

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

AGENDA

October 12, 2023

6:00 p.m.

I. COMMISSION BUSINESS

- A. Approval of September invoices
- B. Approval of September 14, 2023 minutes
- C. Approval of October 12, 2023 agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

II. OLD BUSINESS

- A. PDP/PSP-2023-34 The Village at Georgetown - Amended Preliminary Development Plan for a 68-unit residential development, including 56 attached townhomes in 4-unit buildings and 12 attached duplex townhomes. Preliminary Subdivision Plat for three commercial lots located east of McClelland Circle, south of E. Main St. Ext., north of Lemons Mill Road.
- B. PDP-2023-38 Online Transport - Preliminary Development Plan for a 162,848 SF gravel storage area located at 656 Old Delaplain Road.

III. NEW BUSINESS

- A. FSP-2023-45 Muse Property - Final Subdivision Plat to create a 5.00-acre tract and leave 12.534 acres remaining in the parent tract located at 1158 Crumbaugh Road.
- B. FSP-2023-46 Hunterfield Property - Final Subdivision Plat to subdivide a 14.762-acre tract into two lots located at 1955 Carrick Pike.
- C. ZMA-2023-47 Locust Fork Townhomes - Zone change request for 35,422 SF from R-1B (Low-Density Residential) to R-2 (Medium-Density Residential) located at 126-136 Locust Fork Road. PUBLIC HEARING

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
September 14, 2023**

The regular meeting was held in the Scott County Courthouse on September 14, 2023. The meeting was called to order by Chairman Charlie Mifflin at 6:00 p.m. Also present were Commissioners James Stone, Duwan Garrett, Dann Smith, Harold Dean Jessie, Mary Singer, and Rhett Shirley and Director Joe Kane, Planner Elise Ketz, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent were Commissioners David Vest and Brad Green.

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

Motion by Shirley, second by Jessie, to approve the August 10, 2023 minutes. Motion carried.

Motion by Smith, second by Shirley, to approve the September agenda. Motion carried.

Postponements/Withdrawals

Chairman Mifflin stated that the application for Cherry Blossom Village Phase 2 Addition (PSP-2023-26), The Village at Georgetown (PDP-2023-34), and Online Transport (PDP-2023-38) have been postponed until the next regularly scheduled meeting.

Consent Agenda

A representative of Price Property (FSP-2023-25) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Singer, second by Garrett, to approve the application. Motion carried unanimously.

A representative of WaWa Georgetown (PDP-2023-30) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Garrett, second by Stone, to approve the application. Motion carried unanimously.

A representative of Brown Property (PDP-2023-40) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Singer, second by Jessie, to approve the application. Motion carried unanimously.

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

FSP-2023-41, 2778 Weisenberger Mill Road - Final Subdivision Plat request to subdivide one 11-acre farm into two 5.50-acre parcels.

Douglas Elam, 2390 Weisenberger Mill Road, spoke prior to the Staff presentation. He stated that he supports the proposed subdivision but has concerns about the clearing of brush and trees along Elkhorn Creek.

Mr. Elam stated that clearing of the brush has caused trees to uproot in recent storms. He asked that the creek be protected for the safety of properties up and downstream. He stated that he reported the clearing to the Planning Commission and Staff came out to the property to check.

He stated that the clearing of the properties in the area was a violation of local, state, and federal floodplain regulations.

He questioned why a development plan was not filed for the clearing of the property. Mr. Kane clarified that the subdivision of agricultural land for farm or single-family residential use does not require a development plan.

Ms. Ketz presented the application. She stated that the property was part of the Courtney property, which was subdivided into seven lots in May 2022 which resulted in two 11-acre, two 5-acre, and one 15-acre remainder parcels and later in April 2023 when the remainder was subdivided into three 5-acre parcels.

She stated that the subdivision of one of the 11-acre parcels would have a net increase of one parcel, or eight parcels total formed from the original property.

She stated that the two new lots would use the existing entrance and driveway off Weisenberger Mill Road which serves the two 11-acre parcels. She stated that no further lots can use the driveway without it first being brought up to county road standards.

Chairman Mifflin questioned why the subdivision of the farm into five parcels between 5 and 10 acres did not qualify as a "major subdivision" and was therefore not required to rezone to A-5.

Rita Jones, agent for the Applicant, stated that between the subdivision in May 2022 and April 2023 the previous owner passed away and ownership transferred from the owner to an estate. She stated that the Applicant purchased the property in July 2022 and are looking to subdivide and sell the land.

After further discussion, **Motion by Singer, second by Garrett to approve the Final Subdivision Plat (FSP-2023-41) subject to (4) conditions of approval. Motion carried 6-1 with Jessie dissenting.**

ZMA-2023-42 A & Z Towing – Zoning Map Amendment to change the zoning district from A-1 to I-1 located at 168 Industry Road.

Chairman Mifflin opened the public hearing.

Mr. Kane stated the property is located in Northern Georgetown area on Industry Road in an industrial area that has been in place for 40 or more years. The site is being used industrial and is partially zoned industrial. He stated the applicant is attempting to rezone the entire lot so they can expand the business on the lot and bring it entirely into conformance with its proposed industrial zoning.

Mr. Kane stated there is no sewer available to the site currently. Mr. Kane stated that if approved the applicant will need to return with a Preliminary Development Plan approval prior to expansion of the parking lot.

Mr. Kane reviewed the KRS 100 standard requirements for a zone change. The main requirement is that the proposed change be in compliance with the Comprehensive Plan, in particular, the Future Land Use map. Mr. Kane stated that the request is in compliance with the existing and proposed updated Comprehensive Plan Future Land Use map.

Mr. Kane stated the staff is recommending approval with the three conditions noted in the staff report.

Mr. Kane stated that the site will need to comply with the new Agricultural Buffer Ordinance and stated that compliance will be reviewed at the time of the Preliminary Development Plan submittal.

Chairman Mifflin stated that the properties that back up to the site are zoned Agricultural but are used residential. Mr. Kane stated that a buffer would still be required based on the underlying zoning.

Chairman Mifflin asked the owner if he was ok with the conditions of approval. The owner said yes.

Chairman Mifflin closed the public hearing.

After further discussion, **Motion by Jessie, second by Smith to recommend approval of the rezoning request (ZMA-2023-42) on the basis of staffs recommendation that it complies with the comprehensive plan. Motion carried unanimously.**

PSP-2023-43 and PDP-2023-44 Dollar General Retail Store - Preliminary Subdivision Plan to subdivide one (1) 2.658-acre commercial lot from a 40.96-acre farm and Preliminary Development Plan for a 12,480 SF retail store with associated parking.

Ms. Ketz submitted to the record an amended Staff Report with an updated condition of approval that the subdivision be subject to the requirements of the Scott County, not City of Georgetown, Fire Department.

Ms. Ketz stated the property had been recommended for rezoning from A-1 to B-2 by the Planning Commission to the City Commission of Sadieville. She stated that the rezoning went before and was approved by the City Commission on September 13, 2023.

She stated that the property is zoned B-2 and measures 2.658-acres. She stated access would be from Porter Road through an existing entrance. She stated that she recommends approval of the Preliminary Subdivision Plat.

Commissioner Jessie asked why the Applicant requires a variance to the parking requirements. Ms. Ketz stated that questions regarding the development of the site would be addressed with the Preliminary Development Plan.

Ms. Ketz presented the development plan for the retail store.

Ms. Ketz submitted to the record an amended Staff Report to reflect an additional waiver requested by the Applicant for perimeter landscaping, removal of a condition of approval related to landscaping, and updates to a condition of approval regarding stormwater management.

She stated that the Applicant is requesting multiple variances and waivers related to parking spaces and landscaping requirements.

She stated that the site would require grading in the state right-of-way that the state would have to approve. She stated that the store would be accessed using an existing entrance off Porter Road.

Commissioner Jessie asked for clarification on the request for reduced parking spaces. Ms. Ketz stated that the Applicant calculated the number of spaces and determined that the number required in the *Subdivision and Development Regulations* was excessive for the site uses. Furthermore, she stated that the site's rural context would mean that less people would come to the store.

She stated that the South Broadway location and the application for the Cynthiana Road location both requested and were approved for reduced parking with the same justification. She stated that there have been no complaints about the number of spaces provided for the South Broadway location. She stated that Staff supported the request for reduced parking.

She presented the preliminary grading plan for the site. She stated that, given the steep terrain, significant earthmoving efforts were required to make the project work. She stated that two walls were proposed along the south property line for retention.

She noted that there is an intermittent wet weather spring located where the Applicant proposed the parking lot, and that a spring box with piping would direct any water away from the developed areas.

She stated that sewer capacity was available and that an expanded waterline would be necessary for the project.

She presented the preliminary landscape plan. She stated that the property owners to the south and east were interested in waiving the landscaping requirements because the site was heavily treed. She

stated that the Applicant requested a waiver to the property perimeter buffer to the south and west due to grade change, and that Staff supported the request.

She presented the VUA landscape plan. She stated that the Applicant requested variances to the Interior Landscaping requirement since it would take up important space for the building and parking lot. She stated that Staff supported the request.

Will Stevens, Vantage Engineering, stated that the number of parking spaces proposed was based upon the ITE requirements for variety stores. Mr. Kane stated that the metrics in the *Subdivision and Development Regulations* do not include many options and that it is not uncommon for developers to need accommodation.

Mr. Stevens continued, stating that the property perimeter landscaping requests were because of the grade change and that the grade would negate the potential impacts on adjoining agricultural and roadways. He stated that the Applicant would work with Kentucky American Water and the Scott County Fire Department to ensure that the site was properly served with the necessary flow rates for safe operations.

He clarified that the walls were high walls, not retaining walls, and that the proposed walls would be like those used by KYTC when they do rock cuts for new roads and highways. He stated that the high walls would be like steps, with flat areas between the two to collect any fallen debris or rock.

Chairman Mifflin asked for clarification about the proposed walls. Mr. Stevens clarified and explained the KYTC standards for construction. He stated that the final heights of the walls would be subject to a geotechnical survey and would align with the grade of the surrounding area.

Larry Mitchum, 114 Meadow Lark Trail, asked why have regulations on the number of parking spaces if people are just going to ask for variances all the time. Ms. Ketz responded that it is not just Dollar General who asks for variances or waivers; churches, industrial projects, and new commercial areas also ask for accommodations. Chairman Mifflin added that the regulations are the standard, but with proper justification the Planning Commission allows for adjustments to be made. Commissioner Smith stated that if it becomes a problem where everyone is asking for variances, amendments to the regulations can be made to make sure things are fair.

Mr. Stevens asked if construction waivers for ground water recharge could be requested after PDP approval. Ben Krebs, Planning Commission Engineer, stated that upon review or request, the Commission Engineer could grant waivers related to stormwater management at the time of final development and/or construction.

After further discussion, **Motion by Smith, second by Shirley to approve the Preliminary Subdivision Plat (PSP-2023-43) subject to four (4) conditions of approval and the Preliminary Development Plan (PDP-2023-44) subject to nine (9) conditions of approval, three (3) variances, and two (2) waivers. Motion carried unanimously.**

PDP-2023-11 MLSG Holdings – Request to amend Condition of Approval on Preliminary Development Plan requiring a left turn lane on Cynthiana Road.

