

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

AGENDA

APRIL 10, 2025

6:00 p.m.

I. COMMISSION BUSINESS

- A. Approval of March invoices
- B. Approval of March 13, 2025 minutes
- C. Approval of April 10, 2025 agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

II. NEW BUSINESS

- A. FSP-2025-05 Heritage Apartments at Falls Creek, Phase 3 – Final Subdivision Plat to divide one 3.09-acre parcel into two tracts measuring 1.18 acres and 1.91 acres with no remainder located at Heritage Apartments at Falls Creek – Phase 3, Parcel 5 Spring Meadows Path.
- B. FSP-2025-06 Betty Ann Shropshire Ross Property – Final Subdivision Plat to subdivide a 132.49-acre farm into three (3) tracts located at 3437 Cynthiana Road.

III. OTHER BUSINESS

- A. Update of Previously Approved Projects and Agenda Items

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
March 13, 2025

The regular meeting was held in the Scott County Courthouse on March 13, 2025. The meeting was called to order by Chairman Charlie Mifflin at 6:00 p.m. Present were Commissioners James Stone, Duwan Garrett, Jessica Canfield, Mary Singer, David Vest, Malissa Adair, and Harold Dean Jessie and Director Holden Fleming, Planners Elise Ketz and Rhett Shirley, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was Commissioner Brad Green.

Motion by Singer, second by Jessie to approve the February invoices. Motion carried.

Motion by Garrett, second by Singer to approve February 13, 2025 minutes. Motion carried.

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

Chairman Mifflin stated that Attorney Perkins swore in the new Commissioner Malissa Adair prior to the start of the meeting.

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

PDP-2025-01 Goodwill – Ashton Grove Path – Preliminary Development Plan for a 14,389 square foot building with 40,996 square feet of associated VUA and parking located at 100 Ashton Grove Path.

Mr. Shirley stated the parcel is 2.3 acres and zoned B-4. He stated 62 parking spaces are proposed. He stated one access point from Ashton Grove Path is proposed.

He stated the application meets all requirements. He stated that increased landscaping will be along residential property lines with 1 tree every 40 feet and a double row of hedges.

He stated the applicant has proposed wall signs for the building. He stated there are 3 hydrants proposed for the project site.

Cheyenne Rogers, Arnold Consulting, stated the plan meets or exceeds all requirements.

John Barnett, Goodwill, stated he would be happy to answer any questions.

Chairman Mifflin questioned if there will be a pole sign and location. Ms. Rogers stated the applicant would like to have one along the bypass but if not allowed they are open to a monument sign.

Chairman Mifflin questioned the hours of operation. Mr. Barnett stated the hours would be from 9 to 9 every day of the week.

Bob Griffin, 115 Dogwood Drive, stated his property will back up to the applicant. He stated after Ashton Grove was built; he had water problems due to the blasting during construction.

Commissioner Jessie questioned if Mr. Griffin was reimbursed due to the damage. Mr. Griffin stated he was told that everything was at an acceptable level, and he was not reimbursed.

Mr. Griffin questioned whether they would be notified of blasting, and whether there would be enough room on the property line if they wanted to build a privacy fence in the future.

Chairman Mifflin questioned if existing trees were used to count for landscaping. Mr. Shirley stated the trees shown on the plan are new trees to be planted.

Chairman Mifflin requested clarification regarding blasting. Ms. Rogers stated the full design has not been finished but a lot of blasting is not anticipated at this time. She stated they are required to have an erosion control plan.

Commissioner Singer questioned the anticipated start date of construction. Ms. Rogers stated as soon as they obtain approval, they will start on plans with the hope of starting construction by the end of the year.

Commissioner Garrett questioned how the neighbors would be notified if blasting is necessary. Ms. Rogers stated she has not dealt with that yet, but she is sure the neighbors can be notified.

Beverly Griffin, 115 Dogwood Drive, questioned on the plat why a lot line is to be abandoned. Ms. Rogers stated no lot lines are being abandoned. Mr. Shirley stated this is a development plan on an existing lot and no property lines are being changed.

After further discussion, **Motion by Singer, second by Garrett, to approve PDP-2025-01 subject to 10 conditions of approval. Motion carried 7-1 with Jessie dissenting.**

PDP-2025-03 Bluegrass Baptist Church – Greenfield Campus – Preliminary Development Plan for a 18,000 square foot main building, 6,000 square feet picnic shelter, playground, and outdoor activity area with 92,550 square feet of associated VUA and parking (Phase 1) located at 2085 Ironworks Road.

Mr. Shirley stated the site is just under 18 acres in size and zoned A-1. He stated churches are a conditional use in all zones and this property does have a previously issued conditional use permit.

He stated the applicant is proposing 158 standard parking spaces and 9 accessible parking spaces.

He stated no variances are requested with the development plan and staff are recommending approval.

He stated only one entrance is proposed from New Coleman Lane with three lanes to allow turning leaving the property. He stated the property fronts New Coleman Lane. He stated the applicant will add approximately 8 feet to New Coleman Lane to widen it as it approaches Ironworks Road.

He stated this development plan did not warrant a traffic study, but the applicant still did a due diligence traffic study to warrant turn lanes. He stated volume did not warrant turn lanes.

Mr. Shirley presented the landscape plan with the proposed buffering of trees and fence.

He presented a topographical map that shows potential low area after concern about wetlands on the property but stated nothing shows a major concern.

He stated additional conditions of approval will address lighting and making sure the lighting does not affect adjoining properties.

He stated GMWSS is expanding in the area.

He stated items 11 - 15 under the conditions of approval are additions that are not normally seen on development plans.

Commissioner Singer questioned the water pressure and availability in the area. Mr. Fleming stated GMWSS is in the design phase for the area and the applicant has entered into an agreement with GMWSS to help expedite the process.

