

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

AGENDA

July 13, 2023

6:00 p.m.

I. COMMISSION BUSINESS

- A. Approval of June invoices
- B. Approval of June 8, 2023 minutes
- C. Approval of July 13, 2023 agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

II. NEW BUSINESS

- A. FSP-2023-23 Plunkett Property – Final Subdivision Plat to subdivide 3 five (5) acre parcels from a larger farm located at 4866 Muddy Ford Road.
- B. FSP-2023-24 James & Shirley Downs Property – Final Subdivision Plat to subdivide one ten (10) acre farm into two five (5) acre parcels located at 2101 Woodlake Road.
- C. FSP-2023-25 Price Property – Final Subdivision Plat to subdivide a 37.75-acre tract into two (2) tracts located at 278 Browns Mill Road.
- D. PSP-2023-26 Cherry Blossom Village Phase 2 Addition – Preliminary Subdivision Plat to create two (2) lots in the area of Cherry Blossom Village, Phase 2 located at Oxford Drive, south of Cherry Hill Drive.
- E. ZMA-2023-27 Sadieville Dollar General Store – Zoning Map Amendment to change the zoning district from A-1 to B-2 located at 170 Porter Road. PUBLIC HEARING

III. OTHER BUSINESS

- A. ZMA-2017-37 & PDP-2018-18 Pleasant Valley Condos – Amend the Conditions of Approval to allow construction of the remaining approved units located at Parcel: 188-20-065.000.
- B. Update of Previously Approved Projects and Agenda Items

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
June 8, 2023

The regular meeting was held in the Scott County Courthouse on June 8, 2023. The meeting was called to order by Chairman Charlie Mifflin at 6:00 p.m. Also present were Commissioners James Stone, Duwan Garrett, Dann Smith, Harold Dean Jessie and Director Joe Kane, Planners Matt Summers and Elise Ketz, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent were Commissioners David Vest, Mary Singer, Brad Green, and Rhett Shirley.

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

Motion by Garrett, second by Smith, to approve the May 11, 2023 minutes. Motion carried.

Motion by Jessie, second by Garrett, to approve the June agenda. Motion carried.

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

Postponements/Withdrawals

Chairman Mifflin stated that the application for 155 Pickett Lane (FSP-2023-18) has been withdrawn and the application for Pleasant Valley Condos (ZMA-2017-37 & PDP-2018-18) has been postponed until the next regularly scheduled meeting.

A-2023-16 485 Stone Road – Amend conditions of Final Subdivision Plat for Varellas property to allow driveway on Carrick Pike.

Mr. Kane stated the original application to subdivide the farm was heard in 2022. He stated this application is to amend the conditions of the Final Subdivision Plat and to relocate the approved entrance. He stated the policy is that anytime there are adjacent 5-acre lots they need to share a driveway on county roads to limit the number of accesses on county roads. He stated the buyer of parcel 1 is requesting to relocate the approved entrance to Carrick Pike.

He stated the proposed entrance to Carrick Pike is along a heavily treed section which would not have adequate site distance. He stated approximately 20 trees would need to be removed.

He stated staff is recommending against the waiver. He stated the first reason being an entrance is already approved that follows the regulation of required shared entrances for adjoining 5-acre lots. He stated the second reason for denial is that a waterline and hydrant have already been installed with a turnaround at the entrance for parcel 1 off of Stone Road.

Chairman Mifflin questioned the location of the existing approved driveway.

Commissioner Jessie questioned that the trees are in the county right-of-way for the proposed entrance.

Andrey Movchan, property owner, stated he purchased lot 1 and 2. He stated he has had problems with traffic on Stone Road. He stated during the last windstorm, 3 of the existing trees fell onto his property. He stated he met with the Fire Department, and they stated the existing hydrant would still suffice for his property. He stated he will replant trees along Stone Road if he removes the trees along Carrick Pike.

Commissioner Jessie questioned Mr. Movchan if he had been provided a copy of the plat when purchasing the property. Mr. Movchan stated he did receive a copy, but he was still out of state and did not walk the property before purchasing.

Chairman Mifflin stated he is a tree lover but considering safety concerns he supports the planting of trees along Stone Road within the fence.

Commissioner Jessie stated he supports the staff recommendation since the property owner was aware of the entrance when the property was purchased.

Commissioner Singer has joined the meeting.

After further discussion, Motion by Jessie to recommend denial of A-2023-16. Motion was not seconded.

After further discussion, **Motion by Garrett, second by Stone to recommend approval of the administrative request (A-2023-16). Motion carried 3-2 with Jessie and Smith dissenting and Singer abstaining.**

FSP-2023-17 Bruin Property – Final Subdivision Plat to subdivide one (1) 5.0-acre parcel from a 64.4-acre farm located at 1230 Indian Creek Road.

Ms. Ketz stated the parcel is zoned A-1 and was previously divided in 2022. She stated no variances are requested with the application.

She stated the applicant has been using an existing entrance for access to the property that is on adjoining property owner's land. She stated staff feels it appropriate for the adjoining property owner to sign off on an easement to continue allowing the use. She stated this would make 4 lots using an entrance. She stated the current regulations would make the portion shared by all 4 lots need to be improved to county road standards. She stated the last condition of approval is requiring the final plat to be signed by the property owner and adjoining property owner that share driveway access.

Barry Lutz, 1142 Indian Creek Road, stated he has concern about the increased traffic on the road. He stated he has some concerns with his neighbors since he sold the property to them.

Charles Huddleston, 1210 Indian Creek Road, questioned why there are two lots marked.

Chairman Mifflin questioned who the other property owner is that will need to sign the plat.

Commissioner Jessie questioned further subdivision of the property. Mr. Kane stated the applicant would have to come back to the Planning Commission for approval. He stated 3 or more 5-acre lot division would require a rezoning.

Clay Bruin, applicant, stated the property owner has agreed to an easement on the plat for the access.

Commissioner Garrett questioned if hunting is allowed on the property. Mr. Bruin stated his brother bow hunts on the property occasionally.

Commissioner Singer questioned why 2 5-acre tracts are marked. Mr. Bruin stated one lot is the previous lot divided and the current lot. He stated the lots are for his daughters.

Mr. Lutz expressed his concerns regarding hunting in the area.

After further discussion, **Motion by Smith, second by Jessie to approve the Final Subdivision Plat (FSP-2023-17) subject to (5) conditions of approval. Motion carried unanimously.**

FSP-2023-19 Leverette Subdivision – Final Subdivision Plat to subdivide a 78.64-acre farm into three (3) tracts located at 1259 Locust Fork Road.

Ms. Ketz stated the lots are zoned A-1. She stated no variances are needed for the plat, and the applicant can have two side by side entrances since the lots are over 10 acres. She stated staff recommends approval with the main condition of approval being obtaining approval of any new entrance.

Chairman Mifflin questioned if applicant had contacted the Scott County Road Department for a new entrance. Melissa Leverette, applicant, stated they had not yet contacted the Road Department but had cleared some of the brush for the proposed entrance.

Randy Spors, 1218 Locust Fork Road, stated he has concern that there is not enough water to support all the new homes being built in the area. He stated he also has concern about road conditions with the additional traffic.

Charles Self, 1624 White Oak Road, questioned how many houses will be built. Ms. Ketz stated each parcel can have one home unless the parcel was subdivided. She stated if they wanted an additional house for a family member, they could pursue a conditional use permit with the Scott County Board of Adjustment.

After further discussion, **Motion by Jessie, second by Garrett to approve the Final Subdivision Plat (FSP-2023-19) subject to (5) conditions of approval. Motion carried unanimously.**

PDP-2023-20 Phoenix Transportation Properties – Preliminary Development Plan for addition of a 207,625 SF warehouse building and additional parking across two phases located at 335 East Yusen Way.

Ms. Ketz stated the application is in the Triport Industrial Park. She stated the area is zoned I-1 and approximately 40 acres.

She stated the applicant is requesting two waivers. She stated the first waiver request is for gravel in the trailer parking area and the second to use the lesser of two metrics for calculating the number of parking for passenger vehicles.

She stated the first phase would include 75,047 square foot of building, 7 additional parking spaces, the gravel parking lot for trailer, and some landscaping. She stated that phase two would add 132,578 square foot of building area and 39 parking spaces.

She stated after TRC and discussion with the applicant, staff realized the proposed parking is for “warehouse” use not for a truck terminal that staff previously thought. She stated the second requested waiver for parking calculation is not needed.

She stated stormwater is proposed to be handled by a detention basin. She stated the project site is in the Dry Run Watershed area and would be responsible for any additional requirements. She stated some interior landscaping would be required.

She stated there have been some problems with the sewer in that area. She stated Bluegrass Water and Utility have not indicated whether they can serve the expansion.

She stated after a discussion at the workshop, staff is not requiring annexation with the city right away for the project. She stated a note will be added to the Final Development Plan.

Nick Nicholson, attorney representing applicant, stated the applicant agrees with the staff's recommendations.

After further discussion, **Motion by Singer, second by Smith to approve the Preliminary Development Plan (PDP-2023-20) subject to (10) conditions of approval and (1) waiver. Motion carried unanimously.**

PDP-2023-21 Dan Cummins – Preliminary Development Plan for 49,313 SF Commercial Auto Dealership on 15.05 acres located at 269 Connector Road.

Mr. Kane stated this application is for two lots previously owned by Bluegrass RV. He stated one new entrance is proposed. He stated Connector Road is a state road and there is a project scheduled to widen the road. He stated the applicant has received preliminary approval for the new entrance.