Mr. Kane stated that the request by the applicant is to remove a condition of approval attached to the previously approved Preliminary Development Plan. As a condition of the previous approval staff had requested that at a minimum a left turn lane be provided into the development from Cynthiana Road.

Mr. Kane stated that at the time of the previous approval the applicants had not completed their traffic study or their encroachment permit application with KYTC. Since Cynthiana Road is a state road, KYTC needed to approve work in the state right-of-way and the commercial entrance design.

Subsequent to the GSCPC Preliminary Development Plan approval they have applied for the state encroachment permit. The state has stated that the site does not meet warrants for the left turn lane. The condition for the left turn lane is still in place and is still necessary in planning staff opinion. However, the applicant is asking for the condition to be removed, based on KYTC stating it is not required by them.

Mr. Kane reviewed the previous Preliminary Plan approval noting the size of the development and the details of the entrance. Mr. Kane reviewed KYTC manual requirements and GSCPC regulations from the Subdivision and Development Regulations, Article X, entrance standards.

Mr. Kane discussed a traffic accident heat map in the presentation that showed most traffic accidents occur at major intersections. Mr. Kane stated that Staff position is that the turn lane is necessary on the front end before major development occurs on the site.

Commissioner Singer asked how close they were to warranting a turn lane? Ben Krebs, Planning Commission Engineer addressed Ms. Singer's question stating the site is close to but does not meet the warrants based on the study prepared for KYTC by the Applicants' consultant.

Jon Woodall, Attorney for the Applicant introduced himself and Mark Smith the Applicant. Mr. Woodall addressed the Planning Commission regulations and stated the Planning Staff has the discretion to require turn lanes. He stated that this roadway is a state roadway and needs to be judged by the states engineer, and that based on their review a turn lane is not required.

Mr. Woodall stated that although the Staff does have discretion, the state has reviewed and stated it does not need the turn lane. Mr. Woodall addressed the proposed use and stated it is not a large car dealership. He stated that this is a small business that does not generate the traffic at this stage that would justify the turn lane. Mr. Woodall asked that the Planning Commission not impose the requirement.

Mark Smith, Applicant, addressed the size of the business and stated that they had conferred with the state prior to buying the site. A KYTC employee told them that a turn lane was a possible requirement. Since then, he stated they had purchased the property, completed a traffic study, and received an

encroachment permit for the entrance. During the process KYTC made the determination that a left turn lane was not warranted.

Mark Smith asked that the guidelines set by the state be followed and they not be burdened with the expense of doing something that is not needed or required by the state. He noted that, while they purchased all 41 acres, he has no intent to expand in the foreseeable future.

Chairman Mifflin stated that both sides have to accept the unknown. Mr. Mifflin stated he sees the period when Toyota lets out as being the period he is worried about. Mr. Mifflin asked about putting land aside for future turn lane(s). Mr. Smith stated that there is sufficient area already in right-of-way to construct the turn lane in the future.

Commissioner Shirley asked when their busiest time was. Mr. Smith stated that Saturday was the busiest day by far. Mr. Shirley noted that the current East Main Street location is a worse location, and he has not seen issues at that intersection ever, so does not see that there will be an issue at the new location.

Commissioner Garrett stated that the traffic at the existing business is manageable, and he does not see that the new business location will be any different.

Larry Mitchum stated that we should assume that people will not do the right thing or drive safely, and the Planning Commission should err on the side of safety and require the turn lane.

Roy Cornett, 126 East Main Street, stated that Mark Smith told him that 40% of sales are internet sales. He stated the size of the building is misleading. Much of that will be warehousing. He stated it should be considered that internet sales will not generate as much daily traffic.

Attorney Charlie Perkins stated that the Planning Commission does not have strong justification for requiring improvements that the state has said is not warranted today.

Commissioner Jessie asked Planning Director Kane if he had any final thoughts to add or clarify. Mr. Kane stated that if we want to require growth to pay for growth, we need to be diligent on the front end and require those that are generating the need for road improvements to do them in the beginning of their development(s) while the costs are lower and the traffic numbers are lower.

After further discussion, **Motion by Singer, second by Garrett to approve the amendment of the condition of approval to remove the requirement for the left turn lane on Cynthiana Road on Preliminary Development Plan (PDP-2023-11) Motion carried 6-1 with Smith dissenting**

Chairman Mifflin adjourned the meeting.

Attest:

Charlie Mifflin, Chairman

Charlie Perkins, Secretary

**THE VILLAGE AT GEORGETOWN
PRELIMINARY DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission
October 12, 2023**

FILE NUMBER: PDP/PSP-2023-34

PROPOSAL: Amended Preliminary Development Plan for a 68-unit residential development, including 56 attached townhomes in 4-unit buildings and 12 attached duplex townhomes. Preliminary Subdivision Plat for three commercial lots.

LOCATION: East of McClelland Circle, south of E. Main St. Ext., north of Lemons Mill Road

OWNER: Matt Welch, Welch Real Estate Holdings, LLC

CONSULTANT: Steve Baker
Midwest Engineering

STATISTICS:

Zone	B-2 (Hghway Commercial and R-2 (Medium Density Residential)
Surrounding Zones	R-2, A-1,
Site Acreage	21.695 Acres (5.57 Acres commercial; 12.98 Ac residential; 3.15 ROW)
Dwelling Units	68 Dwelling Units
Net Density	5.24 Units / Net Acre
Access	Lemons Mill Road (KY 1962), E. Main St. Extended, & McClelland Circle (US 62)
VariANCES/Waivers	Reduce Front Setback to 15' for seven townhouse buildings.



BACKGROUND:

The application before the Planning Commission is an Amended Preliminary Development Plan and Preliminary Subdivision Plat to amend a previously approved project (PDP-2020-02) whose Preliminary approval expired due to the sunset clause. The sunset clause of the Subdivision and Development Regulations requires a Preliminary Subdivision Plat or Development Plan to be finalized within two years, with an opportunity for a single one-year extension. If not finalized, the project must return to the Planning Commission Board for a new hearing and reapproval.

The Project Site was rezoned in July 2019, as part of application ZMA-2019-28. The site includes split zoning, with 4.53-acres zoned B-2 (Highway Commercial) and 17.13-acres zoned R-2 (Medium Density Residential). The previously approved plan included future commercial outparcels west of the main access road at the corner of Lemons Mill Road and McClelland Circle and 78 townhomes on a private street, with a 6,000 SF clubhouse on the southern end of the site.

This Amended Preliminary Development Plan and Subdivision Plat (PDP/PSP 2023-34) proposes to create three commercial lots and construct 68 dwelling units as duplexes and four unit attached townhomes. Commercial Lots #2 and #3 include some residentially zoned land, due to a realignment of the main access road in the amended plan. A zoning map amendment is required before commercial lots 2 and 3 are usable or could be platted for commercial uses.

The site is shallow from east to west and includes most of the land between McClelland Circle (southern bypass) and Mansion Estates and East Main Estates subdivisions from Lemons Mill Road on the south to East Main Street on the north.

This site was previously zoned Industrial and was severed from the larger Industrial area to the west when McClelland Circle was built in the 1990's. McClelland Circle is a limited access arterial roadway. The applicants approached KYTC at the time of the previous Preliminary Development Plan and were approved for a right-in/right-out connection to the bypass approximately in the middle of their frontage.

Layout:

The proposed residences are arranged around a new public street proposed running north/south between Lemons Mill Road and East Main Street. The previous plan proposed a private street to be built within an access easement. The entrance from Lemons Mill Road aligns with the entrance to Amerson Communities to the south. This will create a fairly major new intersection approximately 500 feet east of McClelland Circle. Both Lemons Mill Road and McClelland Circle are state roads and the previously presented traffic study indicated road improvements that will be required at the entrances. Entrances and road improvements will require KYTC encroachment permits and approval in addition to Planning Commission approval.

The layout shows seven four-plex buildings with attached townhomes on the east side of the main street, which due to the grades on site will have lower level one-car attached garages accessed from the rear. Additional parking will be behind the townhomes. The front of the townhomes will be 15' off the edge of the right-of-way. Staff would support the front setback variances for these townhomes to allow for parking in the rear.

The development plan removes the previous clubhouse amenity at the southern entrance. On the northern end of the site eight more four-plex attached townhome buildings are arranged facing interior parking lots. These eight four plex buildings will have surface parking lots only and no garages. At the far northern end of the site is a cul-de-sac with six attached duplex townhomes with single-car front facing garages and shared driveways.

All the units will be 2 bedroom or above townhomes which require 2.5 spaces per unit, for a total of 170 parking spaces. 175 spaces are proposed.

Vehicular Access & Pedestrian Circulation:

The Project Site will have three (3) vehicular entrances. Full access is proposed from Lemons Mill Road and East Main Street Extended. A right-in-right-out is proposed for access to McClelland Circle. Internally, the Applicant is proposing public streets constructed to city standards and parking for the most part in stand-alone parking lots.

The Applicant did previously provide a traffic study for the development taking into account the residential and future commercial components of this project. It determined that 208 AM and 236 PM peak hour trips are expected to be generated by the site at build-out. The TIS looked at 2022 and 2032 projections and concluded that:

1. An eastbound left turn lane is required into the site at the entrance on Lemons Mill Road.
2. The westbound left turn lane on Lemons Mill Road at the intersection with McClelland Circle should be extended to 250 feet long.
3. The traffic generated by the Project Site will have a manageable impact on the surrounding transportation network.

The Applicant has included these improvements to Lemons Mill Road in the plans for the development. The Applicant will need to get approval from the Kentucky Transportation Cabinet (KYTC) for Lemons Mill Road improvements and entrances, the McClelland Circle entrance, and any work done in KYTC right-of-way (RoW) on the northern side of the Project Site.

The Applicant is proposing a combination of sidewalks and a 30' greenway easement for a portion of the Legacy Trail to meet the non-motorized transportation needs of the development. Staff supports the development of the non-motorized transportation network through this site, and encourages the Applicant to work with the Anderson Amerson, LLC development to the south to devise a safe crossing for the Legacy Trail across Lemons Mill Road.

The applicant is showing the Legacy Trail crossing Lemons Mill at its intersection with McClelland Circle, which appears to be the safest crossing location and shows the Greenway running in front of the commercial lots and then crossing to the east side of the new public street to continue north along the northern half of the site. The Subdivision and Development Regulations require sidewalks on both sides of public streets. The applicant is showing sidewalks on one side and a greenway easement on the other side. Staff would not support sidewalks on only one side of the street until or unless the Multi-Use Trail is actually constructed or a surety or funding source is in place for its construction.

There is a pond and other stormwater features on the Project Site that provide stormwater management for the adjoining Mansion Estates neighborhood. Staff will look for these to function

appropriately as the development moves through the review and construction process. There are additional potential wetlands/drainage areas that may require Army Corps of Engineers permitting. The project contains some grading and drainage challenges. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan.

Land Use Buffers and Landscaping:

Section 6.12: Property Perimeter Requirements

The Project Site does require property perimeter buffering along the border with East Main Estates and Mansion Estates subdivision per Section 6.12 of the *Landscape and Land Use Buffers Ordinance*.

