

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

AGENDA

September 11, 2025

6:00 p.m.

I. COMMISSION BUSINESS

- A. Approval of August invoices
- B. Approval of August 14, 2025 minutes
- C. Approval of September 11, 2025 agenda
- D. Items for postponement or withdrawal

II. OLD BUSINESS

- A. ZMA-2025-34 North Hamilton Street – POSTPONED
- B. ZMA-2025-36/PDP-2025-37 The Stables at Blossom Park - POSTPONED
- C. PDP-2024-48 Georgetown Commons Compliance Review (Signs & Elevations)

III. OTHER BUSINESS

- A. Staff Update – RV Ordinance Draft
- B. Georgetown City Council & Georgetown-Scott County Planning Commission Joint Session
- C. Update of Previously Approved Projects and Agenda Items

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
August 14, 2025

The regular meeting was held in the Scott County Courthouse on August 14, 2025. The meeting was called to order by Chairman Charlie Mifflin at 6:00 p.m. Present were Commissioners James Stone, Mary Singer, Duwan Garrett, Melissa Adair, Brad Green, David Vest, Harold Dean Jessie, Director Holden Fleming, Planners Elise Ketz, Rhett Shirley, Mark Carper, Engineer Ben Krebs and Attorney Charlie Perkins. Absent was Commissioner Jessica Canfield.

Motion by Singer, second by Green to approve the July invoices. Motion carried.

Motion by Singer, second by Stone to approve July 10, 2025 minutes. Motion carried.

Motion by Green, second by Vest to approve the August agenda. Motion carried.

Postponements/Withdrawals

Chairman Mifflin stated that North Hamilton Street (ZMA-2025-34) and The Stables at Blossom Park (ZMA-2025-36/PDP-2025-37) will be postponed until the next regularly scheduled meeting.

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

PDP-2025-13 Legacy Run Commerce Park- Preliminary Development Plan for 2.25 million square feet of building area across several buildings with associated parking and landscaping located at 892 Delaplain Road and Old Delaplain Road.

Ms. Ketz stated if the application is approved a consolidation plat would be needed. She stated the current zone is I-1 with A-1, BP-1, and I-1 surrounding the property. She stated the proposed use is manufacturing, warehousing and industrial. She stated the access roads would be Delaplain, Anderson and Industry Road to Cherry Blossom Way. She stated the applicant is requesting two variances.

She stated the property was rezoned and annexed into the city in 1991. She stated the property was known as the Ramsey Ward Industrial Project. She stated the property has a Certificate of Land Use Restriction that was filed in 1992 that has requirements set when the property was rezoned. She stated the restrictions are broken into general conditions, preliminary development plan and final development plan. She stated some of the conditions don't apply but four conditions would. She stated those conditions included buffering along A-1 zoned property, tree preservation along Old Delaplain Road, sewer availability, and open space easement and access management.

She stated the proposed application has eight buildings on approximately 160 acres. She stated lot coverage would be 32% with 1,298 proposed parking spaces and 419 truck parking spaces. She stated estimated maximum amount of staff at 1,946.

She stated building setbacks would be 50 feet from the front and zero on the side and rear unless adjoining a residential zone then it would be 50 feet. She stated the maximum height allowed is 75 feet.

She stated staff have been working with the applicant and the requested setback variance is not needed. She stated the plans have changed to follow the CLUR filed previously.

She stated the proposed application will be built in phases with construction starting in the eastern part of the property.

She stated Cranetown Lane is a gravel road that would go through proposed buildings to access an adjoining property. She stated the road is the only way for that property owner to access their property. She stated staff recommend conditioning approval upon an agreement being reached for that property owner to be able to access their property.

She stated the applicant proposes two driveways accessing Anderson Road, one driveway to Delaplain Road, and two driveways to Industry Road. She stated the roads need improvements to accommodate the extra traffic and weight of vehicles. She stated internal roads not serving parking lots will be built to city industrial standards for future dedication to the city.

She stated a realignment of Delaplain Road is proposed further into the project site and lengthening the queuing space for the intersection of Cherry Blossom Way by several hundred feet.

She stated a traffic impact study was required. The traffic engineer performed a traffic study at eight intersections. The proposed trips for both phases in the morning are 919 and 994 in the afternoon. She stated delays identified at Cherry Blossom Way and Enterprise Way are not expected to worsen with the additional traffic. She stated the traffic study suggests converting the intersection at Cherry Blossom Way at Delaplain Road to a 3-way intersection and that a signal would not be needed until Phase 2 buildout. She stated adding an eastbound left turn lane from Delaplain Road onto the project site as well to improve road infrastructure.

She stated 2036 is the projected buildout of the site. She stated that it would include installing a signal at Cherry Blossom Way at Delaplain Road, eastbound turn lane onto Anderson Road from Delaplain Road, widening Anderson Road, and signal timing adjustments to Cherry Blossom Way and Sims Pike.

She stated the traffic study identified that the light would not be warranted at Phase 1 but staff recommended that the light be installed at Cherry Blossom Way and Delaplain Road at the start of Phase 1 in preparation for future phases of development.

She presented the landscape plan for the agricultural buffers, the VUA perimeter and the CLUR previously approved.

She stated in the southeast area of the site is a stream with a drainage area in excess of 50 acres. She stated there are 4 options for the stream. She stated the first option stream is 900 linear feet and would need to change the layout of the site plan to not disturb the stream. She stated the second option is to reroute the stream while the third option is for the applicant to enter into an agreement with the City of Georgetown for off-site improvements to stream or wetlands equal to the disturbed area preferably in the Lanes Run watershed area. She stated the fourth option is to enter into an agreement with the City of Georgetown for payment of mitigation between the applicant and the Army Corps of Engineers.

She read through the 23 conditions of approval.

Commissioner Singer questioned if there is a recorded easement for Cranetown Lane. The applicant stated it is described as a dirt road in documents.

Commissioner Singer requested clarification on the traffic signal installation. Ms. Ketz stated according to the traffic study it would not be needed until Phase 2, but staff would like it to be installed with Phase 1 construction.

Chairman Mifflin requested clarification of previously approved projects on Industry Road. Brian Traylor, 327 Sims Road, stated the property is industrial zone.

Brian Ward, Palmer Engineering, stated the reasoning for enhanced mitigation for the stream is not to lose the building area and quality of the stream.

Mr. Krebs stated streams and industrial areas don't mix very well.

Mr. Traylor questioned if the top part of the plan in phase 2 has been reviewed. Mr. Ward stated there is a higher area in that location and he explained the flow of the water.

Ed Thompson, 830 Delaplain Road, stated he owns the property north of the site. He stated Cranetown Lane is a rock road because he or his father has had the rock put on the road. He stated the road is an old county road that used to have rocks put down by the county. He stated the property has been in his family since 1873 and he is not going to reroute his access to his property.

Julie McMclanahan, 1183 Rogers Gap, questioned when is enough enough. She stated she lives where she does because she does not want to be in the city.

Charles Helms, 261 Anderson Road, stated his concern regarding the traffic for Anderson Road and Delaplain Road.

Mike Brown, Sims Road, questioned if the plan includes the cemetery on Old Delaplain Road. Mr. Ward stated the cemetery is located in phase 2 and it would have to be relocated.

Jacob Cassady, developer, stated phase 1 would not affect Cranetown Lane but stated they are willing to work with Mr. Thompson regarding his access to his property.

April Castle, 1061 Anderson Road, stated her concern for road safety and she stated she did not move there to deal with an industrial park.

Bobby Shrout, 111 Brooklane Drive, stated his concern about noise if approved. He stated his concern about the traffic it would cause on Delaplain Road.

John Bishop, resident, stated he has been picking up garbage in Scott County for 30 years. He stated most of the roads are narrow in the county.

Phyllis Gibson, 862 Sims Pike, stated the traffic is bad in that area.

Ms. Ketz stated the development will not have direct access to Industry Road, instead using easements to the property.

Mr. Shrout questioned why not build in the industrial park already in the county.

Commissioner Green stated he does feel the county needs more industrial.

Bob Vlach, 740 Sims Pike, stated the Commission can decide the size and whether to approve the plan or not.

Chairman Mifflin stated the buildings on the plan are under the size limit for industrial use.

Mr. Ward clarified that this application is for preliminary development plans for both Phase 1 and 2.

After further discussion, **Motion by Green, second by Jessie, to deny PDP-2025-13 due to traffic and access point to Cherry Blossom for this size development. Motion carried 5 -3 with Singer, Stone, and Garrett dissenting.**

ZMA-2025-23 Bluegrass Metal Recyclers, LLC – Zoning Map Amendment for 53.5 acres from A-1 (Agricultural) to I-2 (Heavy Industrial) located at 300 Sims Pike.

Chairman Mifflin opened the public hearing.

Ms. Ketz stated that to the north and east adjoin agricultural property and to the south adjoins light industrial. She stated to the west of the property is the railroad.

She stated the access to the property is Sims Pike.

She stated the property adjoins city limits along the south boundary. She stated after discussions with the city, if the zone change is approved, the applicant will not try to get the property annexed into the city. She stated the property would go before Fiscal Court.

She stated the applicant would have to get a conditional use permit before beginning operation due to the auto salvage yard and outdoor storage prior to operation of the proposed business.

She stated the property does have floodplain along the west boundary and a stream that travels from east to west on the property.

She stated the applicant does propose a railroad spur as access to the site.

She stated Sims Pike is 18-foot wide. She stated Sims Road is recommended to be 28-foot wide to accommodate additional traffic.

She stated the Future Land Use Map shows the site inside the Georgetown Urban Service Boundary.

She stated the creek corridor area must be rezoned to C-1 Conservation.

She stated the proposed rezoning to Heavy Industrial aligns with the Future Land Use map and several Goals and Objectives of the Comprehensive Plan, but Sims Pike does not meet the standards for industrial development.

She stated the applicant would be responsible for all offsite road and water and sewer improvements required to serve the proposed development. She stated staff is making no recommendation to Fiscal Court and instead leaving the decision for Fiscal Court to decide.

Commissioner Adair requested clarification of a comment made about Sims Pike during the last application.

Commissioner Singer questioned if the Planning Commission has not given a recommendation to Fiscal Court before. Chairman Mifflin stated he recalls going to Fiscal Court to explain.

Jon Woodall, representing applicant, stated the company is currently opening a site in Winchester. He stated the applicant already owns the property. He stated the owner realizes they will spend a lot of money to meet the requirements before opening the business.

Commissioner Jessie requested clarification that the applicant owns the property. Mr. Woodall stated the applicant does own the property.

Jerry Joiner, applicant, stated that they do not process solid waste.

Mr. Fleming stated as discussed at workshop the applicant had a transfer station on the concept plan but does not want to proceed with that at the moment.

