

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION**  
**AGENDA**  
**MAY 15, 2025**  
**6:00 p.m.**

**I. COMMISSION BUSINESS**

- A. Approval of April invoices
- B. Approval of April 10, 2025 minutes
- C. Approval of May 15, 2025 agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

**II. NEW BUSINESS**

- A. FSP-2025-07 Duncan Property – Final Subdivision Plat to subdivide one five-acre tract from a 154-acre parent tract leaving a 149-acre remainder at 119 Drake Lane.
- B. FSP-2025-08 Bryant Property – Final Subdivision Plat to subdivide one five-acre tract from a 16.62-acre parent tract leaving a 11.62-acre remainder at 1349 Elk Like Road.
- C. PDP-2025-09 County Boy Hi-View – Preliminary Development Plan for the repurposing of a 1597 square foot building, with 5863 square feet of associated VUA and parking located at 6325 Cincinnati Pike.
- D. PDP-2025-10 Lemons Mill Shipping Containers – Preliminary Development Plan for the repurposing of a 5.283-acre lot for the storage and distribution of shipping containers located at 793A Lemons Mill Road.
- E. PDP-2025-11 Penn Alley Townhomes Buildings 2 & 3 – Preliminary Development Plan for two townhome buildings (11 total units) with parking located on Penn Alley.
- F. PDP-2025-12 TMMK T2500/Maverick T2500 Paint Reborn 2 Project – Preliminary Development Plan for a 628,200 SF manufacturing building located at 1001 Cherry Blossom Way.
- G. PDP-2025-13 Legacy Run Commerce Park - POSTPONED

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
REGULAR MEETING  
MINUTES  
April 10, 2025**

The regular meeting was held in the Scott County Courthouse on April 10, 2025. The meeting was called to order by Chairman Charlie Mifflin at 6:00 p.m. Present were Commissioners James Stone, Duwan Garrett, Mary Singer, David Vest, Malissa Adair, Director Holden Fleming, Planners Elise Ketz, Rhett Shirley, Mark Carper, and Attorney Charlie Perkins. Absent were Commissioners Brad Green, Jessica Canfield, Harold Dean Jessie and Engineer Ben Krebs.

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

Motion by Vest, second by Stone to approve March 13, 2025 minutes. Motion carried.

Motion by Adair, second by Stone to approve the April agenda. Motion carried.

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

Consent Agenda

A representative of Heritage Apartments at Falls Creek, Phase 3 (FSP-2025-05) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Singer, second by Vest, to approve the application. Motion carried unanimously.

A representative of Betty Ann Shropshire Ross Property (FSP-2025-06) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Vest, second by Stone, to approve the application. Motion carried unanimously.

Mr. Fleming gave an update on planning work projects.

Motion by Vest, second by Singer to adjourn. Chairman Mifflin adjourned the meeting.

Attest:

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

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

# DUNCAN PROPERTY FINAL SUBDIVISION PLAT

## Staff Report to the Georgetown-Scott County Planning Commission May 12, 2025

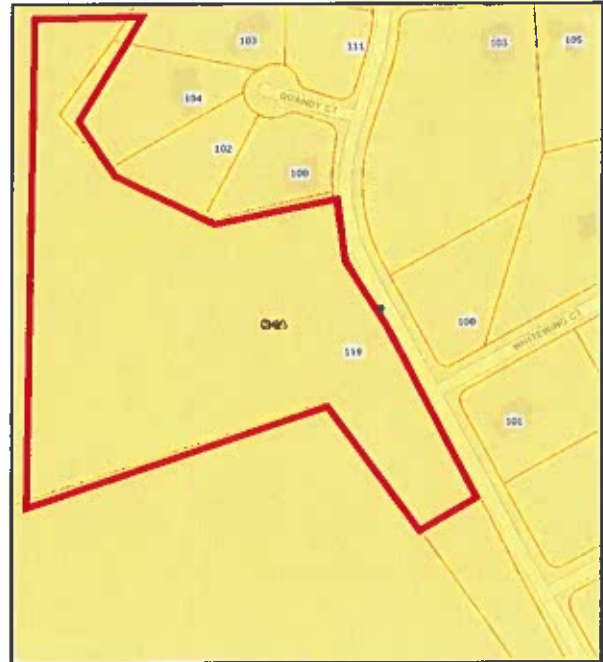
**FILE NUMBER:** FSP-2025-07

**PROPOSAL:** Final Subdivision Plat to subdivide one five acre tract from a 154-acre parent tract leaving a 149-acre remainder

**LOCATION:** 119 Drake Lane

**OWNER:** Mike Duncan

**CONSULTANT:** Joel Day  
Meridian Associates



### STATISTICS:

Zone:	R-1A (Single Family Residential)
Surrounding Zone:	R-1A
Existing Farm Acreage:	154 acres
Proposed Subdivision Acreage:	5 acres
Access (Direct & Arterial):	Drake Lane Mallard Point Subdivision via US-25
Variances/Waivers:	n/a

### BACKGROUND:

The application before the Planning Commission is a Final Subdivision Plat to subdivide one five-acre tract from a 154-acre parent tract leaving a 149-acre remainder at the property addressed 119 Drake Lane. 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 March 2018 (Cabinet 12, Page 113).