Section 6.13 and 6.22: Vehicular Use Area Perimeter and Interior Requirements

This application will be required to meet the requirements of Section 6.13 and 6.22 of the *Landscape and Land Use Buffers Ordinance* and provide interior and perimeter VUA landscaping on the Final Landscape Plan.

Section 6.2215: Minimum Canopy Requirements

The Applicant will be required to plant an appropriate number of trees to meet the canopy requirements.

RECOMMENDATION:

Staff recommends **Approval** of the Preliminary Development Plan to construct a 68 four-plex and duplex townhome dwellings and Preliminary Subdivision Plat to approve three Commercial lots with the following conditions of approval:

Conditions of Approval:

1. Road improvements required to serve the development shall be constructed at the applicant's expense, and shall be included as part of Final Development Plan approval.
2. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
3. 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).
4. The project will need to comply with all stormwater management requirements, including any Army Corps of Engineers (ACE) permits for stream and wetlands impacts, prior to Final Development Plan approval.
5. A photometric plan shall be submitted along with the Final Development Plan showing no off-site lighting impacts.
6. Commercial lots 2 and 3 shall not be platted until a rezoning occurs amending the commercial zone line to be contiguous with the lot boundaries.
7. 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.
8. 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.
9. A final specie-specific landscape plan shall be provided along with the Final Development Plan.

10. 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*.



KEYED NOTES:

- ① WOODEN 4-PLANK HORSE FENCE.
- ② FUTURE LEGACY TRAIL (10' WIDE TYPICAL)
- ③ RIPARIAN WETLAND AREA

SITE STATISTICS	
TOTAL GROSS AREA	21,065 AC
AREA TO BE DEDICATED FOR ROW	~ 3,148 AC
NET AREA TO BE DEVELOPED	10,547 AC
AREA OF FUTURE COMMERCIAL PARCELS (LOTS 1-3)	5.57 AC
AREA OF RESIDENTIAL DEVELOPMENT	12,977 AC
2-BR MULTIFAMILY UNITS	50
2-BR DUPLEX UNITS	12
TOTAL DWELLING UNITS	68
NET DENSITY (UNITS/NET AC)	5.24
PARKING REQUIRED (2.5 SPACES / 2 BR APT)	140
PARKING REQUIRED (2/DUPLEX)	24
TOTAL PARKING REQUIRED	164
PARKING PROVIDED	175

LAND OWNER(S): DEVELOPER:

WELCH REAL ESTATE HOLDINGS, LLC
191-30-005.00 & 191-30-017.000
8.976 AC.

MR. MATT WELCH
WELCH REAL ESTATE HOLDINGS, LLC
1135 LEXINGTON ROAD, SUITE G
GEORGETOWN, KY 40324
(859) 621-4665

AMERICAN MINI-STORAGE OF KENTUCKY
191-10-009.000
10.539 AC.

LUSBY PROPERTIES, LLC
191-10-008.000
2.18 AC.

LANDSCAPING STATISTICS	
EX. PRESERVED TREE CANOPY	86,000 SF (15.2%)
NEW TREE CANOPY REQUIRED	0
AREA OF NEW TREES (SF)	24 SMALL TREES @ 100 SF + 17 LARGE TREES @ 750 SF = 15,150 SF
TOTAL PROPOSED CANOPY (SF)	101,150 SF

GENERAL NOTES:

- THIS DEVELOPMENT PLAN MAY BE AMENDED WITH THE APPROVAL OF THE PLANNING COMMISSION. A DIGITAL SUBMITTAL IS REQUIRED, AND WILL BE PROVIDED AT THE TIME OF FINAL DEVELOPMENT PLAN.
- 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 SOD IN ORDER TO PREVENT EROSION.
- 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 PLAN.
- THE PURPOSE OF THIS PLAN IS TO SHOW BUILDINGS, PARKING, AND ACCESS ON THIS PROPERTY. GROUNDWATER RECHARGE STORM WATER QUALITY, AND DETENTION WILL BE ADDRESSED AT THE FINAL DEVELOPMENT STAGE.
- A SITE LIGHTING PLAN SHALL BE REQUIRED PRIOR TO APPROVAL OF FINAL DEVELOPMENT PLAN.

SPECIAL NOTES:

- APPROVAL AND PERMITTING THROUGH KYDOT WILL BE REQUIRED PRIOR TO PLANNING COMMISSION APPROVAL OF FINAL DEVELOPMENT PLAN.
- ALL APPLICABLE PERMITS MUST BE OBTAINED THROUGH KYDOT FOR THE IMPROVEMENTS TO LEMONS MILL RD.
- ALL ENTRANCE PERMIT MUST BE OBTAINED THROUGH KYDOT FOR THE ACCESS TO MCCLELAND CIRCLE.
- PERMITTING MUST BE OBTAINED THROUGH KYDOT FOR THE ACCESS TO EAST MAIN STREET.

VARIANCES:

- THE FRONT BUILDING SETBACK SHALL BE REDUCED FROM 25' TO 10' WHERE INDICATED ON THIS PLAN.
- A 4-PLANK WOODEN HORSE FENCE SHALL BE ALLOWED ALONG THE SHARED PROPERTY LINE WITH MANSION ESTATES WHERE SHOWN ON THIS PLAN. SEE KEYED NOTE #1.

CERTIFICATION OF PRELIMINARY PLAN APPROVAL

I hereby certify that the preliminary development plan shown herein 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.

Chairman, Georgetown-Scott County Planning Comm.

CERTIFICATION OF OWNERSHIP AND DEDICATION

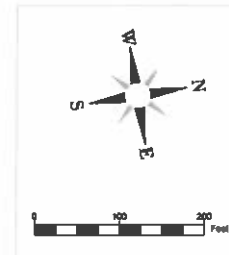
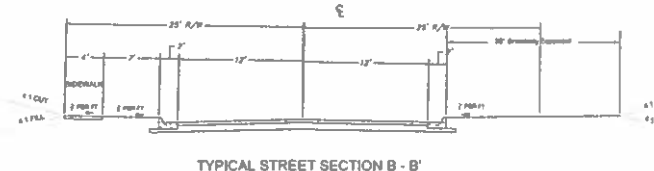
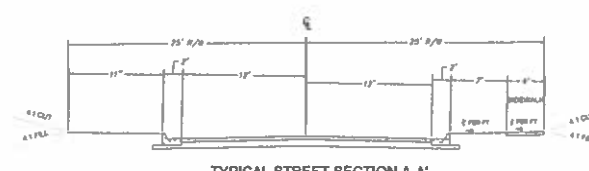
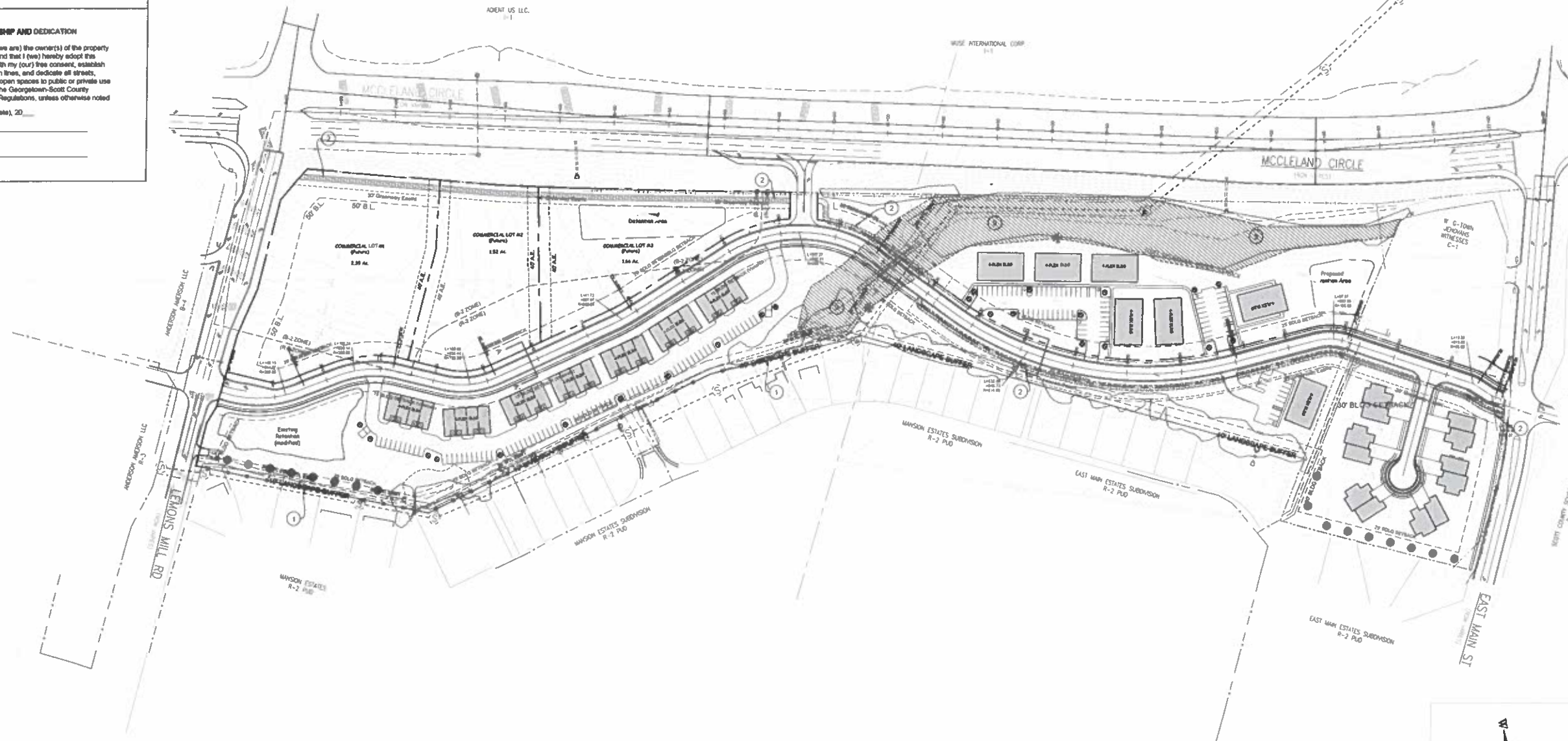
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein and that I (we) hereby adopt this plan of the development with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open spaces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

(date), 20____

(Owner(s)) _____

(Owner(s)) _____

N.T.S.