He stated this application is for car storage on the lot. He stated the Landscaping Ordinance does not have a separate requirement for interior landscaping of car lots. He stated the applicant is requesting a variance to the interior VUA requirements. He stated the applicant is asking the proposed VUA to be the area shown in gray. He stated if the site used for inventory had to comply then there would be less available inventory area. He stated staff does support the variance for the interior VUA islands and trees.

He stated the applicant is also requesting a variance to the canopy coverage. He stated the applicant does not have enough interior trees to meet the requirement, but the applicant is providing the number of required trees but they will be throughout the site. He stated staff supports this waiver as well.

He stated the application meets all the requirements for a B-2 zoned property. He stated staff has added to the conditions of approval that the applicant constructs turn lanes on Connector Road.

Commissioner Jessie questioned pedestrian access to the area. Mr. Kane stated the state is still working on the plans for Connector Road but adding a pedestrian area was discussed.

Commissioner Jessie questioned when the turn lanes would be added. Mr. Kane stated the turn lanes would have to be coordinated with the state.

Chairman Mifflin questioned where the interior trees would be located. Mr. Kane stated some in the gray area, but the majority would be spread around the perimeter of the site.

Harold Sims, the attorney representing the applicant, stated the applicant has been in discussion with District 7 for the entrance and stated the applicant agrees with the conditions of approval.

Chairman Mifflin questioned how the bank at the entrance will be handled. Mark McCain, Vision Engineering, stated the plan will be decided after their meeting with the state next week.

After further discussion, **Motion by Jessie, second by Smith to approve the Preliminary Development Plan (PDP-2023-21) subject to (9) conditions of approval and (2) waivers. Motion carried unanimously.**

Consent Agenda

A representative of Burton Pike Development (FSP-2023-22) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Singer, second by Garrett, to approve the application. Motion carried unanimously.

Text Amendment – RV Campgrounds

Chairman Mifflin opened the Public Hearing.

Mr. Summers stated he does not have any new updates. He stated last month it was discussed to look at the number of entrances required. He stated he had not had time to meet with any of the Commissioners but is willing to discuss it.

The Commission discussed having a second entrance that could be used for emergencies only and allowing more lots before requiring the second entrance.

Dick Murphy, representing Andrew Hopewell, stated the issues were narrowed down to just the number of allowed sites before a second entrance would be required. He stated he had proposed 400 sites while staff proposed 200 sites. He based his proposal on the subdivision regulations of 200 homes for a single-family house and the amount of traffic they generate. He stated they calculated the number of sites of 733 would equal 200 single-family homes traffic generation. He stated that was a high number so basically, they cut the number in half to have a more reasonable number of sites. He stated full occupancy would not occur every day.

The Commission discussed the width of the roads. Mr. Kane stated there is a width requirement for the Fire Department. Attorney Perkins suggested requiring the entrance to be the width of 2 RV's plus wide enough to accommodate a fire truck. He stated that would eliminate the need for a second entrance.

Commissioner Smith stated he would have concern at high time of traffic.

Chairman Mifflin stated he has stayed at a big campground with only one entrance. He stated they did have another access road used for maintenance and when the campground hosts a festival. He stated it could be accessed if an emergency occurs. He stated he feels a second entrance for emergencies is necessary.

Andrew Hopewell, Kentucky Bluegrass Experience Resort, stated he has been to many campgrounds across the United States. He stated no matter the size they funnel all RVs through one entrance. He stated that does not mean that there is not a secondary entrance for an emergency.

Commissioner Singer stated she is comfortable with the 400 number of sites for one entrance.

Roy Cornett, Main Street, stated that if there is a holding spot at the entrance the traffic should flow. He suggested having the dump station away from the entrance to prevent a traffic backup.

Mr. Hopewell stated every site will have its own sewer dump station.

Chairman Mifflin closed the Public Hearing.

After further discussion, **Motion by Smith, second by Jessie to change the number of RV sites to more than 400 sites requiring a second public road connection and RV campgrounds with more than 600 sites requiring a third public road connection along with the addition of sub item (d.) stating that a secondary access can be constructed as emergency only for the RV Campgrounds Text Amendment Public Hearing.**

Chairman Mifflin adjourned the meeting.

Attest:

Charlie Mifflin, Chairman

Charlie Perkins, Secretary

**PLUNKETT PROPERTY
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission
July 10, 2023**

FILE NUMBER: FSP-2023-23

PROPOSAL: Final Subdivision Plat to subdivide 3 five (5) acre parcels from a larger farm

LOCATION: 4866 Muddy Ford Road

OWNER: Gregory & Grace Plunkett

CONSULTANT: Joel Day, Meridian Associates



STATISTICS:

Zone	A-1 (Agricultural)
Surrounding Zone	A-1
Proposed Lot Acreage	138.225 ac (total); Parcel 1: 5.0 ac, Parcel 2: 5.0 ac, Parcel 3: 5.0 ac, Remainder: 123.225 ac
Access	Muddy Ford Road [KY-922]
Variances/Waivers	None

BACKGROUND:
The application before the Planning Commission is a Final Subdivision Plat to subdivide three parcels from an existing farm on Muddy Ford Road. The subdivision is subject to Planning Commission hearing due to the creation of 3 new lots.

Plat Review:
The proposed plat shows the appropriate setbacks, and the proposed lots meet the lot size and width requirements.

Access:

The parent tract and Parcel 3 will use an existing farm entrance, identified as Entrance B. Parcels 1 & 2 will use an existing farm entrance, identified as Entrance A. Any new entrance will require KYTC District 7 approval.

RECOMMENDATION:

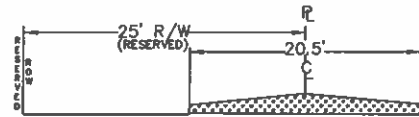
Staff recommends **approval** of the Final Subdivision Plat. If the Planning Commission approves the application, staff recommends including the following waivers, variances, and conditions of approval:

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Preliminary 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*.

LEGEND

- 1/2" x 18" STEEL REBAR W/D CAP MARKED "MERIDIAN/LS2536" SET
- ☒ IRON BAR FOUND-AS NOTED
- ⊠ 1/2" x 18" STEEL REBAR W/D CAP MARKED "REFERENCE/LS2536" SET
- ⊙ SURVEYOR'S MAG-NAIL W/STEEL WASHER STAMPED "MERIDIAN/LS2536" SET IN ROAD CENTERLINE



CROSS-SECTION OF MUDDY FORD ROAD-KY 922

CERTIFICATION OF FIRE DEPARTMENT APPROVAL

I hereby certify that the subdivision plat shown hereon has been reviewed and found to comply with the Scott County Fire Department regulations, including any conditions of approval or exceptions, noted here.

(Signature and title of Fire Dept. representative) _____ Date _____

UTILITY CERTIFICATION

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

FOR: BLUEGRASS ENERGY DATE _____

FOR: KY-AMERICAN WATER Co. DATE _____

F.I.R.M. No. 21209 C 01200 (12/21/2017) INDICATES NO FLOOD PLAIN LOCATED UPON THIS PROPERTY

THE PURPOSE OF THIS PLAT IS TO DEPICT THE SUBDIVISION OF THREE 5 ACRE TRACTS FROM THE PARENT PROPERTY.

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

NO NEW ENTRANCES ARE CURRENTLY PROPOSED.

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

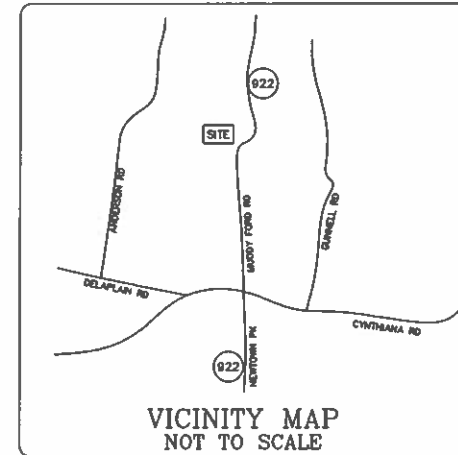
UNLESS OTHERWISE DETERMINED BY CONDITIONS OF DEED OR CONTRACT/AGREEMENT SUPERSEDING THIS PLAT, THE PRIVATE ROAD/JOINT ENTRANCE/SHARED ACCESS SHOWN SHALL BE JOINTLY MAINTAINED BY THE OWNERS OF EACH TRACT SERVED BY SAME.

