

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION**

**AGENDA**  
**January 10, 2019**  
**6:00 p.m.**

**I. COMMISSION BUSINESS**

- A. Approval of December invoices
- B. Approval of December 13, 2018 minutes
- C. Approval of January agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

**II. NEW BUSINESS**

- A. PDP-2018-62 Sleep Inn/Mainstay Suites - Preliminary Development Plan to construct a 75-room hotel located at 407 Cherry Blossom Way.
- B. FSP-2018-63 Alexander Property - Final Subdivision Plat to create one 5.13-acre tract leaving a 39.89-acre remainder tract located at 383 Rogers Gap Road.

**IV. OTHER BUSINESS**

- A. Tri-Village Storage
- B. Update of Previously Approved Projects and Agenda Items

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
REGULAR MEETING  
MINUTES  
December 13, 2018**

The regular meeting was held in the Scott County Courthouse on December 13, 2018. The meeting was called to order by Chair Rob Jones at 6:00 p.m. Present were Commissioners Charlie Mifflin, Mark Sulski, Byron Moran, Frank Wiseman, Regina Mizell, Jeff Caldwell, James Stone and Steve Smith, Director Joe Kane, Planners Matt Summers and Mikaela Gerry, Engineer Ben Krebs, and Attorney Charlie Perkins.

Motion by Mizell, second by Caldwell, to approve the November invoices. Motion carried.

Motion by Mifflin, second by Sulski, to approve the November 8, 2018 minutes. Motion carried.

Motion by Sulski, second by Smith, to approve the December agenda. Motion carried.

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

Postponements/Withdrawals

Chairman Jones stated that the application for Villages at Lanes Run (PSP-2018-61) has been withdrawn.

Consent Agenda

A representative of the Collins & Dawson Property application (FSP-2018-58) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Sulski, second by Mizell, to approve the Final Subdivision Plat. Motion carried.

PSP-2018-57 Abbey at Old Oxford – Amended Preliminary Subdivision Plat to remove the condition that no lots directly access Herndon Boulevard located at Old Oxford Drive and Herndon Boulevard.

Chairman Jones recused himself.

Mr. Kane reviewed the staff report. He stated that Phase 1 has been developed and that this remainder application is regarding the rest of the property. He stated that in 2016 an Amended Preliminary Subdivision Plat was approved. He stated this application is to remove one of the conditions of approval that restricted lot access to Herndon Boulevard. He stated Herndon Boulevard is divided by a median, but the road tapers down to a local road width with a 4-way stop intersection after the median section. He stated the condition can be changed to not allow

access to the boulevard section but that the 5 lots can still be on sections of Herndon Boulevard where there is not a median.

Rory Kahly, EA Partners, representing Ball Homes, stated applicant agrees with conditions.

Commissioner Sulski questioned if previous approval included the 5 lots. Mr. Kahly stated it is the same number of lots.

Commissioner Mifflin questioned if the 5 lots are part of the next phase.

**Motion by Wiseman, second by Mifflin, to approve the Preliminary Subdivision Plat (PSP-2018-57) subject to fifteen (15) conditions of approval with the change to condition 7 to allow lot access on Herndon Boulevard. Motion carried 6-2.**

ZMA-2018-59 ICI Expansion – Zone Change request for approximately 26 acres from A-1 to I-1 located south of Lemons Mill Road and west of the current International Crankshaft development.  
PUBLIC HEARING

Commissioner Jones opened the public hearing.

Mr. Summers reviewed the staff report. He stated the Future Land Use Map designates the area industrial. He stated the property is located outside of the city limits.

He stated the concept plan is similar to the adjoining site. He stated the primary access is proposed through the current site. He stated a possible entrance to Lemons Mill Road is shown, but if constructed, will be for emergency use only. He stated if a Preliminary Development Plan is submitted with an entrance from Lemons Mill Road, a traffic study would be required.

He stated if in the future, the applicant needs outdoor storage, a conditional use permit must be obtained.

Commissioner Mifflin questioned condition three and the need for a traffic study. Mr. Summers stated it is only applicable if a new entrance is proposed.

The landscaping on the west side was questioned. Mr. Summers stated it screens the parking lot.

Tim Martin, attorney representing applicant, stated surrounding property is industrial and residential. He stated the rezoning would follow the Comprehensive Plan. He stated the availability of utilities and public services, and the economic growth would benefit the community. He stated applicant agrees with the Conditions of Approval.

Mike Justice, pastor of Georgetown Church of the Nazarene, stated he had concerns about the storm water runoff.

Ben Krebs stated Condition 4 referred to runoff towards South Broadway.

Jason Mollette, ICI, stated they will address concerns.

Commissioner Smith questioned if the business ever changed would the Planning Commission have any control regarding the railroad having a spur. It was stated a development plan would have to be presented.

Commissioner Mifflin questioned if the land is currently being farmed.

Chairman Jones closed the Public Hearing.

**Motion by Moran, second by Sulski, to recommend approval of the rezoning request (ZMA-2018-59) on the basis that it complies with the Comprehensive Plan, and subject to six (6) conditions of approval. By roll call vote, motion carried.**

PSP-2018-60 Pinnacle at Mallard Point Amended – Amended Preliminary Subdivision Plat for the Pinnacle at Mallard Point located on Mallard Point Drive.

Mr. Summers reviewed the staff report. He stated this application was previously approved in 2017, but the difference is that the applicant is adding 5 lots. He stated the property is zoned R-2 PUD. He stated the applicant is proposing 50 total lots and two cul-de-sacs would be constructed for access.

He stated staff has concerns about using access easements to access Lots 44 – 49. He stated GMWSS has concerns regarding the access easement adjoining GMWSS owned property.

He stated the applicant has requested 5 waivers. Staff agrees with the waivers except waiver number 4 for lots 44 – 48 facing north instead of Mallard Point Drive.

Commissioner Sulski questioned location of homes on lots 44 – 48 and visibility to Mallard Point Drive.

Commissioner Sulski questioned lots 50 – 52 if they are included in the lot size calculations. Mr. Summers stated lot 50 is included but lots 51 and 52 are part of the green space.

Commissioner Sulski questioned if lot 50 is residential and location of access for lots 50 - 52. Mr. Summers stated it is residential and access is from the access easement.

Commissioners Mifflin and Wiseman questioned if lot 50 was removed from the average lot size calculations what the size would be. Mr. Summers stated he did not do that calculation.

Commissioner Wiseman questioned if the lots were steep. Mr. Summers stated they are similar to other lots in Mallard Point.

Fred Eastridge, ECSI, representing applicant, stated as weather has permitted, construction on the two cul-de-sacs has started. He stated Paul Haddix is trying to build on the level area of the lots. He stated there is a tree line and vegetation to provide a buffer for the lots.

He stated GMWSS has concerns with the access easement adjoining their property. He stated there are concerns with runoff and the pump station.

Mr. Eastridge stated Mr. Haddix wants to be able to build townhomes if there is an interest.