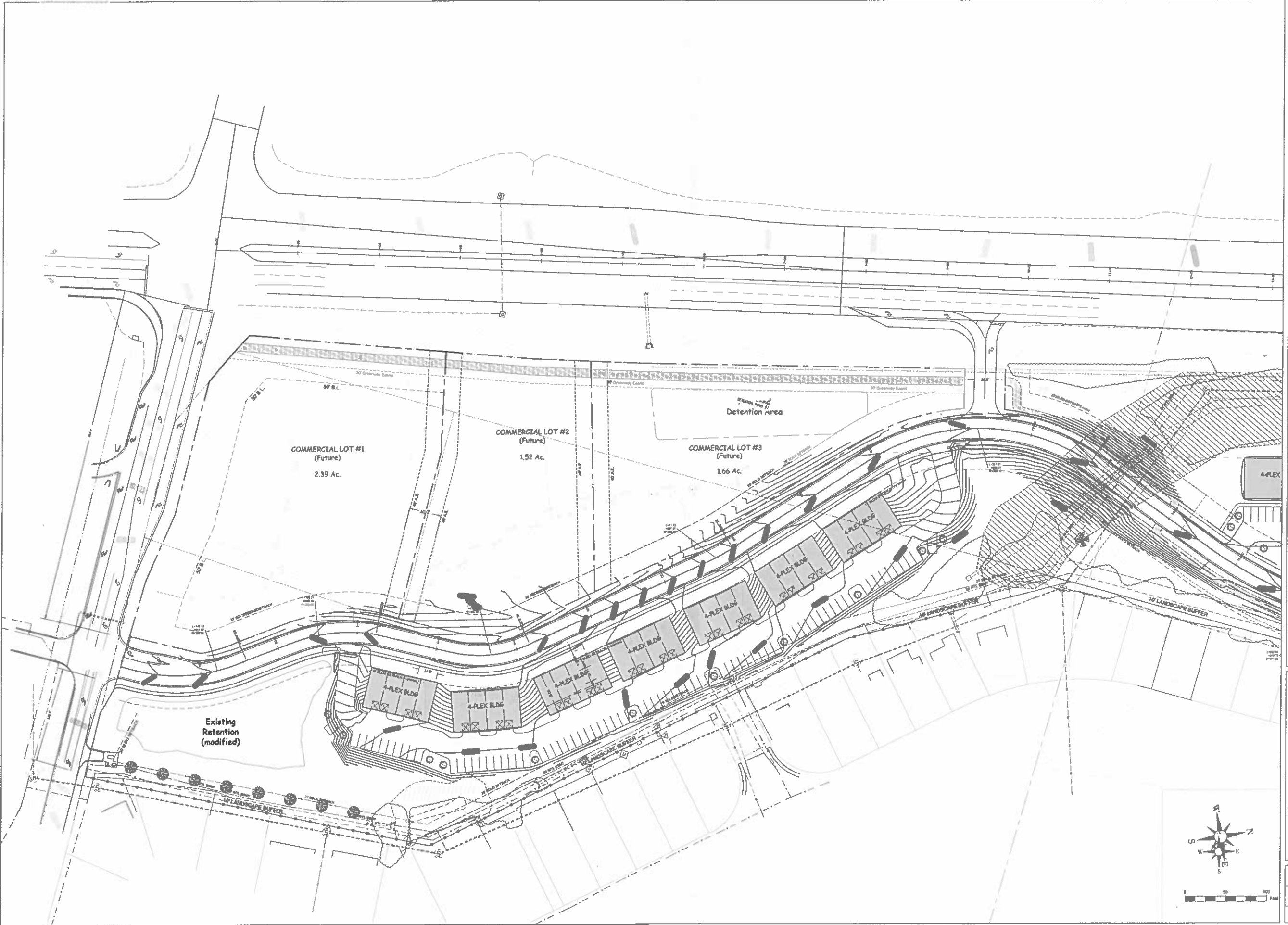


THE VILLAGE AT GEORGETOWN
 Lemon Mill Rd
 Georgetown, KY 40324
PRELIMINARY DEVELOPMENT PLAN

MIDWEST ENGINEERING INC.

MIDWESTENGINEERING.NET
P.O. BOX 300300
Cincinnati, OH 45230

Project	2238	Sheet	
Date	9/27/23		PDP
Scale	1:100		



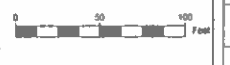
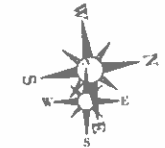
THE VILLAGE AT GEORGETOWN

Lemon Mill Rd
Georgetown, KY 40324

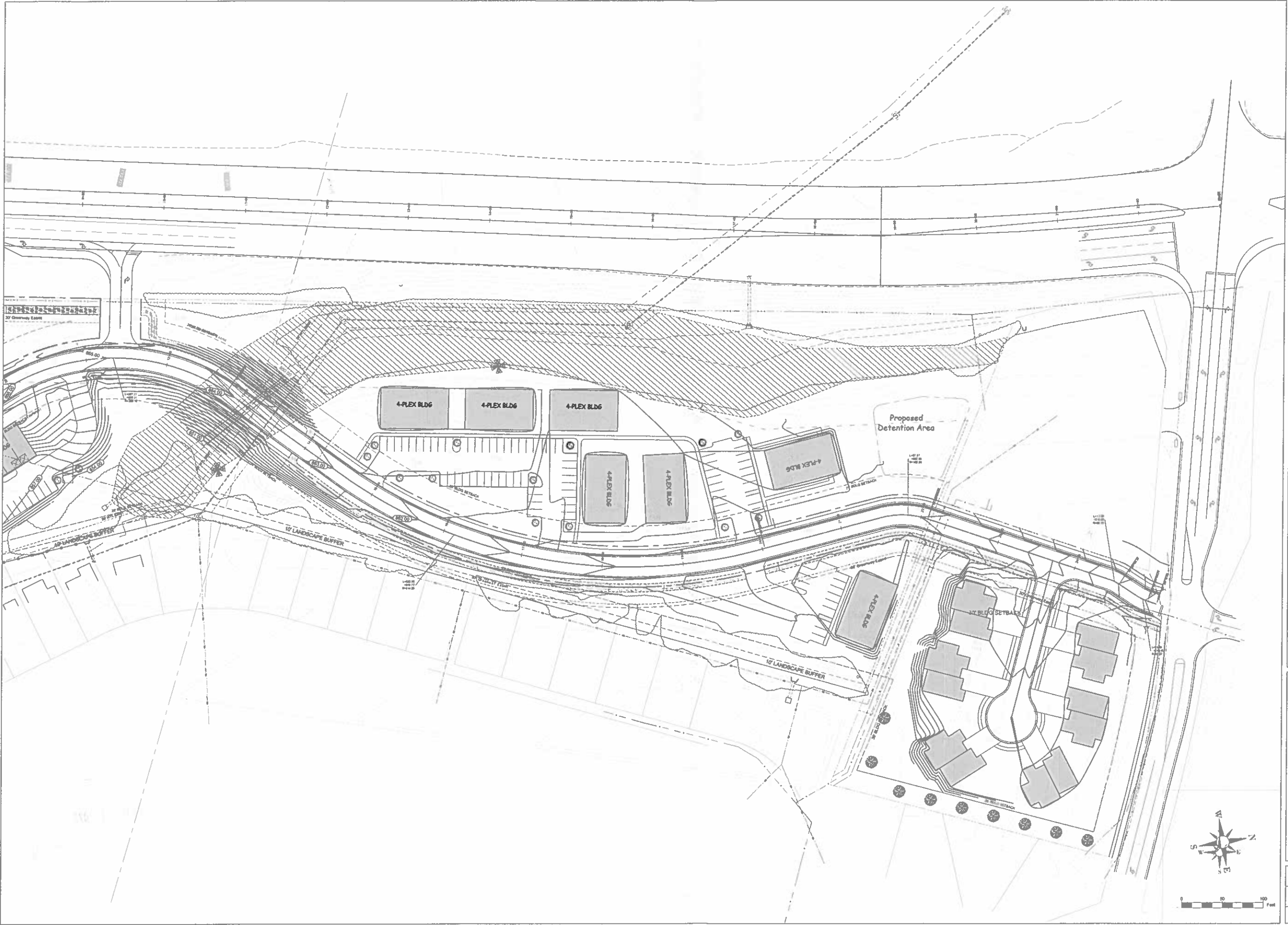
PRELIMINARY DEVELOPMENT PLAN (SOUTH)



MIDWEST ENGINEERING, INC.
MIDWESTENGINEERING.NET
PH: (606) 255-2022
E: info@midwestengineering.net



Project	2238	Sheet	
Date	9/27/23		PDP1.1
Scale	1"=50'		



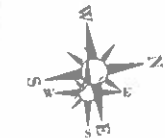
THE VILLAGE AT GEORGETOWN

Lemon Mill Rd
Georgetown, KY 40324

PRELIMINARY DEVELOPMENT PLAN (NORTH)



MIDWESTENGINEERING.NET
PH: (609) 300-3002
E: info@midwestengineering.net



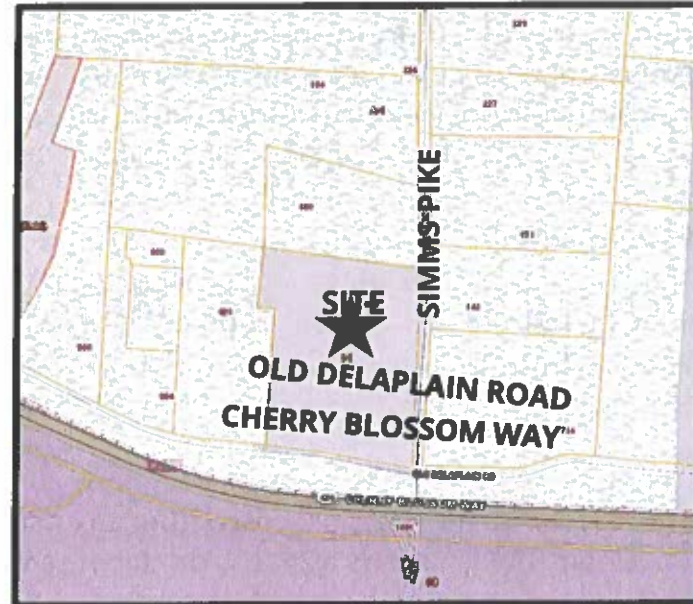
Project: 2238
Date: 9/27/23
Scale: 1"=50'

Sheet: PDP1.2

**ONLINE TRANSPORT
PRELIMINARY DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission
October 12, 2023**

FILE NUMBER: PDP-2023-38
PROPOSAL: Preliminary Development Plan for a 162,848 SF gravel storage area.
LOCATION: 656 Old Delaplain Road
OWNER: KCKY1
CONSULTANT: Brad Boaz, PE
CMW, Inc.



STATISTICS:
Zone I-1 (Light Industrial)
Surrounding Zone(s) A-1 & I-2 (across ROW to the south)
Site Acreage (Net) 10.44 Acres
Building Height N/A
Truck/Trailer Parking 162,848 Square Feet (graveled)
Access Old Delaplain Road
Variances/Waivers 1. Waiver to allow the use of gravel for trailer storage and limited truck parking.

BACKGROUND:
The Applicant is seeking approval of a Development Plan for use of their 10.44 acre site as a gravel surfaced semi-truck trailer storage and transfer yard. The site received preliminary approval for a different layout in November of 2016, but the preliminary approval expired per Article 406 Section A of the *Subdivision & Development Regulations* (Sunset Clause). An application to reapprove the Preliminary Development Plan was denied in 2022. The proposed use is permitted in the I-1 zoning district.

The applicant owns, with two separate LLC's, a total of 4 contiguous tracts of land in this area of Scott County, approximately 36 combined acres in size. A 13.69-acre tract with frontage on Sims Road, zoned A-1, was approved by the Planning Commission in 1999 for a storage building and for storage of semi-truck trailers. The 13.69-acre property has an entrance onto Sims Road and a condition of approval restricts the Sims Road entrance for no semi-truck use, but only for automobile use.