### Plat Review:

The proposed subdivision meets the requirements in the *Subdivision and Development Regulations*. All tracts show the required setbacks for the R-1A Zone. A note on the plat does state that once a residence is constructed this lot will become part of the Mallard Point neighborhood and HOA.

**Access:**

The plat shows one proposed entrance from Drake Lane. This entrance will serve as a joint 20 foot wide access easement serving both this parcel and the remainder of the farm. There is a joint maintenance agreement for said easement on the plat.

**RECOMMENDATION:**

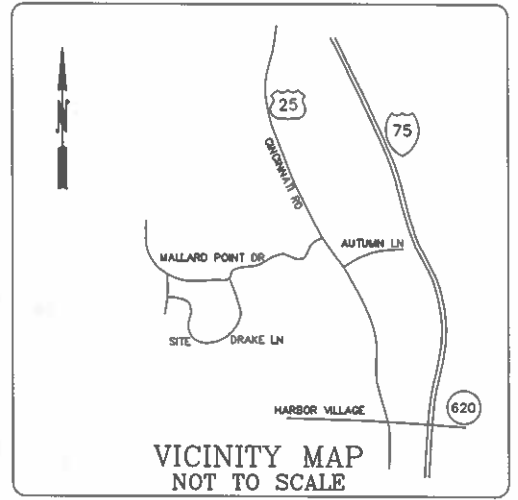
Staff recommends **approval** of the Final Subdivision Plat. If the Planning Commission approves the application, staff recommends including the following waivers, variances, and conditions of approval:

**Conditions of Approval:**

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

PARENT TRACT  
1" = 400'

MICHAEL R. DUNCAN & LUCY L. DUNCAN  
D.B.384, Pg. 431 / CAB. 13, SLIDE 132  
±149 ACRES REMAINING - NOT SURVEYED  
ZONE R-1A



LEGEND

- 1/2" x 18" STEEL REBAR W/ID CAP MARKED "MERIDIAN/LS2536" SET
- 1/2" x 18" STEEL REBAR W/ID CAP MARKED "LS 4156" FOUND

OWNER'S STATEMENT

THE PURPOSE OF THIS PLAT IS TO DEPICT THE SUBDIVISION OF ONE 5 ACRE TRACT FROM THE PARENT TRACT.

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

CURRENT ZONING OF THE SUBJECT PROPERTY IS RESIDENTIAL R-1A.

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 ENCRANCH UPON ANY DRAINAGE EASEMENT.

NEW ENTRANCE LOCATION SHALL MEET SIGHT DISTANCE AND SEPARATION REQUIREMENTS.

IT IS UNDERSTOOD THAT THE LOT 3C CREATED BY THIS PLAT OF SUBDIVISION SHALL BECOME SUBJECT TO THE MALLARD POINT OWNERS ASSOCIATION AT THE TIME A CERTIFICATE OF OCCUPANCY IS ISSUED FOR A RESIDENCE CONSTRUCTED UPON SAID LOT AND ACCESS TO SAME IS THROUGH MALLARD POINT SUBDIVISION. ALL REQUIREMENTS OF, DUES ACCRUING, PRIVILEGES, RIGHTS, AND RESPONSIBILITIES OF SAID ASSOCIATION ARE CONVEYED HERewith. MEMBERSHIP SHALL COMMENCE UPON OCCUPANCY.

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.

