

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

AGENDA

JANUARY 13, 2022

6:00 p.m.

I. COMMISSION BUSINESS

- A. Approval of December invoices
- B. Approval of December 9, 2021 minutes
- C. Approval of January agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

II. OLD BUSINESS

- A. ZMA-2021-37 1058 Paris Pike Rezone - POSTPONED
- B. PDP-2021-44 Penn Alley Townhomes - POSTPONED
- C. PDP-2021-45 Regal Springs - POSTPONED

III. NEW BUSINESS

- A. FSP-2021-48 Hel-N-Del Farm - Final Subdivision Plat to subdivide a farm into 6 tracts located north of Cedar Road (KY 368) east of the Scott/Franklin county line.
- B. FSP-2021-49 Brown General Contractors - Final Subdivision Plat to subdivide one (1) 15.59-acre parent tract into two (2) lots located at 255 New Coleman Lane.
- C. PDP-2021-50 United Talent Parking - Preliminary Development Plan to construct a 59-space parking lot expansion at an existing business located on Carley Court, Georgetown Industrial Park.
- D. ZMA-2021-51 Enterprise Way - Zoning Map Amendment to change the zoning district from A-1 and R-1C to BP-1 located south side of Enterprise Way adjacent to Lanes Run Business Park.
PUBLIC HEARING
- E. PDP-2021-52 Enterprise Way - POSTPONED
- F. PDP-2021-53 Online Transport - Preliminary Development Plan for an 11,200 SF maintenance/office building and a 288,017 SF gravel storage area located at 656 Old Delaplain Road.
- G. PSP-2021-54 & PDP-2021-55 Dollar General Retail Store - Preliminary Subdivision Plat to create one (1) new commercial lot and Preliminary Development Plan for an 10,640 SF retail store with associated parking located at 2467 Cynthiana Road.
- H. FSP-2019-45 Bluegrass Campground - POSTPONED

IV. OTHER BUSINESS

- A. Short Term Rental Ordinance & Zoning Ordinance Text Amendment - CONTINUED
- B. Approval of Audit FY 20-21
- C. Update of Previously Approved Projects and Agenda Items

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
DECEMBER 9, 2021**

The regular meeting was held in the Scott County Courthouse on December 9, 2021. The meeting was called to order by Chairman Mark Sulski at 6:00 p.m. Present were Commissioners James Stone, Charlie Mifflin, Duwan Garrett, David Vest, Mary Singer, Rhett Shirley, and Dann Smith, Director Joe Kane, Planners Matt Summers and Elise Ketz, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was Commissioner Steve Smith.

Chairman Sulski presented a proclamation in honor of the late Bruce Lankford. Motion by Mifflin, second by D. Smith to approve Resolution 21-02 in memoriam of Bruce Lankford.

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

Motion by Garrett, second by Stone, to approve the November 10, 2021 minutes. Motion carried.

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

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

Postponements/Withdrawals

Chairman Sulski stated that the applications for 1058 Paris Pike Rezone (ZMA-2021-37), Penn Alley Townhomes (PDP-2021-44), and Regal Springs (PDP-2021-45) are postponed until the next regularly scheduled meeting and Cynthiana Road (ZMA-2021-47) is withdrawn.

FSP-2021-25 Fairfield Farm Subdivision - Final Subdivision Plat to subdivide an existing lot into three (3) lots in Fairfields Farms subdivision located at 3684 Frankfort Road.

Mr. Kane stated the application was previously heard in August by the Planning Commission. He stated the application is to divide an existing 21-acre tract into three lots.

He stated the proposed lots meet all requirements.

He stated the main concern is the deteriorating road. He stated when the road was built it met the requirements. He stated the question is whether to approve additional lots that would use the existing substandard road.

He stated by approving the additional lots that would access Fairfield Farm Road, those lots could help pay for repairs to the road by being added to the existing HOA.

He stated the other concern is a karst area on Tracts 10B and 10C that should be labelled unbuildable until a further geotechnical study is completed.

Commissioner Mifflin questioned if a decision had been reached by the homeowners and developer of the subdivision.

Harold Simms, representing applicant, stated that he has contacted Hamilton Hinkle to verify the price of repairing the road.

He stated that the applicant is willing to pay the portion for the two new lots to repair the road.

He stated that an official Homeowners Association is being formed and the lots would be a part of the HOA.

He stated the quote for paving has increased approximately \$20,000.00 and each lot would be responsible for approximately \$11,000.00 each for repairs to the road.

He stated the disagreement between the homeowners and the developer about the road repair could have been avoided if a HOA was started like it was supposed to when the original lots were developed.

Commissioner Singer questioned if the road would not be repaired unless these lots were approved. Attorney Simms stated that for the county to maintain the road, the road would have to be brought to county standards.

Richard Dugas, 111 Fairfield Farm Road, stated that in August all nine homeowners submitted a letter in opposition to the additional proposed lots. He stated there is not a Homeowners Association, but it is the residents understanding that you cannot add additional homes to a road that does not meet the county standards.

He stated the residents met with the developer. He stated the road will not be repaired even if the additional lots are approved. He questioned if legally, could he make repairs to the road. He stated he felt if the additional lots are approved, even though the road is substandard, that would be setting a bad example for future developments.

Commissioner Mifflin asked for clarification of Mr. Dugas opposition to two additional homes. Mr. Dugas stated if approved he would be looking out his front door and looking at the back of another home.

Commissioner Mifflin questioned if the additional lots are not approved who is going to fix the road. Mr. Dugas stated the road will continue to deteriorate. He stated the residents are caught between regulations and the road continues to decline.

Attorney Simms stated that the applicants are willing to pay the cost of road repairs for two lots.

Deni Hamilton, realtor, stated she feels that the homeowners were given the deed restrictions when the lots were sold. She stated due to the recession the lot sales took much longer than anticipated. She stated the Guthrie's incurred costs during that time that took longer to regain than planned.

She stated that she feels to penalize the Guthrie's over the real estate recession and the fact a Homeowners Association was never formed would be wrong.

Mr. Dugas reiterated that the road was not going to get fixed.

Chairman Sulski questioned if the application meets the requirements. Mr. Kane stated the lots meet the requirements, but the road does not meet the requirements.

Attorney Perkins stated that no more than three lots can be on a gravel driveway so if the two proposed lots are approved the developer must bring the road to county standards for those two lots access points.

Attorney Perkins explained deeded right-of-way for Commissioner Mifflin.

Commissioner Mifflin questioned if the cost of the road could be figured at the original county road standards.

Mr. Dugas stated the homeowners are willing to pay some of the cost, but an agreement could not be reached between the Guthrie's and the homeowners.

Chairman Sulski questioned who is responsible for starting the HOA. Attorney Perkins stated it can be done by the developer or the homeowners.

Commissioner Shirley questioned if an accident happened on the road and the road condition was the cause, who would be responsible. Attorney Perkins stated the deed restrictions would be the official document regarding responsibility of the road.

Attorney Simms stated state law says the county cannot accept the road if the road does not meet the standards. He reiterated the Guthrie's built the road to county standards at the time of development.

After further discussion, **Motion by Singer, second by D. Smith to recommend approval of the Final Subdivision Plat (FSP-2021-25) subject to five (5) conditions of approval with the modification of condition four to read that tracts 10C, 10D, and parcel A shall have access from Fairfield Farm Road and shall bring through their access up to current county standards and be responsible for future maintenance on the new section only. Motion carried 5-3.**

ZMA-2021-34 Leaf & Barrel – Zoning Map Amendment to change the zoning district from A-1 to B-1 located at 1442 Delaplain Road.

Chairman Sulski stated this is a rezoning continuation from last month.

Mr. Summers stated the property is located within the Urban Service Boundary and designated for commercial use on the Future Land Use map. He stated the Comprehensive Plan supports the application.

He stated if the Planning Commission does recommend approval of the rezoning request, that guidance should be given to the applicant regarding public sewer.

Zach Cato, representing applicant, stated there is no new development proposed on the site. He stated the applicant is reusing the existing site.

He stated the neighborhood has held two meetings and another meeting was held via Zoom with the neighbors and himself. He stated approximately 13 to 14 people were on the call. He stated the neighborhood appointed Brad Green as their spokesperson. He stated his interpretation is that the neighborhood does not want commercial use in the area.

He stated some of the neighborhood concerns were lighting, signage, noise, screening, traffic, impaired drivers, future expansion, and aesthetics of the property.

He stated the Executive Director of the Tourism Commission sent a letter of support for the applicant.

He stated the News-Graphic ran a poll asking the community if they support a cigar bourbon lounge. He stated the results were 57% in support of the business.

He stated he looked at the 2006 Future Land Use map and the area showed commercial use at that time.

He stated bringing public sewer to the property would be costly. He stated no other property owners have expressed interest in developing or being annexed into the City.

Brad Green, 2609 Oxford Village Lane, representing the neighborhood, stated the area is a residential rural community. He stated they are a community of small families and farms.

He stated the neighborhood has no plans to be annexed into the city. He stated the comprehensive plan is a guide not a law regarding business. He stated the neighborhood plans to be very involved in the upcoming Comprehensive Plan and wants the Oxford area removed from the Urban Service Boundary.

He stated approving the rezoning may lead to loss of farmland in the future. He stated the home should remain a home instead of becoming a business.

He stated the applicant previously stated they would like to mimic Jake's Cigar Bar. He stated Jake's Cigar Bar website includes outdoor activities which the neighborhood is opposed.

He questioned how long before sewer would be available at the location.

He stated approving the zone change would let the small lot have two businesses on it and that the area is dark at night and any light will be magnified.

He stated the added traffic, noise, and lighting would be unwelcome to the neighborhood if the application is approved.

Commissioner Singer questioned if Mr. Green agreed with Mr. Cato's statement about the meetings. He stated they had a good discussion but ultimately do not agree.

Commissioner Mifflin stated the area used to have businesses.

Commissioner Mifflin questioned if the acreage is a problem with no sewer availability. Attorney Perkins stated the Health Department will have to approve the plans.

Commissioner Mifflin questioned if the applicant has had a discussion with the health department yet. The applicant stated they have not gone far enough to have the Health Department to the site.

Commissioner Singer questioned if the lumberyard used the same septic system. The applicant stated there is no running water at the lumberyard.

Mr. Kane clarified that the 5-acre minimum is for new lots or new businesses. He stated this is an existing lot so if the Health Department approves it for septic system, it can be used.

After further discussion, **Motion by Stone, second by Shirley to recommend approval of the rezoning request (ZMA-2021-34) on the basis that it complies with the comprehensive plan. Motion carried unanimously.**

FSP-2021-39 Humphries Property Tract 8 - Final Subdivision Plat to subdivide one (1) 6.40-acre tract leaving a remainder of 9.5 acres located at 4476 Frankfort Road.

Mr. Summers stated the application has changed since workshop. He stated the applicant was told by KYTC that the proposed driveway would not be approved. He stated the applicant has made the change to make the road to county road standards including a turnaround area.

He stated a neighbor pointed out there is more than one residence on the site. He stated the remaining lot is 9.5 acres and that he had contacted Code Enforcement to verify the number of residences on the lot.

Jared Stevens, representing applicant, stated he would like to discuss condition six to see if a bond could be submitted so the plat could be recorded. Mr. Stevens proposed a bond of 125% of the estimated building cost.

Commissioner Mifflin questioned the number of residences on the lot. Alvin Humphries, applicant, stated the guest house has been on the lot for 42 years. He stated there are two septic systems on the lot.

Attorney Perkins stated you cannot take away from the lot and make the acreage problem worse. Mr. Humphries stated he agreed with making the new lot less acreage and leaving the existing lot at 10 acres. Mr. Kane stated the Planning Commission could propose a preliminary approval with the condition that the lot line changes to leave the remaining lot at 10 acres.

After further discussion, **Motion by Singer, second by D. Smith to approve the Final Subdivision Plat (PDP-2021-39) subject to nine (9) conditions of approval with the addition of a letter of credit for 125% of the estimated cost for condition 6 and the addition to condition 9 to redraw the division lines to leave 10 acres in the lot with 2 dwellings that staff may approve. Motion carried.**

ZMA-2021-46 1106 Horseshoe Drive – Zoning Map Amendment to change the zoning district from R-2 to B-2 located at 1106 Horseshoe Drive.

Chairman Sulski opened the public hearing.

Commissioner Singer left the meeting.

Mr. Kane stated the application is to change 0.716 acres of a larger tract. He stated this portion is a remnant of the large lot the remainder of which is zoned B-2. He stated on the concept plan they propose to continue using the house as part of the business and add a parking lot in front.

He stated the property from McClelland Circle to Elkhorn creek is zoned commercial except for the homes on Horseshoe Drive. He stated on the Future Land Use map the area is designated residential but should be looked at with the upcoming Comprehensive Plan update since the area has commercial use.

He stated the main reason for rezoning is the site is a part of a larger tract that already was rezoned commercial. He stated if you refer to the Goals and Objectives of the Comprehensive Plan the proposed zoning fits the area.

Zach Cato, representing applicant, stated there is no new development proposed at the site. He stated the owner thought the property was all zoned B-2. He stated the applicant is not planning to build a parking lot. He stated the concept plan was just to show that there is room for a parking lot.

Chairman Sulski closed the public hearing.

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

Short Term Rental Ordinance & Zoning Ordinance Text Amendment

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

Approval of 2022 Application Deadlines

Motion by Stone, second by Garrett, to approve the 2022 Application Deadlines. Motion carried.

Chairman Sulski adjourned the meeting.

Attest:

Mark Sulski, Chairman

Charlie Perkins, Secretary

**HEL-N-DEL FARM
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission
JANUARY 13, 2022**

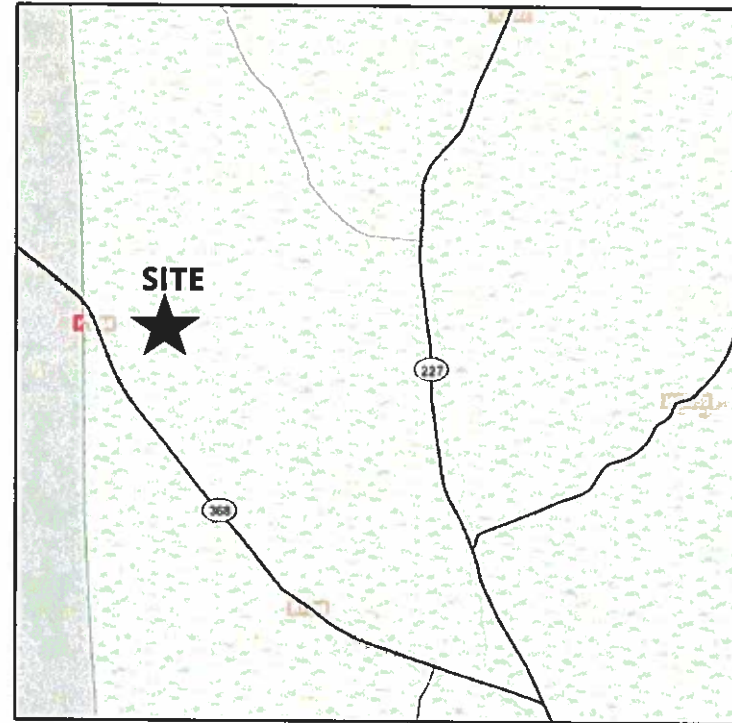
FILE NUMBER: FSP-2021-48

PROPOSAL: Final Subdivision Plat to subdivide a farm into 6 tracts.

LOCATION: North of Cedar Road (KY 368) east of the Scott/Franklin County line

OWNER: Hel-n-Del Farm Inc.

CONSULTANT: Joel Day
Meridian Associates, LLC



STATISTICS:

Zone	A-1 (Agricultural)
Surrounding Zone(s)	A-1
Site Acreage	126.42 acres (Tract 2: 7.70 acres; Tract 3: 5.35 acres; Tract 4: 5.00 acres; Tract 5: 14.39 acres; Tract 6: 26.52 acres; Tract 7: 67.46 acres)
Access	Cedar Road (KY 368)
Variances/Waivers	1. Reduce the entrance separation distance from 300 ft. to 103 ft.

BACKGROUND:
The application before the Planning Commission is a Final Subdivision Plat to subdivide a farm on Cedar Road into six (6) tracts. The Project Site was subdivided in 2015, requiring any future subdivisions to receive approval from the Planning Commission.