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

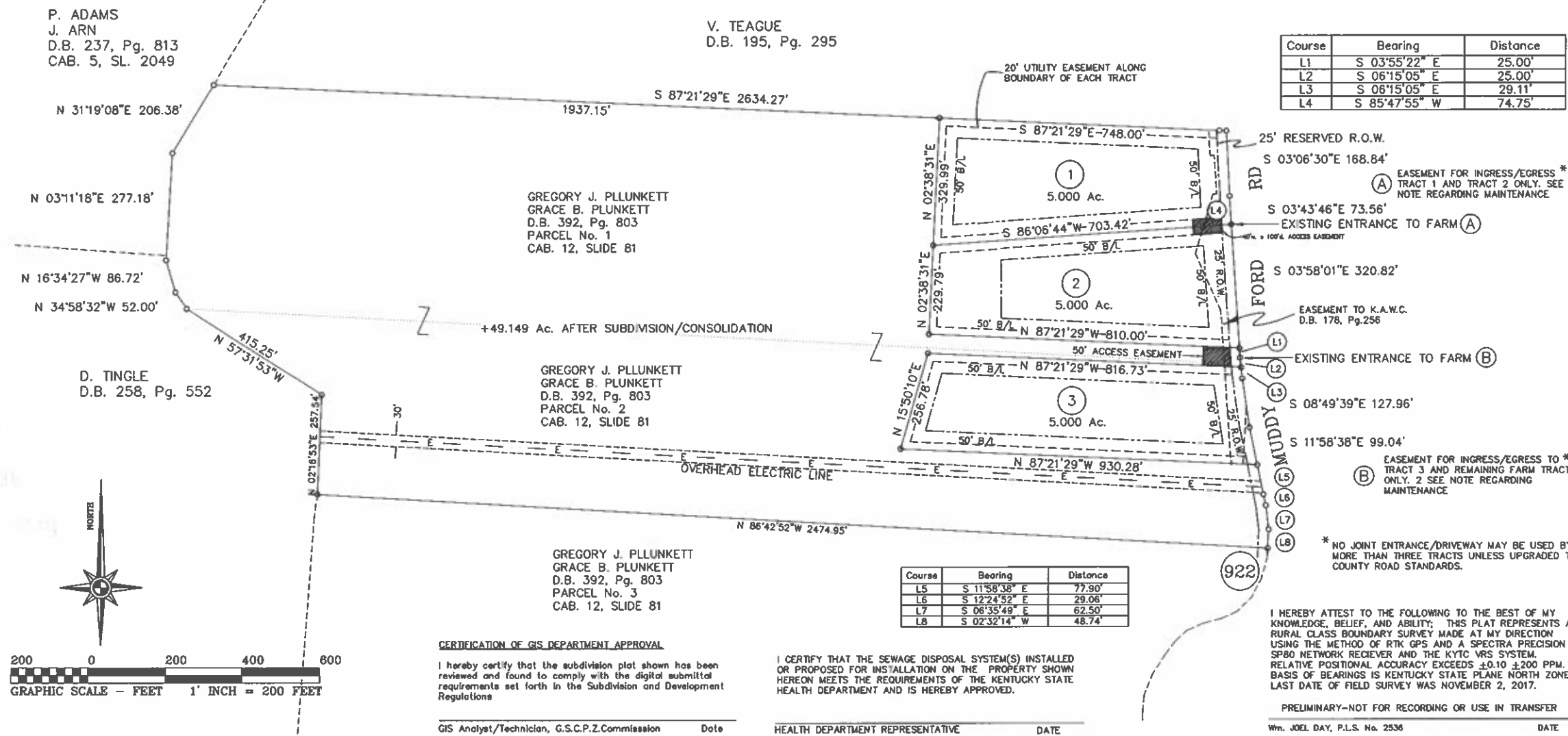
I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH SETBACK LINES, AND DEDICATE ANY PUBLIC RIGHTS-OF-WAY AND/OR EASEMENTS INDICATED UPON THIS PLAT OF MY OWN FREE WILL AND CONSENT.

GREGORY J. PLUNKETT DATE _____

GRACE B. PLUNKETT DATE _____



Course	Bearing	Distance
L1	S 03°55'22" E	25.00'
L2	S 06°15'05" E	25.00'
L3	S 06°15'05" E	29.11'
L4	S 85°47'55" W	74.75'



MERIDIAN ASSOCIATES, LLC
SURVEYORS
 502 N. BROADWAY, GEORGETOWN, KENTUCKY 40324
 TELEPHONE (502) 863-6070 - jdaypls@gmail.com

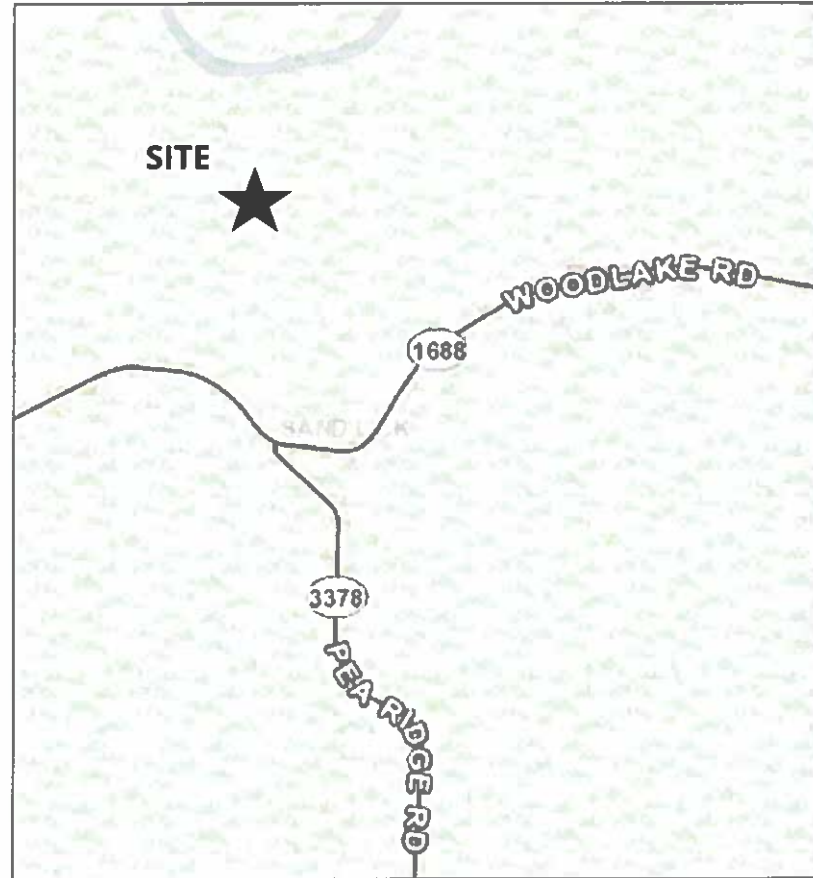
MAY 26, 2023
 JUNE 19, 2023

SUBDIVISION OF
PLUNKETT PROPERTY
 GREGORY J. PLUNKETT & GRACE B. PLUNKETT-D.B. 392, Pg. 803
 PARCEL No. 1 & PARCEL No. 2
 4866 MUDDY FORD ROAD, GEORGETOWN, SCOTT COUNTY, KENTUCKY

**JAMES & SHIRLEY DOWNS PROPERTY
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission
July 10, 2023**

FILE NUMBER: FSP-2023-23
PROPOSAL: Final Subdivision Plat to subdivide one ten (10) acre farm into two five (5) acre parcels
LOCATION: 2101 Woodlake Road
OWNER: James & Shirley Downs
CONSULTANT: Robert Semones, Robert Semones Surveying



STATISTICS:

Zone	A-1 (Agricultural)
Surrounding Zone	A-1
Proposed Lot Acreage	Tract 1-C: 10.0 ac (Existing); Tract 1-C-1: 5.0 ac, Tract 1-C-2: 5.0 ac
Access	Woodlake Road [KY-1688]
Variances/Waivers	None

BACKGROUND:

The application before the Planning Commission is a Final Subdivision Plat to subdivide a farm into two tracts on Woodlake Road. The property has been subdivided previously and any further subdivision requires Planning Commission hearing.

Plat Review:

The proposed plat shows the appropriate setbacks, and the proposed lots meet the lot size and width requirements.

Access:

The adjoining parcel, or 2101 Woodlake Road, and the two proposed lots will use the same entrance onto Woodlake Road. No further lots can use this entrance without it first being brought to county road standards for construction. Any new entrance will require KYTC District 7 approval.

RECOMMENDATION:

Staff recommends **approval** of the Final Subdivision Plat. 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 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*.

**PRICE PROPERTY
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission
JULY 13, 2023**

FILE NUMBER: FSP-2023-25

PROPOSAL: Final Subdivision Plat to subdivide a 37.75-acre tract into two (2) tracts.

LOCATION: 278 Browns Mill Road

OWNER: Steve Price

CONSULTANT: Keith Winstead
T'Bred Engineering, Inc



STATISTICS:

Zone	A-1 (Agricultural)
Surrounding Zone(s)	A-1
Site Acreage	37.75 acres (Tract 1: 22.67 acres; Remainder Tract 2: 14.81 acres)
Access	Browns Mill Road
VariANCES/Waivers	None

BACKGROUND:

The application before the Planning Commission is a Final Subdivision Plat to subdivide a 37.75-acre farm into two rural tracts along the Scott/Fayette County boundary creating a 22.67 acre tract in Scott County and leaving a 14.81 acre remainder in Fayette County. The applicant has stated that their intention is to consolidate the Fayette County tract with an adjoining tract in Fayette County at a later date.

Plat Review:

The proposed plat shows the appropriate setbacks and both tracts meet the minimum lot size and width requirements for the A-1 zone in Scott County. Tract 1 is in Scott County and contains an existing house and a detached garage/outbuilding. The remainder tract in Fayette County is vacant. The plat shows all appropriate certifications from utility providers. A 50' wide access and utility easement is shown across the Scott County lot to access the remainder tract in Fayette County.