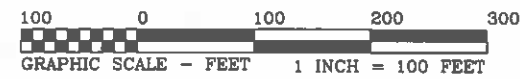
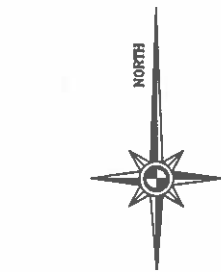
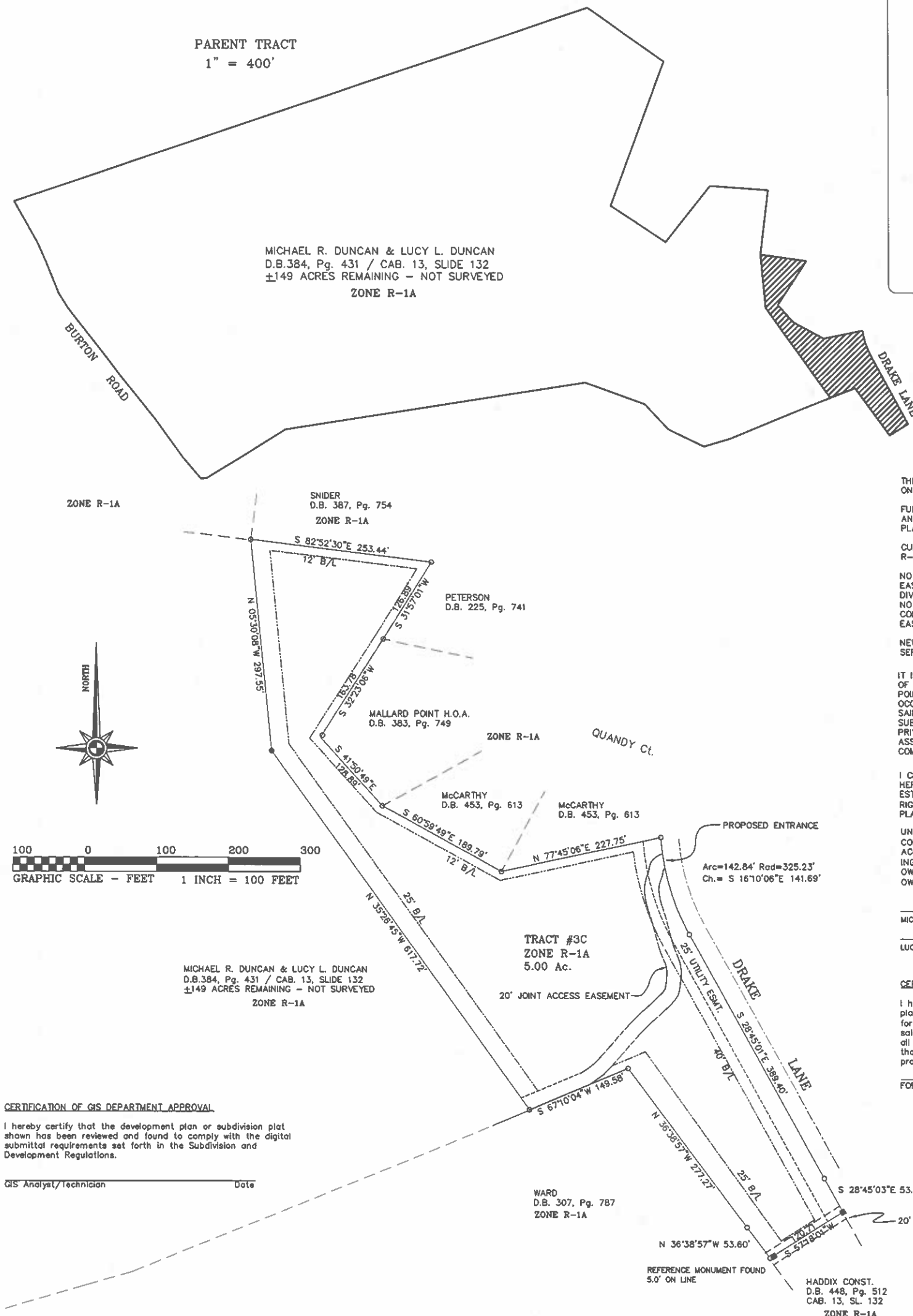
UNLESS OTHERWISE DETERMINED BY CONDITIONS OF DEED OR CONTRACT/AGREEMENT SUPERSEDING THIS PLAT, THE JOINT ACCESS EASEMENT SHALL BE USED FOR THE PURPOSE OF INGRESS/EGRESS ONLY AND JOINTLY MAINTAINED BY THE OWNERS OF EACH TRACT SERVED TO THE EXTENT OF THAT OWNER'S USE.

MICHAEL R. DUNCAN \_\_\_\_\_ DATE \_\_\_\_\_  
LUCY L. DUNCAN \_\_\_\_\_ 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 (Duncan Property), that the water distribution system of said development meets the requirements of this agency and all other requirements of the proper distribution of water, and that Kentucky American has the capability to supply said property with water services.

FOR: KENTUCKY-AMERICAN WATER Co. \_\_\_\_\_ DATE \_\_\_\_\_



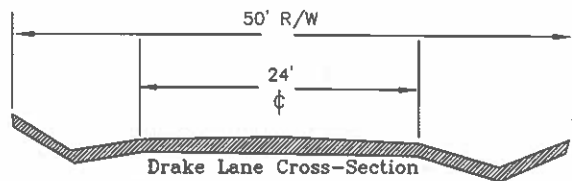
CERTIFICATION OF GIS DEPARTMENT APPROVAL

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 \_\_\_\_\_

I HEREBY ATTEST TO THE FOLLOWING TO THE BEST OF MY KNOWLEDGE, BELIEF, AND ABILITY; THIS PLAT DEPICTS AN URBAN CLASS SURVEY MADE BY MYSELF USING THE METHOD OF RANDOM TRAVERSE WITH AN ERROR-OF-CLOSURE OF 1:12246 AND AN ANGULAR ERROR OF 00-00'-13". BEARINGS AND DISTANCES HAVE NOT BEEN ADJUSTED FOR CLOSURE. BASIS OF BEARINGS SHOWN IS KY STATE PLANE NORTH ZONE AS DETERMINED BY STATIC GPS. LAST DATE OF FIELD SURVEY WAS APRIL 9, 2020.