Plat Review:
The proposed plat shows the appropriate setbacks, and the proposed lot meets the lot size and width requirements. The plat shows all appropriate certifications from utility providers. There are a few areas where the calls for property lines are missing on the plat. These can be corrected by the Applicant's consultant before the plat is recorded.

Access:

Tracts 2, 5, & 6 will each have their own entrances from Cedar Road. Tracts 3, 4, & 7 will share a proposed entrance. All new entrances will need approval from KYTC prior to platting. The plat will need to state the maintenance responsibilities for the shared entrance proposed for Tracts 3, 4, & 7.

The applicant has requested a variance to the separation distance for the proposed entrance to Tract 5. Staff is not opposed to the granting of this variance. The language in the *Subdivision and Development Regulations* requiring 300 feet of separation may not apply in this instance.

RECOMMENDATION:

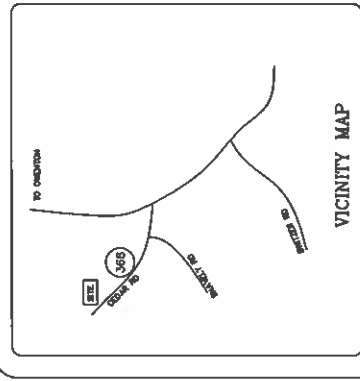
Staff recommends **approval** of the Final Subdivision Plat. If the Planning Commission approves the application, staff recommends including the following conditions of approval:

Variance:

1. Reduce the minimum required separation between driveways from 300 feet to 103 feet.

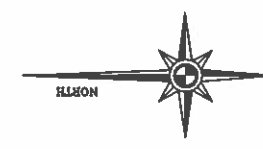
Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Preliminary Subdivision Plat shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plat.
4. This Preliminary Subdivision Plat approval is valid for two years, subject to the requirements of Article 306 section A of the *Subdivision and Development Regulations*.
5. Any new entrances from KY 368 (Cedar Road) must be approved by KYTC prior to the plat being recorded.
6. Any new access easements will need to be clearly marked and identify which tracts may use them. The plat will need to state how any new access easements will be maintained.



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

Date _____
 General Manager _____

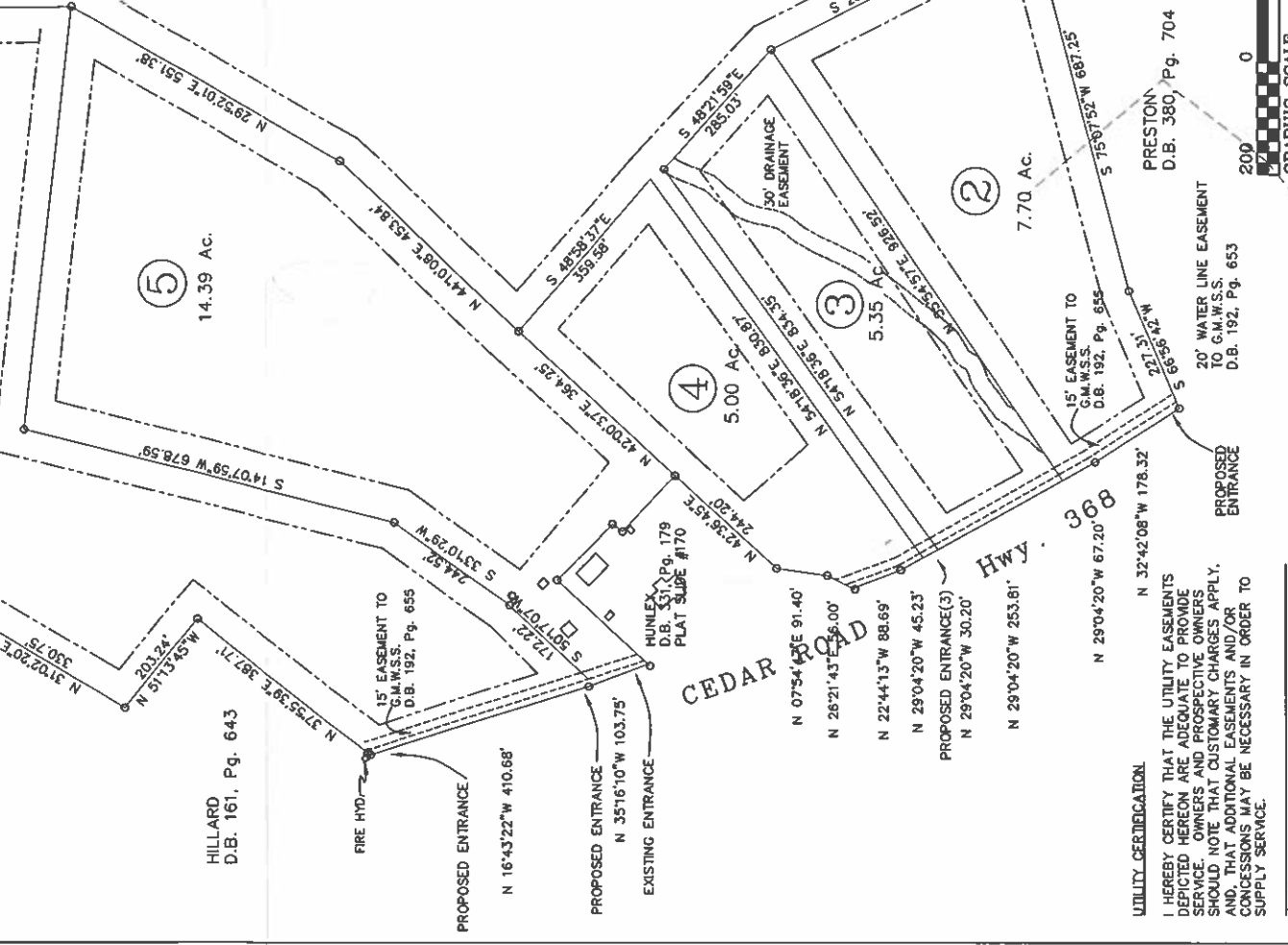


HAMILTON
 D.B. 406, Pg. 516

⑥
 26.52 Ac.
 ZONE A-1

⑤
 14.39 Ac.

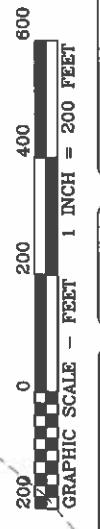
⑦
 67.46 Ac.



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

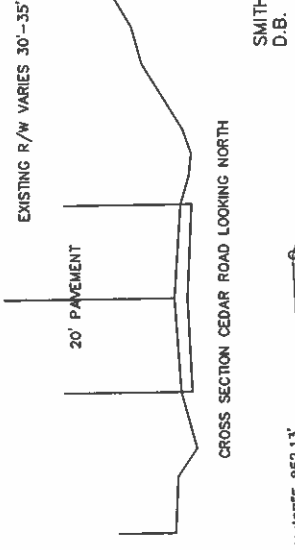
MERIDIAN ASSOCIATES, LLC
 SURVEYORS
 120 EAST MAIN STREET, GEORGETOWN, KY 40324
 TELEPHONE (502) 883-6070 — jdeyplis@gmail.com

DECEMBER 28, 2021



FINAL SUBDIVISION PLAT
HEL-N-DEL FARM
 CEDAR ROAD STAMPING GROUND, SCOTT COUNTY, KENTUCKY
 HEL-N-DEL FARM, Inc. - D.B. 366, Pg. 676
 THIS PLAT REPRESENTS A BOUNDARY SURVEY & COMPLIES WITH 201 KAR 18.150

BARBER/HEINDEL.dwg/HEINDEL.cad



SMITH
 D.B. 85, Pg. 57
 ZONE A-1

N 86°44'27"E 852.13'

S 71°08'28"E 578.80'

S 08°21'07"W 309.07'
 S 04°59'47"W 990.59'

SMITH
 D.B. 154, Pg. 91

N 02°10'16"W 407.23'

N 01°09'48"W 732.23'

N 82°18'22"E 230.45'

S 83°09'19"E 234.20'

S 83°10'21"E 198.44'

S 82°17'55"E 384.69'

N 47°08'E 453.84'

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N 47°38'E 834.35'

N 54°18'E 850.87'

S 48°21'09"E 283.00'

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**BROWN GENERAL CONTRACTORS PROPERTY
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission
January 13, 2022**

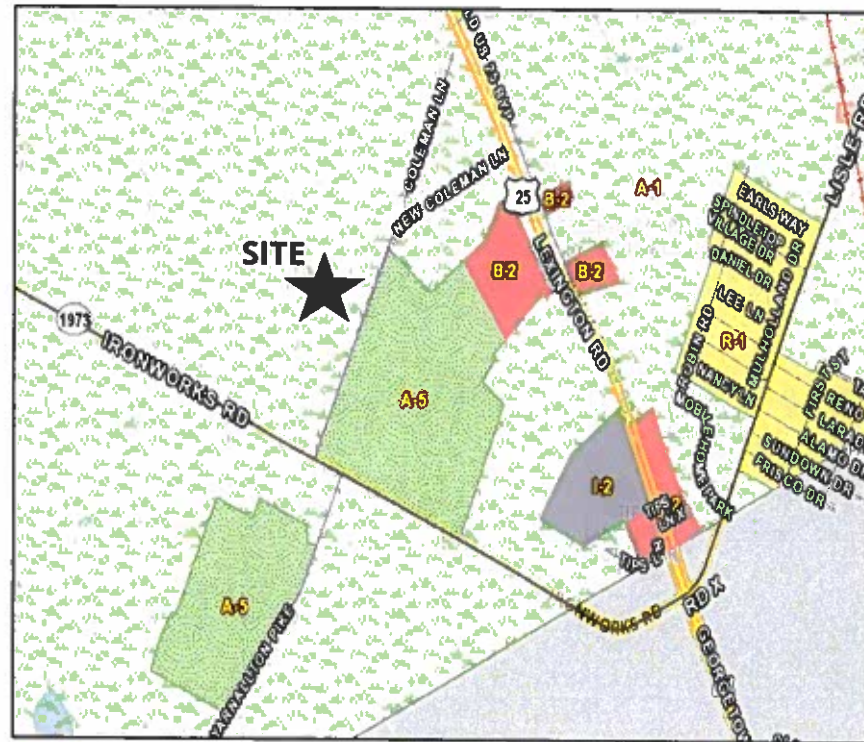
FILE NUMBER: FSP-2021-49

PROPOSAL: Final Subdivision Plat to subdivide one (1) 15.59-acre parent tract into two (2) lots

LOCATION: 255 New Coleman Lane

OWNER: Ryan Brown
Brown General Contractors

CONSULTANT: Gordon Stacy, PLS
Thoroughbred Engineering



STATISTICS:

Zone	A-1 (Agricultural)
Surrounding Zone(s)	A-1: North, West, & South A-5 (Rural Residential): North, East & South
Site Acreage	Total: 15.594 acres (Tract 2B-1: 7.794 acres; Tract 2B-2: 7.8 acres)
Access	Coleman Lane
Variances/Waivers	None

BACKGROUND:
The application before the Planning Commission is a Final Subdivision Plat to subdivide a 15.59-acre parent tract into two lots, Tract 2B-1 at 7.794 acres and Tract 2B-2 at 7.8 acres. The Project Site was previously subdivided twice (2007 & 2013), requiring any future subdivisions to receive approval from the Planning Commission.

Plat Review:

The proposed plat shows the appropriate the setbacks, and the proposed lot meets the lot size and width requirements. All proposed buildings must have setbacks noted. The plat proposes a dedicated 25-foot right of way for Coleman Lane.

Access:

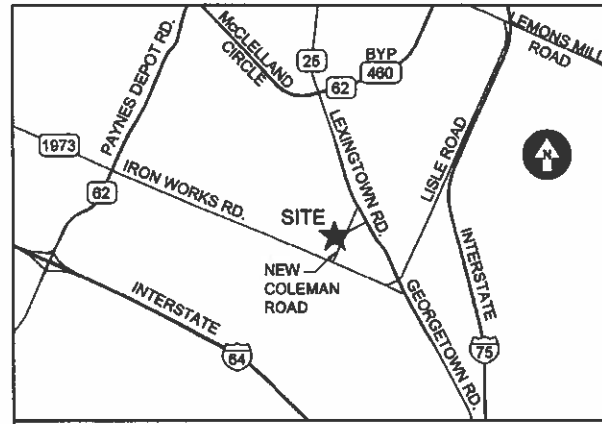
The minimum distance between lot entrances in the A-1 zoning district is 300 feet. Based off of the width requirement, the created tracts are eligible for one shared entrance. The proposed entrance is located in Tract 2B-2 approximately 50 feet from the shared property line and with a dedicated access easement 25 feet in width. Proposed entrances require approval from the Scott County Roads Department.

RECOMMENDATION:

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

Conditions of Approval:

1. Project Site is subject to all applicable requirements of the *Zoning Ordinance and Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Preliminary Subdivision Plat shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plat.
4. This Preliminary Subdivision Plat approval is valid for two years, subject to the requirements of Article 306 section A of the *Subdivision and Development Regulations*.
5. One entrance off Coleman Lane shall be created as part of the subdivision. No further entrances are permitted for Tracts 2B-1 and 2B-2.



VICINITY MAP
NOT TO SCALE

PROPERTY OWNER
BROWN GENERAL CONTRACTORS, LLC
123 McCELLAND SPRINGS DRIVE
GEORGETOWN, KY 40324

PROPERTY LOCATION
255 NEW COLEMAN LANE
GEORGETOWN, KY 40324
DB 424, PG 374
PC 13, SL 15

Site Statistics
PVA #: 170-10-005.000 (Parent Tract 2B)
Zoning: Agricultural (A-1)
Property Size: 15.594 Acres
Setbacks:
Front: 50 ft.
Side: 50 ft.
Rear: 50 ft.

RECORDED REFERENCE
TRACT 2B
DB 424, PG 374
PC 13, SL 15

PURPOSE

PURPOSE OF THIS PLAT IS TO SUBDIVIDE EXISTING TRACT 2B INTO TWO SMALLER TRACTS AS SHOWN, TRACT 2B-1 AND TRACT 2B-2.

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 SPACES TO PUBLIC OR PRIVATE USE AS SHOWN, IN ACCORDANCE WITH THE GEORGETOWN-SCOTT COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, UNLESS OTHERWISE NOTED.

OWNER OR OWNERS: _____ DATE: _____

ACCESS EASEMENT & MAINTENANCE AGREEMENT NOTE

THE OWNER/OWNERS OF THIS PROPERTY AND ANY SUCCESSORS IN TITLE AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR CONSTRUCTION, MAINTENANCE, RECONSTRUCTION, SNOW REMOVAL, CLEANING OR ANY OTHER NEEDS RELATED TO THE ACCESS EASEMENT SHOWN ON THIS DEVELOPMENT PLAN/PLAT. THIS AGREEMENT RELIEVES THE CITY OF GEORGETOWN/CITY OF STAMPAING GROUND/CITY OF SADIEMVILLE/SCOTT COUNTY GOVERNMENT FROM ANY SUCH RESPONSIBILITIES. IF THE OWNER/OWNERS REQUEST THAT THE ACCESS EASEMENT BE DEDICATED AS PUBLIC STREETS, THE OWNER/OWNERS BEAR THE FULL EXPENSE OF ANY RECONSTRUCTION REQUIRED TO COMPLY WITH CITY/COUNTY STANDARDS PRIOR TO DEDICATION AND ACCEPTANCE AND ALL CONDITIONS OUTLINED IN SECTION 4. D. HAVE BEEN MET.

OWNER OR OWNERS: _____ DATE: _____

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 TRACT 2B-1 AND TRACT 2B-2 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.

GENERAL MANAGER: _____ DATE: _____

CERTIFICATE OF THE AVAILABILITY OF UTILITY SERVICES

I HEREBY CERTIFY THAT: KENTUCKY UTILITIES COMPANY SHALL SUPPLY TRACT 2B-1 AND TRACT 2B-2 WITH ELECTRIC SERVICES AND THE PROPOSED UTILITY EASEMENTS OF SAID DEVELOPMENT MEETS WITH THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER APPLICABLE REQUIREMENTS.

