

**SPECIAL MEETING
GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
AGENDA
NOVEMBER 12, 2020
6:00 p.m.**

I. COMMISSION BUSINESS

- A. Approval of October invoices
- B. Approval of October 8, 2020 minutes
- C. Approval of November agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

II. OLD BUSINESS

- A. PDP-2020-41 The Villages at Falls Creek Amended Master Plan – Request to amend the Master Plan for remaining lots in Phase 2 located east side of Falls Creek Development.

III. NEW BUSINESS

- A. FSP-2020-42 Snowball Trust Tracts 6 & 7 – Final Subdivision Plat to subdivide two new 5+ acre tracts, leaving a remainder of approximately 16 acres located at 4476 Frankfort Road (US 460).
- B. PSP-2020-43 Harbor Village Phase 4 – Preliminary Subdivision Plat for Harbor Village Phase 4 located west side of US 25 (Cincinnati Pike) at Rogers Gap Road.

IV. OTHER BUSINESS

- A. Kentucky Model Solar Zoning Ordinance
- B. Update of Previously Approved Projects and Agenda Items

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
SPECIAL MEETING
MINUTES
October 8, 2020**

The special meeting was held online via Zoom on October 8, 2020. The meeting was called to order by Chairman Mark Sulski at 6:00 p.m. Present were Commissioners James Stone, Charlie Mifflin, Duwan Garrett, Steve Smith and David Vest, Director Joe Kane, Planner Matt Summers, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent were Commissioners Byron Moran, Regina Mizell, and Mary Singer.

Motion by Mifflin, second by Vest, to approve the September invoices. Motion carried.

Motion by Stone, second by Vest, to approve the September 10, 2020 minutes. Motion carried.

Motion by Mifflin, second by Garrett, to approve the October agenda. Motion carried.

Postponements/Withdrawals

Chairman Sulski stated that the application for The Villages at Falls Creek Amended Master Plan (PDP-2020-41) has been postponed.

Kentucky Model Solar Zoning Ordinance

Mr. Summers stated that the model ordinance was created by the Kentucky Resources Council. He stated the main goal of the ordinance is to encourage a proper location site and another goal is to protect the landowner rights.

He stated in Kentucky there are three types of solar energy systems: integrated, rooftop, and ground mounted.

He stated the ground mounted energy systems are the focus of the ordinance. He stated there are small, intermediate, and large scale.

He stated municipally owned or public utility facilities would be exempt from the local ordinance in accordance to the state statute.

He stated adopting local regulations would give the Planning Commission and Board of Adjustments control over site locations and design.

He stated facilities operating or had begun construction prior to the ordinance would be legally non-conforming and would not be subject to the ordinance. He stated the exception would be if the facility modifies more than 5% of the original footprint.

He stated exempt facilities must provide the Planning Commission and Fiscal Court with information on facilities located on private property.

He stated the accessory use table gives guidance to if uses are permitted or need Board of Adjustment approval.

He stated the primary use table only applies to the ground mounted solar energy systems.

He stated the integrated and rooftop solar energy systems cannot be more than 5 foot above the height restrictions, cannot be illuminated, and if located in the historic district, should be coordinated with the zoning ordinance.

He stated the ground mounted systems might require some tree removal like the rooftop systems. He stated any lighting must be directed downward and cannot exceed 20 feet in height without a variance. He stated the siting restrictions have specific setbacks for different zoned properties.

He stated ground mounted systems should be screened from residential use property. He stated prime farmland should be protected.

He stated decommissioning should begin no later than 12 months after a ground mounted system has stopped generating electricity or thermal energy. He stated smaller systems should be removed within 6 months of the start of the decommissioning process and larger systems should be decommissioned according to the plan approved as part of the conditional use permit.

He stated the conditional use permit process has several application requirements and would require public notification.

Commissioner Mifflin questioned if anyone has started a solar farm in the county. Mr. Summers stated he is only aware of a few small ground mounted solar panels.

Chairman Sulski questioned if a permit would have been needed. Mr. Summers stated under the current ordinance a permit would not be needed for these small scale systems.

Commissioner Mifflin questioned if restrictions could be implemented on a large-scale system of how it is constructed. Mr. Summers stated if the model ordinance was adopted, he thinks design restrictions could be imposed.

Chairman Sulski questioned if any applications for a solar farm have been discussed for Scott County. Mr. Summers stated Scott County does not have any yet, but a few surrounding counties have solar farms built or recently approved.

Commissioner Smith stated he had heard interest in a solar farm looking at property in Scott County.

Mr. Kane questioned if Kentucky Utilities built a solar farm could they be regulated. Mr. Summers stated a utility service under the Public Service Commission could not be regulated. He stated this ordinance applies to independent companies that want to build a solar farm and sell the service to an independent market.

Mr. Summers questioned the Commissioners thoughts on the setbacks in the ordinance. Chairman Sulski stated he thought 50 foot from a residence was too close.

Commissioner Vest questioned where water runoff goes from big panels. Mr. Summers stated it would go underneath the panel. Commissioner Vest stated if the panels were only 50 foot from a residence, he thinks that is too close.

Chairman Sulski asked Mr. Summers to do more research on setbacks in other areas.

After further discussion, the Planning Commission decided to discuss the ordinance at the next regularly scheduled meeting.

The meeting was then adjourned.

Attest:

Mark Sulski, Chairman

Charlie Perkins, Secretary

VILLAGES OF FALLS CREEK AMENDED MASTER PLAN

Staff Report to the Georgetown-Scott County Planning Commission November 12, 2020

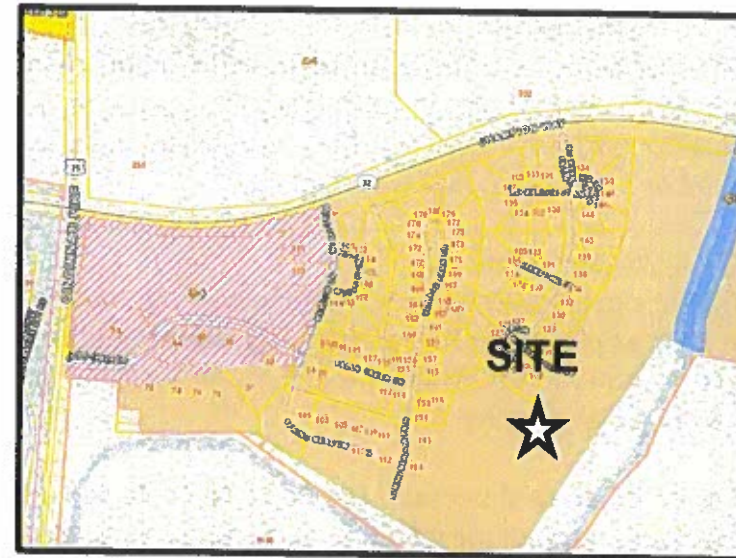
FILE NUMBER: PDP-2020-41

PROPOSAL: Request to Amend Master Plan for remaining lots in phase 2.

LOCATION: East side of Falls Creek Development

APPLICANT: Oxford Place, LLC

ENGINEER: Brent Combs, PE
Thoroughbred Engineering, Inc.