PRELIMINARY ONLY-NOT FOR RECORDING OR USE IN TRANSFER  
Wm. JOEL DAY, P.L.S. No. 2536 \_\_\_\_\_ DATE \_\_\_\_\_



UTILITY CERTIFICATION

I HEREBY CERTIFY THAT THE UTILITY EASEMENTS DEPICTED HEREON SATISFY THE REQUIREMENTS OF THIS AGENCY. OWNERS AND PROSPECTIVE OWNERS SHOULD NOTE THAT CUSTOMARY CHARGES APPLY, AND, THAT ADDITIONAL EASEMENTS AND/OR CONCESSIONS MAY BE NECESSARY IN ORDER TO PROVIDE SERVICE.

FOR: LCE/KU \_\_\_\_\_ DATE \_\_\_\_\_

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

MARCH 26, 2025

FINAL SUBDIVISION PLAT  
**DUNCAN PROPERTY**  
119 DRAKE LANE, GEORGETOWN, SCOTT COUNTY, KENTUCKY  
MICHAEL R. DUNCAN & LUCY L. DUNCAN - D.B. 384, Pg. 431 - CAB. 11, SL. 370  
THIS PLAT REPRESENTS A BOUNDARY SURVEY & COMPLIES WITH 201 KAR 18:150

NOT VALID UNLESS THIS PRINT CARRIES THE ORIGINAL SEAL AND SIGNATURE

MINORPLATS/DRAKE38/DUNCAN5.dwg/DRAKE38.cr

**BRYANT PROPERTY  
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission  
May 12, 2025**

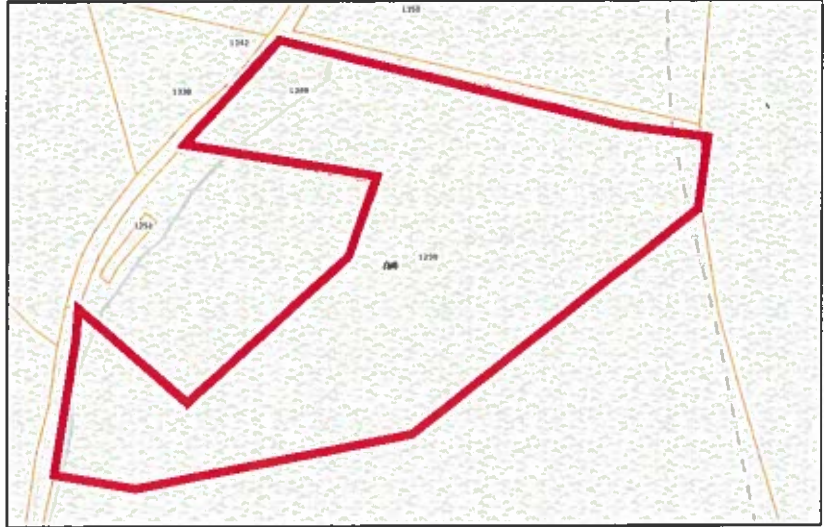
**FILE NUMBER:** FSP-2025-08

**PROPOSAL:** Final Subdivision Plat to subdivide one five-acre tract from a 16.62-acre parent tract leaving a 11.62-acre remainder

**LOCATION:** 1349 Elk Lick Road

**OWNER:** Ruth and Thomas Bryant

**CONSULTANT:** Pat Darnell



**STATISTICS:**

Zone:	A-1 (Agricultural)
Surrounding Zone:	A-1
Existing Farm Acreage:	16.62 acres
Proposed Subdivision Acreage:	5 acres
Access (Direct & Arterial):	Elk Lick Road Stone Lane via US-25
Variances/Waivers:	n/a

**BACKGROUND:**

The application before the Planning Commission is a Final Subdivision Plat to subdivide one five-acre tract from a 16.62-acre parent tract leaving a 16.62-acre remainder at the property addressed 1349 Elk Lick 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 April 2010 (Cabinet 10, Page 192).

**Plat Review:**

The proposed subdivision meets the requirements in the *Subdivision and Development Regulations*. All tracts show the required setbacks for the A-1 Zone.

There is a significant floodplain area along the frontage of the tract (west side). There are two preexisting buildings located within this area. There will be no further building or development allowed within this area. There is suitable buildable area outside of the floodplain depicted on the plat.

**Access:**

The plat shows an existing entrance from Elk Lick Road. No other entrances are proposed at this time.

