

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

AGENDA

MARCH 13, 2025

6:00 p.m.

I. COMMISSION BUSINESS

- A. Approval of February invoices
- B. Approval of February 13, 2025 minutes
- C. Approval of March 13, 2025 agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

II. OLD BUSINESS

- A. PDP-2025-01 Goodwill – Ashton Grove Path – Preliminary Development Plan for a 14,389 square foot building with 40,996 square feet of associated VUA and parking located at 100 Ashton Grove Path.
- B. PDP-2025-03 Bluegrass Baptist Church – Greenfield Campus – Preliminary Development Plan for a 18,000 square foot main building, 6,000 square foot picnic shelter, playground, and outdoor activity area with 92,550 square feet of associated VUA and parking (Phase 1) located at 2085 Ironworks Road.

IV. OTHER BUSINESS

- A. Election of Officers
- B. Personnel – Approval of Full - Time Status
- C. Discussion of Budget for FY 25-26

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
February 13, 2025

The regular meeting was held in the Scott County Courthouse on January 9, 2025. The meeting was called to order by Chairman Charlie Mifflin at 6:00 p.m. Present were Commissioners James Stone, Dann Smith, Duwan Garrett, Brad Green, Mary Singer, David Vest, and Harold Dean Jessie and Director Holden Fleming, Planners Elise Ketz and Rhett Shirley, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was commissioner Jessica Canfield.

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

Motion by Singer, second by Green to approve January 9, 2025 minutes. Motion carried.

Motion by Singer, second by Green to approve the February agenda. Motion carried.

Postponements/Withdrawals

Mr. Fleming stated that the notification letters for (PDP-2025-01) Goodwill and (PDP-2025-03) Bluegrass Baptist Church had the incorrect address on them and is requesting that the projects be postponed until the March meeting to allow time for renotification. Motion by Jessie, second by Smith to postpone Goodwill (PDP-2025-01) and Bluegrass Baptist Church (PDP-2025-03) until the next regularly scheduled meeting.

Mr. Fleming stated that the application for Community Mental Health Center (PDP-2024-56) has been withdrawn currently but will reapply in the future. Motion by Singer, second by Green to allow the Community Mental Health Center to reapply without paying a fee.

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

ZMA-2024-68 Gaines Farm Property – Zoning Map Amendment for 182.44 acres from A-1 (Agricultural) to B-4 PUD (Community Commercial), R-2 PUD (Medium Density Residential), and C-1 (Conservation) located at 1367 Paynes Depot Road.

Chairman Mifflin opened the public hearing.

Ms. Ketz stated this is a continuation of the public hearing from last month about the application at the corner of Paynes Depot and McClelland Circle.

She stated in the B-4 area an added landscape area has been added along the roadway to add a pedestrian walkway component. She stated the R-2 area had the same improvements while the C-1 area was unchanged.

She stated the applicant has requested 8 waivers and variances with one being shared between the apartments and single-family area. She stated staff recommends approval of 4 and defer 4 to the PDP or Master Plan phase. She stated after last month's meeting the applicant has changed the requested minimum lot area for single-family to 6,500 square feet. She stated the applicant has also requested transferring the density of the single-family area for the R-2 PUD to the apartment area. She clarified the 671 total units previously requested were for single-family and apartments. She stated now the applicant is requesting 659 units with 251 units being single-family and 406 multi-family units.

She stated staff recommend requesting the mix of single and multi-family residential development have two accesses when over 150 units. She stated the applicant proposes two internal park areas, one being in the R-2 area and the other in the middle of the B-4 area. She stated 50% of the C-1 area should be usable open space and the other 50% in the R-2 and B-4 areas.

She stated the requested zones allow for a variety of commercial and residential uses that satisfy the mixed-use intent. She stated the proposed rezoning aligns with several of the goals and objectives of the Comprehensive Plan. She stated the application follows the Comprehensive Plan that designates the area urban residential since 2006.

Chairman Mifflin questioned the difference in coloring from the 2006 and 2017 Comprehensive Plan to the 2024 Comprehensive Plan. Ms. Ketz stated in the 2024 Comprehensive Plan they divided urban residential into low density residential and medium density residential.

Commissioner Jessie asked what was the size of the smallest lots ever approved. Ms. Ketz stated it depends upon the zone with 7,500 square feet being the smallest single family residential lot area. Chairman Mifflin stated smaller lots have been approved by the Planning Commission Board.

Chairman Mifflin requested clarification of lot size and proposed number of units.

Chairman Mifflin questioned the usable area in the Conservation area. Ms. Ketz stated at present they have trails shown on the plan.

Commissioner Green requested clarification of medium and low density. Ms. Ketz stated medium density is more of a mix of duplexes, townhomes, and single-family homes. She stated low density is single-family detached homes with maybe an occasional townhome.

Nick Nicholson, attorney for Ball Homes, stated the plan is in the early stages and last month they did not fully know the details of the land. He presented details of recent Ball Homes developments in Scott County.

He stated they are confident in exceeding the open space requirement in the C-1 zone and providing walkable pocket parks in the neighborhood.

He stated they agree with the conditions of approval.

Lisa Manning, 133 Ferguson Lane, questioned the timeline of when the project would break ground and get started. Representatives for Ball Homes stated at best 7-8 months. He stated they have someone interested in a lot in the front. Mr. Nicholson stated the road and activity in the residential area would be started first.

Ms. Manning stated she would prefer the entrance to be located away from McClelland Springs neighborhood entrance. Representatives for Ball Homes stated that neighborhood entrance will not be the main entrance to the development. Mr. Nicholson stated part of the traffic study is a proposed traffic light at the entrance to the lavender farm and that would be the main entrance.

Jerry Bergenhausen, 145 Ferguson Lane, stated McClelland Springs lots are small and homes are close together. He stated McClelland View has bigger lots and homes are farther apart. He stated South Crossing subdivision is not very attractive.

Lyn Lewis, 154 Ferguson Lane, stated with the added traffic from Publix and the proposed units it will cause competition with the traffic. She stated it will change the character of her neighborhood.

Christina Rush, Long Lick Pike, stated the density concerns her. She stated the closeness of the homes concerns her and questioned if impact fees are imposed here.

Ms. Ketz stated all homes have to be at least 15 feet apart according to the ordinance passed in 1990's. She stated staff have discussions with the school system regarding growth.

Commissioner Jessie requested clarification that the 2006 Comprehensive Plan showed this area residential.

Mr. Shirley clarified that the quasi-public area does not mean a school will be located there but it could be a future area for a school, park, etc.

Mr. Nicholson stated they have presented plans that comply with the Comprehensive Plans and concerns they have heard will be addressed at the development plan stage.

Mr. Bergenhausen questioned if the tree lines will be removed. Mr. Nicholson stated anything adjoining the greenbelt will remain a buffer. He stated as part of the development plan phases a landscape plan will be done.

Chairman Mifflin closed the public hearing.

After further discussion, **Motion by Singer, second by Smith, to recommend approval of the rezoning request (ZMA-2024-68) on the basis of the staff recommendation that it complies with the comprehensive plan. Motion carried 6-2 with Jessie and Green dissenting.**

PDP-2025-02 Baptist Health Medical Office Building – Preliminary Development Plan for a 2-story, 24,436 SF medical office building with emergency room services located at 115 Amerson Way.

Ms. Ketz stated the parcel is 3.1 acres zoned B-4 PUD. She stated they are proposing more than the minimum required number of parking spaces at 136. She stated access will be from Amerson Way and Pleasant View Drive.

She stated a right-in only option will be off Pleasant View Drive and that there will be access from Amerson Way.

She stated the applicant is requesting 3 variances consisting of parking along lot frontage, maximum building setback from property line, and commercial driveway separation.

