

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION**

**AGENDA  
MARCH 14, 2024  
6:00 p.m.**

**I. COMMISSION BUSINESS**

- A. Approval of February invoices
- B. Approval of February 8, 2024 minutes
- C. Approval of March 14, 2024 agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

**II. OLD BUSINESS**

- A. FSP-2024-01 Sanderson Property - Final Subdivision Plat to create one (1) 8.313-acre parcel and amend existing lot lines on two existing lots located at 1100 Lloyd Road.
- B. PSP-2024-07 Cherry Blossom Village Tract 11B - POSTPONED

**III. NEW BUSINESS**

- A. FSP-2024-08 Koval Property - Final Subdivision Plat to subdivide a 21.47-acre farm into three parcels with associated access easements located at 290 Carrick Pike.
- B. PDP-2024-09 Vuteg Expansion - Preliminary Development Plat to expand existing building by 4,200 sq. ft. across two areas located at 100 Carley Drive.
- C. ZMA-2024-10 944 E. Main Street - Zone change request for property currently zoned C-1, B-5 and B-2 located at NW corner of East Main and McClelland Circle. PUBLIC HEARING

**IV. OTHER BUSINESS**

- A. Approval of FY 24-25 Draft Budget
- B. Election of Officers
- C. Update of Previously Approved Projects and Agenda Items

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
REGULAR MEETING  
MINUTES  
February 8, 2024**

The regular meeting was held in the Scott County Courthouse on February 8, 2024. The meeting was called to order by Chairman Charlie Mifflin at 6:00 p.m. Present were Commissioners James Stone, Dann Smith, Harold Dean Jessie, David Vest, Brad Green, Mary Singer and Director Joe Kane, Planner Elise Ketz, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was Commissioner Duwan Garrett. There was/is one vacancy.

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

Motion by Singer, second by Stone, to approve the January 11, 2024 minutes. Motion carried.

Motion by Smith, second by Vest, to approve the February agenda. Motion carried.

Consent Agenda

A representative of Tevis Property Tract 11 (FSP-2024-03) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Vest, second by Smith, to approve the application. Motion carried unanimously.

A representative of David Jacobs Property (FSP-2024-04) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Jessie, second by Stone, to approve the application. Motion carried unanimously.

A representative of Drake & Ditardi Partnership (PSP-2024-06) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Singer, second by Smith, to approve the application. Motion carried unanimously.

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

FSP-2023-58 Wilder Property - Final Subdivision Plat to subdivide two 5-acre parcels and one 27.8-acre parcel from a 134-acres leaving an 85-acre remainder located at 2301 N Yarnalton Pike.

Ms. Ketz stated the proposed parcels would have an Ironworks Road address and zoned agricultural. She stated there was a final subdivision plat approved in 2008 that has not been recorded. She stated this division would leave no road frontage on Ironworks Road for the applicant.

She stated there is one requested variance for the distance between the two 5-acre parcels entrances. She stated there is sufficient site distance. She stated there are two proposed entrances and two existing entrances.

Rita Jones, realtor for applicant, stated she is there to represent the applicant.

After further discussion, **Motion by Singer, second by Smith to approve the Final Subdivision Plat (FSP-2024-02) subject to (4) conditions of approval and one variance. Motion carried unanimously.**

FSP-2024-05 Ball Investments LLC – Final Subdivision Plat to subdivide a 51-acre farm into four parcels located on Barkley Road.

Ms. Ketz stated the proposed lots would be from 11+ acres to 13+ acres in size. She stated each lot would have their own entrance off Barkley Road. She stated entrance two needs to have brush cleared to improve sight distance.

Commissioner Green questioned if the lots could be subdivided again after they were bought. Ms. Ketz stated they could be with an access easement to the back lot.

Commissioner Green stated he had concern due to the road size and potential number of lots. Ms. Ketz stated she did have several phone calls from neighbors with concerns about the road.

Marvin Ball, applicant, stated a hydrant will be installed between parcels 2 and 3. He stated he does not think the lots would be wide enough to subdivide and he has no plans to subdivide the lots. He stated he would clear the brush to improve the site distance.

Kevin Gregory, 1223 Barkley Road, stated he has concerns about the size of the road. He stated he thinks the additional traffic will be bad for the people who have lived there a long time.

Commissioner Singer asked for clarification about subdividing the lots. Ms. Ketz stated since the lots are greater than ten acres they could be divided into five acre tracts or apply for a permit to have a secondary residence for a family member.

Commissioner Vest stated he understood Mr. Gregory's concerns and agrees but the application meets the requirements.

Ms. Jones stated she represents a lot of older farmers and selling a 5-acre tract is a way for them to make some money for retirement.

Commissioner Jessie questioned how changes could be made to limit the number of subdivisions of lots in the county. Mr. Kane explained the process of dividing land in the county.

After further discussion, **Motion by Singer, second by Smith to approve the Preliminary Development Plan (PDP-2023-59) subject to (5) conditions of approval. Motion carried 5 -2 with Mifflin and Green dissenting.**

Bylaws Discussion

Mr. Kane presented a proposed change to section 3 of the Bylaws on page 7 regarding the length of speakers during meetings. He stated the proposed limit is for three minutes per speaker. He stated that the limit could be at the Chairman's discretion.

**After further discussion, motion by Singer, second by Jessie, to approve the updates to the Bylaws. Motion carried unanimously.**

Approval of FY 24-25 Draft Budget

Deferred to March 2024 meeting.

Approval of Audit 22-23

Mr. Kane stated a clean audit was presented at the workshop on February 5<sup>th</sup>, by the auditor, Greg Miklavciz with Charles Mitchell CPA. **Motion by Singer, second by Smith, to approve the audit of FY 22-23. Motion carried unanimously.**

Chairman Mifflin adjourned the meeting.

Attest:

\_\_\_\_\_  
Charlie Mifflin, Chairman

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

**SANDERSON PROPERTY  
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission  
March 14, 2024**

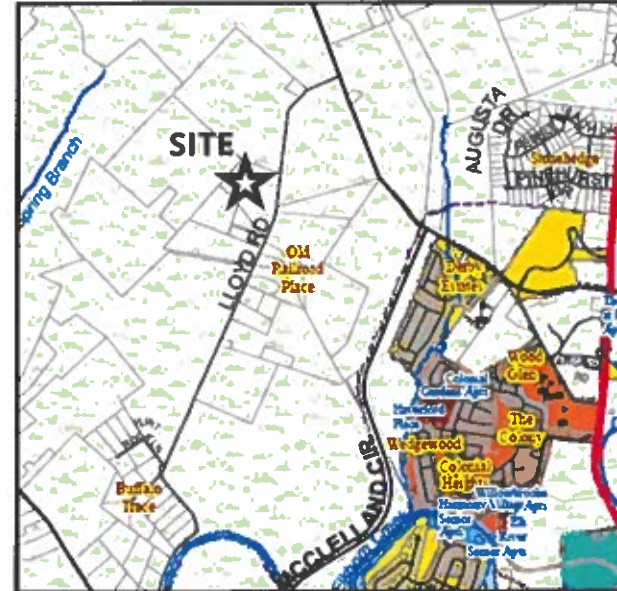
**FILE NUMBER:** FSP-2024-01

**PROPOSAL:** Final Subdivision Plat to create one (1) 8.313-acre parcel and amend existing lot lines on two existing lots

**LOCATION:** 1100 Lloyd Road

**OWNER:** Tina Sanderson

**CONSULTANT:** Keith Whittington, Land Surveyor



**STATISTICS:**

Zone	A-1 (Agricultural)
Surrounding Zone	A-1
Proposed Lot Acreage	27.642 ac (total); Parcel 2: 5.03 ac, Parcel 3: 8.31 ac; Parcel 4 (Remainder): 14.29 ac
Access	Lloyd Road [county]
Variances/Waivers	None

**BACKGROUND:**

The application before the Planning Commission is a Final Subdivision Plat to subdivide one new rural lot from an existing larger parcel located at 1100 Lloyd Road and to rearrange lot lines on two adjoining lots to create 3 lots with new boundaries where two currently exist. The Project Site was subdivided in 2021 and any further subdivisions require Planning Commission Board review and approval.

**Plat Review:**

The proposed plat shows the appropriate setbacks, lot size, and width requirements. Parcel 4 (Remainder) will use the existing entrance off of Lloyd Road, but it will now cross the new lot 3 and will be in an access and utility easement across Parcel 3. Parcel 3 is proposed to share the existing entrance with Parcel 4. The shared access easement will require a maintenance agreement on the plat to clarify long term maintenance responsibility of the driveway and access easement. In this case the access easement is proposed to be utilized by tracts 3 & 4 and maintenance agreement is shown on the plat.

**RECOMMENDATION:**

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

Conditions of Approval:

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

North indicated is in relation to Kentucky State Plane (NAD 83) North Zone.

**FLOOD PLAIN NOTE**

Property shown hereon is located in FLOOD ZONE X "Area of Minimal Flood" as shown on Flood Insurance Rate Map (FIRM) Panel 21208C01760, effective date 12/21/2017.