Additionally they own a 5-acre lot, zoned A-1, with frontage on Sims Road, addressed as 180 Sims Road. It has no Planning Commission approvals of record, but has some lawfully non-conforming (in place for 10+ years) semi-truck trailer storage on the lot. They also own a 6.17 acre tract, zoned A-1, with a large office and truck repair building with access from Old Delaplain Road. This tract was previously occupied by Eastside Truck and Trailer and has had a lawfully non-conforming trucking business in place since at least 1998. The three tracts mentioned above are zoned A-1 (Agricultural) with lawfully non-conforming trucking uses in place.

Staff expects all future possible expansions of the Applicant's use of this and other sites to go through proper approval processes **prior** to any future expansion of development or uses. Staff would prefer that eventually, when urban infrastructure is available, specifically public sewer and road improvements, these tracts will all be rezoned I-1 and annexed by the City of Georgetown.

PLAN REVIEW:

The Project Site is a double frontage lot at the northwest corner of the intersection of Old Delaplain Road and Sims Road. The Development Plan shows a compacted stone storage yard, utilizing an existing driveway from Old Delaplain Road and preserving the existing treelines to the east and north. A stormwater detention basin is proposed in the southwest corner of the property.

Access:

Truck access to the site is proposed from an existing entrance from Old Delaplain Road. The Preliminary Development Plan shows a 24 ft. wide chip-n-seal asphalt driveway coming off Old Delaplain Road, crossing the center of the gravel lot, turning 90 degrees and continuing to the adjoining property to the west.

Previous hearings on this site have elicited comments from residents of Sims Road that truck traffic in this area is dangerous and trucks turning left onto Old Delaplain Road from Cherry Blossom Way heading to the entrance to this storage lot, often block the intersection due to conflicts with vehicular traffic on Sims Road at busier times of day.

The applicant has not addressed this issue or how expansion of the use on the property will not exacerbate the issues at the Cherry Blossom Way and Old Delaplain Road intersection. Staff has requested that the engineer look at the truck movements into the site and investigate how safety can be improved. Planning staff has postponed this application for two months expecting an analysis and plan from the applicant. The applicant is asking for a hearing in October and has not yet provided planning staff a plan to improve truck access to the site.

Stormwater Management / Grading:

Planning Commission staff has spoken with the Applicant's consultant and there is agreement that any grading of the Project Site would need to avoid adverse impacts on Sims Road. Stormwater Design shall be reviewed and approved by the Planning Commission Engineer.

Landscaping:

Section 6.12: Property Perimeter Requirements

Row 9 of the table requires a 15 ft. wide landscaping buffer between I-1 property and any agriculturally zoned property. This buffer area is required to have 1 tree per 40 feet of linear boundary plus a

continuous row of 6 ft. hedge or a 6 ft. fence, wall, or earth mound. The Applicant is proposing to keep the existing tree lines between the Project Site and the adjoining A-1 zoned properties to the north and west. The Applicant, as the owner of these adjoining properties, could waive this screening requirement with a written request.

Section 6.13: Vehicular Use Area Perimeter Requirements

The Preliminary Development Plan meets the requirements for VUA perimeter landscaping. Staff has recommended to the Applicant clearing out some of the undergrowth along the road right of way and providing a continuous 3 ft. tall shrub row. Staff will review the Final Development Plan to ensure compliance with these requirements.

Section 6.2215: Minimum Canopy Requirements

The Preliminary Development Plan meets the requirements for canopy coverage.

RECOMMENDATION:

Staff recommends **Postponement** of the Preliminary Development Plan until such time as improved truck access to this lot has been addressed. Should the Planning Commission approve the application, staff recommends including the following waivers/variances and conditions of approval:

Waiver/Variance:

1. Waiver to allow the use of gravel for trailer storage and limited truck parking.

Conditions of Approval:

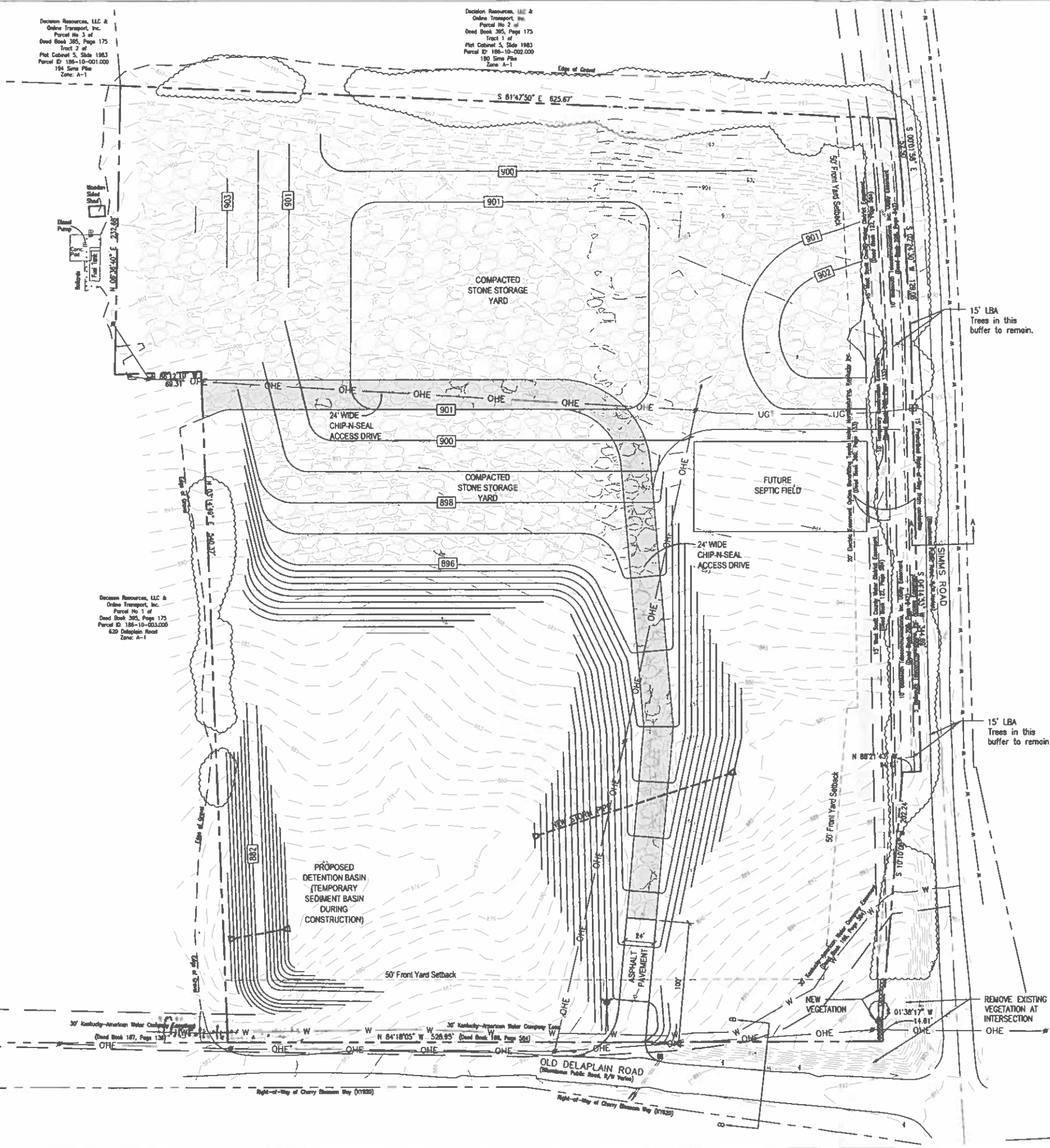
1. Prior to approval of the Final Development Plan, the Project Site must be annexed into the City of Georgetown.
2. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
3. Any revisions or amendments to the approved Preliminary Development Plan shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
4. 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.
5. 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.
6. 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.
7. 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.
8. 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*.
9. The Final Development Plan shall have a specie specific Landscaping Plan in compliance with the *Landscaping & Land Use Buffers Ordinance*.

10. Further development (placement of gravel, expansion of storage areas, new buildings, etc.) of the adjoining properties used by the Applicant are prohibited unless they first receive Preliminary and Final Development Plan approval from the Planning Commission.

Decision Resources, LLC & Online Transport, Inc.
Parcel No. 1 of
Deed Book 305, Page 175
Tract 2 of
Plat Cabinet 5, Slide 1083
Parcel ID: 185-10-001.000
194 Sims Pkwa
Zone: A-1

Decision Resources, LLC & Online Transport, Inc.
Parcel No. 2 of
Deed Book 305, Page 175
Tract 1 of
Plat Cabinet 5, Slide 1083
Parcel ID: 185-10-002.000
180 Sims Pkwa
Zone: A-1

Decision Resources, LLC & Online Transport, Inc.
Parcel No. 1 of
Deed Book 305, Page 175
Parcel ID: 185-10-003.000
620 Delaplain Road
Zone: A-1



CERTIFICATION OF PRELIMINARY PLAN APPROVAL

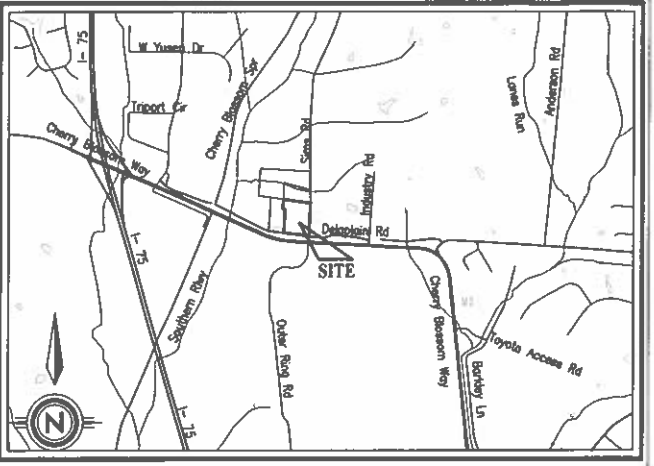
I HEREBY CERTIFY THAT THE PRELIMINARY DEVELOPMENT PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS FOR GEORGETOWN AND SCOTT COUNTY, KENTUCKY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION. THIS APPROVAL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

CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMM. DATE

CERTIFICATION OF OWNERSHIP AND DEDICATION

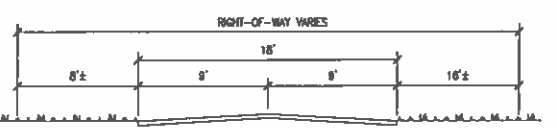
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN/PLAN OF THE DEVELOPMENT WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN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

OWNER DATE

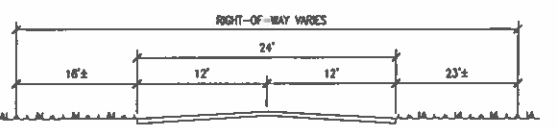


VICINITY MAP
SCALE: 1"=3,000'

PURPOSE OF PLAN
THE PURPOSE OF THIS PLAN IS TO SHOW THE SIZE AND LOCATION OF A GRAVEL STORAGE AREA AND CIRCULATION.