She stated a traffic study was not required since the trip generation rate was not exceeded.

She stated the landscape requirement was met and in case the Legacy Trail should be developed on the project site the applicant should allow the construction on this property.

She stated the property is partially located in the Royal Springs Aquifer and will require approval from the Wellhead Protection Committee.

She stated there is a change to condition of approval number 15 to say that when or if traffic control devices are required, the cost of installation shall not be the responsibility of the City of Georgetown nor Scott County.

Commissioner Garrett questioned the times of operation for the business.

Commissioner Jessie questioned why condition of approval number 15 needed to state that the City and County are not responsible for the cost of a traffic light. Mr. Nicholson stated that clarity is always good in case of any questions in the future.

Mr. Nicholson stated the ER will be open 24 hours a day and the medical office building approximately from 7 AM to 9 PM.

Chairman Mifflin questioned who controls the timing on a traffic light and it was stated that KYTC does.

Chairman Mifflin questioned the purpose of the medical office building/ER. Howard Ferriell, Baptist Healthcare, stated they are offering a full-service emergency room combined with an urgent care system in the same building. He stated the second floor will house medical offices.

Commissioner Jessie questioned if they plan to build a full hospital. Mr. Ferriell stated another medical office building may be built but not a hospital that he is aware of.

After further discussion, **Motion by Singer, second by Garrett, to approve PDP-2025-02 subject to 16 conditions of approval and (3) variances. Motion carried 6-1 with Stone dissenting and Jessie abstaining.**

Other Business

Zoning Code Text Amendments

Chairman Mifflin opened the public hearing.

Mr. Fleming stated this is a continued discussion from last month. He stated this is an update to the definitions, special uses, and modifying the R and B zones.

He stated recently medicinal cannabis was approved and was added to the zoning code document. He stated staff had run out of numbers for special uses and has renumbered the specific use regulations.

He stated other changes include taking the recently updated Comprehensive Plan and modifying development regulations. He stated the R-2 and R-3 zoning districts have had some minor modifications. He stated they are changing the way they calculate density. He stated previously density was calculated by net acreage but now it will be calculated by gross acreage.

He stated another change will be to Planned Unit Developments. He stated the last Comprehensive Plan mentions mixed-use. He stated we are looking at bringing mixed-use to PUD's. He stated flexibility was added to the R-3 zone.

He stated in the B-1 zone an addition that the business must be less than 8,000 square feet in size and operate no more than 18 hours a day.

He stated in the B-4 zone residential density should not exceed 12 dwelling units per gross acre. He stated that under conditional uses in-patient medical facilities were added.

He stated another proposed change is to height. He stated a modification to maximum height from 2 stories to 3 stories in the R-3 zone is proposed.

Commissioner Singer questioned if the topography is part of the decision for 3-story buildings. Mr. Fleming stated height is calculated at grade. He stated if this becomes a problem then it will be brought back before the Planning Commission.

Chairman Mifflin questioned net and gross per acre calculations. Mr. Fleming clarified calculations between net and gross.

Chairman Mifflin questioned if any change had been made to A-5 yet. Mr. Fleming stated the intent is after the agricultural stakeholder meetings are completed that he will return with a document with the proposed changes to the agricultural zones.

Chairman Mifflin closed the public hearing.

After further discussion, **Motion by Singer, second by Jessie, to approve the zoning code text amendments changes. Motion carried unanimously.**

Chairman Mifflin adjourned the meeting.

Attest: Charlie Mifflin, Chairman

Charlie Perkins, Secretary

**GOODWILL INDUSTRIES OF KENTUCKY
100 ASHTON GROVE PATH
PRELIMINARY DEVELOPMENT PLAN**

Staff Report to the Georgetown-Scott County Planning Commission

**March 13, 2025
(postponed from 02/13/2025)**

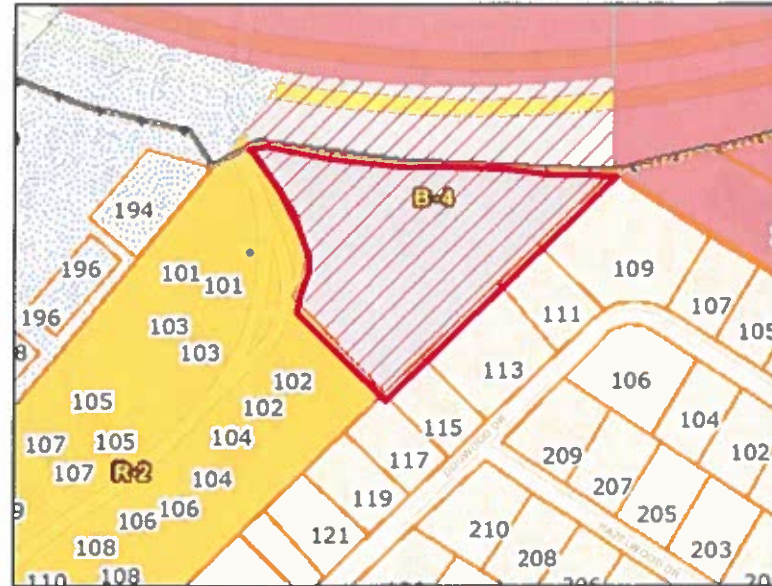
FILE NUMBER: PDP-2025-01

PROPOSAL: Preliminary Development Plan for a 14,389 square foot building, with 40,996 square feet of associated VUA and parking.

LOCATION: 100 Ashton Grove Path

APPLICANT: Goodwill Industries of Kentucky

CONSULTANT: Arnold Consulting



STATISTICS:

Current Zone	B-4 (Community Commercial)
Surrounding Zones	R-1, R-2, B-2, P-1
Site Acreage	2.34 ac
Building Area	14,389 square feet
Max. Building coverage	50%
Building Coverage	14%
Building Height	27 feet (75 foot zone maximum)
Parking Required	59 Spaces
Parking Provided	58- Standard Spaces 4 - ADA
New Street Required	NA
Water/Sewer Availability	GMWSS
VUA	40,996 sq.ft.
Access	McClelland Circle to Bevins Lane / Ashton Grove Path
Variances/Waivers	NA

BACKGROUND:

The application being considered is a Preliminary Development Plan for a 14,389 square foot building, with 40,996 square feet of associated VUA and parking. All proposed structures comply with the required setbacks as mandated in the B-4 zoning district.

Preliminary Development Plan Review:

Traffic Flow:

A Traffic Study was not warranted, based on the applicant’s stated peak traffic generation for the proposed use being under the threshold of 100 peak hour trips.

Vehicular Access & Pedestrian Circulation:

Driveways & Access:

The access to the subject property is via Ashton Grove Path from Bevins Lane. There are no sidewalks existing or proposed along the frontage at Ashton Grove.

Parking Spaces:

The *Zoning Ordinance* provides requirements for parking allowances in the B-4 zone. The following metric was applied by staff:

- Type of facility: Commercial in B-4 Zone
- Parking metric: One space for every 250 square feet of floor area.
- Spaces required: 59

The development plan will provide:

- Standard Spaces: 58
- ADA spaces: 4
- Total Spaces: 62

Sidewalks:

No sidewalks are required as part of this development plan.

Land Use Buffers and Landscaping:

The *Landscape Ordinance* provides standards for Property Perimeter Buffers and Vehicle Use Area Landscaping.

Property Perimeter Requirements; Section 6.12:

When any commercial zone adjoins any residential zone (southwest and southeast), a minimum buffer area of 15 feet adjacent to all common boundaries, except street frontage, is required, which will contain this material to achieve opacity required:

- 1 tree per 40’ of linear frontage; plus, either a double row of 6’ high hedge, or a 6’ high fence, wall, or earth mound.