STATISTICS:

Zone	R-1C (PUD)
Surrounding Zones	R-1C (PUD)
Acreage	84 acres (Phase 2 Remainder 16.1 acres)
Dwelling Units Existing	280 Dwelling Units built or approved
Dwelling Units Proposed	40 Dwelling Units (32 single family lots, & 4 duplex units)
Dwelling units per acre	2.82 units/acre
Water/sewer available	Yes/Yes
Access	Falls Creek Drive
Variances	None

BACKGROUND:

The applicant is requesting to amend the Master Plan for the Villages of Falls Creek to allow duplex lots in an area of phase II, (along Dry Run Creek) previously planned for single-family lots. The last complete Master Plan of record was approved in September 2005 and allowed the transfer of multi-family buildings out of the mixed use commercial center to the southern end of Village Park Drive, where the Traditions Apartments were

subsequently approved. The 2005 Master Plan designated the area of Phase II, being considered with this application, as planned for 52 single-family lots.

Multiple changes have occurred over time in the Villages of Falls Creek and the project has slowly morphed from a mixed-use Traditional Neighborhood Development with multi-family integrated into mixed use buildings and townhomes to a project including multiple building types spatially segregated into separate areas, but unified by similar architectural material and design standards. The Commercial Area no longer includes any proposed commercial/residential mixed-use buildings, instead two large multi-family areas have been approved with 80 multi-family each, in stand-alone apartment projects named the "Traditions" and the "Heritage".

The applicants have previously requested multiple changes to the original plan as laid out in the zone change approved concept plan in 2004. Many changes were approved by the Planning Commission and then abandoned by the applicant. The one constant has been that the applicant has been held to the maximum number of dwelling units overall of 338.

Original Master Plan:

The Falls Creek Development was originally approved as a mixed-use, Traditional Neighborhood Development in 2004 as part of Drake Property rezoning (ZMA-2004-23). In 2004, the Drake Property was rezoned from A-1 to B-4 and R-1C PUD with a maximum 338 dwelling units approved based on the maximum R-1C density of 4.4 units per net acre.

A Traditional Neighborhood Develop (TND) refers to a style of development that mirrors pre-World War II development, with the intention of creating a walkable, as opposed to automobile centered, public sphere, with front porches and street trees and uniform street and building standards controlling building form and placement, rather than segregating building types and uses into separate zones, each with its own setback, height and building rules, requiring automobile trips between each zone.

The original Concept Plan anticipated a mixture of housing types and sizes with unifying architectural controls that would be established in the Homeowner Association documents. The original concept plan proposed 150 single-family homes on a range of lot sizes from 5,000 square feet and larger; 25 townhouse units, and 163 apartment units and 165,000 square feet of retail and office space in a town center area, zoned B-4. Ninety-eight (98) of the one hundred sixty-three (163) apartment units were proposed in mixed use buildings in the town center area. The remainder of the apartments were shown east of Dry Run Creek outside of the main Falls Creek development. The townhouses were proposed south of the town center (B-4) commercial area.

In September 2005, the original Master Plan was amended to increase the proportion of the development that would-be townhouses. An area of the development south of the current subject property was revised to allow for 46 townhomes where previously 19 single-family lots were shown on the Concept Plan. The revision of the plan did not increase the original density approved; however, it reconfigured the location and type of units (single-family to multi-family).

In January 2006, a Preliminary Development Plan (PDP-2005-73) was approved for 43 townhomes in this area, known as Falls Creek Phase 2 Townhomes. These townhomes were never constructed and in June 2008 an Amended Preliminary Development Plan (PDP-2008-26) was approved for an Assisted Living Facility with seventy (70) dwelling units in the same location. This project was then later amended to ten apartment

buildings with a total of eighty (80) dwelling units (PDP-2015-08). This amendment required the Applicant transferring all but 3 of the apartment units from the mixed-use commercial area to this apartment development. Construction is complete on phase one of the apartment buildings (The Heritage).

In 2011, the Applicant was approved to convert thirteen (13) single-family lots into twenty-six (26) multi-family units (PDP-2011-17). A series of amendments to Falls Creek has resulted in the elimination of all the mixed use buildings and an increase in the standalone multi-family development in areas previously planned for single-family homes.

Table 1 shows the changes in building type approved in Falls Creek with the final column being the proposed changes in the current Amended Master Plan. All of the Phase 1 single-family lots have been platted, and over half of the 68 currently platted lots have homes built (or being built) on them. Phase 2 has preliminary approval from the Planning Commission, but zero (0) lots have been platted in Phase 2. All of the currently approved duplexes and townhomes have Final Development Plan Approval and are constructed. Of the 163 apartment/high-density dwelling units that have received Planning Commission approval, only forty (40) have received Final Development Plan approval, and all forty (40) of these have been constructed. Phase 2 was last shown with 52 single-family lots preliminarily approved.

	Concept Plan (2004)	Amended Master Plan (2005)	Amended Townhome/Mixed Use Center (2011)	Amended Heritage Approval (2015)	Amended Master Plan Request (2020)
Single-family lots	150	132	116	120	147
Townhomes/Duplex's	25	60	93	55	28
Apartments-total	163	163	129	163	163
<i>Mixed-use Center</i>	98	98	26	3	3
<i>Stand-alone-other</i>	65	65	103	160	160
Grand Total	338	338	338	338	338

Table 1.

KEY ISSUES/COMMENTS:

Common Scheme of Development:

City of Georgetown Ordinance 2015-014 requires the Applicant to receive approval from the Planning Commission when amending the Common Scheme of Development in existing developments or subdivisions. This ordinance requires the Applicant to:

1. Show that market conditions have changed substantially, necessitating a change in the Common Scheme of Development for the existing development or subdivision;
2. Submit a sworn statement that the Applicant has notified in writing every owner of every lot within the existing development or subdivision.

There are other provisions related to Homeowner's Associations that the Applicant will also need to comply with. Staff has received a signed affidavit that the Applicant has complied with the notification requirement of the ordinance. The Applicant intends to make a presentation to the Planning Commission regarding the market conditions.

Staff does not oppose the substance of the requested change in the Common Scheme of Development for this area. These lots have not been platted, and there has been a change in the flood plain boundary along Dry Run Creek. An updated floodstudy was completed by FEMA since the original approval, and many of the original lots shown on the Concept Plan would be unbuildable.

The idea of duplex townhomes is not incompatible with a TND concept and can be done in a sensitive manner. This area, however, does back up to lots that have been sold and built upon, as single-family lots. There are individuals who purchased lots in Phase 1, Units 1 & 5, some of whom built homes with the understanding that they were purchasing lots in a single-family area of a mixed-use development. It is the responsibility of the applicant to provide reasonable justification for this proposed change.

Please note, the ordinance requires that the Planning Commission determine that the changes in the market conditions be "substantial". It also requires that these substantial changes "necessitate" a change in the Common Scheme of Development. The Applicant will need to show the Commission that the proposed change from single-family lots to duplex lots are absolutely needed because of significant changes in the market conditions. This standard is different than a desired change for convenience or increased value.

Issues to Consider:

The most recent Master Plan for Falls Creek was completed and approved in 2005. There have been amendments made to this plan in the intervening years, as described above, but these have not been reflected in an updated Master Plan. Falls Creek was approved as a Planned Unit Development (PUD). Planned Unit Developments allow for some diversion from the requirements of the Zoning Ordinance, as can be seen in this development with the mixture of apartments, duplexes, and townhomes that are typically not permitted in this zoning district.

The appropriate process for developing a *Planned* Unit Development would be for the Applicant to amend the Master Plan first to reflect the newly formed vision for the Falls Creek Development. The next step would be to build the development in accordance with that Master Plan.

Staff has requested this Master Plan with the intention of approving a guide to the final build out of the development. However, the applicant has submitted a Master Plan with insufficient detail required to evaluate what their future overall plans are for all of phase 2 remaining and the remaining land east of Dry Run Creek.