Access:

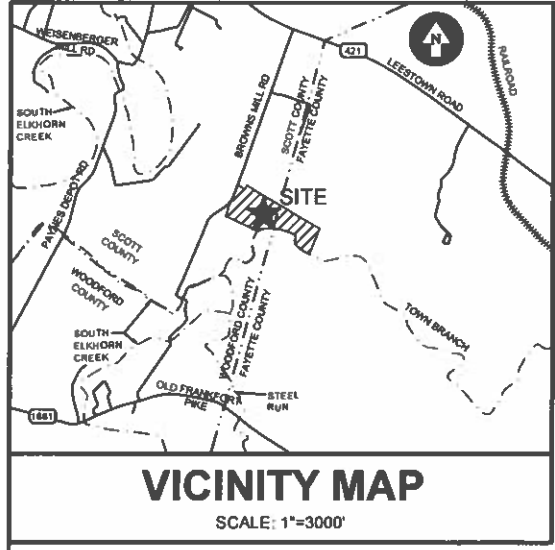
The plat shows Tracts 1 utilizing an existing entrance with a new entrance location proposed for the access easement serving the remainder tract 2. The new proposed entrance location will likely never be used if the remainder tract 2 is consolidated with an adjoining property. However, the proposed new entrance location does not meet the minimum county driveway separation requirements of 250-feet. The access easement for the remainder tract should be redrawn aligning the easement with the existing entrance for tract 1 on the final plat.

RECOMMENDATION:

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

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Preliminary Subdivision Plat shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plat.
4. This Preliminary Subdivision Plat approval is valid for two years, subject to the requirements of Article 306 section A of the *Subdivision and Development Regulations*.
5. The remainder tract should share the existing entrance with tract 1 and the access easement should be extended from the exiting entrance to the new tract on the revised Final Plat.



VICINITY MAP
SCALE: 1"=3000'

Line #	Direction	Length
L1	N 54°16'33" W	21.20'
L2	N 38°59'23" E	32.26'
L3	N 31°24'10" E	47.30'
L4	N 26°11'34" E	57.82'
L5	N 21°54'47" E	126.98'
L6	N 30°31'57" E	101.43'
L7	S 59°40'41" E	4.06'
L8	S 22°09'47" E	15.90'
L9	N 68°42'55" W	47.13'
L10	N 47°54'59" W	148.73'
L11	N 29°09'57" W	47.17'
L12	N 02°05'41" E	58.78'

PROPERTY OWNER
STEPHEN E. PRICE
REBECCA L. PRICE
278 BROWNS MILL ROAD
LEXINGTON, KY 40511
DB 198, PG 737
PC 7, SL 313

Site Statistics
PVA #: 092-00-068.000 (SCOTT COUNTY)
#20135840 (FAYETTE COUNTY)
Zoning: A-1 (SCOTT COUNTY)
A-R (FAYETTE COUNTY)
Property Size: 37.75 Acres
Setbacks:
Front: 50 ft
Side: 50 ft
Rear: 50 ft

CAROL L. ROBERTS
CHERE WINNEK-SHAWER
TRUST OF CAROL L. ROBERTS
399 BROWNS MILL ROAD
WB 9, PG 188
PVA #092-00-054.000

Line #	Direction	Length
L13	N 11°49'37" E	89.43'
L14	N 09°47'18" W	43.60'
L15	N 45°58'18" W	40.07'
L16	N 61°32'25" W	45.13'
L17	N 68°08'42" W	152.50'
L18	N 84°38'43" W	142.47'
L19	S 84°38'43" E	21.00'
L20	N 84°38'43" W	108.21'
L21	S 84°06'30" W	169.30'
L22	S 60°54'44" W	121.19'
L23	N 62°06'08" W	21.87'

PURPOSE
PURPOSE OF PLAT IS TO SUBDIVIDE THE PROPERTY INTO TRACTS 1 AND 2 AS SHOWN.

CERTIFICATE OF OWNERSHIP & DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY 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

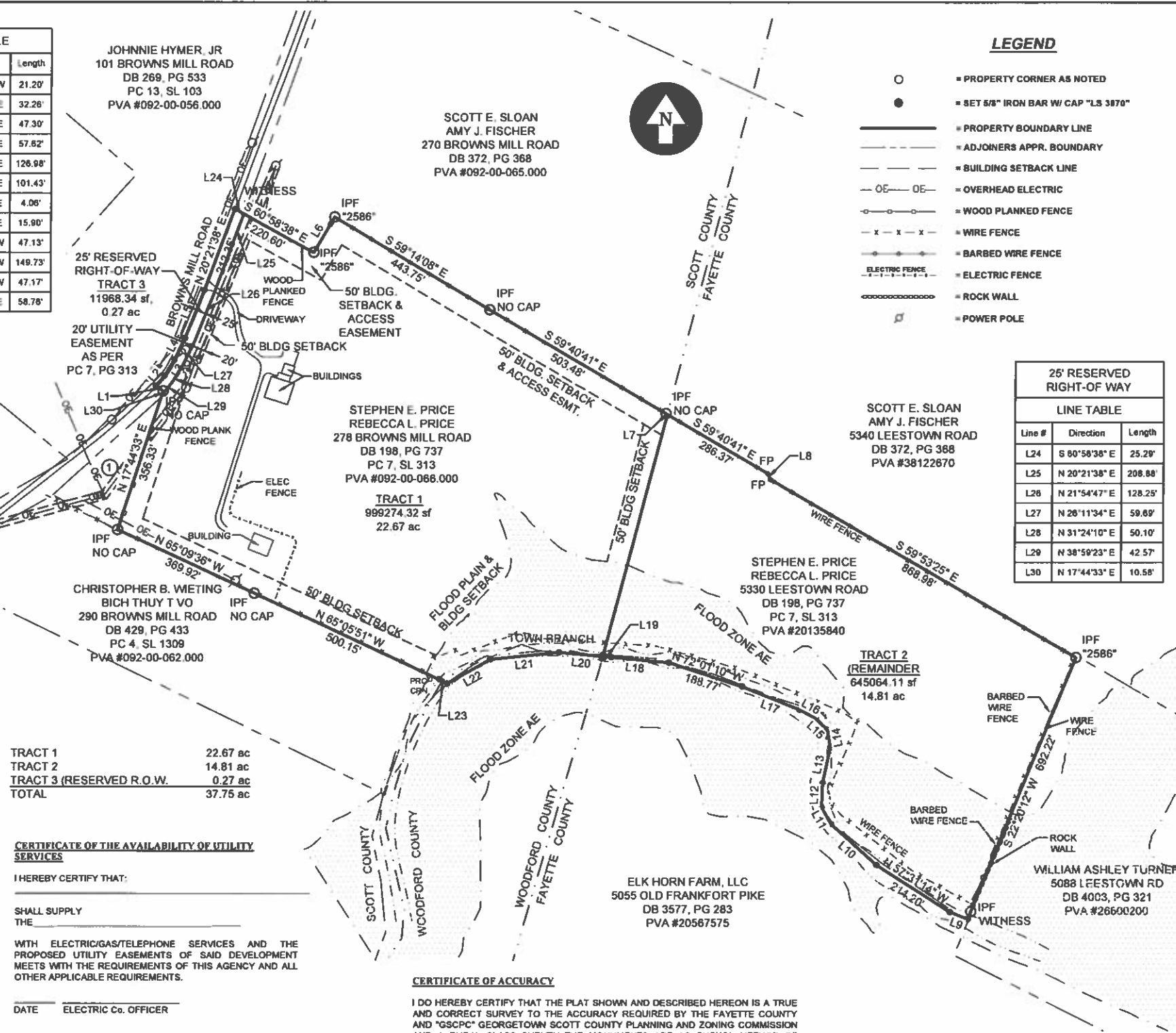
THE OWNER/OWNERS OF THIS PROPERTY AND ANY SUCCESSORS IN TITLE AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR CONSTRUCTION, MAINTENANCE, RECONSTRUCTION, SHOW REMOVAL, CLEANING OR ANY OTHER NEEDS RELATED TO THE ACCESS EASEMENT SHOWN ON THIS DEVELOPMENT PLAN/PLAT. THIS AGREEMENT RELIEVES THE CITY OF GEORGETOWN/CITY OF STAMPSVILLE/CITY OF SADEVILLE/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 THE PROVISION OF WATER ONLY

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

GENERAL MANAGER _____ DATE _____



TRACT 1	22.67 ac
TRACT 2	14.81 ac
TRACT 3 (RESERVED R.O.W.)	0.27 ac
TOTAL	37.75 ac

CERTIFICATE OF THE AVAILABILITY OF UTILITY SERVICES

I HEREBY CERTIFY THAT:

SHALL SUPPLY THE _____

WITH ELECTRIC/GAS/TELEPHONE SERVICES AND THE PROPOSED UTILITY EASEMENTS OF SAID DEVELOPMENT MEETS WITH THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER APPLICABLE REQUIREMENTS.

DATE _____ ELECTRIC Co. OFFICER _____

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 _____

SURVEYOR NOTES

- ANY FURTHER DIVISION OF THE PROPERTIES SHOWN HEREON WILL REQUIRE REVIEW AND APPROVAL OF "GSCPC" THE GEORGETOWN SCOTT COUNTY PLANNING COMMISSION AND "LFUGC" LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT.
- PROPERTY IS SUBJECT TO ANY EASEMENTS OF RECORD NOT SHOWN HEREON.
- A PORTION OF THIS PROPERTY IS LOCATED IN SCOTT COUNTY: FLOOD MAP #21209C0235D EFFECTIVE 12/21/2017. SITE IS LOCATED IN FLOOD ZONE X, AREA AT MINIMAL FLOOD HAZARD RISK AND A PORTION IS IN FLOOD ZONE AE, AREA HAS A 1% CHANCE OF ANNUAL FLOOD EVENT. A PORTION OF THIS PROPERTY IS ALSO LOCATED IN FAYETTE COUNTY, FLOOD MAP #2100870101E EFFECTIVE 3/3/2014. SITE IS IN LOCATED IN FLOOD ZONE X, AREA AT MINIMAL FLOOD HAZARD RISK AND A PORTION IS IN FLOOD ZONE AE, AREA HAS A 1% CHANCE OF ANNUAL FLOOD EVENT.

