

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

AGENDA

June 8, 2023

6:00 p.m.

I. COMMISSION BUSINESS

- A. Approval of May invoices
- B. Approval of May 11, 2023 minutes
- C. Approval of June 8, 2023 agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

II. NEW BUSINESS

- A. A-2023-16 485 Stone Road - Amend conditions of Final Subdivision Plat for Varellas property to allow driveway on Carrick Pike.
- B. FSP-2023-17 Bruin Property - Final Subdivision Plat to subdivide one (1) 5.0-acre parcel from a 64.4-acre farm located at 1230 Indian Creek Road.
- C. FSP-2023-18 155 Pickett Lane - Final Subdivision Plat to create one (1) new lot at 155 Pickett Lane.
- D. FSP-2023-19 Leverette Subdivision - Final Subdivision Plat to subdivide a 78.64-acre farm into three (3) tracts located at 1259 Locust Fork Road.
- E. PDP-2023-20 Phoenix Transportation Properties - Preliminary Development Plan for addition of a 207,625 SF warehouse building and additional parking across two phases located at 335 East Yusen Way.
- F. PDP-2023-21 Dan Cummins - Preliminary Development Plan for 49,313 SF commercial auto dealership on 15.05 acres located at 3034 Paris Pike.
- G. FSP-2023-22 Burton Pike Development - Final Subdivision Plat request for 8 tracts on approximately 200.01 acres zoned A-1 located east side of Burton Pike, north of Biddle.

III. OTHER BUSINESS

- A. ZMA-2017-37 & PDP-2018-18 Pleasant Valley Condos - POSTPONED
- B. Text Amendment - RV Campgrounds - PUBLIC HEARING

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
May 11, 2023**

The regular meeting was held in the Scott County Courthouse on May 11, 2023. The meeting was called to order by Chairman Charlie Mifflin at 6:00 p.m. Also present were Commissioners Rhett Shirley, James Stone, David Vest, Mary Singer, Brad Green, Harold Dean Jessie and Director Joe Kane, Planners Matt Summers and Elise Ketz, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent were Commissioners Duwan Garrett and Dann Smith.

Motion by Shirley, second by Singer, to approve the April invoices. Motion carried.

Motion by Stone, second by Shirley, to approve the April 13, 2023 minutes. Motion carried.

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

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

Postponements/Withdrawals

Chairman Mifflin stated that the applications for Marston Property (FSP-2023-01), Redwood Apartment Neighborhood (PSP-2023-07) and Pleasant Valley Condos (ZMA-2017-37 & PDP-2018-18) are postponed until the next regularly scheduled meeting.

Consent Agenda

A representative of Sams Property (FSP-2023-12) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Jessie, second by Singer, to approve the application. Motion carried unanimously.

A representative of Popeye's (PDP-2023-13) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Singer, second by Vest, to approve the application. Motion carried unanimously.

ZMA-2023-14 112 West Penn (BGAR Properties) – Zoning Map Amendment to change the zoning district from R-2 to B-1 located south side of West Penn, west of North Broadway.

Chairman Mifflin opened the Public Hearing.

Mr. Kane stated this is an almost half-acre lot on West Penn Avenue located off of North Broadway. He stated the building has been on the property around 50 years and has been vacant for approximately 10 years.

He stated staff met with the applicant and recommended changing the requested zoning from B-2 to B-1. He stated flood plain touches the western part of the lot. He stated there are two residences on the left side of the street and one at the end of the street on the right side. He stated there are two industrial buildings and the mill on the street.

He stated that currently the property is zoned B-2 on the north side of the street and R-2 on the south side of the street. He stated the property has had non-conforming previous uses on the property. He stated the property had been used commercially in the past. He stated a Board of Adjustment case from 2014 set the standard for non-conforming uses. He stated by changing the zoning to B-1 it would make the lot legal and the building could be torn down and replaced. He stated staff thinks this would improve the area and would add a buffer for the residential.

He stated the property is shown commercially on the Future Land Use map. He stated by changing the zoning the site could be brought into conformance.

A turn-around area was discussed, and a question of whose property it is on. Mr. Kane stated most seems to be on the applicant's property instead of the residential property.

Chairman Mifflin stated that the map looked like the building is over the setbacks. Mr. Kane stated the applicant would have to meet the setbacks on the preliminary development plan or request a variance.

A question was asked if the property stayed R-2 could the property be turned into apartments. Mr. Kane stated it could be 3 apartments.

Commissioner Garrett has joined the meeting.

Commissioner's Shirley and Singer discussed the previous Board of Adjustment case for the property.

Harold Simms, attorney for the applicants, stated that his clients agreed with staff after meeting with them. He stated his clients are proposing a batting (sports training) facility. He stated it would be a metal building with appropriate sound proofing and a retaining wall would be built between the property and 110 West Penn Avenue. He stated the applicant's engineer is working on the preliminary development plans and is trying to figure out a turnaround and enough parking spaces to meet the requirement. He stated this application is an appropriate use for the property and it satisfies the Comprehensive Plan.

Commissioner Jessie questioned why the applicant must provide the turnaround for the street. Ross Bowen, applicant, stated the turnaround will be part of their parking lot.

Mr. Simms stated the next-door neighbors at 110 West Penn Avenue understand that once this property is developed, they can no longer use the property to store vehicles waiting to be worked on.

Stephen Wire, 306 South Broadway, stated he is a neighbor and has complained about the non-conforming businesses located on the street and the surrounding area. He stated he is not opposed to the zone change but wants to make sure the issues are addressed before a zone change occurs. He stated he is concerned about the water flow, buffer, and traffic congestion.

Mr. Bowen stated that the fact they are at the Planning Commission and trying to do this business correctly should reassure the neighbors that they are trying to do the right thing.

Mr. Wire stated he is concerned about the buffer and if it will keep him from hearing or seeing the business.

Chairman Mifflin questioned the location of the property line between 110 and 112 West Penn. The applicants stated the property line is 4-foot from their building.

David Stuart, West Penn Avenue, stated he does not have a problem with the applicant's plan but does have concerns. He stated he understood if the business failed it would revert to R-2 zoning. It was explained that it would stay B-1 zoning if approved. He stated his concern would be what type of business would come in next if this proposed business failed.

Mr. Stuart stated another concern he has is regarding the water flow and that he has damaged property from trucks turning around. He stated aggregate was added to 110 West Penn Avenue and he is concerned if a retaining wall is going to be built between the lots. He stated another concern is the type of lighting that will be on the building.

Chairman Mifflin closed the Public Hearing.

After further discussion, **Motion by Jessie, second by Singer to recommend approval of the rezoning request (ZMA-2023-14) on the basis that it complies with comprehensive plan. Motion carried unanimously.**

Text Amendment - RV Campgrounds

Chairman Mifflin opened the Public Hearing.

Mr. Summers stated that after the discussion at the April meeting, the staff is recommending the sites not on public sewer have a maximum density of 5 sites per 1 acre. He stated the staff is also recommending semi-annual inspections of the private sewer system. He stated the campground could be closed until the reports are provided or if any problems are found with the private sewer system.

He stated that amendments specified campgrounds must have access from a collector or arterial road at least 20 feet in width with shoulders. He stated secondary access can be gated and internal driveways would need to meet the minimum standards of the applicable jurisdiction. He stated RV campgrounds must be able to be served by a public water system.

He stated Mr. Murphy questioned at last month's meeting about requiring fencing if the property bordered water. He stated staff would entertain granting waivers.

Dick Murphy, representing Kentucky Bluegrass Experience Resort, stated that they think this proposed ordinance can be worked with. He stated he was glad to see the changes regarding public water system, fencing along property border, and private sewer system.

Roy Cornett, 132 Treetop Court, stated that parts of the ordinance would not work in the northern part of the county. He stated for example requiring fire hydrants if the area is lacking water pressure. He questioned the 5-acre density and public water requirement. He stated he still has concern about the requirement for a second access if you have over 200 RV sites.

A further discussion of the requirement of having fire hydrants occurred. Mr. Summers stated that the requirement is if the fire department requires the fire hydrants.

The Planning Commission asked for clarification on how the metric over 200 sites requiring additional access was reached. Mr. Summers stated it was based on the Subdivision Regulations. The Planning Commission had further discussion on the number of entrances that would be required. The possibility of having a wider entrance or second access was discussed.

After further discussion, **Motion by Chairman Mifflin to continue the RV Campgrounds Text Amendment Public Hearing until the next regularly scheduled meeting.**

Discussion of the A-5 Zoning District

Mr. Kane stated that the staff is having problems with applicants getting around the A-5 zoning district for any major subdivision. He stated the definition of a major subdivision is lots between 5 and 10 acres or cluster lots. He stated it was not intended for larger farm lots. He stated the problem has been applicants dividing two lots from a large lot then returning and dividing two more lots. He stated staff is seeing multiple minor lots from the same parent tract. He stated staff has proposed making the language clearer or allowing one minor plat and if you return, it will require a zone change. He stated staff has been hesitant to request the zone change because of the new fencing requirement.

Mr. Kane proposed changing the language of a major subdivision might possibly help. He stated leaving the language as is might encourage more 10 acre lots, but he stated that would eat up more farmland. He stated the other possibility that it might encourage more cluster subdivisions.

Mr. Perkins stated that he thinks changing the language would be the best choice. After further discussion, it was decided for staff to explore the possibility of changing the ordinance.

Chairman Mifflin adjourned the meeting.

Attest:

Charlie Mifflin, Chairman

Charlie Perkins, Secretary

**VARELLAS PROPERTY
FINAL SUBDIVISION PLAT
AMEND CONDITION OF APPROVAL**

**Staff Report to the Georgetown-Scott County Planning Commission
JUNE 8, 2023**

FILE NUMBER: FSP-2022-18

PROPOSAL: Amend conditions of Final Subdivision Plat for Varellas Property to allow driveway on Carrick Pike.

LOCATION: 485 Stone Road

OWNER: Victoria and Andrey Movchan

CONSULTANT: None



STATISTICS:

Zone	A-1 (Agricultural)
Surrounding Zone(s)	A-1
Site Acreage	10-acres (Tract 1: 5.0 acres; Tract 2: 5.0 acres)
Access	Stone Road
Variances/Waivers	None

BACKGROUND:

The Planning Commission approved the Final Subdivision Plat for the Varellas Property, to subdivide a 51.3-acre farm into six lots and consolidating the remainder with the tract to the north in April 2022. The plat was subsequently recorded and the lots sold. The buyer of parcels 1 and 2, wishes to relocate the approved entrance for parcel one to a point approximately midpoint of the lot on Carrick Pike.

Plat Review:

The recorded plat shows a shared entrance on Stone Road for Parcels 1 and 2. It is Planning Commission policy to require a shared entrance for adjacent 5-acre lots on county roads, in order to provide some access management along narrow, higher speed existing county roads. In addition, for new tracts, entrances must meet a minimum driveway separation of 250' where practical and new entrances must be approved by the Planning Commission Engineer and the County Road Supervisor.

The buyer of Parcels 1 and 2 has applied to amend the previously approved and constructed entrance on Stone Road and build a new entrance location on Carrick Pike. The justification provided is safety for their family and for accessibility of utilities. The proposed new location is along a heavily treed section of Carrick Pike approximately in the center of the Carrick Road frontage of the lot.

The proposed new driveway location along Carrick Pike does not currently have adequate site distance. The applicant would be required to remove approximately 20 mature Locust trees that line Carrick Pike within the county right-of-way in the area of the proposed new entrance. If the trees were removed it appears there would be adequate site distance at the proposed location. Another factor the applicants have sited for the new driveway location is that there is a stop sign on Carrick Pike at Stone Road, which reduces speeds in this section of Carrick Pike. Stone Road is a thru road with the closest stop sign approximately $\frac{3}{4}$ mile north at its intersection with Paris Pike.

Staff recommends against approval of the request for a number of reasons. One, it would undermine the existing regulation that is in place requiring shared entrances for adjoining 5-acre lots, which is important for safety reasons in reducing the number of driveways along existing county roads. Second, utilities have been installed based on the existing entrance location on Stone Road including a new fire hydrant with a turnaround in place for fire vehicles. Third, to make the entrance location on Carrick Pike functional, approximately 20 trees would need to be removed in County right-of-way, which would change the character of the area and likely increase speeds on this section of the road.

Although speeds may be higher on Stone Road, there is adequate visible site distance and the frontage is cleared of obstructions. Additionally since Stone Road is a shared entrance, with a water line and hydrant installed in that location, it is not feasible to abandon the old entrance if the new entrance is approved.

It appears that approval of this request would add an additional driveway to the system and would require the removal of at least 20 trees to provide safe site distance at the proposed new location.

RECOMMENDATION:

Staff recommends **Denial** of the request to add an additional driveway to Carrick Pike to serve Parcel 1 of the Varellas subdivision.

BRUIN PROPERTY FINAL SUBDIVISION PLAT

Staff Report to the Georgetown-Scott County Planning Commission June 8, 2023

FILE NUMBER: FSP-2023-17

PROPOSAL: Final Subdivision Plat to subdivide one (1) 5.0 acre parcel from a 64.4 acre farm

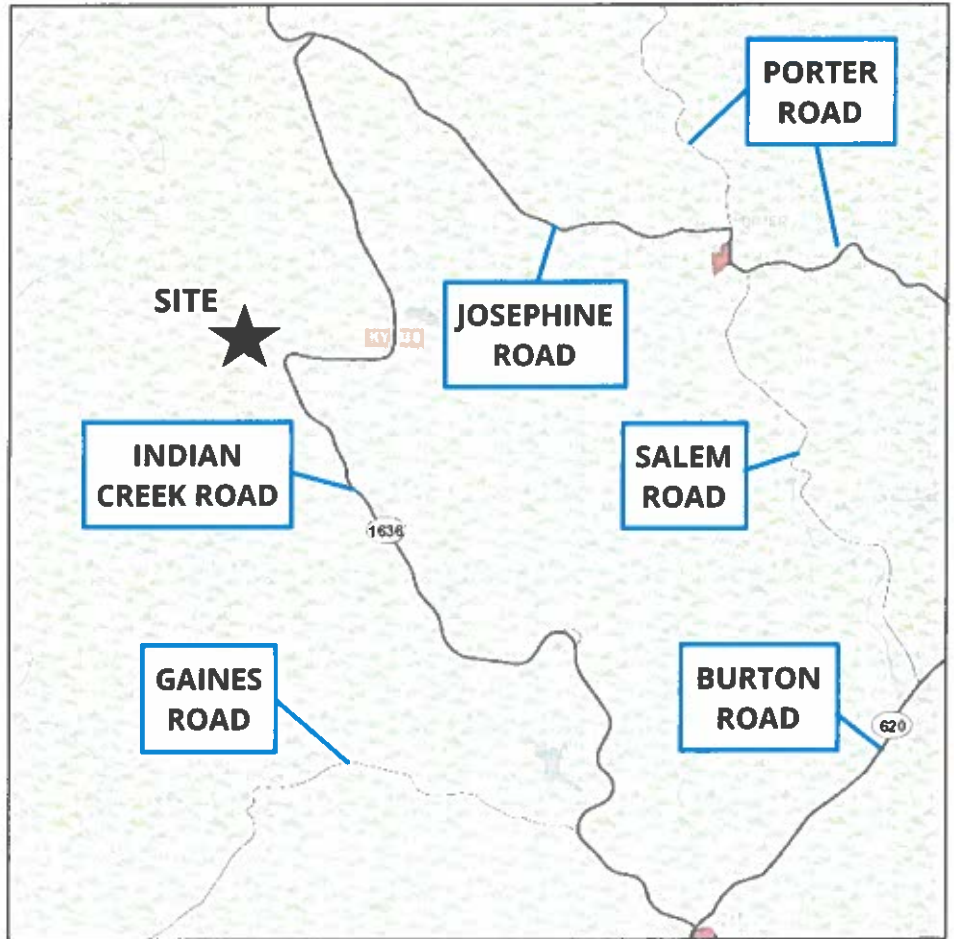
LOCATION: 1230 Indian Creek Road

OWNER: Stanley & Darlene Bruin

CONSULTANT: Pat Darnell, Darnell Engineering

STATISTICS:

Zone	A-1 (Agricultural)
Surrounding Zone	A-1
Proposed Lot Acreage	64.474 ac (total); Parcel 1: 5.0 ac, Parcel 2 (Remainder): 59.474 ac
Access	Indian Creek Road [KY-1636]
VariANCES/Waivers	None



BACKGROUND:

The application before the Planning Commission is a Final Subdivision Plat to subdivide one parcel from an existing farm located on Indian Creek Road. The Project Site was subdivided in 2022 and any further subdivisions require Planning Commission hearing.