Any double frontage lot (as defined by the Subdivision Regulations) in any zone except A-1 adjoining any freeway or arterial street not providing direct access to the property must provide a minimum buffer area of 10 feet wide consisting of

- 1 tree per 30’ of linear boundary; plus, a continuous 6’ high planting, hedge, wall, fence (not to exceed 8’ in height at street grade) or earth mound.

The landscape sheet provided as a supplement to this preliminary development plan meets the requirements of Section 6.12.

Vehicle Use Area Perimeter Requirements; Section 6.13: Rows 1 and 2:

When any vehicular use area (VUA) on any property adjoins any public or private street right-of-way, access road, or service road, or, any property in any zone, except industrial or agricultural, a minimum landscape buffer area of this width is required:

5 feet to edge of pavement, where vehicles overhang; 4' minimum from edge of paving; and 3' (that prohibits any vehicular overhang) for other areas, on boundary of portion of vehicular use area that faces adjacent property, consisting of 1 tree per 40' of boundary of vehicular use area ...; 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.

The current submittal of this PDP does comply with these standards.

Interior Landscaping for Vehicle Use Areas; Section 6.22:

Any open vehicular use area (excluding loading, unloading, and storage areas in an industrial zone) containing 6,000 or more sq. ft. of area, or twenty or more vehicular parking spaces, shall provide interior landscaping in addition to the previously required perimeter landscaping. Interior landscaping shall be peninsular or island types. This application is expected to meet the requirements of the ordinance per the following metrics:

Total vehicular use area:	40,996.63 sf
Required interior landscaping:	4,100 sf (10%)
Provided interior landscaping:	4,153 sf
Required interior trees:	1 tree/ 250 sq.ft. = 16 trees
Proposed trees:	17 trees

Section 6.14: Minimum Canopy Requirements

The existing and proposed canopy coverage on the project site currently exceeds the requirements of the ordinance based on the following metrics:

Lot size:	101,930.4
New tree canopy required:	23,443 sq.ft. (23%)
Total tree canopy provided:	41,288 sq.ft. (40.5%)

A species-specific landscape plan shall be included with the Final Development Plan.

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.

Utilities:

The applicant will be responsible for all off-site improvements necessary to bring all utilities and water and waste disposal to the property, sized for the use proposed.

There are no preexisting utility easements that hinder the usability of the parcel. Adequate fire protection shall be provided, and the Georgetown Fire Department shall approve the Final Development Plan. Currently, Three hydrants are shown within the project site.

Lighting:

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

Signs:

All signage will need to comply with the *Sign Ordinance* including meeting the size requirements and required setbacks.

Floodplain:

No floodplain or significant hydrology or drainage exist on this site.

Conclusion:

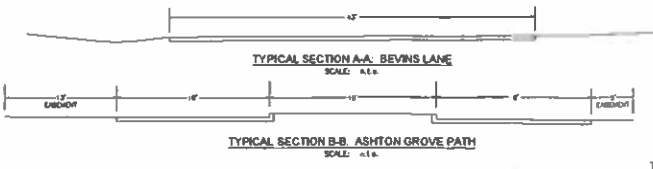
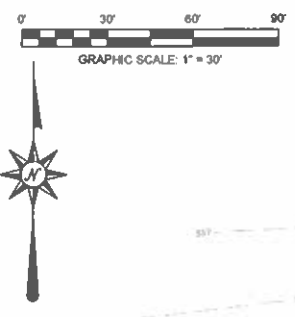
The Preliminary Development Plan as submitted meets the general requirements and intent of the B-4 District.

RECOMMENDATION:

Staff recommends **approval** of the Preliminary Development Plan. If the Planning Commission approves the application, staff recommends including the following waivers, variances, and 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. 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*.
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. 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.
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. A photometric plan shall be submitted and approved as part of the Final Development Plan. The Applicant shall direct lighting away from adjoining property and not have any off-site impact.
8. A species-specific landscape plan shall be included with the Final Development Plan indicating all trees to be preserved during construction.
9. All requirements of the Georgetown Fire Department regarding fire hydrant locations and emergency vehicle accessibility.
10. All requirements of entities providing utilities to the project site.



TREE CANOPY	
LOT AREA	2.34 +/- AC (101,800.4 +/- SF)
PRESERVED	8,538 SF (8 OAK TREES + REMAINING WOODED AREA) 8.37%
REQUIRED TOTAL	23,443 SF 23%
REMAINING	14,905 SF (20 LARGE TREES) 14.66%
PROVIDED	43 LARGE TREES (700 3/4" DBH) 5 SMALL TREES (100 2" DBH)
PROVIDED TOTAL	41,288 SF 40.5%

DRAINAGE	
PRE-DEVELOPED	POST-DEVELOPED
COMPOSITE CURVE NUMBER: 0.05 AC	COMPOSITE CURVE NUMBER: 0.35 AC
IMPERVIOUS AREA: 0.05 AC	IMPERVIOUS AREA: 1.39 AC (C/N=1)
PERVIOUS AREA: 0.35 AC (C/N=1)	PERVIOUS AREA: 0.35 AC (C/N=1)
LAND USE: VACANT	NET INCREASE OF 1.39 AC IMPERVIOUS AREA
Q (100YR) = 9.238 CFS	LAND USE: COMMERCIAL
	Q (100YR) = 17.15 CFS
	PROPOSED BASIN UNDERGROUND CHAMBERS

DEVELOPMENT SUMMARY:	
SITE AREA:	2.34 AC.
EXISTING ZONING:	B-4 COMMUNITY COMMERCIAL
PROPOSED ZONING:	B-4 COMMUNITY COMMERCIAL
PROPOSED USE:	GENERAL RETAIL
PROPOSED BUILDING SIZE:	14,388 SQ. FT.
EXISTING IMPERVIOUS AREA:	0.05 AC (9%)
PROPOSED IMPERVIOUS AREA:	1.39 AC (59%)
REQUIRED PARKING:	58 SPACES
PROVIDED PARKING:	62 TOTAL
	58 STANDARD SPACES
	4 ADA SPACES
HEIGHT OF STRUCTURE:	1-STORY, 27'