Commissioner Jessie questioned if the previous approval has a timeline of approval status. Mr. Fleming stated CUP stay with the land unless they transfer ownership.

Commissioner Jessie questioned where the future proposed entrance is located.

Commissioner Jessie asked for clarification of the other future proposals. Mr. Fleming stated any expansion of use would require a review by the Scott County Board of Adjustment and would also constitute a new development plan approval.

Chairman Mifflin questioned the timeline of when a new waterline would be installed. Mr. Fleming stated the church is helping to fund the study to expedite the study but not sure when it will be completed.

Kyle Fannin, applicant 109 Grable Lane, stated they have outgrown their current location. He stated they have owned the parcel since 2015 and did try selling it last summer. He stated after no offers they decided to build on the lot. He stated they did enter into an agreement with GMWSS to expand the waterline that will also benefit everyone else that is on the line. He stated the fire department were

happy to hear that they are willing to widen the road. He stated they planted trees, but they died. He stated they will replace the trees and plan to exceed the requirement. He stated the church will aesthetically blend with the surrounding farmland.

Gregory Rainey, Denham Blythe, stated he is the applicant's engineer.

Dan Barnes, 2076 Ironworks Road, stated he has several concerns. He stated his first concern is safety on the road. He stated the traffic study was for a Wednesday, but Sunday would be the problem. He stated there are two churches on the road. He stated the ends of Coleman Lane are wider, but the center is narrow. He stated if this application is approved, he would like to see the whole road widened.

He stated there is no sewer in that area. He stated he has concern for the health and safety of everyone in that area.

He stated another concern is that a dump is located on that property. He stated it was exposed after trees were removed and he would appreciate it to be cleaned up.

He stated he can already see the lights from the current church. He stated noise concerns him also. He requested if approved that the trees are double stacked, and a berm be constructed.

Chairman Mifflin questioned if the septic area could be located under the powerline easement. Mr. Rainey stated the leach field cannot be in the easement.

Bill Willoughby, 266 Coleman Lane, stated the church does not fit in the residential area. He stated a church should be on a main road. He stated the lighting from the two churches and Meade Tractor are a nuisance. He stated the noise comes from the road and the worst traffic is on Sunday. He stated he was not sure if the church would hurt his home value. He stated the drainage is bad in the area.

Commissioner Jessie questioned if the drainage from the lot runs onto his property. Mr. Willoughby stated the pond catches the runoff.

Gussie Britsch, 2111 Ironworks Road, stated she lives next door to the property. She stated she does not want to live next door to a church. She stated her concerns about noise and light pollution. She stated when she moved there, she was told that a spring was under that area and her property had a spring on it.

Matt McGuire, 241 New Coleman Lane, stated they bought their land with the intent of building a horse farm operation. He questioned where the water line would be located. Mr. Fannin stated it would come down Etter Lane to Ironworks and onto the property.

Mr. McGuire questioned if a daycare would be at the church. It was clarified that there would not be a daycare.

He stated the property had been priced double the price of what he paid for his property and comparable in size when it was for sale.

Alicia Rasmussen, 468 Ironworks Road, stated she is the first house on Ironworks Road and the traffic is terrible on Ironworks Road. She stated there are drainage issues in the area. She questioned if a traffic light would be installed on Coleman Lane and Lexington Road. She stated there is a lot of agricultural traffic in the area.

Ryan Brown, 255 Coleman Lane, stated he is a contractor and understands progress but stated this application would not benefit anyone in that area. He stated he had concern regarding the statement Mr. Fannin said regarding a gymnasium-like structure being built in the future. It was clarified that any additional requested buildings in the future would have to be brought back before the Planning Commission for approval.

He questioned what kind of sewer treatment for the property. It was stated it will be a septic system. Mr. Bown stated he had concerns with the drainage issues and the septic being next to his property.

He stated the church has already removed trees along the property line and removed topsoil on about 4 acres of the property. He stated he filed complaints, but nothing had been done.

He stated he does not currently have water on his property, and he thinks the project should be delayed until everyone can access water.

He stated everyone has livestock in the area and the noise and lighting is a concern. He stated the traffic will block him in during service times. He questioned what will happen with the church's current property. Mr. Fannin stated they have not decided what they will do with the current property.

Mr. Willoughby questioned whether a church would hurt his property value. Chairman Mifflin stated during the trainings he has taken it is inferred churches are neutral and do not affect property value. He requested that everyone think about how they would feel if a church was built in their backyard.

Nea Stevens, 2125 Ironworks Road, requested clarification on why the application is even being heard. Mr. Perkins explained the process and role of the Planning Commission. She stated she has concern about the lighting and noise affecting her horse training facility.

Mr. Fleming clarified that staff did investigate the complaint of land disturbance and grading and did not find anything to warrant further action. He stated the area may be wet but according to maps nothing has been found to classify the area as wetlands. He clarified the property has already been approved by the Scott County Board of Adjustment to be used as a church.

Mr. Fannin stated in January 2024 they invited the neighbors to the church and told them they were thinking about building on that property. He stated an earnest offer was never presented to the church from their realtor when the property was for sale.

He stated they have a lot of farmers in the congregation, and they understand farms. He stated the trees removed were locusts. He stated the only neighbor present tonight that predate the church owning the property is the Britschs. He stated the development plans have gone beyond what is required to try to be a good neighbor.

Mr. Rainey stated the entrance was designed to allow for sight distance and the widening is where they were requested to address the issue.

He stated the septic system is designed by WEDCO and will be similar to a home style septic system. It was stated that the site did pass the perk test performed by WEDCO.

He stated the Planning Commission collaborates with his determination of the area being a low-lying area but not a wetland. He stated they are fixing the drain that goes under New Coleman Lane to alleviate the drainage problems. He stated they must follow the regulations concerning stormwater runoff.

Chairman Mifflin questioned if you could have wet soggy ground without it being designated wetland. Mr. Rainey stated that it is correct.