Mr. Joiner stated this facility would be his second in the state, but he does have facilities in other states. He clarified the auto salvage would be dealer direct not available to the public. He stated railroad access is the big advantage to this property.

Commissioner Jessie requested clarification on staff's no recommendation.

Chairman Mifflin questioned why the conditional use permit was not done first. Mr. Fleming explained that the rezoning has to be completed first.

A resident stated her concern about how far industrial use will go on Sims Pike.

Juan Carpio, 545 Sims Pike, stated his traffic concerns.

Mr. Traylor stated his property is across from the proposed location. He questioned would the proposed development affect his property values.

Lyndsey and Cage Cruise, 557 Sims Pike, stated Sims Pike cannot handle the traffic, and she is worried about the environmental concerns. He stated how recycling facilities have different rules than landfills.

Greg Schickel, 384 Sims Pike, stated his property is the adjoining property to the north. He stated his concern for the property values, increased traffic, and environmental concerns.

Ms. McClanahan stated her concern with the railroad blocking traffic and the noise from the trains.

Danielle, Rogers Gap Road, stated her concern with the trains and increased traffic due to her job in the healthcare field.

Sherri Beth Mullanix, 365 Sims Pike, stated her concern for the taxpayers having to pay for the road improvements.

Mr. Traylor stated his concern that the road improvements would affect his neighbor's property.

Stephen Watson, 714 Delaplain Road, stated he does not want to lose any of his property.

Mr. Cruise questioned how the 28-foot property would be gained for the road improvements if the project passes.

Kevin Farley, 185 Davis Turkeyfoot Road, stated that a lot of people pull trailers on that road and with the dips in the road widening cannot help that.

Mr. Bishop stated there is approximately 8 businesses on Sims Pike. He stated with the surrounding industrial businesses there is a lot of scraps produced that would be shipped out on the railroad. He stated it would be a way to get scrap out of the county and save it from the landfill. He stated the transfer station is too small to handle all the waste.

Ms. McClanahan stated if this property is rezoned industrial there will be no going back.

Mr. Vlack stated the applicant purchased the property to be able to do what they want.

Commissioner Singer stated the Commission should approve projects on land already zoned industrial instead of rezoning agricultural land in her opinion.

Dennis Jenkins, resident, stated he is opposed to the rezoning.

Kenneth Vanhooose, 478 Sims Pike, stated when the landfill was open, he kept getting nails in his tires from falling debris.

Tammy Singer, resident, questioned why the Commission is willing to change the zoning when the previous application was denied.

Mr. Vlack stated property is rezoned without infrastructure in place.

Sharon Pennington, 547 Sims Pike, stated she sees RVs on Sims Pike that are going to the RV Park. She stated she does not want to see a junkyard on Sims Pike.

Roy Cornett, 126 E Main Street, stated he served on the 2024 Comprehensive Plan committee and helped designate that area as industrial.

Mr. Carpio stated a lot of people drive along the road to see the farms.

Chairman Mifflin closed the public hearing.

After further discussion, **Motion by Jessie, second by Adair to deny the rezoning request (ZMA-2025-23) on the basis of safety, infrastructure and environmental concerns. Motion carried 6-2 with Singer and Stone dissenting.**

Other Business

Mulch Walking Trails – Villages at Falls Creek Phase 1

Mr. Perkins explained that there is \$8,000.00 left from a bond for mulch walking trails in Villages at Falls Creek. He stated the Planning Commission could not build them with the amount of money left. He stated there would be easements that would have to be obtained, and it should just be released and returned to the bank that issued the bond.

Steve Brukwicki, Village of Falls Creek HOA President, stated that the subdivision does not want the trails due to safety, liability, flooding and maintenance.

Joey Smith stated that the money is to be returned to him, not the bank.

Motion by Singer, second by Vest to return the bond money to the bank and release the bond. Motion carried unanimously.

Mr. Perkins left the meeting.

ZMA-2025-32 Mulberry Street – Zoning Map Amendment from B-1 (Neighborhood Commercial) to B-3 (Central Business District) located at Mulberry and Main Street in Stamping Ground.

Chairman Mifflin opened the public hearing.

Mr. Carper stated the rezoning request has changed from the original request in the staff report. He stated the applicant is wanting to build a single-family dwelling on the lot. He stated B-3 does not allow single family residential, so the applicant has changed the request to R1-B. He stated staff are not giving a recommendation on the rezoning.

He stated the lot is small. He stated the applicant stated that the lot previously had a home on the lot before the 1974 tornado.

He stated the Future Land Use Map designates the area as mixed-use. He stated the property is within an identified Neighborhood Center.

He stated to build a house on the lot, if rezoned to R-1B, it would most likely need variances to fit the house on the lot.

He stated the R-1B zone may make it difficult for future mixed-use developments in the area. He stated staff feels the proposed R1-B zone may fail to meet the requirements of KRS 100.213.

Chairman Jessie questioned if rezoning would go to Stamping Ground for a decision. Mr. Carper stated the city of Stamping Ground would review.

Rob Jones, applicant, stated he wants to build a house for his son.

Ryan Hayden, 3357 Main Street, stated originally he thought it was going to be zoned business, and he was not in favor of that. He stated he does have concern about the size and the closeness a house would be.

Chairman Mifflin closed the public hearing.

Motion by Singer, second by Jessie to recommend approval of the rezoning request (ZMA-2025-32) on the basis that the current zoning is inappropriate and the proposed zoning is appropriate. Motion carried unanimously.

Other Business

RV Ordinance Workshop

Mr. Shirley gave a brief overview of the proposed RV ordinance. He stated the RV ordinance is for the unincorporated areas of Scott County only. He stated when the time comes to vote on the ordinance it would then go to Fiscal Court only for approval.

Commissioners Green and Vest suggested changing the language to tillable farmland that is eligible for RV park designation.

Dick Murphy, attorney, expressed concerns on the changes to the ordinance.

Dick Murphy, resident, stated that he spoke with neighbors regarding their thoughts about the ordinance. He stated that many people were at the July RV Public Workshop.

Chairman Mifflin adjourned the meeting.

Attest:

Charlie Mifflin, Chairman

Charlie Perkins, Secretary

GEORGETOWN COMMONS PRELIMINARY DEVELOPMENT PLAT

Compliance Review for
PDP-2024-48

Georgetown-Scott County Planning Commission
September 11, 2025

FILE NUMBER: PDP-2024-48

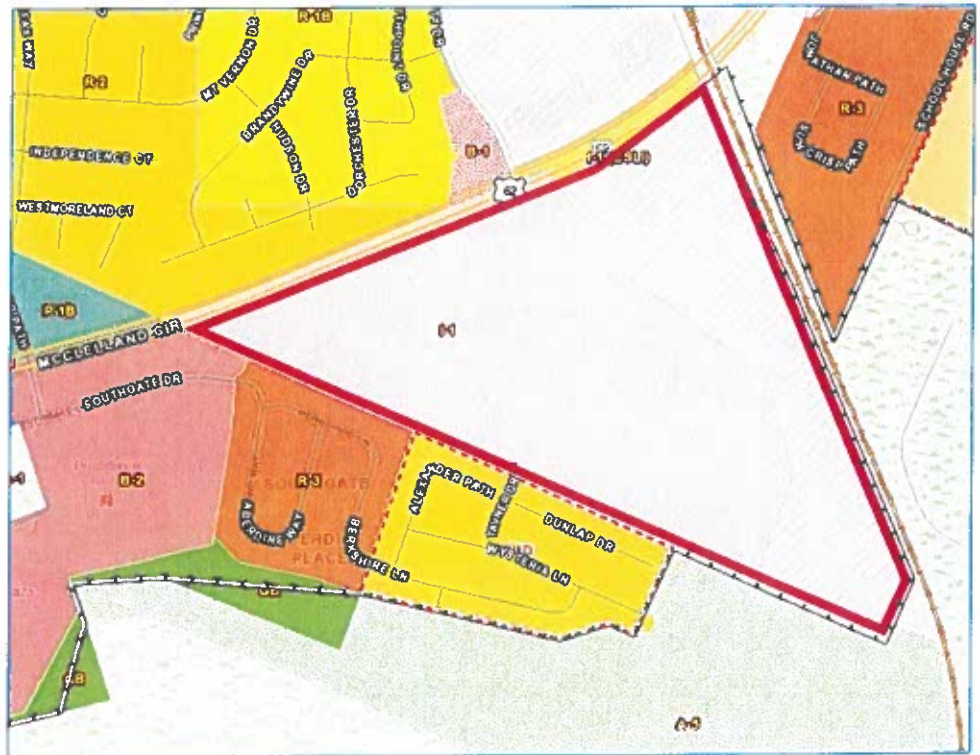
PROPOSAL: Compliance
Review for
Onsite
Signage &
Building
Elevations

LOCATION: McClelland
Circle

OWNER: Charles
Bringardner &
Anne Graham

APPLICANT: Hogan Realty
and
Jon Woodall
Esq.,
McBrayer Law

CONSULTANT: Derek Triplett,
Land Design &
Development Inc.



BACKGROUND:

On November 14, 2024 Hogan Real Estate Company, "hereinafter the Applicant" received approval of a preliminary development plan (PDP-2024-48) for the "Georgetown Commons" project.

In approving the preliminary development plan, the Georgetown – Scott County Planning Commission placed 19 conditions of approval on the project which were agreed to by the applicant and are binding.

The applicant has now requested that the Planning Commission make a determination of compliance on two of the 19 conditions: specifically, condition #1 ("All applicable requirements of the Zoning Ordinance and Subdivision & Development Regulations. This shall include all requirements of the Big Box Development & Regulations") and condition #18 ("The applicant will submit and be bound by an updated Master Sign Plan reducing all proposed signage to 35 feet *[in height*]* or under and reducing all proposed signage to less a total of 350 sq. ft. per sign face *{on monument or free standing signs*}*, and other conditions necessary to enact the recommendations of this document. Additionally, the updated Master Signage Plan shall include details relating to any other signage expected within this development including but not limited to, wall signs, directional signs, and informational signs."

Staff has reviewed the submitted documents for compliance with both the original conditions as well as the relevant development regulations.

Note: Language added by staff is not found in the original conditions but needed to clarify specific metrics and requirements as supported by the original staff report.*

ISSUES & ANALYSIS:

The applicant has submitted several "Big Box" elevations as well as an updated "Master Signage Plan" for Staff to review for compliance.

Big Box Design Standards:

Condition #1 of PDP 2024-48 requires the applicant to meet all applicable requirements of the Zoning Ordinance and Subdivision & Development Regulations, including **all requirements of the Big Box Development & Regulations**. Big Box standards apply only to developments where a single tenant occupies more than 50,000 square feet. It should be noted that the specific architectural standards of our adopted "Big Box" regulations are presented as guidelines and as such should allow for an inherent level of flexibility as the applicant pursues the overall goals of the regulation, namely architectural variety, compatible scale, pedestrian and bicycle access, and mitigation of negative impacts.