* NO PRIME PROPERTY IS PROPOSED TO BE DEDICATED AS RIGHT-OF-WAY



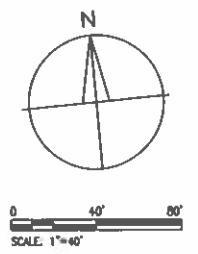
* NO PRIME PROPERTY IS PROPOSED TO BE DEDICATED AS RIGHT-OF-WAY

PROPERTY OWNER	
KCKY1 6311 STONER DR GREENFIELD, IN 46140 (317) 894-2159	
SITE STATISTICS	
656 Old Delaplain Road	
Gross Area	10.44 Acres
Net Area	10.07 Acres
RAW Area	0.37 Acres
Lot Zoning	I-1 (Light Industrial)
Street Frontage:	
Old Delaplain Road	528.95'
Sims Road	757.25'
Total Frontage:	1,286.20'
Parking Required:	N/A
Parking Provided:	N/A
Standard:	N/A
Accessible:	N/A
Total:	N/A
Building Area:	N/A
Building Height:	N/A
Building Coverage:	N/A
Gravel Storage Area	162,848 sf
Vehicle Use Area (VUA):	N/A
Interior Landscaping Required:	N/A
Interior Landscaping Provided:	N/A
Interior Trees Required:	N/A
Interior Trees Provided:	N/A
Perimeter Buffer (North, East and West):	15 Feet
Perimeter Buffer (South):	10 Feet
Existing Tree Canopy to Remain:	22,894 sf (5.2%)

- NOTES:
- THIS DEVELOPMENT PLAN MAY NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED UPON A RECORDED SUBDIVISION PLAT.
 - THE SITE IS NOT WITHIN THE ROYAL SPRINGS AQUIFER RECHARGE AREA.
 - IF ANY WORK IS PROPOSED IN THE US 620 RIGHT OF WAY, A KYTC ENCRICHMENT PERMIT IS REQUIRED.
 - ACCORDING TO THE KENTUCKY GEOLOGIC MAP SERVICE, THERE ARE NO KNOWN SHIMHOLES ON THIS SITE.
 - NO PART OF THIS PROPERTY IS WITHIN A FLOOD ZONE PER FEMA MAP NUMBER 21208C01200, REVISION DATE 12/21/2017.
 - THIS DEVELOPMENT IS ANTICIPATED TO GENERATE LESS THAN 100 PEAK HOUR TRIPS. THE MAXIMUM NUMBER OF PM PEAK TRIPS IS CALCULATED USING THE ITE COMMON TRIP GENERATION RATE FOR WAREHOUSING. THE TOTAL GRAVEL STORAGE AREA IS USED: (162,848 SF) x 0.19 TRIPS / 1,000 SF = 31 TRIPS.
 - A CONSENT TO ANNEXATION SHALL BE FILED WITH THE CITY OF GEORGETOWN.
 - A NUMBER IS REQUESTED TO ALLOW A GRAVEL STORAGE AREA FOR THE USE OF STORING TRUCKS.
 - THE OWNER OF THE SUBJECT PROPERTY IS ALSO THE OWNER OF THE PROPERTIES ZONED A-1 TO THE NORTH AND WEST. AS SUCH, THEY WILL HAVE THE ZONE-TO-ZONE SCREENING REQUIREMENT.

PREPARED ON: JUNE 26, 2023
REVISED ON: JULY 26, 2023

PRELIMINARY DEVELOPMENT PLAN FOR
ONLINE TRANSPORT
656 OLD DELAPLAIN ROAD
GEORGETOWN, SCOTT COUNTY, KENTUCKY



Architecture
Interior Design
Engineering
Landscape Architecture

249 East Main Street
Suite 100
Lexington, Kentucky 40507
(859) 254-6623
www.cmwaec.com

MUSE PROPERTY

Staff Report to the Georgetown-Scott County Planning Commission October 12, 2023

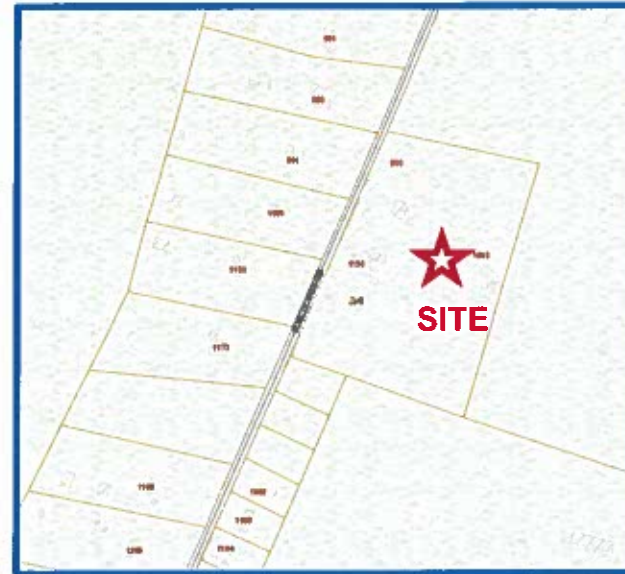
FILE NUMBER: FSP-2023-45

PROPOSAL: Final Subdivision Plat to create a 5.00-acre tract and leave 12.534 acres remaining in the parent tract

LOCATION: 1158 Crumbaugh Road

APPLICANT: Sharon & Bonnie Muse

SURVEYOR: Joel Day



STATISTICS:

Zone	A-1 (Agricultural)
Surrounding Zones	A-1 (Agricultural)
Acreage	17.534 acres (Tract 1: 5.00 acres; Tract 2: 12.534 acres)
Proposed Use	Agricultural/Residential
Access	Existing Entrances
Variances Previously Granted	<ol style="list-style-type: none">1. Variance to reduce the setback for the existing multi-purpose building (Building 'E' on the proposed plat) from 50 feet to 0 feet.2. Variance to reduce the setback for the existing residence (Building 'F' on the proposed plat) from 50 feet to approximately 30 feet.

BACKGROUND:

The subject property is 17.534 acres in size, and is located on the east side of Crumbaugh Road, east of the City of Georgetown. The subject property and land surrounding is zoned A-1, Agricultural. The proposed subdivision will create one new 5.00-acre tract, and leave the remaining 12.534 acres in one parcel.

This application is considered a major subdivision and required to be reviewed by the Planning Commission because the property was previously subdivided after 1999. The subdivision was Preliminarily approved in November 2017, but was not finalized. The Preliminary approval expired in 2020, due to the sunset clause on Preliminary approvals. A new approval by the Planning Commission Board therefore is required. The previously approved variances are still valid.

The Applicant received a Conditional Use Permit in October 2016 for the operation of a Bed and Breakfast and a Wedding/Event Venue.

Plat Review:

The proposed subdivision meets the general requirements in the *Subdivision and Development Regulations*. Both tracts have at least 250 feet of width at the building line, access to utilities, and existing entrances. The Health Department will need to conduct a site evaluation for the newly configured tracts to certify that an on-site septic system is feasible, but have not indicated any anticipated problems.

The proposed division line did create a need for two variances to the building setbacks for existing structures, which was approved with the 2017 approval. Building F, as labeled on the plat, required a variance to reduce the setback from 50 feet to approximately 30 feet. Building E, as labeled on the plat, required a variance to reduce the setback from 50 feet to 0 feet. Typically, it is not advisable to allow a subdivision to occur in a manner that requires a variance for existing buildings, because there is usually a way to divide the property that meets the requirements. In this case, the Applicant has no desire to sell either tract, and the subdivision is being requested to separate the residential use of the 17+ acres from the portion of the property being used for the Conditional Use Permit. Staff supported the variances previously and believe the two variances in this application have already been approved and are not subject to the sunset clause, however, reapproval should reconfirm the variances.

RECOMMENDATION:

Approve the Final Subdivision Plat to create a 5.00-acre tract and leave 12.534 acres remaining in the parent tract, with the following variances and conditions of approval:

Variances:

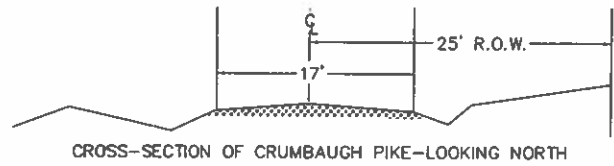
1. Variance to reduce the setback for the existing multi-purpose building (Building 'E' on the proposed plat) from 50 feet to 0 feet.
2. Variance to reduce the setback for the existing residence (Building 'F' on the proposed plat) from 50 feet to 30 feet.

Conditions of Approval:

1. Any future subdivisions, revisions, or amendments to the approved subdivision plat must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
2. All applicable requirements of the *Zoning Ordinance*.
3. All applicable requirements of the *Subdivision & Development Regulations*.
4. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved subdivision plat.
5. The Final Plat shall state the distances from the newly created property line for the two buildings requiring variances.
6. The Final Plat shall state that buildings 'E' and 'F' received variances from the Planning Commission, and any additional structures will need to meet the setback requirements.
7. This preliminary subdivision plat is valid for a period of two years in accordance with Section 306 of the *Subdivision and Development Regulations*.

BUILDING KEY

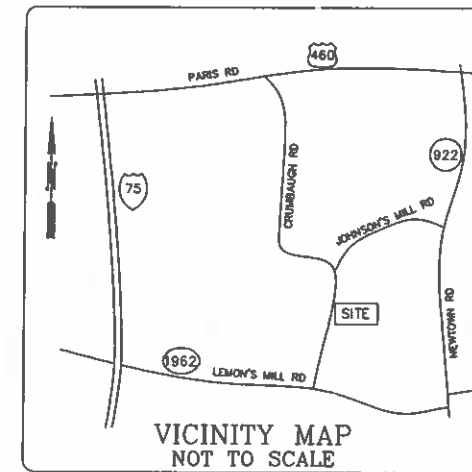
- Ⓐ RESIDENCE
- Ⓑ BARN
- Ⓒ BARN
- Ⓓ RESIDENCE
- Ⓔ MULTI-PURPOSE BUILDING
- Ⓕ RESIDENCE
- Ⓖ GARAGE



OWNER

BONNIE L. MUSE IRREVOCABLE TRUST II
 D.B. 442, Pg. 199
 1158 CRUMBAUGH ROAD
 GEORGETOWN, KY 40324
 ZONE A-1

MOUNTMELICK FARM, LLC
 D.B. 370, Pg. 777
 ZONE A-1



LEGEND

- 1/2" x 18" STEEL REBAR W/D CAP MARKED "MERIDIAN/2536" SET
- ⊠ IRON BAR FOUND-AS NOTED
- ⊙ SURVEYOR'S MAG-NAIL-SET
- ⊕ SURVEYOR'S MAG-NAIL-FOUND

THE PURPOSE OF THIS PLAT IS TO DEPICT THE DIVISION OF THE SUBJECT PROPERTY IN ORDER TO SEPARATE THE PRIMARY RESIDENCE FROM THAT PART OF THE PROPERTY USED COMMERCIALY.
 A VARIANCE IS REQUESTED FOR REDUCTION IN REQUIRED SETBACKS AS DEPICTED & AS FOLLOWS:
 Ⓢ -MULTI PURPOSE BUILDING REQUESTED SETBACK 2'
 Ⓢ -ADDITION TO PRIMARY RESIDENCE REQUESTED SETBACK 40'
 Ⓢ -SECONDARY RESIDENCE PREDATES CURRENT SETBACK REQUIREMENTS

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

NO NEW ENTRANCES ARE CURRENTLY PROPOSED.