Mr. Rainey stated there are two waterlines that run along Ironworks Road. He stated one being a Kentucky American waterline and one being GMWSS. He stated Kentucky American was contacted and they had enough water pressure to serve the church, but Mr. Fannin stated that would not benefit the community instead it would be only for them. Mr. Rainey stated they want to obtain water from GMWSS and make the waterline pressurized. He stated that if a neighbor has not been contacted by GMWSS by now your property will not be affected except to upgrade your water pressure. Mr. Fannin stated an agreement was signed with GMWSS to pay up to \$120,000.00 towards improvements for the south side of the county. A completion date was discussed but can't be stated for sure. Mr. Rainey stated to receive a building permit, GMWSS will have to sign off. He stated their building cannot take place until the waterline upgrade is completed.

Diane Zimmerman, KYTC Traffic Engineer, stated she wants to clarify that she was asked what might justify additional turning lanes. She explained the process of determining the traffic count for Wednesday night and how many cars turning are needed to require a turn lane or even a traffic signal.

A neighbor stated there are two churches on New Coleman Lane and the bottleneck of New Coleman Lane was not addressed by Ms. Zimmerman.

Mr. Brown stated that this project should not be considered until the waterline issue is resolved.

Mr. Brown and Mr. Willoughby stated concerns regarding when the traffic study was carried out.

After further discussion, **Motion by Singer, second by Stone, to approve PDP-2025-03 subject to 15 conditions of approval. Motion carried 5-3 with Jessie, Mifflin, and Adair dissenting.**

Election of Officers

Motion by Stone, second by Canfield, to approve Charlie Mifflin as Chairman and Mary Singer as Vice-Chairman. Motion carried unanimously.

Motion by Jessie, second by Canfield, to approve Charlie Mifflin, Mary Singer, David Vest, Duwan Garrett and James Stone to Executive Committee. Motion carried unanimously.

Personnel – Approval of Full-Time Status

Motion by Jessie, second by Singer, to approve permanent status for Josh Hess. Motion carried unanimously.

Motion by Mifflin, second by Jessie, to approve permanent status for Holden Fleming. Motion carried unanimously.

Discussion of Budget for FY 25-26

Mr. Fleming stated after discussion at Monday’s workshop he is requesting an additional \$50.00 a month for Commission and Board of Adjustment members. He stated he is requesting a 25% increase in the budget to hire additional staff.

Chairman Mifflin adjourned the meeting.

Attest: _____
Charlie Mifflin, Chairman

Charlie Perkins, Secretary

**HERITAGE APARTMENTS AT FALLS CREEK
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission
April 10, 2025**

FILE NUMBER: FSP-2025-05

PROPOSAL: Final Subdivision Plat to divide one 3.09-acre parcel into two tracts measuring 1.18 acres and 1.91 acres with no remainder

LOCATION: Heritage Apts at Falls Creek – Phase 3, Parcel 5
Spring Meadows Path
Georgetown KY 40324

OWNER: J T Barrett Land Holdings, LLC



CONSULTANT: Spencer Land Surveying

STATISTICS:

Zone:	R-1C PUD
Surrounding Zone:	R-1C PUD, A-1
Proposed Lot Acreage:	Tract 5A: 1.18 acres Tract 5B: 1.91 acres
Access (Direct):	Spring Meadows Path
Access (Arterial):	Champion Way

BACKGROUND:
The application before the Planning Commission is a Final Subdivision Plat to divide one 3.09-acre parcel into two tracts measuring 1.18 acres and 1.91 acres with no remainder located at Heritage Apartments at Falls Creek – Phase 3, Parcel 5 Spring Meadows Path. This application is considered a major subdivision as the Project Site was subdivided from an adjoining parcel in May of 2021 (Plat Cabinet 13, Slide 23), 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. Development of these parcels was approved via PDP 2015-08. No new or amended development is proposed as part of this application.

Access:

These parcels are accessed via Spring Meadows Path and Village Park Drive. The new parcel lines bisect parking areas and accessways, and as a result, a note has been included on the plat detailing the shared use and maintenance of these areas by the owners of both parcels.

Utilities:

Previous plats and development plans established utility easements that will continue to exist on both parcels. These easements will not be altered by this plat, nor will any new easements be created.

Floodplain and Hydrology:

Both tracts are affected by 100 year floodplain area, which are areas that are subject to inundation by the 1% annual chance of flood. PDP 2015-08 addresses the allowable development within these parcels.