REVISIONS	

GOODWILL INDUSTRIES OF KENTUCKY
 100 ASHTON GROVE PATH
 GEORGETOWN, KY 40324
 SCOTT COUNTY



ACES
 ARNOLD CONSULTING ENGINEERING SERVICES, INC.
 P.O. BOX 1238
 BOWLING GREEN, KY 42101
 PHONE (270) 786-9445

JOB NUMBER: 24-1081-L
 DATE: 01-27-2025
 SCALE: 1" = 30'
 DRAWN: C. ROGERS
 CHECKED: B. ZACKERY
 APPROVED: B. ZACKERY

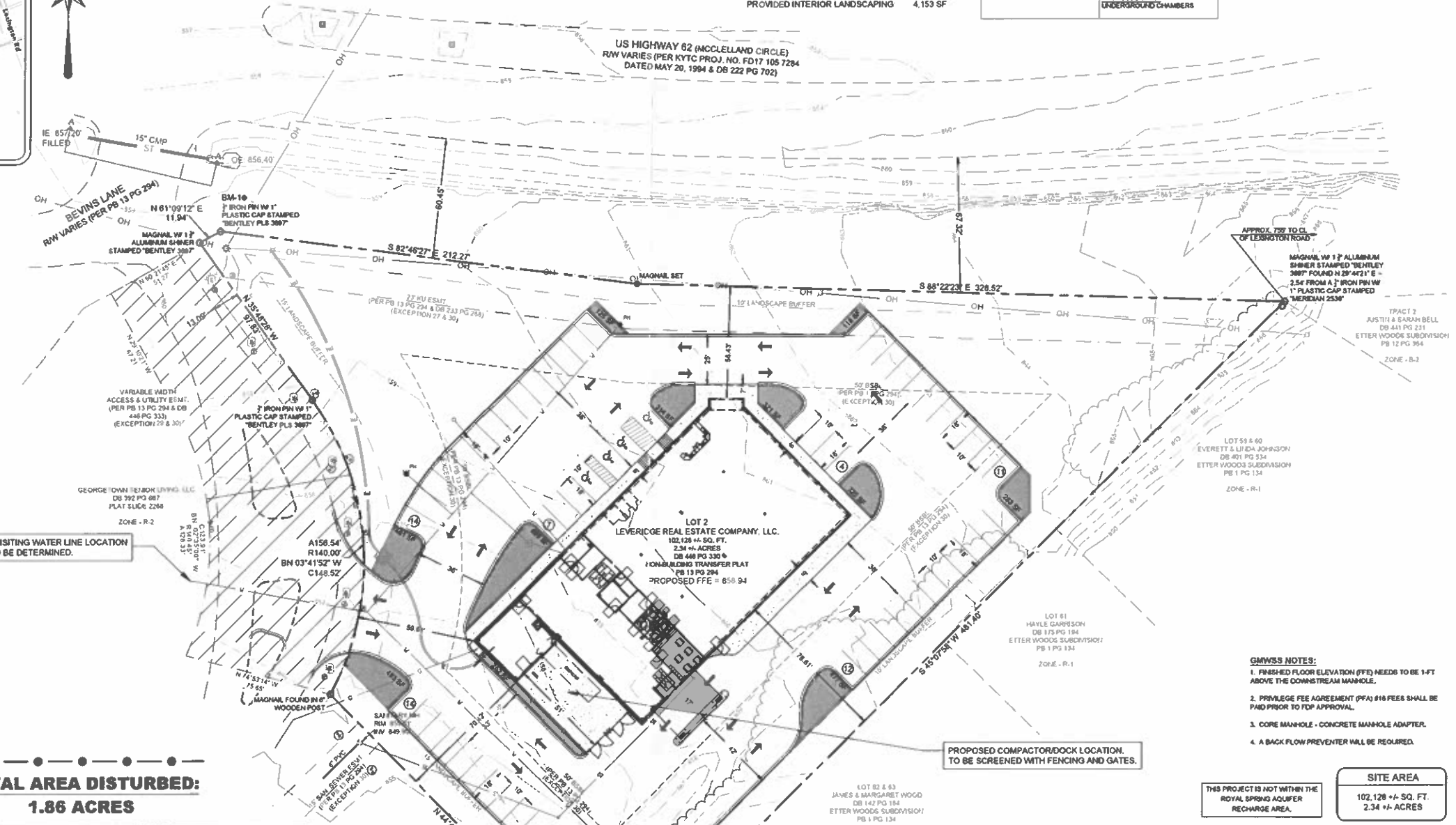
DEVELOPERS NAME & ADDRESS
 GOODWILL INDUSTRIES
 2820 W BROADWAY
 LOUISVILLE, KY 40211

PARCEL OWNER, ADDRESS, AND SOURCE OF TITLE
 LOT 2
 LEVERIDGE REAL ESTATE COMPANY, LLC
 780 CHROME ROAD
 LEWISTON, KY 40502
 DEED BOOK 448 PAGE 330
 PLAT BOOK 13 PAGE 284

DP
 PRELIMINARY DEVELOPMENT PLAN
 PDP-2025-01

LEGEND	
⊕	BENCHMARK
○	IRON PIN FOUND
○	IRON PIN SET
⊕	CONCRETE RW MONUMENT
⊕	SANITARY SEWER MANHOLE
⊕	SANITARY SEWER CLEAN OUT
⊕	ANCHOR
⊕	UTILITY POLE
⊕	SIGNAL POLE
⊕	ELECTRIC BOX
⊕	ELECTRIC METER
⊕	GAS VALVE
⊕	WATER VALVE
⊕	WATER METER
⊕	FIRE HYDRANT
⊕	GAS METER
⊕	TELEPHONE PEDESTAL
⊕	STORM SEWER MANHOLE
⊕	DROP BOX INLET
⊕	CURB BOX INLET
⊕	PIPE BOLLARD
⊕	OUTLET OUTLET
⊕	ROAD SIGN
⊕	TREE
⊕	MAILBOX
⊕	LAMP POLE
⊕	BSBL BUILDING SET BACK LINE
⊕	ESOL EACH SIDE OF LINE
⊕	PUE PUBLIC UTILITY EASEMENT
⊕	FFE FINISHED FLOOR ELEVATION
---	PROPERTY LINE
---	SETBACK LINE
---	EASEMENTS
---	LOT LINE TO BE ABANDONED
---	CENTERLINE
---	UNDERGROUND ELECTRIC
---	GAS LINE
---	OVER-HEAD UTILITIES
---	BURIED TELEPHONE
---	SANITARY SEWER LINE
---	WATER LINE
---	STORM SEWER LINE
---	FENCE LINE
---	DRAINAGE EXMT.

BENCHMARK DATA:
 BENCHMARK 1
 1/2" IRON PIN W/ 1" PLASTIC CAP STAMPED "BENTLEY PLS 3697" FOUND IN THE SOUTH RIGHT OF WAY OF US HWY 62
 N 3956310.20
 E 5261678.17
 ELEV. 959.92
 BENCHMARK 2
 MAGHUB SET NEAR THE SOUTHEAST MOST CORNER OF THE PROPERTY
 N 3955930.93
 E 5261618.27
 ELEV. 952.84



TOTAL AREA DISTURBED: 1.86 ACRES

DEVELOPMENT SUMMARY		
STATISTIC	PERMITTED/REQUIRED	PROVIDED
ADDRESS	N/A	100 ASHTON GROVE PATH GEORGETOWN, KY 40324
CURRENT ZONING	B-4	B-4
PARCEL NUMBER	N/A	198-30-021-001
EXISTING USE	VACANT	N/A
PROPOSED USE	RETAIL	RETAIL
TOTAL SITE AREA	N/A	2.34 +/- AC (101,800.4 +/- SF)
BUILDING SETBACKS	FRONT (ASHTON GROVE): 50' SIDE (NORTH): 50' SIDE (SOUTH): 70.42' REAR (EAST): 50'	FRONT (ASHTON GROVE): 58.81' SIDE (NORTH): 58.43' SIDE (SOUTH): 70.42' REAR (EAST): 78.81'
TOTAL PARKING	58 SPACES 1 SPACE PER 250 SF OF BUILDING	62 TOTAL PARKING SPACES 58 STANDARD SPACES 4 ADA SPACES
BUILDING SUMMARY		
F.A.R.	MAXIMUM: 1.0	0.171
BUILDING AREA	N/A	BUILDING FOOTPRINT: 14,388 SF GROSS FLOOR AREA OF SALES FLOOR: 8,888 SF
BUILDING HEIGHT	27'	27'

TREE CANOPY	
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FLOODPLAIN INFORMATION
 THE PROPERTY SHOWN HEREON DOES NOT LIE IN A FLOOD PRONE AREA ACCORDING TO (FIRM) FLOOD INSURANCE RATE MAP FOR SCOTT COUNTY, KENTUCKY. SAID AREA IS SHOWN ON MAP #2109C0187D, WITH AN EFFECTIVE DATE OF DECEMBER 21, 2017.