Plat Review:

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

Access:

The parent tract (1230 Indian Creek Road) does not have road frontage onto Indian Creek Road, instead using a driveway through an adjoining property owner's land (1270 Indian Creek Road, Stamper Property). The driveway appears to be used by the parcel formed in 2022 (1244 Indian Creek Road), the parent tract (1230 Indian Creek Road), and the parcel to the north, and given current regulations cannot support another tract without first being improved to county road standards. Since the access is on an adjoining property, the owner of said property must designate and sign off confirming that the owners of 1230, 1244, and the proposed tract can continue using said easement. Prior to recording of the final plat, the Applicant must either improve the portion of the driveway which will service the four lots or receive approval for an alternative entrance for the proposed tract.

RECOMMENDATION:

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

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Preliminary Subdivision Plat shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plat.
4. This Preliminary Subdivision Plat approval is valid for two years, subject to the requirements of Article 306 section A of the *Subdivision and Development Regulations*.
5. The final plat shall be signed by both the owner of the Project Site and the adjoining property owner that shares driveway access to Indian Creek Road.

RONALD H. WASSON
MARSHA M. WASSON
D.B. 296, Pg. 827
P.C. & Sh. 164

RYAN M. FLYNT
FRANCES C. FLYNT
D.B. 330, Pg. 538
P.C. 2, Sh. 531

LEONARD MCDONNELL
VELDA MCDONNELL
D.B. 233, Pg. 615

LEGEND:

- Iron Pipe Found
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553" Set in Previous Survey
- #4 Rebar, 18" long, with I.D. Cap bearing "Witness 3553" Set this Survey
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553" Set this Survey
- Mag Nail Set in Road
- Mag Nail Set in Fence Post
- Mag Nail Set in Tree
- ▲ Center of Access Easement
- Point w/Reference Monument
- Center of Creek
- Address

OWNER'S CERTIFICATION

(we) do hereby certify that I am (we are) the owner(s) of record of the property platted hereon, said property being (a portion of) the same property conveyed to me (us) by Bruin Keith Lutz & Connie M. Lutz, by deed dated August 24, 2005, and recorded in Deed Book 284, page 398 in the Scott County Clerk's office, and do hereby adopt this as my (our) record plat for this property.

Witness	Owner
_____	_____
_____	Owner
_____	_____
Address	Address
_____	_____
Date	Address
_____	_____

PURPOSE:

The purpose of this plat is to survey and divide Parcel 1-C from the parent tract, and leave Parcel 1-D as the remainder of same with access from Indian Creek Road.

ADDRESS:

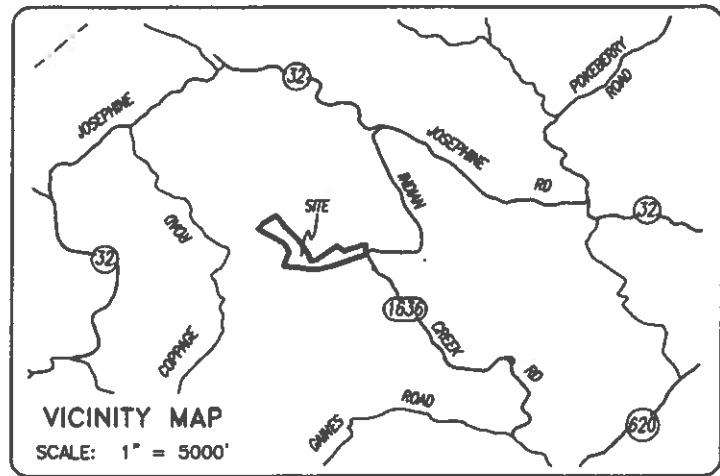
#1230 Indian Creek Road
#1244 Indian Creek Road
Sodaville, KY 40370
(Scott County)

OWNERS:

Stanley C. & Darlene Bruin
#1230 Indian Creek Road
Sodaville, KY 40370

ZONE:

A-1 (Agricultural)



NOTES:

1. Parcel 1-C and Parcel 1-D platted hereon are the same as Parcel 1-B shown on Plat Cabinet 13, Sheet 116 and a portion of that property described in Deed Book 294, Page 398. See also Plat Cabinet 8, Sheet 349.
2. Property shown hereon is subject to any and all easements or right-of-way of record and in effect at the date of the field survey.
3. Any further subdivision of this property shall require Georgetown-Scott County Planning Commission approval.
4. Property shown hereon is subject to a water line easement in favor of the City of Georgetown and recorded in Deed Book 228, Page 569.
5. Flood plain indicated hereon is scaled from FEMA FIRM Community Panel 21209C 0025C dated January 8, 2014 and does not represent an actual field survey by Darnell Engineering, Inc. Any dwelling located on this property which is suspected to be in the flood plain should have the finished floor elevation calculated in order to correctly determine if it lies below the 100 year flood elevation.
6. All surrounding properties shown hereon are currently zoned agricultural (A-1).
7. Twenty (20) foot access and utility easement shown hereon is the same as that reflected on Plat Cabinet 8, Sheet 349. Same being located on Parcel 1-C and Parcel 1-D and benefits Parcel 1-A, Parcel 1-C, and Parcel 1-D. Being more particularly described as being twenty (20) feet wide and lying ten (10) feet on either side of the described centerline. Each Parcel shall share in the maintenance thereof.
8. Northern boundary of Parcel 1-C concides with the centerline of the access and utility easement described above. Bearings and distances along this northern line are in the clockwise direction for Parcel 1-C.
9. Existing barn to be demolished by property owner.
10. No recorded evidence of existing overhead utilities was found of record at the date of the field survey shown hereon.

CERTIFICATION OF THE APPROVAL OF PRIVATE SEWERAGE SYSTEMS

I hereby certify that the private sewage disposal system installed, or proposed to be installed in the development entitled: Stanley C. Bruin & Darlene Bruin fully meets the requirements of the Kentucky State Health Department and has been approved as shown hereon.

Date _____ Scott County Health Department Official _____

CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES

I hereby certify that Owen Electric shall supply the Bruin property with electric services and that the proposed utility easements of said development meet the requirements of this agency and all other applicable requirements.

Date _____ Owen Electric Representative _____

CERTIFICATION FOR WATER ONLY SERVICE - Outside City Limits

I hereby certify that Georgetown Municipal Water & Sewer Service (GMWSS), by and through the City of Georgetown, KY, has the facilities within the water distribution system to supply the property located at #2803 Halesburg Hill Road (Parcel 5-A, Parcel 5-B, and Parcel 5-C) with water service. Certification for water service outside the city limits of Georgetown, KY is limited to domestic service only. Fire flow protection is not guaranteed. Provision of development, construction, and service is contingent upon the developer obtaining a current approved Feasibility of Capacity Report from the GMWSS Board of Commissioners and GMWSS review and approval of all plans and specifications for required on-site and off-site improvements including but not limited to: reservoirs, elevated storage tanks, booster pump stations, and related appurtenances for the proposed system. Construction of the proposed water distribution system shall be at the cost of the developer without reimbursement by GMWSS and constructed according to GMWSS and Kentucky Division of Water approval plans and specifications. Easements required for the proposed water distribution system shall be acquired by the developer and dedicated to GMWSS.

Date _____ General Manager, GMWSS _____

LINETYPE LEGEND:

- Survey Boundary
- - - Parent Tract Line
- Road Centerline
- Building Line
- - - Adjacent Property Line
- - - Entrance Driveway Centerline
- - - Easement Line
- - - Existing Overhead Utility Lines

WATER LINE NOTES:

1. If applicable, a testable backflow preventer (BFP) will be required on the customer side of the water meter. BFP's shall be owned and maintained by the property owner and tested yearly. Properties ten (10) acres or greater are required to install a BFP.
2. Owner shall not cause the grade of be less than thirty (30) inches or more than sixty (60) inches. Any grade changes greater than said depths shall have prior written approval from GMWSS.
3. When a Water Main relocation is required, it shall be at the cost of the property owner.
4. Any construction over the existing water main shall maintain proper cover per the GMWSS Standard Specifications.

TYPICAL SECTION INDIAN CREEK ROAD



WILLIAM STAMPER
AMBER STAMPER
D.B. 386, Pg. 112
(Slide 1558)



PARCEL 1-D
59.474 Acres

PARCEL 1-C
5.000 Acres

PARCEL 1-A
CARMEN J. BRUIN
D.B. 436, Pg. 283
P.C. 13, Sh. 116
(5.526 Acres)

BARRY KEITH LUTZ
CONNIE M. LUTZ
D.B. 208, Pg. 580

BARRY KEITH LUTZ
CONNIE M. LUTZ
D.B. 208, Pg. 580

CHARLES A. HUDDLESTON
VICKY J. HUDDLESTON
D.B. 296, Pg. 708
(Tract 2)

RAYMOND NICHOLS
EMMA LOU NICHOLS
D.B. 122, Pg. 154
(1st Tract)

ACCESS & UTILITY EASE.

LINE	BEARING	DISTANCE
L1	N 20°43'34" W	23.19
L2	N 03°07'01" E	68.38
L3	N 07°38'30" W	32.80
L4	N 35°42'38" W	41.77
L5	N 50°02'20" W	50.56
L6	N 64°22'18" W	63.40
L7	N 80°07'37" W	45.14
L8	S 78°48'28" W	54.02
L9	S 70°27'48" W	71.37
L10	S 62°31'41" W	140.68
L11	S 75°36'12" W	47.49
L12	S 77°34'37" E	43.33
L13	N 87°17'31" W	42.78
L14	S 89°08'48" W	42.97
L15	S 77°48'25" W	56.25
L16	S 64°04'28" W	52.78
L17	S 55°58'43" W	67.07
L18	S 60°57'46" W	33.58
L19	S 67°20'47" W	218.43
L20	S 35°46'48" W	113.16
L21	S 62°45'02" W	133.20
L22	S 35°25'31" W	26.89
L23	S 40°08'48" W	52.03
L24	S 17°42'36" W	5.27

LAND SURVEYOR'S CERTIFICATION

I do hereby certify that the survey shown hereon was performed by me, or under my direction, by the method of random traverse and all monuments indicated hereon actually exist and their size, location, and material are correctly shown. The unadjusted mathematical error of closure ratio of the random traverse was 1:25,000± and the bearings and distances shown hereon have been adjusted for closure. The survey as shown hereon is a Class Basic survey and the accuracy and precision of said survey meets all the specifications of this class. The basis of the bearings shown hereon is in relation to Plat Cabinet 8, Sheet 349.

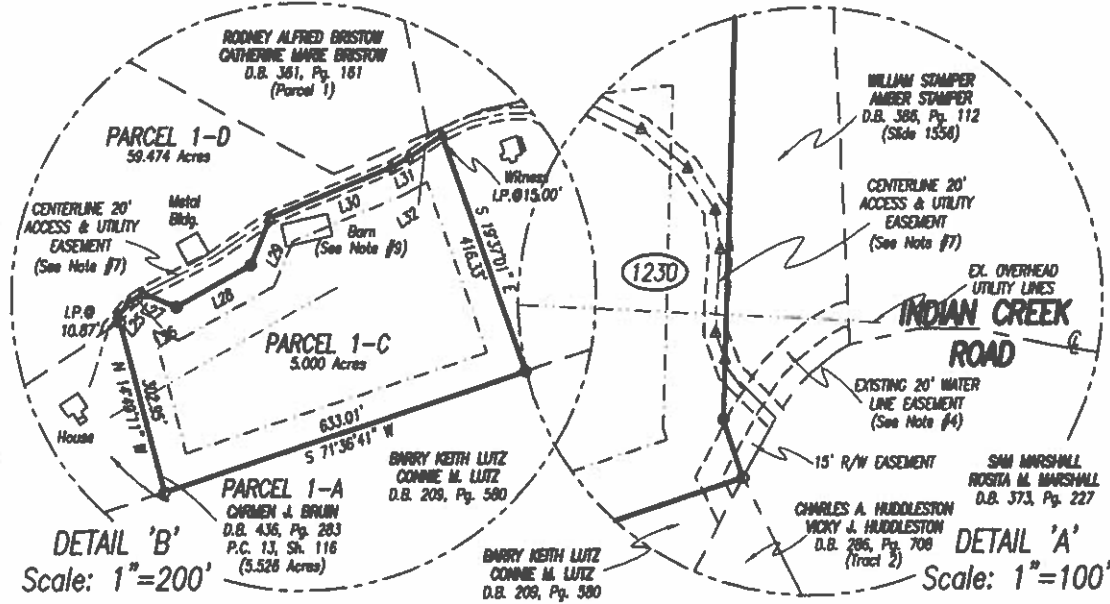
May 22, 2023 Date
P.O. Box 175
Cynthiana, Kentucky 41031

PLOTTED: 05/22/23 @ 5:00 BY APD

FINAL SUBDIVISION PLAT
STANLEY C. BRUIN
DARLENE BRUIN
#1230 & #1244 INDIAN CREEK ROAD

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 300'	DATE 03/23/23	FILING BRUINCLAY2	DARNELL ENGINEERING, INC. P.O. Box 175 Cynthiana, Kentucky 41031 (859) 234-8957
FILE NO. 23-5345	FIELD CREW M/WC/WR	AND FILE BRUINCLAY	CHECKED BY APD	

THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLES WITH 201 KHR 18.150.



155 PICKETT LANE FINAL SUBDIVISION PLAT

Staff Report to the Georgetown-Scott County Planning Commission JUNE 8, 2023

FILE NUMBER: FSP-2023-18

PROPOSAL: Final Subdivision Plat to create one (1) new lot at 155 Pickett Lane.

LOCATION: 155 Pickett Lane

OWNER: Mayday - Hanna LLC

CONSULTANT: Keith Winstead Thoroughbred



STATISTICS:

Current Zone	R-2 PUD (Medium Density Residential)
Surrounding Zone(s)	R-2
Site Acreage	6,053 SF lot; ~59,592 Remainder
Access	Pickett Lane
Waivers/Variances	None

BACKGROUND:

The Richfield neighborhood was rezoned to R-2 PUD in May, 1995. This neighborhood received Preliminary Subdivision Plat approval in March 1999 (PSP-1999-08). The neighborhood was approved for 205 single-family residential lots, with an option for 206 lots if staff determined it was sufficient to only have one connection to the neighborhood to the west. It was determined two connections were not needed, so the total number of preliminarily approved lots for this neighborhood is 206. In 2002, it appears the developer had platted a total of 206 lots for this neighborhood. In 2006, Planning Commission staff inexplicably allowed 2 additional lots to be platted, bringing the total number of platted lots for the Richfield neighborhood to a total of 208.

The Project Site is an area previously platted as open space to be maintained by the HOA for the Richfield neighborhood. This application proposes to add an additional lot to the neighborhood above and beyond what was agreed upon at the Preliminary Subdivision Plat approval for the development.

Lot Layout:

The plat proposes a single 6,053 square feet (SF) single-family lot on the west side of Pickett Lane. The proposed lot meets the requirements for size, width, and setbacks for lots approved under PSP-1999-08. The proposed lot would only have access from Pickett Lane for both vehicular and pedestrian access.

Should the application be approved, the driveway for the proposed lot must be at least 50 feet away from the end of the radius for the intersection of Pickett Lane and Lemons Mill Road.

Additional Considerations:

The plat shows a lot labeled as 150 Pickett Lane which has never been approved. Should this application be approved, staff will not record a plat showing a lot at 150 Pickett Lane.

As of the writing of this staff report, no justification for the creation of this lot has been provided to staff. For nearly 30 years, this neighborhood was planned to have a maximum of 206 lots, which the Applicant agreed to. Lots have been platted and homes sold with the understanding that this was a completed neighborhood with any remaining land intended to be open space. The purchasers of lots in this neighborhood need to have confidence that the Planning Commission will hold developers to the commitments they made at public meetings and on signed conditions of approval.

Additionally, this neighborhood was approved as a Planned Unit Development (PUD). When PUD zone changes are considered, the Applicant receives relief on certain dimensional requirements (such as lot widths & sizes) in exchange for community benefits such as open space. With PUDs, items like the layout of the development, the number of units, etc. must be more firmly adhered to because of the additional complexity of these developments. Amending the number of lots/units approved for a PUD can call into question the conditions under which the entire neighborhood was approved under.

If approved, this lot will need to meet the canopy requirements for a single-family development adopted in 2015 under Section 6.2215 of the *Landscaping & Land Use Buffers Ordinance*. This requires single-family developments to provide 10-15% canopy coverage.