**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*.

**LAND SURVEYOR'S CERTIFICATION**

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

Date: April 24, 2025  
 P.O. Box 175  
 Cynthiana, Kentucky 41031

**OWNER'S CERTIFICATION**

I/we do hereby certify that I am (we are) the owner(s) of record of the property plotted hereon, said property being (a portion of) the same property conveyed to me (us) by Thomas Bryant & Ruth C. Bryant, by deed dated May 25, 2023, and recorded in Deed Book 444, page 651 in the Scott County Clerk's office, and do hereby adopt this as my (our) record plot for this property.

Witness: \_\_\_\_\_ Owner: \_\_\_\_\_  
 \_\_\_\_\_ Owner: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Date: \_\_\_\_\_ Address: \_\_\_\_\_

**CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES**

I hereby certify that Blue Grass Energy shall supply the BRYANT property with electric services and that the proposed utility easements of said development meet the requirements of this agency and all other applicable requirements.

Date: \_\_\_\_\_ Blue Grass Energy Representative: \_\_\_\_\_

**CERTIFICATION OF GIS DEPARTMENT APPROVAL**

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

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

**LINETYPE LEGEND:**

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

**LEGEND:**

- Iron Pin Found
- Iron Pin Found with I.D. Cap bearing "TEI 2588"
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553"
- Set in Previous Survey
- #4 Rebar, 18" long, with I.D. Cap bearing "Witness 3553"
- Set this Survey
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553"
- Set this Survey
- Mag Nail Set in Road
- Point in Road
- Metal Found in Road
- Railroad Spike Found
- ② Address

**CERTIFICATION OF THE APPROVAL OF PRIVATE SEWERAGE SYSTEMS**

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

Date: \_\_\_\_\_ Scott County Health Department Official: \_\_\_\_\_

**CERTIFICATION OF PROVISION OF WATER ONLY**

I hereby certify that Kentucky American has facilities within the water distributions conveyance system to supply the property located at #1349 Elk Lick Road, that the water distribution system of said development meets the requirements of this agency and all other requirements of the proper distributions of water, and that Kentucky American shall supply said development with water service.

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

**PURPOSE:**

The purpose of this plot is to divide Parcel 1 from the parent tract, and leave the remainder as Parcel 2 shown hereon.

**ADDRESS:**

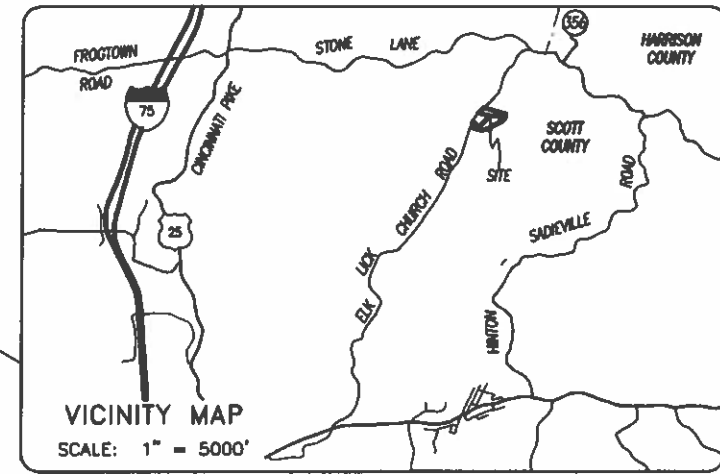
#1349 Elk Lick Road  
 Sadieville, KY 40370  
 (Scott County)

**OWNERS:**

Thomas Bryant  
 Ruth C. Bryant  
 #108 Mary Bourne Drive  
 Georgetown, KY 40324