**BLUEGRASS BAPTIST CHURCH
2085 IRONWORKS ROAD
PRELIMINARY DEVELOPMENT PLAN**

Staff Report to the Georgetown-Scott County Planning Commission

**March 13, 2025
(postponed 02/13/2025)**

FILE NUMBER: PDP-2025-03

PROPOSAL: Preliminary Development Plan for a 18,000 square foot main building, 6000 square foot picnic shelter, playground, and outdoor activity area with 92,550 square feet of associated VUA and parking. (phase 1)



LOCATION: 2085 Ironworks Road

APPLICANT: Bluegrass Baptist Church

CONSULTANT: Denham Blythe

STATISTICS:

Current Zone	A-1 (Agricultural)
Surrounding Zones	A-1, A-5
Site Acreage	17.833 ac
Building Area	24,000 square feet
Max. Building coverage	20 %
Building Coverage	3.1 %
Building Height	28' 6" (roof ridge) (two story or thirty feet zone max) 47' 11" (top of cross on steeple)
Parking Required	1 space per 3 congregation members
Parking Provided	158 - Standard Spaces 9 - ADA
New Street Required	NA

Water/Sewer Availability GMWSS / Septic
 VUA 92,550 sq.ft.
 Access New Coleman Lane via Ironworks Road / US-25
 Variances/Waivers NA

BACKGROUND:

The application being considered is a Preliminary Development Plan for a 18,000 square foot main building, 6000 square foot picnic shelter, playground, and outdoor activity area with 92,550 square feet of associated VUA and parking. All proposed structures comply with the required setbacks as mandated in the A- 1 zoning district. Churches and religious institutions are conditional uses in all zones, and this applicant does have a permit to operate on this property. The applicant proposes multiple phases of development, however, the first phase of development as detailed in this report is the only aspect under consideration, and any further development will require a new PDP process.

Preliminary Development Plan Review:

Traffic Flow:

A traffic study was performed by Diane Zimmerman Traffic Engineering as part of the application for development. The purpose of this study is to examine if the entrance on New Coleman Road meets the volume warrant for turn lanes. The report states Wednesday, rather than Sunday, was selected for the analysis day to reflect an average travel day.

A full version of the study is available for examination in the Planning Commission office. Staff has provided the Commission with a copy of the main analysis portion of the study. The purpose of a Traffic Impact Study for new development is to help the Planning Commission understand what impacts the proposed development will have on the existing transportation network, and what steps might be taken to mitigate those impacts if they cause an unacceptable decrease in the Level of Service. As a clarification, we would not expect a Traffic Impact Study to identify how a new development would solve pre-existing traffic volume or congestion issues.

Table 1. Peak Hour Trips Generated by Site

Land Use	A.M. Peak Hour			P.M. Peak Hour		
	Trips	In	Out	Trips	In	Out
Church with 150 Wednesday attendees	10	10	0	88	88	0

The table above shows the anticipated AM & PM peak hour trips generated by the development when built out (phase 1). The trip information was supplied by the Applicant to the consultant and checked against the ITE Trip Generation Manual. The church provided attendance for Wednesday evening activities. A vehicle occupancy rate of 1.7 was applied to the attendance numbers to convert to vehicles.

The entrances were evaluated for turn lanes using the Kentucky Transportation Cabinet Highway Design Guidance Manual dated July, 2020. The volumes on New Coleman Lane do not meet the turn lane volume warrant.

If the site were proposed to be developed differently than the Concept Plan or redeveloped, staff would request an updated Traffic Impact Study.

Vehicular Access & Pedestrian Circulation:

Driveways & Access:

The access to the subject property is via New Coleman Lane from either Ironworks Road or US-25. This access does supply turn lanes as attendants leave the property.

The applicant does propose widening New Coleman Lane along their frontage to approximately 25 feet as it approaches Ironworks Road. This section is currently approximately 17 feet wide. New Coleman Lane is under county jurisdiction and the applicant will have to adhere to these construction standards. The applicant will also have to obtain an encroachment permit from KYTC to undertake the improvements at the intersection of Ironworks Road.

Parking Spaces:

The *Subdivision and Development Regulations* provide parking requirements for specific uses. The following metric was applied by staff:

Type of facility: Religious Facility
Parking metric: One space for every 3 members of congregation

The development plan will provide:

Standard Spaces: 158
ADA spaces: 9

Sidewalks:

No sidewalks are required or proposed as part of this development plan.

Land Use Buffers and Landscaping:

The *Landscape Ordinance* provides standards for Property Perimeter Buffers and Vehicle Use Area Landscaping.

Agricultural Buffering Requirements: Section 6.14:

Property boundary fencing, as described below, shall be required for all parcels adjoining A-1 zoned land, regardless of the subject property's zone, when there is an approved change of use, either through the conditional use, variance, or development plan approval process to a use other than agricultural or single-family residential use.

The developer shall construct a 6-ft. minimum height fence of diamond mesh wire or equivalent no-climb wire. The fence may not be bonded. If an existing tree line is present, then adequate measures shall be required to remove the vegetation to place the fence on the property boundary line. The cost of the fence installation shall be at the expense of the developer.

While the applicant is not required by ordinance to provide any additional vegetative screening along property lines as they are retaining the A-1 zone, the landscape sheet provided by the applicant does show 9 new trees to be installed along the western property boundary which adjoins an A-1 zoned property with residential use. It also shows existing tree lines along the north and western property lines

that will be retained. Though not required by ordinance, the applicant will be beholden to what is shown for landscaping as it pertains to the execution of their development plan.

Property Perimeter Requirements; Section 6.12:

While the applicant is not required by ordinance to provide any additional vegetative screening along the frontages of New Coleman Lane and Ironworks Road as they are retaining the A-1 zone, the landscape sheet provided by the applicant does show new trees to be installed along both frontages that will improve site aesthetics and provide screening.

Vehicle Use Area Perimeter Requirements; Section 6.13: Rows 1 and 2:

When any vehicular use area (VUA) on any property adjoins any public or private street right-of-way, access road, or service road, or, any property in any zone, except industrial or agricultural, a minimum landscape buffer area of this width is required:

5 feet to edge of pavement, where vehicles overhang; 4' minimum from edge of paving; and 3' (that prohibits any vehicular overhang) for other areas, on boundary of portion of vehicular use area that faces adjacent property, consisting of 1 tree per 40' of boundary of vehicular use area ...; 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.

The current submittal of this PDP does comply with these standards.

Interior Landscaping for Vehicle Use Areas; Section 6.22:

Any open vehicular use area (excluding loading, unloading, and storage areas in an industrial zone) containing 6,000 or more sq. ft. of area, or twenty or more vehicular parking spaces, shall provide interior landscaping in addition to the previously required perimeter landscaping. Interior landscaping shall be peninsular or island types.

This application meets the requirements of the ordinance per the following metrics:

Total vehicular use area:	92,550 sf
Required interior landscaping:	9,255 sf (10%)
Provided interior landscaping:	9,372 sf
Required interior trees:	1 tree/ 250 sq.ft. = 37 trees
Proposed trees:	37 trees

Section 6.14: Minimum Canopy Requirements

The existing and proposed canopy coverage on the project site currently exceeds the requirements of the ordinance based on the following metrics:

Lot size:	17.833 acres
New tree canopy required:	85,448.60sq.ft. (11%)
Total tree canopy provided:	132,640 sq.ft. (17.5%)

A species-specific landscape plan shall be included with the Final Development Plan.

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.

Utilities:

The applicant will be responsible for all off-site improvements necessary to bring all utilities and water and waste disposal to the property, sized for the use proposed.

There is a 150-foot-wide KU transmission line easement that runs from the northwest corner of the property in a south easterly direction towards and across New Coleman Lane. The plan does not show any structures or VUA to be built beneath this easement.

Adequate fire protection shall be provided, and the Scott County Fire Department shall approve the Final Development Plan.

Lighting:

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

Signs:

All signage will need to comply with the *Sign Ordinance* including meeting the size requirements and required setbacks.

Floodplain:

No floodplain or significant hydrology or drainage exist on this site.