ELECTRIC CO. OFFICER: _____ DATE: _____

- LEGEND**
- = PROPERTY CORNER AS NOTED
 - = SET 5/8" IRON BAR W/ CAP "L3 2896"
 - ▲ = SET MAG NAIL
 - △ = MAG NAIL FOUND
 - = PROPERTY BOUNDARY LINE
 - - - = ADJOINERS APPR. BOUNDARY
 - - - = BUILDING SETBACK LINE
 - - - = RESERVED RIGHT-OF-WAY
 - - - = UTILITY EASEMENT
 - - - = ACCESS EASEMENT

TRACT 2A
TEAMCEO, LLC
DB 285, PG 789
PC 13, SL 48
PVA #170-10-008.001
16.97 ac
ZONING: A-1

TRACT 2B-1 7.794 ACRES
TRACT 2B-2 7.800 ACRES
TOTAL 15.594 ACRES

WILLIAM G. BRITSCH
ELIZABETH H. BRITSCH
DB 354, PG 883
PVA #170-10-005.001
5.044 ac
ZONING: A-1

TRACT 4
BLUEGRASS BAPTIST CHURCH
DB 373, PG 280
PC 9, SL 335
PVA #170-10-005.002
17.833 ac
ZONING: A-1

LINE TABLE

Line #	Length	Direction
L1	92.58'	N 19°28'39" E
L2	73.97'	N 37°04'23" E
L3	28.86'	N 16°47'21" E

CERTIFICATION OF FINAL SUBDIVISION PLAT APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS FOR GEORGETOWN AND SCOTT COUNTY, KENTUCKY, WITH THE EXCEPTIONS OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.

CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMMA: _____ DATE: _____

CERTIFICATION OF GIS DEPARTMENT APPROVAL

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

GIS ANALYST/TECHNICIAN, GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION: _____

HEALTH DEPARTMENT CERTIFICATION

I HEREBY CERTIFY THAT THE PRIVATE SEWAGE DISPOSAL SYSTEM INSTALLED, OR PROPOSED TO BE INSTALLED FULLY MEETS THE REQUIREMENTS OF THE KENTUCKY STATE HEALTH DEPARTMENT AND HEREBY IS APPROVED AS SHOWN.

(COUNTY HEALTH DEPARTMENT OFFICIAL): _____ DATE: _____

DRAINAGE EASEMENT DESCRIPTION

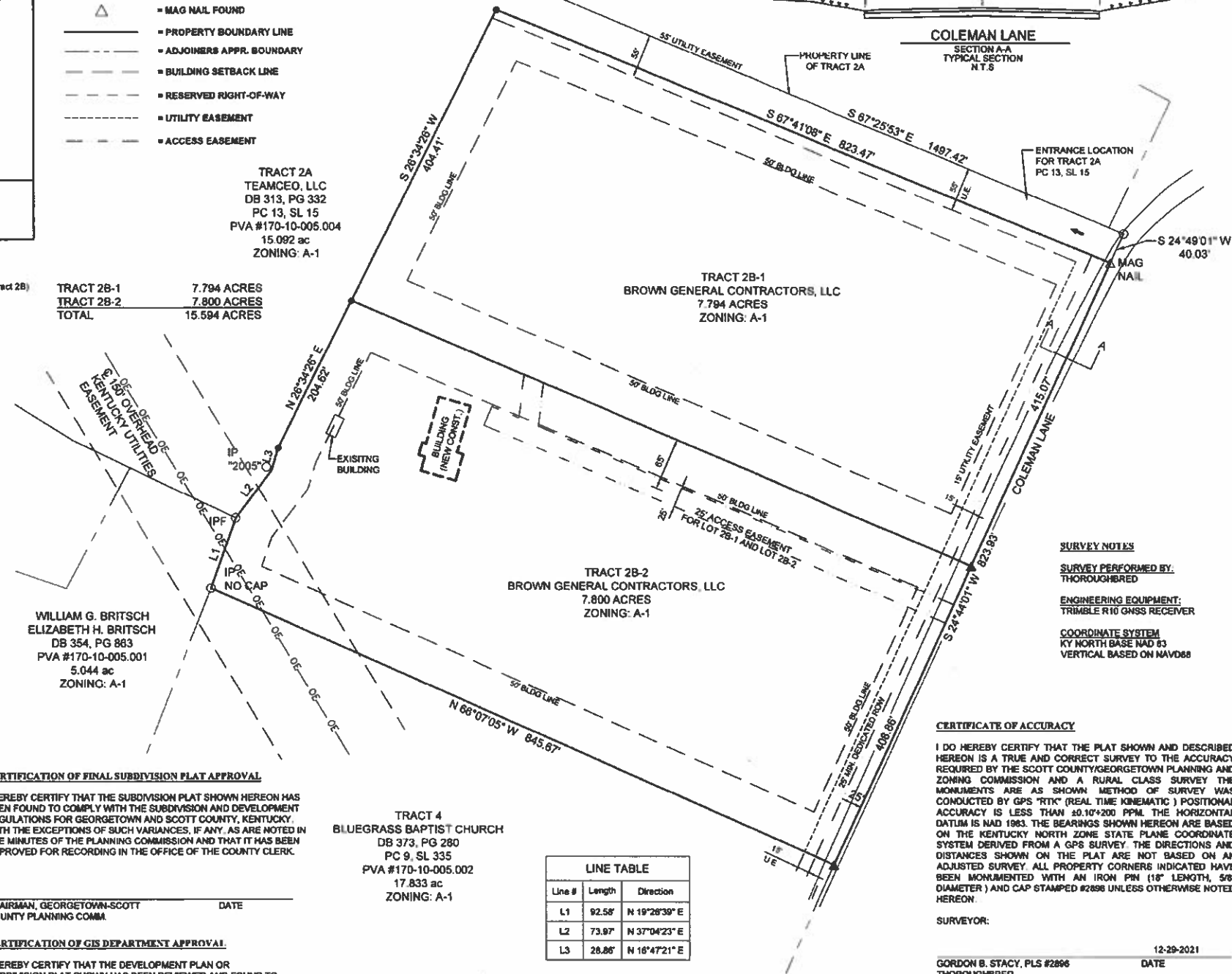
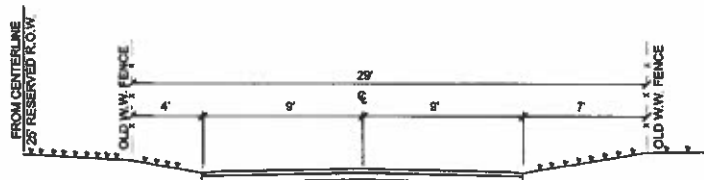
DRAINAGE EASEMENTS CONTAIN STORMWATER CHANNELS, STORMWATER STORAGE AREAS/FACILITIES, AND ACCESS RIGHTS FOR MAINTENANCE OF SUCH FACILITIES. NO CHANNEL ALTERATION OR CONSTRUCTION THAT WOULD OBSTRUCT THE FLOW OF STORMWATER IS ALLOWED. THERE SHALL BE NO STORAGE OR DISPOSAL OF GRASS CLIPPINGS, TRASH, DEBRIS,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

ADDITIONAL NOTE

PROPERTY OWNERSHIP INFORMATION PROVIDED HEREIN IS BASED ON INFORMATION OBTAINED FROM READILY AVAILABLE SOURCES (I.E.: SCOTT COUNTY CLERK [Deed Book 424, Page 374 and Plat Cabinet 13, Side 15], SCOTT COUNTY PVA, ETC.). THEREFORE, NO WARRANTY IS PROVIDED REGARDING THE ACCURACY OF OWNERSHIP INFORMATION OR THE APPROXIMATE GRAPHICAL REPRESENTATIONS OF SUCH (ADJOINING PROPERTY LINES INCLUDING EASEMENTS ETC).

SURVEYOR NOTES

- ANY FURTHER OMISSION OF THE PROPERTIES SHOWN HEREON WILL REQUIRE REVIEW AND APPROVAL OF "GSCPC" THE GEORGETOWN SCOTT COUNTY PLANNING COMMISSION.
- PROPERTY IS SUBJECT TO ANY EASEMENTS OF RECORD NOT SHOWN HEREON.
- FLOOD MAP# 21209C0191D EFFECTIVE 12/21/2017. SITE IS LOCATED IN FLOOD ZONE X, AREA AT MINIMAL FLOOD HAZARD RISK.



SURVEY NOTES
SURVEY PERFORMED BY:
THOROUGHBRED
ENGINEERING EQUIPMENT:
TRIMBLE R10 GNSS RECEIVER
COORDINATE SYSTEM:
KY NORTH BASE NAD 83
VERTICAL BASED ON NAVD88

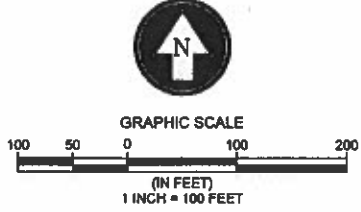
CERTIFICATE OF ACCURACY

I DO HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE SCOTT COUNTY/GEORGETOWN PLANNING AND ZONING COMMISSION AND A RURAL CLASS SURVEY. THE MONUMENTS ARE AS SHOWN. METHOD OF SURVEY WAS CONDUCTED BY GPS "RTK" (REAL TIME KINEMATIC) POSITIONAL ACCURACY IS LESS THAN ±0.10+200 PPM. THE HORIZONTAL DATUM IS NAD 1983. 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 (1/8" LENGTH, 5/8" DIAMETER) AND CAP STAMPED #2896 UNLESS OTHERWISE NOTED HEREON.

SURVEYOR: _____ DATE: 12-29-2021

GORDON B. STACY, PLS #2896
THOROUGHBRED
PO BOX 481
LEXINGTON, KY 40588
PHONE: (859) 785-0383

DATE OF SURVEY - 2021-12-28



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



MINOR SUBDIVISION AND BOUNDARY SURVEY PLAT
BROWN GENERAL CONTRACTORS, LLC
255 NEW COLEMAN LANE
GEORGETOWN, SCOTT COUNTY, KENTUCKY

PROJECT NO.:	DRAWN BY:
DATE:	CLG
12-29-21	REVIEWED BY:
	GBS
ISSUED FOR REVIEW	
REVISION:	DATE:

PLAT SHOWN HEREON REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150

**UNITED TALENT PARKING
PRELIMINARY DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission
January 13, 2022**

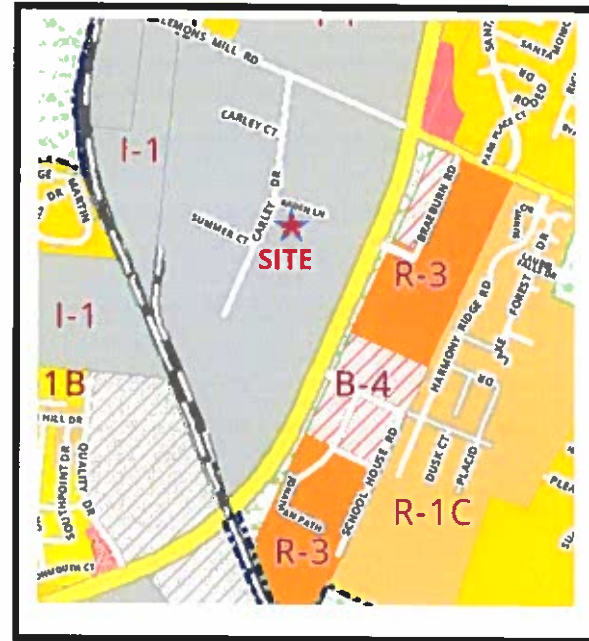
FILE NUMBER: PDP-2021-50

PROPOSAL: Preliminary Development Plan to construct a 59-space parking lot expansion at an existing business

LOCATION: Carley Court, Georgetown Industrial Park

APPLICANT: Setzer Properties ZLEX, LLC

ENGINEER: Jason Banks,
Banks Engineering, Inc.



STATISTICS:

Zone	I-1, Light Industrial
Surrounding Zones	I-1, Light Industrial
Proposed Use	Sports Training Center
Site Acreage	3.16 acres
Building Area	14,400 square feet
Parking Required	One space per 400 SF (36 spaces)
Parking Provided	59 new spaces; 93 total automobile spaces
Access	Carley Drive, Kaden Lane
Variances/Waivers	None

BACKGROUND:
The request before the Planning Commission is for Amended Preliminary Development Plan approval to construct a 53-space parking lot expansion for an existing youth sports training business in the Georgetown Industrial Park.

The Project Site is a 3.16-acre parcel that is zoned I-1 (Light Industrial) and is located on the south side of Carley Drive west of the McClelland Circle bypass in the Georgetown Industrial Park. The surrounding land is zoned I-1. The subject property is currently used for a youth sports training center that sees peak

use at certain times of the day. During peak hours there is more demand for parking than the existing lot can safely handle. As a result, clients and/or parents have been parking in the street during peak usage which has conflicted with the truck delivery process at the adjoining Vuteq plant.

The Subject Property is part of a partially developed industrial park with ten other operating businesses and facilities. Kaden Lane currently serves as access to United Talent and Vuteq's main parking areas and has seen increased congestion/conflicts after Vuteq's most recent expansion.

Preliminary Development Plan Review:

Vehicular Access & Pedestrian Circulation:

Driveways & Access: There is an existing entrance off Kaden Lane. The proposed parking lot expansion will not add a new entrance but will utilize internal connections for the existing parking lot for expanded parking to the north and west of the existing lot allowing for a circular pattern of internal drives in the expanded lot.

Sidewalks. No additional sidewalks are proposed on site, pedestrian traffic will be accommodated within the drive aisles.

Parking Spaces: The proposed number of parking spaces will exceed the minimum Parking requirements. Additional parking is needed to accommodate peak hour needs.

Land Use Buffers and Landscaping:

Property Perimeter Requirements; Section 6.12:

- The Project Site does not require any landscaping to meet the requirements of Section 6.12 since the property is zoned I-1 and abuts other I-1 property.

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 appropriate VUA perimeter screening.

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 an adequate amount of landscape area to meet the interior landscape requirements. The applicant has provided 1 tree per 250 square feet of interior area.

Section 6.2215: Minimum Canopy Requirements

For the 20,841 square foot parking lot expansion, a total canopy coverage of 2,084 square feet is required at maturity (10% new canopy required). The Applicant has demonstrated they can meet the minimum canopy requirements.

Royal Springs Wellhead Protection Committee:

The applicant must meet with the Wellhead Protection Committee. The Committee may recommend additional conditions of approval. Those conditions will be included as a Condition of Planning Commission approval.

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.

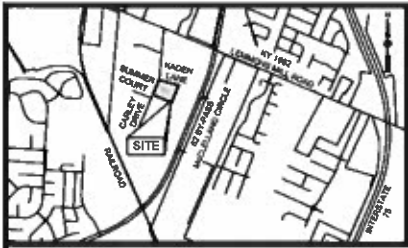
Signs: All signs will need to comply with the Zoning Ordinance.

RECOMMENDATION:

Staff recommends **Approval** of the Preliminary Development Plan to construct a 59-space parking lot expansion, with the following conditions of approval:

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Preliminary Development Plan shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan. Development must meet all requirements of the Georgetown Stormwater Manual.
4. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
5. Final Development Plan shall meet all requirements of the Royal Spring Wellhead Protection Committee.
6. 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.
7. This Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406 section A of the Subdivision and Development Regulations.



KENTUCKY UNDERGROUND PROTECTION INC.
 KENTUCKY STATE LAW REQUIRES CONTRACTORS TO CALL TWO BUSINESS DAYS PRIOR TO DIGGING. CALL 811 OR 1-800-752-8007 FOR A LOCATOR REQUEST. ANY ORGANIZATIONS THAT ARE NOT A PART OF KUP INC. SHALL BE CONTACTED INDIVIDUALLY.

TREE PRESERVATION STATISTICS:
 TOTAL SITE AREA: 137,849 SF
 EX. TREE CANOPY COVERAGE TO REMAIN: N/A
 TOTAL TREE CANOPY COVERAGE AREA REQUIRED: 10% (13,784 SF)
 18 LG TREES @ 750 SF = 14,250 SF (FOR COMBINATION OF LG AND SM TREES)
 NEW TREES TO BE PLANTED:
 LG TREES (750 SF): 11 = 12,750 SF
 SM TREES (100 SF): 14 = 1,400 SF
 TOTAL TREE CANOPY AREA PROPOSED: 14,150 SF (10.2%)

UTILITY NOTE:
 ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER, "KENTUCKY DIG SAFELY (K.D.S.)" (TOLL FREE PHONE NO. 1-800-752-8007) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (E.G. CABLES, ELECTRIC WIRES, GAS, AND WATER LINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

TOTAL SITE STATISTICS

SITE AREA (SQ. FT.)	137,849 SQ. FT.
SITE AREA (ACRES)	3.16 AC.
EX. ZONE	I-1
PROPOSED ZONE	I-1
NO. OF LOTS	2
GROSS BLDG. FLR. AREA	EX
FLOOR AREA RATIO	EX
PARKING REQ.	NA
PARKING PROV.	30
VEHICLE USE AREA (VUA)	*42,054 SQ. FT.*
REQ. INT LANDSCAPE (VUA) 10	-
PROP. INT LANDSCAPE	-
VUA CALCULATION INCLUDES PR & EX PARKING	
ST FRONTAGE (CARLEY DR)	287.82 L.F.
ST FRONTAGE (KADEN LN)	403.82 L.F.