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 FAYETTE COUNTY AND "GSCPC" GEORGETOWN SCOTT COUNTY 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 ±0.05+100 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 #3870 UNLESS OTHERWISE NOTED HEREON.

SURVEYOR: _____ DATE _____

KEITH G. WINSTEAD, PLS 3870 THOROUGHbred PO BOX 481 LEXINGTON, KENTUCKY 40588 (859) 785-0383

DATE OF SURVEY - 4-10-2023

SURVEY NOTES

SURVEY PERFORMED BY: THOROUGHbred

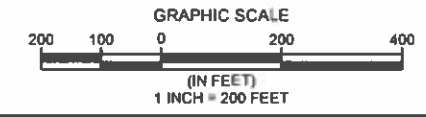
ENGINEERING EQUIPMENT: TRIMBLE R12 GNSS RECEIVER TRIMBLE TSC7 DATA COLLECTOR

COORDINATE SYSTEM: KY NORTH BASE NAD 83 VERTICAL BASED ON NAVD88

LEGEND

- = PROPERTY CORNER AS NOTED
- = SET 5/8" IRON BAR W/ CAP "LS 3870"
- = PROPERTY BOUNDARY LINE
- - - = ADJOINERS APPR. BOUNDARY
- - - = BUILDING SETBACK LINE
- OE — OE — = OVERHEAD ELECTRIC
- x — x — = WIRE FENCE
- x — x — = BARBED WIRE FENCE
- | — | — | = ELECTRIC FENCE
- [— [— [= ROCK WALL
- [— [— [= POWER POLE

Line #	Direction	Length
L24	S 60°58'38" E	25.29'
L25	N 20°21'38" E	208.88'
L26	N 21°54'47" E	128.25'
L27	N 26°11'34" E	59.69'
L28	N 31°24'10" E	50.10'
L29	N 38°59'23" E	42.57'
L30	N 17°44'33" E	10.58'



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



MINOR DIVISION PLAT
STEPHEN E. & REBECCA L. PRICE
278 BROWNS MILL ROAD / 5330 LEESTOWN ROAD
LEXINGTON, FAYETTE COUNTY, KENTUCKY
GEORGETOWN, SCOTT COUNTY, KENTUCKY

PROJECT NO.	DRAWN BY
6-01-2023	CLG
DATE	REVIEWED BY
6-01-2023	KGW
ISSUED FOR REVIEW	
REVISION	DATE

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

**CHERRY BLOSSOM VILLAGE- PHASE 2 ADDITION
PRELIMINARY SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission
JULY 13, 2023**

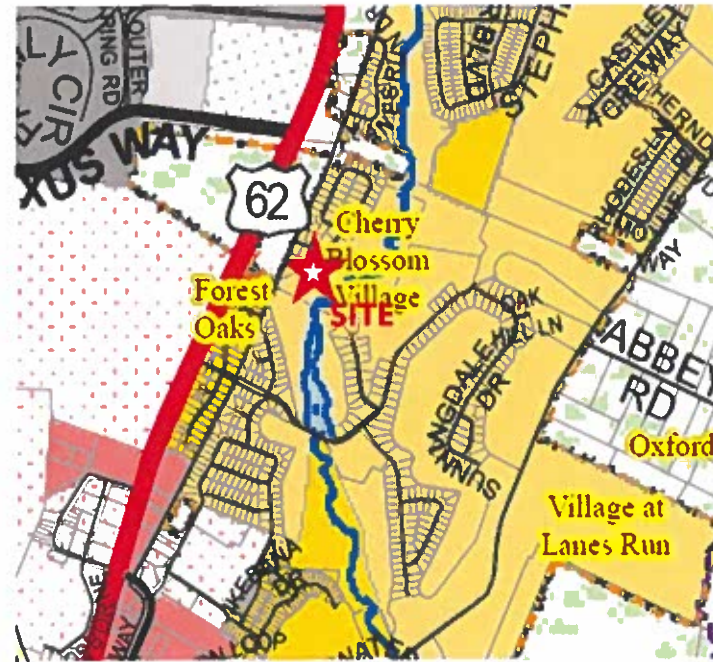
FILE NUMBER: PSP-2023-26

PROPOSAL: Preliminary Subdivision Plat to create two (2) lots in the area of Cherry Blossom Village, phase 2.

LOCATION: Oxford Drive, south of Cherry Hill Drive

OWNER: Cherry Blossom Development Co., LLC

CONSULTANT: Brent Combs
T'Bred Engineering, Inc



STATISTICS:

Zone	R-1C (PUD)
Surrounding Zone(s)	R-1C (PUD)
Site Acreage	1.2 acres (Lot 1: .92 acres; Lot 2: .28 acres)
Access	Oxford Drive
Variances/Waivers	None

BACKGROUND:
The application before the Planning Commission is a Preliminary Subdivision Plat request for two new residential lots from a parent tract of 1.2 acres abutting Cherry Blossom Village, Phase 2 subdivision. Phase 2 of Cherry Blossom Village was preliminarily approved in May of 2000 and consisted of 54 residential lots on 16.84 acres in an area zoned R-1C (PUD). The final plat for phase 2 was recorded in January of 2001 with 54 residential lots.

The proposed lots for Cherry Blossom, phase 2 were planned and platted around a new residential loop road with one subdivision entrance from Oxford Drive. Oxford Drive is Old US Hwy. 62. The subdivision entrance connection from Oxford Drive was to be approved by KY Transportation Cabinet (KYTC), District 7 and all driveway access to the lots was to be from the new local street and no driveways were to directly access Oxford Drive. The entrance was approved by KYTC, and it was built according to

approved plans. Oxford Drive has subsequently been accepted into the city system by the City of Georgetown and is a city street.

The subject tract being considered for subdivision with this application is triangularly shaped, located on the southern end of phase 2. It shares a northern boundary with lots 1-3 of Cherry Blossom Village, phase 2, south of the main entrance; its southern and eastern boundary is shared with Cherry Blossom golf course and the western boundary fronts along Oxford Drive.

There is a significant amount of floodplain from a tributary of Lanes Run Creek on the northern half of the tract. Two relevant conditions of the 2000 approval for phase 2 were that Oxford Drive be improved to a minimum 24' pavement width and accel/decel lanes be installed at the entrance to the subdivision and that any modifications to the approved preliminary return to the full Planning Commission Board for approval.

The triangular tract being considered for two new lots was shown in the Preliminary plat drawing for phase 2 but was not shown as a building lot. Planning Commission staff is assuming it was not considered as a building lot because the northern portion of the tract adjoining the buildable lots is in the floodplain and there was no feasible way to provide driveway access to the buildable portion of the tract from the proposed new local loop street.

Plat Review:

The proposed plat shows two new lots on the triangular shaped 1.2-acre tract. The lots are proposed to be accessed directly from Oxford Drive in two locations, one driveway on the northern portion of lot 55 and one on the southern portion of lot 56.

The larger lot, lot 55, contains significant areas of floodplain. The applicant is proposing to fill a large area of lot 55 to create a larger buildable area and driveway connection from the proposed driveway location. Lot 55 is 39,968 square feet in area, with approximately 2720 square feet of buildable area without the fill in the floodplain. Lot 56 is proposed for 12,204 square feet with only a small portion in the rear of the lot in the floodplain.

Access and floodplain:

The two main concerns with this proposal are the new driveway access locations proposed on Oxford Drive and the fill proposed in the floodplain to create a buildable second lot. As it exists, this is a legal tract of record, zoned R-1C PUD. A house could legally be constructed on the tract, within allowable R-1C setbacks if a driveway access location could be found that met sight distance and driveway separation requirements, approvable by the City of Georgetown and the PC Engineer. As previously noted, Oxford Drive is now a city street.

In order to create a second lot in this location, a second entrance and filling of the floodplain is required. Filling in the floodplain is prohibited for new residential development by the Floodplain Ordinance and Zoning and Subdivision Regulations. Allowing fill in the floodplain for additional development is only considered in special circumstances with a variance through the Board of Adjustment. Staff does not support this proposal to fill the floodplain.

Oxford Drive is a major urban collector roadway with a width of 18-20-feet. The original zoning approval for Cherry Blossom Village was conditioned upon widening Oxford Drive to 24-feet and turn lanes at all major entrances, including phase 2 at Cherry Hill Drive. This condition was released by Georgetown City Council due to their being utilities that would need to be relocated in the right-of-way and considering the benefit already provided by the applicant in providing land to make the connection via Timberland Way to the main entrance to Cherry Blossom neighborhood and golf course. As a result, Oxford Drive still does not meet the minimum width standard for Georgetown city streets.

Adding additional lots with direct access to a constrained major through street cannot be supported by Planning Commission staff. In addition, staff does not believe the entrance could meet sight distance requirements to the south at the proposed entrance locations and information was not provided by the applicant to show otherwise.