**GMWSS Water Line Note**

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 10 Acres or greater are required to install BFP.

**ACCESS ROADWAY MAINTENANCE**

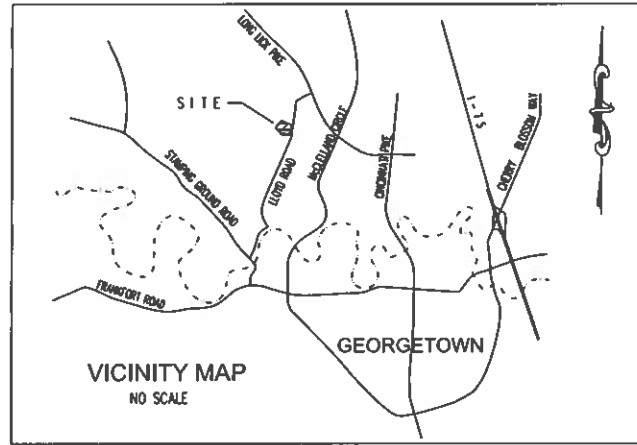
Access roadway through Tract 3 will be maintained by owners of Tract 3 and Tract 4.

**PURPOSE OF PLAT**

The purpose of this plat is to revise TRACT 2 and TRACT 3 of record (PC 13 Side 187) as TRACT 2, TRACT 3 and TRACT 4 as shown.

**SINKHOLE WARNING NOTE**

Sinkholes have been previously documented on this property and potential buyers and future builders must take caution to provide sufficient investigation or obtain professional evaluation to determine appropriate use of the property. Sinkholes shall not be filled or built-upon without recommendation by qualified professional and notice to the Georgetown-Scott County Planning Commission.



**CERTIFICATION OF OWNERSHIP AND DEDICATION**

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plat/plan of the development with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open spaces to public or private use as shown, in accordance with the Georgetown-Scott County Subdivision and Development Regulations, unless otherwise noted.

Signature \_\_\_\_\_ 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 \_\_\_\_\_ (name of agency or company) shall supply the \_\_\_\_\_ (name of development) 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.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Company representative (title) \_\_\_\_\_

**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: \_\_\_\_\_ (name of development) fully meets the requirements of the Kentucky State Health Department and hereby is approved as shown.

Signature \_\_\_\_\_ Date \_\_\_\_\_

(County Health Department official)

**CERTIFICATION OF UTILITY EASEMENT AGREEMENT**

Easements grant and convey to Owen Electric, South Central Bell, Georgetown Municipal Water & Sewer Service (GMWSS), their successors, assigns, and lessees, the right to trim or remove any and all trees, structures and obstacles located on the easements or in such proximity thereto that in falling they might interfere with operation and maintenance of said facility. No building or other structure shall be erected, 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 \_\_\_\_\_

**EASEMENT RELEASE**

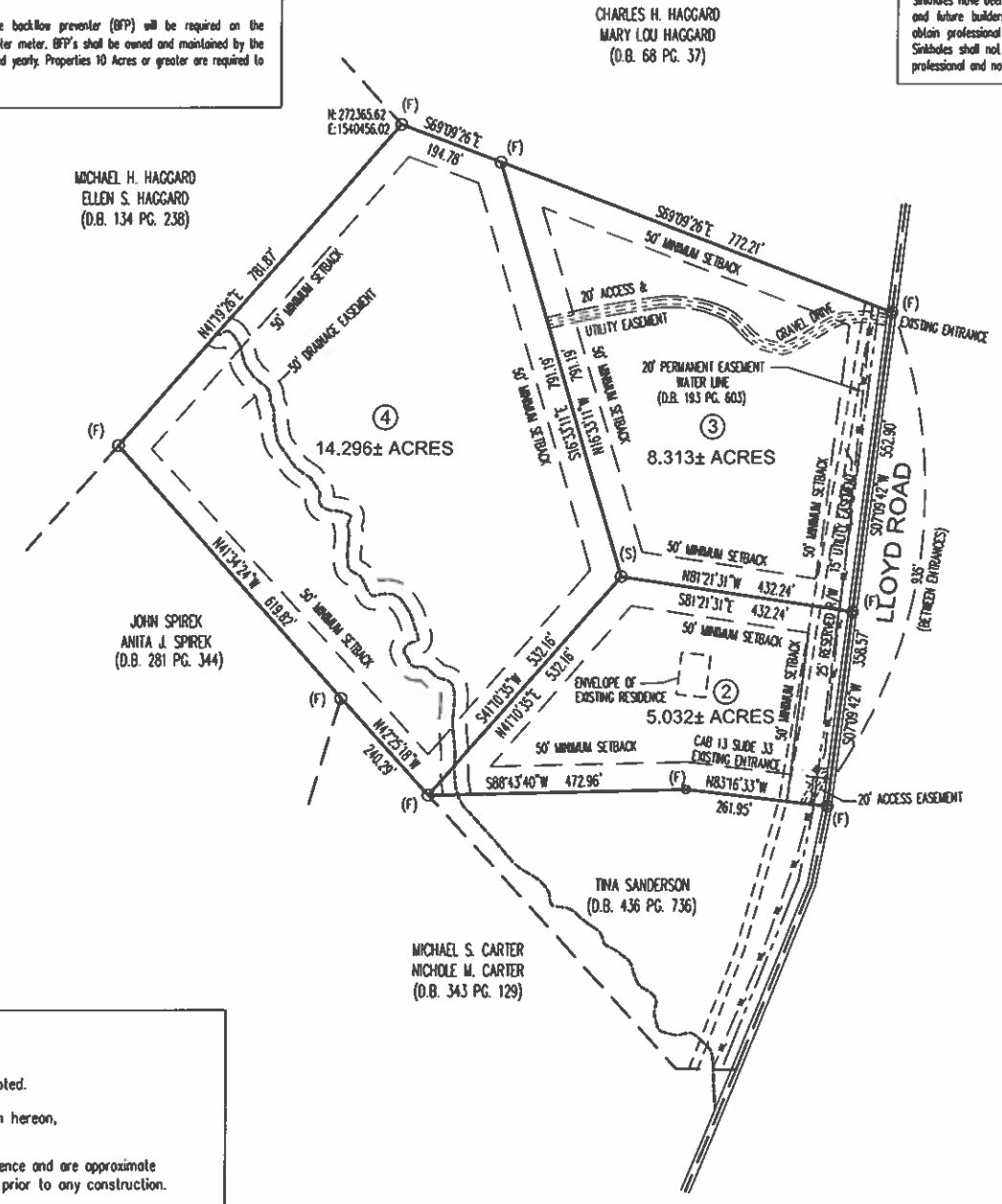
I hereby certify that there are no recorded or unrecorded utility and drainage easements being eliminated by this consolidation.

Signature *[Signature]* Date 2/15/24  
103 Yucca Court Winchester, KY 40391 twhittington@palmnet.com

**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 herein to the specifications of the Planning Commission or other authorized officer.

Signature *[Signature]* Date 2/15/24  
103 Yucca Court Winchester, KY 40391 twhittington@palmnet.com



**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 facilities within the water distribution system to supply the property located at 1100 Lloyd Road 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 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, 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 approved plans and specifications. Easements required for the proposed water distribution system shall be acquired by the developer and dedicated to GMWSS.

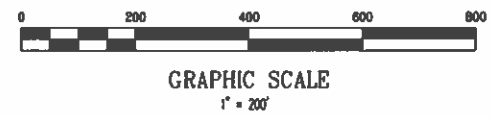
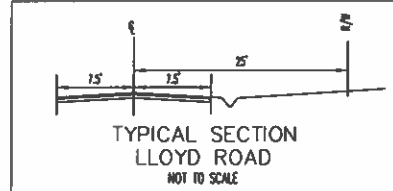
Signature \_\_\_\_\_ Date \_\_\_\_\_  
General Manager

**SETBACK REQUIREMENTS**  
ZONE: A-1  
FRONT: 50'  
SIDE: 50'  
REAR: 50'

**SUBDIVISION NOTE**  
Any further subdivision requires Georgetown - Scott County Planning Commission approval.

- NOTES**
- All corners indicated were found or set during this survey, as noted.
  - All property plotted hereon is subject to any existing easement, shown hereon, recorded, or unrecorded.
  - Underground utilities shown from utility owner marking or above ground evidence and are approximate as no excavation was performed this survey. Contact all utility owners prior to any construction.
  - This survey was performed by guidelines of 201 KAR 18:150 Minimum Standards for Surveying in Kentucky, and meets the requirements of an Rural Class survey.