PARKING STATISTICS

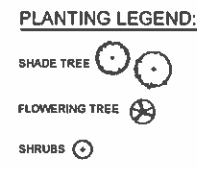
EXISTING SPACES	24
NEW SPACES PROVIDED	30
RESULTING TOTAL SPACES	54 (4 ACCESSIBLE)
TO EXISTING SPACES LOST FROM NEW ADA STRIPING AND ISLAND MODIFICATION	

ZONE I-1 REQUIREMENTS

MINIMUM FRONT YARD	50 FT.
MINIMUM EACH SIDE YARD	12 FT.
MINIMUM REAR YARD	25 FT.
MAXIMUM BLDG. HEIGHT	6 STORES OR 75 FT.

*SEE ZONING REGULATIONS

- GENERAL NOTES:**
- THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD, ALTHOUGH COURTHOUSE RESEARCH WAS CONDUCTED IN AN ATTEMPT TO LOCATE ALL SUCH ENCUMBRANCES, THE SURVEYOR CAN MAKE NO GUARANTEE THAT ALL SUCH RESTRICTIONS ARE HEREBY SHOWN. A DETAILED TITLE SEARCH CONDUCTED BY AN ATTORNEY MAY BE NECESSARY IN ORDER TO DETERMINE THE EXISTENCE OF ALL RESTRICTIONS.
 - SOURCE OF DEED: D.B. 275, P. 522 OF RECORD IN THE SCOTT COUNTY CLERK'S OFFICE.
 - THERE IS NO EVIDENCE OF RECENT EARTHWORK HAVING OCCURRED ON THIS SITE.
 - THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S MAP NUMBER 212000180D, DATED DECEMBER 21, 2017.

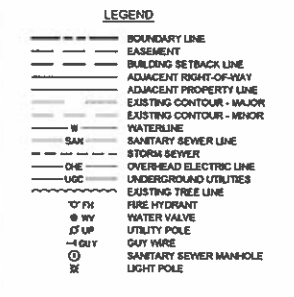
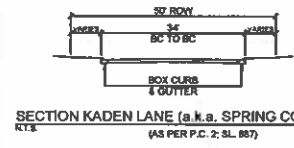
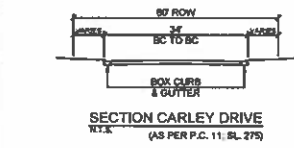


PR DEVELOPMENT SITE STATS

PARKING REQ.	NA
PARKING PROV.	30
VEHICLE USE AREA (VUA)	20,841 SQ. FT.
REQ. INT LANDSCAPE (VUA) 10	2,084 SQ. FT.
PROP. INT LANDSCAPE	2,919 SQ. FT.

VUA PERIMETER LANDSCAPING FOR PARKING LOT EXPANSION

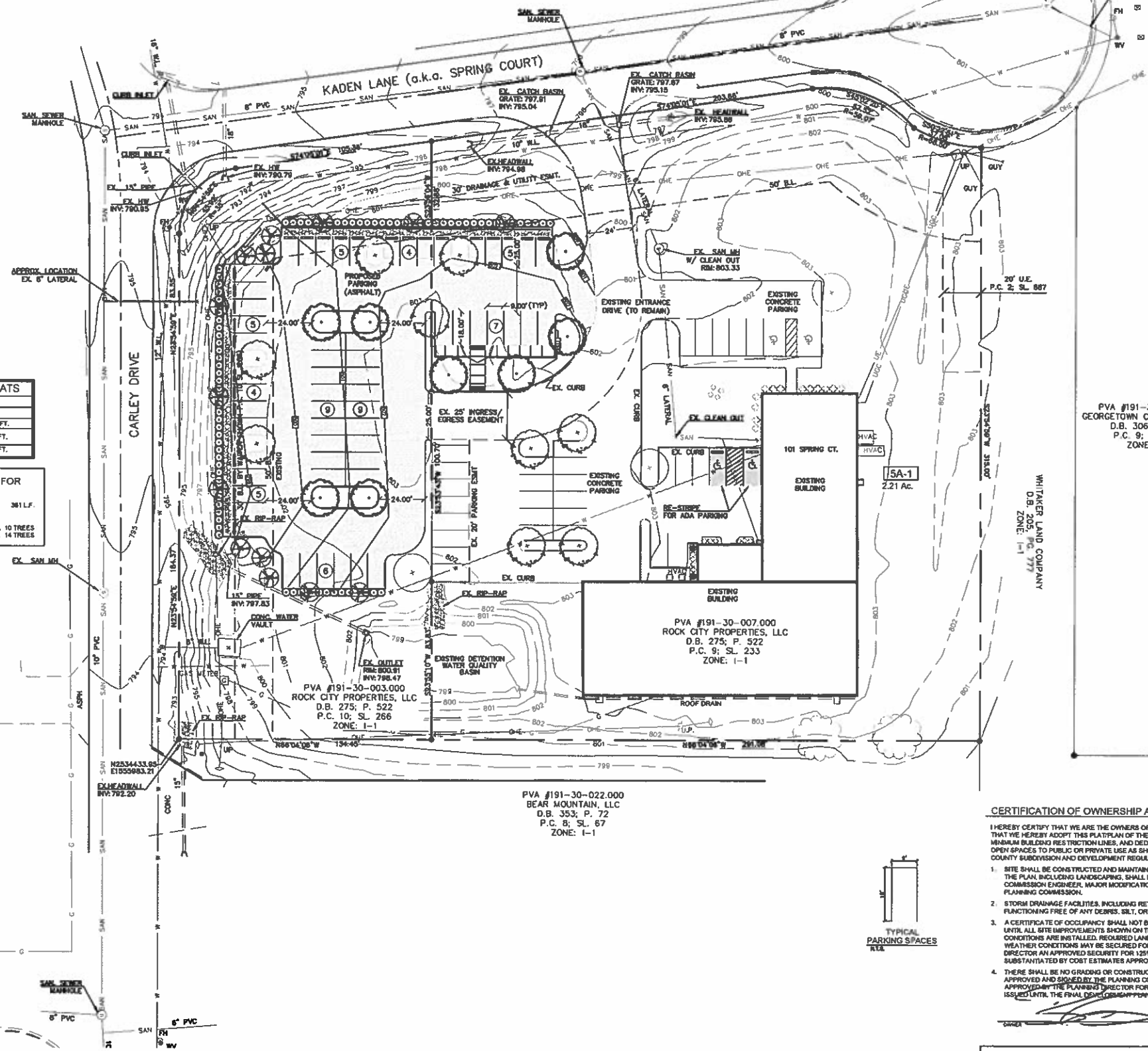
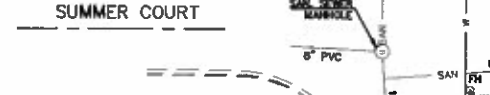
PERIMETER VUA LENGTH	381 L.F.
REQUIRED PERIMETER TREES (1 TREE / 40')	10 TREES
REQUIRED PROPOSED	14 TREES



ROYAL SPRING AQUIFER RECHARGE AREA
 THE SUBJECT PROPERTY LIES WITHIN THE ROYAL SPRING AQUIFER RECHARGE AREA AS SHOWN IN FIGURE 1.3.3 OF THE GEORGETOWN STORMWATER BMP MANUAL, DATED FEB. 2017.

PUBLIC UTILITIES

WATER: GEORGETOWN MUNICIPAL WATER & SEWER SERVICE
 SEWER: GEORGETOWN MUNICIPAL WATER & SEWER SERVICE
 ELECTRIC: KENTUCKY UTILITIES COMPANY
 GAS: COLUMBIA GAS
 TELEPHONE: BELL SOUTH TELECOMMUNICATION



CERTIFICATION OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ACCEPT THIS PLAN OF THE DEVELOPMENT WITH OUR FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTIONS, 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 INSTALLED, REQUIRED LANDSCAPING UNABLE TO BE INSTALLED DUE TO EXTREME WEATHER CONDITIONS MAY BE SECURED FOR A PERIOD OF ONE YEAR BY SUBMITTING TO THE PLANNING DIRECTOR AN APPROVED SECURITY FOR 125% OF THE COST OF THE TOTAL WORK TO BE DONE, AS SUBSTANTIATED BY COST ESTIMATES APPROVED BY THE PLANNING DIRECTOR.
- 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.

DATE: 10/27/2021

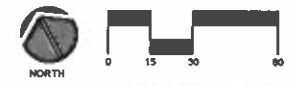
CERTIFICATION OF PRELIMINARY PLAN APPROVAL

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

DATE: _____

AMENDED PRELIMINARY DEVELOPMENT PLAN

SCALE: 1"=30'-0"



UNDERGROUND UTILITIES

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORD DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

NOT FOR CONSTRUCTION

OWNER
 ROCK CITY PROPERTIES LLC
 101 SPRING COURT
 GEORGETOWN, KY 40324

CLIENT
 BRETT CONSTRUCTION CO.
 354 WALLER AVENUE, SUITE 200
 LEXINGTON, KY 40504

UNITED TALENT
 PROPOSED PARKING EXPANSION
 GEORGETOWN, SCOTT COUNTY, KY 40324

AMENDED PRELIMINARY DEVELOPMENT PLAN



DATE	NOV. 1, 2021
REVISION	
1	
2	
3	
4	
5	
SHEET	PDP
DATE	NOV. 1, 2021
NO.	21233
DRAWN	KJH
CHECKED	JDB

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ENTERPRISE WAY ZONING MAP AMENDMENT

Staff Report to the Georgetown-Scott County Planning Commission JANUARY 13, 2021

FILE NUMBER: ZMA-2021-51

PROPOSAL: Zoning Map Amendment to change the zoning district from A-1 and R-1C to BP-1.

LOCATION: South Side of Enterprise Way adjacent to Lanes Run Business Park

APPLICANT: Georgetown Business Park Authority

CONTACT: Jack Conner, Economic Development Director



STATISTICS:

Current Zone	A-1 (Agricultural), R-1C (Residential)
Proposed Zone	BP-1 (Business Park)
Surrounding Zone(s)	A-1, R-1C & BP-1
Site Acreage	Total: 86.44 acres
Access	Barkley Lane & Enterprise Way

BACKGROUND:

The Project Site is an 86.44-acre area, east of Cherry Blossom Way and south of Enterprise Way adjacent and to the south of the existing phase 2 of Lanes Run Business Park. The property is land owned by the City of Georgetown and previously shown as phase 3 of Lanes Run Business Park in the Business Park Master Plan. It includes 14 lots in the Barley Lane Farms subdivision, platted in 1978 and accessed from Barkley Lane and three tracts in the W.K Henry subdivision, formerly accessed from Cynthiana Road.

The Project Site is located within the Georgetown Urban Service Area and is partially within city limits. Approximately 22.80 acres of the 86.44 acres will need to be annexed. There are utilities available to the area and Georgetown Sewer Plant #2 is within 600 feet of the property.

Concept Plan Review:

The Concept Plan for the Lanes Run Business Park includes this area as proposed phase 3 of the park. The city has acquired all the land and is seeking the rezoning to BP-1 in anticipation of a future phase 3 expansion of the business park.

The Project Site is currently accessed by public roads external to the Lanes Run Business Park. The intent is to eventually extend internal Business Park public roads to access this land area. The location and design of the future roads will depend on the eventual end user of the property and will be determined at a later date.

LEGAL CONSIDERATIONS:

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

Section 100.213 Findings necessary for proposed map amendment – Reconsideration.

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

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

Part 1: In analyzing whether the Comprehensive Plan supports the Zoning Map Amendment, staff looks primarily at the Future Land Use Map and the adopted Goals & Objectives of the plan for guidance. The Comprehensive Plan's Future Land Use (FLU) Map shows the subject property having a Business/Commerce designation. This designation supports the proposed expansion of the Lanes Run Business Park in this area.

While the Future Land Use Map's designation is an important factor, it is also important to ensure that the proposed Zoning Map Amendment will fit in with the character of the surrounding area. Any zone changes or development of property in this area should follow the Master Plan for Lanes Run Business Park in regards to internal road access to the land. Other Goals and Objectives of the Comprehensive Plan that are supportive of the rezoning include the following:

Objective CF 1.1 calls for management of the Urban Service Boundary (USB) and City Annexation to maximize the efficiency of city transportation and services. The Project Site is within the USB and planned for business park use. Staff does recommend eventual annexation of the remnant lots within the project site prior to development.

Objective EG 4.2 Retain adequate acreage and locations for industrial development. This objective would be met by moving this property towards a shovel ready position as land available for industrial use, in line with the long term plan for Lanes Run Industrial Park.

Based on the analysis above, staff finds that this application is in agreement with the Comprehensive Plan. Therefore, we need not consider parts a & b of KRS 100.213 (1).

FINDINGS:

1. The Zoning Map Amendment meets the findings necessary described in KRS 100.213.

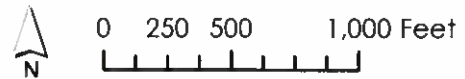
RECOMMENDATION:

Based on the findings above, staff recommends the Planning Commission recommends **approval** of the application to Georgetown City Council. Should the Planning Commission recommend approval, staff suggests adding the following conditions of approval.

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. The Applicant shall annexation all portions of the subject property not currently annexed.
3. The Applicant shall access the property from existing, upgraded to current standards, public roads or new internal roads and not directly from Cynthiana Road or Cherry Blossom Way.

Lanes Run Business Park
Enterprise Way ZMA



Imagery Spring 2019

-  Parcels
-  Annexation
-  Zone Change

GEORGETOWN-SCOTT CO. PLANNING COMMISSION
GEOGRAPHIC INFORMATION SYSTEM MAPPING

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* Mapping available in digital or hard copy format in accordance with the adopted fee schedule and standards set out in the Records Request Form.



ONLINE TRANSPORT PRELIMINARY DEVELOPMENT PLAN

Staff Report to the Georgetown-Scott County Planning Commission JANUARY 13, 2022

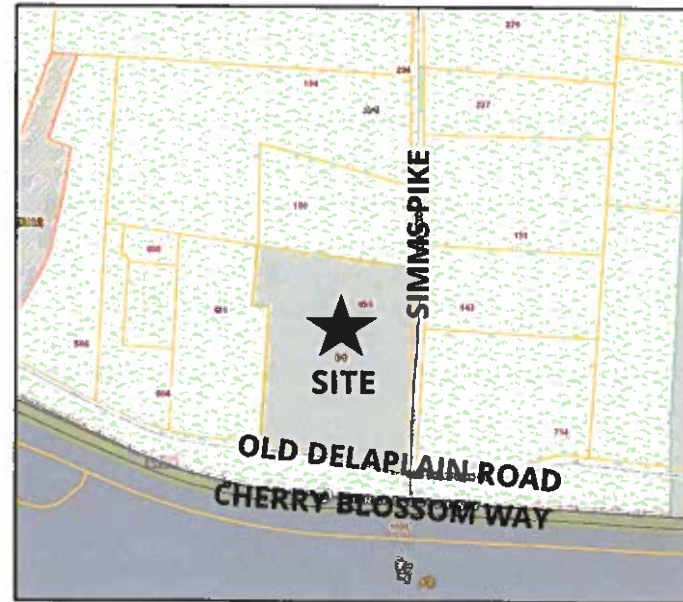
FILE NUMBER: PDP-2021-53

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

LOCATION: 656 Old Delaplain Road

OWNER: Decision Resources, LLC

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



STATISTICS:

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

BACKGROUND:

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

PLAN REVIEW:

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

Access:

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

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

Stormwater Management / Grading:

The Planning Commission staff has concerns regarding the preliminary grading plan. The proposed grading on the project site has the potential to cause flooding on Simms Road. Staff will not allow the site to be graded in a manner that would block or damage a public roadway. Any grading plan submitted as part of the Final Development Plan will need to comply with all local regulations and not adversely impact local infrastructure.