Conclusion:

The Preliminary Development Plan as submitted meets the general requirements and intent of a conditional use within the A-1 District.

RECOMMENDATION:

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

Conditions of Approval:

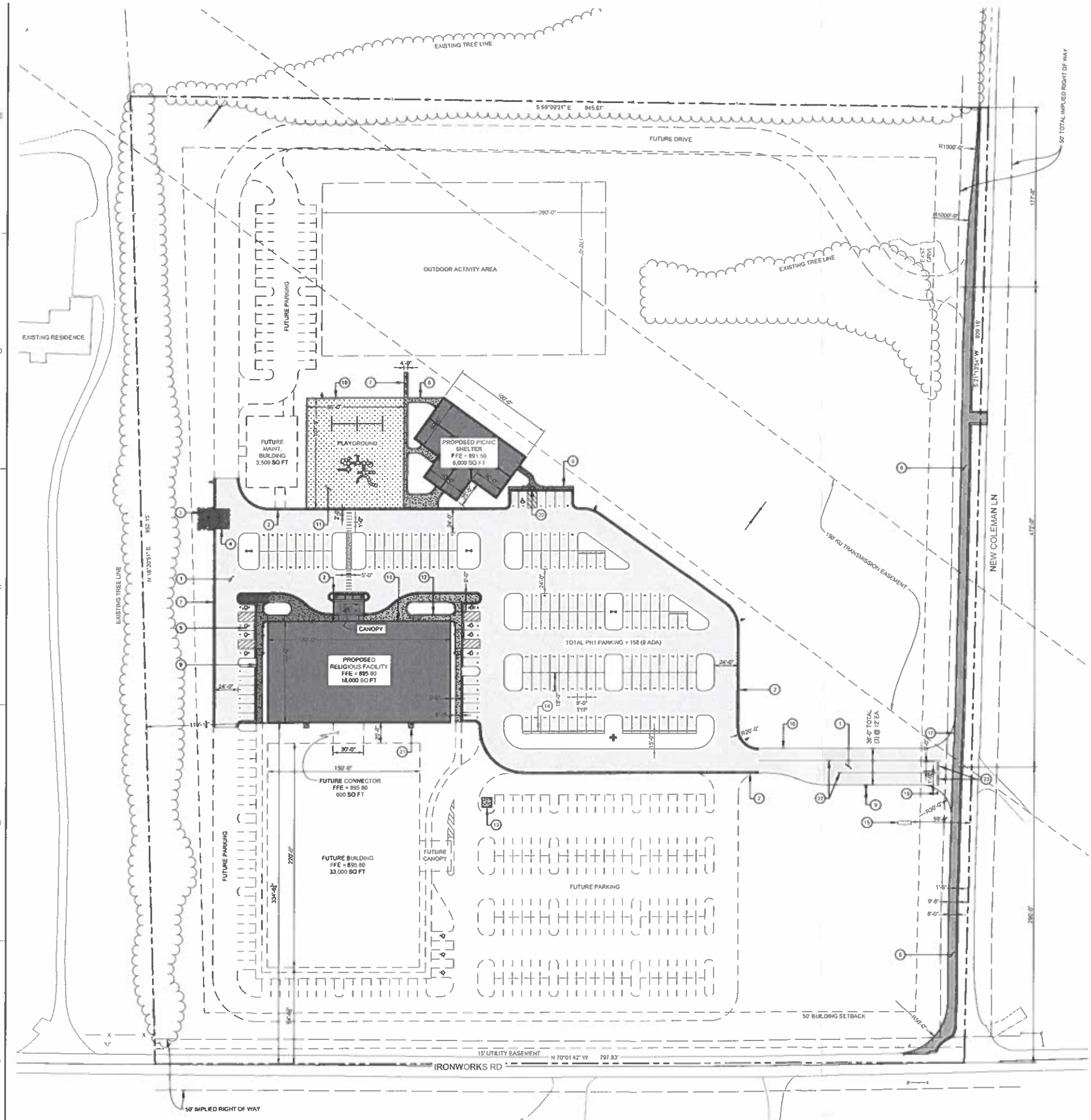
1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Preliminary Development Plan shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. This Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406 section A of the *Subdivision and Development Regulations*.
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.

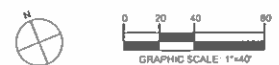
5. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
6. The Final Development Plan shall comply with all stormwater management requirements according to the current Stormwater Manual including a post-construction stormwater management BMP O&M agreement.
7. A photometric plan shall be submitted and approved as part of the Final Development Plan. The Applicant shall direct lighting away and downward from adjoining property and not have any off-site impact.
8. A species-specific landscape plan shall be included with the Final Development Plan indicating all trees to be preserved during construction.
9. All requirements of the Scott County Fire Department regarding fire hydrant locations and emergency vehicle accessibility.
10. All requirements of entities providing utilities to the project site.
11. There shall be no school operations on this site.
12. There shall be no organized recreational league sports on this site.
13. There shall be no "stadium style" lights installed on this site.
14. Any aspects of this submittal described as "future" on the site plan shall require review and approval through a new development plan process, as well as an updated traffic study.
15. Any expansion of use beyond what has been approved subsequent to the applicants active conditional use permit shall constitute review of said permit by the Scott County Board of Adjustment.

SITE KEY NOTES

1. LIGHT DUTY ASPHALT PER DETAIL 1C300
2. CONCRETE CURB PER DETAIL 10C300
3. BOLLARD PER DETAIL 17C300 TYP
4. CONCRETE DUMPSTER PAD PER DETAIL 8C300
5. ADA PARKING STALL PER DETAIL 11C300 TYP
6. WIDEN COLEMAN ROAD PER DETAIL 2C300
7. CONCRETE STAR PER DETAIL 6C300
8. CONCRETE SIDEWALK PER DETAIL 9C300
9. LIGHT POLE PER ELECTRICAL SITE PLAN, TYP
10. PLAYGROUND CONCRETE CURB PER DETAIL 7C300
11. ARTIFICIAL TURF BY OWNER
12. PLANTER BOX CONCRETE CURB PER DETAIL 10C300
13. HEIGHT OF CURB VARIES. SEE SPOT ELEVATION PLAN
14. CONCRETE TRANSFORMER PAD PER DETAIL 8C300
15. PARKING STOP BLOCK PER DETAIL 1C301 TYP
16. GROUND MOUNTED SIGN (8 FT MAX HEIGHT, 16 SF PER SIDE)
17. EDGE OF PAVEMENT PER DETAIL 4C300 TYP
18. LIGHT DUTY/HEAVY DUTY PAVEMENT CONNECTION PER DETAIL 6C300 TYP
19. ISOLATION JOINT AT ALL ADJUTING SIDEWALK PER DETAIL 12C300 TYP
20. STOP SIGN PER DETAIL 16C300
21. ADA CURB RAMP PER DETAIL 14C300 SIMILAR TYP
22. CONCRETE STOP PER DETAIL 5C301 TYP
23. 4" WIDE WHITE TRAFFIC PAINT MARKING
24. 2'-0" WIDE WHITE TRAFFIC PAINT STOP BAR, LENGTH VARIES, SEE PLAN



