: Stephen D. Carroll
 STEPHEN D. CARROLL
 CARROLL LAND SURVEYING
 P.L.S. #3241
 1085 GOGGIN LANE
 DANVILLE, KY 40422
 (502) 803-1318



MINOR SUBDIVISION PLAT
TRACT 2A - 8.014 ACRES
TRACT 2-B - 6.185 ACRES
1423 NEWTOWN PIKE
WILLIAM JUSTIN JOHNSTON
EAST SIDE OF NEWTOWN PIKE (KY 922)
DEED BOOK 392, PAGE 346
± 1.4 MILES NORTH OF LEMONS MILL ROAD
SCOTT COUNTY, KENTUCKY