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

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

I HEREBY ATTEST TO THE FOLLOWING TO THE BEST OF MY KNOWLEDGE, BELIEF, AND ABILITY: THIS PLAT DEPICTS AN _____ CLASS SURVEY MADE BY MYSELF USING THE METHOD OF RANDOM TRAVERSE WITH AN ERROR-OF-CLOSURE OF 1:_____ AND AN ANGULAR ERROR OF 00-____-____". BEARINGS AND DISTANCES HAVE NOT BEEN ADJUSTED FOR CLOSURE. BASIS OF BEARINGS SHOWN IS _____ DATE OF FIELD SURVEY WAS _____, 2003.

PRELIMINARY ONLY-NOT FOR RECORDING OR USE IN TRANSFER

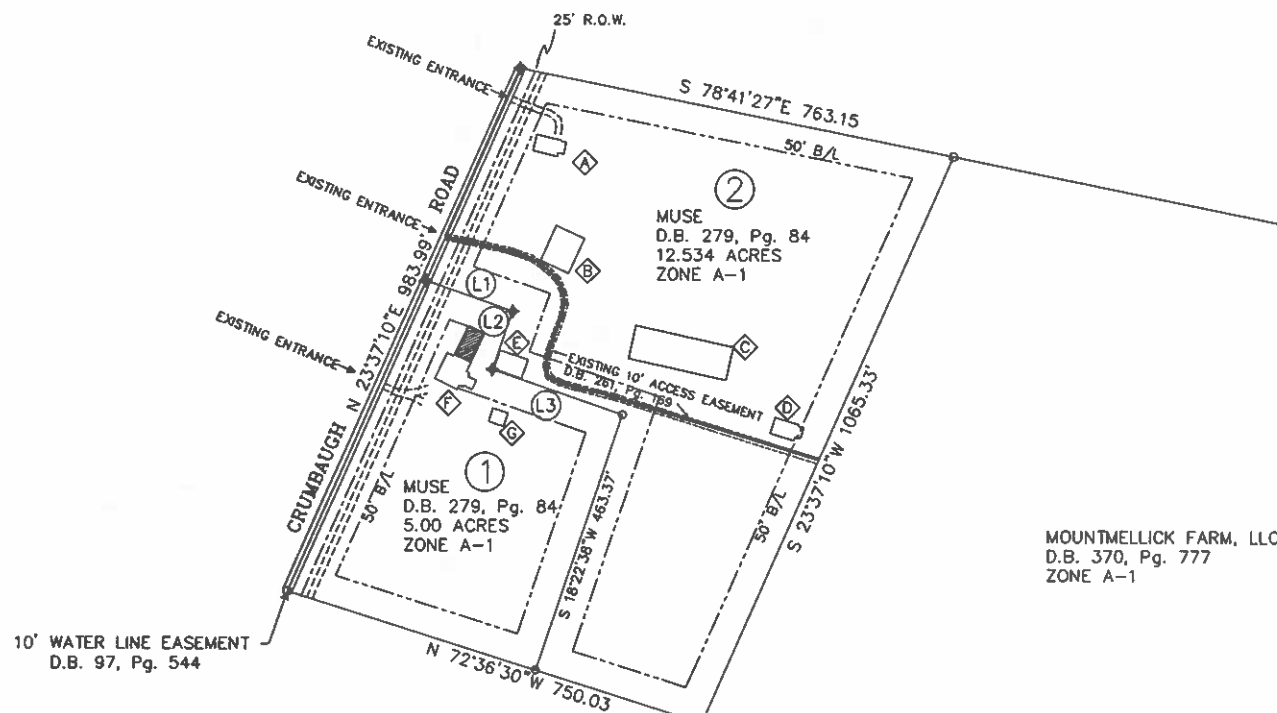
Wm. JOEL DAY, P.L.S. No. 2536 DATE _____

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

PRELIMINARY ONLY-NOT FOR RECORDING OR USE IN TRANSFER
 OWNER _____ DATE _____

I CERTIFY THAT THE SEWAGE DISPOSAL SYSTEM(S) INSTALLED OR PROPOSED FOR INSTALLATION ON THE PROPERTY SHOWN HEREON MEETS THE REQUIREMENTS OF THE KENTUCKY STATE HEALTH DEPARTMENT AND IS HEREBY APPROVED.

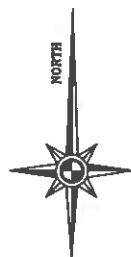
PRELIMINARY ONLY-NOT FOR RECORDING OR USE IN TRANSFER
 HEALTH DEPARTMENT REPRESENTATIVE _____ DATE _____



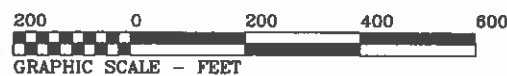
MOUNTMELICK FARM, LLC
 D.B. 370, Pg. 777
 ZONE A-1

COURSE	BEARING	DISTANCE
L1	S 70°47'17"E	159.13'
L2	S 18°56'43"W	106.13'
L3	S 71°03'17"E	237.49'

GAYLORD HILANDER
 D.B. 120, Pg. 318
 CAB. 1, SL. 102
 ZONE A-1



1 INCH = 200 FEET



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

NOVEMBER 28, 2017
AUGUST 28, 2023
SEPT. 20, 2023

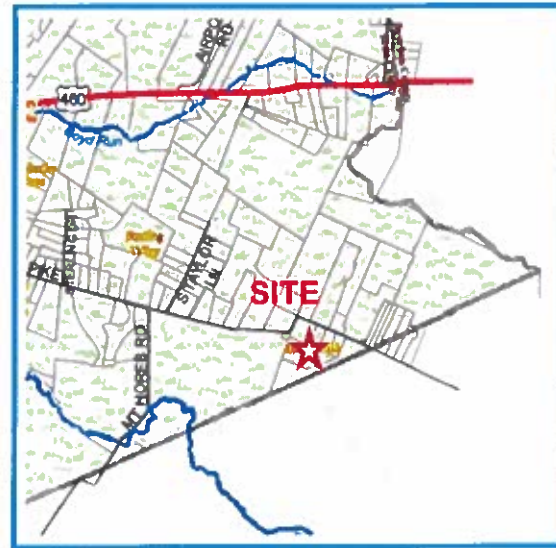
PRELIMINARY+FINAL SUBDIVISION PLAT
MUSE PROPERTY
 BONNIE L. MUSE IRREVOCABLE TRUST II-D.B. 442, Pg. 199
 1158 CRUMBAUGH ROAD, GEORGETOWN, SCOTT COUNTY, KENTUCKY
 NOT A BOUNDARY SURVEY-DOES NOT COMPLY WITH 201 KAR 13.150

NOT VALID UNLESS THIS PRINT CARRIES THE ORIGINAL SEAL AND SIGNATURE

**HUNTERFIELD PROPERTY
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission
October 12, 2023**

FILE NUMBER: FSP-2023-46
PROPOSAL: Final Subdivision Plat to subdivide a 14.762-acre tract into two lots.
LOCATION: 1955 Carrick Pike
OWNER: Mike Ecton
CONSULTANT: Gary Roland P.L.S.
CAM Surveying, LLC



STATISTICS:
Zone A-1 (Agricultural)
Surrounding Zone(s) A-1
Site Acreage 14.762 acres (Tract II-A: 5.270 acres; Remainder Tract II-B: 9.49 acres)
Access Carrick Pike
Variances/Waivers None

BACKGROUND:
The application before the Planning Commission is a Final Subdivision Plat to subdivide a 14.762-acre tract into two buildable lots, one 5.270 acres and one 9.492-acres, both with frontage on Carrick Pike. The application was required to be reviewed and approved by the Planning Commission Board because the 14.762-acre parent tract was subdivided from a larger tract after 1999, which triggers the Board review.

Plat Review:
The proposed plat shows the appropriate setbacks and both tracts meet the minimum lot size and width requirements for the A-1 zone in Scott County. The new Tract II-B does not have the 250' width along Carrick Pike, so the buildable area of the lot is in the rear, southwest side of the lot. Tract II-B will utilize an existing driveway. A new entrance is proposed from Carrick Pike, a county road, for the new 5-acre tract (Tract II-A). Approval by the County Road Supervisor and the Planning Commission Engineer of the new driveway location is in process and shall be finalized before the final plat is recorded. A Health Department site evaluation is required, and a Health Department certification is required on the Final Plat.

RECOMMENDATION:

Staff recommend **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. New entrance location shall be approved by the County Road Supervisor and the Planning Commission Engineer prior to final plat approval.
5. 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*.

CERTIFICATION OF UTILITY EASEMENT AGREEMENT

EASEMENTS GRANT AND CONVEY TO KENTUCKY UTILITIES, SOUTH CENTRAL BELL, KENTUCKY AMERICAN WATER COMPANY (KAWC), 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 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 LOT LINES NOT HAVING AN EASEMENT INDICATED WILL HAVE 5' EASEMENTS ON THEM.

ECTON FARMS, LLC _____ 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 _____ DATE _____

CERTIFICATION OF AVAILABILITY OF ELECTRIC SERVICES

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

KENTUCKY UTILITIES _____ DATE _____

HEALTH DEPARTMENT CERTIFICATION

I HEREBY CERTIFY THAT THE SEWAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION ON THE PROPERTY SHOWN HEREON MEETS THE REQUIREMENTS OF THE KENTUCKY STATE HEALTH DEPARTMENT AND IS HEREBY APPROVED.