- LEGEND**
- - Iron Pin
  - - MAG Nail
  - ⊙ - Fence Post
  - (S) - Set (PLS 3349) \*
  - (F) - Found
  - - Adjoining Property Boundary
  - - Subject Property Boundary
  - x - x - x - - - - - Fence
- \* - #5 Rebar, 18" Long with plastic cap imprinted PLS 3349



**OWNER / CLIENT INFORMATION**  
OWNER:  
TINA SANDERSON  
1100 LLOYD ROAD  
GEORGETOWN, KY 40324  
D.B. 275 PG. 719

**MINOR SUBDIVISION PLAT**  
**TINA SANDERSON PROPERTY**  
1100 LLOYD ROAD  
GEORGETOWN, KY 40325  
SEPTEMBER 2022

**KOVAL PROPERTY  
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission  
March 14, 2024**

**FILE NUMBER:** FSP-2024-08

**PROPOSAL:** Final Subdivision Plat subdivide a 21.47-ac farm into three parcels with associated access easements

**LOCATION:** 290 Carrick Pike

**OWNER:** Yuriy & Nicole Koval

**CONSULTANT:** Pat Darnell, Darnell Engineering



**STATISTICS:**

Zone:	A-1 (Agricultural)
Surrounding Zone:	A-1
Existing Farm Acreage:	21.47 acres
Proposed Subdivision Acreage:	Parcel 6-A: 5.414 ac, Parcel 6-B: 5.0 ac, Parcel 6-C (Remainder): 11.064 ac
Access (Direct):	Carrick Pike (Parcel 6-A) Sterling Drive (Parcel 6-B & 6-C)
Access (Arterial):	Carrick Pike to Stone Road & Paris Pike [US-460] East of Carrick Pike - Stone Road
Variances/Waivers:	None

**BACKGROUND:**

The application before the Planning Commission is a Final Subdivision Plat to subdivide one 21.47-acre farm into three parcels measuring 5.0-acres, 5.4-acres, and 11.06-acres located at 290 Carrick Pike ("Project Site"). The Project Site was part of a larger farm (Varellas Property) that was subdivided and recorded in May 2022 (case no. FSP-2022-27). Due to the property having been previously subdivided any further subdivision is required to be reviewed by the Planning Commission.

**Plat Review:**

The proposed subdivision meets the requirements in the *Subdivision & Development Regulations*. All tracts show the required 50-foot setbacks on all property lines and have at least 250 feet of width at the building line.

**Access:**

As part of the Final Subdivision Plat reviewed in May 2022, a 100-foot-wide access and utility easement was established from Carrick Pike to serve the parent tract and two other parcels. The Applicant proposes that one of the three parcels, specifically Parcel 6-A, would continue to use that access and utility easement.

The remaining two parcels (Parcels 6-B and 6-C) are proposed to utilize a 30-foot-wide access and utility easement from Sterling Drive through an existing parcel, specifically the Geary Property (addressed 121 Sterling Drive). Sterling Drive is a county-maintained road, so any new entrances require review and approval by the County Roads Superintendent. The easement would start at the cul-de-sac bulb/end of Sterling Drive and would travel along south side of the north property line between the Geary and Adams (129 Sterling Drive) properties. Maintenance of the easement would be the responsibility of the owners of Parcels 6-B and 6-C.

**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. All new entrances require County Roads Superintendent approval.

**CERTIFICATION OF FIRE DEPARTMENT APPROVAL**

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

Date \_\_\_\_\_ Scott County Fire Department

WILLIAM D. BRUNSON  
D.B. 381, Pg. 844  
P.C. 11, Sh. 239

**PURPOSE:**

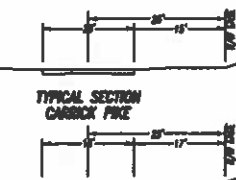
The purpose of this plot is Final Subdivision Plot is to divide the parent tract into three (3) separate and legal tracts or parcels of land.

TIMOTHY L. STRUNK  
JONNA G. STRUNK  
D.B. 304, Pg. 515  
P.C. 12, Sh. 360

**CERTIFICATION OF GIS DEPARTMENT APPROVAL**

I hereby certify that the development plan or subdivision plot shown has been reviewed and found to comply with the digital submittal requirements set forth in the Subdivision and Development Regulations.

Date \_\_\_\_\_ GIS Analyst/Technician, Georgetown-Scott County Planning Commission



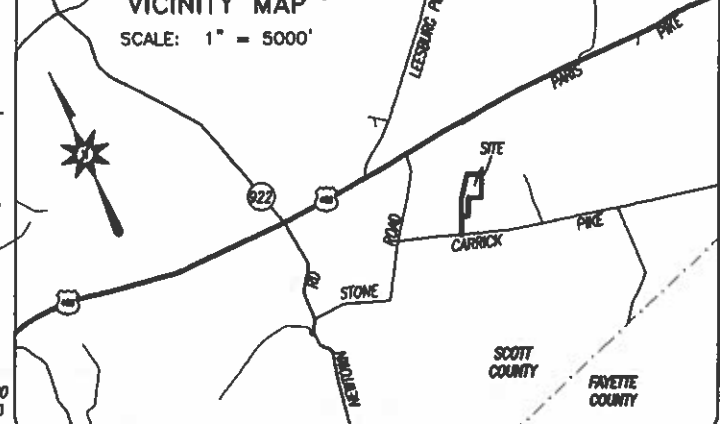
MELTON C. ADAMS  
ANN D. ADAMS  
D.B. 223, Pg. 153  
SIDE 1736

SHANNON SAEGESER  
MONICA SAEGESER  
D.B. 343, Pg. 191  
P.C. 5, Sh. 1808

THE POWELL FAMILY TRUST  
D.B. 386, Pg. 780  
P.C. 5, Sh. 1810

TERRY LEE BENSON  
CONNIE WELLS BENSON  
D.B. 418, Pg. 262  
P.C. 5, Sh. 1903

JOSEPH F. DEBARD  
D.B. 236, Pg. 34



**LINETYPE LEGEND:**

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

**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: Koval Property 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 PROVISION OF WATER ONLY**

I hereby certify that Kentucky American has facilities within the water distribution conveyance system to supply the property located at Carrick Pike & Sterling Drive, that the water distribution system of said development meets the requirements of this agency and all other requirements of the proper distributions of water, and that Kentucky American shall supply said development with water service.

Date \_\_\_\_\_ General Manager Kentucky American Water

**CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES**

I hereby certify that Blue Grass Energy shall supply the Koval 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 \_\_\_\_\_ Blue Grass Energy Representative

**LAND SURVEYOR'S CERTIFICATION**

I do hereby certify that the survey shown hereon was performed by me, or under my direction, by the use of record documents and field survey measurements, and all monuments indicated hereon actually exist and their size, location, and material are correctly shown. A portion of the boundary survey was performed by GPS equipment using RTK and static observations. Spectra SP 80 Base and Spectra SP 80 Rover were used for this survey; serial numbers of each are on file in the office of the surveyor. This survey meets or exceeds the accuracy requirements of a "Rural" survey as specified in 201 KAR 18:150 established by the Commonwealth of Kentucky; and bearings are rotated to Kentucky North Zone State Plane.

February 22, 2024

Date \_\_\_\_\_ P.O. Box 175  
Cynthiana, Kentucky 41031



PLOTTED: 02/22/24 @ 5:00 BY APO

**FINAL SUBDIVISION PLAT**  
**YURIY & NIKKI KOVAL**  
**BRIAN D. & CARLA GEARY**  
#290 CARRICK PIKE & STERLING DRIVE

	SCALE 1" = 200'	DATE 01/15/24	<b>DARNELL ENGINEERING, INC.</b> P.O. Box 175 Cynthiana, Kentucky 41031 (859) 234-8457 <small>*THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLES WITH 201 KAR 18:150.</small>
	FILE NO. 23-5809	FILENAME KOVALYURIY	
	FIELD CHER JF/WR/AM	JOB FILE KOVALYURIY	
	DRAWN BY APO	CHECKED BY APO	

**NOTES:**

1. Parcel 6-A, Parcel 6-B, and Parcel 6-C plotted hereon are the same as Parcel 6 shown on Plat Cabinet 13, Sheet 126 and further described in Deed Book 439, Page 696.
2. Tract A plotted hereon is the same as Lot #10 shown on Plat Cabinet 6, Sheet 2122 and further described in Deed Book 248, Page 679.
3. Property plotted hereon is subject to any and all easements or right-of-way of record and in existence at the date of the field survey hereon.
4. Property plotted hereon is subject to those restrictions set forth by the Georgetown-Scott County Planning Commission for its respective zoning classification.
5. Any further division of the property plotted hereon shall require approval of the Georgetown-Scott County Planning Commission.
6. Property plotted hereon and all adjacent property is zoned agricultural (A1), unless otherwise noted.
7. Property plotted hereon is not located in a flood hazard area as shown on FEMA FIRM Community Panel No. 2120SC 02250 dated December 21, 2017.
8. All building setback lines shown hereon are also hereby reserved and dedicated as utility easement area.
9. Access & Utility Easement 'A' shown hereon is the same as that shown and identified on Plat Cabinet 13, Sheet 126.
10. Twenty (20) Foot Drainage easement shall be centered on the centerline of the existing drainage ditch or swale and is hereby reserved. It is the same as that shown on Plat Cabinet 13, Sheet 126.
11. Thirty (30) Foot Utility & Access Easement 'A' shown hereon is located on Tract A. Owners of Tract A acknowledge and hereby dedicate same by their certification hereon. Owners of Parcel 6-B & 6-C shall be responsible for the construction and maintenance of driveway and access located hereon. Tract A has the right to use same.