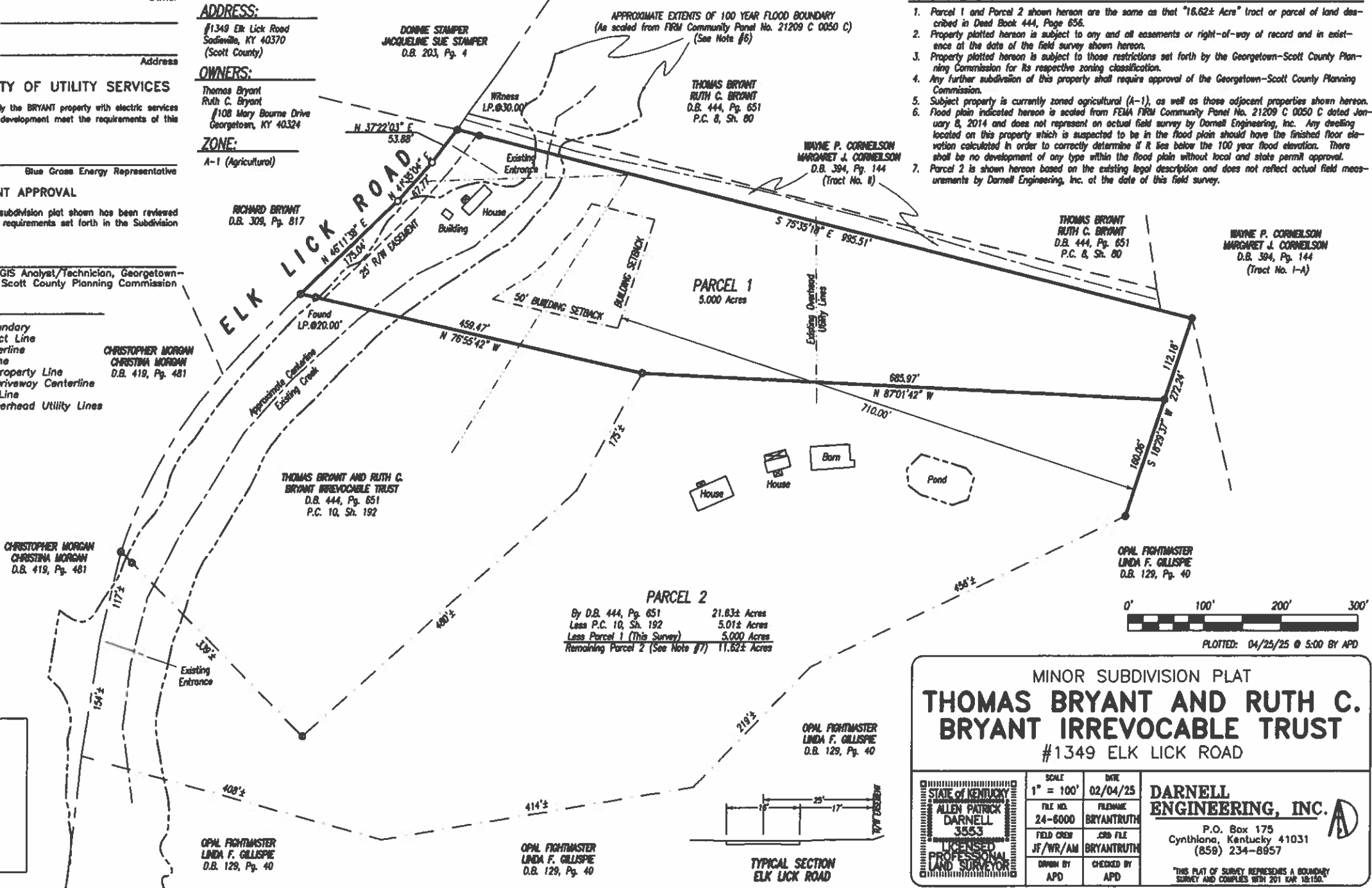
**ZONE:**

A-1 (Agricultural)



**NOTES:**

1. Parcel 1 and Parcel 2 shown hereon are the same as that "16.62± Acres" tract or parcel of land described in Deed Book 444, Page 656.
2. Property plotted hereon is subject to any and all easements or right-of-way of record and in existence at the date of the field survey shown hereon.
3. Property plotted hereon is subject to those restrictions set forth by the Georgetown-Scott County Planning Commission for its respective zoning classification.
4. Any further subdivision of this property shall require approval of the Georgetown-Scott County Planning Commission.
5. Subject property is currently zoned agricultural (A-1), as well as those adjacent properties shown hereon.
6. Flood plain indicated hereon is scaled from FEMA FIRN Community Panel No. 21209 C 0050 C dated January 8, 2014 and does not represent an actual field survey by Darnell Engineering, Inc. Any dwelling located on this property which is suspected to be in the flood plain should have the finished floor elevation calculated in order to correctly determine if it lies below the 100 year flood elevation. There shall be no development of any type within the flood plain without local and state permit approval.
7. Parcel 2 is shown hereon based on the existing legal description and does not reflect actual field measurements by Darnell Engineering, Inc. at the date of this field survey.



PLOTTED: 04/25/25 @ 5:00 BY APD

MINOR SUBDIVISION PLAT  
**THOMAS BRYANT AND RUTH C. BRYANT IRREVOCABLE TRUST**  
 #1349 ELK LICK ROAD

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 100'	DATE 02/04/25	<b>DARNELL ENGINEERING, INC.</b> P.O. Box 175 Cynthiana, Kentucky 41031 (859) 234-8957 <small>THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLES WITH 201 KAR 18:150.</small>
	FILE NO. 24-6000	FILENAME BRYANTRUTH	
	FIELD CREW JF/WR/AM	.JOB FILE BRYANTRUTH	
	DRAWN BY APD	CHECKED BY APD	



**COUNTRY BOY - HI-VIEW  
6325 CINCINNATI PIKE  
PRELIMINARY DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission**

**May 15, 2025**

**FILE NUMBER:** PDP-2025-09

**PROPOSAL:** Preliminary Development Plan for the repurposing of a 1597 square foot building, with 5863 square feet of associated VUA and parking.