The area 15.697 acres originally planned for Apartments east of Dry Run on the 2005 Master Plan is now shown merely as "Remainder". This area was used to calculate the allowed density overall. If not accounted for, the density in the Villages of Falls Creek would be much higher than originally intended or approved.

Lots are only shown in a portion of the area identified as single-family on the Master Plan, although a road centerline is shown. Floodplain boundary changes would make most of this area unbuildable. A park area has been removed along Falls Creek Drive, along with a note that walking trail would be relocated to creek. More information is needed on the intended trail network. A relocated 50' access easement is shown with no information on the intent of this easement.

3.226 acres of open space is shown. The original plan called for 7.7 acres of open space. More information needs to be shown on the intended open space network and its total acreage. A flag driveway is shown on the plans. There are private alleyways that are currently without final surface with no plan to complete. Additional

private driveways to single family lots are not recommended. For these reasons, a more detailed Master Plan is required at this time to finalize these details. Otherwise, the applicant will simply be back at a later date for an additional Amended Master Plan. The current residents of Falls Creek deserve clearer information on the developers intent.

Previously, the Applicant compared the Falls Creek Development to Norton Commons in Louisville. While the two developments are both Planned Developments with a mixture of residential densities and commercial areas, there are not many other similarities. Norton Commons is roughly 600 acres in size with many parks, pools, schools, a YMCA, and a church in addition to the residential and commercial components. Falls Creek is roughly 84 acres with some open space provided throughout the residential areas. The Master Plan for Norton Commons does allow for a mixture of uses and densities in certain areas. However, one of the main differences between this plan and Falls Creek is that the Norton Commons Master Plan displays and describes that a variety of uses will be permitted in each area. Individuals purchasing lots in this development do so with the understanding of the potential uses and structures that could occur on property nearby.

Staff recommends the Planning Commission postpone this application until a complete revised Master Plan is resubmitted to the Planning Commission for review and approval. This would allow the Applicant to review the overall plan for the development, and if desired, build some flexibility into the allowed uses. This would allow residents of Falls Creek the opportunity to see and provide input on the revised plan for the development they have bought into. Lastly, it will give the Planning Commission an updated Master Plan to use as a guide in reviewing future development plan and subdivision plat requests.

Layout:

The current application is to allow for duplex development where previously single-family homes were planned. This application, if approved, will require a Final Plat be submitted for staff approval prior to building. This final plat will require documentation of the flood plain boundary to determine the buildability of the lots proposed.

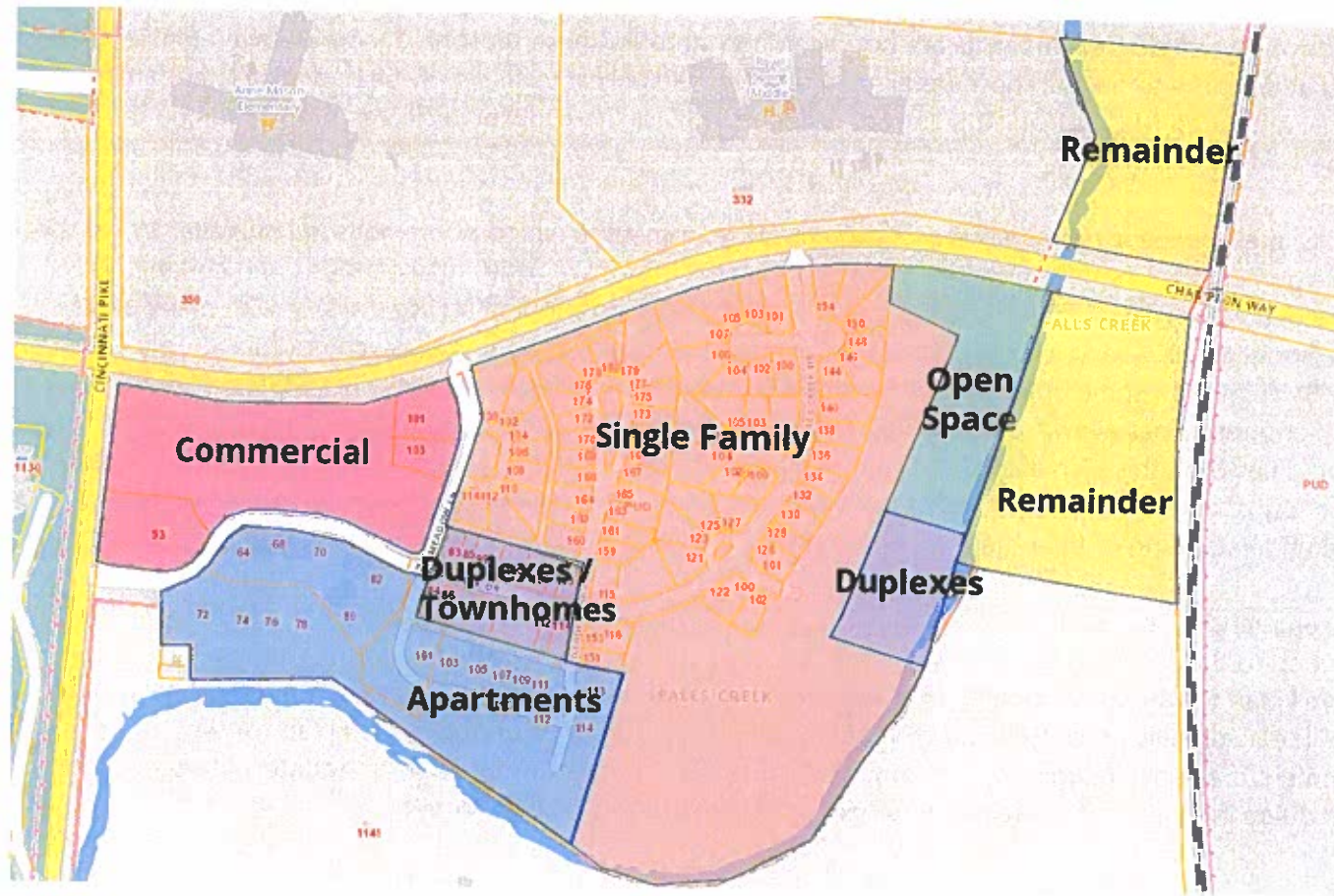


Figure 1

Figure 1 shows the current and proposed land use plan of Falls Creek. The highest density is located in the southwestern portion of the Project Site. There is a transition area of duplexes and townhomes between the apartments and the areas that have been platted for single family residential.

PROCEDURE:

The Planning Commission will take two (2) separate votes for the associated applications:

1. The Planning Commission will need to vote on whether or not to allow an amendment to the Common Scheme of Development.
2. The Planning Commission will need to vote on whether or not to approve PSP-2018-03.

FINDINGS:

1. There is insufficient information on the remainder portions of Falls Creek and the open space network to allow for complete review.
2. The Applicant will need to comply with City of Georgetown Ordinance 2015-014 for the change in the Common Scheme of Development for Falls Creek. The Applicant has met the notification requirement, and is intending to show that market conditions have changed at the Planning Commission meeting.
3. It may not be possible to justify changing the Common Scheme of Development for these lots when there are other areas in the development approved for multi-family that have not been built.