Paul Haddix, applicant, stated his reasoning for the rear facing lots is to keep the driveway level.

Commissioner Sulski had concern about condition 13 and the landscaping for lots 18 - 25. It was stated there is an existing treeline.

Chairman Jones questioned the lots with shared driveways and who would maintain them. It was stated the driveways are private.

Commissioner Sulski questioned if the lots would be part of the existing HOA or separate. It was stated the lots would follow existing HOA rules.

Commissioner Smith questioned if the access easements would be paved. It was stated they would.

Commissioner Mifflin questioned the narrower lots. It was stated the townhomes would be built on two lots with a zero lot line instead of building two single-family homes on the lots.

Mr. Haddix stated sales will determine if a single-family home or townhome is built on the lots.

Bruce Kohnz, President of the Mallard Point HOA, stated the HOA supports the application. He stated residents of the Pinnacle will have a dual HOA.

Daryl Mulder, GMWSS, stated Mr. Eastridge and questions asked by Commissioners answered the concerns GMWSS had.

**Motion by Sulski, second by Smith, to approve the Amended Preliminary Subdivision Plat (PSP-2018-60) subject to twelve (12) conditions of approval and six (6) waivers. Motion carried.**

### Tri-Village Storage

Mr. Summers stated the applicant is wanting to remove one of the conditions of approval. He stated there is a 65-foot access easement that contains the access road for the lots.

He stated during preliminary development approval there was discussion regarding the open ingress/egress for the lot.

He stated Condition 7 is what the applicant wishes to discuss. He stated the reasoning for the condition was to make sure the other lot owners were aware that access might be blocked for short periods of time and that vehicles might be backing into the access.

He stated applicant had met with the staff during the afternoon and they are proposing to reconfigure the parking and to move the gated entrance back onto the property.

Melanie Wollenberg, applicant, stated they have made changes to address the safety concerns that Planning staff had.

She stated that they had met with the neighbors on November 28, 2018. She stated neighbors did not have concern with the access easement but with the visibility and the zero lot lines.

She stated they offered to sell the project to the neighbor at the price of what they have spent.

She stated they offered to maintain the landscaping of the neighbor and to add the neighboring carwash to their sign.

She stated storage is the best use of the property with the least amount of traffic.

She stated they are willing to help with maintenance of the access road.

Bruce Lankford, representing Greg Johnson, David Lusby, and Robert Anderson, the adjoining property owners. He stated he has a letter from the Commander of the American Legion in opposition to the plan. He stated there is no maintenance agreement in place and has concern about traffic.

He stated he has a letter from Jane Allen Offutt regarding the cemetery on the property.

He stated the proposed plan does not take into consideration the maintenance agreement or the cemetery. He stated several years ago when a development plan was approved for the property one of the requirements was that a maintenance agreement be in place.

He stated the zero lot lines is a concern. He stated there is no agreement in place to be on the neighboring properties.

Greg Johnson, neighboring property owner, stated the plan was approved thirteen months ago with the condition. He stated he never heard from the applicant. He tried calling the applicant in June and never received a return call. He stated a month ago he received a call from Craig Abbott regarding the easements.

He stated they met, along with Rob Anderson, but nothing was ever discussed about the access easement.

He stated on the 27<sup>th</sup> they called a meeting and they met at the American Legion. He stated Rob Anderson, David Lusby, Shawn Johnson, Jim Woodrum, Melanie Wollenberg, Craig Abbott and himself were present. He stated nothing was discussed regarding the access easement.

He stated the neighbors do not have a problem with a storage development but with the development plan. He stated the applicant has not taken into consideration blocking the view of their business. He stated the applicant also never addressed the cemetery.

Ms. Wollenberg stated they have paperwork stating there is no cemetery on the property.

She stated they had a partner who was handling the project in the early stages. She stated that employee is no longer employed there. She stated they have paperwork showing they tried contacting the neighboring property owners during the summer.

She stated when the meeting occurred they offered to add a sign for the carwash onto their sign and to maintain the landscaping. She stated the plan did not change from the notifications mailed before the Planning Commission meeting. She stated the neighbors wanted to change the plan and they did not get to discuss the access easement.

Charlie Perkins stated he does not remember any mention of zero lot lines or a cemetery at the previous Planning Commission meeting for the project.

Mr. Johnson stated there was a plan mailed with the notification and it did not show zero lot lines on the plan. He stated four of the neighbors received it.

Jewell Meade, neighbor, stated she was not aware of this plan until two days ago. She stated she has not received any calls or been invited to any meetings even though she has owned the property several months.

Bruce Lankford stated by coming back before the Commission the applicant has reopened the plan for discussion.

David Lusby, neighbor, stated the reason the neighbors did not go to the previous meeting was the plan received did not have buildings shown on the side property lines.

He stated he and Robert Anderson did offer to buy the property at a reasonable amount.

Motion by Sulski, second by Mifflin, to discuss the application at the next regular Planning Commission meeting in January. Motion carried.

Approval of 2019 Application Deadlines

Motion by Sulski, second by Mizell, to approve the 2019 Application Deadlines. Motion carried.

Chairman Jones stated this is his last meeting. Commissioner Sulski will become acting chairman until officer elections.

The meeting was then adjourned.

Attest:

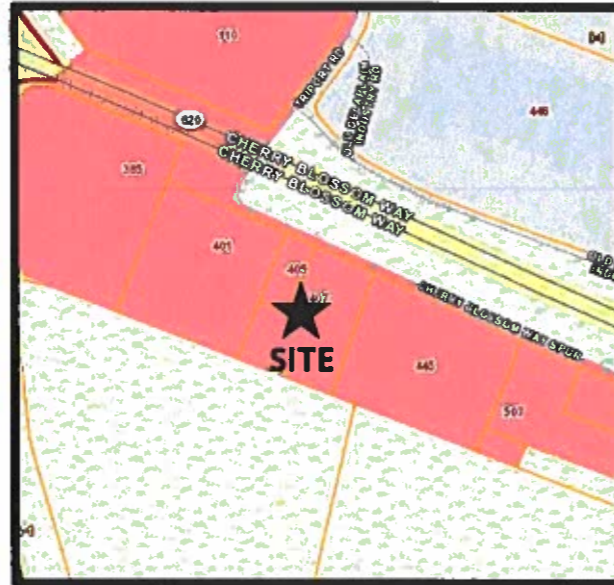
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Mark Sulski, Acting Chair

\_\_\_\_\_  
Charlie Perkins, Secretary

**SLEEP INN/MAINSTAY SUITES  
PRELIMINARY DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission  
January 10, 2018**

**FILE NUMBER:** PDP-2018-62  
**PROPOSAL:** Preliminary Development Plan to construct a 75-room hotel.  
**LOCATION:** 407 Cherry Blossom Way  
**APPLICANT:** LA Hospitality, Inc  
**ENGINEER:** Jonathan Hale, PE  
Thoroughbred Engineering



**STATISTICS:**

Zone	B-2 (Highway Commercial)
Surrounding Zones	B-2 & A-1
Proposed Use	Hotel
Site Acreage	1.70 acres
Building Area	10,876 square feet
Max. Building coverage	50%
Building Coverage	14.7%
Parking Required	1 space per guest room, plus one space per every three employees on the largest work shift, plus four spaces per 50 rental units.
Parking Provided	90 spaces (4 handicap accessible)
Access	Cherry Blossom Way Spur
Variances/Waivers	None

**BACKGROUND:**  
The application before the Planning Commission is a Preliminary Development Plan to construct a 75-room hotel. The Project Site is a 1.70-acre parcel that is zoned B-2 (Highway Commercial) and is located on the south side of Cherry Blossom Way Spur.