1 SITE PLAN
SCALE: 1"=40'



FULL SCALE DRAWING SHEET SIZE: 30"x42" ARCH E1
FIELD VERIFY ALL EXISTING CONDITIONS
DO NOT SCALE DRAWINGS

CONSTRUCTION

BLUEGRASS BAPTIST CHURCH
2065 IRONWORKS RD, GEORGETOWN, KY 40324
SCOTT COUNTY
GREENFIELD CAMPUS

DENHAM BLYTHE CONSULTANTS
Nashville TN
615.655.2244
Covington KY
904.485.0992

Laurelton KY
609.355.7406
Louisville KY
270.751.1105

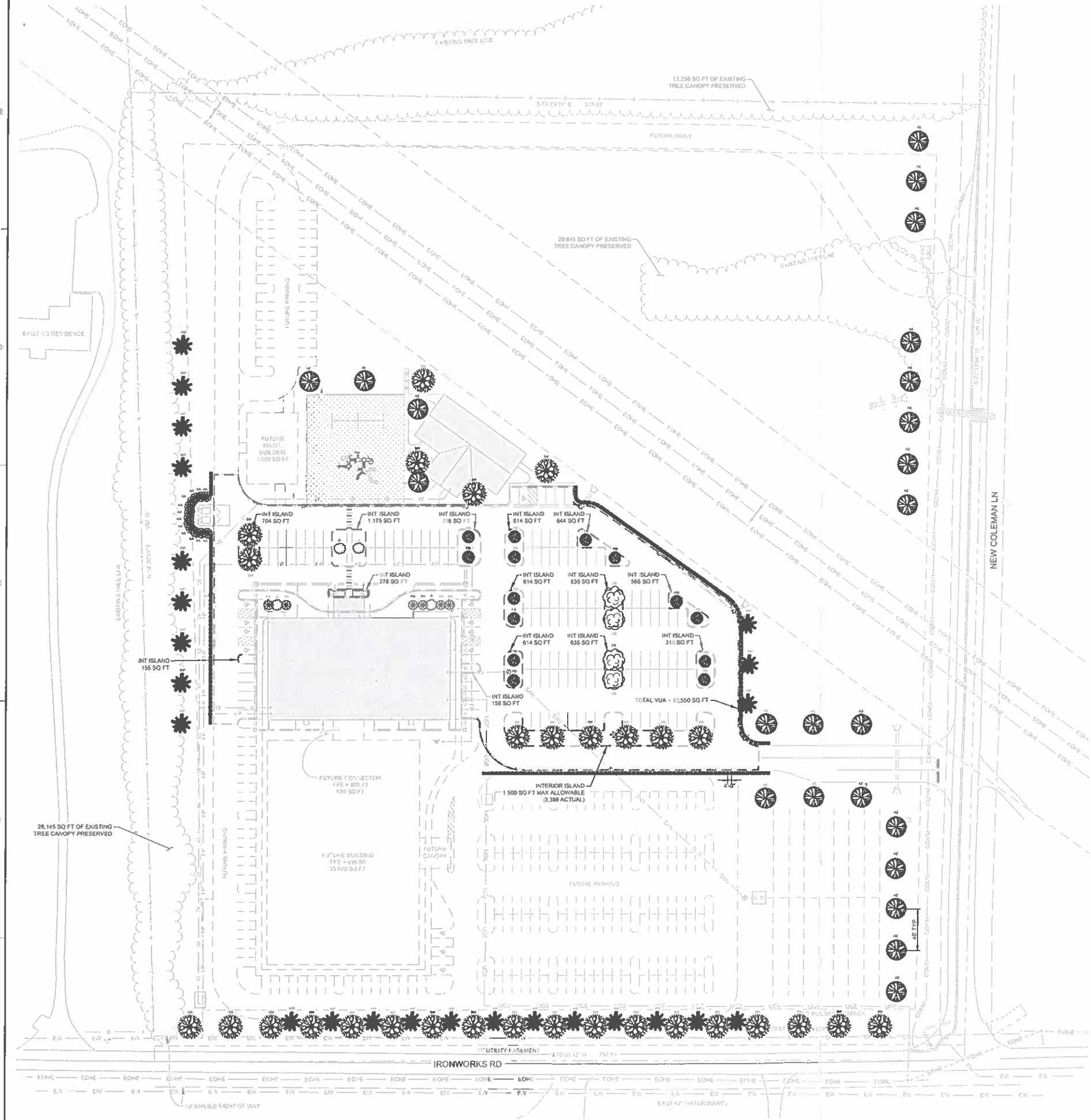
STATE OF KENTUCKY
GREGORY RANEY, JR.
37780
LICENSED PROFESSIONAL ENGINEER

01/28/2025

NO.	DATE	DESCRIPTION
1	01/28/2025	PERMITTING/CONSTRUCTION
2		REVISION
3		REVISION
4		REVISION
5		REVISION
6		REVISION
7		REVISION
8		REVISION
9		REVISION
10		REVISION

PROJECT NO.	00
DRAWN BY	GR
APPROVED BY	GR
ORIGINAL DATE	04/28/2024
JOB NUMBER	24-0185

SITE PLAN
C100



SYMBOL	CULTIVAR	SCIENTIFIC NAME	QTY	TYPE	MATURE HEIGHT	MATURE SPREAD	GROUP
	SUGAR MAPLE OR REDPOINTE RED MAPLE	ACER SACCHARUM	26	DEC	60' - 75'	50' - 60'	GROUP A LARGE TREE
	WHITE PINE	PARUS STROBUS	24	EVG	50' - 80'	20' - 40'	GROUP A LARGE TREE
	GREEN YASE	ZELKOVA SERATA	4	DEC	60' - 80'	50' - 60'	GROUP A LARGE TREE
	AMERICAN ELM	ULMUS AMERICANA	19	DEC	60' - 80'	40' - 55'	GROUP A LARGE TREE
	AM ARBORVITAE	THUJA OCCIDENTALIS	12	EVG	40' - 80'	10' - 15'	GROUP A LARGE TREE
	HEDGE MAPLE	ACER CAMPESTRE	6	DEC	30' - 35'	25'	GROUP B MED TREE
	JAPANESE LILAC	SYRINGA RETICULATA	4	DEC	20' - 30'	15' - 20'	GROUP B MED TREE
	FLOWERING DOGWOOD	CORNUS FLORIDA	14	DEC	20' - 25'	20' - 30'	GROUP C SMALL TREE
	PAWNEE HYDRANGEA	HYDRANGEA PANICULATA	6	DEC	15' - 25'	10' - 20'	GROUP C LARGE SHRUB
	LITTLE LEAF BOXWOOD	BUXUS MICROPHYLLA	214	EVG	3' - 4'	3' - 4'	GROUP F LOW SHRUB

SUBSTITUTIONS MAY BE MADE AS LONG AS THE CHOSEN ITEM IS IN THE SAME GROUP AS THE SPECIFIED ITEM, PER THE "ACCEPTABLE PLANT LIST" INDICATED WITHIN THE GEORGETOWN SCOTT COUNTY PLANNING COMMISSION PLANTING MANUAL. ONE SINGLE PLANT MAY NOT MAKE UP MORE THAN 33% OF THE TOTAL REQUIRED NUMBER OF PLANTINGS.