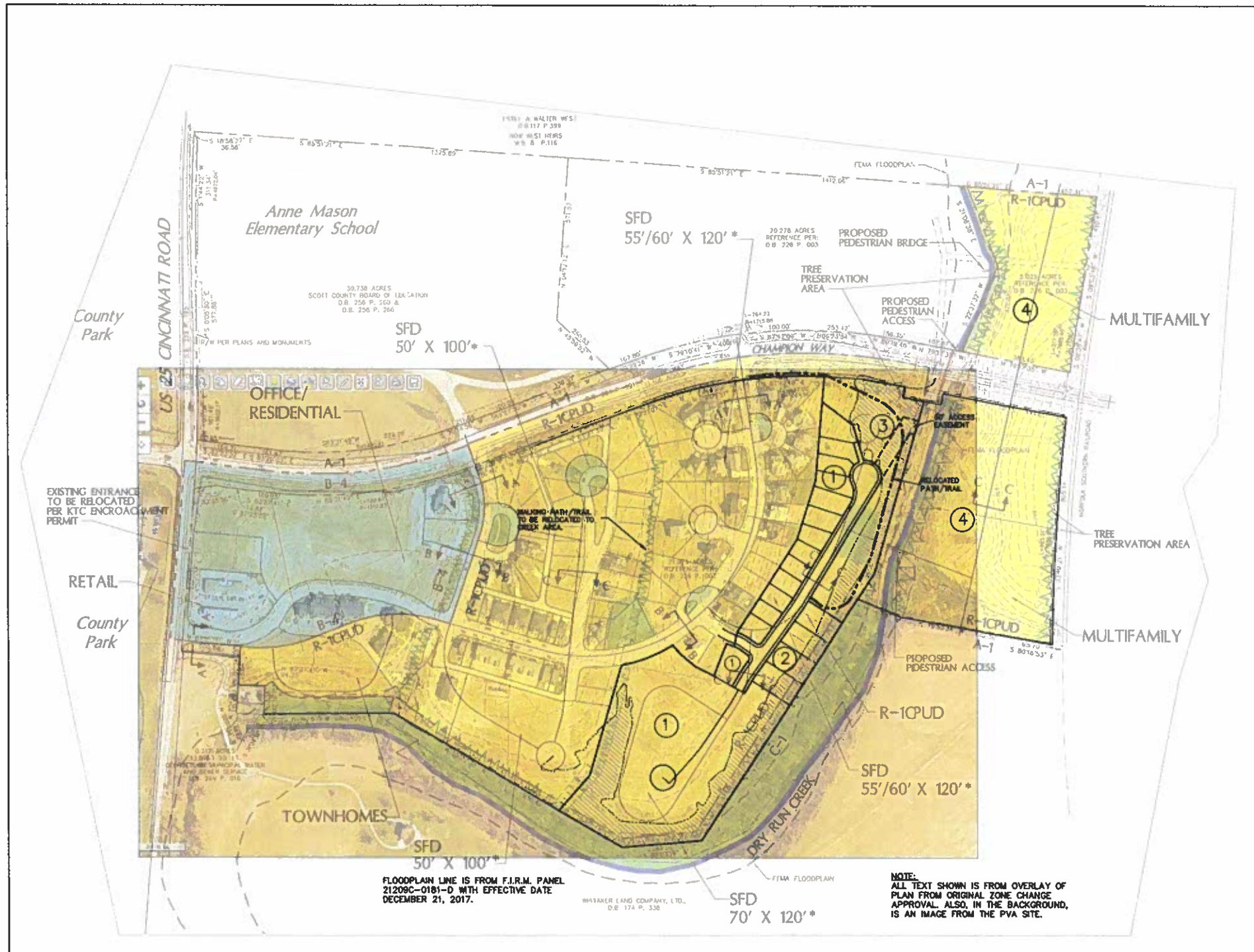
4. Based on the number of changes requested over the past 12-13 years, and the application before the Planning Commission, the submitted Master Plan does not clarify the final planned development scheme for Falls Creek.

RECOMMENDATION:

Staff recommends **Postponement** of the Amended Master Plan for Falls Creek. Staff recommends the Planning Commission not hear any applications out of compliance with the Master Plan until the Applicant submits and receives approval of a revised Master Plan for the entire Falls Creek Development.

Should the Planning Commission approve the application, staff recommends the following conditions be attached:

1. All previous applicable conditions from the zone change for Falls Creek (ZMA-2004-23).
2. All duplexes will be constructed to be no more than 40% of the lot area.
3. All previous architectural standards for Falls Creek shall be applied to these duplexes.
4. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan/Final Subdivision Plat.
5. All development must meet the requirements of the Georgetown Stormwater Manual.
6. Any revisions or amendments to the approved Preliminary Plat must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
7. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
8. Prior to (as part of) the Final Plat approval, the applicant shall provide the Planning Commission staff (GIS Division) with a digital copy of the approved Plat.

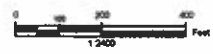


FLOODPLAIN LINE IS FROM F.I.R.M. PANEL 21209C-0181-D WITH EFFECTIVE DATE DECEMBER 21, 2017.

WHITAKER LAND COMPANY, LTD.
D.B. 174 P. 338

NOTE:
ALL TEXT SHOWN IS FROM OVERLAY OF PLAN FROM ORIGINAL ZONE CHANGE APPROVAL. ALSO, IN THE BACKGROUND, IS AN IMAGE FROM THE PVA SITE.

CURRENT APPROVED UNIT COUNT		PHASE 2 UNIT COUNT BREAKDOWN			
PH1, UNIT 1	14 SF LOTS	Area	Size	Classification	# Units Density
PH1, UNIT 2	8 SF LOTS	①	0.731 Ac	SINGLE FAMILY	32 LOTS 3.29 UNITS/AC
PH1, UNIT 3	21 SF LOTS	②	1.214 Ac	DUPLEX	4 LOTS 6.59 UNITS/AC
PH1, UNIT 4	22 SF LOTS	③	3.228 Ac	OPEN SPACE	
PH1, UNIT 5	28 MF UNITS	④	15.897 Ac	REMAINDER FLOODPLAIN	
	43 SF LOTS		5.68 Ac		
THE HERITAGE	80 MF UNITS				
THE TRADITIONS	108 MF UNITS				
TOTAL APPROVED	336 UNITS	TOTAL SIZE	16.101 GROSS AC		
REMAINING	58 UNITS	R/W	1,830 AC (includes potential at south end)		
			14,171 NET AC		
			40 UNITS = 2.82 UNITS/AC		
			18 UNITS REMAINING		



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AMENDED MASTER PLAN FALLS CREEK DEVELOPMENT

CHAMPION WAY, GEORGETOWN, SCOTT COUNTY, KENTUCKY

PROJECT NO.	200258	OWNER BY	ABC
DATE	06-28-20	REVISION BY	ABC
ISSUED FOR REVIEW			
REVISION		DATE	
		09-22-20	
		10-21-20	

**SNOWBALL TRUST TRACTS 6 & 7
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission
November 12, 2020**

FILE NUMBER: FSP-2020-42

PROPOSAL: Final Subdivision Plat to subdivide two new 5+ acre tracts, leaving a remainder of approximately 16 acres.

LOCATION: 4476 Frankfort Road (US 460)

APPLICANT: Alvin Humphries

CONSULTANT: Jared Stevens
Stevens Land Surveying



STATISTICS:

Zone	A-1 (Agricultural)
Surrounding Zone(s)	A-1
Site Acreage	Tract 6: 5.263 acres; Tract 7: 5.565 acres; Remainder: ~16 acres
Access	Fishers Mill Road
Variations/Waivers	None

BACKGROUND:

The application before the Planning Commission is a Final Subdivision Plat to subdivide a parent tract of approximately 26.8 acres into three lots. The plat also proposes a new 30' access and utility easement along the property line between the proposed lots 6 & 7. The Project Site has gone through a series of previous subdivisions with review by the Planning Commission. The most recent of which was in August 2020.