**CERTIFICATION OF UTILITY EASEMENT DESCRIPTION**

Easements grant and convey to the Blue Cross Energy, South Central Bell, Kentucky American, and other utility companies, the right to install, maintain, operate, and use overhead and underground utility lines, poles, towers, and other structures necessary for the transmission and distribution of electricity, gas, and other utilities. The easements also grant and convey to the utility companies the right to install, maintain, operate, and use any other structures necessary for the transmission and distribution of utilities. The easements also grant and convey to the utility companies the right to install, maintain, operate, and use any other structures necessary for the transmission and distribution of utilities. The easements also grant and convey to the utility companies the right to install, maintain, operate, and use any other structures necessary for the transmission and distribution of utilities.

**NOTES (Continued):**

12. Thirty (30) Foot Utility & Access Easement 'B' shown hereon and located on Parcel 6-C and benefits Parcel 6-B and Parcel 6-C. Each shall share in the maintenance thereof.

**LEGEND:**

- Iron Pin Found
- ◻ Iron Pin Found with I.D. Cap bearing "RES KY 489"
- Iron Pin Found with I.D. Cap bearing "Meridian LS 2536"
- ▲ Iron Pin Found with I.D. Cap bearing "TEI LS 3993"
- #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
- Point in Road
- Metal Found in Road
- Ⓜ Address

BRET MACRINE  
RIM MACRINE  
D.B. 433, Pg. 765  
P.C. 13, Sh. 119

JAMES WARELLAS, JR.  
SANDRA M. WARELLAS  
D.B. 188, Pg. 688  
P.C. 13, Sh. 126  
(Parcel 5)

STEPHEN R. CRESSMAN  
CURTIS FARRHAM  
D.B. 402, Pg. 491  
P.C. 12, Sh. 312

**ADDRESS:**

Carrick Pike  
Georgetown, KY 40324  
(Scott County)

**OWNERS:**

Yuriy Koval  
Nikki Koval  
#118 Cherry Creek Lane  
Georgetown, KY 40324

**ZONE:**  
A-1 (Agricultural)

R/W CARRICK PIKE

**DRAINAGE EASEMENT DESCRIPTION**

Drainage easements contain stormwater channels, stormwater storage areas/facilities, and access rights for maintenance of such facilities. No channel alteration or construction that would obstruct the flow of stormwater is allowed. There shall be no storage or disposal of grass clippings, brush, debris, or other potential obstructions that may block stormwater channels or storage areas. These responsibilities lie with the owner hereon.

Date \_\_\_\_\_ Owner \_\_\_\_\_

**PRIVATE STREET/ACCESS EASEMENT MAINTENANCE NOTE**

The owner/owners of this property and any successors in title agree to assume full liability and responsibility for construction, maintenance, reconstruction, repair, clearing or any other needs related to the private street/access easement shown on this Final Subdivision Plat. This agreement releases the City of Georgetown/City of Sallards/Scott County government from any such responsibilities. If the owner/owners request that the private street/access easement be dedicated as public streets, the owner/owners bear the full expense of any reconstruction required to comply with City/County standards prior to dedication and acceptance and all conditions outlined in SECTION 4, C. have been met.

Date \_\_\_\_\_ Owner \_\_\_\_\_

**OWNER'S CERTIFICATION (Koval Property)**

(we) do hereby certify that I am (we are) the owner(s) of record of the property plotted hereon, said property being (a portion of) the same property conveyed to me (us) by \_\_\_\_\_, \_\_\_\_\_, by deed dated \_\_\_\_\_, and recorded in Deed Book \_\_\_\_\_, page \_\_\_\_\_ in the Scott County Clerk's office, and do hereby adopt this as my (our) record plat for this property.

Witness \_\_\_\_\_ Owner \_\_\_\_\_

Witness \_\_\_\_\_ Owner \_\_\_\_\_

Address \_\_\_\_\_

Date \_\_\_\_\_ Address \_\_\_\_\_

**OWNER'S CERTIFICATION (Geary Property)**

(we) do hereby certify that I am (we are) the owner(s) of record of the property plotted hereon, said property being (a portion of) the same property conveyed to me (us) by \_\_\_\_\_, \_\_\_\_\_, by deed dated \_\_\_\_\_, and recorded in Deed Book \_\_\_\_\_, page \_\_\_\_\_ in the Scott County Clerk's office, and do hereby adopt this as my (our) record plat for this property.

Witness \_\_\_\_\_ Owner \_\_\_\_\_

Witness \_\_\_\_\_ Owner \_\_\_\_\_

Address \_\_\_\_\_

Date \_\_\_\_\_ Address \_\_\_\_\_

# VUTEQ EXPANSION PRELIMINARY DEVELOPMENT PLAT

**Staff Report to the Georgetown-Scott County Planning Commission  
March 14, 2024**

**FILE NUMBER:** PSP-2024-09

**PROPOSAL:** Preliminary Development Plat to expand existing building by 4,200 sq. ft. across two areas

**LOCATION:** 100 Carley Drive

**OWNER:** Vuteq Corporation USA

**CONSULTANT:** Steve Baker, Midwest Engineering



<b>STATISTICS:</b>	
Existing Zone	I-1 (Light Industrial)
Surrounding Zone(s)	I-1 (North, South, & West) A-1 & B-4 (East)
Site Acreage	19.69 ac
Access	Kaden Lane or Carley Drive to Lemons Mill Road
Existing Use	Light Manufacturing
Existing Building	
- Area [% Lot Coverage]	314,524 SF [36.67%]
- Height	37.5 Feet

Proposed Building Addition	
- Area	Area A: 1,218 SF & Area B: 2,989 SF [4,207 SF total]
- Height	Area A: 19.0 Feet & Area B: 37.5 Feet
Post Expansion Building Area [% Lot Coverage]	218,731 SF [37.16%]
Setbacks	50' front, 0' side, 0' rear
Variances/Waivers	1. Variance to the front yard setback (north, facing Lemons Mill Road).

**BACKGROUND:**

The Applicant is proposing to expand an existing 314,524 SF industrial building with an additional 4,207 SF of manufacturing area. The Project Site has frontage on Lemons Mill Road (North), McClelland Circle (East), Kaden Lane (South), and Carley Drive (West). The Project Site is accessed from existing driveways to either Carley Drive or Kaden Lane. The Project Site is zoned I-1 (Light Industrial), and the existing and proposed uses are permitted by-right in the zoning district.

The Project Site has developed incrementally since the land was purchased in 1987. Since then, there have been at least eight (8) development plans for building additions and three (3) development plans for parking expansions, the most recent development plan having been filed in 2018 for parking lot expansion.

**SITE LAYOUT:**

The development plan proposes adding two additions, measuring 4,207 SF, along the north side of the existing 314,524 SF building. Area A measures 1,218 SF and is located nearer to Carley Drive while Area B measures 2,989 SF and is located nearer to McClelland Circle. Both the additions and the existing building meet the requirements for building height and ground coverage.

As part of the expansion, the two areas of addition require variances to the front yard setback along Lemons Mill Road from 50 feet to 20 feet. Given the current building position on the lot and internal layout, there are limited areas where the building can be expanded. The proposed locations allow for the greatest usability of the site and would not alter the character of the property. Staff is in support of this variance request given the incremental pattern of site development and current building footprint and uses.

**Access:**

The site has an existing access point from Carley Drive and Kaden Lane which is proposed to continue functioning as the main entrances/exits for passenger vehicles and trucks.

**Parking:**

The Applicant proposes no additions to the existing parking lot on the property. The 2018 addition resulted in 262 total parking spaces being located across the two properties owned by Vuteq. The expansion area is not expected to generate a volume of employees and guests that would necessitate additional parking spaces being planned for.

### **Landscaping & Land Use Buffers:**

#### *Section 6.12: Property Perimeter Requirements*

The *Landscape & Land Use Buffers Ordinance* requires a 10-foot-wide buffer area between any double frontage lot adjoining any freeway or arterial street not providing direct access to the property, and for those areas to be populated with 1 tree per 30 feet of linear boundary plus a 6-foot-tall continuous buffer. The amended development plan shows a relocation or replacement of existing landscaping along the north property line, and the final development plan need to satisfy these requirements.

#### *Section 6.13: Vehicular Use Area Perimeter Requirements*

As there are no changes in VUA proposed, Section 6.13 of the ordinance would not apply to the proposed development.

#### *Section 6.22: Interior Landscaping for Vehicular Use Areas*

As there are no changes in ILA proposed, Section 6.13 of the ordinance would not apply to the proposed development.