RECOMMENDATION:

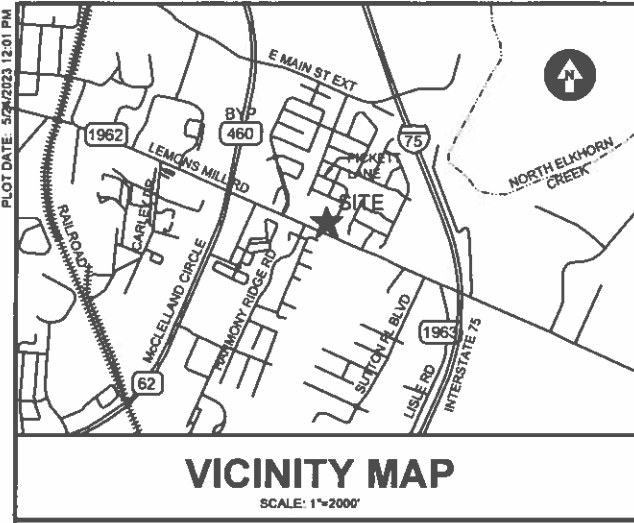
Staff recommends **Denial** of the Final Subdivision Plat due to its failure to adhere to the conditions of approval for this neighborhood.

Should the Planning Commission recommend approval, staff suggests adding the following conditions of approval.

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Final 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 plan.
4. Preliminary Subdivision Plat approval is valid for two years, subject to the requirements of Article 306 section A of the *Subdivision and Development Regulations*.
5. The driveway for 155 Pickett Lane shall be at least 50 feet from the end of the radius of the intersection of Pickett Lane and Lemons Mill Road.
6. The Project Site will need to comply with the tree canopy requirements of Section 6.2215 of the *Landscaping & Land Use Buffers Ordinance*.

PLOT DATE: 2/24/2023 12:01 PM
C:\USERS\GARNER\PROJBOX (RT\368)\THOROUGHBRED ENGINEERING\ACTIVE PROJECTS\150 & 155 PICKETT LANE - GEORGETOWN SURVEY\CAD\RICHFIELD FARMS LOT 15-L-LOT 19 PICKETT LANE 4-3-2023.DWG



PURPOSE

PURPOSE OF AMENDMENT IS TO CREATE LOT 19 BLOCK "A".

CERTIFICATION OF WATER & SEWER SERVICES

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

GENERAL MANAGER _____ DATE _____

CERTIFICATION OF OWNERSHIP AND DEDICATION

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

OWNER OR OWNERS _____ DATE _____

CERTIFICATE OF ACCURACY

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

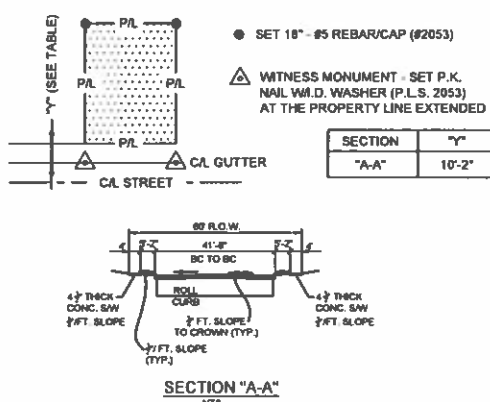
REGISTERED ENGINEER OR SURVEYOR _____ DATE _____

CERTIFICATION OF THE APPROVAL OF STREETS AND DRAINAGE

I HEREBY CERTIFY: (1) THAT STREETS, STORMWATER MANAGEMENT FACILITIES AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY/COUNTY SPECIFICATIONS IN THE DEVELOPMENT ENTITLED _____ OR, (2) THAT SECURITY HAS BEEN POSTED WITH THE LEGISLATIVE BODY OF _____ KENTUCKY (A) IN THE AMOUNT OF \$ _____ TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT, AND (B) FOR WARRANTY AND MAINTENANCE SECURITY IN THE AMOUNT OF \$ _____ AS A GUARANTEE OF IMPROVEMENTS UNTIL AFTER PUBLIC ACCEPTANCE.

COMMISSION ENGINEER _____ DATE _____

MONUMENT DETAIL



SITE STATISTICS

TOTAL AREA	0.14 ACRES
NO. OF LOTS	1
ZONE	R-2 (PUD)

BUILDING SETBACKS

FRONT: 20 FEET
SIDE: 7.5 FEET
REAR: 10 FEET

LEGEND

- = PROPERTY CORNER AS NOTED
- = SET 6/8" IRON BAR W/ CAP "LS 3870"
- = PROPERTY BOUNDARY LINE
- - - = ADJOINERS APPR. BOUNDARY
- - - = BUILDING SETBACK LINE
- - - = DRAINAGE & UTILITY EASEMENT
- - - = WATER LINE EASEMENT

CERTIFICATION OF GMWSS INFRASTRUCTURE

THE OWNERSHIP OF WATER AND/OR SANITARY SEWER INFRASTRUCTURE THERETO EXISTING OR INSTALLED AND LOCATED WITHIN EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF GEORGETOWN, BY AND THROUGH GEORGETOWN MUNICIPAL WATER AND SEWER SERVICE (GMWSS), FOR OPERATION, FOR A PERIOD OF ONE (1) YEAR FOLLOWING RECORDING OF THIS PLAT WITH THE SCOTT COUNTY CLERK'S OFFICE. ANY AND ALL MAINTENANCE COSTS INCURRED BY GMWSS AS A RESULT OF FAULTY EQUIPMENT OR INSTALLATION WILL BE INVOICED TO THE DEVELOPER FOR REIMBURSEMENT TO GMWSS.

OWNER/DEVELOPER _____ DATE _____

DRAINAGE EASEMENT DESCRIPTION

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

CERTIFICATION OF UTILITY EASEMENT DESCRIPTION

EASEMENTS GRANT AND CONVEY TO THE KENTUCKY UTILITY COMPANY, SOUTH CENTRAL BELL, GEORGETOWN MUNICIPAL WATER & SEWER SERVICE (GMWSS), COLUMBIA GAS KENTUCKY, INC, THEIR SUCCESSORS, ASSIGNS, AND LESSEES, THE RIGHT TO TRIM OR REMOVE, REPAIR OR REPLACE ANY AND ALL TREES, STRUCTURES AND OBSTACLES LOCATED ON THE EASEMENTS OR IN SUCH PROXIMITY THERETO THAT IN FALLING THEY MIGHT INTERFERE WITH OPERATION AND MAINTENANCE OF SAID FACILITY. NO BUILDING OR OTHER STRUCTURE SHALL BE ERRECTED, AND NO LANDFILL OR EXCAVATION OR OTHER CHANGE OF GRADE SHALL BE PERFORMED, UPON THE SAID EASEMENT AFTER INSTALLATION OF FACILITIES. THE RIGHT OF INGRESS AND EGRESS IS HEREBY GRANTED TO USERS OF THE UTILITY EASEMENT AS REQUIRED TO CONSTRUCT, OPERATE, MAINTAIN AND REINFORCE FACILITIES WITHIN SAID EASEMENTS. ALL LOTS LINES NOT HAVING AN EASEMENT INDICATED WILL HAVE 5' EASEMENTS ON THEM.

OWNER _____ DATE _____

CERTIFICATION OF FIRE DEPARTMENT APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN REVIEWED AND FOUND TO COMPLY WITH THE GEORGETOWN FIRE DEPARTMENT REGULATIONS, INCLUDING ANY CONDITIONS OF APPROVAL OR EXCEPTIONS, NOTED HEREON.

FIRE DEPARTMENT REPRESENTATIVE _____ DATE _____

CERTIFICATION OF GIS DEPARTMENT APPROVAL

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

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

CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES

I HEREBY CERTIFY THAT KENTUCKY UTILITIES SHALL SUPPLY THE RICHFIELD FARMS WITH ELECTRIC SERVICES AND THAT THE PROPOSED UTILITY EASEMENTS OF SAID DEVELOPMENT MEET THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER APPLICABLE REQUIREMENTS.

COMPANY REPRESENTATIVE _____ DATE _____

I HEREBY CERTIFY THAT BELL SOUTH SHALL SUPPLY THE RICHFIELD FARMS WITH TELEPHONE SERVICES AND THAT THE PROPOSED UTILITY EASEMENTS OF SAID DEVELOPMENT MEET THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER APPLICABLE REQUIREMENTS.

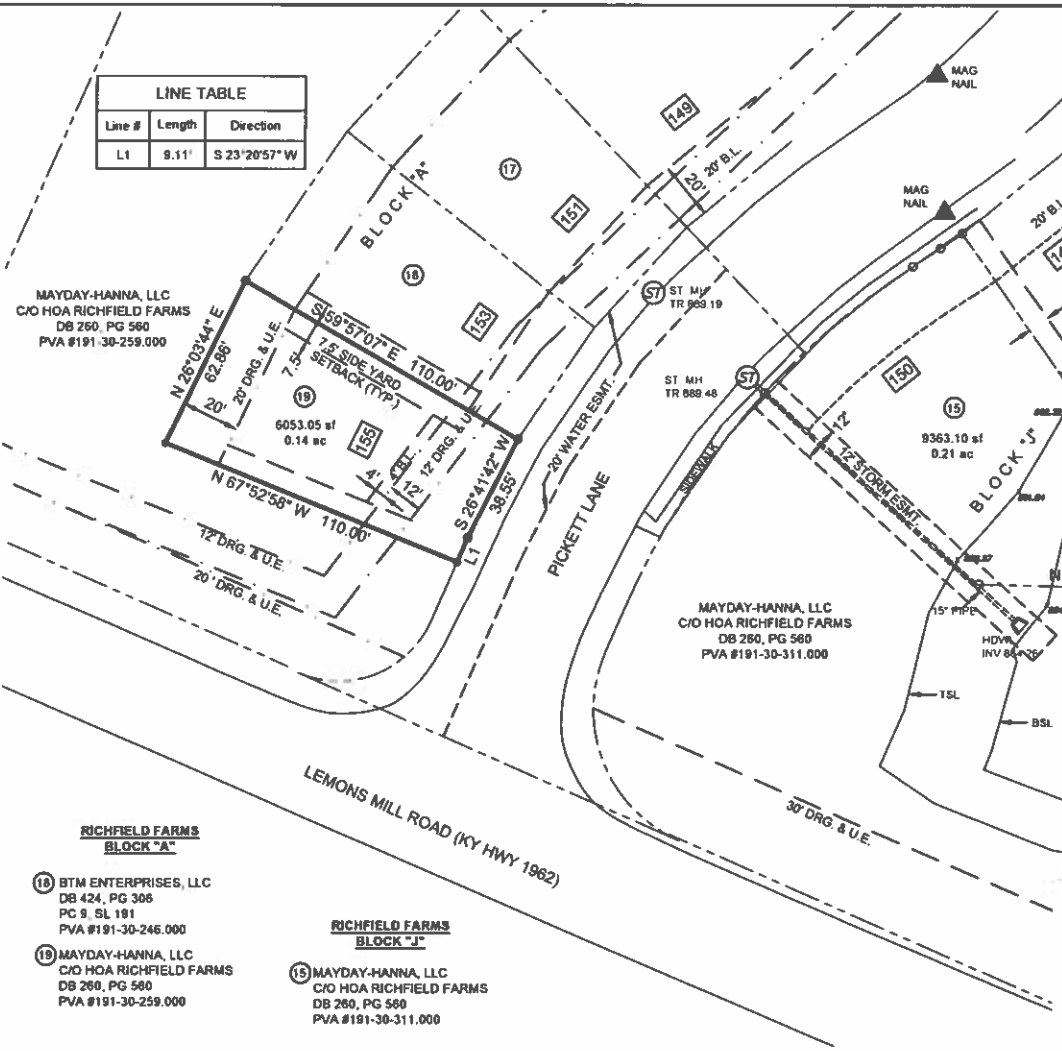
COMPANY REPRESENTATIVE _____ DATE _____

I HEREBY CERTIFY THAT ADELPHA CATV SHALL SUPPLY THE RICHFIELD FARMS WITH CABLE TV SERVICES AND THAT THE PROPOSED UTILITY EASEMENTS OF SAID DEVELOPMENT MEET THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER APPLICABLE REQUIREMENTS.

COMPANY REPRESENTATIVE _____ DATE _____

LINE TABLE

Line #	Length	Direction
L1	9.11'	S 23°20'57" W



18 BTM ENTERPRISES, LLC
DB 424, PG 306
PC 9, SL 181
PVA #191-30-246.000

19 MAYDAY-HANNA, LLC
C/O HOA RICHFIELD FARMS
DB 260, PG 560
PVA #191-30-259.000

15 MAYDAY-HANNA, LLC
C/O HOA RICHFIELD FARMS
DB 260, PG 560
PVA #191-30-311.000

CERTIFICATE OF ACCURACY

I DO HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE SCOTT COUNTY/GEORGETOWN PLANNING AND ZONING COMMISSION AND AN URBAN CLASS SURVEY. THE MONUMENTS ARE AS SHOWN. METHOD OF SURVEY WAS CONDUCTED BY GPS "RTK" (REAL TIME KINEMATIC) POSITIONAL ACCURACY IS LESS THAN ±0.05"±100 PPM. THE HORIZONTAL DATUM IS NAD 1983. THE BEARINGS SHOWN HEREON ARE BASED ON THE KENTUCKY NORTH ZONE STATE PLANE COORDINATE SYSTEM DERIVED FROM A GPS SURVEY. THE DIRECTIONS AND DISTANCES SHOWN ON THE PLAT ARE NOT BASED ON AN ADJUSTED SURVEY. ALL PROPERTY CORNERS INDICATED HAVE BEEN MONUMENTED WITH AN IRON PIN (1/8" LENGTH, 5/8" DIAMETER) AND CAP STAMPED #3870 UNLESS OTHERWISE NOTED HEREON.

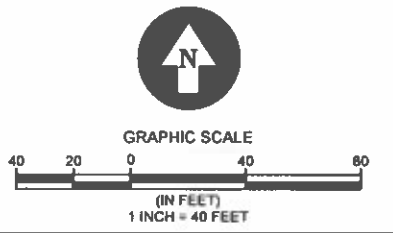
SURVEYOR: _____ DATE _____

KEITH G. WINSTEAD, PL 9 3870
THOROUGHBRED ENGINEERING
PO BOX 481
LEXINGTON, KENTUCKY 40588
(859) 788-0383

DATE OF SURVEY: 1-4-2023

NOTES:

- 1) THE PROPERTY SHOWN IS SUBJECT TO ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD, ALTHOUGH COURTHOUSE RESEARCH WAS CONDUCTED IN AN ATTEMPT TO LOCATE ALL SUCH RESTRICTIONS ARE HEREBY SHOWN. A DETAILED TITLE SEARCH CONDUCTED BY AN ATTORNEY MAY BE NECESSARY IN ORDER TO DETERMINE THE EXISTENCE OF ALL RESTRICTIONS.
- 2) THE DEVELOPER SHALL INSTALL STREET AND NO PARKING SIGNS PER THE CITY OF GEORGETOWN REQUIREMENTS.