Plat Review:

The proposed plat meets the setbacks, lot size, and width requirements. The Planning Commission Engineer and County Road Supervisor visited the site and approved the entrance location.

The Private Street/Access Easement Maintenance Certification should be removed from the plat. This certification is intended more for private streets created for neighborhoods. The plat should include a note about how the owners of lots 6, 7, and the remainder will share maintenance responsibilities for the access easement.

RECOMMENDATION:

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

Conditions of Approval:

1. 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*.

**Harbor Village, Phase 4
Preliminary Subdivision Plat Approval
Staff Report to the Georgetown-Scott County Planning Commission
November 12, 2020**

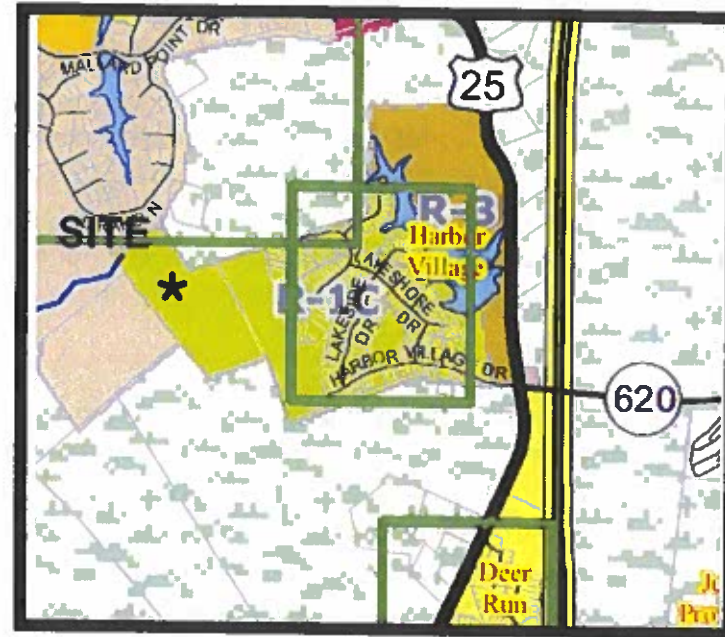
FILE NUMBER: PSP-2020-43

PROPOSAL: Preliminary Subdivision Plat for Harbor Village Phase 4

LOCATION: West side of US 25 (Cincinnati Pike) at Rogers Gap.

APPLICANT: Flying Dutchman Properties, LLC

**ENGINEER/
SURVEYOR:** Daniel Rehner
Thoroughbred Engineering



STATISTICS:

Zone	R-1C (PUD)
Surrounding zones	A-1, R-1A, R-1C
Acreage	41.9 acres
Number of units	87
New street required	Yes
Water/sewer available	Yes/Yes
Access	Access is via Harbor Village Drive, a local road with approximately 24' of pavement.

BACKGROUND/COMMENTS:

The Harbor Village Master Plan and Zone change was approved in June 1988 by the Planning Commission. The original Concept Plan showed an R-1C zoned residential subdivision designed around three lakes. One lake (Harbor Village Lake) was constructed as part of the original phase. A separate multi-family area, zoned R-3 was shown north of Harbor Village lake along US25. The original Concept Plan showed the main entrance to the single-family area from US 25 and a second connection in the rear to Mallard Point subdivision. It should be noted that the original developers of Mallard Point (Maric Development) were also the developers of Harbor Village, which at the time was considered as an extension of the Mallard Point Urban Service Area.

In 2002, there was considerable discussion between the applicant and the Planning Commission regarding the future construction of the remaining two lakes originally proposed. The applicant filed a preliminary subdivision plat for phase 2 that included 35 lots and the elimination of lake number two (Cove Lake). The

KEY ISSUES/COMMENTS (cont.):

Homeowners Association agreed to the elimination of the lake based on its size and the fact that the proposed Cove Lake area would be used as open space. An additional condition of approval of Phase 2 was that a revised master plan be submitted to the Planning Commission prior to further development.

In August 2004, an amended master plan was submitted showing the Cove Lake area as open space, but the third lake, shown in the area of future Phase 3, still remained. The Preliminary Plat for Phase 3 of Harbor Village was submitted and approved by the Planning Commission in August 2005. It included eighty (80) lots on 57.67 acres with 9.55 acre of open space and a 3.2-acre lake. The Preliminary Plat was titled Phase 2, Unit 3 and Phase 3, Unit 1 and included lots along Lakeshore Circle and a lake (#3) and lots along an extension of Harbor Village Drive. Lakeshore Drive was constructed and the thirty-eight (38) lots along Lakeshore Circle, some of which were to have lake frontage on the proposed lake (#3) were platted and some were purchased and some homes built. Harbor Village Drive was not extended into Phase 3, Unit 1 and these lots did not receive Final Plat approval. The 30.55 acres of Phase 3, Unit 1 remained vacant and the lake #3 was not constructed.

In 2012, an application was submitted to amend the Master Plan and the Preliminary Plat for the 30.55-acre parcel known as Phase 3, Unit 1, reducing the number of lots proposed in this Unit of Harbor Village from forty (42) to one (1), and eliminating the proposed lake and the common area. This amendment was approved by the Planning Commission. The decision of the Planning Commission to allow the change in the master plan was subsequently appealed to Circuit Court by a number of homeowners in the subdivision, who did not agree with the decision to abandon construction of lake #3. The case was decided in the favor of the Planning Commission in 2017.

In October 2018, a Preliminary Subdivision Plat was reapproved which mirrored the layout from 2005, but removed the proposed lake #3 and replaced it with a large buildable lot and two smaller HOA lots. In 2019, an Amended Preliminary Subdivision Plat was submitted for the last of phase 3 and all of phase 4. The Planning Commission approved phase 3, but deferred approval of phase 4 due to questions about the need for a second entrance.

The applicants are now requesting approval of the final phase of Harbor Village (phase 4) as shown on the original Master Plan. Phase 4, is proposed to include 87 residential lots and 2 HOA lots and if approved will complete the build out of the single-family portion of the subdivision as originally conceived in 1988.

The main issue with this phase is the need for a second entrance. The Georgetown-Scott County Subdivision Regulations require, where physically feasible, a minimum of two access points for single-family subdivisions greater than 200 lots. The original Concept Plan for Harbor Village showed a back entrance connecting to what is now Drake Lane in the Mallard Point subdivision to the north. By planning staff count there are 239 residential lots approved or platted thru phase 3. Phase 4 would add an additional 87 lots, bringing the total to 326 lots served by one public road access.

The rear northern property boundary of phase four is approximately 400 feet from the nearest public street. The nearest street is Drake Lane in the Mallard Point subdivision. Staff has heard concerns from Mallard Point residents about the connection promoting additional traffic thru Mallard Point subdivision. Staff still feels a second entrance is critical for emergency access and general traffic circulation in a subdivision of this size.

All the lots in this phase, as is the case with the existing lots in Harbor Village, require a low-pressure force main system to transmit sewage into the Mallard Point Sewer System. Prior to approval of construction plans the applicant will be required to show there is capacity in the Mallard Point system to serve these lots.

The subdivision is located in the Kentucky American Water service area. Hydrants shall be provided for fire protection, the locations of which shall be approved by the Scott County Fire Department.

The 24' width proposed for the new roads in phase 4 is not consistent with current "urban" road standards. A variance was granted as part of Preliminary plat approval in the 2018 and 2019 approvals. It is recommended that a variance be granted again with this proposal to allow construction of the new roadway consistent with the existing Harbor Village Drive width and profile. The proposed roads in phase 4 exceed the maximum 1200 foot block length. A variance to the maximum block length is supported by staff in order to avoid unnecessary grading of environmental sensitive land or drainage areas.