Landscaping:*Section 6.12: Property Perimeter Requirements*

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

Section 6.13: Vehicular Use Area Perimeter Requirements

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

Section 6.22: Interior Landscaping for Vehicular Use Areas

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

Section 6.2215: Minimum Canopy Requirements

The Preliminary Development Plan meets the requirements for canopy coverage.

RECOMMENDATION:

Staff recommends **approval** of the Preliminary Development Plan, but not the preliminary grading plan. Should the Planning Commission approve the application, staff recommends including the following waivers/variances and conditions of approval:

Waiver/Variance:

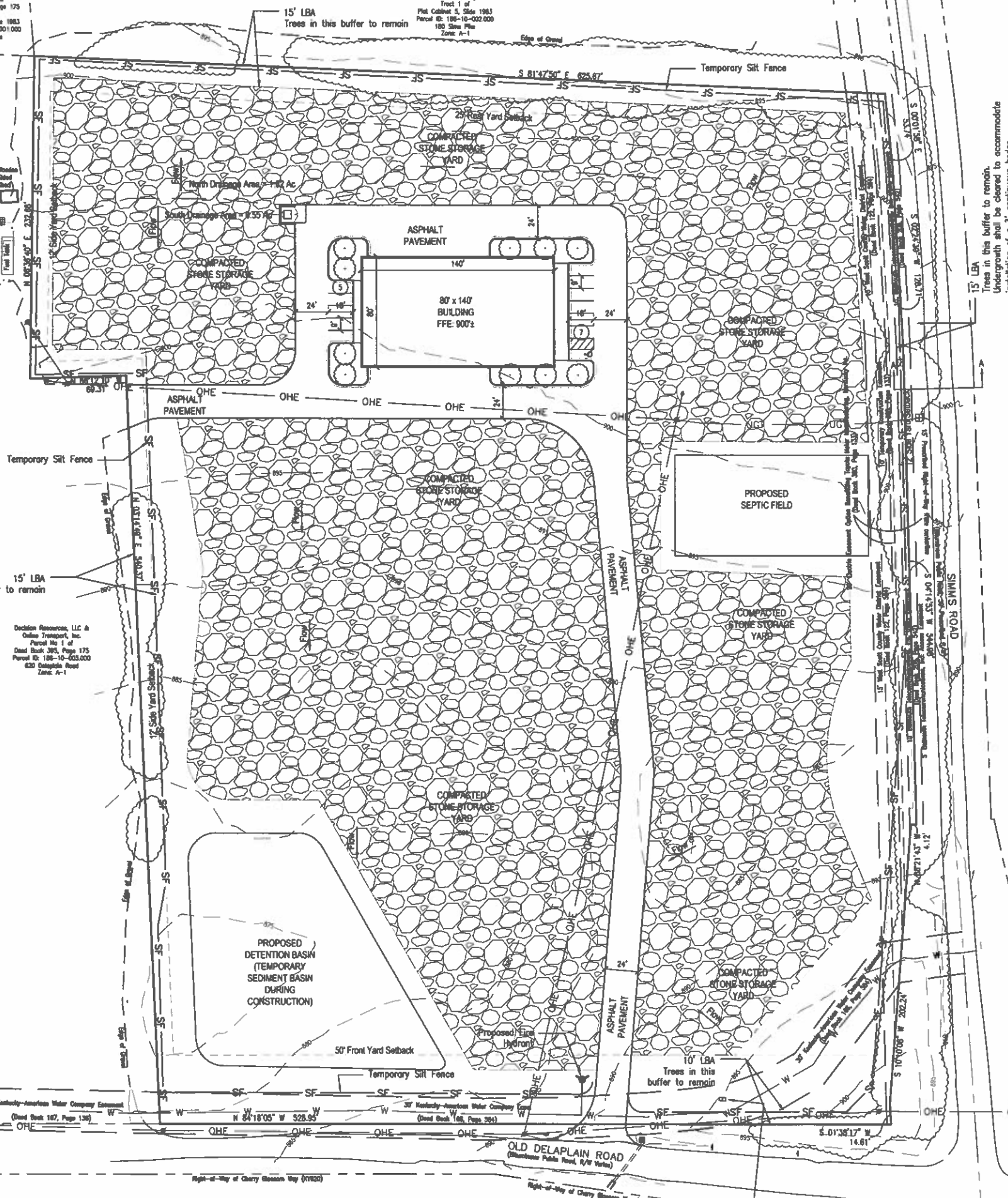
1. Waiver to allow the use of gravel for trailer storage and limited truck parking.
2. Variance to reduce the number of interior VUA trees required from 15 to 10.

Conditions of Approval:

1. Prior to approval of the Final Development Plan, the Project Site must be annexed into the City of Georgetown.
2. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
3. Any revisions or amendments to the approved Preliminary Development Plan shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
4. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
5. Prior to any construction or grading, a Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.
6. The Final Development Plan shall comply with all stormwater management requirements according to the current Stormwater Manual including a post-construction stormwater management BMP O&M agreement.
7. The Final Development Plan shall comply with all requirements of the guidelines in the Dry Run Watershed BMP Study that are applicable to this site.
8. This Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406 section A of the *Subdivision and Development Regulations*.
9. The Final Development Plan shall have a specie specific Landscaping Plan in compliance with the *Landscaping & Land Use Buffers Ordinance*.

Decision Resources, LLC & Online Transport, Inc.
Parcel No 3 of
Deed Book 305, Page 175
Tract 2 of
Plat Cabinet 5, Slide 1983
Parcel ID: 186-10-003.000
194 Sims Pk
Zone: A-1

Decision Resources, LLC & Online Transport, Inc.
Parcel No 2 of
Deed Book 305, Page 175
Tract 1 of
Plat Cabinet 5, Slide 1983
Parcel ID: 186-10-003.000
190 Sims Pk
Zone: A-1



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

CERTIFICATION OF PRELIMINARY PLAN APPROVAL

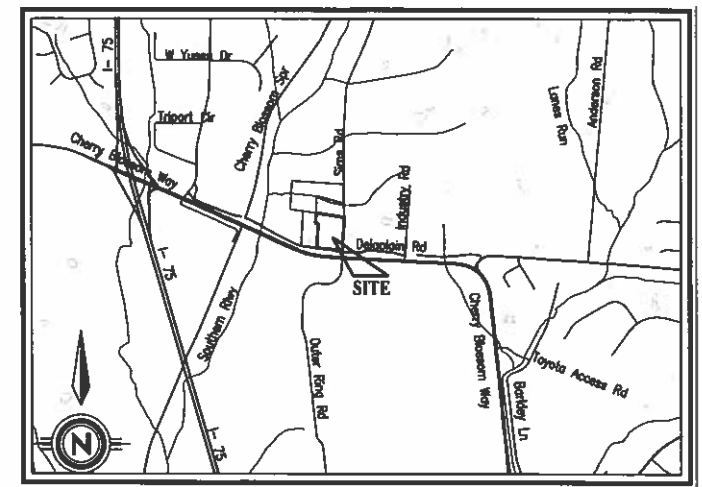
I HEREBY CERTIFY THAT THE PRELIMINARY DEVELOPMENT PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS FOR GEORGETOWN AND SCOTT COUNTY, KENTUCKY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION. THIS APPROVAL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

CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMM. DATE

CERTIFICATION OF OWNERSHIP AND DEDICATION

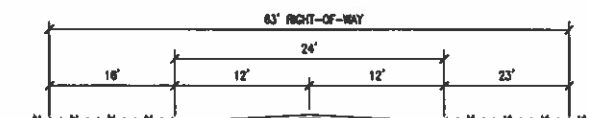
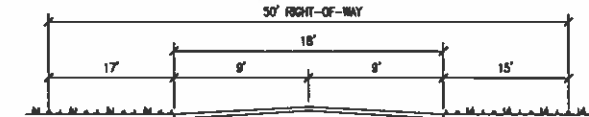
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN/PLAN OF THE DEVELOPMENT WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN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

OWNER DATE



VICINITY MAP
SCALE: 1"=3,000'

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

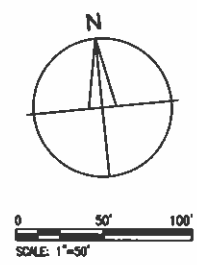


PROPERTY OWNER	
DECISION RESOURCES LLC 6311 STONER DR GREENFIELD, IN 46140 (317) 894-2159	
SITE STATISTICS	
656 Old Delaplain Road	
Gross Area:	10.44 Acres
Net Area:	9.95 Acres
RAW Area:	0.49 Acres
Lot Zoning:	I-1 (Light Industrial)
Street Frontage:	
Old Delaplain Road:	528.95'
Sims Road:	757.25'
Total Frontage:	1,286.20'
Parking Required:	
11,200 sf (1 / 1,000 sf):	12 Spaces
Parking Provided:	
Standard:	11 Spaces
Accessible:	1 Space
Total:	12 Spaces
Building Area:	11,200 sf
Building Height:	20 Feet
Building Coverage:	2.55%
Gravel Storage Area:	288,017 sf
Vehicle Use Area (VUA):	36,981 sf
Interior Landscaping Required:	3,697 sf
Interior Landscaping Provided:	3,706 sf
Interior Trees Required:	15 Trees (1 / 250 sf)
Interior Trees Provided:	10 Trees
Perimeter Buffer (North, East and West):	15 Feet
Perimeter Buffer (South):	10 Feet
Existing Tree Canopy to Remain:	22,894 sf (5.2%)

- NOTES:
1. THIS DEVELOPMENT PLAN MAY NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED UPON A RECORDED SUBDIVISION PLAN.
 2. THE SITE IS NOT WITHIN THE ROYAL SPRINGS ADJUFER RECHARGE AREA.
 3. IF ANY WORK IS PROPOSED IN THE US 020 RIGHT OF WAY, A KYTC ENCROACHMENT PERMIT IS REQUIRED.
 4. ACCORDING TO THE KENTUCKY GEOLOGIC MAP SERVICE, THERE ARE NO KNOWN SINGHOLES ON THIS SITE.
 5. NO PART OF THIS PROPERTY IS WITHIN A FLOOD ZONE PER FEMA MAP NUMBER 2120R001200, REVISION DATE 12/21/2017.
 6. THIS DEVELOPMENT IS ANTICIPATED TO GENERATE LESS THAN 100 PEAK HOUR TRIPS. THE MAXIMUM NUMBER OF PM PEAK TRIPS IS CALCULATED USING THE ITE COMMON TRIP GENERATION RATE FOR WAREHOUSING. THE TOTAL BUILDING AREA AND GRAVEL STORAGE AREA IS USED: (11,200 SF + 288,017 SF) X 0.18 TRIPS / 1,000 SF = 57 TRIPS.
 7. A CONSENT TO ANNEXATION SHALL BE FILED WITH THE CITY OF GEORGETOWN.
 8. A VARIANCE IS REQUESTED TO ALLOW A GRAVEL STORAGE AREA FOR THE USE OF STORING TRUCKS.
 9. A VARIANCE IS REQUESTED TO REDUCE THE REQUIRED INTERIOR TREES FROM 15 TREES TO 10 TREES.

PREPARED ON: DECEMBER 1, 2021
REVISED ON: DECEMBER 23, 2021

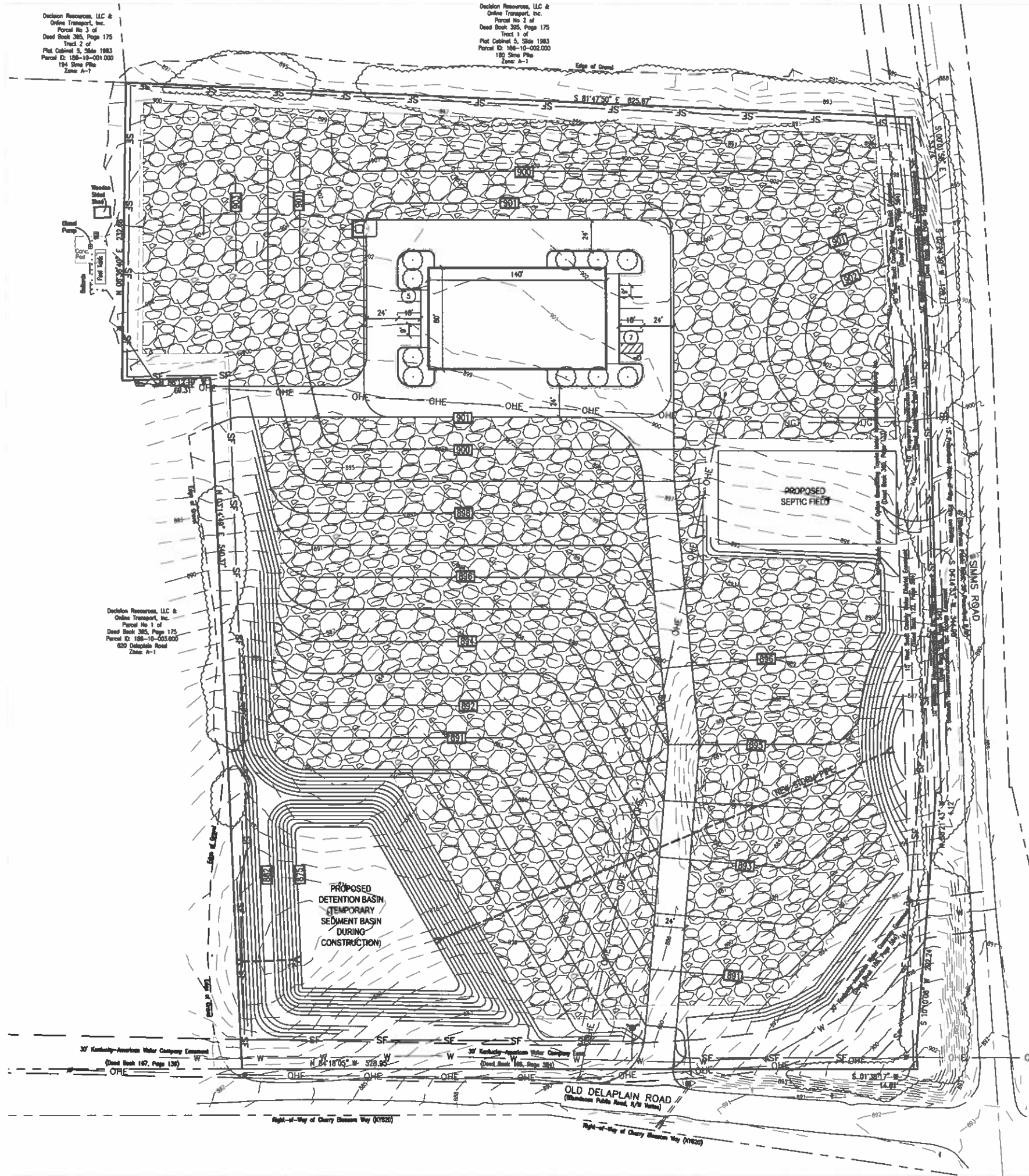
PRELIMINARY DEVELOPMENT PLAN
FOR
ONLINE TRANSPORT
656 OLD DELAPLAIN ROAD
GEORGETOWN, SCOTT COUNTY, KENTUCKY



Architecture
Interior Design
Engineering
Landscape Architecture

CMW
The Shape of Ideas

249 East Main Street
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Lexington, Kentucky 40507
(859) 254-6623
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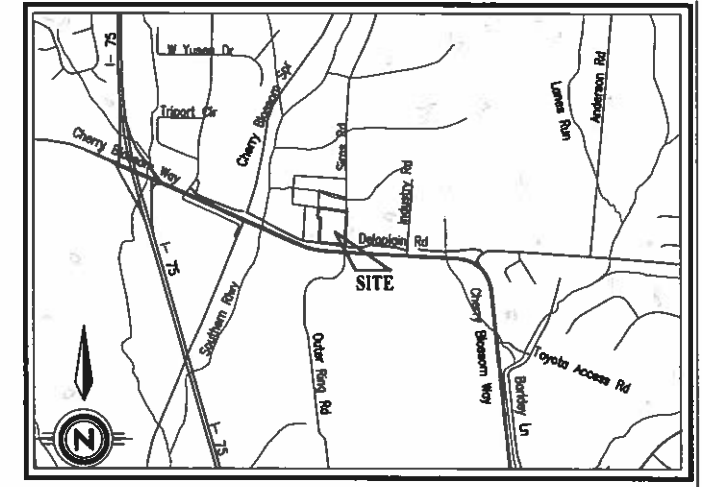
Decision Resources, LLC &
Online Transport, Inc.
Parcel No 3 of
Deed Book 385, Page 175
Tract 2 of
Plot Cabinet 5, Side 1983
Parcel ID: 188-10-001.000
194 Sims Pile
Zone: A-1