**Preliminary Development Plan Review:**  
The proposed building locations and on the Preliminary Development Plan meet the required building setbacks. The Applicant is proposing 10,876 square feet of building area, or 14.7% of the lot area, under

the 50% maximum building ground coverage allowed. The building height will be under the 6-stories or 75 feet maximum height.

Project Location:

The Project Site is located outside the city limits but is located within the urban service boundary (USB) for Georgetown. The Project Site is not eligible for annexation at this time, because it is not adjoining any property currently inside city limits. The Project Site is appropriately zoned for the proposed use, but staff recommends conditioning approval of this development on the Applicant agreeing to annexation in the future.

Vehicular Access & Pedestrian Circulation:

*Vehicular Access:* The Project Site is proposed to have access from Cherry Blossom Way Spur.

*Sidewalks:* Internally, the Applicant is proposing sidewalks adjoining the parking lot where it is near the building. The Applicant is not proposing sidewalks along Cherry Blossom Way Spur, which is similar to other developments along this spur road.

*Parking Spaces:* The *Subdivision and Development Regulations* require one (1) parking space per guest room, plus one (1) space per every three employees on the largest work shift, plus four spaces per 50 rental units.

The Applicant has proposed a total of 90 parking spaces. The Applicant is required to provide at least 75 parking spaces for the rooms, plus an additional 8 parking spaces to meet the requirement of 4 additional parking spaces for each 50 units. Therefore, the Applicant meets the parking requirements as long as there are 21 or fewer employees on the largest shift.

Land Use Buffers and Landscaping:

*Property Perimeter Requirements; Section 6.12:*

The Applicant is proposing a 6-foot tall opaque fence, trees, and shrubs to meet the requirements of Section 6.12 of the *Landscape and Land Use Buffers Ordinance*.

*Vehicle Use Area Perimeter Requirements; Section 6.13:*

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

The preliminary plan shows the required VUA perimeter landscaping, except in the small area along the northernmost parking stall. This is a small issue that can be corrected at the time of the Final Development Plan.

*Interior Landscaping for Vehicle Use Areas; Section 6.22:*

- Requires interior VUA landscaping for all lots greater than 6,000 SF or used by 20 or more vehicles.
- For each 100-sq. ft., or fraction thereof, of vehicular use area, ten (10) sq. ft. of landscaped area shall be provided in addition to the required perimeter landscaping. Interior landscaping shall be peninsular or island types.
- 1 tree shall be required for each 250 SF of required landscape area.

The Applicant has proposed 32,489-square feet of Vehicular Use Area on the Project Site, which requires 3,249-square feet of interior landscaped area. The Applicant has proposed 8,664-square feet of landscaped area, which meets the minimum requirements. The Applicant is required to have 13 interior trees and is showing 26. The preliminary development plan shows the appropriate interior landscaping for the VUA areas.

*Section 6.2215: Minimum Canopy Requirements*

For the 1.70-acre site, a total canopy coverage of 17,772 square feet is required. The Applicant is showing 1,890 square feet of preserved canopy (2.6%) and 17,900 SF of new canopy (24%), which will meet the minimum canopy requirements.

Stormwater: The Final Development Plan will need to comply with all stormwater requirements.

There is a depressed area on the southern end of the Project Site. A portion of the proposed hotel is located over the depressed area. The Applicant's Engineer has indicated that this not a sinkhole, but documentation to this effect will need to be provided to the Planning Commission. The Applicant's Engineer did submit a Geotechnical Report to staff for the Project Site, but it did not address the depressed area. The Applicant will need to comply with Article XII of the *Subdivision and Development Regulations* (Environmentally Sensitive Areas).

Lighting: A photometric plan will need to be submitted and reviewed as part of the Final Development Plan review. Staff recommends that all exterior lighting should be designed to minimize off-site impacts.

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

**RECOMMENDATION:**

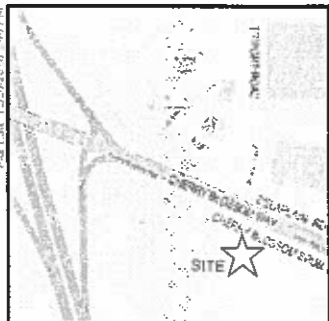
Staff recommends **approval** of the Preliminary Development Plan to construct a 75-room hotel, with the following conditions of approval:

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. The Final Development Plan will need to comply with all stormwater management requirements.
3. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
4. Prior to any construction or grading, a Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to

review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.

5. This Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406 section A of the *Subdivision and Development Regulations*.
6. The Applicant consents to be annexed in future, when either adjoining property becomes annexed or the City requests the Project Site be annexed.
7. The Applicant shall comply with all procedures outlined in Article XII.1200 (Environmentally Sensitive Areas) of the *Subdivision and Development Regulations*.



VICINITY MAP

LEGEND

- FD 1 1/2" DIA. IRON BAR-RED CAP
- 4" FIBER OPTICS
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- SANITARY
- FENCE
- WATER LINE
- UPS = UTILTY POLE
- LP = LIGHT POLE
- PP = POWER POLE
- MS = SANITARY MANHOLE
- WV = WATER VALVE
- WM = WATER METER
- FD = FIRE HYDRANT
- EXIST CONCRETE
- EXIST PAVEMENT
- PROPOSED PAVEMENT

OWNER:  
APPLICANT:

ZONE B-2

- MIN. LOT AREA: 7,500 S.F.
- MIN. LOT WIDTH AT BLDG. LINE: 60 FT
- MIN. FRONT YARD SETBACK: 50 FT
- MIN. SIDE YARD SETBACK: 0 FT
- MIN. REAR YARD SETBACK: 0 FT
- MAX. HEIGHT OF BLDGS: 75 FT (5<sup>TH</sup> STOREY)
- MAX. BUILDING GROUND COVERAGE: 50%

SITE STATISTICS

- LOT AREA - 1.70 ACRES
- ZONE B-2
- AREA OF PUBLIC P.O.W.: NOT APPLICABLE
- AREA OF BUILDING: 10,876 S.F.
- PROPOSED BUILDING HEIGHT: 4 STOREYS (5<sup>TH</sup>)
- PROPOSED LOT COVERAGE: 14.7%

REQUIRED PARKING

- REQUIRED PARKING: 75 + 3 = 83 SPACES
- PROPOSED PARKING: 86 SPACES + 4 HANDICAP = 90 TOTAL

INTERIOR VEHICLE USE AREA

- REQUIRED INTERIOR LANDSCAPING: 3,248 S.F.
- PROPOSED INTERIOR LANDSCAPING: 9,844 S.F.
- REQUIRED INTERIOR LANDSCAPING TREES: 13 TREES (1/250<sup>TH</sup> OF REQ. LANDSCAPE AREA)
- PROPOSED INTERIOR LANDSCAPING TREES: 28
- PROPOSED PERIMETER TREES: 10
- PROPOSED TREE CANOPY: 1,890 S.F.
- REQUIRED TREE CANOPY: 17,272 S.F.
- PROVIDED TREE CANOPY: 12,095 S.F.