#### *Section 6.2215: Minimum Canopy Requirements*

The current site has approximately 34,235 SF of tree canopy coverage, equivalent to 4% of the total lot area. Per the *Landscape & Land Uses Buffers Ordinance*, 6% of the total site area must contain trees, equivalent to 51,461 SF. The Applicant proposes the relocation of existing trees or the replacement of said trees along the addition areas. Actions should be taken to reduce the impact of the proposed expansion on the existing mature trees on the property. A Final specie-specific landscape plan will be required for staff approval prior to Final Development Plan approval.

### **Stormwater:**

A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer meeting all requirements of the Georgetown Stormwater Manual prior to approval of the Final Development Plan.

### **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.

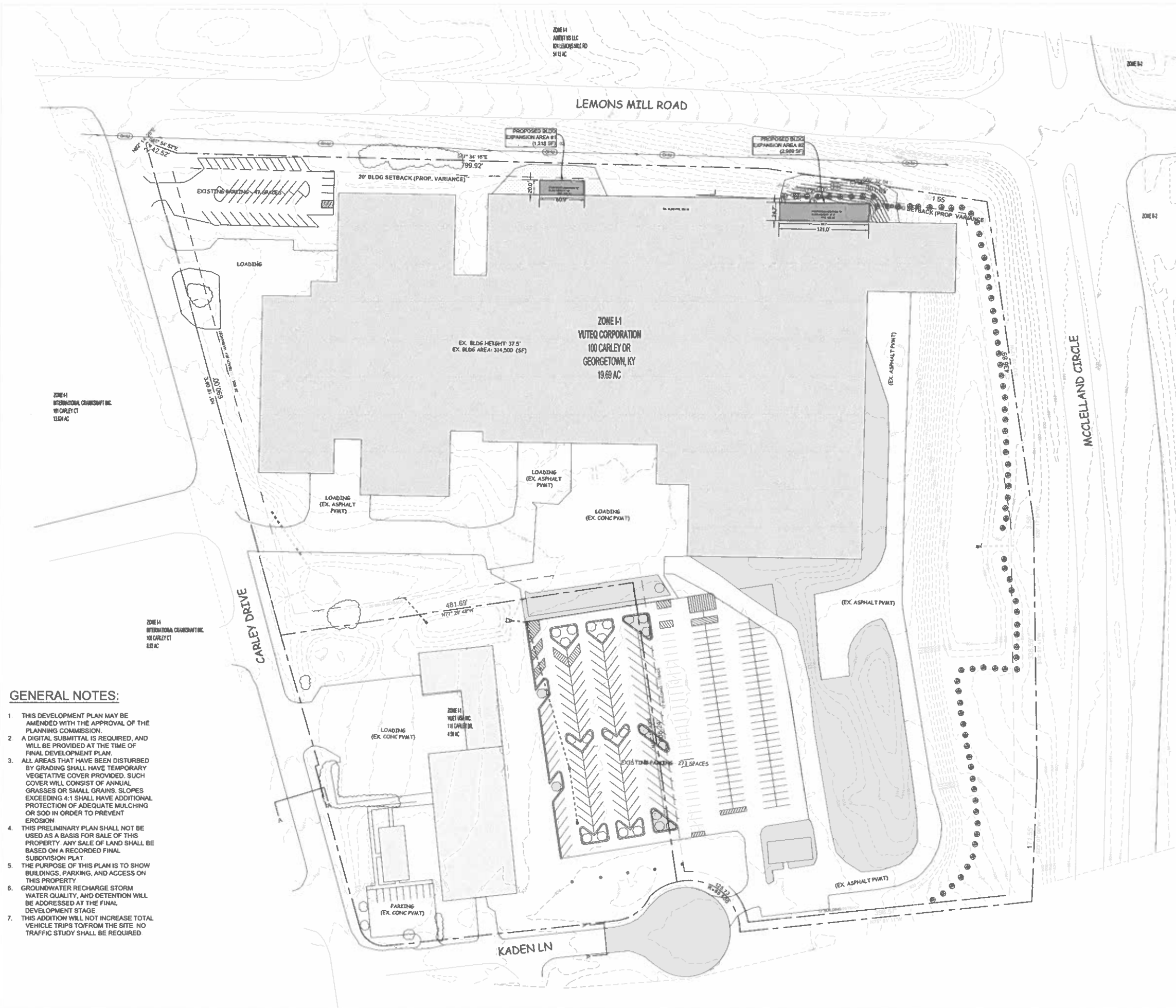
#### Variance(s):

1. Variance to the front yard setback (north, facing Lemons Mill Road) from 50 feet to 20 feet.

#### 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. 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*.

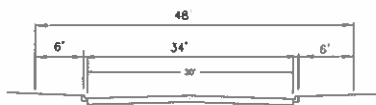
5. The applicant shall be responsible for providing landscaping area and landscaping which meets the minimum requirements of the Landscape and Land Use Buffer Ordinance on the Final Development Plan. A specie-specific landscape plan shall be included with the Final Development Plan.
6. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan. Development must meet all requirements of the Georgetown Stormwater Manual.
7. 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.
8. All applicable requirements of the Georgetown Fire Department.
9. All applicable requirements of Georgetown Municipal Water and Sewer Service.
10. The Applicant shall finalize their Stormwater Management BMP O&M Agreement for the previous expansion per City Ordinance prior to Final Development Plan Approval.



VICINITY MAP  
N.T.S.

**PURPOSE OF AMENDMENT**  
The purpose of the development plan amendment is to depict a 4,207 SF addition to the primary building along the northern property boundary.

**VARIANCE REQUEST #1**  
A variance is requested to reduce the building setback along a portion of the northern property boundary from 30 feet to 20 feet (as depicted on this plan).



TYPICAL SECTION A-A'  
CARLEY DR & KADEN LN

SITE STATISTICS	
Lot/Tract/Parcel Number	191-30-001.000
Area	19.69 AC
Zone	I-1
Use	Light Manufacturing
Area of Ex. Bldgs (SF)	314,524 SF
Area of Proposed Bldg Expansion (SF)	4,207 SF
Total Area of Prop. Bldgs (SF)	318,731 SF
% Coverage	37.16%
Total Parking Spaces (100 & 110 Carley Dr Combined)	144
Parking Spaces (100 Carley Dr Only)	144
Tree Coverage Area (SF)	34,235 SF

**GENERAL NOTES:**

1. THIS DEVELOPMENT PLAN MAY BE AMENDED WITH THE APPROVAL OF THE PLANNING COMMISSION.
2. A DIGITAL SUBMITTAL IS REQUIRED, AND WILL BE PROVIDED AT THE TIME OF FINAL DEVELOPMENT PLAN.
3. ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED. SUCH COVER WILL CONSIST OF ANNUAL GRASSES OR SMALL GRAINS. SLOPES EXCEEDING 4:1 SHALL HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING OR SOG IN ORDER TO PREVENT EROSION.
4. THIS PRELIMINARY PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED ON A RECORDED FINAL SUBDIVISION PLAT.
5. THE PURPOSE OF THIS PLAN IS TO SHOW BUILDINGS, PARKING, AND ACCESS ON THIS PROPERTY.
6. GROUNDWATER RECHARGE STORM WATER QUALITY, AND DETENTION WILL BE ADDRESSED AT THE FINAL DEVELOPMENT STAGE.
7. THIS ADDITION WILL NOT INCREASE TOTAL VEHICLE TRIPS TO/FROM THE SITE. NO TRAFFIC STUDY SHALL BE REQUIRED.



**VUTEQ CORPORATION EXPANSION PROJECT-2024**  
100 Carley Dr  
Georgetown, KY 40324

**AMENDED PRELIMINARY DEVELOPMENT PLAN**



Project: 2401  
Date: 2/27/24  
Scale: 1"=60'

**ADP**

**944 E. MAIN STREET  
ZONE CHANGE**

**Staff Report to the Georgetown-Scott County Planning Commission  
March 14, 2024**

**FILE NUMBER: ZMA-2024-10**

**PROPOSAL:** Zone change request for property currently zoned C-1, B-5 and B-2



**LOCATION:** NW corner of East Main and McClelland Circle.

**APPLICANT:** Cody Mora, Hutton

**CONTACT:** Keith Winstead

**STATISTICS:**

Existing Zone	B-2/B-5 & C-1 (Conservation)
Proposed Zone	B-2/B-5 & C-1 (Conservation)
Surrounding Zones	B-2, & R-2
Acreage	12.87-acres currently B-2; 13.16-acres B-2 after rezoning. 11.03-acres currently B-5; 10.74-acres after rezoning. 9.83-acres zoned C-1
Access	East Main Street Extended, McClelland Circle, and Lemons Mill Road

**BACKGROUND:**

The subject property is roughly 33.73 acres of area zoned B-2 (Highway Commercial) B-5 (Planned Commercial) and C-1 (Conservation) in two rezonings in the 2000's. A Preliminary Subdivision Plat was approved for seven (7) commercial lots in early 2024. At that time, staff pointed out to the applicant that there was split commercial zoning (B-2/B-5) on multiple lots. The applicant has submitted a zoning map amendment to correct the zoning to bring the zone district boundary consistent with the proposed lot lines for the commercial lots.