The applicant has submitted a number of elevations for review to the planning staff. In reviewing these designs, they appear consistent with the goals and objectives of the architectural features found within the "Big Box" regulations. Staff believes the elevations as

submitted would allow for the applicant to be in compliance with the second half of condition #1 but would still need to demonstrate compliance with all other development regulations at time of development.

Master Signage Plan:

A Master Sign Plan is intended to promote consistency among signs within a development and enhance the compatibility of signs with the architectural and site design features within a development.

The updated Master Signage Plan, as submitted, is in compliance with condition #18 for all free standing and monument signs and requires no further analysis. New to this signage plan, however, are plans and specifications for wall signs/ façade signs. Both the sizes and number of proposed signs differ from existing standards and as such require additional analysis.

The updated Master Signage Plan includes a sliding scale for attached wall signage based on the area of a building's façade. This differs from the adopted standards. The Georgetown Sign Ordinance allows for one wall sign per frontage & is limited to 150 sq. ft. regardless of façade square footage.

This concept of adjusting the square footage allowance of attached signage based on façade size is not considered within the existing Georgetown Sign Ordinance, but this method is compatible with both the style of development of PDP 2024-48, as well as the intent of the Master Sign Plan requirement as it allows the proposed signage to align with the architectural and site design features within this development.

As such, Staff believes the submitted Master Signage Plan meets the intent of condition #18, and the Planning Commission may find the applicant is in compliance with this condition. Lacking strict dimensional compliance, however, The Planning Commission may find it is necessary to review this updated plan against the requirements of KRS 100.243 similar to consideration originally made for other previously approved onsite signage. In this case, staff believes the requirements of KRS 100.243 are met as the strict application of the Sign Ordinance will create an unnecessary hardship on the applicant.

FINDINGS:

1. The submitted elevations would satisfy the architectural design standards of the adopted "Big Box" regulations.
2. The Updated Master Signage Plan meets the intent of Condition #18 of PDP 2024-48.
3. The implementation of the updated Master Signage Plan will not affect the *public health, safety, or welfare, will not alter the essential character of the general vicinity, will not cause a*

hazard or nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations. And the granting of a dimensional variance for attached wall signage, as shown in the updated "Master Signage Plan" would be supported by KRS 100.243.

RECOMMENDATION:

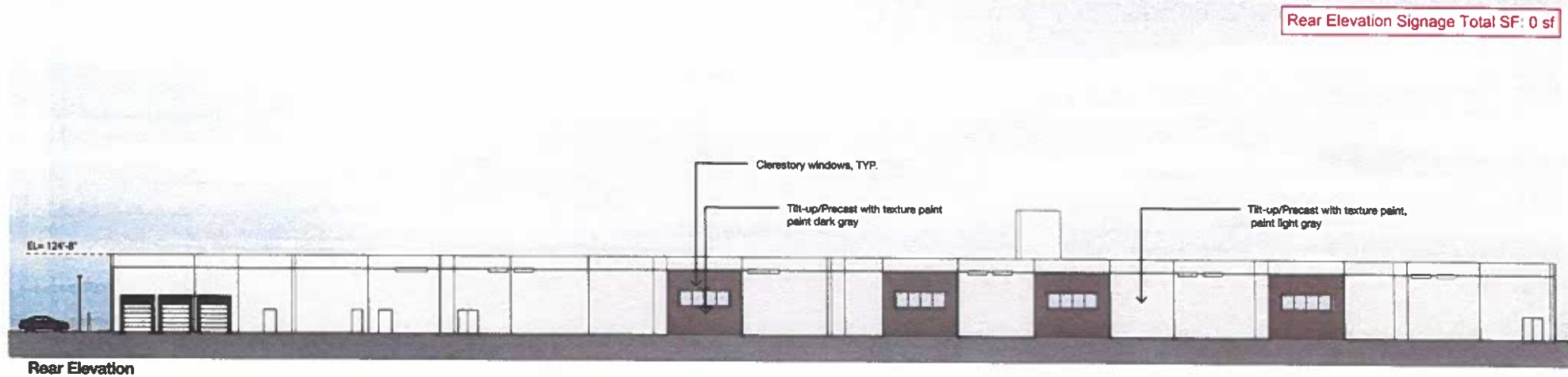
Staff recommends the Planning Commission confirm the submitted elevations meet the architectural requirements of the adopted "Big Box" regulations and the applicant is in compliance with this portion of the original condition of approval (second half of condition #1).

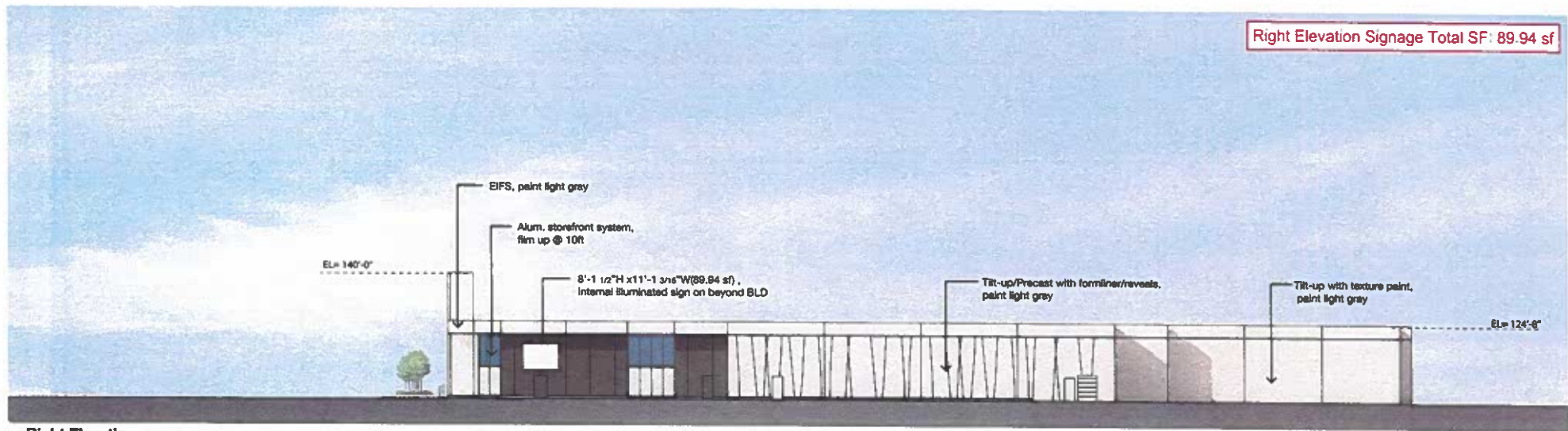
Staff recommends the Planning Commission confirm the updated Master Signage Plan complies with the original intent & spirit of condition #18 of PDP 2024-48 and that the applicant utilizing the updated Master Signage Plan is in compliance with condition #18.

Additionally, Staff recommends the granting of any specific dimensional & design variances needed to implement the submitted Master Signage Plan with the following conditions of approval.

Conditions of Approval:

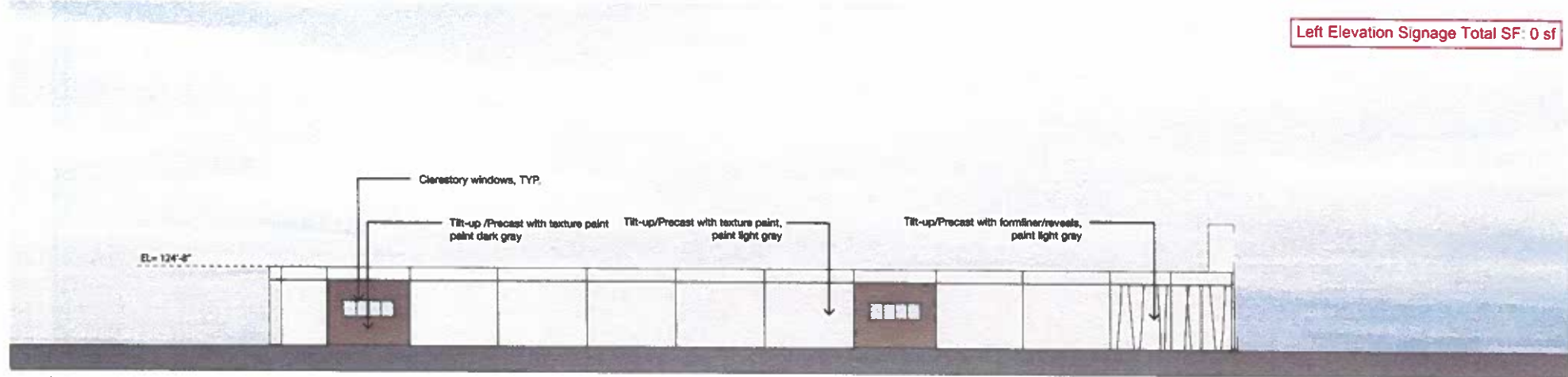
1. This property is subject to all requirements of the Georgetown – Scott County Zoning Ordinance and Subdivision and Development Regulations not hereunto granted a variance from.
2. The Applicant shall comply with all requirements of other federal, state, and local regulatory entities.
3. All previously approved conditions of PDP 2024-48.
4. The Applicant shall return to the Board prior to any changes in the approved conditions, Master Signage Plan, or major changes to the submitted elevations.