P.O. BOX 481 LEXINGTON, KY 40588
(859) 788-0383
CIVIL DESIGN, LAND SURVEYING,
GEOTECHNICAL ENGINEERING, DRILLING SERVICES,
IBC SPECIAL INSPECTIONS, MATERIAL TESTING,
CM-CEI-CONSTRUCTION SERVICES



BOUNDARY SURVEY
MAYDAY-HANNA, LLC
155 PICKETT LANE
GEORGETOWN, SCOTT COUNTY, KENTUCKY

PROJECT NO:	DRAWN BY:
4-03-2023	CLG
DATE:	REVIEWED BY:
	KGW

REVISION	DATE

PLAT SHOWN HEREON REPRESENTS A BOUNDARY SURVEY AND COMPLES WITH 201 KAR 18.150

LEVERETTE PROPERTY FINAL SUBDIVISION PLAT

Staff Report to the Georgetown-Scott County Planning Commission June 8, 2023

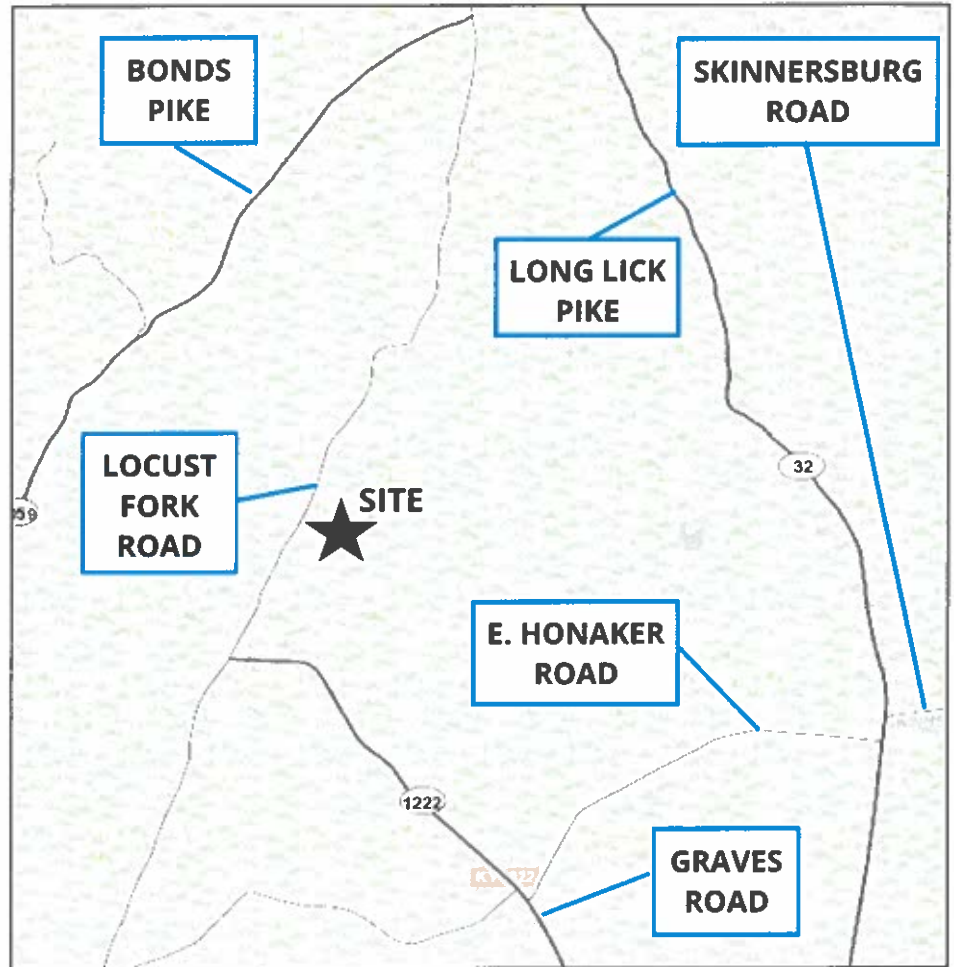
FILE NUMBER: FSP-2023-19

PROPOSAL: Final Subdivision Plat to subdivide a 78.64 acre farm into three (3) tracts

LOCATION: 1259 Locust Fork Road

OWNER: Nicholas & Melissa Leverette

CONSULTANT: Tom Leach, Tom Leach Land Surveying



STATISTICS:

Zone	A-1 (Agricultural)
Surrounding Zone	A-1
Proposed Lot Acreage	78.64 ac (total); Tract 1: 11.77 ac, Tract 2: 11.79 ac, Tract 3: 54.165 ac
Access	Locust Fork Road
Variances/Waivers	1. Reduce the separation distance for a new entrance from 300 feet to 35 feet.

BACKGROUND:

The application before the Planning Commission is a Final Subdivision Plat to subdivide a 78.64 acre farm into three tracts located on 1279 Locust Fork Road. The Project Site has not been subdivided previously.

Plat Review:

The proposed plat shows the appropriate setbacks, lot size, and width requirements. A further zoomed out vicinity map should be included on the final plat.

Access:

The plat shows two proposed entrances, one directly south of the existing driveway to Tract 2 and the other along the northern property line between Tracts 2 and 3. Locust Fork Road is a county maintained road and new entrances are subject to the Scott County Roads Department approval prior to recording. There are notes indicating which tracts have access to each easement. As part of the final plat, the language in these notes needs to be clarified.

The Applicant is requesting the separation distance for entrances be reduced from 300 feet to 35 feet. Given the sizes of the lots exceeding 10 acres, a distance of 300 feet between driveways is not required. The Project Site has an existing driveway that intersects with Locust Fork Road that could serve up to three tracts without requiring improvements. If so desired, the Applicant could remove the proposed entrance directly south of the existing entrance and state that Tracts 1 and 2 share the existing entrance. Any changes, if proposed, need to be noted on the final plat.

RECOMMENDATION:

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

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Preliminary Subdivision Plat shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plat.
4. This Preliminary Subdivision Plat approval is valid for two years, subject to the requirements of Article 306 section A of the *Subdivision and Development Regulations*.
5. Any new entrances require Scott County Roads Superintendent approval prior to final plat recording.

CERTIFICATION OF THE APPROVAL OF PRIVATE SEWERAGE SYSTEMS

I hereby certify that the private sewerage disposal system installed, or proposed to be installed in the development entitled: Leverette Major Subdivision fully meets the requirements of the Kentucky State Health Department and hereby is approved as shown.

_____, 2023
(County Health Department official)

CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES

I hereby certify that Kentucky Utilities shall supply the Leverette Major Subdivision with electric/gas/telephone services and that the proposed utility easements of said development meet the requirements of this agency and all other applicable requirements.

_____, 2023
Company representative (title)

CERTIFICATION OF THE PROVISION OF WATER ONLY

I hereby certify that Georgetown Municipal Water & Sewer Service (GMWSS) has the capacity within the water distribution system to supply Leverette Major Subdivision with water services. Provision of service will be contingent upon the review and approval of all on-site and off-site plans and specifications for the proposed system. Construction of the water distribution system to be by/at the cost of the developer without reimbursement, built to GMWSS approved specifications and approval by GMWSS of the as-built improvements and/or the bonding amount, and hereby dedicated to GMWSS.

_____, Date _____
General Manager

LINE	BEARING	DISTANCE
L1	N 52°02'53" E	179.89'
L2	S 58°54'31" E	13.72'
L3	S 37°08'11" E	32.89'
L4	S 20°15'30" E	104.24'
L5	S 31°54'28" E	112.62'
L6	S 34°54'40" E	149.59'
L7	S 47°10'23" E	48.05'
L8	S 57°28'07" E	32.35'
L9	S 68°34'42" E	102.20'
L10	S 60°57'25" E	118.87'
L11	S 82°33'09" E	56.80'
L12	S 20°31'35" E	42.85'
L13	S 42°12'00" E	107.51'

Owner
Nicholas & Melissa Leverette
P.O. Box 209
Stamping Ground, KY 40379

Purpose of Survey
Creation of 4 Agricultural Lots.

LEGEND

These standard symbols will be found in the drawing

- IRON PIN SET (1/2" X 16" REBAR WITH YELLOW CAP STAMPED LEACH 3407)
- POINT
- FOUND 1/2" IRON PIN L6 #3661
- △ 2" MAG NAIL SET
- ▨ RIGHT OF WAY TO BE DEDICATED

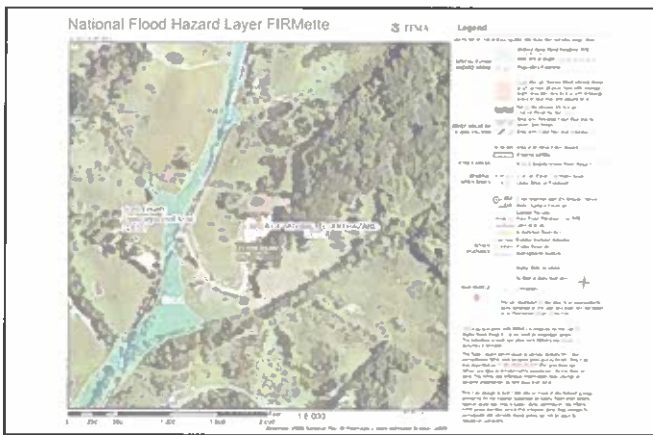
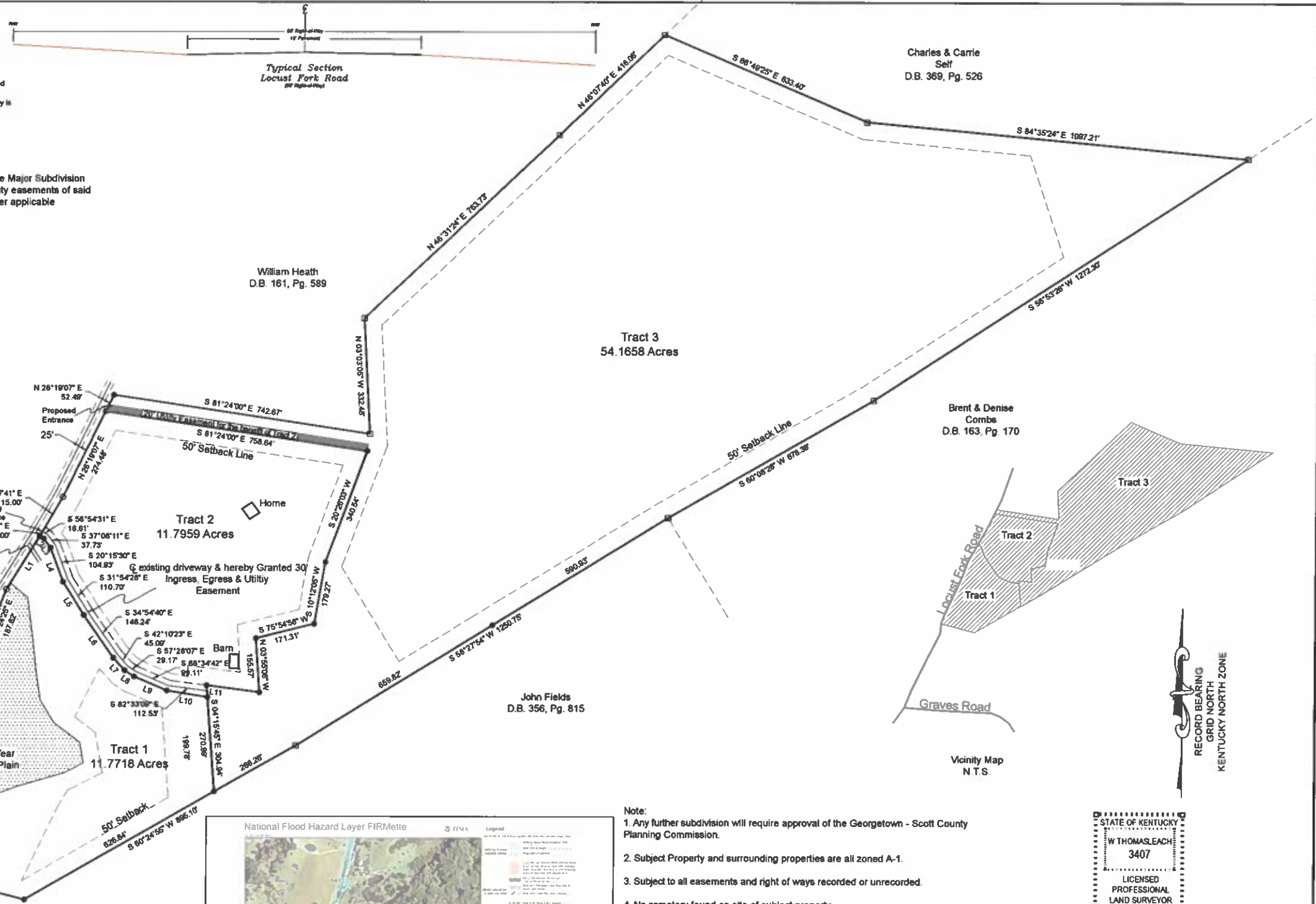
CERTIFICATION OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plat/plan of the development with my (our) free consent, establish the minimum building restriction line, 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

_____, 2023

W. Thomas Leach PL# #3407

Date



"I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECTION UTILIZING BOTH RECORD DOCUMENTS AND FIELD SURVEY MEASUREMENTS. FIELD INFORMATION WAS PERFORMED BY RTK GPS SURVEY USING A SPECTRA SP 90 BASE AND SPECTRA SP 90 ROVER. THE SERIAL NUMBERS OF WHICH ARE ON FILE IN THE OFFICE OF THE SURVEYOR. THIS SURVEY MEETS THE ACCURACY REQUIREMENTS OF AN RURAL SURVEY AS SPECIFIED IN 201 KAR 18-150 ESTABLISHED BY THE COMMONWEALTH OF KENTUCKY"

- Note:
1. Any further subdivision will require approval of the Georgetown - Scott County Planning Commission.
 2. Subject Property and surrounding properties are all zoned A-1.
 3. Subject to all easements and right of ways recorded or unrecorded.
 4. No cemetery found on site of subject property.
 5. Current source deed is located in Deed Book 391, Page 491.
 6. Current Deed information acquired from Scott County P.V.A. Office.
 7. Only readily visible utilities are shown as part of this survey.
 8. GMWSS Water Lines shall maintain existing cover on the main and at the entrance locations. If cover cannot be maintained the water line shall be relocated and paid for by the property owner; built to GMWSS standards and specifications. Extra fill over the water line must have written approval from GMWSS.
 - a. A testable backflow device shall be installed on the customer side of the water meter for agricultural uses. Backflow devices shall be tested yearly.
 9. The shown entrances where approved by the Scott County Road Department and Scott County Planning and Zoning. Any change to their location will need their approval.
 10. Tract 1 will not have access to the 30' Ingress, Egress & Utility Easement.
 11. Tracts 2 & 3 will have access to the 30' Ingress, Egress & Utility Easement.
 12. Each parcel will be limited to 3/4" residential water meter.

STATE OF KENTUCKY
W. THOMAS LEACH
3407
LICENSED PROFESSIONAL LAND SURVEYOR

0' 200' 400' 600'

THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPIES WITH 201 KAR 18-150

MAJOR FINAL

LEVERETTE SUBDIVISION

ON THE EAST SIDE OF LOCUST FORK ROAD 0.5 MILE NORTH OF GRAVES ROAD SCOTT COUNTY, KENTUCKY

SCALE: 1" = 200'
DATE: 4/30/2023
DWN. BY: W.T. LEACH
JOB NO.: 23-58
Surveyed: 4/15/2023
Filename: Leverette Leach

Tom Leach
Land Surveying
P.O. Box 125
195 Jenni Lane
Dry Ridge, KY 41035
859-383-2947
tomleach18@gmail.com

PHOENIX TRANSPORTATION ADDITION PRELIMINARY DEVELOPMENT PLAN

Staff Report to the Georgetown-Scott County Planning Commission June 8, 2023

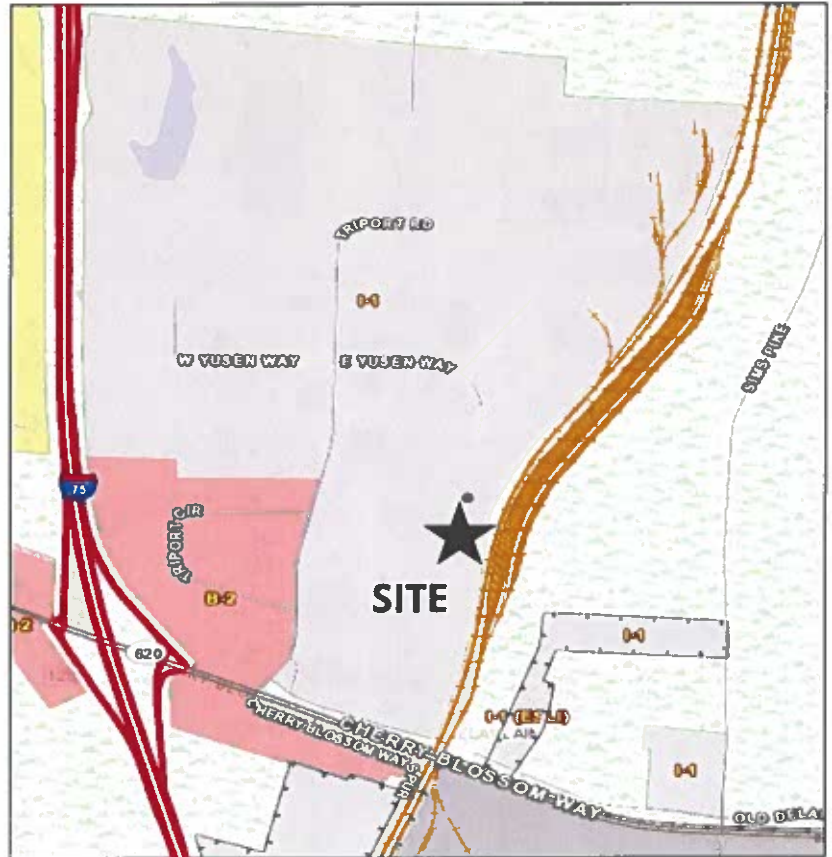
FILE NUMBER: PDP-2023-20

PROPOSAL: Preliminary Development Plan for addition of a 207,625 SF warehouse building and additional parking across two phases

LOCATION: 335 East Yusen Way

OWNER: Trail Creek Properties, LLC

CONSULTANT: Kyle Hall
Banks Engineering



STATISTICS:

Existing Zone	I-1 (Light Industrial)
Surrounding Zone(s)	I-1
Site Acreage	40.16 ac (Total) Lot 1 (Project Site): 16.05 ac, Lot 2: 24.10 ac
Access	Triport Road to East Yusen Way
Existing Use	Office & Warehouse
Proposed Use	Warehouse
Existing Building Area	+/- 36,365 SF [2.08% Total Site Area, 3.46% Lot 2 Area]
Proposed Building Area	207,625 SF (Total) [11.87% Total Site Area, 29.69% Lot 1 Area] Phase 1: 75,047 SF, Phase 2: 132,578 SF
Total Building Area	243,990 SF [13.95% of Total Site Area]
Existing Parking	Lot 1: 0 Spaces Lot 2: 139 spaces
Proposed Parking	Lot 1: 46 spaces (1 per employee on peak shift) Lot 2: 0 spaces

STATISTICS (cont'd):

Variances/Waivers

1. Waiver for gravel trailer parking area.
2. Waiver to use lesser of two metrics for parking space calculation.

BACKGROUND:

The Project Site is a 40.17-acre parcel located at 335 East Yusen Way in the Triport Industrial Park. The site is zoned I-1 (Light Industrial) which is an appropriate zoning district for the buildings and uses proposed on the development plan.