Decision Resources, LLC &
Online Transport, Inc.
Parcel No 2 of
Deed Book 385, Page 175
Tract 1 of
Plot Cabinet 5, Side 1983
Parcel ID: 188-10-002.000
189 Sims Pile
Zone: A-1

Decision Resources, LLC &
Online Transport, Inc.
Parcel No 1 of
Deed Book 385, Page 175
Parcel ID: 188-10-003.000
620 Oakdale Road
Zone: A-1

30' Kentucky-American Water Company Easement
(Deed Book 147, Page 136)

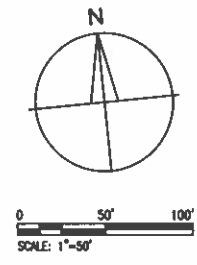
30' Kentucky-American Water Company Easement
(Deed Book 188, Page 284)



VICINITY MAP
SCALE: 1"=3,000'

PREPARED ON: DECEMBER 23, 2021

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



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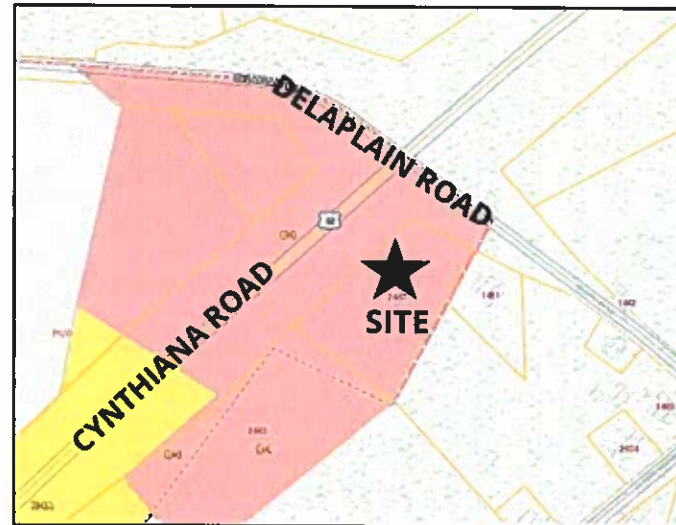
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Lexington, Kentucky 40507
(859) 254-6623
www.cmwaec.com

**DOLLAR GENERAL RETAIL STORE
PRELIMINARY SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission
JANUARY 13, 2022**

FILE NUMBER: PSP-2021-54
PROPOSAL: Preliminary Subdivision Plat to create one (1) new commercial lot.
LOCATION: 2467 Cynthiana Road
APPLICANT: David Myers
CONSULTANT: Will Stevens, PE
Vantage Engineering PLC



STATISTICS:
Zone B-1 (Neighborhood Commercial)
Surrounding Zone(s) A-1 & B-1
Site Acreage (Net) 1.59 Acres
Access Cynthiana Road
Variances/Waivers None

BACKGROUND:
The Applicant is seeking approval of a plat to create a 1.59-acre commercial lot, leaving a remainder of approximately 2 acres.

PLAT REVIEW:
The Preliminary Subdivision Plat meets the requirements for lot size, setbacks, and lot width. Road access for the lot is proposed through a new access easement that will be established on the remainder. KYTC approval for a new entrance will need to be approved by KYTC prior to the plat being recorded.

RECOMMENDATION:
Staff recommends **Approval** of the Preliminary Subdivision Plat to create a new 1.59-acre commercial lot. If the Planning Commission approves the application, staff recommends the following conditions:

Conditions of Approval:

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

2. Any revisions or amendments to the approved Preliminary Subdivision Plat shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plat.
4. The Final Subdivision Plat shall meet all requirements of the Georgetown Fire Department.
5. The Final Subdivision Plat shall meet all requirements of GMWSS regarding sanitary sewer easements.
6. This Preliminary Subdivision Plat approval is valid for two years, subject to the requirements of Article 306 section A of the *Subdivision and Development Regulations*.
7. The Applicant shall obtain approval from KYTC for the new entrance prior to the plat being recorded.

**DOLLAR GENERAL RETAIL STORE
PRELIMINARY DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission
JANUARY 13, 2022**

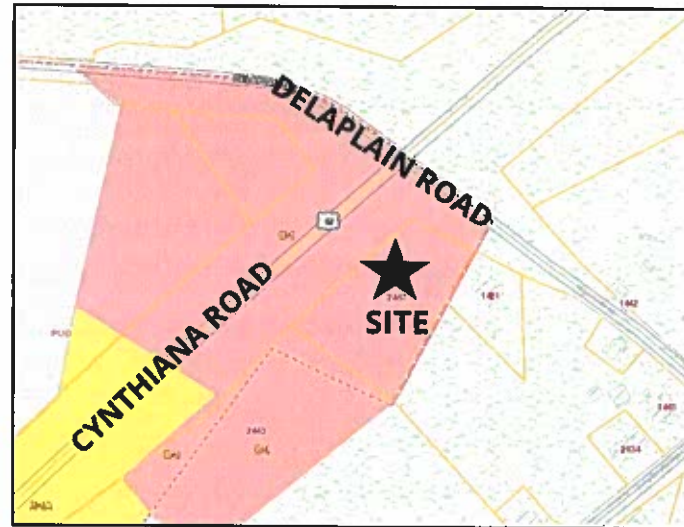
FILE NUMBER: PDP-2021-55

PROPOSAL: Preliminary Development Plan for an 10,640 SF retail store with associated parking.

LOCATION: 2467 Cynthiana Road

APPLICANT: David Myers

CONSULTANT: Will Stevens, PE
Vantage Engineering PLC



STATISTICS:

Zone	B-1 (Neighborhood Commercial)
Surrounding Zone(s)	A-1 & B-1
Site Acreage (Net)	1.59 Acres
Building Height	20 feet
Proposed Building Size	10,640 Square Feet
Proposed Parking	35 spaces (2 ADA Accessible)
Truck/Trailer Parking	288,017 Square Feet (graveled)
Access	Cynthiana Road
Variances/Waivers	1. Variance to reduce the minimum parking required from 57 spaces to 35. 2. Waivers are requested to various elements of the Landscaping & Land Use Buffers Ordinance as described.

BACKGROUND:

The Applicant is seeking approval of a site plan to construct an 10,640 building for retail use. The proposed use is permitted in the B-1 zoning district. The Project Site is located inside city limits for the City of Georgetown.

PLAN REVIEW:

The Project Site is a double frontage lot at the southern corner of the intersection of Delaplain Road and Cynthiana Road (US-62). The Development Plan shows a proposed retail building located somewhat centrally on a proposed lot with a driveway coming off a proposed road connection to Cynthiana Road. Stormwater detention and groundwater recharge areas are proposed in the northern side of the

property. The proposed building meets the setback & building height requirements in the *Zoning Ordinance*.

Access:

Vehicular access to the site is proposed from Cynthiana Road. The Development Plan shows a 36 ft. wide road stub coming from Cynthiana Road to provide access to the Project Site and other future development sites in this B-1 zoned area along Cynthiana Road. A 24 ft. wide private driveway would allow for vehicular access from this road stub to the proposed development.

The proposed road stub should be constructed with a temporary turnaround, where it currently proposes a 4-way intersection. Should this stub develop as a four-way intersection providing access to 3 or more businesses, staff does not feel adequate stacking space would be provided for vehicles leaving the business. The 100 feet (a rough measurement) of stacking space between the proposed intersection and Cynthiana Road would allow for approximately 5 cars each in the right and left turn lanes. Staff would feel more comfortable if the entrances to future commercial developments were located further from Cynthiana Road to allow for adequate vehicle stacking. It is likely most of the vehicles leaving the development will turn left to travel towards Georgetown.

This Application was not required to perform a traffic impact study because it does not meet the threshold of generating 100 or more peak hour trips. The Project Site and future development that would also utilize the proposed entrance from Cynthiana Road would likely, combined, meet this requirement.

Cynthiana Road (US-62) is a two-lane road with a posted speed limit of 55 MPH at the proposed entrance. The most recent traffic count for this segment of Cynthiana Road was completed by KYTC in 2018 and showed Annual Average Daily Traffic (AADT) of 8,078 vehicles. About 9% of vehicles on this part of Cynthiana Road are trucks. Staff has discussed with the Applicant that this project should involve the addition of a left turn lane, for eastbound traffic on Cynthiana Road, and a right turn lane for westbound traffic. The proposed entrance will eventually provide access to not only the proposed retail development, but potentially up to two other neighborhood commercial sites. The high speed and volume of traffic along this road, in conjunction with this development and future development that will utilize the proposed road connection, make it necessary, for safety, to allow decelerating vehicles to move out of the through-lanes. The Preliminary Development Plan does not show any roadway improvements for Cynthiana Road. Staff recommends conditioning any approval of commercial development upon the provision of left and right turn lanes on Cynthiana Road. Turn lanes would need to be approved by KYTC, and an encroachment permit is needed for all work in state right-of-way.

Both Cynthiana Road and Delaplain Road are rural in character (no sidewalks or curb & gutter) and do not have any sidewalks. Staff does not recommend the addition of sidewalks to either road at this time. Any new roads intended for public dedication would need to meet all standards for an urban section, including sidewalks, curb, and gutter.

Parking

The *Subdivision & Development Regulations* and *Zoning Ordinance* establish parking minimums for development in Georgetown and Scott County. For a retail business they call for one parking space per 150 square feet of commercial floor area. The proposed development has a 'sales floor area' of 8,526

square feet. Applying this standard would require the Applicant to construct 57 parking spaces to serve the proposed retail business. The Applicant is requesting a variance to the minimum parking requirements and proposes to construct 35 parking spaces, with two of those being ADA accessible spaces.

The Applicant has provided supporting information from the Parking Generation Manual (PGM) from the Institute of Transportation Engineers (ITE) showing that only 28 spaces are needed for a free-standing discount store of this type. This is a similar request to reduce the parking minimums as the Planning Commission heard and approved for the Dollar General location on South Broadway. The Planning Commission granted a parking reduction to 36 spaces for that building of a similar square footage. Staff has not received any complaints from neighboring property owners that the South Broadway location is unable to provide sufficient parking. Staff supports granting the variance to reduce the required parking.

Grading:

The Planning Commission staff notes that the Preliminary Development Plan shows a significant amount of grading on state right-of-way. Any work done in state right-of-way will require approval from KYTC prior to any construction or grading on the Project Site.

Stormwater Management:

The Project Site is located in the Lanes Run Watershed. In addition to complying with all stormwater management requirements, the Applicant will need to update the Lanes Run Watershed Model.

Sanitary Sewer:

The Preliminary Development Plan shows both a sanitary sewer line being extended from the Lanes Run Business Park to serve the B-1 zoned properties and a temporary sewage holding tank. A note on the plan indicates the tank would be removed once capacity from GMWSS is approved. Staff reached out to GMWSS for comment on the plans. GMWSS does not support holding tanks on the site, as they feel the agreement will soon be signed by Toyota regarding capacity at treatment plant #2.

Building Design:

There are no design guidelines established for the Project Site. Staff did express to the Applicant during the Technical Review Committee (TRC) meeting that this site is located between the business park, which has design guidelines, and the historic Oxford Community. While there are no ordinance-established requirements for building materials, staff hopes the design of the proposed building will be sensitive to the context of the area.

Landscaping:

Section 6.12: Property Perimeter Requirements

Row 2 of the table requires a landscaping buffer between commercial property and any residentially zoned property or property with established residential uses. The buffer can be reduced to 5 feet of width when used in conjunction of a 6 ft. high opaque wall or fence. This buffer area is required to have 1 tree per 40 feet of linear boundary. The Applicant is proposing a 5 ft. wide landscaping buffer with an appropriate number of trees between the Project Site and the adjoining residentially used properties.

Row 5 of the table also requires a landscaping buffer along Cynthiana Road. This requirement is for double frontage lots, where one of those frontages is an arterial road (Cynthiana Road) that does not provide direct access to the lot. In this case, the Project Site is proposed to have indirect access to Cynthiana Road through an access easement on another property. The Applicant has requested a waiver to this requirement, and staff supports the waiver.

Section 6.13: Vehicular Use Area Perimeter Requirements

The Proposed Development does not meet the requirements for VUA perimeter landscaping. The ordinance requires 1 large or medium tree spaced every 40 feet and a continuous 3 ft. shrub along the entirety the side of the VUA facing Cynthiana Road. This does include the entirety of the driveway. Staff is not opposed to a waiver to some of the buffering along the driveway, but the parking area should adhere to the requirements of the ordinance.

The Landscaping & Land Use Buffers Ordinance does also call for the driveway to have a buffer between it and the remainder of the B-1 property. The Preliminary Development Plan does not meet this requirement.

Section 6.22: Interior Landscaping for Vehicular Use Areas

The Preliminary Development Plan shows 26,095 SF of vehicular use area (VUA). The Project Site is required to provide at least 2,610 square feet of interior landscaped area populated by 11 trees. The Preliminary Development Plan currently shows 2,381 square feet of landscaped area with 9 trees. The plan does not meet the requirements of this section.

Section 6.2215: Minimum Canopy Requirements

The Preliminary Development Plan meets the requirements for canopy coverage.

FINDINGS:

1. Staff strongly recommends a condition requiring turn lanes be added to Cynthiana Road for the safety of this project, and future projects that will use the proposed ingress/egress from the arterial road.
2. Staff supports the variance to the parking minimum and the waiver to the screening required by Section 6.12, Row 5 of the *Landscaping & Land Use Buffers Ordinance*.
3. Staff can support a waiver to landscaping requirements along the driveway but does not support any waivers or variances to the landscaping required around the parking area on the Project Site.
4. While there are no design guidelines established by local ordinances for the Project Site, the Applicant is requesting several waivers and variances to the *Landscaping & Land Use Buffers Ordinance*. As was previously mentioned, this Project Site is located in an area where many of the properties have sensitive design characteristics including:
 - a. The historic Oxford community where many of the buildings are brick or wood sided and are on the National Register of Historic Places.
 - b. The Lanes Run Business Park where the buildings are held to a high standard of design including attention to materials, colors, windows, unbroken facades, and more.
 - c. The neighborhoods of Brooklane Estates, Barkley Meadows, and Pleasant Valley with their private design requirements for brick construction.

Staff would be more supportive of these waivers and variances if the design of the building (materials, signage, etc.) fit in with the context of the other established development in the area.

RECOMMENDATION:

If the Planning Commission does not feel the proposed building will fit with the character of the surrounding area, then staff does not think it is appropriate to grant the requested waivers and variances to the landscaping requirements. Therefore, staff would recommend against approval of the application.

If the Planning Commission feels the proposed building will fit in the context of the surrounding development, then staff recommends approval of the following waivers and Conditions of Approval.

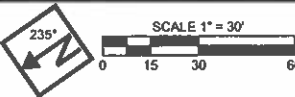
Waiver/Variance:

1. Variance to reduce the minimum parking required from 57 spaces to 35.
2. Waiver to the requirements of Section 6.12, Row 5 of the *Landscaping & Land Use Buffers Ordinance*.
3. Waiver to allow the VUA perimeter landscaping for the driveway to be as shown on the Preliminary Development Plan.
4. Variance to reduce the amount of interior VUA landscaping required to 2,381 square feet.
5. Variance to reduce the number of interior VUA landscaping trees to 9.

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Preliminary Development Plan shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
4. Prior to any construction or grading, a Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.
5. The Final Development Plan shall comply with all stormwater management requirements according to the current Stormwater Manual including a post-construction stormwater management BMP O&M agreement.
6. The Applicant is responsible for updating the Lanes Run Watershed Model to check for downstream impacts.
7. The Final Development Plan shall meet all requirements of the Georgetown Fire Department regarding hydrants and fire suppression.
8. The Final Development Plan shall meet all requirements of GMWSS regarding the provision of sanitary sewer to the Project Site.
9. 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*.
10. The Final Development Plan shall have a specie specific Landscaping Plan in compliance with the *Landscaping & Land Use Buffers Ordinance*, excepting any waivers/variances granted by the Planning Commission.

11. Left and right turn lanes shall be constructed on Cynthiana Road as part of this project and shall be completed prior to the issuance of a Certificate of Occupancy.
12. The Applicant shall obtain approval from KYTC for the new entrance and any fill/grading in the right-of-way.