Right Elevation Signage Total SF: 89.94 sf

Right Elevation



Left Elevation Signage Total SF: 0 sf

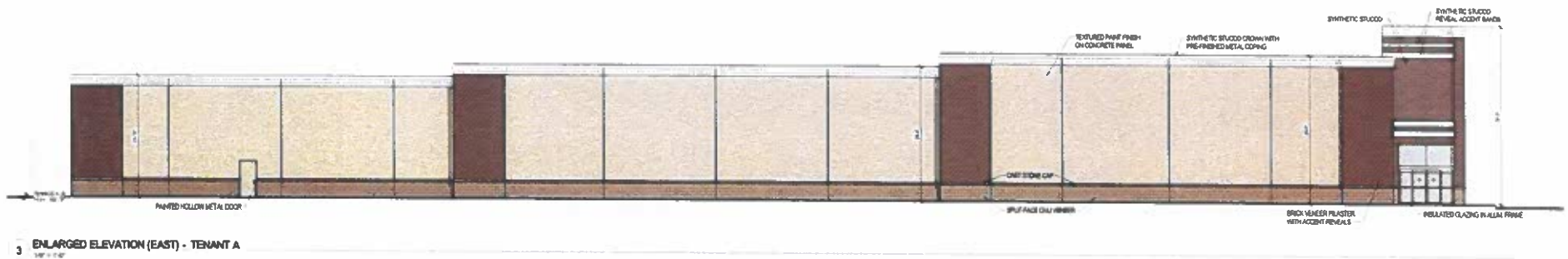
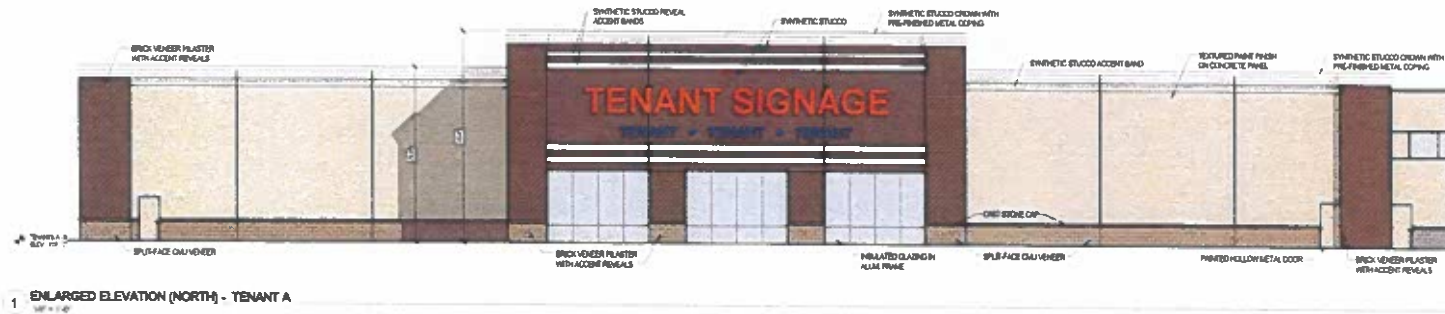
Left Elevation



Single Entry, Georgetown, KY
Proposed Exterior Elevations

Preliminary Design
07/10/2025

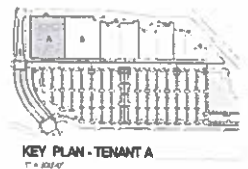




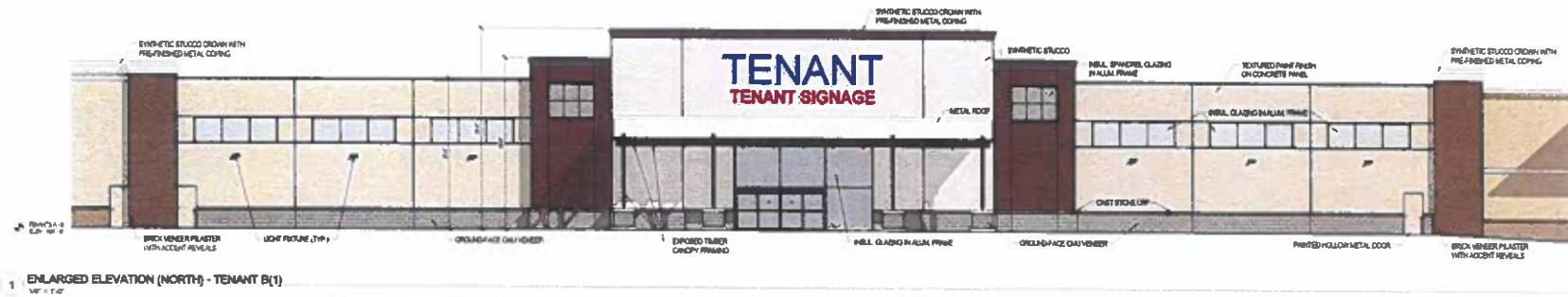
TENANT A FRONT & SIDE ELEVATIONS

SCALE: As indicated

GEORGETOWN COMMONS - TRACT 2
McCLELLAND CIRCLE
GEORGETOWN, KY 40324



08.25.2025
DONHOFF KARGL NALL ARCHITECTS

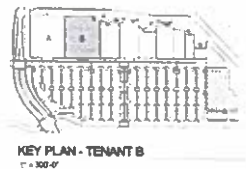


1 ENLARGED ELEVATION (NORTH) - TENANT B(1)
1/4" = 1'-0"

TENANT B(1) FRONT ELEVATION

SCALE: As Indicated

GEORGETOWN COMMONS - TRACT 2
McCLELLAND CIRCLE
GEORGETOWN, KY 40324

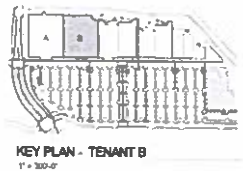


08.25.2025
DONHOFF KARGL NALL ARCHITECTS



TENANT B(2) FRONT ELEVATION

SCALE: As Indicated





1 TENANT A



2 TENANT B(1)



3 BUILDING 1 OVERALL ELEVATION
1/32" = 1'-0"

BUILDING FRONT ELEVATION & 3D VIEWS B(1)

SCALE 1/32" = 1'-0"

GEORGETOWN COMMONS - TRACT 2
McCLELLAND CIRCLE
GEORGETOWN, KY 40324

08.25.2025
DONHOFF KARGL NALL ARCHITECTS
LONDON, KY



1 TENANT A



2 TENANT B(2)



3 BUILDING 1 OVERALL ELEVATION
1/32" = 1'-0"

BUILDING FRONT ELEVATION & 3D VIEWS B(2)

SCALE: 1/32" = 1'-0"