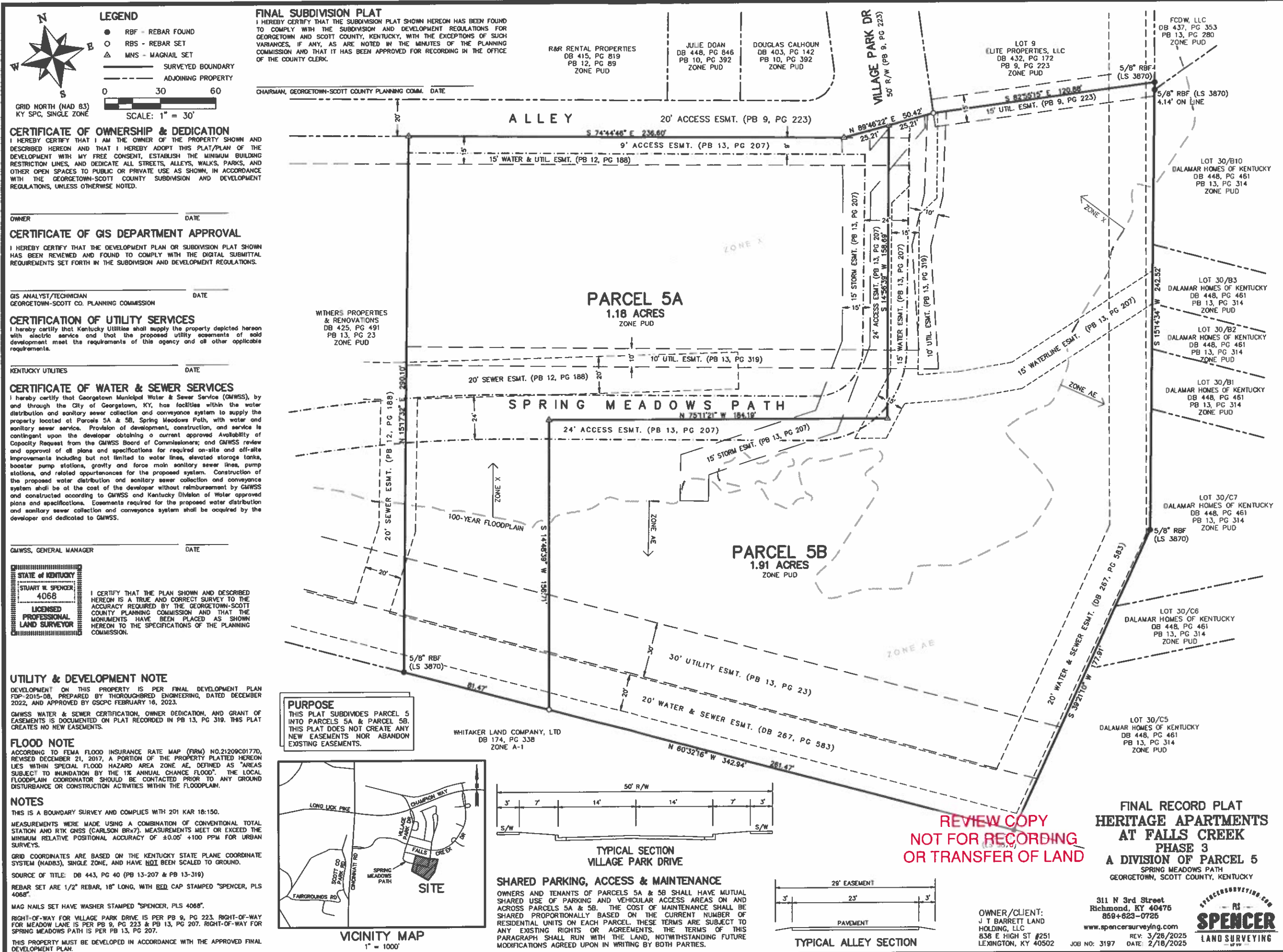
RECOMMENDATION:

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

5/3/21 10:01 AM - Spring Meadows Path, 3/14/2021 12:31 PM



LEGEND

- RBF - REBAR FOUND
- RBS - REBAR SET
- △ MNS - MAGNAIL SET
- SURVEYED BOUNDARY
- - - ADJOINING PROPERTY

0 30 60
SCALE: 1" = 30'

GRID NORTH (NAD 83)
KY SPC, SINGLE ZONE

CERTIFICATE OF OWNERSHIP & DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAT/PLAN OF THE DEVELOPMENT WITH MY 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.

CERTIFICATE 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.

CERTIFICATION OF UTILITY SERVICES

I hereby certify that Kentucky Utilities shall supply the property depicted hereon with electric service and that the proposed utility easements of said development meet the requirements of this agency and all other applicable requirements.

CERTIFICATE OF WATER & SEWER SERVICES

I hereby certify that Georgetown Municipal Water & Sewer Service (GMWSS), by and through the City of Georgetown, KY, has facilities within the water distribution and sanitary sewer collection and conveyance system to supply the property located at Parcels 5A & 5B, Spring Meadows Path, with water and sanitary sewer service. Provision of development, construction, and service is contingent upon the developer obtaining a current approved Availability of Capacity Request from the GMWSS Board of Commissioners; and GMWSS review and approval of all plans and specifications for required on-site and off-site improvements including but not limited to water lines, elevated storage tanks, booster pump stations, gravity and force main sanitary sewer lines, pump stations, and related appurtenances for the proposed system. Construction of the proposed water distribution and sanitary sewer collection and conveyance system shall be at the cost of the developer without reimbursement by GMWSS and constructed according to GMWSS and Kentucky Division of Water approved plans and specifications. Easements required for the proposed water distribution and sanitary sewer collection and conveyance system shall be acquired by the developer and dedicated to GMWSS.

STATE OF KENTUCKY
STUART W. SPENCER
4068
LICENSED PROFESSIONAL LAND SURVEYOR

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

UTILITY & DEVELOPMENT NOTE

DEVELOPMENT ON THIS PROPERTY IS PER FINAL DEVELOPMENT PLAN FDP-2015-08, PREPARED BY THOROUGHBRID ENGINEERING, DATED DECEMBER 2022, AND APPROVED BY GSCPC FEBRUARY 16, 2023.

GMWSS WATER & SEWER CERTIFICATION, OWNER DEDICATION, AND GRANT OF EASEMENTS IS DOCUMENTED ON PLAT RECORDED IN PB 13, PG 319. THIS PLAT CREATES NO NEW EASEMENTS.

FLOOD NOTE

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) NO.21209C0177D, REVISED DECEMBER 21, 2017, A PORTION OF THE PROPERTY PLATTED HEREON LIES WITHIN SPECIAL FLOOD HAZARD AREA ZONE AE, DEFINED AS "AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD". THE LOCAL FLOODPLAIN COORDINATOR SHOULD BE CONTACTED PRIOR TO ANY GROUND DISTURBANCE OR CONSTRUCTION ACTIVITIES WITHIN THE FLOODPLAIN.

NOTES

THIS IS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150.

MEASUREMENTS WERE MADE USING A COMBINATION OF CONVENTIONAL TOTAL STATION AND RTK GNSS (CARLSON BRX7). MEASUREMENTS MEET OR EXCEED THE MINIMUM RELATIVE POSITIONAL ACCURACY OF ±0.05' +100 PPM FOR URBAN SURVEYS.