For clarity, the Applicant has organized the property into two lots wherein Lot 2 (measuring 24.10 acres) is the existing developed area and Lot 1 (measuring 16.05 acres) is the area subject for new development. The Applicant has approximately 36,365 SF of existing building area on Lot 2. No further additions are proposed for Lot 2. The Applicant is proposing an additional 207,265 SF of building area, constructed in two phases, on Lot 1. Phase 1 would result in 75,047 SF of building area, 7 parking spaces, gravel parking lot for trailer, and some landscaping. Phase 2 would result in an addition of 132,578 SF of building area and 39 parking spaces.

SITE LAYOUT:

The development plan proposes adding a building, 207,265 SF total area, south of the existing building in the area identified as Lot 1. It shows the addition of a large, paved loading/unloading area west of this proposed building with a gravel trailer area. The proposed building meets the local regulations for height, setbacks, and ground coverage.

Access:

The site has an existing access point from East Yusen Way which is proposed to continue functioning as the main entrance/exit for passenger vehicles and a 30-foot-wide access easement proposed through the existing development's parking lot to the new building.

Parking:

Employee and visitor parking would be west of the proposed warehouse building. The Applicant proposes one parking space per one employee on the largest shift, or 46 parking spaces. Seven (7) spaces would be constructed in the first phase and thirty-nine (39) spaces in the second. Per the *Subdivision & Development Regulations*, a "warehouse" use requires one parking space per 1.5 employee on the largest shift. As such, the Applicant exceeds the minimum requirement of parking spaces on the property. The Applicant lists a waiver request to allow for this metric to be used for the development. This waiver was advised to the Applicant by Staff at a time where the building's use was uncertain but anticipated to be a truck terminal. Given that the use has been clarified and that the metric for warehousing is less than that of a truck terminal, the waiver is no longer necessary.

As part of the development, the Applicant is requesting a waiver for a gravel lot for trailer parking. The lot is located west of the proposed building, and measures approximately 24,150 SF. The lot is intended to act as storage, consistent with similar lots found industrially zoned truck facilities in the county and in the Triport Industrial Park. Staff agrees with granting the waiver, given that the lot is intended for parking and is expected to kick up little to no dust. Staff will look to the specie-specific Landscaping Plan submitted as part of the Final Development Plan to demonstrate appropriate VUA perimeter screening.

Stormwater Management:

Stormwater is proposed to be handled by a detention basin located directly south of the proposed building. The detention basin is proposed to be sized to handle the runoff from the project site. It is important to note that the Project Site is in the Dry Run Watershed BMP Study Area and shall be responsible for any additional study requirements per the adopted guidelines of the study.

Landscaping & Land Use Buffers:*Section 6.12: Property Perimeter Requirements*

At this time, Section 6.12 of the ordinance would not apply to the proposed development.

Section 6.13: Vehicular Use Area Perimeter Requirements

At this time, Section 6.13 of the ordinance would not apply to the proposed development.

Section 6.22: Interior Landscaping for Vehicular Use Areas

The *Landscape and Land Use Buffers Ordinance* requires an interior landscaped area 10% the size of the VUA and for those areas to be populated with 1 tree per 250 square feet of interior landscaped area. In the instance of an industrially zoned parcel, the VUA used to calculate the required interior landscaping can exclude areas which are defined as "loading, unloading, or storage". Staff is uncertain if the stated VUA includes or excludes such areas. The plan shows 24,588 SF of VUA across both phases of development in Lot 1 and proposes 2,738 SF of ILA on the property. It is unclear if the proposed interior landscaped areas include both phases of development on Lot 1 or just the first phase. The Applicant will need to provide updated interior landscaped areas information as part of the Final Development Plan. At this time, Staff concludes that the plan meets these regulations.

Section 6.2215: Minimum Canopy Requirements

The current site has approximately 24% of tree coverage on Lot 2. The total site tree canopy coverage is not stated clearly. After both phases of development, the Applicant proposes to retain 18% of the total Lot 1 area in existing tree canopy. Furthermore, the Applicant proposes an additional 7,500 SF of tree canopy be installed on the property. Given the surplus of existing and proposed values, no additional trees are needed to meet the tree canopy requirements.

Sewer:

The sewer provider for this area (Bluegrass Water & Utility) has not indicated whether or not the existing system in the area is able to serve the proposed expansion at this time. The Applicant has not made a statement as to the plan for how the property will have sewer service for the property.

When a project is in the service area of a sewer provider, the project should connect to that service. Previous applications in the Triport Industrial Park have received similar input from the area's sewer provider. Staff recommends the Planning Commission not grant any waivers to the requirements of sewer service for the Project Site. This would allow staff, the Health Department, and the Applicant to come to the best solution for this site.

ANNEXATION:

This site, and the larger Triport Industrial Park, are located within the Urban Service Boundary for the City of Georgetown. As both best planning practice and local policy, when land within the Urban Service Boundary is proposed for development (including additions to existing development), approval of this

development is conditioned upon the Applicant's agreement to annexation when available. Staff recommends including a condition of approval to this application that the Applicant file a consent to annexation with the City of Georgetown prior to approval of the Final Development Plan.

RECOMMENDATION:

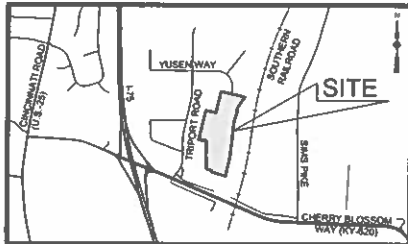
Staff recommends the Planning Commission recommend **approval** of the Preliminary Development Plan. Should the Planning Commission recommend approval, staff suggests adding the following conditions of approval.

Waiver(s):

1. Waiver for gravel trailer parking area. **(Staff recommends approval of this waiver)**
2. Waiver to use lesser of two metrics for parking space calculation. **(Staff determines this waiver is not required)**

Conditions of Approval:

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



UTILITY NOTE:

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "KENTUCKY 811" SAFELY 811 (TOLL FREE PHONE NO. 1-800-752-8007) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (E. G. GAS, ELECTRIC, WATER, GAS AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

KENTUCKY UNDERGROUND PROTECTION INC.

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

UNDERGROUND UTILITIES

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

SURVEY NOTE:

THESE PLANS DO NOT CONSTITUTE A BOUNDARY SURVEY AND ARE NOT INTENDED FOR LAND TRANSFER. THEY DO NOT MEET THE MINIMUM STANDARDS FOR A BOUNDARY SURVEY. THE SOLE PURPOSE OF THIS SHEET IS FOR USE IN OBTAINING A BUILDING PERMIT.

PUBLIC UTILITIES

WATER: KENTUCKY AMERICAN WATER COMPANY
SEWER: BLUEGRASS WATER & UTILITY
ELECTRIC: KENTUCKY UTILITIES COMPANY
GAS: COLUMBIA GAS
TELEPHONE: BELL SOUTH TELECOMMUNICATION

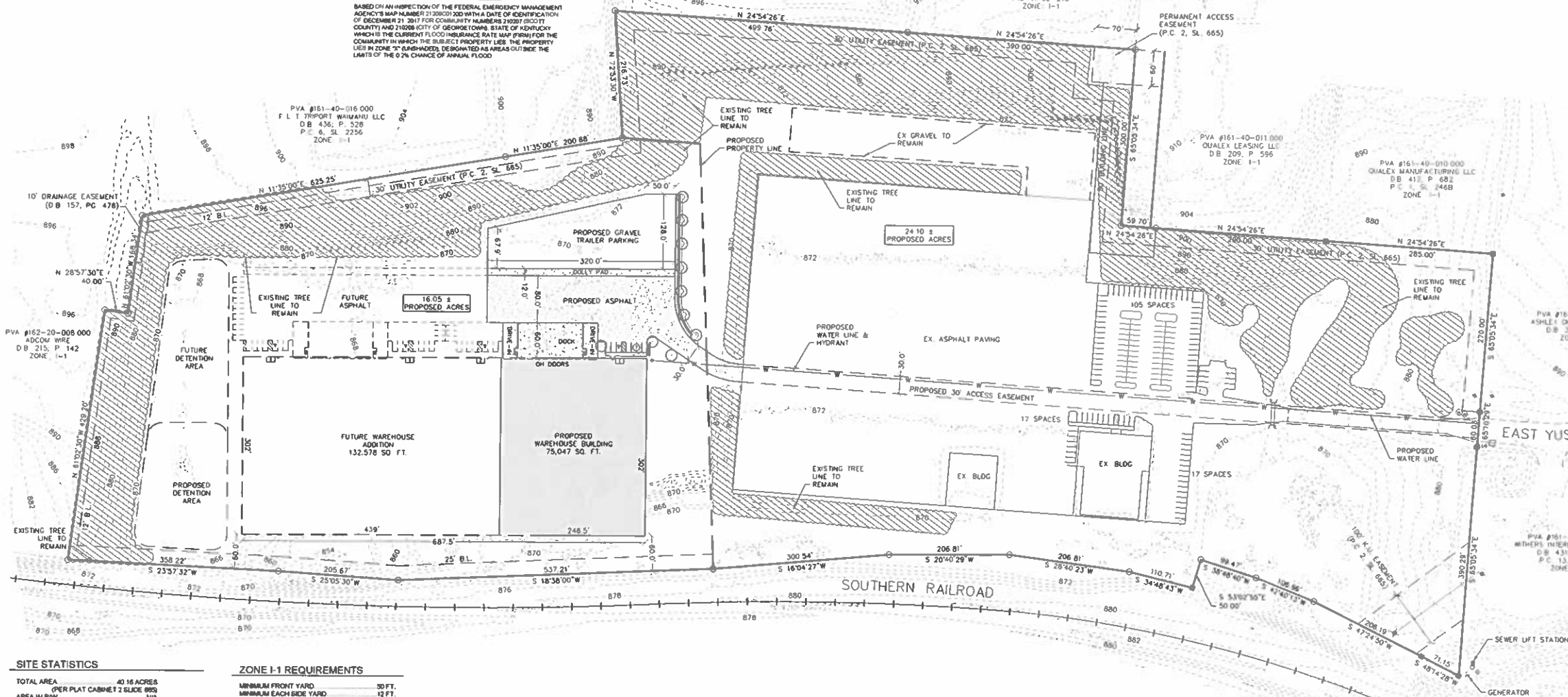
**** WAIVER REQUEST ****

- PHOENIX TRANSPORTATION WOULD LIKE TO REQUEST A WAIVER TO ALLOW THEM TO PROVIDE PARKING FOR THE SITE BASED ON THE CALCULATION OF ONE PARKING SPACE PER EMPLOYEE ON PEAK SHIFT DUE TO THE SIZE OF THE BUILDING. USING ANY OTHER CALCULATION WOULD REQUIRE MANY ADDITIONAL SPACES THAT SIMPLY WILL NOT BE USED.
- PHOENIX TRANSPORTATION WOULD LIKE TO REQUEST A WAIVER TO ALLOW THEM TO USE GRAVEL PARKING IN THE LOCATION SHOWN ON BELOW PLAN. THIS AREA WILL BE USED FOR TRAILER PARKING.

VICINITY MAP (n1s)

F.E.M.A. FLOOD HAZARD AREA

BASED ON AN INSPECTION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S MAP NUMBER 1120001200 WITH A DATE OF IDENTIFICATION OF DECEMBER 21, 2017 FOR COMMUNITY NUMBERS 21007 (SCOTT COUNTY) AND 21008 (CITY OF GEORGETOWN, STATE OF KENTUCKY) WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY LIES, THE PROPERTY LIES IN ZONE "X" (UNSHADED), DESIGNATED AS AREAS OUTSIDE THE LIMITS OF THE 0.2% CHANCE OF ANNUAL FLOOD.



LEGEND

- BOUNDARY LINE
- ZONE
- EASEMENT
- BUILDING SETBACK LINE
- ADJACENT RIGHT-OF-WAY
- ADJACENT PROPERTY LINE
- EXISTING CONTOUR - MAJOR
- EXISTING CONTOUR - MINOR
- EXISTING STREAM
- WATERLINE
- SANITARY SEWER LINE
- STORM SEWER
- OVERHEAD ELECTRIC LINE
- UNDERGROUND UTILITIES
- EXISTING TREE LINE
- FIRE HYDRANT
- WATER VALVE
- UTILITY POLE
- GUY WIRE
- SANITARY SEWER MAN-HOLE
- LIGHT POLE

SITE STATISTICS

TOTAL AREA	40.16 ACRES
EASEMENT	(PER PLAT CABINET 2 SLIDE 009)
AREA IN B/W	N/A
AREA IN LOTS	40.16 ACRES
NO. OF LOTS	1
L.F. OF STREET	N/A
EXISTING ZONING	I-1
GROSS BLDG. FLR. AREA	75,047 S.F.
BUILDING HEIGHT	36'-0"

PARKING STATISTICS

TOTAL AUTO SPACES PROVIDED	7
EXISTING TREE LINE	(8 STANDARD, 1 ACCESSIBLE)
BASED ON NUMBER OF ANTICIPATED EMPLOYEES (5)	

LANDSCAPING STATISTICS

VEHICLE USE AREA (VUA)	9,883 S.F.
REQ. INT. LANDSCAPE (10% OF VUA)	988 S.F.
PROPOSED INT. LANDSCAPE	1,060 S.F.
PERMETER VUA LENGTH	279 LF
REQUIRED PERMETER TREES (1 TREE / 40')	7
PROPOSED PERMETER TREES	7

ZONE I-1 REQUIREMENTS

MINIMUM FRONT YARD	30 FT.
MINIMUM EACH SIDE YARD	12 FT.
MINIMUM REAR YARD	25 FT.
MAXIMUM BLDG. HEIGHT	6 STORIES OR 75 FT.

GENERAL NOTES:

- THE MEANDERING LINES, IF ANY, SHOWN HEREON ARE USED FOR AN APPROXIMATE CALCULATION OF AREAS. THE CREEK, STREAM, RIVER, DRAIN, ROAD, ETC. IS THE ACTUAL PROPERTY LINE UNLESS OTHERWISE NOTED.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD. ALTHOUGH COURTHOUSE RESEARCH WAS CONDUCTED IN AN ATTEMPT TO LOCATE ALL SUCH ENCUMBRANCES, THE SURVEYOR CAN MAKE NO GUARANTEE THAT ALL SUCH RESTRICTIONS ARE HEREBY SHOWN. A DETAILED TITLE SEARCH CONDUCTED BY AN ATTORNEY MAY BE NECESSARY IN ORDER TO DETERMINE THE EXISTENCE OF ALL RESTRICTIONS.
- SOURCE OF DEEDS: D.B. 243, P. 586 OF RECORD IN THE SCOTT COUNTY CLERK'S OFFICE.
- BOUNDARY SHOWN HEREON IS PRELIMINARY ONLY AND HAS NOT BEEN FIELD SURVEYED.
- CONTOURS SHOWN HEREON BASED ON DATA DOWNLOADED FROM KYTRONABOVE, KENTUCKY ELEVATION DATA (HTTPS://KYTRONABOVE.MAPS.ARGIS.COM).
- A HYDRO ENCROACHMENT PERMIT WILL NOT BE REQUIRED FOR THE PROPOSED DEVELOPMENT.