GC GEORGETOWN COMMONS

SIGNAGE MASTER PLAN

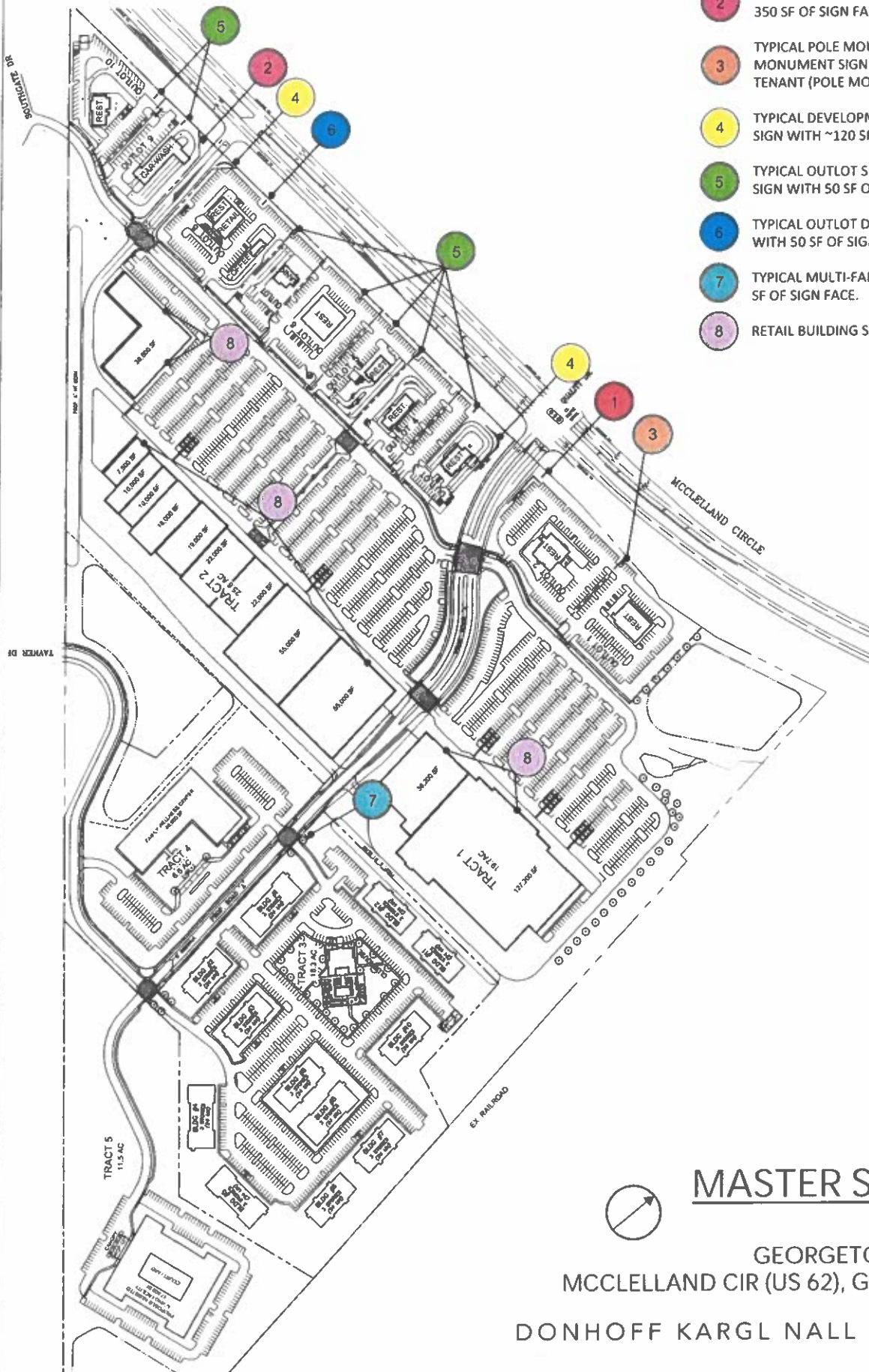
REVISION 1 - AUGUST 22, 2025

HOGAN
REAL ESTATE

07.14.2025

GEORGETOWN COMMONS
MCCLELLAND CIR (US 62), GEORGETOWN, KY

DONHOFF KARGL NALL **ARCHITECTS**
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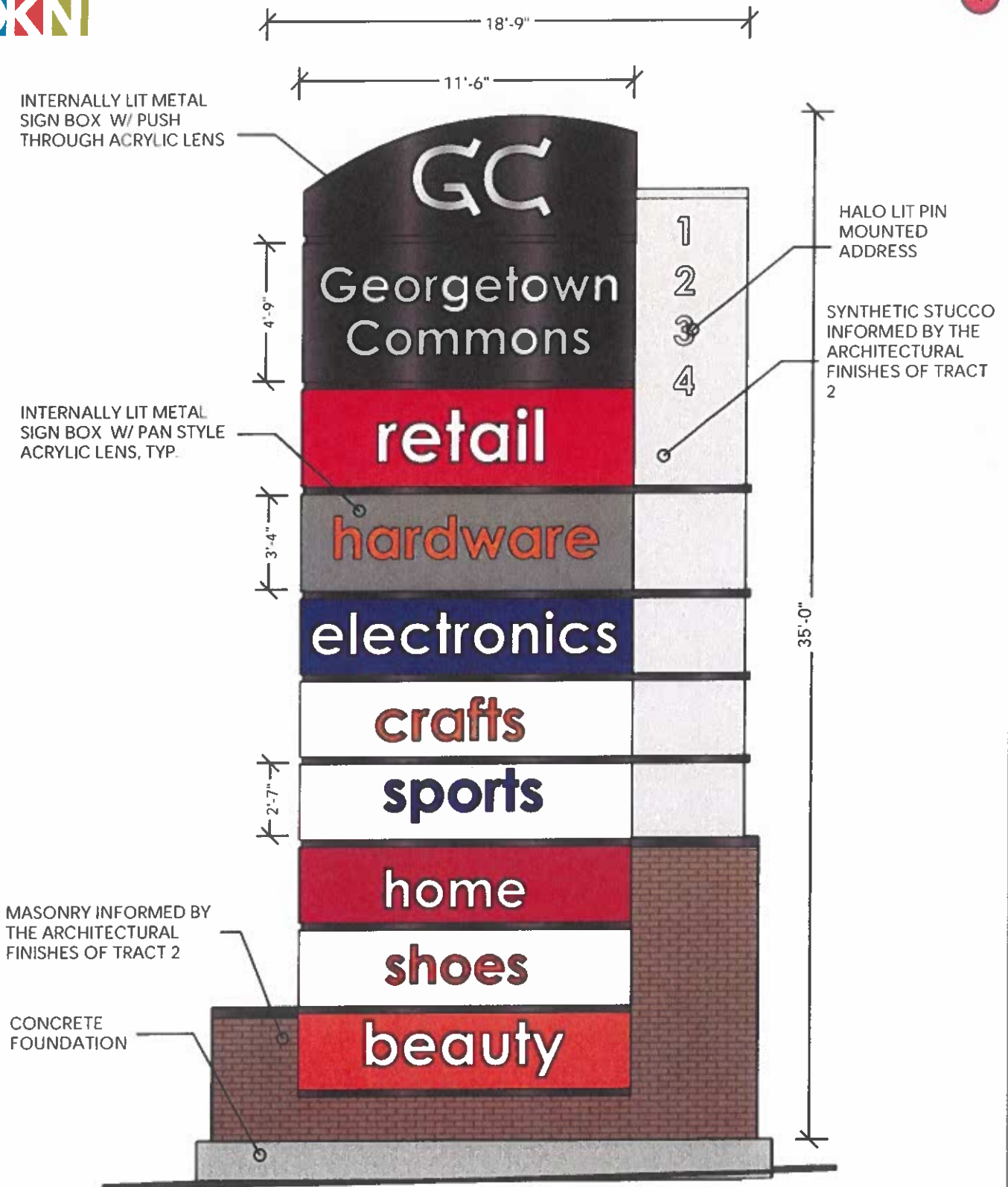
- 1 TRACT 1 & 2 MULTI-TENANT 35' PYLON SIGN WITH 350 SF OF SIGN FACE (PRIMARY ENTRANCE).
- 2 TRACT 2 MULTI-TENANT 35' PYLON SIGN WITH 350 SF OF SIGN FACE (SECONDARY ENTRANCE).
- 3 TYPICAL POLE MOUNTED, DUAL TENANT OUTLOT MONUMENT SIGN WITH 50 SF OF SIGN FACE PER TENANT (POLE MOUNT AT GRADE CHANGE).
- 4 TYPICAL DEVELOPMENT SIGNATURE ENTRANCE SIGN WITH ~120 SF OF SIGN AREA.
- 5 TYPICAL OUTLOT SINGLE TENANT MONUMENT SIGN WITH 50 SF OF SIGN FACE.
- 6 TYPICAL OUTLOT DUAL TENANT MONUMENT SIGN WITH 50 SF OF SIGN FACE.
- 7 TYPICAL MULTI-FAMILY MONUMENT SIGN WITH 42 SF OF SIGN FACE.
- 8 RETAIL BUILDING SIGNAGE.

MASTER SIGN PLAN

07.14.2025

GEORGETOWN COMMONS
MCCLELLAND CIR (US 62), GEORGETOWN, KY

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SIGN FACE SQUARE FOOTAGE 350

TRACT 1 & 2 MULTI -TENANT PYLON SIGN

GEORGETOWN COMMONS
MCCLELLAND CIR (US 62), GEORGETOWN, KY

07.14.2025

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INTERNALLY LIT METAL
SIGN BOX W/ PUSH
THROUGH ACRYLIC LENS

INTERNALLY LIT METAL
SIGN BOX W/ PAN STYLE
ACRYLIC LENS, TYP.

MASONRY INFORMED BY
THE ARCHITECTURAL
FINISHES OF TRACT 2

CONCRETE
FOUNDATION

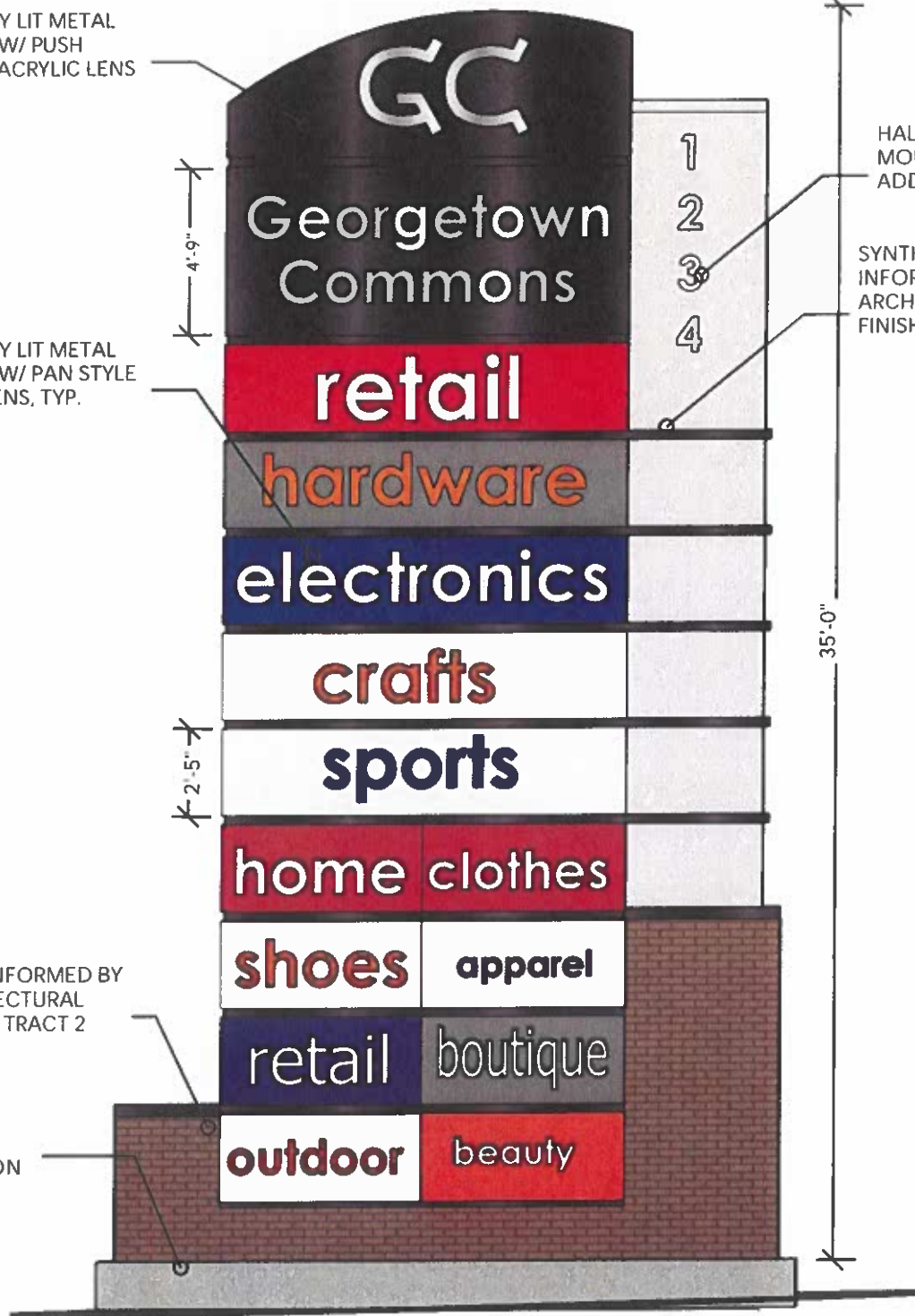
18'-9"
11'-6"

4'-9"
2'-5"

HALO LIT PIN
MOUNTED
ADDRESS

SYNTHETIC STUCCO
INFORMED BY THE
ARCHITECTURAL
FINISHES OF TRACT 2

35'-0"



SIGN FACE SQUARE FOOTAGE 350

TRACT 2 MULTI-TENANT PYLON SIGN

GEORGETOWN COMMONS
MCLELLAND CIR (US 62), GEORGETOWN, KY

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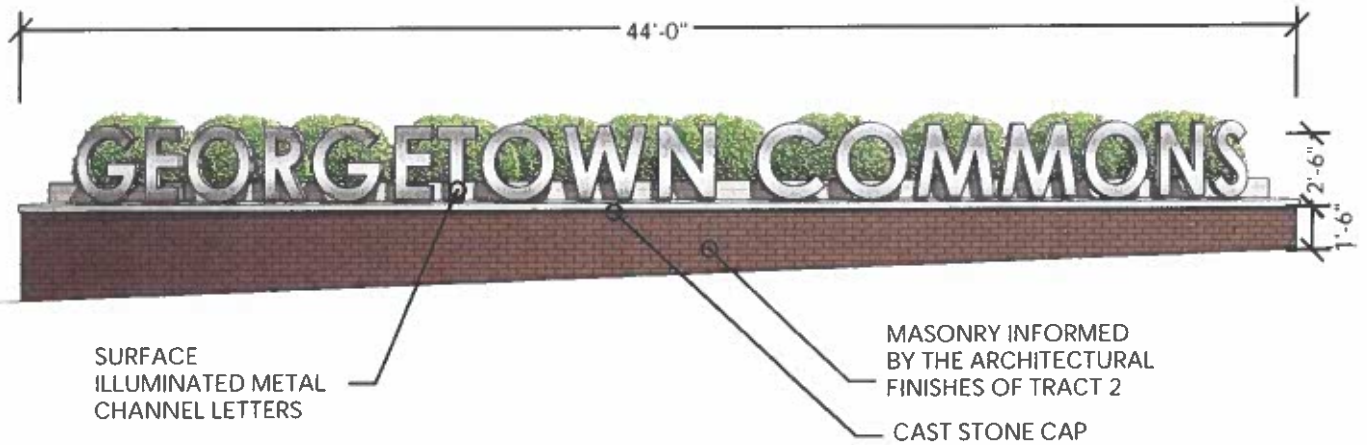