GRID COORDINATES ARE BASED ON THE KENTUCKY STATE PLANE COORDINATE SYSTEM (NAD83), SINGLE ZONE, AND HAVE NOT BEEN SCALED TO GROUND.

SOURCE OF TITLE: DB 443, PG 40 (PB 13-207 & PB 13-319)

REBAR SET ARE 1/2" REBAR, 18" LONG, WITH RED CAP STAMPED "SPENCER, PLS 4068".

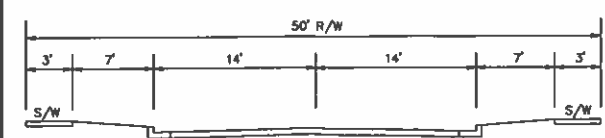
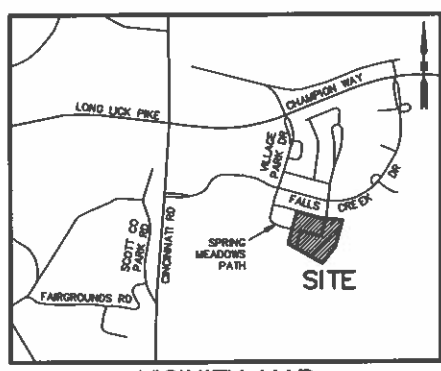
MAG NAILS SET HAVE WASHER STAMPED "SPENCER, PLS 4068".

RIGHT-OF-WAY FOR VILLAGE PARK DRIVE IS PER PB 9, PG 223. RIGHT-OF-WAY FOR MEADOW LANE IS PER PB 9, PG 223 & PB 13, PG 207. RIGHT-OF-WAY FOR SPRING MEADOWS PATH IS PER PB 13, PG 207.

THIS PROPERTY MUST BE DEVELOPED IN ACCORDANCE WITH THE APPROVED FINAL DEVELOPMENT PLAN.

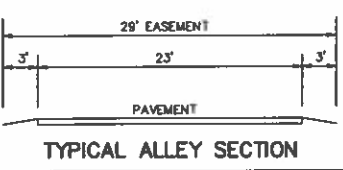
PURPOSE

THIS PLAT SUBDIVIDES PARCEL 5 INTO PARCELS 5A & PARCEL 5B. THIS PLAT DOES NOT CREATE ANY NEW EASEMENTS NOR ABANDON EXISTING EASEMENTS.



SHARED PARKING, ACCESS & MAINTENANCE

OWNERS AND TENANTS OF PARCELS 5A & 5B SHALL HAVE MUTUAL SHARED USE OF PARKING AND VEHICULAR ACCESS AREAS ON AND ACROSS PARCELS 5A & 5B. THE COST OF MAINTENANCE SHALL BE SHARED PROPORTIONALLY BASED ON THE CURRENT NUMBER OF RESIDENTIAL UNITS ON EACH PARCEL. THESE TERMS ARE SUBJECT TO ANY EXISTING RIGHTS OR AGREEMENTS. THE TERMS OF THIS PARAGRAPH SHALL RUN WITH THE LAND, NOTWITHSTANDING FUTURE MODIFICATIONS AGREED UPON IN WRITING BY BOTH PARTIES.



REVIEW COPY
NOT FOR RECORDING
OR TRANSFER OF LAND

**FINAL RECORD PLAT
HERITAGE APARTMENTS
AT FALLS CREEK
PHASE 3
A DIVISION OF PARCEL 5**

SPRING MEADOWS PATH
GEORGETOWN, SCOTT COUNTY, KENTUCKY

311 N 3rd Street
Richmond, KY 40476
859-623-0726
www.spencersurveying.com

OWNER/CLIENT:
J T BARRETT LAND
HOLDING, LLC
838 E HIGH ST #251
LEXINGTON, KY 40502

REV: 3/26/2025
DATE: 2/18/2025

SPENCER
LAND SURVEYING

**BETTY ANN SHROPSHIRE ROSS PROPERTY
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission
April 10, 2025**

FILE NUMBER: FSP-2025-06

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

LOCATION: 3437 Cynthiana
Road

OWNER: Betty Ann
Shropshire Ross
(c/o Kathryn R
Arterberry)

CONSULTANT: Pat Darnell, PLS
Darnell
Engineering



STATISTICS:

Zone:	A-1 (Agricultural)
Surrounding Zone:	A-1
Existing Farm Acreage:	132.49 acres
Proposed Subdivision Acreage:	44.94 ac (Lot 1), 43.60 ac (Lot 2), and 43.95 ac (Lot 3)
Access (Direct & Arterial):	Cynthiana Road [US-62] 0.1 miles north of Happy Lane & Cynthiana Road
Variances/Waivers:	n/a

BACKGROUND:

The application before the Planning Commission is a Final Subdivision Plat to subdivide a 132.49-acre farm into three total tracts measuring between 43.60 ac and 44.94 ac at the property addressed 3437 Cynthiana Road. This application is considered a major subdivision and is required to be reviewed by the Planning Commission because the property was previously subdivided. The property was subdivided via minor subdivision recorded in September 2011 (Cabinet 10, Page 302).

Plat Review:

The proposed subdivision meets the requirements in the *Subdivision and Development Regulations*. All tracts show the required 50-foot setbacks on all property lines. Lot 1 needs to have its' front build line amended to begin when the lot width is at least 250-feet-wide.