CERTIFICATION OF PRELIMINARY DEVELOPMENT PLAN APPROVAL

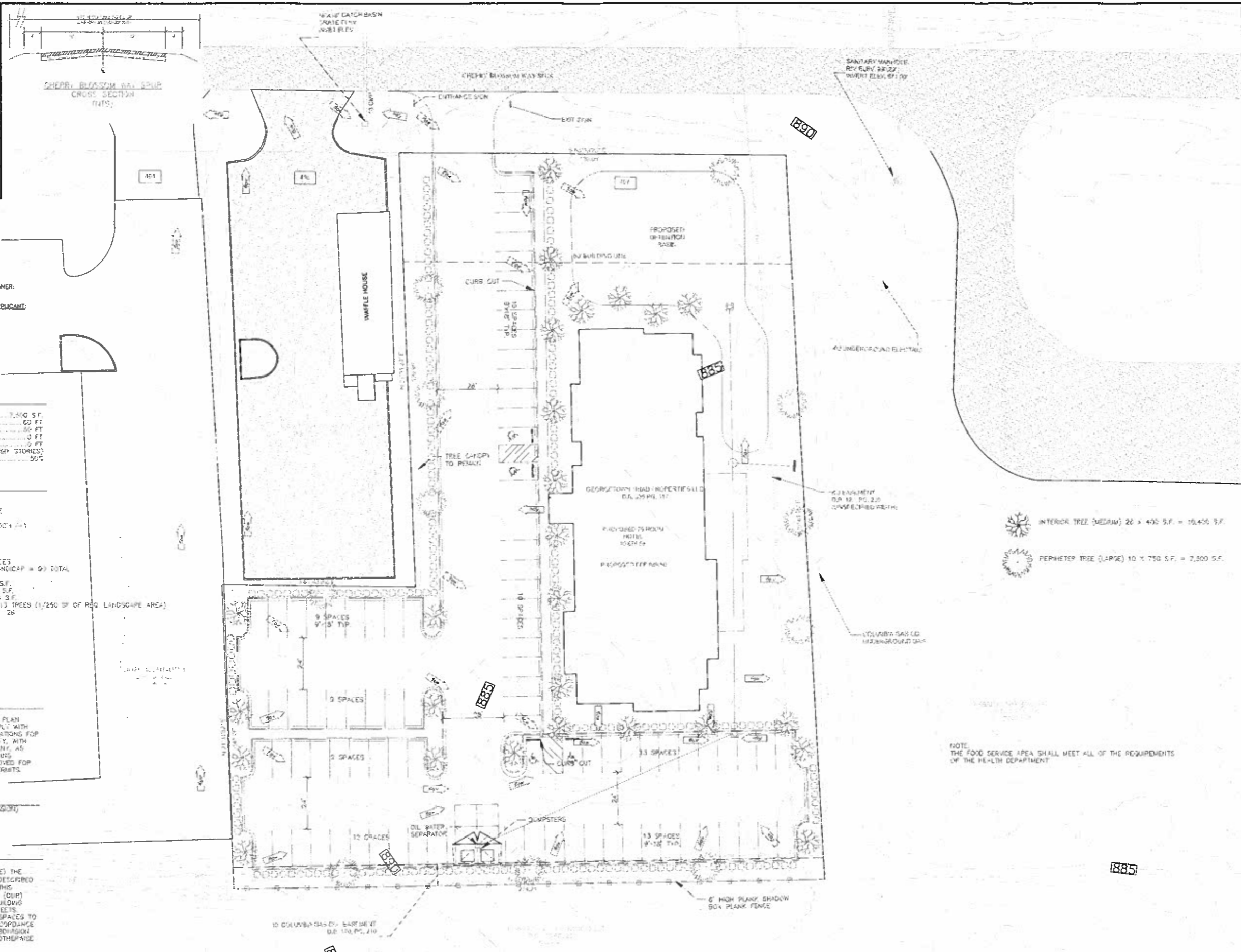
I HEREBY CERTIFY THAT THE DEVELOPMENT PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS FOR GEORGETOWN AND SCOTT COUNTY, KENTUCKY, WITH THE EXCEPTIONS OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED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

CHAIRMAN, SCOTT JOINT PLANNING COMMISSION

CERTIFICATION OF OWNERSHIP AND DEDICATION

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

OWNER'S SIGNATURE



NOTE: THE FOOD SERVICE AREA SHALL MEET ALL OF THE REQUIREMENTS OF THE HEALTH DEPARTMENT

- INTERIOR TREE (MEDIUM) 20 x 400 S.F. = 10,400 S.F.
- PERIMETER TREE (LARGE) 10 x 750 S.F. = 7,500 S.F.

PRELIMINARY DEVELOPMENT PLAN  
SCALE 1" = 20'



THOROUGHBRID ENGINEERING  
P.O. BOX 481 LEXINGTON, KY 40538  
1507.863.1746  
CIVIL DESIGN, LAND SURVEYING,  
GEO-TECHNICAL ENGINEERING, DRILLING SERVICES,  
IBC SPECIAL INSPECTIONS, MATERIAL TESTING,  
CONSTRUCTION SERVICES



PRELIMINARY DEVELOPMENT PLAN  
SLEEP INN/MAINSTAY SUITES  
407 CHERRY BLOSSOM WAY  
GEORGETOWN, SCOTT COUNTY, KY 40324

11.28.2012	DJR 3 AND
	DJR
ISSUED FOR...	
SLEEP INN/MAINSTAY SUITES P2-11	
PDP-1	

## ALEXANDER PROPERTY

### Staff Report to the Georgetown-Scott County Planning Commission January 10, 2018

**FILE NUMBER:** FSP-2018-63

**PROPOSAL:** Final Subdivision Plat to create one 5.13-acre tract leaving a 39.89-acre remainder tract.

**LOCATION:** 383 Rogers Gap Road

**APPLICANT:** Treva Alexander

**SURVEYOR:** Keith Winstead



#### STATISTICS:

Zone	A-1 (Agricultural)
Surrounding Zones	A-1 (Agricultural)
Acreage	45.02 acres (Tract 4: 5.13 acres & Tract 1: 39.89 acres)
Proposed Use	Agricultural/Residential
Access	Highview Path & Rogers Gap Road
Variance Requested	None

#### BACKGROUND:

The subject property is a 45.02-acre tract and is located at 383 Rogers Gap Road. The subject property and land surrounding is zoned A-1, Agricultural. The proposed subdivision will create a 5.13-acre tract and leave the remaining property as a 39.89-acre tract.