**LEGAL CONSIDERATIONS:**

Any zone change request is required to meet the following standards from *Kentucky Revised Statutes*, Chapter 100:

***Section 100.213 Findings necessary for proposed map amendment - Reconsideration.***

1. *Before any map amendment is granted, the planning commission . . . must find that the map amendment is in agreement with the adopted comprehensive plan, or, in the absence of such a finding, that*

one (1) or more of the following apply and such finding shall be recorded in the minutes and records of the planning commission or the legislative body or fiscal court:

- a. That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate;
- b. That there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area.

**Part 1:** The Comprehensive Plan provides guidance for consideration of zone change requests. The Comprehensive Plan's Future Land Use Map shows the subject property with a commercial designation. The Future Land Use Map supports the application's proposal for an amendment to create consistent commercial zoning on the proposed lots. The Comprehensive Plan also supports the development of streets internal to this development, as shown on the concept plan, to provide adequate access without encumbering the existing surrounding roads with excessive entrances.

Therefore, Part 1 does apply, so we need not consider subsections (a) or (b).

**CONCEPT PLAN REVIEW:**

Layout:

The concept plan shows the seven commercial lots accessed by a private commercial street with an entrance on McClelland Circle and East Main Street. All commercial lots will be accessed from an internal road network.

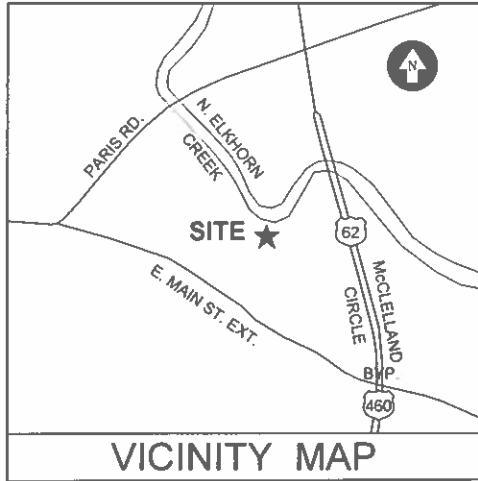
The Concept Plan shows the new road alignment which necessitates the change in zone to create a consistent zoning district on the entirety of the proposed commercial lots and gets rid of the split zoning on the proposed commercial lots.

**RECOMMENDATION:**

Based on the findings above, and that the requested zone change does satisfy the requirements of KRS 100.213, staff recommends **Approval** of the zone change request of B-2 from 12.87 to 13.16 acres and B-5 from 11.03 to 10.74 acres, with the following conditions.

Conditions:

1. The Applicant shall return to the Planning Commission for Preliminary Development Plan for each individual commercial lot prior to development.
2. All applicable requirements of the *Zoning Ordinance* and *Subdivision and Development Regulations*.



**PROPERTY OWNER**  
**DRAKE & DITARDI PARTNERSHIP**  
 C/O PHILLIP DRAKE  
 11211 N 44TH CT  
 PHOENIX, AZ 85028-3006

**PROPERTY LOCATION**  
 944 E. MAIN ST  
 GEORGETOWN, KY 40324-8540  
 WB 6, PG 350  
 PC 12, SL 346  
 PC 12, SL 267

**Site Statistics**  
 PVA #: 190-30-050 000  
 #190-30-050 001  
 Zoning: B-2, B-5 & C-1  
 Property Size: 33.74 Acres  
 Setbacks:  
 Front: 50' } C-1 Front: 50' } B-2  
 Side: 50' } B-5 Side: 0' }  
 Rear: 50' } Rear: 0' }

**LEGEND**

- - SET 5/8" IRON BAR W/CAP "LS 3870"
- - PROPERTY CORNER FOUND AS NOTED
- ⊕ - FIRE HYDRANT
- - UTILITY POLE
- ⊖ - WATER MARKER
- ⊕ - WATER VALVE
- ⊙ - LIGHT POLE
- ⊙ - TRAFFIC POLE
- ⊙ - TRAFFIC LIGHT
- — — - PROPERTY BOUNDARY
- - - - PROP. ADJOINER
- — — - ROAD
- - - - CHAIN LINK FENCE
- - - - FLOOD ZONE BOUNDARY
- F - FIBER OPTIC

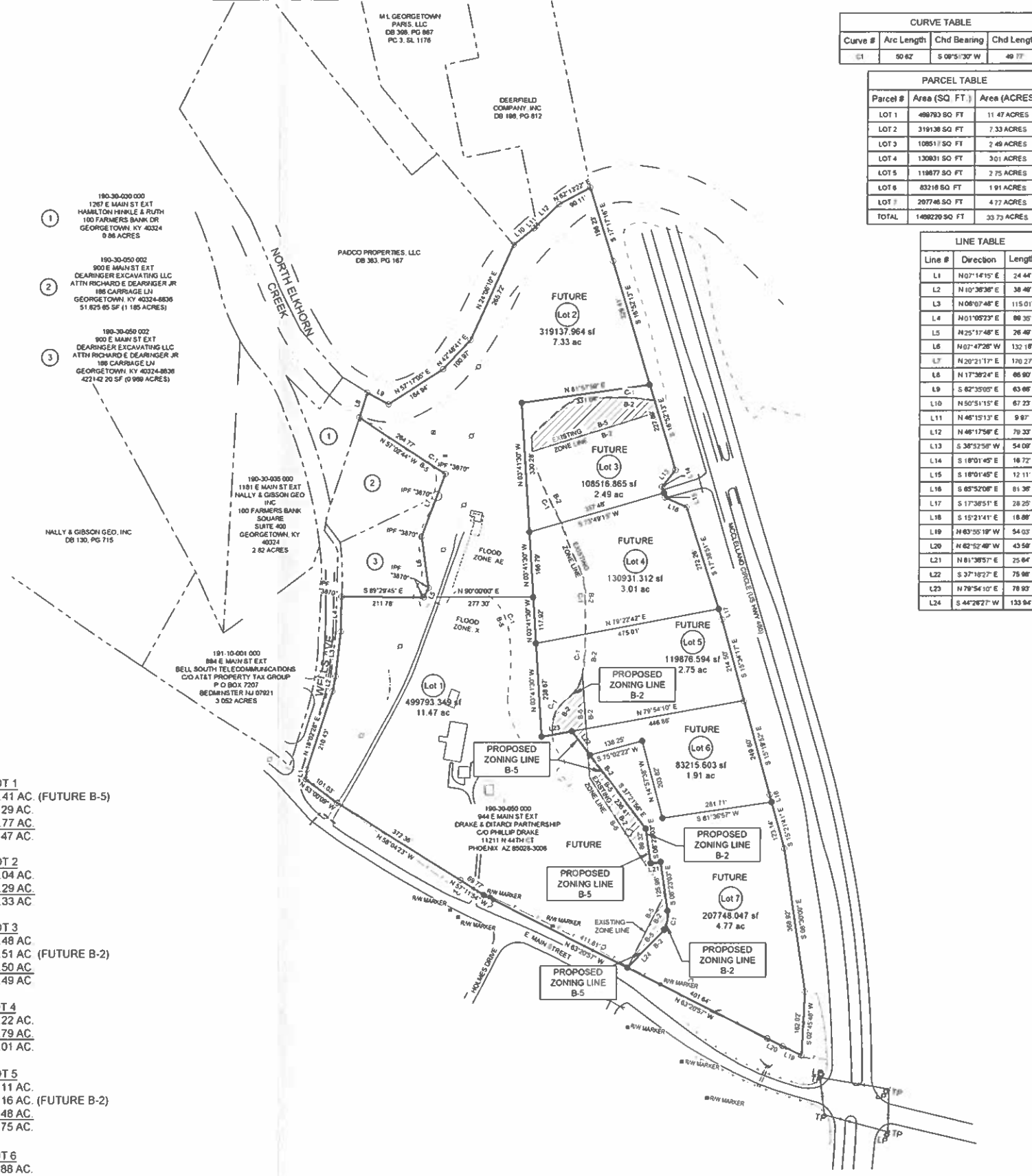
LOT	ZONING	ACRES	(FUTURE)
LOT 1	ZONING B-2	0.41 AC.	(FUTURE B-5)
	ZONING B-5	10.29 AC.	
	ZONING C-1	0.77 AC.	
TOTAL		11.47 AC.	
LOT 2	ZONING B-5	0.04 AC.	
	ZONING C-1	7.29 AC.	
	TOTAL	7.33 AC.	
LOT 3	ZONING B-2	1.48 AC.	
	ZONING B-5	0.51 AC.	(FUTURE B-2)
	ZONING C-1	0.50 AC.	
TOTAL		2.49 AC.	
LOT 4	ZONING B-2	2.22 AC.	
	ZONING C-1	0.79 AC.	
	TOTAL	3.01 AC.	
LOT 5	ZONING B-2	2.11 AC.	
	ZONING B-5	0.16 AC.	(FUTURE B-2)
	ZONING C-1	0.48 AC.	
TOTAL		2.75 AC.	
LOT 6	ZONING B-2	1.88 AC.	
	ZONING B-5	0.03 AC.	(FUTURE B-2)
	TOTAL	1.91 AC.	
LOT 7	ZONING B-2	4.77 AC.	
	TOTAL	4.77 AC.	