Access:

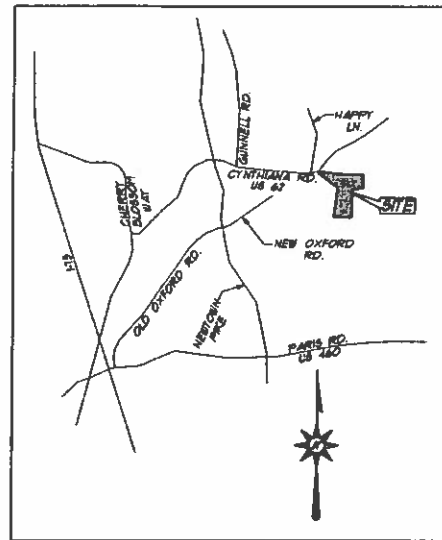
The plat shows one existing entrance from Cynthiana Road. An access easement is shown along the south property line, traveling from west to east. Users of each shared entrance needs to be clarified and the final plat must state which tracts use and maintain which entrances.

RECOMMENDATION:

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

Conditions of Approval:

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



VICINITY MAP
(NOT TO SCALE)

NOTES:

1) MAINTENANCE OF THE 35' ACCESS AND UTILITY EASEMENT SHALL BE THE JOINT RESPONSIBILITY OF ALL PROPERTY OWNERS. LOTS 1, 2 AND 3, LOTS 1, 2 & 3 ARE RESPONSIBLE FOR 1/3 OF THE MAINTENANCE ACROSS LOT #1. LOTS 2 & 3 ARE RESPONSIBLE FOR 1/2 OF THE MAINTENANCE ACROSS LOT #2.

2) THIS PROPERTY SHALL NOT BE FURTHER SUBDIVIDED WITHOUT THE APPROVAL OF THE GEORGETOWN, SCOTT COUNTY PLANNING COMMISSION.

3) A GRAVEL ACCESS EASEMENT MAY SERVE A MAXIMUM OF 3 INDIVIDUAL LOTS.

4) RELOCATION OF ENTRANCE TO U.S. 62 SHALL REQUIRE A KYTC ENCROACHMENT PERMIT APPROVAL.

5) NO PORTION OF THE PROPERTY SHOWN LIES WITHIN THE SPECIAL FLOOD HAZARD AREA, AS DESCRIBED ON FLOOD INSURANCE RATE MAP 210901000, DATED DECEMBER 21, 2011 AS PREPARED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT - FEDERAL INSURANCE ADMINISTRATION.

SURVEY DATE - MARCH, 2025

REFERENCE MERIDIAN - HORIZONTAL AND VERTICAL CONTROL WERE DETERMINED FROM GLOBAL POSITIONING SYSTEM METHODS USING TRIMBLE R121 ROVER W/ GLONASS, ACCESSING TRIMBLE NETWORK BASE STATION WITH A RELATIVE PRECISION OF 0.02 V-100 FPM. HORIZONTAL DATUM: NAD83, KENTUCKY STATE PLANE NORTH, US SURVEY FEET. VERTICAL DATUM: NAVD83, GEOID 12A.

THIS SURVEY AS SHOWN HEREON MEETS THE REQUIREMENTS OF AN URBAN SURVEY.

THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLES WITH 301 KAR 18.90.

EA Partners, PLLC

CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
2111 WALL STREET
LEXINGTON, KENTUCKY 40513
PHONE (502) 336-0000
FACSIMILE (502) 336-0007

CERTIFICATION OF THE APPROVAL OF UTILITY EASEMENTS

I HEREBY CERTIFY THAT THE UTILITY EASEMENTS ARE APPROVED AS SHOWN WITH RESTRICTIONS LISTED HEREON AND THAT UTILITY SERVICE SHALL BE SUPPLIED TO THIS DEVELOPMENT.

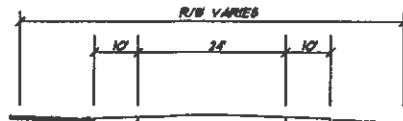
BY: DATE

BLUEGRASS ENERGY DATE

CERTIFICATION OF PROVISION OF WATER SERVICE

I HEREBY CERTIFY THAT KENTUCKY AMERICAN HAS REVIEWED THE PLANS AND SPECS FOR THE PROPOSED WATER DISTRIBUTION SYSTEM FOR THE PROPERTY LOCATED AT 3431 CYNTHIANA ROAD, THAT THE WATER DISTRIBUTION SYSTEM OF SAID PROPERTY MEETS THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER REQUIREMENTS OF THE PROPER DISTRIBUTION OF WATER, AND THAT KENTUCKY AMERICAN SHALL SUPPLY SAID DEVELOPMENT WITH WATER SERVICES.

KENTUCKY AMERICAN WATER COMPANY DATE



SECTION
CYNTHIANA ROAD
(U.S. 62)

WILLIAM V. & MELINDA M. VAN ARSDALL
(D.B. 341, PG. 823)
(P.C. 10, S.L. 302)
3431 CYNTHIANA ROAD

CERTIFICATION OF THE APPROVAL OF PRIVATE SEWERAGE SYSTEM

I HEREBY CERTIFY THAT THE PRIVATE SEWAGE DISPOSAL SYSTEM INSTALLED, OR PROPOSED TO BE INSTALLED ON THESE PROPERTIES, FULLY MEETS THE REQUIREMENTS OF THE KENTUCKY STATE HEALTH DEPARTMENT AND HEREBY IS APPROVED AS SHOWN.

COUNTY HEALTH DEPARTMENT OFFICIAL DATE

CERTIFICATE 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.

DATE

GIS ANALYST/TECHNICIAN, GEORGETOWN-
SCOTT COUNTY PLANNING COMMISSION

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS 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.