This application is considered a major subdivision and is required to be reviewed by the Planning Commission because the property was previously subdivided after 1999. The *Subdivision and Development Regulations* require all further subdivisions to be approved by the full Planning Commission.

#### Plat Review:

The proposed subdivision meets all planning requirements at this time. All tracts show the required 50-foot setbacks on all property lines and have at least 250 feet of width at the building line. The Health Department will need to conduct a site evaluation for Tract 1 to certify that an on-site septic system is feasible and a functioning statement for Tract 4.

Tract 4 has an existing entrance and residence. Any new entrances from Rogers Gap Road will require approval from KYTC. The Applicant is proposing Tract 1 have access from Highview Path. Highview Path is a private street located within an access and utility easement owned by Alfred Tackett. Any new

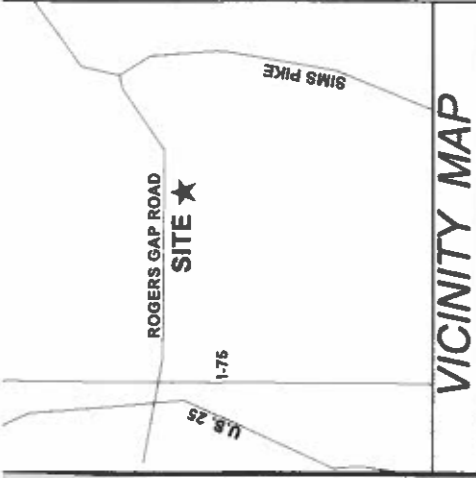
access to this easement require a signoff from Mr. Tackett and a note on the plat regarding the maintenance of the road.

**RECOMMENDATION:**

Approve the Final Subdivision Plat to divide the 45.02-acre tract into two (2) tracts (Tract 1: 39.89 acres, & Tract 4: 5.13 acres) with the following conditions of approval:

Conditions of Approval:

1. Any new entrances from Rogers Gap Road will need to be approved by KYTC.
2. If the plat seeks to allow access onto Highview Path, it will need approval from the owner of the access easement and a note regarding the maintenance of the easement.
3. Any future subdivisions, revisions, or amendments to the approved subdivision plat must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
4. All applicable requirements of the *Zoning Ordinance*.
5. All applicable requirements of the *Subdivision & Development Regulations*.
6. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved subdivision plat.
7. This preliminary subdivision plat is valid for a period of two years in accordance with Section 306 of the *Subdivision and Development Regulations*.



**VICINITY MAP**

Site Statistics  
 ZONE A-1 (Agricultural)  
 Size - 45.02 Acres  
 Setback Dimensions  
 Front - 50'  
 Side - 50'  
 Rear - 50'

Max. Height Two (2) Stories or 30'  
 Max. Building Coverage 20% of lot  
 Min. lot width at building line: 250'

**Purpose:**

The purpose of this plat is to divide existing Alexander farm (Tract #1), located at 383 Rogers Gap Road into separate tracts. Tract #4 will contain 5.13 acres and the remainder (Tract #1) will have 39.89 acres remaining.

**Surveyor's Note:**

Survey performed by Thoroughbred Engineering  
 Equipment used: Carlson BR55 GNSS Receiver  
 Coordinate System: KY North base NAD 83 vertical based on NAVD83

FEMA FEMA Map  
 Flood Map # 21090C0120D effective 12/21/2017. Site is located in Zone X, area at minimal hazard risk.

- 1) There are no encumbrances being removed or created by this plat.
- 2) Property is subject to any easements of record not shown on this plat.
- 3) This survey represents a urban survey and meets or exceeds the requirements thereon.
- 4) Method of survey was conducted by GPS RTK (Real Time Kinematic). Horizontal accuracy is less than +/- 1.00 PPM.
- 5) The directions and distances shown on the plat are not based on an adjusted survey.
- 6) All property corners indicated have been monumented with an iron pin (1 1/2" length, 1/2" diameter) and cap stamped "LS3870" unless otherwise noted hereon.

**CERTIFICATE OF ACCURACY**

I DO HEREBY CERTIFY THAT THE SURVEY SHOWN AND DESCRIBED HEREON WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE KENTUCKY SURVEYING ACT AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE PLANNING COMMISSION OR OTHER AUTHORIZED OFFICER.

METHOD OF SURVEY WAS CONDUCTED BY GPS RTK (REAL TIME KINEMATIC) POSITIONAL ACCURACY IS LESS THAN +/- 1.00 PPM. THE SURVEY WAS CONDUCTED BY GPS RTK (REAL TIME KINEMATIC) BASED ON THE KENTUCKY NORTH ZONE STATE PLANE COORDINATE SYSTEM DERIVED FROM A GPS SURVEY THE DISTANCES AND DISTANCES SHOWN ON THE PLAT ARE NOT BASED ON AN ADJUSTED SURVEY ALL PROPERTY CORNERS INDICATED HAVE BEEN MONUMENTED WITH AN IRON PIN (1 1/2" LENGTH, 1/2" DIAMETER) AND CAP STAMPED 3870 UNLESS OTHERWISE NOTED HEREON.

SURVEYOR:  
 DATE: 2018-11-28

KEITH G. WINSTEAD  
 110 E. MAIN ST SUITE 206  
 GEORGETOWN, KY 40324

DATE OF SURVEY - 2018-11-28

**CERTIFICATE OF OWNERSHIP**

I DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND I ADOPT THIS PLAN OF SUBDIVISION OF MY OWN FREE CONSENT.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

**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: 20 \_\_\_\_\_

**CERTIFICATION OF THE PROVISION OF WATER SERVICE ONLY**

I HEREBY CERTIFY THAT KENTUCKY AMERICAN WATER COMPANY HAS THE CAPACITY WITHIN THE WATER DISTRIBUTION SYSTEM TO SUPPLY TRACT #1 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 SYSTEM SHALL BE COMPLETED AND INSPECTED BY THE DEVELOPER WITHOUT REINVESTMENT OF COST TO KAWC. APPROVED SPECIFICATIONS AND APPROVAL BY KAWC OF THE AS-BUILT IMPROVEMENTS AND/OR BONDING AMOUNT, AND HEREBY DEDICATED TO KAWC.

GENERAL MANAGER \_\_\_\_\_

**CERTIFICATION OF GIS DEPARTMENT APPROVAL**

I HEREBY CERTIFY THAT THE DEVELOPMENT PLANS SHOWN ON THIS PLAT HAVE BEEN REVIEWED AND FOUND TO COMPLY WITH THE DIGITAL SUBMITTAL REQUIREMENTS SET FORTH IN THE SUBDIVISION AND DEVELOPMENT REGULATIONS.