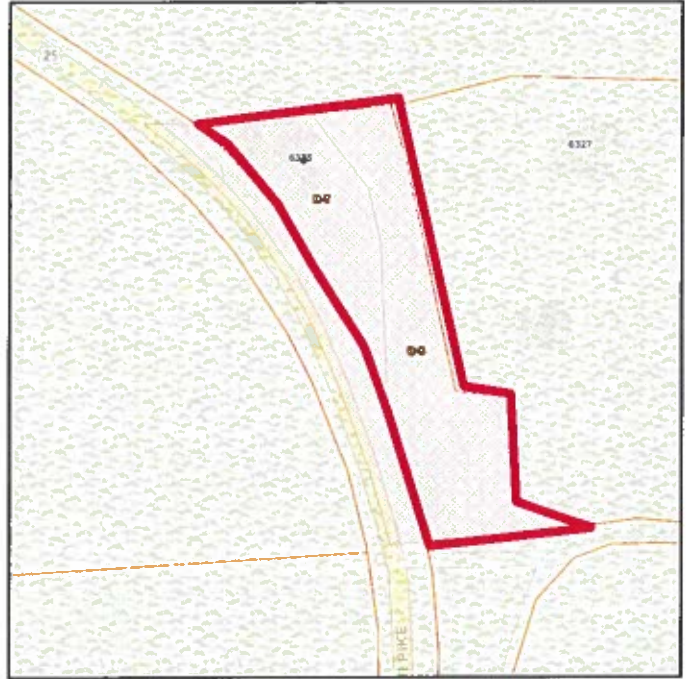
**LOCATION:** 6325 Cincinnati Pike

**APPLICANT:** Country Boy Brewing

**CONSULTANT:** Land Design and Development

**STATISTICS:**

Current Zone	B-5 (General Commercial Park)
Surrounding Zones	A-1
Site Acreage	1.2 ac
Building Area	1597 square feet
Max. Building coverage	50%
Building Coverage	3%
Building Height	2 story (60 foot zone maximum)
Parking Required	6 Spaces
Parking Provided	6 - Standard Spaces 1 - ADA
New Street Required	NA
Water/Sewer Availability	GMWSS / Septic
VUA	5863 sq.ft.
Access	US-25
Variances/Waivers	NA



**BACKGROUND:**

The application being considered is a Preliminary Development Plan for the repurposing of a 1597 square foot building, with 5863 square feet of associated VUA and parking.

The use of the facility will be a small scale distillery, with limited, seasonal hours as yet to be defined. No new structures are proposed at this time.

**Preliminary Development Plan Review:**

**Traffic Flow:**

A Traffic Study was not warranted, based on the applicant's stated peak traffic generation for the proposed use being under the threshold of 100 peak hour trips.

**Vehicular Access & Pedestrian Circulation:**

*Driveways & Access:*

The access to the subject property is via US-25. There are no sidewalks existing or proposed.

The applicant is proposing a one way in, one way out circulation pattern, entering the site from the south. US-25 is a state maintained road, and as such KYTC will need to approve the ingress and egress from the site, as well as any improvements made within the right of way of US-25.

*Parking Spaces:*

The *Zoning Ordinance* provides requirements for parking allowances in the B-5 zone, in conjunction with the *Subdivision and Development Regulations*. The following metric was applied for this site:

Type of facility:	General Commercial
Parking metric:	One space for every 150 square feet of floor area (public use). Plus: 1 space per vehicle operated by the facility
Spaces required:	7

The development plan will provide:

Standard Spaces:	6
ADA spaces:	1
Total Spaces:	7

*Sidewalks:*

No sidewalks are required as part of this development plan.

**Land Use Buffers and Landscaping:**

The *Landscape Ordinance* provides standards for Property Perimeter Buffers and Vehicle Use Area Landscaping.

All adjoining properties are zoned A-1 (Agricultural). The *Landscape Ordinance* requires a landscaping buffer between commercially zoned property and agriculturally zoned property. That Ordinance requires:

*Sections 6.12 & 6.14*

A six-foot high wire no-climb fence where the property adjoins an Agricultural zone, along with 1 tree/40' of linear boundary. Trees must be planted at least 35 feet from the property line. The landscape buffer required by this Agricultural Buffer Ordinance is 50-foot-wide, and any plantings within it shall be non-harmful to livestock and be planted far enough off the property line to not overhang the boundary.

The landscape sheet provided as a supplement to this preliminary development plan meets the requirements of this ordinance.