BETTY ANN SHROPSHIRE ROSS TRUST DATE

SHROPSHIRE & ROSS HOLDINGS, LLC DATE

UTILITY EASEMENT DESCRIPTION

EASEMENTS GRANT AND CONVEY TO BLUEGRASS R.E.C.C., SOUTH CENTRAL BELL, AT THE BARNER CABLE, KENTUCKY AMERICAN WATER COMPANY THEIR SUCCESSORS, ASSIGNS AND LEASEES, THE RIGHT TO TIE IN 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 THE OPERATION AND MAINTENANCE OF SAID FACILITIES. NO BUILDING OR OTHER STRUCTURE SHALL BE ERRECTED, AND NO LANDFILL OR EXCAVATION OR OTHER CHANGE OF GRADE SHALL BE PERFORMED, UPON SAID EASEMENT AFTER INSTALLATION OF FACILITIES. THE RIGHT OF INGRESS AND EGRESS BE GRANTED TO USERS OF THE UTILITY EASEMENT AS REQUIRED TO CONSTRUCT, OPERATE, MAINTAIN, REPLACE, REINFORCE FACILITIES WITHIN SAID EASEMENTS. ALL LOT LINES NOT HAVING AN EASEMENT INDICATED WILL HAVE NO EASEMENTS ON THEM.

BETTY ANN SHROPSHIRE ROSS TRUST DATE

SHROPSHIRE & ROSS HOLDINGS, LLC DATE

CERTIFICATION OF FIRE DEPARTMENT APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT 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.

SIGNATURE AND TITLE OF FIRE
DEPARTMENT REPRESENTATIVE

CERTIFICATE OF ACCURACY

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

DATE

SIGNATURE OF REGISTERED ENGINEER OR LAND SURVEYOR

OWNERS:

BETTY ANN SHROPSHIRE ROSS TRUST
KATHRYN ROSS ARTERBERRY, TRUSTEE
14 INDIAN HILLS TRAIL
LOUISVILLE, KY. 40201

SHROPSHIRE & ROSS HOLDINGS, LLC
14 INDIAN HILLS TRAIL
LOUISVILLE, KY. 40201

SITE STATISTICS:

ZONE - A1
TOTAL AREA - 137.49 ACRES
NO. OF LOTS - 3
STREET FRONTAGE - 173'

PURPOSE OF PLAT:

- TO SUBDIVIDE 1 TRACT INTO 3 LOTS IN THE A1 ZONE.
- TO RECORD A 35' ACCESS AND UTILITY EASEMENT TO SERVE LOTS 2 AND 3.

FSP-2025-06

FINAL RECORD PLAT
BETTY ANN SHROPSHIRE ROSS PROPERTY
3431 CYNTHIANA ROAD
GEORGETOWN, SCOTT COUNTY, KENTUCKY
APRIL 2025

List of all Active Projects/Status

Application	Project Name	Type	Status
2024-25	150 Mt Vernon Dr - Parking addition	DEV-C	Under Review
2023-42	A&Z Towing Gravel Expansion	DEV-C	Complete
2023-37	Amen House Operations Center	DEV-C	Final Inspection
2017-33	American Mini (Self-Storage_1047 Paris Pike)-Ph 1	DEV-C	No Activity
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	Complete
2006-80	Barkley Meadows (Duncan/Fightmaster) Phase 2	RES	Warranty Period
2023-35	Bierman Development - 1925 Lexington Rd	DEV-C	Under Construction
2003-35	Buffalo Springs (Phase 2) Stamping Ground	RES	Approved/Bonded
Minor	Burger King Reconstruction_1131 Lexington Rd	DEV-C	Complete
2024-55	Cherry Blossom Centre - 100 Osborne Way	DEV-C	Under Review
2021-10	Cherry Blossom Subdivision - Phase 9	RES	Approved/Bonded
2015-22	Cherry Blossom Townhomes Phase 5 (Haddix triplex)	DEV-R	No Activity
2018-32	Crossings at Wyndamere (Ph4) - Conner Path	DEV-C	No Activity
2023-21	Dan Cummins Auto - 215 Connector Rd	DEV-C	Under Construction
2006-86	December Estates Cluster Subdivision	RES	Warranty Period
2024-06	Drake & Ditardi (944 E Main) - Site Grading	DEV-C	Under Construction
2023-31	Eckart Supply - Corporate Blvd	DEV-C	Under Construction
2023-56	Fairfield Inn Update - 200 Tiger Way	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	Approved/Bonded
2021-06	Georgetown Auto Sales - 136 Darby Dr	DEV-C	No Activity
2024-47	Georgetown Commons - Subdivision Infrastructure	DEV-C	Under Review
2024-48	Georgetown Commons - Tract 1-3 Developments	DEV-C	Under Review
2023-36	Grace Christian Church - Gymnasium	DEV-C	Under Construction

Application	Project Name	Type	Status
2019-39	Harbor Village Unit 1, Phase 3C	RES	Approved/Bonded
2015-08	Heritage Apartments at Falls Creek - Phase 3	DEV-R	Under Construction
2018-52	Jimmy Johns - 121 Southgate Dr	DEV-C	No Activity
2018-15	Landmark (South, Kelley-Owen) Parking Exp	DEV-C	Under Review
City	Lanes Run Business Park - Enterprise Way Pad Lots	DEV-C	Complete
Util	LGE & KU Substation - Pavilion Dr	DEV-C	Under Construction
2023-57	Limestone Farms Distillery - 1438 Paynes Depot	DEV-C	Under Construction
2024-46	Marketplace-460 & McClelland (Publix)	DEV-C	Under Review
2024-53	Marketplace-460 & McClelland Infrastructure	DEV-C	Under Review
2006-28	McClelland Springs Ph IIB & IIC	RES	Under Review
2006-30	McClelland Springs Ph IIB & IIC Section A (DeLong)	RES	Final Inspection
2002-62	Minnfield Townhomes 1 & 2 - Barbara Blvd	DEV-R	Under Review
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
2023-38	Online Transport Storage-656 Old Delaplain	DEV-C	Under Review
2022-34	Parkview Medical Outlot-Grading of Excess	DEV-C	Final Inspection
2021-44	Penn Alley Townhomes - Grading Only	DEV-R	Under Construction
2017-24	Pinnacle At Mallard Point	RES	Approved/Bonded
2004-51	Pleasant Valley Phase 5 (Remainder)	RES	Under Construction
2004-51	Pleasant Valley Phase 5-A	RES	Approved/Bonded
2008-47	Pleasant Valley, Sect II, Phase 2, Unit 4 (street)	RES	Warranty Period
2023-13	Popeye's - 101 Financial Way	DEV-C	Complete
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
2018-57	Price Farm(Abbey) Phase 4	RES	Under Review
2023-33	Pure Air KY - 117 Eastside Dr	DEV-C	Under Review
2021-42	R&L Carriers - Cherry Blossom Spur	DEV-C	Under Construction
2022-21	Redwood Apartments - Old Oxford (Finley)	DEV-R	Under Construction
2024-34	Rumpke CNG & Parking - W Yusen	DEV-C	Under Review
Scott Co	Scott Co EMS - 690 Lexus Way	DEV-C	Under Construction