Since there is common area proposed, an HOA will be required to own and maintain proposed common areas. This phase is an extension of an existing subdivision with an active HOA. In order to maintain the continuity of the development, these lots should be annexed into the existing Harbor Village HOA at the time of Final Plat recording.

RECOMMENDATION:

Deny the Preliminary Subdivision Plat until an easement is obtained for a permanent road connection to Drake Lane.

If approved, staff recommends approval be subject to the following variance and conditions:

Variance:

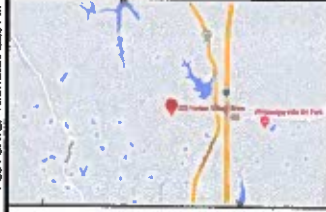
1. Allow roadway width of 24' pavement in 60' Right-of-way to match existing Harbor Village Drive road profile
2. Subdivision exceeding 200 single-family lots on a single entrance.
3. Block length greater than 1200 feet.

Conditions:

1. Any proposed changes to the Approved Preliminary Plat shall be reviewed and approved by the Georgetown-Scott County Planning staff (minor) or by the Planning Commission (major).
2. Applicant shall provide a gate accessible by emergency services at their rear property boundary and a hard surface access road connection to Drake Lane approved by County Fire Department.
3. All requirements of the previously approved rezoning request and concept plan.
4. All requirements of Mallard Point Disposal and GMWSS regarding sanitary sewer connection.
5. Preservation of existing trees wherever possible during development. There shall be protective fencing around existing trees prior to construction.
6. Prior to final subdivision plat approval, homeowners association documents are required for the ownership and maintenance of any common areas. Existing lots shall be made part of the existing Harbor Village HOA.

7. Prior to any construction or grading, the applicant shall meet with the Planning Commission Engineer to review construction policies and establish inspection schedules.
8. There shall be no grading or construction on the site until all required plans (i.e., drainage plans) including Construction Plans have been reviewed and approved by the Planning Commission Engineer.
9. All requirements of the Stormwater Ordinance
10. All applicable requirements of the Zoning Ordinance and Subdivision regulations.
11. 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 plan.
12. This Preliminary Subdivision Plat approval is valid for two years, subject to the requirements of Article 306 of the Subdivision and Development Regulations.

PLOT DATE: 10/27/2020 2:20 PM



VICINITY MAP
SCALE: 1" = 200'

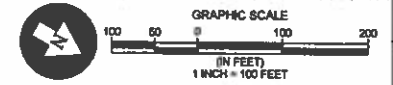
ADDRESS: HARBOR VILLAGE DRIVE
DEVELOPER: FLYING DUTCHMAN PROPERTIES LLC
PO BOX #10628
LEXINGTON KY 40591

- VARIANCE REQUESTED**
- A VARIANCE TO ALLOW GREATER THAN 200 LOTS TO BE SERVED WITH ONE POINT OF ACCESS.
 - A VARIANCE TO ALLOW THE ROADWAY SECTION TO MATCH PREVIOUS STREET SECTIONS IN HARBOR VILLAGE.
 - A VARIANCE TO ALLOW MAXIMUM BLOCK LENGTH TO EXCEED 1200 FEET.

- SYMBOLS LEGEND**
- FORCE MAIN PUMP
 - ⊕ DOUBLE WATER METER
 - ⊕ WATER METER
 - ⊕ WATER VALVE
 - ⊕ FIRE HYDRANT

SITE STATISTICS- PHASE 4	
ZONING	RIC
# OF LOTS PROPOSED	87 RESIDENTIAL, 2 HOA
TOTAL GROSS ACREAGE	41.9
ACREAGE IN R.O.W.	3.77
TYP. LOT ACREAGE	0.36
MIN. LOT ACREAGE	LOT # ACRE
	18 & 19 0.23
TYP. LOT FRONTAGE	93.22'
MIN. LOT FRONTAGE	LOT # FEET
	16 56.25
NON-RESIDENTIAL LOTS	LOT # ACRE
	D 0.54
	E 2.37
# OF UNITS PER NET ACRE	0.44
TREE CANOPY PRESERVED	5.89 ACRES 14%
TREE CANOPY PROPOSED	0%
TOTAL CANOPY	5.89 ACRES 14%

SITE STATISTICS- PHASE 3	
ZONING	RIC
# OF LOTS PROPOSED	42 RESIDENTIAL, 3 HOA
TOTAL GROSS ACREAGE	32.17 ACRES
ACREAGE IN R.O.W.	3.22
TYP. LOT ACREAGE	0.58
MIN. LOT ACREAGE	0.26 ACRES
TYP. LOT FRONTAGE	101.81'
MIN. LOT FRONTAGE	75'
NON-RESIDENTIAL LOTS	4.35 ACRES
# OF UNITS PER NET ACRE	1.71
BUILDABLE AREA	15.86 ACRES



- NOTES:**
- THERE SHALL BE NO GRADING OR CONSTRUCTION ON THE SITE UNTIL ALL REQUIRED PLANS (I.E. DRAINAGE PLANS) INCLUDING CONSTRUCTION PLANS HAVE BEEN REVIEWED AND APPROVED BY THE PLANNING COMMISSION ENGINEER.
 - PRIOR TO ANY CONSTRUCTION OR GRADING, THE APPLICANT SHALL MEET WITH THE PLANNING COMMISSION ENGINEER TO REVIEW CONSTRUCTION POLICIES AND ESTABLISH INSPECTION SCHEDULES.
 - ALL PROPOSED COMMON AREAS ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND ARE TO REMAIN AS COMMON AREAS.
 - SCOTT COUNTY IS NOT REQUIRED TO ACCEPT MAINTENANCE OF THE ROAD DEPICTED ON THIS PLAT. THE ROAD MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STANDARD OF THE SCOTT COUNTY ROAD DEPARTMENT. IT IS THE INTENTION OF THE DEVELOPER TO DEDICATE THIS ROAD FOR PUBLIC USE.
 - NO CONSTRUCTION IS ALLOWED ON THIS SITE UNTIL THE CONSTRUCTION AND GRADING PLANS HAVE BEEN REVIEWED AND APPROVED BY THE GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION.
 - DETENTION/STORMWATER REPORT TO BE SUBMITTED AT CONSTRUCTION PLAN STAGE.
 - LOW-PRESSURE FORCE MAIN SYSTEM SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT REPRESENT A FINAL DESIGN. SANITARY SEWER PLANS WILL BE SUBMITTED AT CONSTRUCTION PLAN STAGE.
 - A USE-ADJACENT PERMIT WILL BE REQUIRED PRIOR TO WORK IN THE STREAM AREA OR TO BUILD THE DAM FOR THE POND.
 - PRESERVATION OF EXISTING TREES WHEREVER POSSIBLE DURING DEVELOPMENT. THERE SHALL BE PROTECTIVE FENCING AROUND EXISTING TREES PRIOR TO CONSTRUCTION.
 - PROPOSED DEVELOPMENT IS IN THE DRY RUN STUDY AREA. STORMWATER DESIGN MUST COMPLY WITH RECOMMENDATIONS PROVIDED IN THE DRY RUN STUDY REPORT INCLUDING DOCUMENTATION THAT DOWNSTREAM RUNOFF PEAK FLOWS OR VOLUME ARE NOT EXCEEDED BY THIS DEVELOPMENT AND THAT STREAM AREAS ARE PROTECTED WITH BUFFERS.