OUTLOTS 1 & 2 PYLON SIGN

07.14.2025

GEORGETOWN COMMONS
MCCLELLAND CIR (US 62), GEORGETOWN, KY

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SIGNATURE
DEVELOPMENT ENTRY

07.14.2025

GEORGETOWN COMMONS
MCCLELLAND CIR (US 62), GEORGETOWN, KY

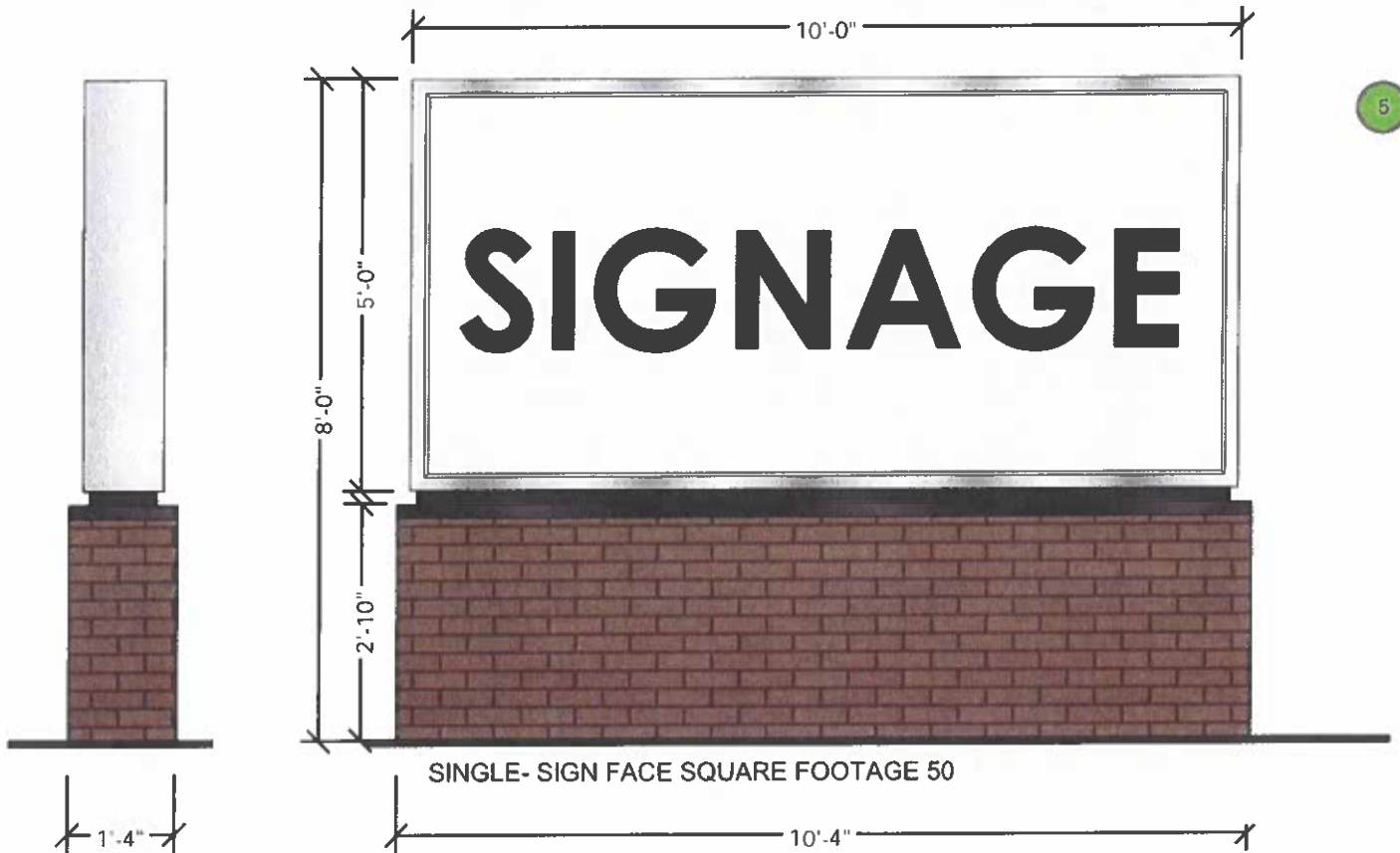
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INTERNALLY LIT METAL
SIGN BOX W/ PAN STYLE
ACRYLIC LENS, TYP.

MASONRY INFORMED BY
THE ARCHITECTURAL
FINISHES OF RESPECTIVE
OUTLOT BUILDING



DUAL- SIGN FACE SQUARE FOOTAGE 50



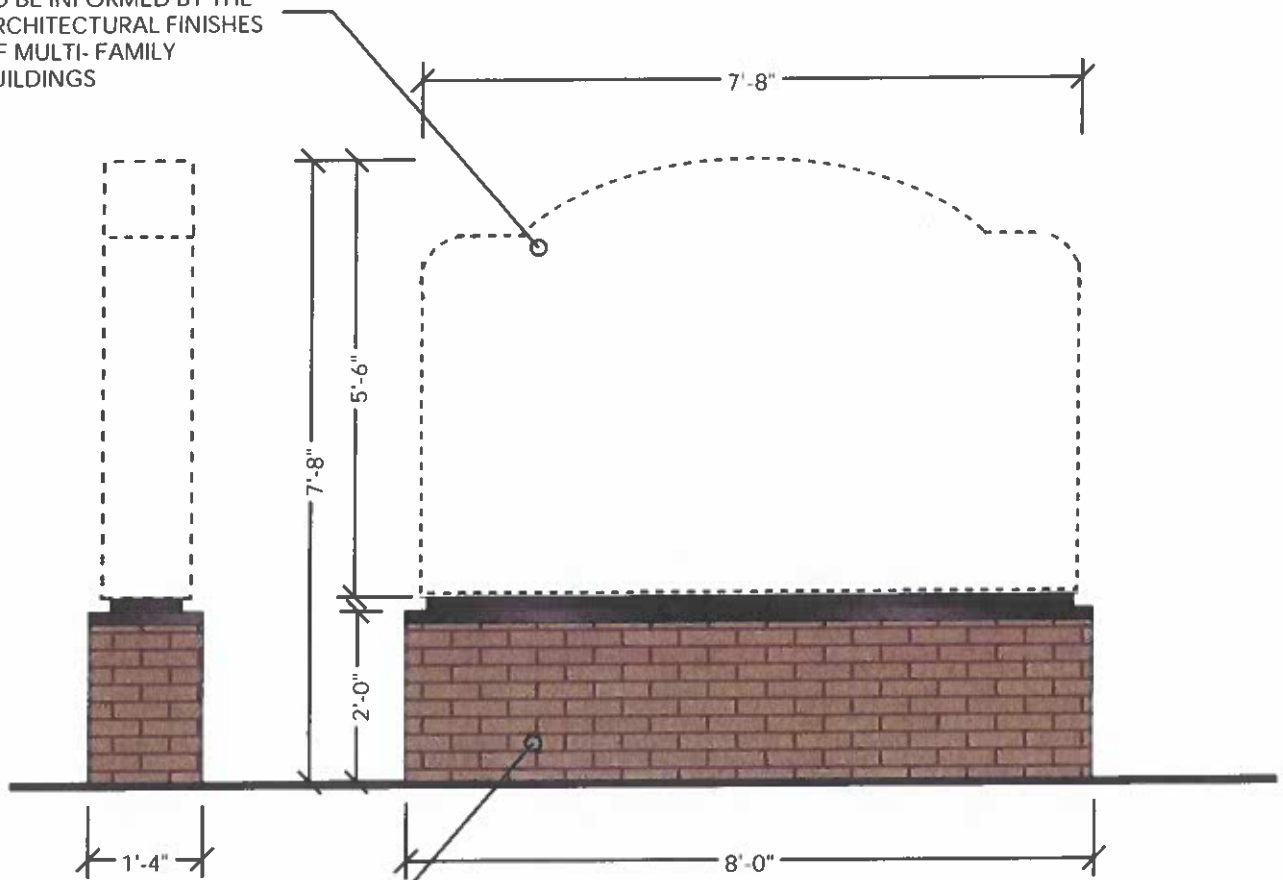
SINGLE- SIGN FACE SQUARE FOOTAGE 50

TYPICAL OUTLOT TENANT MONUMENT SIGN

GEORGETOWN COMMONS
MCCLELLAND CIR (US 62), GEORGETOWN, KY

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SURFACE ILLUMINATED
SIGNAGE FACE, SIGNAGE
DESIGN TBD; MATERIAL
TO BE INFORMED BY THE
ARCHITECTURAL FINISHES
OF MULTI-FAMILY
BUILDINGS



SIGN FACE SQUARE FOOTAGE 42

MASONRY INFORMED BY
THE ARCHITECTURAL
FINISHES OF MULTI-
FAMILY BUILDINGS

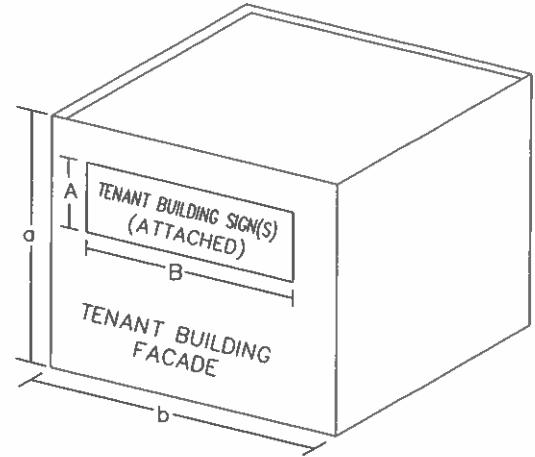
TYPICAL MULTI-FAMILY MONUMENT SIGN

07.14.2025

GEORGETOWN COMMONS
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BUILDING SIGNS (ATTACHED)		
AREA OF FACADE	MAXIMUM SIGNS PER FACADE	MAXIMUM SIGN AREA
<500 SF	Three (3)	20% of facade area
500-999 SF		100 SF plus 15% of facade area over 500
1000-3,499 SF		175 SF plus 5% of facade area over 1,000
3,500-4,999 SF		300 SF
5,000-9,999 SF	Four (4)	500 SF
10,000 SF or greater	Five (5)	750 SF (See Note 3)



TENANT FACADE AREA = $a \times b$
TENANT SIGN AREA = $A \times B$

NOTES:

1. THE AREA OF THE TENANT BUILDING FACADE IS DETERMINED BY ADDING THE SQUARE FOOTAGE OF SURFACE AREA OF EACH SECTION OF WALL VISIBLE FROM A GIVEN PERSPECTIVE. FOR BUILDINGS WITH MORE THAN ONE WALL ALONG ONE FACADE (FOR EXAMPLE, ROOMS JUTTING OUT FROM THE MAIN BUILDING OR A BUILDINGS WHERE EACH FLOOR IS SET BACK FROM THE FLOOR BELOW), ALL OF THE WALLS ARE INCLUDED IN THE TOTAL AREA. THE TOTAL AREA DOES NOT INCLUDE ANY ROOF AREA.
2. IN THE CASE WHERE A TENANT DESIRES A SIGN ON A SECOND FACADE, THE TENANT BUILDING FACADE REFERENCED ABOVE SHALL BE THE FACADE WHERE TENANT'S PRIMARY BUSINESS ENTRANCE IS LOCATED (PRIMARY FACADE). A TENANT SIGN ON A FACADE OTHER THAN THE PRIMARY FACADE SHALL NOT EXCEED 75% OF THE MAXIMUM SIGN AREA PERMITTED ON TENANT'S PRIMARY FACADE. THE MAXIMUM NUMBER OF SIGNS ON THE SECONDARY FACADE SHALL BE ONE LESS THAN ALLOWED IN THE ABOVE CHART WHEN APPLIED TO THE PRIMARY FACADE.
3. NO ONE SIGN SHALL EXCEED 500 SQUARE FEET.