Application	Project Name	Type	Status
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
2023-48	South Crossing Subdivision - Phase 2	RES	Under Construction
2024-57	St Francis & St John New Parish Life at Cardome	DEV-C	Under Review
2018-38	Sutton Place Remaining - Phase 4	RES	No Activity
2005-22	Thoroughbred Acres Unit 11(Commercial Subdivision	DEV-C	Approved/Bonded
Minor	TMMK - Paint Reborn 2 - Parking and Roadwork	DEV-C	Under Review
2024-27	TMMK Solar Project - Lexus & Cherry Blossom	DEV-C	Under Construction
Minor	Toyota Tsusho 2024 Parking Lot Expansion	DEV-C	Complete
2023-51	Triport Circle (Motor Pool) Truck Wash	DEV-C	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	Final Inspection
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	Final Inspection
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	Approved/Bonded
2022-05	Village at Lanes Run - Phase 4, Sect 2A	RES	Under Construction
2023-34	Village at Lemons Mill(Welch) - Infrastructure	DEV-C	Under Construction
2023-30	Wawa - McClelland and E Main	DEV-C	Under Construction
2003-56	White Oak Village - Development (Units)	DEV-R	Complete
2023-59	Woodland Airstream Dealership - Wahland Hall Path	DEV-C	Final Inspection
2018-05	Woodland Park - Phases 3 & 4	RES	Under Review
2018-05	Woodland Park (Betty Yancey) Phase 2	RES	Approved/Bonded

Total Number of Active Projects:

87

GSCPC Active Development Projects

Status	Application number	Project Name	Type
Under Construction		Number of Projects: 22	
	2020-47	American Mini-Storage (South) Expansion	DEV-C
	2018-43	Amerson North Townhomes	DEV-R
	2023-35	Bierman Development - 1925 Lexington Rd	DEV-C
	2023-21	Dan Cummins Auto - 215 Connector Rd	DEV-C
	2024-06	Drake & Ditardi (944 E Main) - Site Grading	DEV-C
	2023-31	Eckart Supply - Corporate Blvd	DEV-C
	2023-56	Fairfield Inn Update - 200 Tiger Way	DEV-C
	2021-11	Falls Creek Phase 2 (Res) Townhomes	DEV-R
	2023-36	Grace Christian Church - Gymnasium	DEV-C
	2015-08	Heritage Apartments at Falls Creek - Phase 3	DEV-R
	Util	LGE & KU Substation - Pavilion Dr	DEV-C
	2023-57	Limestone Farms Distillery - 1438 Paynes Depot	DEV-C
	2023-32	Moonlight Investments, LLC - Corporate Blvd	DEV-C
	2021-44	Penn Alley Townhomes - Grading Only	DEV-R
	2022-51	Price Farm (Abbey) Townhomes - Herndon Blvd	DEV-R
	2021-42	R&L Carriers - Cherry Blossom Spur	DEV-C
	2022-21	Redwood Apartments - Old Oxford (Finley)	DEV-R
	Scott Co	Scott Co EMS - 690 Lexus Way	DEV-C
	2024-27	TMMK Solar Project - Lexus & Cherry Blossom	DEV-C
	2023-51	Triport Circle (Motor Pool) Truck Wash	DEV-C
	2023-34	Village at Lemons Mill(Welch) - Infrastructure	DEV-C
	2023-30	Wawa - McClelland and E Main	DEV-C
Final Inspection		Number of Projects: 3	
	2023-37	Amen House Operations Center	DEV-C
	2022-34	Parkview Medical Outlot-Grading of Excess	DEV-C
	2023-59	Woodland Airstream Dealership - Wahland Hall Path	DEV-C

GSCPC Active Subdivision Projects

Status	Application number	Project Name
Under Construction	Number of Projects:	3
	2004-51	Pleasant Valley Phase 5 (Remainder)
	2023-48	South Crossing Subdivision - Phase 2
	2022-05	Village at Lanes Run - Phase 4, Sect 2A
Final Inspection	Number of Projects:	3
	2006-30	McClelland Springs Ph IIB & IIC Section A (DeLong)
	2021-20	Village at Lanes Run - Ph 3, Sect 3 (2B) (Briggs)
	2004-26	Village at Lanes Run - Phase 3, Sect 1A (Charles)
Dedication/Final Work	Number of Projects:	1
	2018-61	Village at Lanes Run - Phase 2, Sect 3-C (Haddix)
Approved/Bonded	Number of Projects:	15
	2003-35	Buffalo Springs (Phase 2) Stamping Ground
	2021-10	Cherry Blossom Subdivision - Phase 9
	2021-04	Falls Creek Residential - Phase 2
	2017-43	Fox Run - Phase 2
	2019-39	Harbor Village Unit 1, Phase 3C
	2017-24	Pinnacle At Mallard Point
	2004-51	Pleasant Valley Phase 5-A
	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 1B (Charles)
	2022-05	Village at Lanes Run - Phase 4, Sect 1
	2018-05	Woodland Park (Betty Yancey) Phase 2