CERTIFICATION OF PRELIMINARY PLAT APPROVAL

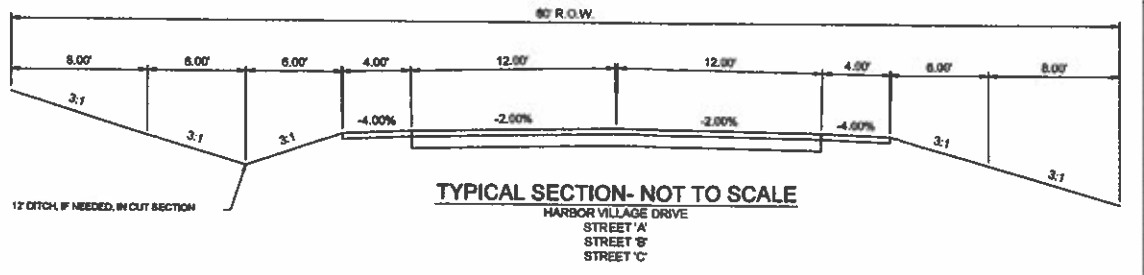
I HEREBY CERTIFY THAT THE PRELIMINARY SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS FOR GEORGETOWN AND SCOTT COUNTY, KENTUCKY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION. UPON CERTIFICATION OF THE COMMISSION ENGINEER OF THE APPROVAL OF THE WATER QUALITY PROTECTION PLAN AND ALL CONSTRUCTION PLANS, CONSTRUCTION MAY BEGIN.

_____, (DATE) 20____
CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMM.

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I (AM (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.

_____, (DATE) 20____
(OWNER OR OWNERS)



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



PRELIMINARY SUBDIVISION PLAT
HARBOR VILLAGE SUBDIVISION
PHASE 4
HARBOR VILLAGE DRIVE, GEORGETOWN, SCOTT COUNTY, KENTUCKY

PROJECT NO.	200288	DESIGNED BY	BJW
DATE	10/27/2020	REVIEWED BY	BC
ISSUED FOR REVIEW			
REVISION	DATE	BY	DATE

PSP

GSCPC Active Development Projects

Status	Application number	Project Name	Type
Under Construction		Number of Projects: 20	
minor DP		104 Market Path - Parking Exp (May)	DEV-C
2018-22		Amerson South Townhomes	DEV-R
2018-25		Bluegrass RV Storage - Soil Relocation	DEV-C
2015-22		Cherry Blossom Townhomes Phase 5 (Haddix triplex)	DEV-R
2020-17		Clarks Pump-N-Shop - 385 Cherry Blossom	DEV-C
2018-41		Commonwealth T&M - 220 Endeavor	DEV-C
2020-29		Dearinger Excavating - Wells Ave	DEV-C
2016-49		Hiserbob - 411 Triport Road	IND
2020-25		Innovative Holdings - 185 Industry Road - Grading	DEV-C
2020-11		Jiffy Lube - 120 Osborne Way	DEV-C
2013-09		Northside Christian Church - 101 Ferguson	DEV-C
2020-04		Oser Paint & Flooring	DEV-C
2006-07		Overlook Apartments (Dover Dr) Phase 3 & 4	DEV-C
2018-18		Pleasant Valley, Section II - Phase 3 Condominiums	DEV-C
2019-51		Rumpke Transfer Station-245 W Yusen (Grading only)	DEV-C
2005-41		Shops at Elkhorn Meadows (Hanna)	DEV-C
Minor DP		Simply Southern Properties 618 E Main	DEV-R
2018-62		Sleep-in/Mainstay_Cherry Blossom Connector	DEV-C
2018-56		Texas Roadhouse (ML Georgetown)	DEV-C
2003-56		White Oak Village - Development (Units)	DEV-R
Final Inspection		Number of Projects: 4	
2017-33		American Mini (Self-Storage_1047 Paris Pike)-Ph 1	DEV-C
2016-38		Cyron Holdings	IND
2018-08		Dominos (Oxford Place) Perfect Properties	DEV-C
2018-26		Toyota Tsusho - North Access Road	DEV-C

GSCPC Active Subdivision Projects

Status	Application number	Project Name
Under Construction	Number of Projects:	8
	2006-80	Barkley Meadows (Duncan/Fightmaster) Phase 2
	2019-39	Harbor Village Unit 1, Phase 3C
	2019-46	Jones Prop - Willow Brook Ln Ext
	2017-24	Pinnacle At Mallard Point
	2019-02	South Crossing - Phase 1 (McClelland Cir)
	2018-61	Village at Lanes Run - Phase 2, Sect 3-A (Haddix)
	2018-05	Woodland Park (Betty Yancey) Phase 1
	2018-05	Woodland Park (Betty Yancey) Phase 2
Final Inspection	Number of Projects:	1
	2019-13	Cherry Blossom Townhomes - Phase 6
Dedication/Final Work	Number of Projects:	8
	2016-47	Canewood Unit 1-C Sect 4
	2005-47	Cherry Blossom Subdivision Phase 7 & 8
	2005-26	Edgewood Subdivision - Phase 1
	2004-02	Leesburg Landing
	2006-28	McClelland Springs Subdivision Phase 2A
	2005-02	Rocky Creek Reserve - Unit 1 Sect 1,2,3A,3B,4
	2015-29	Sutton Place, Phase 3, Section 1
	2004-26	Village at Lanes Run - Phase 1, Section 1
Approved/Bonded	Number of Projects:	17
	2006-86	December Estates Cluster Subdivision
	2013-11	Deer Run - Phase 3A
	2013-11	Deer Run - Phase 3B
	2017-43	Fox Run Subdivision - Phase 1
	2008-40	Paynes Crossing Phase 4 - Section 1 & 2
	2004-51	Pleasant Valley Phase 4B, 4C, & 4F
	2004-51	Pleasant Valley Phase 4D & 4E
	2016-51	Price Farm (Abbey Phase 2 Unit 1A) (Ball Homes)
	2016-51	Price Farm (Abbey Phase 2 Unit 1B) (Ball Homes)
	2006-63	Rocky Creek Farm Section 3B, Phase 3
	2005-02	Rocky Creek Reserve Phase 3 Section 1 (Ball)
	2005-02	Rocky Creek Reserve Phase 3 Section 2 (Ball)
	2013-30	Rocky Creek-Meadows-Sec 1C
	2015-29	Sutton Place, Phase 3-B
	2017-08	Thoroughbred Acres Unit 7D, Section 1
	2018-61	Village at Lanes Run - Phase 2, Sect 3-B (Charles)
	2019-10	White Oak Condominiums Phase 4 (Remaining)