SITE INFORMATION
 DEVELOPER: KENTUCKY LOGGING AND DEVELOPMENT CO., INC.
 DAVID MYERS, PRESIDENT (601) 521-1479
 150 SCENIC VIEW DRIVE
 CORBIN, KENTUCKY 40304

OWNER: DOUG SMITH
 DORIS J. SMITH
 124 EAST MAIN STREET
 GEORGETOWN, KENTUCKY 40324

MAURON COX
 REBECCA R. COX
 899 SUND ROAD
 GEORGETOWN, KENTUCKY 40324

LAND CLASS: URBAN
TOTAL GROSS ACRES: 1.582 ACRES
ACREAGE OF LAND TO BE DEVELOPED: 0.933 ACRES
LANDUSE ZONE: B-1 NEIGHBORHOOD COMMERCIAL
FRONT YARD BUILDING SETBACK: 25 FT
SIDE YARD BUILDING SETBACK: 10 FT
REAR YARD BUILDING SETBACK: 30 FT
MINIMUM LOT AREA (IF SERVED BY SEWERS): 7500 SQ FT
MINIMUM LOT AREA (PRIVATE SEPTIC FIELDS): 5 ACRES
MINIMUM LOT WIDTH AT BUILDING LINE: 90 FT

PURPOSE STATEMENT:
 1. TO CREATE TRACT A
 2. TO CREATE AN ACCESS EASEMENT
 3. TO CREATE A 20' OVERHEAD UTILITY EASEMENT
 4. TO CREATE A 20' WATER EASEMENT

SURVEYORS CERTIFICATE

I DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED UNDER MY DIRECTION BY THE METHOD OF RANDOM TRAVERSE. THE UNADJUSTED MATHEMATICAL ERROR OF CLOSURE RATIO OF THE RANDOM TRAVERSE WAS 1:18247 AND THE DISTANCES SHOWN HAVE BEEN ADJUSTED FOR CLOSURE. 5/8" REBARS WITH BLUE PLASTIC SURVEY CAPS STAMPED PLS 4382 HAVE BEEN SET AS SHOWN HEREON.

William A. Stevens
 WILLIAM A. STEVENS, PLS #4382
 12-28-2021
 DATE

CERTIFICATE OF ACCURACY

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

William A. Stevens
 WILLIAM A. STEVENS, PLS #4382
 12-28-2021
 DATE

DEDICATION OF EASEMENTS

WE DO HEREBY DEDICATE THE UTILITY EASEMENTS AS SHOWN.

OWNER _____ DATE _____

OWNER _____ DATE _____

FLOODPLAIN NOTE:

THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOODPLAIN IN ACCORDANCE WITH FEMA FIRM MAP NUMBER 21200C01190, EFFECTIVE DATE DECEMBER 20, 2017. THE SUBJECT PROPERTY IS LOCATED IN ZONE X.

SOURCE OF TITLE:

BEING A PORTION OF THE PROPERTY CONVEYED BY DEED FROM FRED K. SMITH AND DOROTHY J. SMITH TO DOUG SMITH AND DORIS J. SMITH AND MARION COX AND REBECCA R. COX, DATED APRIL 17TH, 1988 AND RECORDED IN DEED BOOK 232, PAGE 343 IN THE SCOTT COUNTY CLERK'S OFFICE.

SURVEY NOTES

1. THIS SURVEY IS SUBJECT TO ANY RIGHT-OF-WAYS OR EASEMENTS, PUBLIC OR PRIVATE, WHETHER OF RECORD OR NOT, AND IS SUBJECT TO LOCAL CITY AND COUNTY ZONING ORDINANCES.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
3. THIS SURVEYOR IS NOT RESPONSIBLE FOR ANY INACCURATE INDEXING OF RECORDS THAT THE COUNTY CLERK OR THE PROPERTY VALUATION OFFICE MAY HAVE MADE.
4. ALL BEARINGS ARE REFERRED TO THE BEARING OF REFERENCE BEING THAT TANGENT SECTION OF US HWY 62 - CYNTHIANA ROAD AND TAKEN TO BE N 47°55'49" E AS MEASURED BY GLOBAL POSITIONING SATELLITES. ALL BEARINGS ARE REFERRED TO GRID NORTH OF THE KENTUCKY STATE PLANE COORDINATE SYSTEM, SINGLE ZONE.

CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES

I HEREBY CERTIFY THAT AT&T SHALL SUPPLY THE SMITH AND COX PROPERTY WITH TELEPHONE SERVICES AND THAT THE PROPOSED UTILITY EASEMENTS OF SAID DEVELOPMENT MEET THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER APPLICABLE REQUIREMENTS.

COMPANY REPRESENTATIVE _____ DATE _____

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.

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

CERTIFICATION OF THE PROVISION OF SEWER ONLY

I HEREBY CERTIFY THAT GEORGETOWN MUNICIPAL WATER & SEWER SERVICE (GMWSS), BY AND THROUGH THE CITY OF GEORGETOWN, KY, HAS FACILITIES WITHIN THE SANITARY SEWER DISTRIBUTION COLLECTION SYSTEM TO SUPPLY THE PROPERTY LOCATED AT 2487 CYNTHIANA ROAD WITH SANITARY SEWER SERVICE. PROVISION OF DEVELOPMENT, CONSTRUCTION, AND SERVICE IS CONTINGENT UPON THE DEVELOPER OBTAINING A CURRENT APPROVED AVAILABILITY OF CAPACITY REQUEST FROM THE GMWSS BOARD OF COMMISSIONERS, AND GMWSS REVIEW AND APPROVAL OF ALL PLANS AND SPECIFICATIONS FOR REQUIRED ON-SITE AND OFF-SITE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO GRAVITY AND FORCE MAIN SANITARY SEWER LINES, PUMP STATIONS, AND RELATED APPURTENANCES FOR THE PROPOSED SYSTEM. CONSTRUCTION OF THE PROPOSED SANITARY SEWER COLLECTION AND CONVEYANCE SYSTEM SHALL BE AT THE COST OF THE DEVELOPER WITHOUT REIMBURSEMENT BY GMWSS AND CONSTRUCTION ACCORDING TO GMWSS AND KENTUCKY DIVISION OF WATER APPROVED PLANS AND SPECIFICATIONS. EASEMENTS REQUIRED FOR THE PROPOSED SANITARY SEWER COLLECTION AND CONVEYANCE SYSTEM SHALL BE ACQUIRED BY THE DEVELOPER AND DEDICATED TO GMWSS.

GENERAL MANAGER _____ DATE _____

CERTIFICATION OF OWNERSHIP AND DEDICATION

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

STANDARD REQUIREMENTS

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 MODIFICATIONS 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 THE BUILDINGS SHALL NOT BE OCCUPIED UNTIL ALL SITE IMPROVEMENTS SHOWN ON THE FINAL DEVELOPMENT PLAN AND LISTED IN THESE CONDITIONS ARE INSTALLED. REQUIRED LANDSCAPING UNABLE TO BE INSTALLED DUE TO EXTREME WEATHER CONDITIONS MAY BE SECURED FOR A PERIOD OF ONE YEAR BY SUBMITTING TO THE PLANNING DIRECTOR AN APPROVED SECURITY FOR 125% OF THE COST OF THE TOTAL WORK TO BE DONE, AS SUBSTANTIATED BY COST ESTIMATES APPROVED BY THE PLANNING DIRECTOR.
4. 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 _____ DATE _____

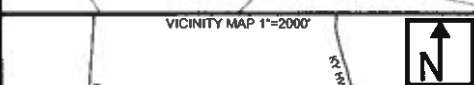
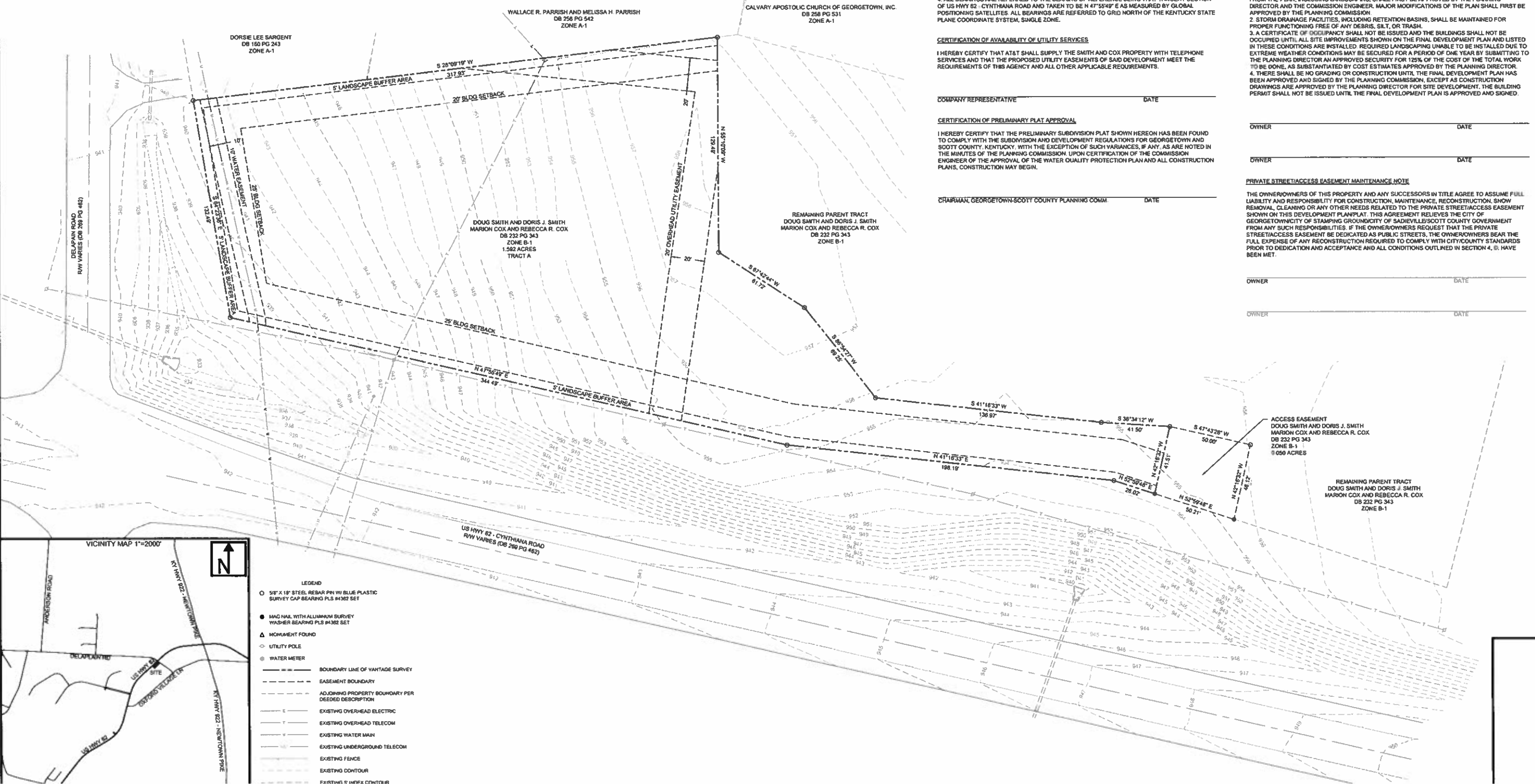
OWNER _____ DATE _____

PRIVATE STREET/ACCESS EASEMENT MAINTENANCE NOTE

THE OWNER/OWNERS OF THIS PROPERTY AND ANY SUCCESSORS IN TITLE AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR CONSTRUCTION, MAINTENANCE, RECONSTRUCTION, SHOW REMOVAL, CLEANING OR ANY OTHER NEEDS RELATED TO THE PRIVATE STREET/ACCESS EASEMENT SHOWN ON THIS DEVELOPMENT PLAN/PLAT. THIS AGREEMENT RELIEVES THE CITY OF GEORGETOWN/CITY OF SCOTTSBURG/SCOTT COUNTY GOVERNMENT FROM ANY SUCH RESPONSIBILITIES. IF THE OWNER/OWNERS REQUEST THAT THE PRIVATE STREET/ACCESS EASEMENT BE DEDICATED AS PUBLIC STREETS, THE OWNER/OWNERS BEAR THE FULL EXPENSE OF ANY RECONSTRUCTION REQUIRED TO COMPLY WITH CITY/COUNTY STANDARDS PRIOR TO DEDICATION AND ACCEPTANCE AND ALL CONDITIONS OUTLINED IN SECTION 4, B, HAVE BEEN MET.

OWNER _____ DATE _____

OWNER _____ DATE _____



- LEGEND**
- 5/8" X 1/8" STEEL REBAR PIN W/ BLUE PLASTIC SURVEY CAP BEARING PLS #4382 SET
 - MAG NAIL WITH ALUMINUM SURVEY WASHER BEARING PLS #4382 SET
 - ▲ MONUMENT FOUND
 - UTILITY POLE
 - WATER METER
 - BOUNDARY LINE OF VANTAGE SURVEY
 - - - EASEMENT BOUNDARY
 - - - ADJOINING PROPERTY BOUNDARY PER DEEDED DESCRIPTION
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING OVERHEAD TELECOM
 - EXISTING WATER MAIN
 - EXISTING UNDERGROUND TELECOM
 - EXISTING FENCE
 - EXISTING CONTOUR
 - EXISTING INDEX CENTER

PRELIMINARY SUBDIVISION PLAT

DATE	SCALE	DRAWN BY	CHECKED BY	JOB NUMBER
12/28/2021	1" = 30'	CIR	WAS	241233

REVISIONS

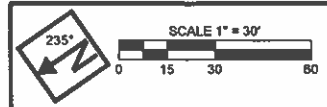
NO.	DESCRIPTION
1.	
2.	
3.	
4.	

SMITH AND COX PROPERTY

VANTAGE
 Engineering PLC

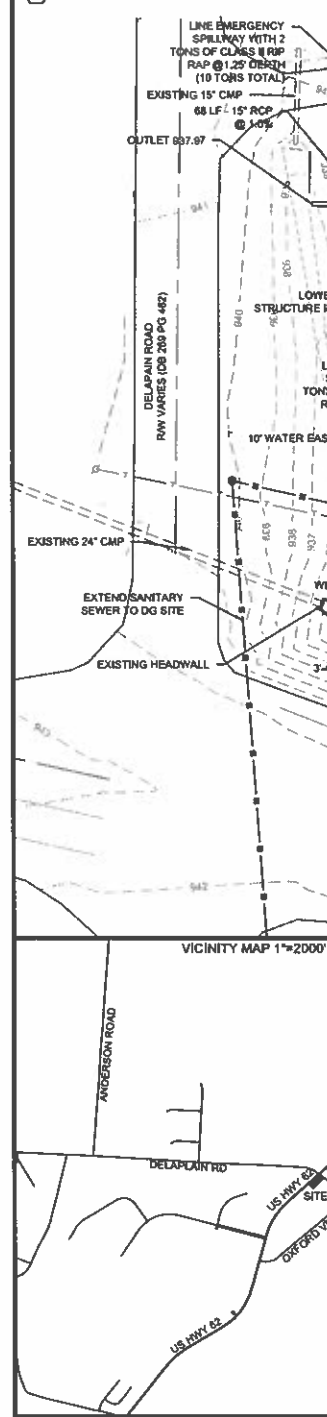
2038 Daville Road, Harrodsburg, Kentucky 40330
 phone: 859-734-0560 fax: 859-734-0561 website: www.vantageky.com

2487 CYNTHIANA ROAD
 GEORGETOWN, SCOTT COUNTY, KY 40324



PURPOSE STATEMENT:
 1. TO OBTAIN APPROVAL FOR THE CONSTRUCTION OF A 10640 SQ FT RETAIL STORE AND ASSOCIATED SITE IMPROVEMENTS.
 2. TO OBTAIN APPROVAL FOR A WALKWAY TO COVER THE REQUIRED NUMBER OF PARKING SPACES FROM 54 SPACES TO 35 SPACES.
 3. TO OBTAIN APPROVAL OF A WALKWAY FROM AN EXEMPTION FROM PROPERTY PERIMETER LANDSCAPING ALONG DELAPLAIN ROAD AND US HWY 62 - CYNTHIANA ROAD.