2.5.12 RV Ordinance (DRAFT)

Purpose

Scott County recognizes the value of recreational opportunities, tourism, and diversified rural economies in unincorporated areas. The purpose of this ordinance is to define and create standards specifically related to the development of Recreational Vehicle Parks and or Recreational Vehicle Campgrounds **herein** known as RV Parks. Within this framework, the following goals are highlighted:

1. Protect the rural and neighborhood character in areas where RV Parks are allowed.
2. Establish design standards that are context sensitive.
3. Promote the diversification of the local economy.
4. Allow for such facilities while protecting the public health and safety of the community.

Applicability

RV Parks are a defined land use in the Georgetown – Scott County Zoning Ordinance. These standards apply to all developments that meet such a definition in unincorporated Scott County. Only those lands with less than 50% prime farmlands and farmland of statewide importance may be considered for this use.

General Requirements

1. The minimum lot for each RV Park Space is 3,000 square feet.
2. Setbacks for RV Campground structures and campsites shall be 50 feet from all property lines; except along U.S. Routes and state routes (numbered) where the setback shall be 100 feet from the right-of-way.
3. Development of an RV Campground shall comply with all Stream Riparian Buffer requirements of the Stormwater BMP Manual.

DRAFT DOCUMENT ONLY

4. RV campsite pads shall be outside the 1% annual flood chance area (100-yr. floodplain), and shall be at least two (2) feet in elevation above the 1% annual flood chance area.

5. The layout and lot arrangement shall provide maximum privacy for campsites from adjoining properties and roads. This may be achieved through landscaping, natural features, radial or alternative lot arrangements, etc.

a. Perimeter boundary buffers must be constructed to the standards described in the *Georgetown and Scott County Landscape and Land Use Buffers Ordinance: Section 6.14 – Agricultural Buffering*

b. Landscaping:

i. Establish a 50-ft. preservation easement by plat along the boundaries of non-A-IR zoned property and rights-of-way. The easement shall contain the following tree lines:

1. A double row of evergreen/deciduous trees spaced 40' on center. The ratio of ever-greens and deciduous shall not exceed 2:1.

2. Where the campground abuts a public road, the trees shall be 30' on center.

3. The tree plantings may be waived where existing tree lines provide adequate screening.

4. All new landscaping shall exclude any species that may be deemed harmful to livestock.

6. RV Campground developments shall reserve 10% of the gross acreage as useable open space.

a. Useable open space excludes riparian buffers, sinkholes, and other environmentally sensitive areas.

b. Open space(s) shall be located centrally, and each campsite shall be located within 1,320 feet (1/4 mile) of an open space.

c. Campsites shall have pedestrian facilities, including non-motorized multi-use trails allowing off-road access to open spaces.

d. Open spaces shall contain diverse recreation amenities to serve the patrons of the development.

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7. RV Campgrounds must be able to be served by a public water system.
8. RV Campground developments shall have a maximum density of 10 RV sites per gross acre when served by public sanitary sewer, and 5 RV sites per gross acre when served by private sewer facilities. Private sewer facilities shall also include those facilities consisting of wastewater storage facilities that require emptying by pump truck or otherwise.
- a. RV Campgrounds operating on a private sanitary sewer facility shall not utilize package treatment plants, which are defined as:
 - i. (1) pre-manufactured treatment facilities used to treat wastewater in small communities or individual properties; and
 - ii. (2) which include extended aeration plants, sequencing batch reactors, oxidation ditches, contact stabilization plants, rotating biological contractors, drip irrigation systems, or treatment lagoons.
 - b. RV Campgrounds operating on a private sanitary sewer facility shall only utilize a treatment facility:
 - i. which is approved, permitted, installed, and maintained pursuant to the requirements of the WEDCO District Health Department, Kentucky Division of Water, Cabinet for Health and Family Services, and all applicable state regulatory bodies, and;
 - ii. the applicant shall provide proof of the proposed private sanitary sewer facility for the development having been used elsewhere satisfactorily for similar size use within the last 2 years.
 - c. Failure of the Owner to maintain the private sanitary sewer facility in good operation and free of violations from the local Health Department, State Cabinet for Health and Family Services, and Department of Water shall be grounds for closure of the campground until the private sanitary sewer facility is certified to be operating in compliance with all federal, state and local regulations. Operator must notify the Georgetown – Scott County Planning Commission and local Health Department immediately upon discovery of a failure in the private sanitary sewer facility.
 - d. Prior to operation of an approved RV campground, the applicant shall provide to the GSCPC proof of an active insurance policy against damages or failure of the approved private sewer facility. Such policy shall be reviewed every 2 years, prior to

DRAFT DOCUMENT ONLY

transfer/sale of property, or prior to further development of the property beyond what has been previously approved.

e. All on-site sanitary sewer facilities shall be located outside the 1% annual flood chance area (100-yr. floodplain) and at least twenty-five (25) feet from any riparian buffer.

9. For RV Campgrounds designed in conjunction with cabins, primitive camping, lodges, or other temporary accommodations, each of these temporary accommodation units will count toward the maximum density allowed.

10. RV Campgrounds with more than one hundred (100) RV sites shall have two (2) public road connections/accesses.

a. RV Campgrounds with more than six hundred (600) sites shall have a third public road connection.

b. RV Campgrounds with greater than fifty (50) sites shall be required to supply a traffic study as part of the development plan review process.

11. For the purposes of this section, cabins, primitive camping sites, lodges, or other temporary accommodation units count toward the maximum number of sites served by a single public road connection.

12. Internal driveways must be constructed to the minimum requirements of a public road as set forth by the Scott County Road Department and connect the development to an existing public road of adequate width. No cul-de-sacs or "dead end" internal roadways shall be permitted.

13. Campgrounds entrances must connect to a collector or arterial roads with a pavement width of at least 20 feet with a 3-foot shoulder.

a. Secondary accesses may be constructed for emergency use only. RV Campgrounds with more than two hundred (200) RV sites shall have a secondary emergency access entrance which may be gated, and which may be used as a full-time public entrance for RV Campgrounds with more than four hundred (400) RV sites.

b. Public roadways serving RV campgrounds must adhere to the standards in the below table:

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	10-foot-wide lanes	11-foot-wide lanes	12-foot-wide lanes
Low Density	1 unit per 1 ac 5 ac min parcel	X	X
Medium Density	X	1.5 unit per 1 ac 10 ac min parcel	X
High Density	X	X	5 units per 1 ac* 20 ac min parcel

*10 units per acre when served by public sewer.

14. Vehicular use areas shall be constructed in accordance with all applicable vehicular use area requirements.

15. Recreational Vehicles may be placed in an RV park for a period of time not to exceed 29 consecutive days within any consecutive 12-month period, and may be used for sleeping and living purposes during the time that it is so placed in the park provided it is self-contained, and further provided it is connected to, and receiving electric and water and sanitary sewer services.

14. Internal driveways must be constructed to the minimum requirements of a public road and connect the development to an existing public road of adequate width:

a. No cul-de-sacs or "dead end" internal roadways shall be permitted.

15. Campground entrances must connect to a collector or arterial road:

a. The collector or arterial road must have a pavement width of at least 20 feet with a 3-foot shoulder. Secondary accesses can be constructed for emergency use only. Entrance / exit aprons for the development shall be sized to allow for adequate sight distances and space for queuing.

16. Access to recreational vehicle parking areas in RV Campgrounds shall be designed to minimize congestion and hazards at each entrance or exit and allow free movement of traffic on adjacent streets. All traffic into or out of the parking areas shall be through these entrances and exits.

Application Criteria

1. A Concept Plan for the overall development shall be required at the time of zone change application to the Georgetown – Scott County Planning Commission.

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Additional Standards

1. Accessory commercial uses are permitted, but no closer than 100 feet from the nearest campsite, and 100 feet from the nearest property line.

a. Addition of accessory uses shall require additional Conditional Use Permits.

2. When and where applicable, Established Tree lines must be preserved.

Severability

If any section, subsection, or other portion of this article is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such section, sub-section, or portion thereof shall be deemed a separate provision of this article, and such holding shall not affect the validity of the remaining portions of this chapter.

~~Conflict With Other Instruments~~

~~In case of conflict between another section of the Zoning Ordinance and the whole or part of this article, the standards and requirements described herein as they pertain to the specific use of RV Parks, as defined, shall apply.~~

List of all Active Projects/Status

Application	Project Name	Type	Status
2024-25	150 Mt Vernon Dr - Parking addition	DEV-C	No Activity
2017-33	American Mini (Self-Storage_1047 Paris Pike)-Ph 1	DEV-C	No Activity
2020-47	American Mini-Storage (South) Expansion	DEV-C	Under Construction
2017-20	Amerson - Schoolhouse Road Unit 1	DEV-C	Approved/Bonded
2017-20	Amerson Commercial Grading and Site Work	DEV-C	Approved/Bonded
2018-43	Amerson North Townhomes	DEV-R	Under Construction
2025-02	Baptist Healthcare MOB - 115 Amerson Way	DEV-C	Under Construction
2006-80	Barkley Meadows (Duncan/Fightmaster) Phase 2	RES	Warranty Period
2023-35	Bierman Development - 1925 Lexington Rd	DEV-C	Final Inspection
2025-03	Bluegrass Baptist - 2085 Ironworks Road	DEV-C	Under Review
2024-62	Bluegrass Storage - 3036 Paris Pike	DEV-C	Under Review
2003-35	Buffalo Springs (Phase 2) Stamping Ground	RES	Approved/Bonded
2024-55	Cherry Blossom Centre - 100 Osborne Way	DEV-C	Under Construction
2021-10	Cherry Blossom Subdivision - Phase 9	RES	Approved/Bonded
2015-22	Cherry Blossom Townhomes Phase 5 (Haddix triplex)	DEV-R	No Activity
2018-32	Crossings at Wyndamere (Ph4) - Conner Path	DEV-C	No Activity
2023-21	Dan Cummins Auto - 215 Connector Rd	DEV-C	Under Construction
2006-86	December Estates Cluster Subdivision	RES	Complete
2024-06	Drake & Ditardi (944 E Main) - Site Grading	DEV-C	Under Construction
2023-31	Eckart Supply - Corporate Blvd	DEV-C	Final Inspection
2023-56	Fairfield Inn Update - 200 Tiger Way	DEV-C	Under Construction
2011-29	Falls Creek Drive extension	DEV-C	Approved/Bonded
2021-11	Falls Creek Phase 2 (Res) Townhomes	DEV-R	Under Construction
2021-04	Falls Creek Residential - Phase 2	RES	Approved/Bonded
2017-43	Fox Run - Phase 2	RES	Approved/Bonded
2021-06	Georgetown Auto Sales - 136 Darby Dr	DEV-C	No Activity
2024-47	Georgetown Commons - Subdivision Infrastructure	DEV-C	Under Review
2024-48	Georgetown Commons - Tract 1-3 Developments	DEV-C	Under Review
2025-01	Goodwill Industries - 100 Ashton Grove	DEV-C	Under Review
2023-36	Grace Christian Church - Gymnasium	DEV-C	Under Construction