- 1 190-30-020 000  
1267 E MAIN ST EXT  
HAMILTON HIRBLE & RUTH  
100 FARMERS BANK DR  
GEORGETOWN KY 40324  
0.86 ACRES
- 2 190-30-050 002  
900 E MAIN ST EXT  
DEARINGER EXCAVATING LLC  
ATTN RICHARD E DEARINGER JR  
186 CARRIAGE LN  
GEORGETOWN KY 40324-8836  
51,825 SQ SF (1.185 ACRES)
- 3 190-30-050 002  
900 E MAIN ST EXT  
DEARINGER EXCAVATING LLC  
ATTN RICHARD E DEARINGER JR  
186 CARRIAGE LN  
GEORGETOWN KY 40324-8836  
427,142 SQ SF (9.788 ACRES)

190-30-005 000  
1181 E MAIN ST EXT  
HALLY & GIBSON GEO.  
INC  
100 FARMERS BANK  
SQUARE  
SUITE 400  
GEORGETOWN, KY  
40324  
2.82 ACRES

191-10-001 000  
884 E MAIN ST EXT  
BELL SOUTH TELECOMMUNICATIONS  
CO AT&T PROPERTY TAX GROUP  
P O BOX 7207  
BIRMINGHAM AL 35201  
3.82 ACRES

190-30-050 000  
944 E MAIN ST EXT  
DRAKE & DITARDI PARTNERSHIP  
C/O PHILLIP DRAKE  
11211 N 44TH CT  
PHOENIX AZ 85028-3006



**CURVE TABLE**

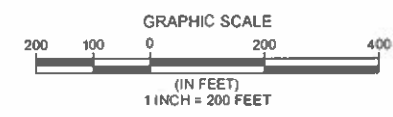
Curve #	Arc Length	Chd Bearing	Chd Length
C1	50.82	S 0°51'30" W	49.77

**PARCEL TABLE**

Parcel #	Area (SQ. FT.)	Area (ACRES)
LOT 1	498793 SQ FT	11.47 ACRES
LOT 2	319138 SQ FT	7.33 ACRES
LOT 3	108511 SQ FT	2.49 ACRES
LOT 4	130831 SQ FT	3.01 ACRES
LOT 5	119877 SQ FT	2.75 ACRES
LOT 6	83216 SQ FT	1.91 ACRES
LOT 7	207748 SQ FT	4.77 ACRES
TOTAL	1498220 SQ FT	33.74 ACRES

**LINE TABLE**

Line #	Direction	Length
L1	N 07°14'19" E	24.44'
L2	N 10°38'36" E	36.44'
L3	N 08°07'48" E	115.01'
L4	N 01°09'23" E	86.35'
L5	N 25°17'48" E	26.44'
L6	N 07°47'28" W	132.18'
L7	N 20°21'17" E	170.27'
L8	N 17°38'24" E	66.90'
L9	S 82°35'03" E	63.66'
L10	N 50°51'15" E	67.23'
L11	N 45°15'13" E	9.87'
L12	N 45°17'58" E	79.33'
L13	S 38°52'58" W	54.08'
L14	S 18°01'45" E	16.72'
L15	S 18°01'45" E	12.11'
L16	N 85°52'08" E	81.38'
L17	S 17°38'51" E	28.25'
L18	S 15°21'41" E	18.88'
L19	N 83°55'18" W	54.03'
L20	N 82°52'48" W	43.58'
L21	N 81°38'57" E	25.84'
L22	S 37°18'27" E	75.88'
L23	N 78°54'10" E	78.93'
L24	S 44°28'27" W	153.94'



P.O. BOX 481 LEWINGTON, KY 40588  
 (859) 785-0383  
 CIVIL DESIGN, LAND SURVEYING, ARCHITECTURE,  
 GEOTECHNICAL ENGINEERING, DRILLING SERVICES,  
 IBC SPECIAL INSPECTIONS, MATERIAL TESTING,  
 CONSTRUCTION MANAGEMENT, EROSION CONTROL,  
 ASBESTOS TESTING, ENVIRONMENTAL INVESTIGATION,  
 AND ALL TYPES OF SURVEYING AND ENGINEERING SERVICES.  
**THOROUGHbred**  
 DESIGN | ENGINEER | CONSTRUCT

**PRELIMINARY SUBDIVISION PLAT**  
 DRAKE & DITARDI PARTNERSHIP  
 944 E. MAIN ST.  
 GEORGETOWN, SCOTT COUNTY, KENTUCKY

**OWNER:** DRAKE & DITARDI PARTNERSHIP  
 11211 N 44TH CT, PHOENIX, AZ 85028-3006

**CLIENT:** HUTTON  
 738 CHERRY STREET HAMILTON COUNTY, CHATTANOOGA, TN 37402

PROJECT NO	000000	DRAWN BY	CBT/CLG
DATE	1/29/2024	REVIEWED BY	KGW
ISSUED FOR REVIEW			
REVISION	DATE		

STATE OF KENTUCKY  
 KEITH G. WINSTEAD  
 3870  
 LICENSED PROFESSIONAL  
 LAND SURVEYOR

# GSCPC Active Development Projects

Status	Application number	Project Name	Type
<b>Under Construction</b>			
	Number of Projects: 24		
	2020-47	American Mini-Storage (South) Expansion	DEV-C
	2018-43	Amerson North Townhomes	DEV-R
	2023-05	AWG Expansion - 400 Triport Rd	DEV-C
	2015-22	Cherry Blossom Townhomes Phase 5 (Haddix triplex)	DEV-R
	2021-07	Core Controls - 155 Enterprise Way	DEV-C
	2018-32	Crossings at Wyndamere (Ph4) - Conner Path	DEV-C
	2023-44	Dollar General - Sadieville	DEV-C
	2023-31	Eckart Supply - Corporate Blvd	DEV-C
	2021-11	Falls Creek Phase 2 (Res) Townhomes	DEV-R
	2015-08	Heritage Apartments at Falls Creek - Phase 3	DEV-R
	2021-40	KY Farm Bureau - 101 Trackside	DEV-C
	2022-40	Living Waters - Bldg Addition, 172 Gunnell	DEV-C
	2023-11	MLS Powersports (US 62)	DEV-C
	2023-32	Moonlight Investments, LLC - Corporate Blvd	DEV-C
	2019-49	Parkview Medical Plaza - Phase I, S Broadway	DEV-C
	2023-20	Phoenix Transportation Expansion - E Yusen	IND
	2018-18	Pleasant Valley, Section II - Phase 3 Condominiums	DEV-C
	2023-13	Popeye's - 101 Financial Way	DEV-C
	2022-51	Price Farm (Abbey) Townhomes - Herndon Blvd	DEV-R
	2021-42	R&L Carriers - Cherry Blossom Spur(Tree Removal)	DEV-C
	Scott Co	Scott Co EMS - 690 Lexus Way	DEV-C
	2022-13	Universal Piping Canopy Exp - 198 Enterprise Way	IND
	Minor	Welch Parking Lot Development	DEV-C
	2003-56	White Oak Village - Development (Units)	DEV-R
<b>Final Inspection</b>			
	Number of Projects: 3		
	2017-33	American Mini (Self-Storage_1047 Paris Pike)-Ph 1	DEV-C
	2021-50	United Talent Parking Expansion - Kaden Ln	DEV-C
	2022-13	Universal Piping - Enterprise Way	IND

# GSCPC Active Subdivision Projects

Status	Application number	Project Name
<b>Under Construction</b>	Number of Projects:	5
	2003-35	Buffalo Springs (Phase 2) Stamping Ground
	2006-30	McClelland Springs Ph IIB & IIC Section A (DeLong)
	2004-51	Pleasant Valley Phase 5
	2021-20	Village at Lanes Run - Ph 3, Sect 3 (2B) (Briggs)
	2022-05	Village at Lanes Run - Phase 4, Sect 1
<b>Final Inspection</b>	Number of Projects:	1
	2017-43	Fox Run - Phase 2
<b>Dedication/Final Work</b>	Number of Projects:	2
	2006-86	December Estates Cluster Subdivision
	2018-61	Village at Lanes Run - Phase 2, Sect 3-C (Haddix)
<b>Approved/Bonded</b>	Number of Projects:	14
	2006-80	Barkley Meadows (Duncan/Fightmaster) Phase 2
	2021-10	Cherry Blossom Subdivision - Phase 9
	2021-04	Falls Creek Residential - Phase 2
	2019-39	Harbor Village Unit 1, Phase 3C
	2017-24	Pinnacle At Mallard Point
	2008-47	Pleasant Valley, Sect II, Phase 2, Unit 4 (street)
	2018-57	Price Farm (Abbey) Ph 3 Unit 2A, 2B, 2C, 2D
	2018-57	Price Farm(Abbey) Ph3 Units 1A, 1B, 1C, 1D
	2019-02	South Crossing - Phase 1 Units 1A, 1B, 1C
	2019-02	South Crossing - Phase 1 Units 1D, 1E, 1F
	2021-20	Village at Lanes Run - Ph 3, Sect 2 (Briggs)
	2004-26	Village at Lanes Run - Phase 3, Sect 1A (Charles)
	2004-26	Village at Lanes Run - Phase 3, Sect 1B (Charles)
2018-05	Woodland Park (Betty Yancey) Phase 2	