OVERALL SITE STATISTICS

LOT	PHOENIX TRANSPORTATION		TOTAL
	EX. LOT 2	PROPOSED	
SITE AREA - ACERAGE	24.10	16.05	40.15
SQUARE FOOTAGE	1,949,786	809,136	1,716,584
BUILDING SQUARE FOOTAGE	23,187 S.F.	75,047 S.F.	132,576
FLOOR AREA RATIO (MAX. 5.0)	0.2	1.0	2.9
BUILDING HEIGHT	EX. 36'-0"	36'-0"	36'-0"
PARKING PROVIDED	24	25	54 SPACES
PARKING CALCULATION	1 SP / 1000 SF	1 SP / EMPLOYEE ON MAX. SHIFT	185 SPACES
INTERIOR LANDSCAPE AREA REQUIRED	N/A	864 SF	1,473 SF
INTERIOR LANDSCAPE AREA PROVIDED	N/A	1,060 SF	1,988 SF
VEHICULAR USE AREA	9,883 SF	9,883 SF	14,725 SF
EXISTING TREE CANOPY	296,422 SF (2.4%)	126,500 SF (18%)	0 SF (0%)
REQUIRED TREE CANOPY	0 SF	0 SF	7,500 SF
PROPOSED TREE CANOPY	0 SF	7,500 SF	0 SF
USE	CABINET / SLIDE	WAREHOUSE	WAREHOUSE
			02-085

** PARKING COUNT BASED ON 1 SPACE / EMPLOYEE ON PEAK SHIFT

SETBACK NOTE:

THE BUILDING SETBACK LINES SHOWN HEREON ARE BASED ON THE SURVEYOR'S INTERPRETATION OF THE SETBACK REQUIREMENTS FOR THIS PROPERTY. THESE SETBACK LINES ARE SUBJECT TO THE INTERPRETATION OF AN APPROPRIATE GOVERNMENTAL AGENCY (E. G. BUILDING INSPECTION OR PLANNING/ZONING).

ROYAL SPRING AQUIFER RECHARGE AREA

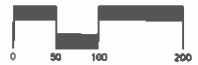
THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE ROYAL SPRING AQUIFER RECHARGE AREA AS SHOWN IN FIGURE 1-3 OF THE GEORGETOWN'S TOPOGRAPHIC MAP MAINTAINED DATED FEB. 2017.

TREE PRESERVATION PLAN

- TREE PROTECTION AREAS (TPAs) SHALL BE FENCED WITH A MINIMUM 3 FEET TALL FENCING LOCATED ALONG THE DROPLINE OF THE TREE CANOPY WITH SIGNS POSTED EVERY 100 FEET THAT READ "TREE PROTECTION AREA". WRITTEN APPROVAL OF THE INSTALLED FENCING BY THE CITY OF GEORGETOWN SHALL BE OBTAINED PRIOR TO ISSUANCE OF PERMITS OR OTHER CONSTRUCTION ACTIVITY. THE FENCE SHALL BE MAINTAINED IN GOOD ORDER FOR THE DURATION OF THE PROJECT AND NOT BE MOVED WITHOUT PRIOR PERMISSION BY THE CITY OF GEORGETOWN. NO TREE REMOVAL, GRUBBING, OR CLEARING IN THE TPA SHALL BE PERMITTED WITHOUT PRIOR APPROVAL BY THE CITY OF GEORGETOWN.
- ALL OTHER REQUIRED TREES SHALL CONFORM WITH THE GEORGETOWN / SCOTT COUNTY PLANTING MANUAL. ALL TREES SHALL BE PLANTED A MINIMUM OF 10 FEET FROM BUILDINGS. TREES TO BE LOCATED WITHIN UTILITY EASEMENTS MUST FIRST CALL KENTUCKY UNDERGROUND. CALL BEFORE YOU DIG 1-800-752-8007.
- ALL EXISTING TREES SHOWN NOTED AS TREE SYMBOL WITH AN 'EX' SHALL REMAIN AND ARE TO BE PROTECTED. OTHER TREES SHOWN ON PLAN ARE NEW TREES TO BE PLANTED.

PRELIMINARY DEVELOPMENT PLAN

SCALE: 1"=100'-0"



CERTIFICATION OF PRELIMINARY PLAN APPROVAL

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

DATE: _____

CERTIFICATION OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I (AM ONE ARE) THE OWNERS (OF THE PROPERTY SHOWN AND DESCRIBED HEREON) AND THAT I (WE) HEREBY ADOPT THIS PLAN OF THE DEVELOPMENT WITH MY (OUR) FREE CONSENT. I 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: _____

NOT FOR CONSTRUCTION

OWNER/DEVELOPER
PHOENIX TRANSPORTATION PROPERTIES LLC
335 E YUSEN WAY, GEORGETOWN, KY 40324

PHOENIX TRANSPORTATION PROPERTIES LLC
DELAPLAIN INDUSTRIAL PARK, LOT 2
335 E YUSEN WAY
GEORGETOWN, SCOTT COUNTY, KY 40324

PRELIMINARY DEVELOPMENT PLAN



DATE	MAY 23, 2023
REVIEWED	
1	
2	
3	
4	
5	
SHEET	PDP
DATE	230608
DRAWN	K/JH
CHECKED	JDB

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Drawing: 2306_FDP.dwg

**DAN CUMMINS
PRELIMINARY DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission
June 8, 2023**

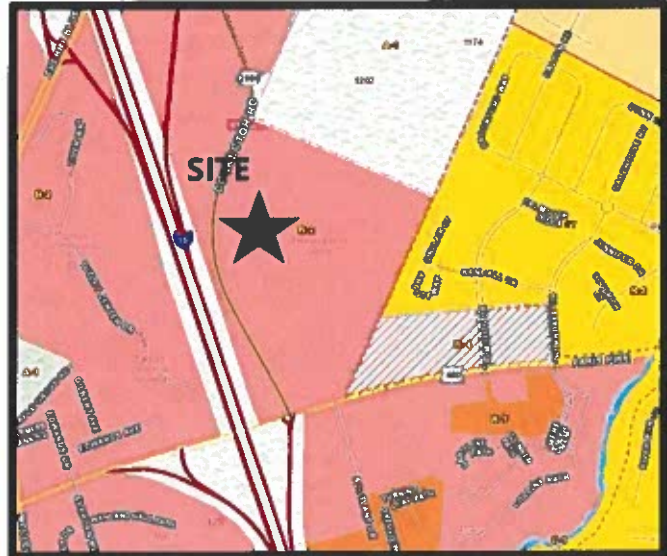
FILE NUMBER: PDP-2023-21

PROPOSAL: Preliminary Development Plan for 49,313 SF Commercial Auto Dealership on 15.05 acres

LOCATION: 269 Connector Road

OWNER: 3034 Paris Pike, LLC

CONSULTANT: Vision Engineering



STATISTICS:

Zone	B-2 (Highway Commercial)
Surrounding Zone(s)	B-4 & B-2
Site Acreage	15.05 acres (phase 1: 9.3 acres; future: 5.75 acres)
Building Area	49,313 square feet
Max. Building coverage	50%
Building Coverage	12.1%
Vehicular Use Area	72,593 SF
Parking Provided	82 spaces (4 handicap accessible)
Access	Connector Road
Variations/Waivers Requested	1. Waiver to calculate required Interior Landscape Island Area (ILA), excluding inventory and maintenance areas (less than 10% of overall). 2. Waiver to reduce required tree canopy coverage from 24% to 14%.

BACKGROUND:

This application is a Preliminary Development Plan for a 49,413 SF auto dealership building on a 15.05-acre site, zoned B-2 (Highway Commercial). The site is located on Connector Road, a state roadway in the City of Georgetown, east of I-75. The site was previously approved for a recreational vehicle campground in 2019.

Plan Review:

The proposed Preliminary Development Plan meets the setback, building height, and maximum building coverage requirements of the B-2 (Highway Commercial) District in the *Georgetown-Scott County Zoning Ordinance*. The use proposed is a permitted use in the B-2 District.

The Development Plan is proposing a large auto dealership sales building, with customer sales and display areas, offices and a large service and maintenance area. The building is surrounded by a large paved parking lot to be used for the parking of their inventory of vehicles and also for customer and employee parking and loading and unloading areas for their service department.

The submitted Preliminary Development Plan highlights with a gray shade the employee and customer driveways and parking areas. The applicant is proposing to count only the gray shaded areas as their vehicle use area (VUA) for the purpose of calculating the required interior landscape islands and plantings. The Zoning Ordinance does not stipulate a separate standard in calculating VUA for car lots. Therefore, the applicant will require multiple variances to the landscaping requirements, in order to treat the car display areas and maintenance and loading areas as non-VUA areas.

From planning staff's perspective, VUA areas are typically viewed as those paved drives and parking lots that exist for employee and customer access and parking for the daily operation of a business. Staff would support variances to allow a more limited interpretation of the VUA area, in this case, based on the specific use proposed on the site. The application as submitted is meeting the required interior VUA landscape area and the number of trees for the reduced VUA area shown in gray.

The site is surrounded by Commercial zones on all sides and no perimeter zone to zone buffers are required. All utilities are available to the site. Dumpsters are shown on the rear of the site within the proposed VUA area and there is a small area proposed along Connector Road for vehicle inventory display which will not be screened. Traffic control signage and directional arrows to direct the flow of traffic will be reviewed with the Final Development Plan. A photometric lighting plan will be required with the Final Development Plan. Signage shall conform to all requirements of the Georgetown Sign Ordinance.

Vehicle Access & Pedestrian Circulation:

A new entrance to the site is proposed from Connector Road, a state controlled roadway (KY 2906), north of the proposed building, aligned with the existing entrance to the car wash across the road. KYTC has preliminarily approved the location of the new entrance. Planning staff is asking for turn lanes on Connector Road north and south bound at the new entrance. KYTC is proposing to widen Connector Road in the next couple of years. The applicant should coordinate with KYTC all improvements at the entrance and along Connector Road to match design profiles and pedestrian improvements planned in the KYTC project.

The Project Site has a secondary connection to an existing entrance from Connector Road that is currently used as the access for the Bluegrass RV storage development that was approved in 2018. There is an access easement using this entrance running along the northern property boundary of the project site. The area labelled Future Development will require an Amended Final Development Plan to be reviewed and approved by the Planning Commission, prior to building in this area.

There are challenges with providing pedestrian access to the Project Site due to existing grades. Staff would request sidewalks along the Connector Road frontage to match proposed sidewalks in the KYTC Connector Road widening project.

Land Use Buffers and Landscaping:

Section 6.12: Property Perimeter Requirements

- The project site adjoins Commercially zoned property on all sites, so no perimeter site landscaping buffers are required.

Section 6.13: Vehicular Use Area Perimeter Requirements

Vehicular Use Areas (VUAs) must be screened from any adjoining property in any zone other than industrial or agricultural by:

- A buffer at least 5 feet wide
- That buffer shall contain 1 tree per 40 feet of boundary of the VUA. These trees can be small, medium, or large species. The buffer must also have a 3-foot average height continuous planting, hedge, fence, wall or earth mound.

VUAs must be screened from adjoining rights-of-way by:

- A buffer at least 5 feet wide
- That buffer shall contain 1 tree per 50 feet of boundary of the VUA. These trees can be medium or large species. The buffer must also have a 3-foot average height continuous planting, hedge, fence, wall or earth mound.

The Preliminary Development Plan appears to meet the perimeter landscape requirements of Section 6.13 of the *Landscape and Land Use Buffers Ordinance*.

Section 6.22: Interior Landscaping for Vehicular Use Areas

The *Landscape and Land Use Buffers Ordinance* requires an interior landscaped area 10% the size of the VUA and for those areas to be populated with 1 tree per 250 square feet of interior landscaped area.

The Preliminary Development Plan lists a VUA for customer and employee drives and parking areas of 72,593 square feet which means 7,259 square feet of interior landscaped VUA are required with 28 trees (1 per 250SF) planted in that area. The site statistics show 9,884 square feet of interior landscaped area with 28 trees, which meets the minimum requirements for the proposed ILA.

The total VUA including all the areas of pavement including inventory display and maintenance areas on the plan is 254,501 square feet which means 25,450 square feet of interior landscaped VUA would be required with 102 trees planted if the entire site was included in the VUA calculation. The site statistics show 9,884 square feet of interior landscaped area with 28 trees, which is well below the minimum requirement if the whole site was considered.

Section 6.2215: Minimum Canopy Requirements

Due to the large, paved inventory display area, the proposed plan does not meet the 24% required canopy coverage for the site and can only provide 14%. The application is proposing to meet the required VUA perimeter landscaping requirements and proposes 74 new large trees and 28 new small trees within their 14% proposed canopy coverage. Trees would primarily be planted around customer parking areas and at the perimeter of the site.

The 102 proposed trees matches the number of trees which would be required for interior landscape island trees for the site if all the paved areas were counted as VUA. Staff is in support of the variance to reduce the total canopy coverage based on the applicant's justification, that large amounts of interior trees would reduce the function of the site as a vehicle display area and would increase the maintenance on site and potential damage to inventory.

The area of development used to calculate the canopy coverage requirement, excludes the undisturbed area labelled "Future Development". When this area is proposed for development, a new development plan will be required for that area and landscape requirements will need to be met for that area at that time.

Stormwater and Utilities:

The project site is part of the previously approved Bluegrass RV site. The applicant will be required to meet all the requirements of the stormwater regulations. The site generally drains to the northwest corner near the existing northern entrance to Bluegrass RV Storage. All Utilities are available at the site. The applicant will need to go thru the GMWSS process to secure sewer capacity for the proposed new use on site. There is a Columbia Gas high pressure main which will need to be relocated to install the new entrance.

RECOMMENDATION:

Staff recommends **Approval** the Preliminary Development Plan, staff recommends the following waivers and conditions of approval:

Waiver:

1. Waiver to reduce Canopy coverage from 24% to 14%.
2. Waiver to reduce the area required for interior VUA islands and trees from 254,501 SF to 72,593 SF.

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Preliminary Development Plan shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. Prior to 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.
4. The Final Development Plan will need to comply with all stormwater management requirements.
5. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
6. 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*.
7. A photometric plan shall be required with the Final Development Plan.
8. All requirements of the Georgetown Fire Department.
9. The Applicant shall obtain KYTC approval and construct turn lanes (left and right) including deceleration lane on Connector Road for the new main entrance. All work along property

frontage shall be coordinated with KYTC proposed Connector Road improvements to match design profiles and standards.

CURVE DATA:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1100.92'	399.16'	396.98'	S 09°45'38" E	20°46'25"
C2	1100.92'	460.70'	457.35'	S 12°34'11" W	23°58'36"



HENRY WILSON FINLEY, JR.
D.B. 359, PG. 509
PARCEL 1 OF
P.C. 10, SLD. 157
1202 OLD OXFORD ROAD
ZONED A-1

BLUEGRASS RV STORAGE, LLC
D.B. 407, PG. 459
PARCEL #1 OF
P.C. 12, SLD. 177
289 CONNECTOR ROAD
ZONED B-2

RSGG PROPERTIES, LLC
D.B. 411, PG. 826
PARCEL #1 OF
P.C. 12, SLD. 177
3034 PARIS PIKE
ZONED B-2
18.023 ACRES
808,399.3 SQ. FEET



VICINITY MAP
N.T.S.