GIS ANALYST/TECHNICIAN \_\_\_\_\_ DATE: 20 \_\_\_\_\_  
 GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

**LEGEND**

- = FND. 1/2" IRON BAR
- ⊕ = SET 1/2" IRON BAR W/ CAP "LS 3870"
- △ = SET MAG NAIL
- = PROPERTY BOUNDARY LINE
- - - = PROPOSED BOUNDARY LINE
- = ADJOINERS APPR. BOUNDARY

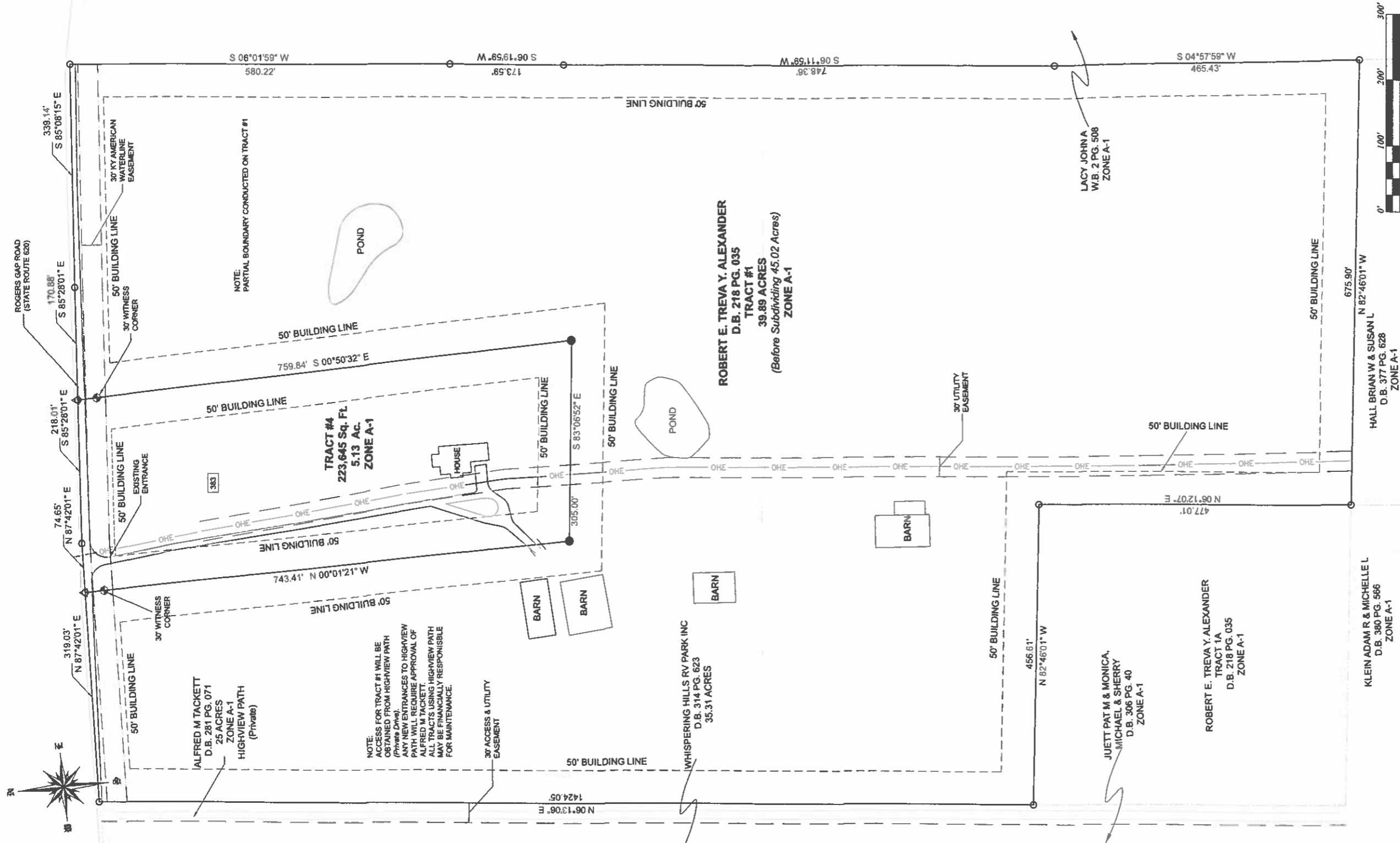
STATE OF KENTUCKY	
KEITH G. WINSTEAD 3870	383 Rogers Gap Road DATE: 11-28-2018 REVISION DATE: 11-28-2018 REVIEWED BY: KGW
LICENSED PROFESSIONAL LAND SURVEYOR	
DRAWING NAME: Final Recorded Plat.dwg	

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

**FINAL SUBDIVISION PLAT**  
**ROBERT E. TREVA Y. ALEXANDER**  
 383 Rogers Gap Road  
 Georgetown, Ky 40324



**THOROUGH-BRED ENGINEERING**  
 P.O. BOX 481 LEWINGTON, KY 40588  
 (502) 863-1756  
 CIVIL DESIGN, LAND SURVEYING,  
 GEOTECHNICAL ENGINEERING, DRILLING SERVICES,  
 IBC SPECIAL INSPECTIONS, MATERIAL TESTING,  
 CM-CI-CONSTRUCTION SERVICES



NOTE:  
PARTIAL BOUNDARY CONDUCTED ON TRACT #1

NOTE:  
ACCESS FOR TRACT #1 WILL BE OBTAINED FROM HIGHVIEW PATH (Private Drive). ANY NEW ENTRIES TO HIGHVIEW PATH WILL REQUIRE APPROVAL OF ALFRED M TACKETT. ALL TRACTS USING HIGHVIEW PATH MAY BE FINANCIALLY RESPONSIBLE FOR MAINTENANCE.