RECOMMENDATION:

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

Conditions of Approval:

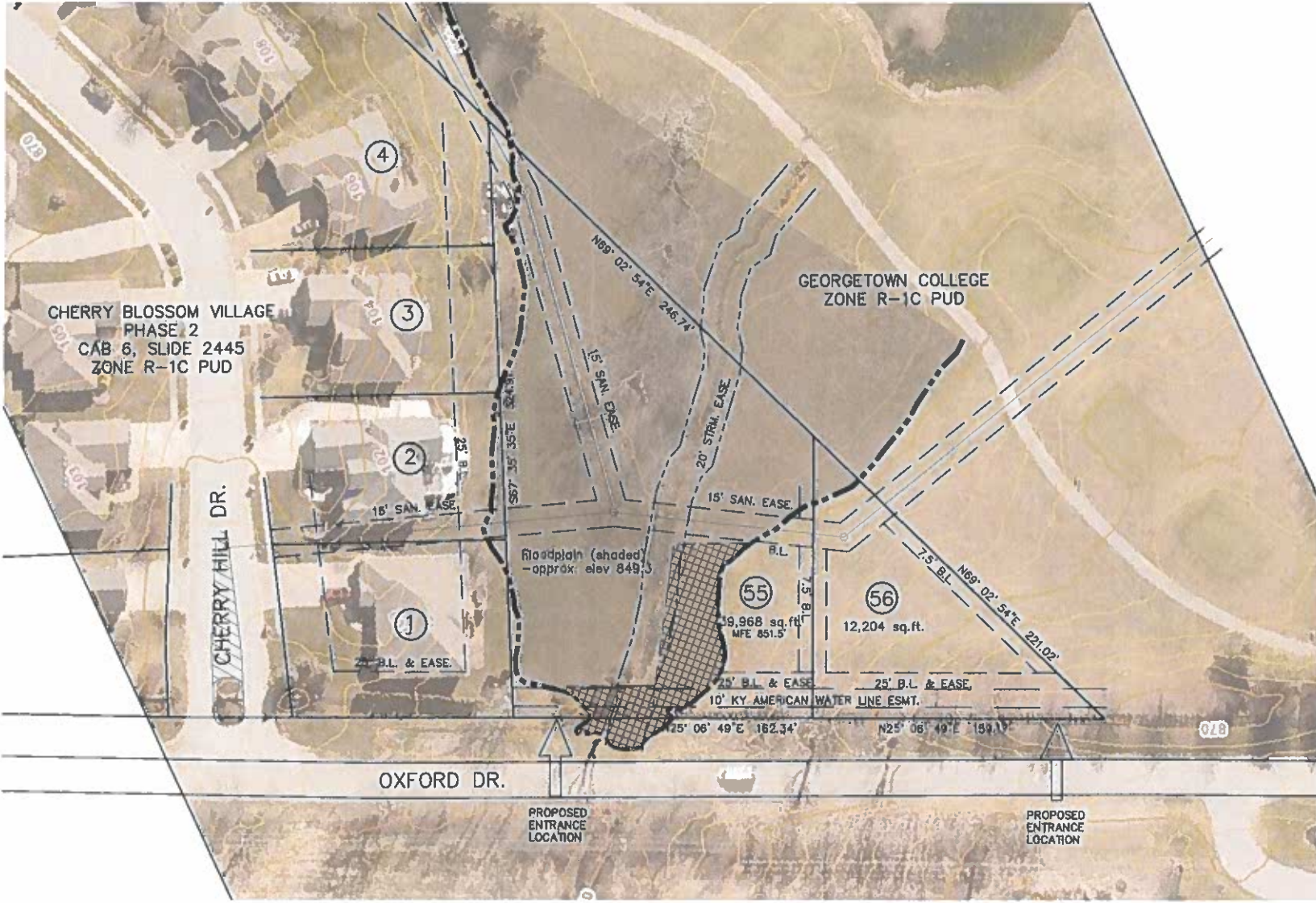
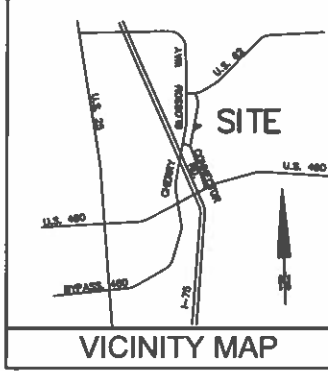
1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Preliminary Subdivision Plat shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plat.
4. This Preliminary Subdivision Plat approval is valid for two years, subject to the requirements of Article 306 section A of the *Subdivision and Development Regulations*.
5. New entrances must be approved by the City and Planning Commission Engineer prior to the plat being recorded.
6. No fill shall be placed within the FEMA 1% Annual Floodplain zone and proposed structures shall meet all Flood Damage Prevention Ordinance requirements including variance approval and elevation requirements as needed.

PLOT DATE: 02/26/2023 9:34 AM
 D:\DROPOBOX (RTCS69)\THOROUGHNBRED ENGINEERING\INACTIVE PROJECTS\CHERRY BLOSSOM-OXFORD DR TWO TRACTS\ADJACENT TO PH2.DWG

UTILITY EASEMENT DESCRIPTION

EASEMENTS GRANT AND CONVEY TO THE KENTUCKY UTILITIES COMPANY, AT&T, GAWSS, COLUMBIA GAS CO., SPECTRUM, THEIR SUCCESSORS, ASSIGNS AND LEASEES, THE RIGHT TO TRIM OR REMOVE ANY AND ALL TREES, STRUCTURES AND OBSTACLES LOCATED ON THE EASEMENTS OR IN SUCH PROXIMITY THERETO THAT IN FALLING THEY MIGHT INTERFERE WITH THE OPERATION AND MAINTENANCE OF SAID FACILITIES. NO BUILDING OR OTHER STRUCTURE SHALL BE ERRECTED AND NO LANDFILL OR EXCAVATION OR OTHER BE CHANGE OF GRADE SHALL BE PERFORMED UPON THE SAID EASEMENT AFTER INSTALLATION OF FACILITIES. THE RIGHT OF INGRESS AND EGRESS IS HEREBY GRANTED TO USERS OF UTILITY EASEMENT AS REQUIRED TO CONSTRUCT, OPERATE MAINTAIN AND REINFORCE FACILITIES WITHIN SAID EASEMENTS. ALL LOT LINES NOT HAVING AN EASEMENT INDICATED WILL HAVE A 5' EASEMENT ON THEM. HOWEVER, SHOULD LOTS BE CONSOLIDATED IN THE FUTURE, AND NO UTILITY LINES ARE WITHIN SAID SIDE EASEMENTS, THE SIDE EASEMENT ALONG THE CONSOLIDATED LINE BECOMES NULL AND VOID.

15TH HOLE, LLC
 By ERN KARLSON



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/PLAT OF THE DEVELOPMENT WITH MY (OUR) OWN FREE CONSENT, ESTABLISH THE SHOWN 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.

CHERRY BLOSSOM DEV CO _____ 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.

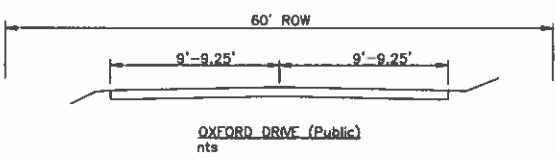
NOTES

1. THE LIMITS OF THE FLOODPLAIN ARE FROM THE FEMA WEBSITE. THE INTENTION IS TO REQUEST A PERMIT TO FILL IN THE CROSS HATCHED PORTION OF THE FLOODPLAIN, TO ALLOW FOR THE DRIVEWAY AND LARGER BUILDABLE AREA OUTSIDE OF THE FLOODPLAIN. BASED ON THE LOCATION OF THE CROSS SECTIONS USED IN THE COMPUTER MODEL, THIS "BUMP OUT" AREA WAS NOT PERTINENT TO THE COMPUTATION OF THE FLOOD ELEVATION.
2. THE KENTUCKY AMERICAN WATER LINE WILL MOST LIKELY NEED TO BE LOWERED SO THAT THE PROPOSED ENTRANCE FOR LOT 56 CAN BE CUT INTO THE EXISTING BANK.
3. THE TYPE OF HOUSE WILL MOST LIKELY BE A WALKOUT BASEMENT, SO THAT GRADING WILL BE MINIMIZED.
4. THE PROPOSED ENTRANCE LOCATIONS HAVE SIGHT DISTANCE FOR 35 MPH SPEED.
5. A REQUEST HAS BEEN MADE TO SHOW THE WIDENING OF OXFORD DRIVE TO A 24' HALF SECTION. HOWEVER, WITH THE GOLF COURSE TO THE SOUTH AND THE BUILT OUT PHASE 2 TO THE NORTH, WHERE WIDENING WON'T OCCUR, DOES IT MAKE SENSE?

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 AN URBAN 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 (18" LENGTH, 5/8" DIAMETER) AND CAP STAMPED #3870 UNLESS OTHERWISE NOTED HEREON.

SURVEYOR: _____ DATE _____
 KEITH G. WINSTEAD, PLS 3870
 THOROUGHNBRED ENGINEERING
 PO BOX 481
 LEXINGTON, KENTUCKY 40588
 PHONE: (859) 785-0383
 DATE OF SURVEY: _____



PURPOSE NOTE

THE PURPOSE OF THIS PLAT IS TO CREATE LOTS 55 AND 56, AS PART OF PHASE 2 OF CHERRY BLOSSOM DEVELOPMENT. THEY WILL BE GOVERNED BY EXISTING HOA AND COVENANTS AND RESTRICTIONS.