CERTIFICATION OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HAVE HEREBY ASSIGNED THIS PLAN TO THE DEVELOPER AND I HAVE OBTAINED THE NECESSARY CONSENTS FROM ALL OTHER BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, WALKS, PARKS AND OTHER OPEN SPACES TO BE CONSTRUCTED OR SHOWN IN ACCORDANCE WITH THE GEORGETOWN SCOTT COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS UNLESS OTHERWISE NOTED. THIS SHALL BE CONSIDERED AN IRREVOCABLE AND EXCLUSIVE DEDICATION FROM THE PLAN INCLUDING LANDSCAPING. THIS DEDICATION SHALL BE APPROVED BY THE PLANNING DIRECTOR AND THE COMMISSION. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF THE WORK REMAINING TO BE DONE AS SUBSTANTIATED BY COST ESTIMATES APPROVED BY THE PLANNING DIRECTOR. LANDSCAPING MUST BE COMPLETED BY THE LANDSCAPE ARCHITECT OR CONTRACTOR UNTIL THE FINAL DEVELOPMENT PLAN HAS BEEN APPROVED AND SIGNED BY THE PLANNING COMMISSION. EXCEPT AS OTHERWISE INDICATED BY THE PLANNING COMMISSION, THE DEVELOPER SHALL NOT BE RESPONSIBLE FOR THE COST OF THE WORK REMAINING TO BE DONE UNTIL THE FINAL DEVELOPMENT PLAN IS APPROVED AND SIGNED.

OWNER: _____ DATE: _____

CERTIFICATION OF PRELIMINARY PLAN APPROVAL

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

PLANNING DIRECTOR: _____ DATE: _____

- NOTES**
- NO BUILDING PERMIT SHALL BE ISSUED UNLESS AND UNTIL A FINAL DEVELOPMENT PLAN IS APPROVED BY THE PLANNING COMMISSION.
 - ACCESS SHALL BE LIMITED AS INDICATED ON THIS PLAN. NO GRADING, EXCAVATION OR AVIATION SHALL OCCUR. THE DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO APPROVAL OF AN EROSION CONTROL PLAN.
 - SCORE AND LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH REGULATIONS OF THE CITY OF GEORGETOWN.
 - THIS DEVELOPMENT PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY.
 - STORMWATER PERMITS SHALL MEET LANDSCAPE DESIGN AND EROSION CONTROL REQUIREMENTS FOR THIS DEVELOPMENT.
 - STORMWATER QUALITY AND QUANTITY SHALL BE PROVIDED IN ACCORDANCE WITH THE STORMWATER MANUALS OF THE CITY OF GEORGETOWN.
 - BUILDING ONE WILL BE UTILIZED INTERIOR SPRINKLERS WITH REFRIGERANT PER LOCAL AND STATE CODE.
 - PLACEMENT OF THE MAINS SHALL BE DETERMINED AT THE TIME OF THE FINAL DEVELOPMENT PLAN.
 - APPROVAL OF THIS PLAN WILL SUPERSEDE ALL PREVIOUSLY APPROVED PRELIMINARY DEVELOPMENT PLANS FOR THIS PROPERTY.
 - PERMITS SHALL BE OBTAINED FOR THE MAINS AND THE KENTUCKY TRANSPORTATION CABLE AND THE GEORGETOWN SCOTT COUNTY PLANNING COMMISSION.
 - STORMWATER ISSUES ALONG CONNECTOR ROAD WILL BE ADDRESSED ON THE FINAL DEVELOPMENT PLAN IN COORDINATION WITH THE KENTUCKY TRANSPORTATION CABLE AND THE GEORGETOWN SCOTT COUNTY PLANNING COMMISSION.
 - NO COVER SHALL BE REMOVED OR FULLY ADDED OVER EXISTING LINE WALKS OR WITHIN THE CURB LINE WITHOUT THE APPROVAL OF THE COLUMBIA ENGINEERING DEPARTMENT.
 - PRIOR TO ANY BIDDING, THE ENGINEERING DEPARTMENT OF COLUMBIA GAS & ELECTRICITY WILL BE CONSIDERED FOR PLACING MAIN TWO WEEKS IN ADVANCE AND ALL REQUIREMENTS OF THE ENGINEERING DEPARTMENT WILL BE FOLLOWED.

DATE: MAY 1, 2023

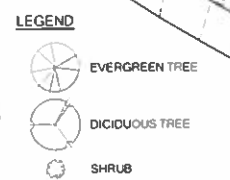
PRELIMINARY DEVELOPMENT PLAN

SITE STATISTICS:

SITE AREA	658,418 S.F.
DEVELOPED	455,596 S.F.
FUTURE	248,822 S.F.
PRO. BUILDING AREA	46,413 S.F.
REQ. PARKING	82 BPP (1 BPP / 800 S.F.)
PRO. PARKING	82 BPP (VISITOR / EMP.)
PRO. INVENTORY	463
TOTAL PARKING	545
VUA	72,583
WT LOSS REQ (10%)	7,258
PRO LOSS REQ (10%)	8,884
WT TREES REQ	28 (1 TREE / 120 S.F.)
WT TREES PRO	28
MAINTENANCE AREA	33,291 S.F.
INVENTORY AREA	146,817 S.F.
TOTAL PAVED AREA	254,561 S.F.

TREE CANOPY SITE STATISTICS:

TREE CANOPY		
AREA OF DEVELOPMENT	408,484 S.F.	
REQ. CANOPY COVERAGE (24%)	97,216 S.F.	
PRO. LARGE TREES (12")	35,500 S.F. (14 x 750)	
PRO. SMALL TREES (6")	2,800 S.F. (28 x 100)	
TOTAL CANOPY COVERAGE (14%)	58,300 S.F.	



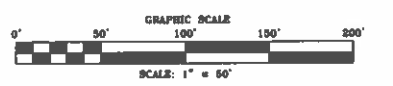
CAUTION: MAINTAIN OSHA CLEARANCE BETWEEN EQUIPMENT AND OVERHEAD ELECTRIC DURING CONSTRUCTION.

WAVYER: TO REDUCE THE VEHICULAR USE AREA TO 72,883 S.F., EXCLUDING THE MAINTENANCE AND INVENTORY AREA. JUSTIFICATION: THE MAJORITY OF THE PAVED AREA IS FOR INVENTORY AND MAINTENANCE OF NEW AND USED VEHICLES. THIS AREA IS NOT THE NORMAL TRAVEL PATH FOR VISITORS TO THE FACILITY, INCLUDING THE AS VEHICULAR USE AREA, REQUIRES A LARGE AMOUNT OF INTERIOR TREES, WHICH COULD DAMAGE THE INVENTORY.

WAVYER: TO REDUCE THE TREE CANOPY COVERAGE FROM 24% TO 14%. JUSTIFICATION: TO ACHIEVE THE 24% TREE CANOPY COVERAGE, ADDITIONAL TREES WOULD BE REQUIRED IN THE VEHICULAR USE AREA AND/OR THE PERIMETER. ADDITIONAL TREES WOULD BE REQUIRED IN THE INVENTORY AND WOULD PREVENT VISIBILITY TO THE FACILITY.



BEFORE YOU DIG CALL KENTUCKY 811 BY DIALING 811 OR 1-800-752-6007. OR CALL THE INDIVIDUAL UTILITY COMPANIES TO VERIFY THE LOCATIONS OF ALL UTILITIES.



VISION ENGINEERING

1000 WOODBURN AVENUE, SUITE 100
LEXINGTON, KY 40502
TEL: 606-253-1111
WWW.VISIONENGINEERING.COM

DEVELOPER: WOODBURN AUTO DEALERSHIP, LLC
1000 WOODBURN AVENUE, SUITE 100
LEXINGTON, KY 40502

DAN CUMMINS AUTO DEALERSHIP
3034 PARIS PIKE
GEORGETOWN, SCOTT COUNTY, KENTUCKY

DATE: MAY 1, 2023

PRELIMINARY DEVELOPMENT PLAN

**BURTON PIKE DEVELOPMENT
FINAL SUBDIVISION PLAT
Staff Report to the Georgetown-Scott County Planning Commission
June 8, 2023**

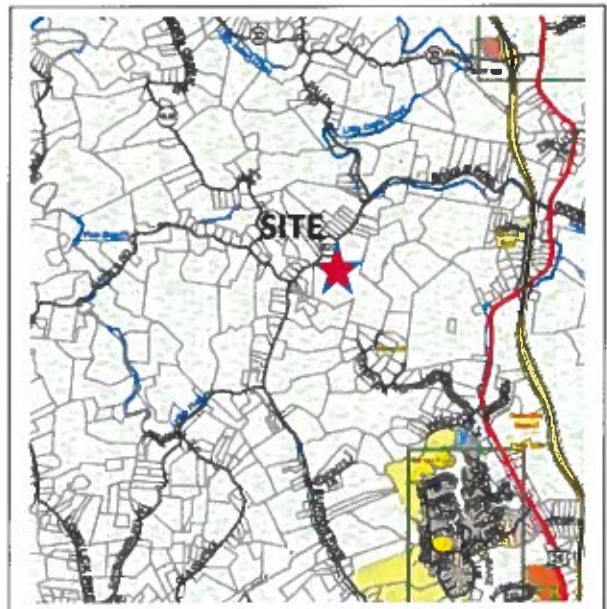
FILE NUMBER: FSP-2023-22

PROPOSAL: Final Subdivision Plat request for 8 Tracts on approximately 200.01 acres zoned A-1.

LOCATION: East side of Burton Pike, north of Biddle.

APPLICANT: Alicia Prokos, Big Pine Land, LLC

ENGINEER: Patrick McLafferty, surveyor



STATISTICS:

Existing Zone	A-1 (Agricultural),
Surrounding Zones	A-1 (Agricultural)
Acreage	200.01 acres
Proposed Use	Rural Residential/Agricultural
Max. Building Coverage	20%
New street required	Yes
Water/sewer available	Yes/No
Access	Via Burton Pike

BACKGROUND:

The subject property is a 200-acre tract located east of Burton Pike (KY 620) in northern Scott County. The Applicant is proposing to create eight (8) new tracts between 10 acres and 62.8 acres in size on four shared private driveways. A 32.58-acre tract, zoned A-1 was sold to an adjoining land previously. The neighboring properties are all zoned A-1 (Agricultural).

Access

Burton Pike currently provides the only access to the site. The proposed final subdivision plat shows the existing farm entrance weaving between tracts 4 and 5 and providing access to a 12-acre tract 8 and two large tracts 6 and 7, which are greater than 50 acres in size. Three other driveways from Burton Pike are proposed to serve the remainder of the lots, one for tract 5, and the two additional to be shared entrances between tracts 1 and 2 and tracts 3 and 4. The applicant has received preliminary approval for encroachment permits for all new driveways from KYTC District 7. Burton Pike (KY 620) is a state-controlled roadway.

Burton Pike, is a constrained roadway with 14' width in the area of this farm. However, no new public road construction is proposed and the proposed lots are all greater than 10-acres. The farm is currently divided into three tracts by deed, so the net increase is 5 tracts/lots. 25' ROW dedication from the centerline of Burton Pike along the property frontage will be required as part of the Final Plat.

Utilities

Water-GMWSS potable water available, (fire protection not guaranteed)

Sewer-Private sewer systems on individual lots

Electric-Owen Electric

Fire Protection- nearest County Fire Station 4 miles on Sadieville Road. GMWSS has stated they can provide hydrants along Burton Pike.

Site Layout:

Lots are of adequate size to allow building area for primary structures. The applicant is proposing to utilize shared driveways to access the majority of the lots. The Final Plat should provide the proposed future maintenance agreement for all the shared driveways.

Environmentally Sensitive Areas

The majority of the site is steeply sloped with slopes between 10-30%. The identified building sites are largely along ridgetops or plateau areas on the site. Many of the private driveways will be steeply sloped to reach the building sites. The soils in the area are primarily eden shale type soils not ideal for road construction or septic systems. The applicant shall take care during development to design driveways and building sites to maintain groundcover and reduce hillside erosion. Health Department site evaluations are not required for tracts greater than 10-acres.

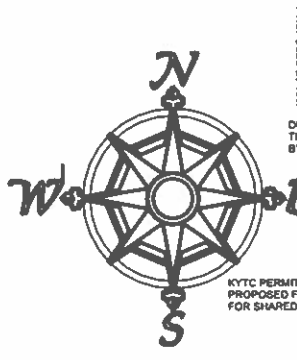
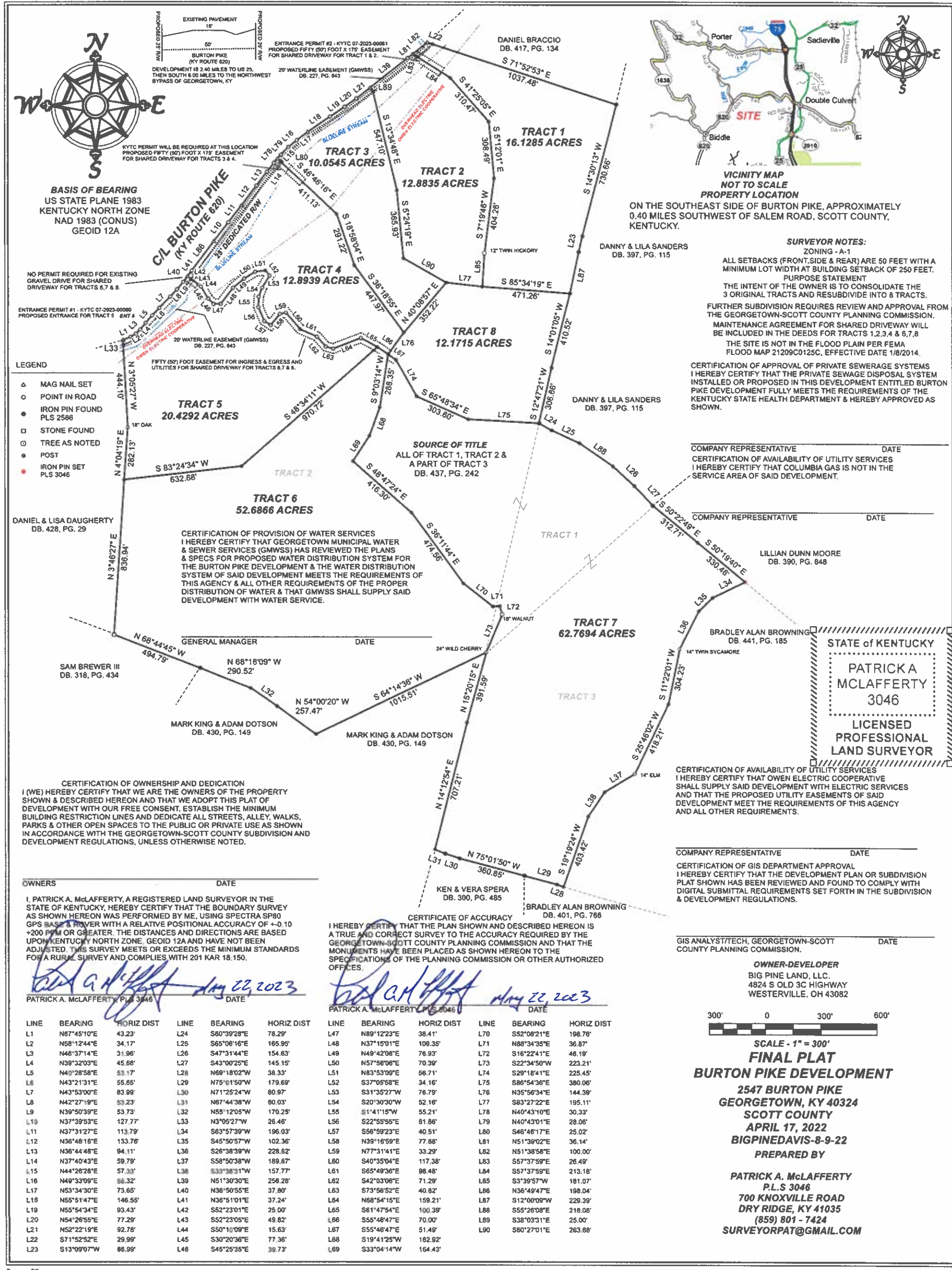
RECOMMENDATION:

Planning Commission recommends **Approval** of the final plat for 8 rural tracts with the following conditions:

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance and Subdivision & Development Regulations*.
2. All requirements of the Health Department regarding the provision of septic systems.
3. All requirements of GMWSS regarding the provision of water.

4. All requirements of the Environmentally Sensitive Lands Ordinance.



BASIS OF BEARING
US STATE PLANE 1983
KENTUCKY NORTH ZONE
NAD 1983 (CONUS)
GEOID 12A

VICINITY MAP
NOT TO SCALE
PROPERTY LOCATION
ON THE SOUTHEAST SIDE OF BURTON PIKE, APPROXIMATELY
0.40 MILES SOUTHWEST OF SALEM ROAD, SCOTT COUNTY,
KENTUCKY.

NO PERMIT REQUIRED FOR EXISTING
GRAVEL DRIVE FOR SHARED
DRIVEWAY FOR TRACTS 6, 7 & 8.