30' ACCESS & UTILITY EASEMENT

WHISPERING HILLS RV PARK INC  
 D.B. 314 PG. 623  
 35.31 ACRES

JUETT PAT M & MONICA,  
 MICHAEL & SHERRY  
 D.B. 306 PG. 40  
 ZONE A-1

ROBERT E. TREVA Y. ALEXANDER  
 TRACT 1A  
 D.B. 218 PG. 035  
 ZONE A-1

KLEIN ADAM R & MICHELLE L  
 D.B. 380 PG. 566  
 ZONE A-1

HALL BRIAN W & SUSAN L  
 D.B. 377 PG. 628  
 ZONE A-1

LACY JOHN A  
 W.B. 2 PG. 508  
 ZONE A-1

ROBERT E. TREVA Y. ALEXANDER  
 D.B. 218 PG. 035  
 TRACT #1  
 39.89 ACRES  
 (Before Subdividing 45.02 Acres)  
 ZONE A-1

# GSCPC Active Development Projects

Status	Application number	Project Name	Type
<b>Under Construction</b>			
	Number of Projects: 22		
	2014-22	Amerson Apartments North	DEV-R
	2017-20	Amerson Commercial - Lot 2D (Bigby Coffee)	DEV-C
	2017-20	Amerson Commercial Grading and Site Work	DEV-C
	2017-49	Ashton Grove Senior Living (Highgrove)	DEV-C
	2017-05	Bluegrass RV	DEV-C
	2014-21	Central Church of God-Coleman Lane	DEV-C
	2015-22	Cherry Blossom Townhomes Phase 5 (Haddix triplex)	DEV-R
	2018-41	Commonwealth T&M - Endeavor - Grading Only	DEV-C
	2018-10	Dog Haus Development	DEV-C
	2011-17	Falls Creek Townhomes. Lot 6-15B	DEV-C
	2011-29	Heritage Apartments	DEV-R
	2015-23	Hill-N-Dale apartments	DEV-R
	2017-08	Home 2 Suites by Hilton	DEV-C
	2018-27	International Crankshaft 2018 Expansion	DEV-C
	2016-03	MVH Industrial Piping (204 Endeavor)	IND
	2018-011	Oxford Place - Village Market Path Extension	DEV-C
	2017-44	Planet Fitness (Shoppes @ Cherry Pointe)	DEV-C
	2016-01	Scariot	DEV-C
	2017-56	Southland Christian Church	DEV-C
	2016-33	TMMK CDD Restoration(near Traylor City #1	DEV-C
	2015-25	TMMK Traylor Yard CDD-Grading Only	DEV-C
	2018-40	Vuteq Parking Expansion 2018	DEV-C
<b>Final Inspection</b>			
	Number of Projects: 5		
	2016-30	Fur Sher - C-Logic Commercial (5460 Leestown)	DEV-C
	2018-37	Kroger Marketplace - Parking Lot Addition	DEV-C
Minor DP		Stonewall First Church of God - Grading & Parking	DEV-C
	2016-33	TMMK Paint Reborn - Site work/Foundation	DEV-C
	2015-20	Toyota Tsusho - Corporate Services Bldg	DEV-C

# GSCPC Active Subdivision Projects

Status	Application number	Project Name
<b>Under Construction</b>	Number of Projects: 10	
	2017-43	Fox Run Subdivision - Phase 1
	2017-24	Pinnacle At Mallard Point
	2004-51	Pleasant Valley Phase 4
	2016-51	Price Farm - Phase 1 (Ball Homes)
	2005-02	Rocky Creek Reserve (Remaining-Ball Homes)
	2013-30	Rocky Creek-Meadows-Sec1C
	2017-08	Thoroughbred Acres Unit 7D, Section 1
	2018-61	Village at Lanes Run - Phase 2, Section 3
	2003-82	White Oak Condominiums Phase 4 (Remaining)
2018-05	Woodland Park (Betty Yancey) Phase 1	
<b>Dedication/Final Work</b>	Number of Projects: 13	
	2005-47	Cherry Blossom Subdivision Phase 7 & 8
	2005-34	East Main Estates Units 1 & 2
	2005-26	Edgewood Subdivision - Phase 1
	2004-49	Falls Creek Phase 1 - Unit 1
	2004-49	Falls Creek Phase 1- Units 2, 3, 4, & 5
	2004-02	Leesburg Landing
	2006-28	McClelland Springs Subdivision Phase 2A
	2005-02	Rocky Creek Reserve - Unit 1 Sect 1,2,3A,3B,4
	2003-71	Stonecrest Subdivision Units 1A, 1C, 1D, 1E
	2004-26	Village at Lanes Run - Phase 1, Section 1
	2010-22	Village at Lanes Run- Phase 2, Section 1
	2006-06	Ward Hall Property - Phase 1B & 1C (Remainder)
2006-06	Ward Hall Property - Unit 1	
<b>Approved/Bonded</b>	Number of Projects: 13	
	2018-41	Buffalo Springs Phase 1
	2016-47	Canewood Unit 1-C Sect 4
	2006-86	December Estates Cluster Subdivision
	2013-11	Deer Run - Phase 3A
	2013-11	Deer Run - Phase 3B
	2003-68	Paynes Crossing Phase 4 - Section 1 & 2
	2004-51	Pleasant Valley Phase 4D & 4E
	2008-47	Pleasant Valley Sec 2, Ph 2, Unit 3(Urban Groupe)
	2008-47	Pleasant Valley Section 2, Ph2, Unit 2
	2015-29	Sutton Place, Phase 3, Section 1
	2015-29	Sutton Place, Phase 3-B
	2011-30	Village at Lanes Run- Phase 2, Section 2

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**Status****Application number****Project Name**

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2016-13

Winding Oaks Cluster

## List of all Active Projects/status

Application	Project Name	Type	Status
2014-22	Amerson Apartments North	DEV-R	Under Construction
2017-20	Amerson Commercial - Lot 2D (Bigby Co	DEV-C	Under Construction
2017-20	Amerson Commercial Grading and Site W	DEV-C	Under Construction
2018-22	Amerson Orchard South Townhomes	RES	Under Review
2017-49	Ashton Grove Senior Living (Highgrove)	DEV-C	Under Construction
2017-05	Bluegrass RV	DEV-C	Under Construction
2018-25	Bluegrass RV Storage_3036 Paris Pike	DEV-C	Under Review
2018-41	Buffalo Springs Phase I	RES	Approved/Bonded
2016-47	Canewood Unit 1-C Sect 4	RES	Approved/Bonded
2017-13	Canewood Unit 6. Lot 1 Townhomes	DEV-R	Under Review
2014-21	Central Church of God-Coleman Lane	DEV-C	Under Construction
2005-47	Cherry Blossom Subdivision Phase 7 & 8	RES	Dedication/Final Work
2015-22	Cherry Blossom Townhomes Phase 5 (Had	DEV-R	Under Construction
2010-17	Cherry Blossom Townhomes-Phase 4	RES	Warranty Period
2015-22	Cherry Blossom Townhomes-Phase 5	DEV-R	Approved/Bonded
2003-86	Colony Unit 10	RES	Warranty Period
2018-16	Colony Unit 11	RES	Warranty Period
2018-41	Commonwealth T&M - Endeavor - Gradin	DEV-C	Under Construction
2016-38	Cyron Holdings	IND	Complete
2006-86	December Estates Cluster Subdivision	RES	Approved/Bonded
2013-11	Deer Run - Phase 3A	RES	Approved/Bonded
2013-11	Deer Run - Phase 3B	RES	Approved/Bonded
2018-10	Dog Haus Development	DEV-C	Under Construction
2005-34	East Main Estates Units 1 & 2	RES	Dedication/Final Work
2005-26	Edgewood Subdivision - Phase 1	RES	Dedication/Final Work
2011-29	Falls Creek Drive extension	DEV-C	Approved/Bonded