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

THOROUGHNBRED
 DESIGN | ENGINEER | CONSTRUCT

PRELIMINARY SUBDIVISION PLAT
LOTS 55 AND 56
CHERRY BLOSSOM VILLAGE-PH2
 OXFORD DRIVE, GEORGETOWN, SCOTT COUNTY, KENTUCKY

PROJECT NO.:	DRAWN BY:
DATE:	REVIEWED BY:
04-12-23	
REVISION:	DATE:

SADIEVILLE DOLLAR GENERAL ZONING MAP AMENDMENT

Staff Report to the Georgetown-Scott County Planning Commission JULY 13, 2023

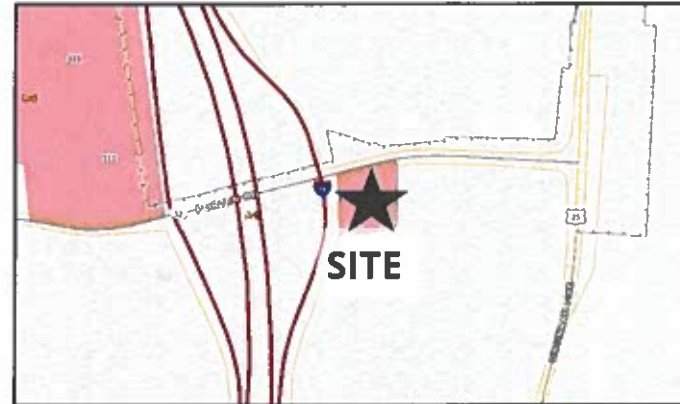
FILE NUMBER: ZMA-2023-27

PROPOSAL: Zoning Map Amendment to change the zoning district from A-1 to B-2.

LOCATION: 170 Porter Road

APPLICANT: Kentucky Lodging and Development Co., Inc.

CONSULTANT: Will Stevens, PE, PLS
Vantage Engineering PLC



STATISTICS:

Current Zone	A-1 (Agricultural) & B-2 (Highway Commercial)
Proposed Zone	B-2 (Highway Commercial)
Surrounding Zone(s)	A-1 (Agricultural)
Site Acreage	1.662 Acres To Be Rezoned (2.658 Acres Total)
Access	Porter Road (KY-32)
Water / Sewer	Yes / Yes

BACKGROUND:

The Project Site is a 2.658-acre area located at 170 Porter Road (Project Site). Currently, there is a 0.996-acre portion of the site zoned B-2, this application proposes to rezone an additional 1.662 acres from A-1 to B-2 for the eventual construction of a retail store. The Project Site, including the area to be rezoned, is already within city limits for the City of Sadieville, so additional annexation is not necessary. The remaining A-1 zoned property is not proposed for development as part of this application.

Concept Plan Review:

The Concept Plan shows the Project Site being developed for a single retail store. The Concept Plan adequately demonstrates the site will be able to accommodate development as a B-2 zoned property. The Applicant is showing a single ingress/egress point on Porter Road. The Applicant designed the entrance location in coordination with KYTC.

The Applicant will likely ask for a waiver/variance at the Preliminary Development Plan to reduce the minimum required parking. As long as documentation can be provided demonstrating typical parking

needs, staff typically supports this waiver/variance. A similar variance was granted for the Dollar General on South Broadway in Georgetown, and it has worked well.

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 Commercial future land use, which is in agreement with this application.

This Zoning Map Amendment application is supported by the Goals & Objectives from the Comprehensive Plan. It does not use prime farmland, it proposes development in areas already within city limits, it will not adversely impact the transportation network, and the proposed development will not impact any natural or historic landscapes.

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 Sadieville City Commission.

The Applicant has returned to the Planning Commission to amend this condition of approval from ZMA-2017-37. The Applicant has conducted a Traffic Impact Study (TIS) to look at the impacts it would have on the neighborhood to construct the remaining 84 condo units. Unless action is taken by the Planning Commission, the Applicant will continue to be restricted to a maximum of 82 units until Lexus Way is extended and provides a secondary access to the site.

TRAFFIC IMPACT STUDY

The TIS analyzes the traffic patterns for the area under scenarios where no development occurs on the Project Site, Phase 1 is constructed, and a scenario where the Project Site is fully built out as approved in the Preliminary Development Plan. It looks at these three scenarios under both current traffic volumes (2023) and projected future traffic volumes (2033). It estimates per-vehicle delays for different movements through intersections, and those delays determine the Level of Service for different movements through an intersection. Level of Service (LOS) A is the best and F is the worst. Georgetown and Scott County strive to keep development from degrading the LOS below a C.

The tables below summarize the data from the TIS for the three movements currently experiencing or projected to experience the longest delays. Table 1 looks at vehicles seeking to turn onto US-62 (Cynthiana Road) from Oxford Drive. Table 2 looks at vehicles seeking to turn onto US-62 from Bueno Crossing. Table 3 looks at vehicles seeking to turn left onto Palumbo Place from US-62. The data shows all three of these movements are expected to experience additional delays, particularly in the PM Peak.

Table 1: Intersection of US-62 and Oxford Drive (Vehicles Exiting the Neighborhood)

Scenario	2023 AM Peak		2023 PM Peak		2033 AM Peak		2033 PM Peak	
	Delay (seconds)	Level of Service	Delay (seconds)	Level of Service	Delay (seconds)	Level of Service	Delay (seconds)	Level of Service
No-Build	17	C	34	D	27	D	151	F
Build Phase 1	18	C	38	E	29	D	180	F
Build-Out	19	C	43	E	32	D	210	F

Table 2: Intersection of US-62 and Bueno Crossing (Vehicles Exiting the Neighborhood)

Scenario	2023 AM Peak		2023 PM Peak		2033 AM Peak		2033 PM Peak	
	Delay (seconds)	Level of Service	Delay (seconds)	Level of Service	Delay (seconds)	Level of Service	Delay (seconds)	Level of Service
No-Build	21	C	28	D	35	D	52	F
Build Phase 1	21	C	28	E	35	D	51	F
Build-Out	21	C	28	D	35	D	54	F

Table 3: Intersection of US-62 and Palumbo Place (Left Turns from US-62 onto Palumbo Place)

Scenario	2023 AM Peak		2023 PM Peak		2033 AM Peak		2033 PM Peak	
	Delay (seconds)	Level of Service	Delay (seconds)	Level of Service	Delay (seconds)	Level of Service	Delay (seconds)	Level of Service
No-Build	19	C	25	D	26	D	38	E
Build Phase 1	20	C	26	D	27	D	39	E
Build-Out	20	C	26	D	27	D	40	E

While some of the delays are expected to occur whether or not the Project Site is built out, staff notes the delays projected for 2033 for the intersection of US-62 and Oxford Drive (Table 1) look as though they will be particularly impacted by the proposed development. Both the approved Phase 1 construction and potential full Build-Out would add delays of about 30 and 60 second delays respectively.

The TIS notes on page 15 that right and left turn lanes on US-62 (Cynthiana Road) at the intersection with Oxford Drive are warranted, but the study indicates these are warranted regardless of whether or not the Project Site is developed.

A full copy of the Traffic Impact Study will be emailed to the Planning Commissioners and available on the Planning Commission's website.

List of all Active Projects/status

Application	Project Name	Type	Status
2017-34	Adient USA (Hillps) Amended DP (Parking and dock)	DEV-C	No Activity
2022-34	Aldi (Parkview Medical Ph2 Bldg D) 135 American	DEV-C	Under Construction
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 Construction
2017-20	Amerson - Schoolhouse Road Unit 1	DEV-C	Approved/Bonded
2017-20	Amerson Commercial Grading and Site Work	DEV-C	Approved/Bonded
2018-43	Amerson North Townhomes	DEV-R	Under Construction
2006-80	Barkley Meadows (Duncan/Fightmaster) Phase 2	RES	Approved/Bonded
2020-34	Bourbon 30 & ESI (240 Corporate)	DEV-C	No Activity
2019-01	Cherry Blossom Subdivision - Phase 9	RES	Final Inspection
2019-13	Cherry Blossom Townhomes - Phase 6	RES	Approved/Bonded
2015-22	Cherry Blossom Townhomes Phase 5 (Haddix triplex)	DEV-R	Under Construction
2021-07	Core Controls - 155 Enterprise Way	DEV-C	Under Construction
2021-41	Cosswinds Center (105 Crosswinds) Skyline/Dunkin	DEV-C	Final Inspection
2018-32	Crossings at Wyndamere (Ph4) - Conner Path	DEV-C	Under Construction
2022-43	Dearinger Property Expansion - 904 E. Main	DEV-C	Under Construction
2006-86	December Estates Cluster Subdivision	RES	Approved/Bonded
2002-52	Deer Run - Phase 3A	RES	Warranty Period
2002-52	Deer Run - Phase 3B	RES	Warranty Period
2005-26	Edgewood Subdivision - Phase 1	RES	Complete
2011-29	Falls Creek Drive extension	DEV-C	Approved/Bonded
2021-11	Falls Creek Phase 2 (Res) Townhomes	DEV-R	Under Review
2021-04	Falls Creek Residential - Phase 2	RES	Under Construction
2017-43	Fox Run - Phase 2	RES	Under Construction
2017-43	Fox Run Subdivision - Phase 1	RES	Dedication/Final Work
2021-06	Georgetown Auto Sales - 136 Darby Dr	DEV-C	No Activity