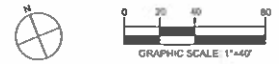
LANDSCAPING STATISTICS

VEHICULAR USE AREA:	TOTAL VUA PHASE 1 ONLY	92,550 SQ FT
INTERIOR LANDSCAPING AREA:	AREA REQUIRED	10% OF 92,550 SQ FT = 9,255 SQ FT
	AREA PROVIDED	9,372 SQ FT
TREE CANOPY:	EXISTING TREE CANOPY	115,533 SQ FT
	PRESERVED TREE CANOPY	62,890 SQ FT (8% OF PARCEL)
NEW TREE CANOPY:	REQUIRED	3% (TOTAL POST-DEV = 11% OF PARCEL)
	PROVIDED	63,750 GROUP A TREES + 4,000 GROUP B + 2,000 GROUP C = 62,890 EXISTING TOTAL = 132,640 SQ FT (17.0% OF PARCEL)

LANDSCAPING NOTES

- ALL AREAS NOT COVERED BY HARDSCAPE OR PLANT MATERIAL SHALL BE COVERED WITH SOO OR OTHER GROUND COVER. ALL AREAS DISTURBED BY THIS CONTRACTOR, INCLUDING ANY OUTSIDE THE PROPERTY LINE SHALL BE REPAIRED WITH SOO OR OTHER GROUND COVER.
- ALL HEDGE ROW SHRUBS SHOWN ON THIS PLAN SHALL BE PLANTED AT 4' ON CENTER. ALL STAGGERED PLANT MASSES SHALL BE PLANTED TO ACHIEVE THE EFFECT OF PLANTING AT 4' ON CENTER. ALL REQUIRED SHRUBS SHALL BE AT LEAST 36" IN HEIGHT WHEN PLANTED AND MAINTAINED AT A MIN HEIGHT OF 3' AFTER 4 YEARS.
- ALL DECIDUOUS TREES SHALL BE A MINIMUM OF 1 1/2" IN CALIPER WHEN PLANTED.
- ALL PLANTS SHALL CONFORM WITH THE GSCPC PLANTING MANUAL.
- PRIOR TO PLANTING, THE CONTRACTOR SHALL CONTACT KENTUCKY UNDERGROUND PROTECTION, INC (1-800-752-6007) TO LOCATE ALL UNDERGROUND UTILITIES.
- PLANT SUBSTITUTION MAY BE PERMITTED ONLY AFTER PROOF THAT SPECIFIED PLANTS ARE UNAVAILABLE HAS BEEN SUBMITTED TO THE OWNER. THE CONTRACTOR SHALL PROVIDE THE NEAREST EQUIVALENT OBTAINABLE SIZE AND VARIETY OF THE PLANT HAVING THE SAME ESSENTIAL CHARACTERISTICS AS THE PLANT SPECIFIED. THE OWNER MUST APPROVE ALL SUBSTITUTIONS. IN ADDITION ALL SUBSTITUTIONS MUST BE SUBMITTED TO THE CITY FOR APPROVAL, IN WRITING OR ON A REVISED LANDSCAPE PLAN.
- ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM 4" LAYER OF TOPSOIL.
- THE CONTRACTOR SHALL FURNISH QUANTITIES NECESSARY TO COMPLETE THE PLANTING AS SHOWN AND AS LOCATED ON THE PLAN.
- MINOR PLANT LOCATION ADJUSTMENTS MAY BE MADE IN THE FIELD TO INSURE ACCESS TO UTILITY JUNCTION BOXES, FREE SITE LIGHTING OF FUTURE TREE CANOPY INTERFERENCE AND ALLOW UNHINDERED PEDESTRIAN / VEHICULAR CIRCULATION ON ALL PAVEMENTS. ALL SHRUBS SHALL BE PLANTED AT LEAST TWO FEET FROM THE EDGE OF ANY AND ALL PAVEMENTS AND FOUNDATIONS.
- ALL SHRUB MASSES OF TWO OR MORE SHALL BE EDGED INTO A PLANTING BED AND MULCHED PER DETAIL. ALL INDIVIDUAL TREES AND SHRUBS SHALL HAVE A MULCH SAUCER EQUAL IN DIAMETER TO THE PLANTING PIT DIAMETER AND SHALL BE MULCHED AS SHOWN ON THE DETAILS. UNLESS OTHERWISE INDICATED, ALL BED EDGES SHALL BE A DEEP CUT CLEAR SPADE EDGE.
- SYNTHETIC BURLAP OR TREATED BURLAP SHALL NOT BE USED IN BAILING AND BURLAPPING OF ANY PLANT MATERIAL USED FOR THIS PROJECT.
- THE CONTRACTOR SHALL VERIFY THAT EACH TREE AND/OR SHRUB PIT WILL DRAIN BEFORE INSTALLING PLANT MATERIAL. HE/SHE SHALL FILL THE HOLE WITH SIX INCHES OF WATER THAT SHOULD PERCOLATE OUT WITHIN TWENTY FOUR HOURS. SHOULD ANY AREA NOT DRAIN PROPERLY, A PERFORATED DRAIN LINE SHALL BE INSTALLED OR THE PLANTS RELOCATED.
- THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY IF HE/SHE ENCOUNTERS ANY UNSUITABLE SURFACE OR SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PAN, UTILITY LINES OR OTHER CONDITIONS THAT WOULD JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS. SHOULD THE CONTRACTOR NOT NOTIFY THE OWNER OF A PROBLEM AREA, HE/SHE WARRANTS THAT THE AREAS ARE SUITABLE FOR PROPER GROWTH AND DEVELOPMENT OF ALL PLANTS INSTALLED.
- NO EXCAVATION OR TREE PIT SHALL BE LEFT OPEN OVER NIGHT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL PLANTS UNTIL THE OWNER FORMALLY ACCEPTS THEM. THE PLANTS SHALL BE THOROUGHLY WATERED AT THE TIME OF INSTALLATION AND AS OFTEN THEREAFTER AS NECESSARY TO MAINTAIN THEM IN A HEALTHY AND VIGOROUS STATE.
- ALL PLANTS SHALL BE GUARANTEED FOR PERIOD OF ONE FULL YEAR FROM THE DATE OF FORMAL ACCEPTANCE BY THE OWNER AND SHALL BE ALIVE AND HAVE SATISFACTORY GROWTH AT THE END OF THE GUARANTEE PERIOD. ANY PLANT NOT IN HEALTHY AND VIGOROUS CONDITIONS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD, PLANTS SEVERELY DAMAGED BY VANDALS ARE NOT SUBJECT TO THIS GUARANTEE. REPLACEMENT PLANTS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE PLANT LIST. THE OWNER SHALL INSPECT THE REPLACED PLANTS ONCE ALL REPLACEMENTS HAVE BEEN MADE. REPLACEMENT PLANTS ARE TO BE ALIVE, HEALTHY AND FREE OF PESTS AND DISEASE, BUT ARE NOT SUBJECT TO AN ADDITIONAL ONE YEAR GUARANTEE PERIOD.
- MAINTENANCE OF ALL PLANT MATERIAL AFTER FORMAL ACCEPTANCE BY THE OWNER IS THE RESPONSIBILITY OF THE OWNER. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH MAINTENANCE GUIDELINES TO ASSURE PROPER CARE DURING THE ONE YEAR GUARANTEE PERIOD.
- THE CONTRACTOR SHALL CLEAN UP THE SITE AT THE COMPLETION OF THE PROJECT AND MAINTAIN THE SITE IN A REASONABLY CLEAN AND NEAT CONDITION DURING INSTALLATION. STREETS AND DRIVES SHALL BE CLEANED REGULARLY TO REMOVE CONSTRUCTION DEBRIS AND DIRT RESULTING FROM THE WORK.
- ALL TREES AND SHRUBS SHALL BE PLANTED PER THE APPROPRIATE DETAIL ON SHEET C303.

LANDSCAPING PLAN
SCALE: 1"=40'



FULL SCALE DRAWING SHEET SIZE: 30"x42" ARCH E1

FIELD VERIFY ALL EXISTING CONDITIONS DO NOT SCALE DRAWINGS

CONSTRUCTION



BLUEGRASS BAPTIST CHURCH
2085 IRONWORKS RD, GEORGETOWN, KY 40324
SCOTT COUNTY GREENFIELD CAMPUS

DENHAM BLYTHE
Landscaping
Nashville, TN
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Greenville, SC
864.485.8992
Lexington, KY
859.255.7405
Louisville, KY
270.791.1105



PROJECT NO.	04-28-2024
DESIGNER	GR
APPROVER	GR
ORIGINAL DATE	04/28/2024
JOB NUMBER	24-0185
LANDSCAPING PLAN	
C109	