HEALTH DEPARTMENT REPRESENTATIVE _____ DATE _____

CERTIFICATION OF THE PROVISION OF WATER ONLY

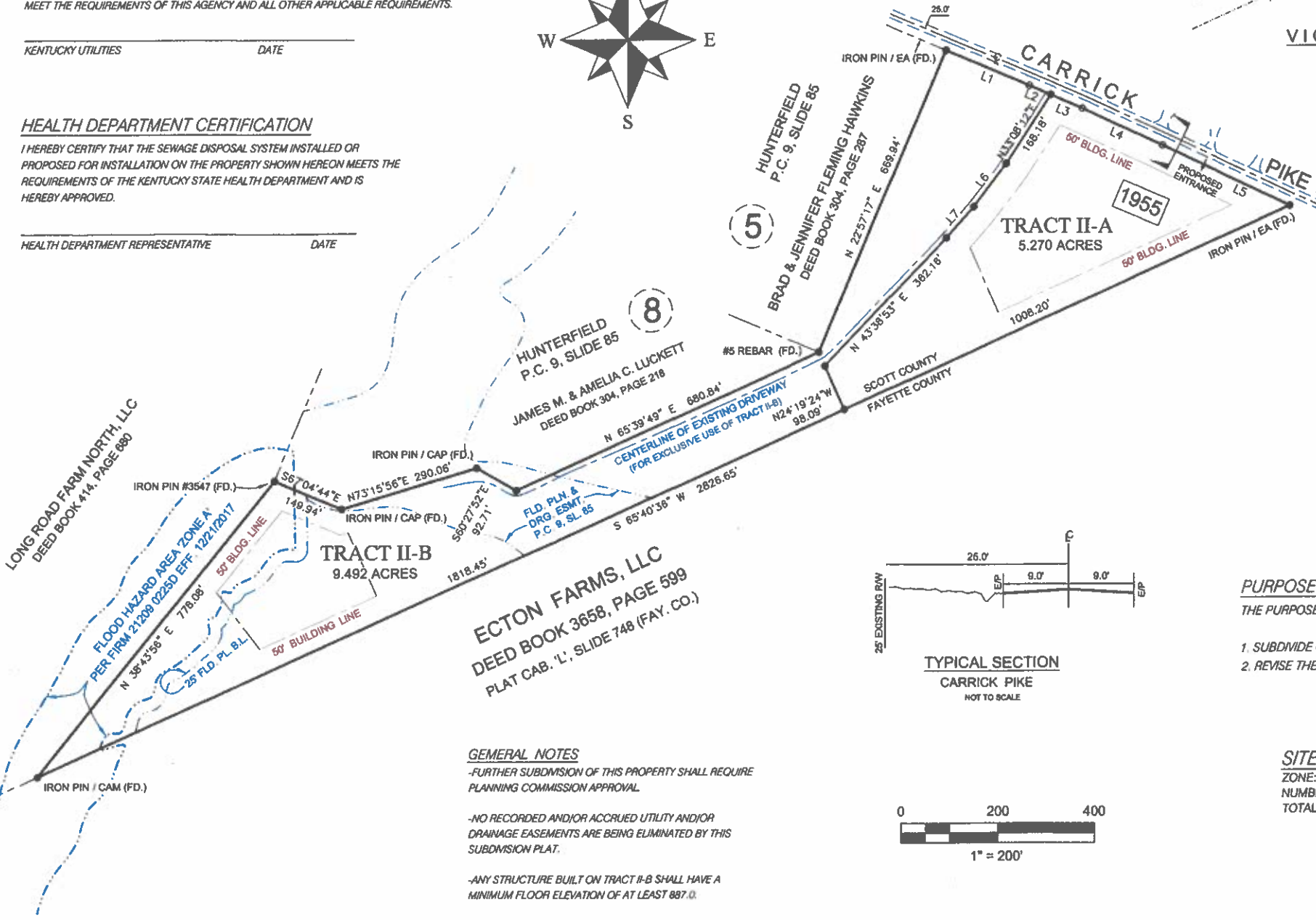
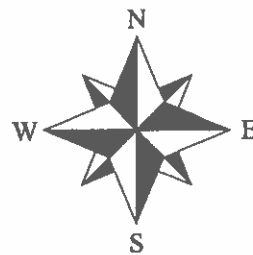
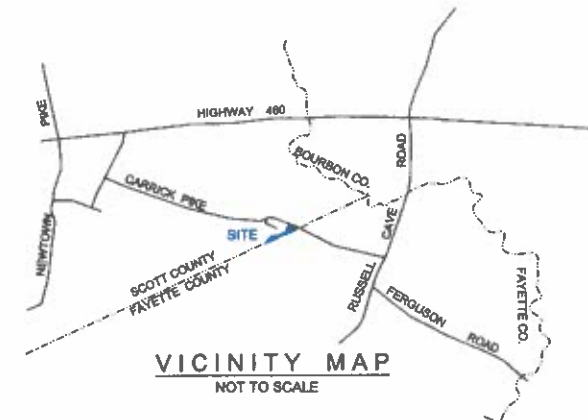
I hereby certify that Kentucky American Water Company, by and through the City of Georgetown, KY, has facilities within the water distribution system to supply domestic service (drinking water) to the property located at 1955 Carrick Pike (PROPERTY DEPICTED HEREON). Fire flow protection is not guaranteed. Provision of development, construction, and service is contingent upon the developer obtaining a current approved Availability of Capacity Request from KAWC, and KAWC 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 KAWC and constructed according to KAWC 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 KAWC.

Kentucky American Water Company _____ DATE _____

MINIMUM SETBACK INFORMATION:

ZONE: A-1
FRONT: 50'
SIDE: 50'
REAR: 50'

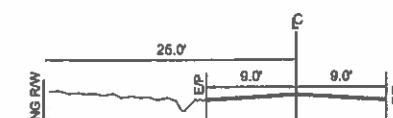
LINE	BEARING	DISTANCE
L1	S 67°10'16" E	178.07'
L2	S 66°53'39" E	48.47'
L3	S 66°53'39" E	70.58'
L4	S 65°14'31" E	183.45'
L5	S 64°49'39" E	289.60'
L6	S 37°45'25" W	110.00'
L7	S 41°26'02" W	85.00'



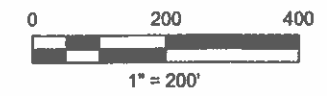
SURVEY NOTES

- ALL IRON PIN (SET) ARE #5 X 18" REBAR W/ I.D. CAP.
- MERIDIAN OF SURVEY IS GRID NORTH, BASED ON KENTUCKY NORTH ZONE COORDINATE DATA COMPILED FROM GPS READINGS TAKEN DURING THE SURVEY.
- COORDINATES DEPICTED HEREON ARE BASED ON KENTUCKY NORTH ZONE COORDINATE DATA.

THIS FIELD SURVEY COMPLIES WITH 201 KAR 18.150 AND WAS DONE WITH A SPECTRA PRECISION SP85 RTK GPS HAVING A RELATIVE POSITIONAL ACCURACY OF 0.05' OR BETTER. THIS IS A CLASS A 'URBAN' SURVEY PERFORMED IN SEPTEMBER OF 2023. ALL WORK WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



TYPICAL SECTION
CARRICK PIKE
NOT TO SCALE



PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO:

1. SUBDIVIDE ONE LOT INTO TWO LOTS
2. REVISE THE FLOODPLAIN AND DRAINAGE EASEMENT.

SITE STATISTICS

ZONE: A-1
NUMBER OF LOTS: 2
TOTAL ACREAGE: 14.762 ACRES

GENERAL NOTES
-FURTHER SUBDIVISION OF THIS PROPERTY SHALL REQUIRE PLANNING COMMISSION APPROVAL.
-NO RECORDED AND/OR ACCRUED UTILITY AND/OR DRAINAGE EASEMENTS ARE BEING ELIMINATED BY THIS SUBDIVISION PLAT.
-ANY STRUCTURE BUILT ON TRACT II-B SHALL HAVE A MINIMUM FLOOR ELEVATION OF AT LEAST 887.0.

OWNERS CERTIFICATION

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAT OF THE DEVELOPMENT WITH 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] Member 9/19/2023
ECTON FARM, LLC _____ 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 SPECIFICATION OF THE PLANNING COMMISSION OR OTHER AUTHORIZED OFFICER.

GARY ROLAND, PLS _____ DATE _____

CONTACT INFORMATION

OWNER / CLIENT:
ECTON FARM, LLC
2533 PASCOLI PLACE
LEXINGTON, KY 40509
D.B. 405, PAGE 67

**SUBDIVISION PLAT
HUNTERFIELD
(FORMERLY GOODWIN FARM)
PLAT CAB. 12, SLIDE 316
1955 CARRICK PIKE
SCOTT COUNTY, KEN.
SEPTEMBER 2023**

LOCUST FORK TOWNHOMES ZONE CHANGE

Staff Report to the Georgetown-Scott County Planning Commission
October 12, 2023

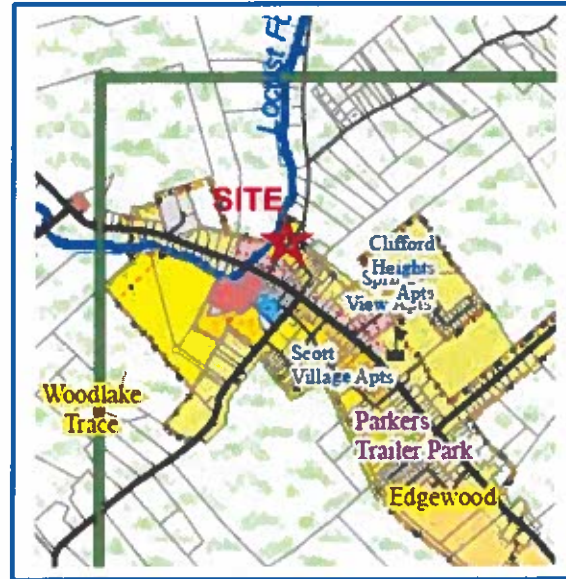
FILE NUMBER: ZMA-2023-47

PROPOSAL: Zone change request for 35,422 SF from R-1B (Low-Density Residential) to R-2 (Medium-Density Residential).

LOCATION: 126-136 Locust Fork Road

APPLICANT: Paul Haddix.

CONSULTANT: Robert Semones, Robert Semones Engineering,



STATISTICS:

Existing Zone	R-1B (Low-Density Residential)
Proposed Zone	R-2 (Medium-Density Residential); C-1 (Conservation)
Surrounding Zones	R-1B (Low-Density Residential)
Acreage	35,477 SF (.815 acres)
Proposed Use:	5 dwelling units (4 townhomes, 1 single-family home)
New street required	No
Access	Locust Fork Road
Variance Requested	None

BACKGROUND:

The subject property consists of three lots totaling 1.17 acres on the west side of Locust Fork Road in the City of Stamping Ground. The applicant is proposing to consolidate two of the three lots and rezone the area of the consolidated lots in order to construct four (4) attached townhomes on the new consolidated lot. One of the lots will not be consolidated or rezoned and is proposed to have a single-family home constructed on it.

Locust Fork Creek floodplain crosses a portion of the back of the lots. The Georgetown-Scott County Comprehensive Plan recommends that all floodplain be rezoned Conservation during any zone change process.

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 Future Land Use Map for the currently adopted Comprehensive Plan shows the area planned for urban residential land uses.

Therefore, the proposed change is consistent with the Comprehensive Plan Future Land Use Map for the area. The property is also accessed from Locust Fork Road. The property is within the Stamping Ground city limits and city sewer is available to the area. The proposed R-2 and C-1 zoning for the property is consistent with the Comprehensive Plan Future Land Use Map.

CONCEPTUAL PLAN REVIEW:

Site Layout:

The proposed development for the Project Site shows four townhomes with individual driveways from Locust Fork Road. Planning Commission does not support driveways which require vehicles to back directly onto a city street. A new parking configuration which allows for vehicle turnaround on site is and limits the width of the driveway access from Locust Fork Road is recommended. The access will be reviewed by the Planning Commission when a Preliminary Development Plan is filed. The Planning Commission is not in support of the driveway design shown on the concept plan. The townhome lot will require Preliminary and Final Development Plan approval at a later date, if the Zone Change is approved.

Landscaping:

The *Landscape Ordinance* requires a landscaping buffer between multi-family property (greater than a duplex) and single-family residential zoned property. That Ordinance requires a tree per 40' plus a six foot high hedge, fence or earthen berm.

RECOMMENDATION:

Based on the findings that the requested zone change does satisfy the requirements of KRS 100.213, staff recommends **Approval** of the zone change request for .81 acres located at 126-130 Locust Fork Road. If the Commission recommends approval of this application, staff recommends the following conditions be attached:

1. The Applicant shall return to the Planning Commission for Preliminary Development Plan approval.
2. All applicable requirements of the *Zoning Ordinance* and *Subdivision and Development Regulations*.