SURVEYOR NOTES:
ZONING - A-1
ALL SETBACKS (FRONT, SIDE & REAR) ARE 50 FEET WITH A
MINIMUM LOT WIDTH AT BUILDING SETBACK OF 250 FEET.
PURPOSE STATEMENT
THE INTENT OF THE OWNER IS TO CONSOLIDATE THE
3 ORIGINAL TRACTS AND RESUBDIVIDE INTO 9 TRACTS.
FURTHER SUBDIVISION REQUIRES REVIEW AND APPROVAL FROM
THE GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION.
MAINTENANCE AGREEMENT FOR SHARED DRIVEWAY WILL
BE INCLUDED IN THE DEEDS FOR TRACTS 1, 2, 3, 4 & 6, 7, 8
THE SITE IS NOT IN THE FLOOD PLAIN PER FEMA
FLOOD MAP 21209C0125C, EFFECTIVE DATE 1/8/2014.

- LEGEND**
- ▲ MAG NAIL SET
 - POINT IN ROAD
 - IRON PIN FOUND
PLS 2586
 - STONE FOUND
 - TREE AS NOTED
 - POST
 - IRON PIN SET
PLS 3046

DANIEL & LISA DAUGHERTY
DB. 428, PG. 29

SAM BREWER III
DB. 318, PG. 434

MARK KING & ADAM DOTSON
DB. 430, PG. 149

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

OWNERS _____ **DATE** _____

I, PATRICK A. McLAFFERTY, A REGISTERED LAND SURVEYOR IN THE
STATE OF KENTUCKY, HEREBY CERTIFY THAT THE BOUNDARY SURVEY
AS SHOWN HEREON WAS PERFORMED BY ME, USING SPECTRA SP80
GPS BASE & ROVER WITH A RELATIVE POSITIONAL ACCURACY OF ±0.10
±200 PPM OR GREATER. THE DISTANCES AND DIRECTIONS ARE BASED
UPON KENTUCKY NORTH ZONE, GEOID 12A AND HAVE NOT BEEN
ADJUSTED. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS
FOR A RURAL SURVEY AND COMPLIES WITH 201 KAR 18.150.

Patrick A. McLaugherty May 22, 2023
PATRICK A. McLAFFERTY, PLS 3046 _____ DATE _____

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

Patrick A. McLaugherty May 22, 2023
PATRICK A. McLAFFERTY, PLS 3046 _____ DATE _____

LINE	BEARING	HORIZ DIST	LINE	BEARING	HORIZ DIST	LINE	BEARING	HORIZ DIST	LINE	BEARING	HORIZ DIST
L1	N87°45'10"E	43.23'	L24	S60°39'28"E	78.29'	L47	N89°12'23"E	38.41'	L70	S52°08'21"E	198.76'
L2	N58°12'44"E	34.17'	L25	S65°06'16"E	165.95'	L48	N37°15'01"E	108.35'	L71	N88°34'35"E	36.87'
L3	N46°37'14"E	31.96'	L26	S47°31'44"E	154.63'	L49	N49°42'08"E	76.93'	L72	S16°22'41"E	46.19'
L4	N39°32'03"E	45.68'	L27	S43°00'25"E	145.15'	L50	N57°56'06"E	70.39'	L73	S22°34'50"W	223.21'
L5	N40°28'58"E	53.17'	L28	N69°18'02"W	38.33'	L51	N83°53'00"E	56.71'	L74	S29°18'41"E	225.45'
L6	N43°21'31"E	55.65'	L29	N75°16'50"W	179.69'	L52	S37°05'58"E	34.16'	L75	S86°54'36"E	380.06'
L7	N43°53'00"E	83.99'	L30	N71°25'24"W	80.97'	L53	S31°35'27"W	76.79'	L76	N35°56'34"E	144.36'
L8	N42°27'19"E	83.23'	L31	N67°44'38"W	80.03'	L54	S20°30'30"W	52.16'	L77	S83°27'22"E	195.11'
L9	N39°50'39"E	53.73'	L32	N55°12'05"W	170.25'	L55	S1°41'15"W	55.21'	L78	N40°43'10"E	30.33'
L10	N37°39'53"E	127.77'	L33	N3°05'27"W	26.46'	L56	S22°55'55"E	81.86'	L79	N40°43'01"E	28.06'
L11	N37°31'27"E	113.79'	L34	S63°57'39"W	196.03'	L57	S56°59'23"E	40.51'	L80	S46°46'17"E	25.02'
L12	N36°48'16"E	133.76'	L35	S45°50'57"W	102.36'	L58	N39°16'59"E	77.88'	L81	N51°39'02"E	36.14'
L13	N36°44'48"E	94.11'	L36	S26°38'39"W	228.62'	L59	N77°31'41"E	33.29'	L82	N51°38'58"E	100.00'
L14	N37°40'43"E	59.79'	L37	S58°50'36"W	189.87'	L60	S40°35'04"E	117.36'	L83	S57°37'59"E	26.49'
L15	N44°26'28"E	57.33'	L38	S33°38'31"W	157.77'	L61	S65°49'36"E	96.48'	L84	S57°37'59"E	213.18'
L16	N49°33'09"E	88.32'	L39	N51°30'30"E	258.28'	L62	S42°03'06"E	71.29'	L85	S3°39'57"W	181.07'
L17	N53°34'30"E	73.65'	L40	N36°50'55"E	37.80'	L63	S73°58'52"E	40.82'	L86	N36°49'47"E	198.04'
L18	N55°51'47"E	146.55'	L41	N36°51'01"E	37.24'	L64	N68°54'15"E	159.21'	L87	S12°00'09"W	229.39'
L19	N55°54'34"E	93.43'	L42	S52°23'01"E	25.00'	L65	S61°47'54"E	100.39'	L88	S55°28'08"E	218.08'
L20	N54°26'55"E	77.29'	L43	S52°23'05"E	49.82'	L66	S55°48'47"E	70.00'	L89	S38°03'31"E	25.00'
L21	N52°22'19"E	92.78'	L44	S50°10'09"E	15.63'	L67	S55°46'47"E	51.49'	L90	S60°27'01"E	263.68'
L22	S71°52'52"E	29.99'	L45	S30°20'36"E	77.36'	L68	S19°41'25"W	162.92'			
L23	S13°09'07"W	86.99'	L46	S45°25'35"E	39.73'	L69	S33°04'14"W	164.43'			

COMPANY REPRESENTATIVE _____ DATE _____
CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES
I HEREBY CERTIFY THAT COLUMBIA GAS IS NOT IN THE
SERVICE AREA OF SAID DEVELOPMENT.

COMPANY REPRESENTATIVE _____ DATE _____
LILLIAN DUNN MOORE
DB. 390, PG. 848

STATE OF KENTUCKY
PATRICK A. McLAFFERTY
3046
LICENSED
PROFESSIONAL
LAND SURVEYOR

CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES
I HEREBY CERTIFY THAT OWEN ELECTRIC COOPERATIVE
SHALL SUPPLY SAID DEVELOPMENT WITH ELECTRIC SERVICES
AND THAT THE PROPOSED UTILITY EASEMENTS OF SAID
DEVELOPMENT MEET THE REQUIREMENTS OF THIS AGENCY
AND ALL OTHER REQUIREMENTS.

COMPANY REPRESENTATIVE _____ DATE _____
CERTIFICATION OF GIS DEPARTMENT APPROVAL
I HEREBY CERTIFY THAT THE DEVELOPMENT PLAN OR SUBDIVISION
PLAT SHOWN HAS BEEN REVIEWED AND FOUND TO COMPLY WITH
DIGITAL SUBMITTAL REQUIREMENTS SET FORTH IN THE SUBDIVISION
& DEVELOPMENT REGULATIONS.

GIS ANALYST/TECH, GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION. _____ DATE _____
OWNER-DEVELOPER
BIG PINE LAND, LLC.
4824 S OLD 3C HIGHWAY
WESTERVILLE, OH 43082



SCALE - 1" = 300'
FINAL PLAT
BURTON PIKE DEVELOPMENT
2547 BURTON PIKE
GEORGETOWN, KY 40324
SCOTT COUNTY
APRIL 17, 2022
BIGPINEDAVIS-8-9-22
PREPARED BY

PATRICK A. McLAFFERTY
P.L.S 3046
700 KNOXVILLE ROAD
DRY RIDGE, KY 41035
(859) 801 - 7424
SURVEYORPAT@GMAIL.COM

Text Amendment – RV Campgrounds

Section 2.1 – Definitions

Agricultural Use, Recreational: An outdoor recreational use, i.e., fishing, boating, hunting, riding, etc., involving a tract of real estate in excess of 250 acres which incorporates part-time residential use, e.g., hunting or fishing lodges which are not primary dwellings for the occupants. This also includes lots of 20 acres or larger to be developed as a RV Campground (as defined in this ordinance).

RV Campground (also: Mobile Home Camp, also-Trailer Camp, and Overnight Camping Area): An area designed exclusively for the accommodation of overnight and other temporary lodging where the traveler or transient usually provides his own accommodations (in a travel trailer, van, camper, or other mobile vehicle, etc.). This definition does not include camping areas designed exclusively for tent or other primitive camping.

Section 2.51.1

For the purposes of these regulations, four basic types of mobile homes development have been defined. They are: (1) mobile homes parks; (2) mobile home subdivisions; (3) RV Campgrounds ~~mobile home camps (or trailer parks)~~; and (4) a mobile home on a single lot...

Section 2.51.1 (A) Mobile Home Parks and Mobile Home Subdivisions: May be permitted as a conditional use only in R-2 and R-3 districts. ~~Mobile home camping areas~~ RV Campgrounds may be permitted in the A-1R district or by conditional use in B-2 district, ~~or as accessory uses in recreational areas.~~ All mobile home parks shall be subject to the standards of development established in the Subdivision Regulations...

When the Enforcement Officer has determined the application for mobile home parks or ~~trailer camps~~ RV Campgrounds complete, including payment of fees, the application is sent to the Board of Adjustment and/or Planning Commission who shall proceed to consider the application in accordance with state and local regulations. ~~the same manner as set forth in Paragraph 2.33 and in KRS 100.217 through 100.263.~~

Section 2.51.1 (D) (2) RV Campgrounds ~~Mobile Home Camps (or camping areas for trailers)~~ are permitted in the A-1R zoning district or as a conditional use ~~only~~ in the B-2 district ~~or as conditional accessory uses in major recreational areas.~~

- a. The same application, unless changes were granted, that is submitted to the Board of Adjustment and/or Planning Commission, shall be submitted to the Department of Health for their consideration.
- b. The minimum lot for each ~~trailer~~ campsite is 3,000 square feet.

- c. RV Campground developments should reserve 10% of the gross acreage useable open space. Adequate open space and recreation areas shall be provided in accessible locations.
 - a. Useable open space excludes riparian buffers, sinkholes, and other environmentally sensitive areas.
 - b. Open space(s) should be located centrally, and each campsite should be located within 1,320 feet of an open space.
 - c. Campsites should have pedestrian facilities allowing off-road access to open spaces.
 - d. Open spaces should contain diverse recreation amenities to serve the patrons of the development.
- d. Accessory commercial uses are permitted, but no closer than 100 feet from the nearest campsite, trailer or camping lot.
- e. The layout and lot arrangement shall provide maximum privacy for campsites from adjoining properties and roads. This may be achieved through landscaping, natural features, radial or alternative lot arrangements, etc.
- f. ~~The surface of the parking area shall be improved, either paved or (8") compacted gravel or as approved by the Board~~ Setbacks for RV Campground structures and campsites shall be 50 feet from all property lines; except along U.S. Routes where the setback shall be 100 feet from the right-of-way.
- g. All ~~roads vehicular use areas~~ shall be improved as approved by the ~~Board~~ Planning Commission or Planning Commission Director.
 - a. Gravel shall not be used for RV Campgrounds within the Urban Service Boundaries.
- h. All lots and streets shall be properly drained.
- j. RV Campgrounds must be able to be served by a public water system.
- j. RV Campgrounds must be able to have adequate water pressure and flow rates for fire protection. In addition, fire hydrants shall be installed where requested by the local fire department.
- k. RV Campground developments shall have a maximum density of 10 RV sites per gross acre when served by public sanitary sewer.
- l. RV Campground developments shall have a maximum density of five (5) RV sites per acre when not served by public sanitary sewer.
- m. RV Campgrounds operating on a private sewer system must have a recorded agreement with the legislative body and/or local Health Department regarding semi-annual inspections and maintenance of the private sewer system.
 - a. Failure of the Owner to provide semi-annual reports of the status of the private sewer system shall be grounds for the closure of the campground until such reports are provided.
 - b. Failure of the Owner to maintain the private sewer system in good operation and free of violations from the local Health Department and/or State Cabinet for Health and Family

Services shall be grounds for closure of the campground until the private sewer system is certified to be operating in compliance with all federal, state, and local regulations. Operator must notify the local Health Department immediately upon discovery of a failure in the private sewer system.

- n. For RV Campgrounds designed in conjunction with cabins, primitive camping, lodges, or other temporary accommodations, each of these units will count toward the maximum density allowed under items (k) and (l) above.
- b. RV Campgrounds with two hundred (200) or more RV sites shall have two (2) public road connections/accesses. RV Campgrounds with five hundred (500) or more sites shall have a third public road connection.
 - a. For the purposes of this section, cabins, primitive camping sites, lodges, or other temporary accommodation units count toward the maximum number of sites served by a single public road connection.
 - b. Internal driveways must be constructed to the minimum requirements of a public road in the applicable jurisdiction and connect the development to an existing public road of adequate width.
 - c. Campgrounds entrances must connect to a collector or arterial roads with a pavement width of at least 20 feet with a 3-foot shoulder.
- p. Development of an RV Campground shall comply with all Stream Riparian Buffer requirements of the Stormwater BMP Manual.
- q. RV campsite pads shall be outside the 1% annual flood chance area (100-yr. floodplain), and shall be at least two (2) feet in elevation above the 1% annual flood chance area.
- r. All on-site septic systems shall be located outside the 1% annual flood chance area (100-yr. floodplain) and at least twenty-five (25) feet from any riparian buffer.

Section 4.11 (E) - Permitted Uses in the A-1R Zone

Section 4.11 (E) (3) Dwellings within the development, including part-time recreational dwellings and a full-time caretaker's residence, shall not be permitted on tracts of less than five acres each;

Section 4.11 (E) (6) It is recognized that an Agricultural Recreational development can adversely impact surrounding properties and public facilities. Examples of adverse impacts include, but are not limited to noise, odor, light, light flashes, traffic, etc. Because of these potential impacts, the Commission shall review any proposed Agricultural Recreational development for impacts and impose such reasonable conditions of approval as are necessary to alleviate any adverse impact on surrounding areas and public facilities. Adverse impact on surrounding areas which cannot be alleviated through reasonable conditions of approval shall be

grounds for the Commission's denial of a requested zone classification change to A-1R.

Section 4.11 (E) (7) RV Campgrounds of 20 acres or larger are permitted in the A-1R zoning district.

- a. The calculation of maximum density for the development shall include all permanent or temporary residences of caretakers.
- b. Fencing: RV Campgrounds must provide a fence of at least six (6) feet in height along the property boundaries with A-1 zoned property and rights-of-way with diamond mesh wire or equivalent no-climb wire and post spacing 8-ft. on center. The required fence must be installed prior to public use and may not be secured by bond or other surety.
- c. Landscaping: Establish a 50-ft. preservation easement by plat along the boundaries with non - A-1R zoned property and rights-of-way. Such an easement shall prohibit the removal or disturbance of existing vegetation unless demonstrated to be invasive, sick, or dead. This easement shall contain any required fencing. It shall also contain the following tree lines:
 - i. A double row of evergreen/deciduous trees spaced 40 ft. on centers. The ratio of evergreens and deciduous shall not exceed 2:1. Where the campground abuts a public road, the trees shall be 30 ft. on center. The tree plantings may be waived by the Planning Commission or Planning Commission Director where existing tree lines provide adequate screening.
 - ii. All landscaping shall exclude any species that may be deemed harmful to livestock.

Section 4.22 - Conservation District Conditional Uses

Section 4.22 Conditional Uses

- B. Public and private camps and campgrounds excluding RV Campgrounds.
- C. Residential or seasonal dwellings provided that all Health Department requirements are met, and the lot size is not less than one acre in size.

Section 4.422 - Highway Commercial District Conditional Uses

Section 4.422 Conditional Uses

- F. RV Campgrounds Trailer-Camps