# List of all Active Projects/Status

Application	Project Name	Type	Status
2017-34	Adient USA (Hillps) Amended DP (Parking and dock)	DEV-C	No Activity
2022-34	Aldi (Parkview Medical Ph2 Bldg D) 135 American	DEV-C	Complete
2023-37	Amen House Operations Center	DEV-C	Under Review
2017-33	American Mini (Self-Storage_1047 Paris Pike)-Ph I	DEV-C	Final Inspection
2020-47	American Mini-Storage (South) Expansion	DEV-C	Under Construction
2017-20	Amerson - Schoolhouse Road Unit 1	DEV-C	Approved/Bonded
2017-20	Amerson Commercial Grading and Site Work	DEV-C	Approved/Bonded
2018-43	Amerson North Townhomes	DEV-R	Under Construction
2023-05	AWG Expansion - 400 Triport Rd	DEV-C	Under Construction
2006-80	Barkley Meadows (Duncan/Fightmaster) Phase 2	RES	Approved/Bonded
2023-35	Bierman Development - 1925 Lexington Rd	DEV-C	Under Review
2003-35	Buffalo Springs (Phase 2) Stamping Ground	RES	Under Construction
2021-10	Cherry Blossom Subdivision - Phase 9	RES	Approved/Bonded
2019-13	Cherry Blossom Townhomes - Phase 6	RES	Warranty Period
2015-22	Cherry Blossom Townhomes Phase 5 (Haddix triplex)	DEV-R	Under Construction
2021-07	Core Controls - 155 Enterprise Way	DEV-C	Under Construction
2018-32	Crossings at Wyndamere (Ph4) - Conner Path	DEV-C	Under Construction
2006-86	December Estates Cluster Subdivision	RES	Dedication/Final Work
2023-44	Dollar General - Sadieville	DEV-C	Under Construction
2023-31	Eckart Supply - Corporate Blvd	DEV-C	Under Construction
2011-29	Falls Creek Drive extension	DEV-C	Approved/Bonded
2021-11	Falls Creek Phase 2 (Res) Townhomes	DEV-R	Under Construction
2021-04	Falls Creek Residential - Phase 2	RES	Approved/Bonded
2017-43	Fox Run - Phase 2	RES	Final Inspection
2017-43	Fox Run Subdivision - Phase 1	RES	Warranty Period
2021-06	Georgetown Auto Sales - 136 Darby Dr	DEV-C	No Activity
2023-36	Grace Christian Church - Gymnasium		Under Review
2020-43	Harbor Village - Phase 4	RES	No Activity
2019-39	Harbor Village Unit 1, Phase 3C	RES	Approved/Bonded
2015-08	Heritage Apartments at Falls Creek - Phase 3	DEV-R	Under Construction

Application	Project Name	Type	Status
2019-06	Hoghead Trailer Sales-Showalter	DEV-C	No Activity
2018-52	Jimmy Johns - 121 Southgate Dr	DEV-C	No Activity
2019-46	Jones Prop - Willow Brook Ln Ext	RES	Warranty Period
2021-40	KY Farm Bureau - 101 Trackside	DEV-C	Under Construction
2018-15	Landmark (South, Kelley-Owen) Office Bldg Exp	DEV-C	No Activity
2023-57	Limestone Farms - Early Grading	DEV-C	Under Review
2022-40	Living Waters - Bldg Addition, 172 Gunnell	DEV-C	Under Construction
2006-28	McClelland Springs Ph IIB & IIC	RES	Under Review
2006-30	McClelland Springs Ph IIB & IIC Section A (Delong)	RES	Under Construction
2002-62	Minnfield Townhomes 1 & 2 - Barbara Blvd	DEV-R	Under Review
2023-11	MLS Powersports (US 62)	DEV-C	Under Construction
2023-32	Moonlight Investments, LLC - Corporate Blvd	DEV-C	Under Construction
2009-20	Morgan Property	DEV-C	No Activity
2017-14	Morgan Property (Tract 2) 2017	DEV-C	No Activity
2019-49	Parkview Medical Plaza - Phase I, S Broadway	DEV-C	Under Construction
2015-05	Pemberley Cove	RES	Warranty Period
2021-44	Penn Alley Townhomes	DEV-R	Under Review
2018-29	Penn Ave Baptist Parking - Stamping Ground	DEV-C	No Activity
2023-20	Phoenix Transportation Expansion - E Yusen	IND	Under Construction
2017-24	Pinnacle At Mallard Point	RES	Approved/Bonded
2004-51	Pleasant Valley Phase 4B, 4C, & 4F	RES	Warranty Period
2004-51	Pleasant Valley Phase 4D & 4E	RES	Warranty Period
2004-51	Pleasant Valley Phase 5	RES	Under Construction
2008-47	Pleasant Valley, Sect II, Phase 2, Unit 4 (street)	RES	Approved/Bonded
2018-18	Pleasant Valley, Section II - Phase 3 Condominiums	DEV-C	Under Construction
2023-13	Popeye's - 101 Financial Way	DEV-C	Under Construction
2018-57	Price Farm (Abbey) Ph 3 Unit 2A, 2B, 2C, 2D	RES	Approved/Bonded
2022-51	Price Farm (Abbey) Townhomes - Herndon Blvd	DEV-R	Under Construction
2018-57	Price Farm(Abbey) Ph3 Units 1A, 1B, 1C, 1D	RES	Approved/Bonded
2023-33	Pure Air KY - 117 Eastside Dr	DEV-C	Under Review
2021-42	R&L Carriers - Cherry Blossom Spur(Tree Removal)	DEV-C	Under Construction
2022-21	Redwood Apartments - Old Oxford (Finley)	DEV-R	Under Review

Application	Project Name	Type	Status
2021-45	Regal Springs, 1555 Frankfort Rd	DEV-R	Under Review
Scott Co	Scott Co EMS - 690 Lexus Way	DEV-C	Under Construction
2023-10	Scott Co Humane Society - 1376 Lexington Rd	DEV-C	Under Review
2022-14	Singer Property - Phase 1 (822 Cinc Pike)	RES	Under Review
2019-02	South Crossing - Phase 1 Units 1A, 1B, 1C	RES	Approved/Bonded
2019-02	South Crossing - Phase 1 Units 1D, 1E, 1F	RES	Approved/Bonded
2018-38	Sutton Place Remaining - Phase 4	RES	No Activity
2005-22	Thoroughbred Acres Unit 11(Commercial Subdivision	DEV-C	Approved/Bonded
2021-50	United Talent Parking Expansion - Kaden Ln	DEV-C	Final Inspection
2022-13	Universal Piping - Enterprise Way	IND	Final Inspection
2022-13	Universal Piping Canopy Exp - 198 Enterprise Way	IND	Under Construction
2021-20	Village at Lanes Run - Ph 3, Sect 2 (Briggs)	RES	Approved/Bonded
2021-20	Village at Lanes Run - Ph 3, Sect 3 (2B) (Briggs)	RES	Under Construction
2018-61	Village at Lanes Run - Phase 2, Sect 3-B (Charles)	RES	Warranty Period
2018-61	Village at Lanes Run - Phase 2, Sect 3-C (Haddix)	RES	Dedication/Final Work
2004-26	Village at Lanes Run - Phase 3, Sect 1A (Charles)	RES	Approved/Bonded
2004-26	Village at Lanes Run - Phase 3, Sect 1B (Charles)	RES	Approved/Bonded
2022-05	Village at Lanes Run - Phase 4, Sect 1	RES	Under Construction
2023-30	Wawa - McClelland and E Main	DEV-C	Under Review
Minor	Welch Parking Lot Development	DEV-C	Under Construction
2021-24	Whitaker Prop Distrib Center - Carley/Kaden	DEV-C	Approved/Bonded
2003-56	White Oak Village - Development (Units)	DEV-R	Under Construction
2023-59	Woodland Airstream Dealership - Wahland Hall Path	DEV-C	Under Review
2018-05	Woodland Park - Phases 3 & 4	RES	Under Review
2018-05	Woodland Park (Betty Yancey) Phase 1	RES	Warranty Period
2018-05	Woodland Park (Betty Yancey) Phase 2	RES	Approved/Bonded
<b>Total Number of Active Projects:</b>		<b>88</b>	