Application	Project Name	Type	Status
2020-43	Harbor Village - Phase 4	RES	No Activity
2019-39	Harbor Village Unit 1, Phase 3C	RES	Approved/Bonded
2015-08	Heritage Apartments at Falls Creek - Phase 3	DEV-R	Under Review
2019-06	Hoghead Trailer Sales-Showalter	DEV-C	No Activity
2019-31	Hotel Development - 150 Ikebana Dr	DEV-C	Under Construction
2018-52	Jimmy Johns - 121 Southgate Dr	DEV-C	No Activity
2019-46	Jones Prop - Willow Brook Ln Ext	RES	Approved/Bonded
2021-40	KY Farm Bureau - 101 Trackside	DEV-C	Under Construction
2018-15	Landmark (South, Kelley-Owen) Office Bldg Exp	DEV-C	No Activity
2022-40	Living Waters - Bldg Addition, 172 Gunnell	DEV-C	Under Construction
2006-28	McClelland Springs Ph IIB & IIC	RES	Under Review
2006-30	McClelland Springs Ph IIB & IIC Section A (DeLong)	RES	Under Construction
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	Complete
2019-49	Parkview Medical Plaza - Phase I, S Broadway	DEV-C	Under Construction
2017-05	Patriot RV Bldg Addition - Paris Pike	DEV-C	Under Construction
2015-05	Pemberley Cove	RES	Warranty Period
2021-44	Penn Alley Townhomes	DEV-R	Under Review
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	Warranty Period
2004-51	Pleasant Valley Phase 4D & 4E	RES	Warranty Period
2004-51	Pleasant Valley Phase 5	RES	Under Construction
2008-47	Pleasant Valley, Sect II, Phase 2, Unit 4 (street)	RES	Approved/Bonded
2018-18	Pleasant Valley, Section II - Phase 3 Condominiums	DEV-C	Under Construction
2018-57	Price Farm (Abbey) Ph 3 Unit 2A, 2B, 2C, 2D	RES	Approved/Bonded

Application	Project Name	Type	Status
2022-51	Price Farm (Abbey) Townhomes - Herndon Blvd	DEV-R	Under Review
2018-57	Price Farm(Abbey) Ph3 Units 1A, 1B, 1C, 1D	RES	Approved/Bonded
2021-42	R&L Carriers - Cherry Blossom Spur(Tree Removal)	DEV-C	Under Construction
2022-21	Redwood Apartments - Old Oxford (Finley)	DEV-R	Under Review
2021-45	Regal Springs, 1555 Frankfort Rd	DEV-R	Under Review
2022-48	Scooters Coffee - Edwards Ave	DEV-C	Under Construction
2022-14	Singer Property - Phase 1 (822 Cinc Pike)	RES	Under Review
2019-03	South Crossing - Apartments	DEV-R	Final Inspection
2019-02	South Crossing - Phase 1 Units 1A, 1B, 1C	RES	Approved/Bonded
2019-02	South Crossing - Phase 1 Units 1D, 1E, 1F	RES	Approved/Bonded
Minor DP	Stonewall First Church of God - Grading & Parking	DEV-C	No Activity
2018-38	Sutton Place Remaining - Phase 4	RES	No Activity
2005-22	Thoroughbred Acres Unit 11(Commercial Subdivision	DEV-C	Approved/Bonded
2008-40	Thoroughbred Acres Unit 7D, Section 1	RES	Warranty Period
Minor DP	TMMK N1 Trailer Yard Expansion (North-East)	DEV-C	Complete
2011-29	Traditions Apartments (Falls Creek) Phase 2 & 3	DEV-R	Under Construction
2022-31	Triple J Farm Store - McClelland Cir	DEV-C	Complete
2023-04	Turfmasters Landscaping - Frankfort Pike	DEV-C	Under Construction
2021-50	United Talent Parking Expansion - Kaden Ln	DEV-C	Final Inspection
2022-13	Universal Piping - Enterprise Way	IND	Final Inspection
2020-02	Village at Georgetown (Lemons Mill/E Main Ext)	DEV-R	No Activity
2021-20	Village at Lanes Run - Ph 3, Sect 2 (Briggs)	RES	Under Construction
2021-20	Village at Lanes Run - Ph 3, Sect 3 (2B) (Briggs)	RES	Under Review
2018-61	Village at Lanes Run - Phase 2, Sect 3-B (Charles)	RES	Dedication/Final Work
2018-61	Village at Lanes Run - Phase 2, Sect 3-C (Haddix)	RES	Approved/Bonded
2004-26	Village at Lanes Run - Phase 3, Sect 1A (Charles)	RES	Approved/Bonded
2004-26	Village at Lanes Run - Phase 3, Sect 1B (Charles)	RES	Approved/Bonded
2022-05	Village at Lanes Run - Phase 4	RES	Under Review

Application	Project Name	Type	Status
Minor	Welch Parking Lot Development	DEV-C	Under Review
2021-24	Whitaker Prop Distrib Center - Carley/Kaden	DEV-C	Final Inspection
2019-10	White Oak Condominiums Phase 4 (Remaining)	RES	Warranty Period
2003-56	White Oak Village - Development (Units)	DEV-R	Under Construction
2018-05	Woodland Park - Phases 3 & 4	RES	Under Review
2018-05	Woodland Park (Betty Yancey) Phase 1	RES	Warranty Period
2018-05	Woodland Park (Betty Yancey) Phase 2	RES	Final Inspection
Total Number of Active Projects:		89	

GSCPC Active Development Projects

Status	Application number	Project Name	Type
Under Construction		Number of Projects: 18	
	2022-34	Aldi (Parkview Medical Ph2 Bldg D) 135 American	DEV-C
	2020-47	American Mini-Storage (South) Expansion	DEV-C
	2018-43	Amerson North Townhomes	DEV-R
	2015-22	Cherry Blossom Townhomes Phase 5 (Haddix triplex)	DEV-R
	2021-07	Core Controls - 155 Enterprise Way	DEV-C
	2018-32	Crossings at Wyndamere (Ph4) - Conner Path	DEV-C
	2022-43	Dearinger Property Expansion - 904 E. Main	DEV-C
	2019-31	Hotel Development - 150 Ikebana Dr	DEV-C
	2021-40	KY Farm Bureau - 101 Trackside	DEV-C
	2022-40	Living Waters - Bldg Addition, 172 Gunnell	DEV-C
	2019-49	Parkview Medical Plaza - Phase 1, S Broadway	DEV-C
	2017-05	Patriot RV Bldg Addition - Paris Pike	DEV-C
	2018-18	Pleasant Valley, Section II - Phase 3 Condominiums	DEV-C
	2021-42	R&L Carriers - Cherry Blossom Spur(Tree Removal)	DEV-C
	2022-48	Scooters Coffee - Edwards Ave	DEV-C
	2011-29	Traditions Apartments (Falls Creek) Phase 2 & 3	DEV-R
	2023-04	Turfmasters Landscaping - Frankfort Pike	DEV-C
	2003-56	White Oak Village - Development (Units)	DEV-R
Final Inspection		Number of Projects: 7	
	2017-33	American Mini (Self-Storage_ 1047 Paris Pike)-Ph 1	DEV-C
	2021-41	Cosswinds Center (105 Crosswinds) Skyline/Dunkin	DEV-C
	2013-09	Northside Christian Church - 101 Ferguson	DEV-C
	2019-03	South Crossing - Apartments	DEV-R
	2021-50	United Talent Parking Expansion - Kaden Ln	DEV-C
	2022-13	Universal Piping - Enterprise Way	IND
	2021-24	Whitaker Prop Distrib Center - Carley/Kaden	DEV-C

GSCPC Active Subdivision Projects

Status	Application number	Project Name
Under Construction	Number of Projects:	5
	2021-04	Falls Creek Residential - Phase 2
	2017-43	Fox Run - Phase 2
	2006-30	McClelland Springs Ph IIB & IIC Section A (Delong)
	2004-51	Pleasant Valley Phase 5
	2021-20	Village at Lanes Run - Ph 3, Sect 2 (Briggs)
Final Inspection	Number of Projects:	2
	2019-01	Cherry Blossom Subdivision - Phase 9
	2018-05	Woodland Park (Betty Yancey) Phase 2
Dedication/Final Work	Number of Projects:	2
	2017-43	Fox Run Subdivision - Phase I
	2018-61	Village at Lanes Run - Phase 2, Sect 3-B (Charles)
Approved/Bonded	Number of Projects:	14
	2006-80	Barkley Meadows (Duncan/Fightmaster) Phase 2
	2019-13	Cherry Blossom Townhomes - Phase 6
	2006-86	December Estates Cluster Subdivision
	2019-39	Harbor Village Unit 1, Phase 3C
	2019-46	Jones Prop - Willow Brook Ln Ext
	2017-24	Pinnacle At Mallard Point
	2008-47	Pleasant Valley, Sect II, Phase 2, Unit 4 (street)
	2018-57	Price Farm (Abbey) Ph 3 Unit 2A, 2B, 2C, 2D
	2018-57	Price Farm(Abbey) Ph3 Units 1A, 1B, 1C, 1D
	2019-02	South Crossing - Phase 1 Units 1A, 1B, 1C
	2019-02	South Crossing - Phase 1 Units 1D, 1E, 1F
	2018-61	Village at Lanes Run - Phase 2, Sect 3-C (Haddix)
	2004-26	Village at Lanes Run - Phase 3, Sect 1A (Charles)
2004-26	Village at Lanes Run - Phase 3, Sect 1B (Charles)	