- KEY NOTES**
- 4" THICK CONCRETE SIDEWALK WITH 6x6 10'10" WWF CONCRETE TO BE MINIMUM 4000 PSL AT EDGE OF PAVEMENT. PROVIDE 6" HIGH INTEGRAL CURB. REFER TO DETAIL.
 - KYTC STANDARD CURB AND GUTTER. SEE DETAIL.
 - CONCRETE SIDEWALK AT FRONT ENTRANCE TO BE FLUSH WITH TOP OF ASPHALT PAVING. PROVIDE TACTILE WARNING STRIP AND PIPE BOLLARDS AT 5'-0" O.C.
 - DUMPSTER LOCATION. PROVIDE HEAVY DUTY CONCRETE PAVING.
 - HEAVY DUTY CONCRETE PAVING. REFER TO DETAIL.
 - STANDARD DUTY CONCRETE PAVING. REFER TO DETAIL.
 - STRIPED AREA. 4" YELLOW STRIPE (TYPICAL).
 - THERMOPLASTIC PAINT @ ARROWS OR THERMOPLASTIC 24" STOP BAR
 - PAINTED LINES. 4" WHITE STRIPE BETWEEN TURN LANES
 - PYLON SIGN WITH UNDERGROUND LIGHTING. SIGN PANEL PROVIDED BY DOLLAR GENERAL.
 - HANDICAP ACCESSIBLE PARKING SPACES WITH SIGNAGE. ACCESSIBLE ROUTE BETWEEN SPACES AND BUILDING ENTRANCE NOT TO EXCEED 2% SLOPE.
 - 4" PIPE BOLLARD PAINTED YELLOW
 - PAINTED LINES. 4" YELLOW STRIPE



SITE INFORMATION
 DEVELOPER: KENTUCKY LOGGING AND DEVELOPMENT CO., INC. DAVID MYERS, PRESIDENT (808) 921-1429
 150 SCENIC VIEW DRIVE
 CORMORANT, KENTUCKY 40301
 OWNER: DOUG SMITH
 2099 S. SMITH
 134 EAST MAIN STREET
 GEORGETOWN, KENTUCKY 40324
 MARION COX
 REBECCA R. COX
 895 SAMS ROAD
 GEORGETOWN, KENTUCKY 40324

LAND CLASS: URBAN
 TOTAL GROSS ACRES: 1.992 ACRES
 ACRES OF LAND TO BE DEVELOPED: 1.833 ACRES
 LOTS: 2 LOTS
 LOT 1: 1.833 ACRES
 LOT 2: 0.159 ACRES
 FRONT YARD BUILDING SETBACK: 25 FT
 SIDE YARD BUILDING SETBACK: NONE
 REAR YARD BUILDING SETBACK: 20 FT
 MINIMUM LOT AREA (IF SERVED BY SEWER): 7500 SQ FT
 MINIMUM LOT AREA PRIVATE SEPTIC FIELD: 5 ACRES
 MINIMUM LOT WIDTH AT BUILDING LINE: 60 FT
 MAXIMUM FREESTANDING SIGN AREA: 150 SQ FT
 FREESTANDING SIGN AREA: 36 SQ FT
 MAXIMUM WALL SIGN AREA: 150 SQ FT
 WALL SIGN AREA: 150 SQ FT
 AREA OF BUILDING FOOTPRINT: 10640 SQ FT
 AREA OF SALES FLOOR AREA: 8538 SQ FT
 PARKING PROVIDED: (1) SPACE PER 200 SQUARE FEET; 54 SPACES
 PARKING PROVIDED: 35 SPACES (2) HANDICAP
 LOT COVERAGE PERCENTAGE (8545 SQ FT DEVELOPMENT/8538 SQ FT TOTAL): 84.80% COVERAGE
 PROPERTY PERIMETER LANDSCAPING REQUIRED: 18 TREES & 8 FT PRIVACY FENCE ADJOINING A-1 ZONE
 PROPERTY PERIMETER LANDSCAPING PROVIDED: 18 TREES & 8 FT PRIVACY FENCE ADJOINING A-1 ZONE
 VEHICULAR USE AREA PERIMETER SCREENING REQUIRED: 18 TREES & 3' CONTINUOUS HEDGE
 VEHICULAR USE AREA PERIMETER SCREENING PROVIDED: 18 TREES & 3' CONTINUOUS HEDGE
 INTERIOR VEHICULAR USE AREA LANDSCAPING REQUIRED: 8 TREES & 2181 SQ FT LANDSCAPE AREA
 INTERIOR VEHICULAR USE AREA LANDSCAPING PROVIDED: 8 TREES & 2181 SQ FT LANDSCAPE AREA
 TREE CANOPY REQUIRED: 24% COVERAGE (1984 SQ FT - MATURE SPREAD)
 TREE CANOPY PROVIDED: 36% COVERAGE (2500 SQ FT - MATURE SPREAD)

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

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

REINFORCING AS RECOMMENDED BY GEOTECHNICAL CONSULTANT
 LIGHT DUTY CONCRETE DETAIL
 HEAVY DUTY CONCRETE DETAIL

PLANT SCHEDULE

TREES	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
18	PICEA GLAUCA	WHITE SPRUCE	1.5" CAL. 6' 6" HT	
27	NYSSA SYLVATICA	BLACK OAK	1.5" CAL. 6' 6" HT	
243	BURUS MICROPHYLLA	LITTLELEAF BOXWOOD	2" HT	

PROPOSED ENTRANCE PROFILE

PRIVATE STREET ACCESS EASEMENT MAINTENANCE NOTE
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List of all Active Projects/status

Application	Project Name	Type	Status
2020-06	100 Ikebana - Commercial Development	DEV-C	Final Inspection
2017-34	Adient USA (Hillps) Amended DP (Parking and dock)	DEV-C	No Activity
2017-33	American Mini (Self-Storage_1047 Paris Pike)-Ph 1	DEV-C	Final Inspection
2020-47	American Mini-Storage (South) Expansion	DEV-C	Under Review
2017-20	Amerson Commercial Grading and Site Work	DEV-C	Approved/Bonded
2018-43	Amerson North Townhomes	DEV-R	Under Review
2018-22	Amerson South Townhomes	DEV-R	Under Construction
2006-80	Barkley Meadows (Duncan/Fightmaster) Phase 2	RES	Approved/Bonded
2021-22	Bluegrass Baptist Church - Phase 2	DEV-C	Under Construction
2018-25	Bluegrass RV Storage - Soil Relocation	DEV-C	Final Inspection
2020-34	Bourbon 30 & ESI (240 Corporate)	DEV-C	No Activity
2017-13	Canewood Unit 6, Lot 1	RES	Approved/Bonded
2005-47	Cherry Blossom Subdivision Phase 8	RES	Warranty Period
2019-13	Cherry Blossom Townhomes - Phase 6	RES	Approved/Bonded
2015-22	Cherry Blossom Townhomes Phase 5 (Haddix triplex)	DEV-R	Under Construction
2015-22	Cherry Blossom Townhomes-Phase 5	DEV-R	Warranty Period
2021-28	Community Trust Bank - 107 Amerson Way	DEV-C	Under Review
2021-07	Core Controls - 155 Enterprise Way	DEV-C	Under Review
2018-32	Crossings at Wyndamere (Ph4) - Conner Path	DEV-C	Under Construction
2016-38	Cyron Holdings	IND	Final Inspection
2006-86	December Estates Cluster Subdivision	RES	Approved/Bonded
2002-52	Deer Run - Phase 3A	RES	Dedication/Final Work
2002-52	Deer Run - Phase 3B	RES	Dedication/Final Work
2018-10	Dog Haus Development	DEV-C	No Activity
2005-26	Edgewood Subdivision - Phase 1	RES	Dedication/Final Work
2011-29	Falls Creek Drive extension	DEV-C	Approved/Bonded

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2017-43	Fox Run Subdivision - Phase 1	RES	Approved/Bonded
2021-06	Georgetown Auto Sales - 136 Darby Dr	DEV-C	Under Construction
2019-39	Harbor Village Unit 1, Phase 3C	RES	Approved/Bonded
2015-08	Heritage Apartments at Falls Creek - Phase 2	DEV-R	Under Construction
2016-49	Hiserbob - 411 Triport Road	IND	No Activity
2019-06	Hoghead Trailer Sales-Showalter	DEV-C	No Activity
2019-31	Hotel Development - 150 Ikebana Dr	DEV-C	Under Construction
2020-25	Innovative Holdings - 185 Industry Road - Grading	DEV-C	Under Construction
2020-11	Jiffy Lube - 120 Osborne Way	DEV-C	Complete
2018-52	Jimmy Johns - 121 Southgate Dr	DEV-C	No Activity
2019-46	Jones Prop - Willow Brook Ln Ext	RES	Approved/Bonded
2018-15	Landmark (South, Kelley-Owen) Office Bldg Exp	DEV-C	Under Review
2004-02	Leesburg Landing	RES	Warranty Period
2006-28	McClelland Springs Ph IIB & IIC	RES	Under Review
2006-28	McClelland Springs Subdivision Phase 2A	RES	Dedication/Final Work
2009-20	Morgan Property	DEV-C	No Activity
2017-14	Morgan Property (Tract 2) 2017	DEV-C	No Activity
2013-09	Northside Christian Church - 101 Ferguson	DEV-C	Final Inspection
2020-18	Ohnheiser Co, LLC - 167 Industry Rd	DEV-C	Under Construction
2006-07	Overlook Apartments (Dover Dr) Phase 3 & 4	DEV-C	Under Construction
2008-40	Paynes Crossing Phase 4 - Section 1 & 2	RES	Warranty Period
2015-05	Pemberley Cove	RES	Warranty Period
2018-29	Penn Ave Baptist Parking - Stamping Ground	DEV-C	No Activity
2017-24	Pinnacle At Mallard Point	RES	Approved/Bonded
2004-51	Pleasant Valley Phase 4B, 4C, & 4F	RES	Approved/Bonded
2004-51	Pleasant Valley Phase 4D & 4E	RES	Dedication/Final Work
2004-51	Pleasant Valley Phase 5	RES	Under Review
2018-18	Pleasant Valley, Section II - Phase 3 Condominiums	DEV-C	Under Construction

Application	Project Name	Type	Status
2018-57	Price Farm (Abbey Phase 2 Unit 1A) (Ball Homes)	RES	Warranty Period
2018-57	Price Farm (Abbey Phase 2 Unit 1B) (Ball Homes)	RES	Warranty Period
2018-57	Price Farm Phase 3 (Abbey at Old Oxford)	RES	Under Construction
2006-63	Rocky Creek Farm Section 3B, Phase 3	RES	Warranty Period
2005-02	Rocky Creek Reserve - Unit 1 Sect 1,2,3A,3B,4	RES	Dedication/Final Work
2005-02	Rocky Creek Reserve Phase 3 Section 1 (Ball)	RES	Approved/Bonded
2005-02	Rocky Creek Reserve Phase 3 Section 2 (Ball)	RES	Approved/Bonded
2013-30	Rocky Creek-Meadows-Sec1C	RES	Warranty Period
2005-41	Shops at Elkhorn Meadows (Hanna)	DEV-C	Final Inspection
2018-62	Sleep-in/Mainstay_Cherry Blossom Connector	DEV-C	Approved/Bonded
2019-03	South Crossing - Apartments	DEV-R	Under Construction
2019-02	South Crossing - Phase 1 (McClelland Cir)	RES	Under Construction
Minor DP	Stonewall First Church of God - Grading & Parking	DEV-C	No Activity
2018-38	Sutton Place Remaining - Phase 4	RES	Under Review
2015-29	Sutton Place, Phase 3, Section 1	RES	Warranty Period
2015-29	Sutton Place, Phase 3-B	RES	Warranty Period
2005-22	Thoroughbred Acres Unit 11(Commercial Subdivision	DEV-C	Approved/Bonded
2017-08	Thoroughbred Acres Unit 7D, Section 1	RES	Approved/Bonded
2020-02	Village at Georgetown (Lemons Mill/E Main Ext)	DEV-R	Under Review
2021-20	Village at Lanes Run - Ph 3, Sect 2 - (Grubbing)	RES	Complete
2004-26	Village at Lanes Run - Phase 1, Section 1	RES	Dedication/Final Work
2018-61	Village at Lanes Run - Phase 2, Sect 3-B (Charles)	RES	Approved/Bonded
2018-61	Village at Lanes Run - Phase 2, Sect 3-C (Haddix)	RES	Approved/Bonded
2004-26	Village at Lanes Run - Phase 3, Sect 1 (Charles)	RES	Under Construction
2021-24	Whitaker Prop Distrib Center - Carley/Kaden	DEV-C	Under Construction
2019-10	White Oak Condominiums Phase 4 (Remaining)	RES	Approved/Bonded
2003-56	White Oak Village - Development (Units)	DEV-R	Under Construction
2018-05	Woodland Park (Betty Yancey) Phase 1	RES	Approved/Bonded

Application	Project Name	Type	Status
2018-05	Woodland Park (Betty Yancey) Phase 2	RES	Under Construction

Total Number of Active Projects: 83

GSCPC Active Development Projects

Status	Application number	Project Name	Type
Under Construction		Number of Projects: 14	
	2018-22	Amerson South Townhomes	DEV-R
	2021-22	Bluegrass Baptist Church - Phase 2	DEV-C
	2015-22	Cherry Blossom Townhomes Phase 5 (Haddix triplex)	DEV-R
	2018-32	Crossings at Wyndamere (Ph4) - Conner Path	DEV-C
	2021-06	Georgetown Auto Sales - 136 Darby Dr	DEV-C
	2015-08	Heritage Apartments at Falls Creek - Phase 2	DEV-R
	2019-31	Hotel Development - 150 Ikebana Dr	DEV-C
	2020-25	Innovative Holdings - 185 Industry Road - Grading	DEV-C
	2020-18	Ohnheiser Co, LLC - 167 Industry Rd	DEV-C
	2006-07	Overlook Apartments (Dover Dr) Phase 3 & 4	DEV-C
	2018-18	Pleasant Valley, Section II - Phase 3 Condominiums	DEV-C
	2019-03	South Crossing - Apartments	DEV-R
	2021-24	Whitaker Prop Distrib Center - Carley/Kaden	DEV-C
	2003-56	White Oak Village - Development (Units)	DEV-R
Final Inspection		Number of Projects: 6	
	2020-06	100 Ikebana - Commercial Development	DEV-C
	2017-33	American Mini (Self-Storage_1047 Paris Pike)-Ph I	DEV-C
	2018-25	Bluegrass RV Storage - Soil Relocation	DEV-C
	2016-38	Cyron Holdings	IND
	2013-09	Northside Christian Church - 101 Ferguson	DEV-C
	2005-41	Shops at Elkhorn Meadows (Hanna)	DEV-C

GSCPC Active Subdivision Projects

Status	Application number	Project Name
Under Construction	Number of Projects:	4
	2018-57	Price Farm Phase 3 (Abbey at Old Oxford)
	2019-02	South Crossing - Phase 1 (McClelland Cir)
	2004-26	Village at Lanes Run - Phase 3, Sect 1 (Charles)
	2018-05	Woodland Park (Betty Yancey) Phase 2
Dedication/Final Work	Number of Projects:	7
	2002-52	Deer Run - Phase 3A
	2002-52	Deer Run - Phase 3B
	2005-26	Edgewood Subdivision - Phase 1
	2006-28	McClelland Springs Subdivision Phase 2A
	2004-51	Pleasant Valley Phase 4D & 4E
	2005-02	Rocky Creek Reserve - Unit 1 Sect 1,2,3A,3B,4
	2004-26	Village at Lanes Run - Phase 1, Section 1
Approved/Bonded	Number of Projects:	16
	2006-80	Barkley Meadows (Duncan/Fightmaster) Phase 2
	2017-13	Canewood Unit 6, Lot 1
	2019-13	Cherry Blossom Townhomes - Phase 6
	2006-86	December Estates Cluster Subdivision
	2017-43	Fox Run Subdivision - Phase 1
	2019-39	Harbor Village Unit 1, Phase 3C
	2019-46	Jones Prop - Willow Brook Ln Ext
	2017-24	Pinnacle At Mallard Point
	2004-51	Pleasant Valley Phase 4B, 4C, & 4F
	2005-02	Rocky Creek Reserve Phase 3 Section 1 (Ball)
	2005-02	Rocky Creek Reserve Phase 3 Section 2 (Ball)
	2017-08	Thoroughbred Acres Unit 7D, Section 1
	2018-61	Village at Lanes Run - Phase 2, Sect 3-B (Charles)
	2018-61	Village at Lanes Run - Phase 2, Sect 3-C (Haddix)
	2019-10	White Oak Condominiums Phase 4 (Remaining)
2018-05	Woodland Park (Betty Yancey) Phase 1	