List of all Active Projects/status

Application	Project Name	Type	Status
minor DP	104 Market Path - Parking Exp (May)	DEV-C	Under Construction
2017-34	Adient USA (Hillps) Amended DP (Parking and dock)	DEV-C	No Activity
2017-33	American Mini (Self-Storage_ 1047 Paris Pike)-Ph 1	DEV-C	Final Inspection
2014-22	Amerson Apartments North	DEV-R	Warranty Period
2017-20	Amerson Commercial Grading and Site Work	DEV-C	Approved/Bonded
2019-30	Amerson Daycare_ 301 Schoolhouse	DEV-C	Complete
2018-22	Amerson South Townhomes	DEV-R	Under Construction
2017-49	Ashton Grove Senior Living (Highgrove)	DEV-C	Complete
2006-80	Barkley Meadows (Duncan/Fightmaster) Phase 2	RES	Under Construction
2019-09	Bastian Solutions - Bristol Group - Corporate Blvd	IND	Complete
2018-25	Bluegrass RV Storage - Soil Relocation	DEV-C	Under Construction
2020-34	Bourbon 30 & ESI (240 Corporate)	DEV-C	Under Review
2016-47	Canewood Unit I-C Sect 4	RES	Dedication/Final Work
2017-13	Canewood Unit 6, Lot 1	RES	Under Review
2005-47	Cherry Blossom Subdivision Phase 7 & 8	RES	Dedication/Final Work
2019-13	Cherry Blossom Townhomes - Phase 6	RES	Final Inspection
2015-22	Cherry Blossom Townhomes Phase 5 (Haddix triplex)	DEV-R	Under Construction
2015-22	Cherry Blossom Townhomes-Phase 5	DEV-R	Dedication/Final Work
2020-17	Clarks Pump-N-Shop - 385 Cherry Blossom	DEV-C	Under Construction
2018-41	Commonwealth T&M - 220 Endeavor	DEV-C	Under Construction
2015-27	Country Boy Brewing_2019 Expansion	DEV-C	Complete
2016-38	Cyron Holdings	IND	Final Inspection
2020-29	Dearinger Excavating - Wells Ave	DEV-C	Under Construction
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

Application	Project Name	Type	Status
2018-10	Dog Haus Development	DEV-C	No Activity
2018-08	Dominos (Oxford Place) Perfect Properties	DEV-C	Final Inspection
2019-23	Ecofibre - Hemp Black, Corporate Dr.	DEV-C	Complete
2005-26	Edgewood Subdivision - Phase 1	RES	Dedication/Final Work
2011-29	Falls Creek Drive extension	DEV-C	Approved/Bonded
2020-30	Firestone - 111 Marketplace Cir	DEV-C	Under Review
2017-43	Fox Run Subdivision - Phase 1	RES	Approved/Bonded
2019-39	Harbor Village Unit 1, Phase 3C	RES	Under Construction
2015-08	Heritage Apartments at Falls Creek - Phase 2	DEV-R	Under Review
2016-49	Hiserbob - 411 Triport Road	IND	Under Construction
2019-06	Hoghead Trailer Sales-Showalter	DEV-C	No Activity
2019-31	Hotel Development - 150 Ikebana Dr	DEV-C	Under Review
2020-25	Innovative Holdings - 185 Industry Road - Grading	DEV-C	Under Construction
2020-11	Jiffy Lube - 120 Osborne Way	DEV-C	Under Construction
2018-52	Jimmy Johns - 121 Southgate Dr	DEV-C	Under Review
2019-46	Jones Prop - Willow Brook Ln Ext	RES	Under Construction
2019-10	Landmark Shoppes - 109 Marketplace Circle	DEV-C	Complete
2004-02	Leesburg Landing	RES	Dedication/Final Work
2006-28	McClelland Springs Subdivision Phase 2A	RES	Dedication/Final Work
2009-20	Morgan Property	DEV-C	No Activity
2017-14	Morgan Property (Tract 2) 2017	DEV-C	No Activity
2013-09	Northside Christian Church - 101 Ferguson	DEV-C	Under Construction
2020-18	Ohnheiser Co, LLC - 167 Industry Rd	DEV-C	Under Review
2020-04	Oser Paint & Flooring	DEV-C	Under Construction
2006-07	Overlook Apartments (Dover Dr) Phase 3 & 4	DEV-C	Under Construction
2008-40	Paynes Crossing Phase 4 - Section 1 & 2	RES	Approved/Bonded
2015-05	Pemberley Cove	RES	Warranty Period
2018-29	Penn Ave Baptist Parking - Stamping Ground	DEV-C	Under Review

Application	Project Name	Type	Status
2017-24	Pinnacle At Mallard Point	RES	Under Construction
2004-51	Pleasant Valley Phase 4B, 4C, & 4F	RES	Approved/Bonded
2004-51	Pleasant Valley Phase 4D & 4E	RES	Approved/Bonded
2004-51	Pleasant Valley Phase 5	RES	Under Review
2008-47	Pleasant Valley Sec 2, Ph 2, Unit 3(Urban Groupe)	RES	Warranty Period
2018-18	Pleasant Valley, Section II - Phase 3 Condominiums	DEV-C	Under Construction
2016-51	Price Farm (Abbey Phase 2 Unit 1A) (Ball Homes)	RES	Approved/Bonded
2016-51	Price Farm (Abbey Phase 2 Unit 1B) (Ball Homes)	RES	Approved/Bonded
2006-63	Rocky Creek Farm Section 3B, Phase 3	RES	Approved/Bonded
2005-02	Rocky Creek Reserve - Unit 1 Sect 1,2,3A,3B,4	RES	Dedication/Final Work
2005-02	Rocky Creek Reserve Phase 3 Section 1 (Ball)	RES	Approved/Bonded
2005-02	Rocky Creek Reserve Phase 3 Section 2 (Ball)	RES	Approved/Bonded
2013-30	Rocky Creek-Meadows-Sec1C	RES	Approved/Bonded
2019-51	Rumpke Transfer Station-245 W Yusen (Grading only	DEV-C	Under Construction
2005-41	Shops at Elkhorn Meadows (Hanna)	DEV-C	Under Construction
Minor DP	Simply Southern Properties_618 E Main	DEV-R	Under Construction
2018-62	Sleep-in/Mainstay_Cherry Blossom Connector	DEV-C	Under Construction
2019-02	South Crossing - Phase I (McClelland Cir)	RES	Under Construction
Minor DP	Stonewall First Church of God - Grading & Parking	DEV-C	No Activity
2018-38	Sutton Place Remaining - Phase 4	RES	Under Review
2015-29	Sutton Place, Phase 3, Section 1	RES	Dedication/Final Work
2015-29	Sutton Place, Phase 3-B	RES	Approved/Bonded
2018-56	Texas Roadhouse (ML Georgetown)	DEV-C	Under Construction
2005-22	Thoroughbred Acres Unit 11(Commercial Subdivision	DEV-C	Approved/Bonded
2017-08	Thoroughbred Acres Unit 7D, Section 1	RES	Approved/Bonded
2017-53	Top Gun Safe Auto Sales	DEV-C	Complete
2018-26	Toyota Tsusho - North Access Road	DEV-C	Final Inspection
2020-02	Village at Georgetown (Lemons Mill/E Main Ext)	DEV-R	Under Review

Application	Project Name	Type	Status
2004-26	Village at Lanes Run - Phase 1, Section 1	RES	Dedication/Final Work
2004-26	Village at Lanes Run - Phase 1, Section 2 (Ball)	RES	Warranty Period
2018-61	Village at Lanes Run - Phase 2, Sect 3-A (Haddix)	RES	Under Construction
2018-61	Village at Lanes Run - Phase 2, Sect 3-B (Charles)	RES	Approved/Bonded
2004-26	Village at Lanes Run - Phase 3, Sect 1 (Charles)	RES	Under Review
2010-22	Village at Lanes Run- Phase 2, Section 1	RES	Warranty Period
2011-30	Village at Lanes Run- Phase 2, Section 2	RES	Warranty Period
2006-06	Ward Hall Property - Phase 1B & 1C (Remainder)	RES	Warranty Period
2019-10	White Oak Condominiums Phase 4 (Remaining)	RES	Approved/Bonded
2003-56	White Oak Village - Development (Units)	DEV-R	Under Construction
2018-05	Woodland Park (Betty Yancey) Phase 1	RES	Under Construction
2018-05	Woodland Park (Betty Yancey) Phase 2	RES	Under Construction
Total Number of Active Projects:		94	