Application	Project Name	Type	Status
2004-49	Falls Creek Phase 1 - Unit 1	RES	Dedication/Final Work
2004-49	Falls Creek Phase 1- Units 2, 3, 4, & 5	RES	Dedication/Final Work
2011-17	Falls Creek Townhomes, Lot 6-15B	DEV-C	Under Construction
2017-43	Fox Run Subdivision - Phase I	RES	Under Construction
2016-30	Fur Sher - C-Logic Commercial (5460 Lee	DEV-C	Final Inspection
2011-29	Heritage Apartments	DEV-R	Under Construction
2015-23	Hill-N-Dale apartments	DEV-R	Under Construction
2016-49	Hiserbob - 411 Triport Road	IND	No Activity
2017-08	Home 2 Suites by Hilton	DEV-C	Under Construction
2018-27	International Crankshaft 2018 Expansion	DEV-C	Under Construction
2018-37	Kroger Marketplace - Parking Lot Additio	DEV-C	Final Inspection
2007-05	Lake Forest Unit 3B	RES	Warranty Period
2018-15	Landmark Office Centre Parking Exp (Kel	DEV-C	Under Review
2017-06	Landmark Shoppes (105-107 Marketplace	DEV-C	Complete
2004-02	Leesburg Landing	RES	Dedication/Final Work
2017-52	Lifestyle Communities Parking Addition (	DEV-C	Complete
2006-28	McClelland Springs Subdivision Phase 2A	RES	Dedication/Final Work
2009-20	Morgan Property	DEV-C	No Activity
2017-14	Morgan Property (Tract 2) 2017	DEV-C	Under Review
2016-03	MVH Industrial Piping (204 Endeavor)	IND	Under Construction
2018-08	Oxford Place - Retail (Dominos?)	DEV-C	Under Review
2018-011	Oxford Place - Village Market Path Extens	DEV-C	Under Construction
2010-22	Paynes Crossing - Unit 2 - Section 2&3, U	RES	Warranty Period
2003-68	Paynes Crossing Phase 4 - Section 1 & 2	RES	Approved/Bonded
2005-36	Paynes Landing Units 5-15 (Section 2)	RES	Warranty Period
2015-05	Pemberley Cove	RES	Warranty Period
2018-29	Penn Ave Baptist Parking - Stamping Gro	DEV-C	Under Review
2017-24	Pinnacle At Mallard Point	RES	Under Construction

Application	Project Name	Type	Status
2017-44	Planet Fitness (Shoppes @ Cherry Pointe)	DEV-C	Under Construction
2004-51	Pleasant Valley Phase 4	RES	Under Construction
2004-51	Pleasant Valley Phase 4D & 4E	RES	Approved/Bonded
2008-47	Pleasant Valley Sec 2, Ph 2, Unit 3(Urban	RES	Approved/Bonded
2008-47	Pleasant Valley Section 2, Ph2, Unit 2	RES	Approved/Bonded
2005-04	Pleasant Valley Section 2, Phase 1	RES	Warranty Period
2005-04	Pleasant Valley Section 2, Phase 2 - Unit 1	RES	Warranty Period
2004-51	Pleasant Valley Subdivision Units 1-A &	RES	Warranty Period
2018-18	Pleasant Valley, Section II - Townhomes P	DEV-R	Under Review
2004-51	Pleasant Valley, Unit 4A	RES	Warranty Period
2016-51	Price Farm - Phase 1 (Ball Homes)	RES	Under Construction
2006-63	Rocky Creek Farm Section 3B, Phase 3	RES	Under Review
2017-08	Rocky Creek Phase 5, Section 1 (Falmout	RES	Warranty Period
2005-02	Rocky Creek Reserve - Unit 1 Sect 1.2.3A	RES	Dedication/Final Work
2005-02	Rocky Creek Reserve (Remaining-Ball Ho	RES	Under Construction
2006-63	Rocky Creek Section 3A	RES	Warranty Period
2006-63	Rocky Creek Section 3B, Phase 1	RES	Warranty Period
2006-63	Rocky Creek Section 3B, Phase 2	RES	Warranty Period
2017-08	Rocky Creek Unit 1A/Unit 1E (Johnstone	RES	Warranty Period
2013-30	Rocky Creek-Meadows-Sec 1A-1, 1A-2, 1	RES	Warranty Period
2013-30	Rocky Creek-Meadows-Sec 1C	RES	Under Construction
2016-01	Scariot	DEV-C	Under Construction
2017-56	Southland Christian Church	DEV-C	Under Construction
2003-71	Stonecrest Subdivision Units 1A, 1C, 1D,	RES	Dedication/Final Work
Minor DP	Stonewall First Church of God - Grading	DEV-C	Final Inspection
2018-24	Sunbelt Rentals	DEV-C	Under Review
2009-20	Sutton Place Phase 2	RES	Warranty Period
2015-29	Sutton Place, Phase 3, Section 1	RES	Approved/Bonded

<b>Application</b>	<b>Project Name</b>	<b>Type</b>	<b>Status</b>
2015-29	Sutton Place, Phase 3-B	RES	Approved/Bonded
2005-22	Thoroughbred Acres Unit 11(Commercial	DEV-C	Approved/Bonded
2006-23	Thoroughbred Acres Unit 13A,13B,13C	RES	Warranty Period
2004-46	Thoroughbred Acres Unit 2A & 2B	RES	Warranty Period
2017-08	Thoroughbred Acres Unit 7D, Section 1	RES	Under Construction
2016-33	TMMK CDD Restoration(near Trailor Cit	DEV-C	Under Construction
2016-33	TMMK Paint Reborn - Site work/Foundati	DEV-C	Final Inspection
2015-25	TMMK Trailor Yard CDD-Grading Only	DEV-C	Under Construction
2017-53	Top Gun Safe Auto Sales	DEV-C	No Activity
2015-20	Toyota Tsusho - Corporate Services Bidg	DEV-C	Final Inspection
2004-26	Village at Lanes Run - Phase 1, Section 1	RES	Dedication/Final Work
2018-61	Village at Lanes Run - Phase 2, Section 3	RES	Under Construction
2010-22	Village at Lanes Run- Phase 2, Section 1	RES	Dedication/Final Work
2011-30	Village at Lanes Run- Phase 2, Section 2	RES	Approved/Bonded
2018-40	Vuteq Parking Expansion 2018	DEV-C	Under Construction
2006-06	Ward Hall Property - Phase 1B & 1C (Re	RES	Dedication/Final Work
2006-06	Ward Hall Property - Unit 1	RES	Dedication/Final Work
2003-82	White Oak Condominiums Phase 2	DEV-R	Dedication/Final Work
2003-82	White Oak Condominiums Phase 4 (Rema	RES	Under Construction
2016-13	Winding Oaks Cluster	RES	Approved/Bonded
2006-57	Woodland Estates Cluster Subdivision	RES	Warranty Period
2018-05	Woodland Park (Betty Yancey) Phase 1	RES	Under Construction
<b>Total Number of Active Projects:</b>		104	