Application	Project Name	Type	Status
2019-39	Harbor Village Unit 1, Phase 3C	RES	Approved/Bonded
2015-08	Heritage Apartments at Falls Creek - Phase 3	DEV-R	Complete
2023-50	Hucks Market - 1000 Lemons Mill	DEV-C	Under Review
2018-52	Jimmy Johns - 121 Southgate Dr	DEV-C	Under Review
2018-15	Landmark (South, Kelley-Owen) Parking Exp	DEV-C	Under Review
Util	LGE & KU Substation - Pavilion Dr	DEV-C	Under Construction
2023-57	Limestone Farms Distillery - 1438 Paynes Depot	DEV-C	Under Construction
2024-53	Marketplace-460 & McClelland - Infrastructure	DEV-C	Under Review
2024-46	Marketplace-460 & McClelland (Publix)	DEV-C	Under Review
2006-28	McClelland Springs Ph IIB & IIC	RES	No Activity
2006-30	McClelland Springs Ph IIB & IIC Section A (DeLong)	RES	Final Inspection
2002-62	Minnfield Townhomes 1 & 2 - Barbara Blvd	DEV-R	No Activity
2023-32	Moonlight Investments, LLC - Corporate Blvd	DEV-C	Final Inspection
2009-20	Morgan Property	DEV-C	No Activity
2017-14	Morgan Property (Tract 2) 2017	DEV-C	No Activity
2023-38	Online Transport Storage-656 Old Delaplain	DEV-C	Under Review
SCS	Oxford Elementary School - 2425 Cynthiana Rd	DEV-C	Under Construction
2022-34	Parkview Medical Outlot-Grading of Excess	DEV-C	Final Inspection
2021-44	Penn Alley Townhomes - Tivoli Path Bldg 1	DEV-R	Under Construction
2017-24	Pinnacle At Mallard Point	RES	Approved/Bonded
2004-51	Pleasant Valley Phase 5 (Remainder)	RES	Under Construction
2004-51	Pleasant Valley Phase 5-A	RES	Approved/Bonded
2008-47	Pleasant Valley, Sect II, Phase 2, Unit 4 (street)	RES	Complete
2018-57	Price Farm (Abbey) Ph 3 Unit 2A, 2B, 2C, 2D	RES	Approved/Bonded
2022-51	Price Farm (Abbey) Townhomes - Herndon Blvd	DEV-R	Under Construction
2018-57	Price Farm(Abbey) Ph3 Units 1A, 1B, 1C, 1D	RES	Warranty Period
2018-57	Price Farm(Abbey) Phase 4	RES	Under Construction
2023-33	Pure Air KY - 117 Eastside Dr	DEV-C	No Activity
2021-42	R&L Carriers - Cherry Blossom Spur	DEV-C	Under Construction
2022-21	Redwood Apartments - Old Oxford (Finley)	DEV-R	Under Construction
2024-34	Rumpke Parking & Storage - 225 W Yusen	DEV-C	Under Construction
2023-10	Scott Co Humane Society - 1376 Lexington Rd	DEV-C	Under Review

Application	Project Name	Type	Status
2007-43	Scott Co Safe Storage Phase 2	DEV-C	Under Review
2022-14	Singer Property - Phase 1 (822 Cinc Pike)	RES	No Activity
2019-02	South Crossing - Phase 1 Units 1A, 1B, 1C	RES	Warranty Period
2019-02	South Crossing - Phase 1 Units 1D, 1E, 1F	RES	Warranty Period
2023-48	South Crossing Subdivision - Phase 2	RES	Under Construction
2024-57	St Francis & St John New Parish Life at Cardome	DEV-C	Under Review
2018-38	Sutton Place Remaining - Phase 4	RES	No Activity
2024-29	Tee Times - 1040 Paris Pike	DEV-C	Under Construction
2005-22	Thoroughbred Acres Unit 11(Commercial Subdivision	DEV-C	Approved/Bonded
Minor	TMMK - Paint Reborn 2 - SW1-Parking and Roadwor	DEV-C	Under Construction
2024-27	TMMK Solar Project - Lexus & Cherry Blossom	DEV-C	Final Inspection
Minor	Toyota Tsusho 2024 Parking Lot Expansion	DEV-C	Complete
2023-51	Triport Circle (Motor Pool) Truck Wash	DEV-C	Under Construction
2021-20	Village at Lanes Run - Ph 3, Sect 2 (Briggs)	RES	Approved/Bonded
2021-20	Village at Lanes Run - Ph 3, Sect 3 (2B) (Briggs)	RES	Approved/Bonded
2018-61	Village at Lanes Run - Phase 2, Sect 3-C (Haddix)	RES	Warranty Period
2004-26	Village at Lanes Run - Phase 3, Sect 1A (Charles)	RES	Dedication/Final Work
2004-26	Village at Lanes Run - Phase 3, Sect 1B (Charles)	RES	Approved/Bonded
2022-05	Village at Lanes Run - Phase 4, Sect 1	RES	Approved/Bonded
2022-05	Village at Lanes Run - Phase 4, Sect 2A	RES	Under Construction
2023-34	Village at Lemons Mill(Welch) - Infrastructure	DEV-C	Under Construction
2023-30	Wawa - McClelland and E Main	DEV-C	Under Construction
2023-59	Woodland Airstream Dealership - Wahland Hall Path	DEV-C	Final Inspection
2018-05	Woodland Park - Phases 3 & 4	RES	No Activity
2018-05	Woodland Park (Betty Yancey) Phase 2	RES	Approved/Bonded

Total Number of Active Projects: 87

GSCPC Active Subdivision Projects

Status	Application number	Project Name
Under Construction	Number of Projects: 4	
	2004-51	Pleasant Valley Phase 5 (Remainder)
	2018-57	Price Farm(Abbey) Phase 4
	2023-48	South Crossing Subdivision - Phase 2
	2022-05	Village at Lanes Run - Phase 4, Sect 2A
Final Inspection	Number of Projects: 1	
	2006-30	McClelland Springs Ph IIB & IIC Section A (Delong)
Dedication/Final Work	Number of Projects: 1	
	2004-26	Village at Lanes Run - Phase 3, Sect 1A (Charles)
Approved/Bonded	Number of Projects: 13	
	2003-35	Buffalo Springs (Phase 2) Stamping Ground
	2021-10	Cherry Blossom Subdivision - Phase 9
	2021-04	Falls Creek Residential - Phase 2
	2017-43	Fox Run - Phase 2
	2019-39	Harbor Village Unit 1, Phase 3C
	2017-24	Pinnacle At Mallard Point
	2004-51	Pleasant Valley Phase 5-A
	2018-57	Price Farm (Abbey) Ph 3 Unit 2A, 2B, 2C, 2D
	2021-20	Village at Lanes Run - Ph 3, Sect 2 (Briggs)
	2021-20	Village at Lanes Run - Ph 3, Sect 3 (2B) (Briggs)
	2004-26	Village at Lanes Run - Phase 3, Sect 1B (Charles)
	2022-05	Village at Lanes Run - Phase 4, Sect 1
	2018-05	Woodland Park (Betty Yancey) Phase 2

GSCPC Active Development Projects

Status	Application number	Project Name	Type
Under Construction		Number of Projects: 22	
	2020-47	American Mini-Storage (South) Expansion	DEV-C
	2018-43	Amerson North Townhomes	DEV-R
	2025-02	Baptist Healthcare MOB - 115 Amerson Way	DEV-C
	2024-55	Cherry Blossom Centre - 100 Osborne Way	DEV-C
	2023-21	Dan Cummins Auto - 215 Connector Rd	DEV-C
	2024-06	Drake & Ditardi (944 E Main) - Site Grading	DEV-C
	2023-56	Fairfield Inn Update - 200 Tiger Way	DEV-C
	2021-11	Falls Creek Phase 2 (Res) Townhomes	DEV-R
	2023-36	Grace Christian Church - Gymnasium	DEV-C
	Util	LGE & KU Substation - Pavilion Dr	DEV-C
	2023-57	Limestone Farms Distillery - 1438 Paynes Depot	DEV-C
	SCS	Oxford Elementary School - 2425 Cynthiana Rd	DEV-C
	2021-44	Penn Alley Townhomes - Tivoli Path Bldg 1	DEV-R
	2022-51	Price Farm (Abbey) Townhomes - Herndon Blvd	DEV-R
	2021-42	R&L Carriers - Cherry Blossom Spur	DEV-C
	2022-21	Redwood Apartments - Old Oxford (Finley)	DEV-R
	2024-34	Rumpke Parking & Storage - 225 W Yusen	DEV-C
	2024-29	Tee Times - 1040 Paris Pike	DEV-C
	Minor	TMMK - Paint Reborn 2 - SWI-Parking and Roadwork	DEV-C
	2023-51	Triport Circle (Motor Pool) Truck Wash	DEV-C
	2023-34	Village at Lemons Mill(Welch) - Infrastructure	DEV-C
	2023-30	Wawa - McClelland and E Main	DEV-C
Final Inspection		Number of Projects: 6	
	2023-35	Bierman Development - 1925 Lexington Rd	DEV-C
	2023-31	Eckart Supply - Corporate Blvd	DEV-C
	2023-32	Moonlight Investments, LLC - Corporate Blvd	DEV-C
	2022-34	Parkview Medical Outlot-Grading of Excess	DEV-C
	2024-27	TMMK Solar Project - Lexus & Cherry Blossom	DEV-C
	2023-59	Woodland Airstream Dealership - Wahland Hall Path	DEV-C