**Vehicle Use Area Perimeter Requirements; Section 6.13: Rows 1 and 2:**

When any vehicular use area (VUA) on any property adjoins any public or private street right-of-way, access road, or service road, or, any property in any zone, except industrial or agricultural, a minimum landscape buffer area of this width is required:

5 feet to edge of pavement, where vehicles overhang; 4' minimum from edge of paving; and 3' (that prohibits any vehicular overhang) for other areas, on boundary of portion of vehicular use area that faces adjacent property, consisting of 1 tree per 40' of boundary of vehicular use area ...; plus, a 3' average height continuous planting, hedge, fence, wall, or earth mound; or a 3' decrease in elevation from the adjoining property to the vehicular use area.

The current submittal of this PDP does comply with these standards.

**Interior Landscaping for Vehicle Use Areas; Section 6.22:**

Any open vehicular use area (excluding loading, unloading, and storage areas in an industrial zone) containing 6,000 or more sq. ft. of area, or twenty or more vehicular parking spaces, shall provide interior landscaping in addition to the previously required perimeter landscaping.

This development and its VUA are below the threshold for this requirement.

**Section 6.14: Minimum Canopy Requirements**

The existing and proposed canopy coverage on the project site currently exceeds the requirements of the ordinance based on the following metrics:

Lot size:	53,479 sq.ft.
New tree canopy required:	0 sq.ft.
Total tree canopy on site:	19,952 sq.ft. (37%)

A species-specific landscape plan shall be included with the Final Development Plan.

**Stormwater:**

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

**Utilities:**

The applicant will be responsible for all off-site improvements necessary to bring all utilities and water and waste disposal to the property, sized for the use proposed.

There are no preexisting utility easements that hinder the usability of the parcel.

Adequate fire protection shall be provided, and the Scott County Fire Department shall approve the Final Development Plan.

**Lighting:**

The photometric plan will be reviewed in detail as part of the Final Development Plan review. Staff recommends that all exterior lighting should be designed to minimize off-site impacts.

**Signs:**

All signage will need to comply with the *Sign Ordinance* including meeting the size requirements and required setbacks.

**Floodplain:**

No floodplain or significant hydrology or drainage exist on this site.

**Conclusion:**

The Preliminary Development Plan as submitted meets the general requirements and intent of the B-5 District.

**RECOMMENDATION:**

Staff recommends **approval** of the Preliminary Development Plan. 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 Development Plan shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. 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*.
4. Prior to any construction or grading, a Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.
5. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
6. 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. A photometric plan shall be submitted and approved as part of the Final Development Plan. The Applicant shall direct lighting away from adjoining property and not have any off-site impact.
8. A species-specific landscape plan shall be included with the Final Development Plan indicating all trees to be preserved during construction.
9. All requirements of the Scott County Fire Department regarding fire hydrant locations and emergency vehicle accessibility.
10. All requirements of entities providing utilities to the project site.

**CERTIFICATION OF PRELIMINARY DEVELOPMENT PLAN APPROVAL**

I hereby certify that the preliminary development plan shown hereon has been found to comply with the Subdivision and Development Regulations for Georgetown and Scott County, Kentucky, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission. This approval does not constitute approval to begin construction or obtain a building permit.

(date), 20\_\_

Chairman, Georgetown-Scott County Planning Comm.

**CERTIFICATION OF OWNERSHIP**

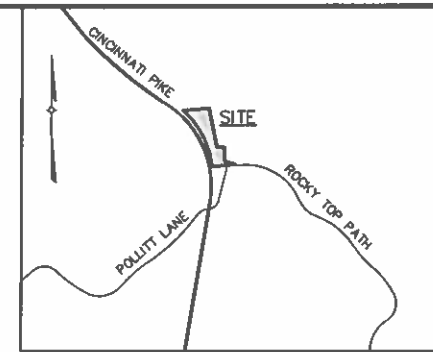
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plat/plan of the development with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open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

(date), 20\_\_

Country Bay Holdings LLC

**GENERAL NOTES:**

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
4. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
5. Existing grades to be used where possible. Any change in grades will be depicted on final development plan.
6. Proposed improvements to be coordinated and permitted through KYTC.



LOCATION MAP  
NOT TO SCALE

**PROJECT DATA**

TOTAL SITE AREA	= 1.2± Ac. (53,479 SF)
R/W DEDICATION AREA	= 0.3± Ac. (12,997 SF)
NET SITE AREA	= 0.9± Ac. (40,482 SF)
EXISTING ZONING	= B-5
EXISTING USE	= CONVENIENCE STORE
PROPOSED USE	= DISTILLERY
BUILDING HEIGHT	= 2-STORY (60' MAX. ALLOWED)
BUILDING AREA	= 1,597 SF

**PARKING REQUIRED (934 SF OF COMMERCIAL FLOOR AREA)**

1 SP/150 SF = 6 SPACES

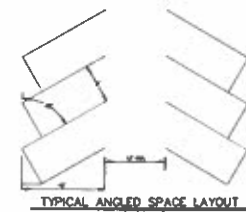
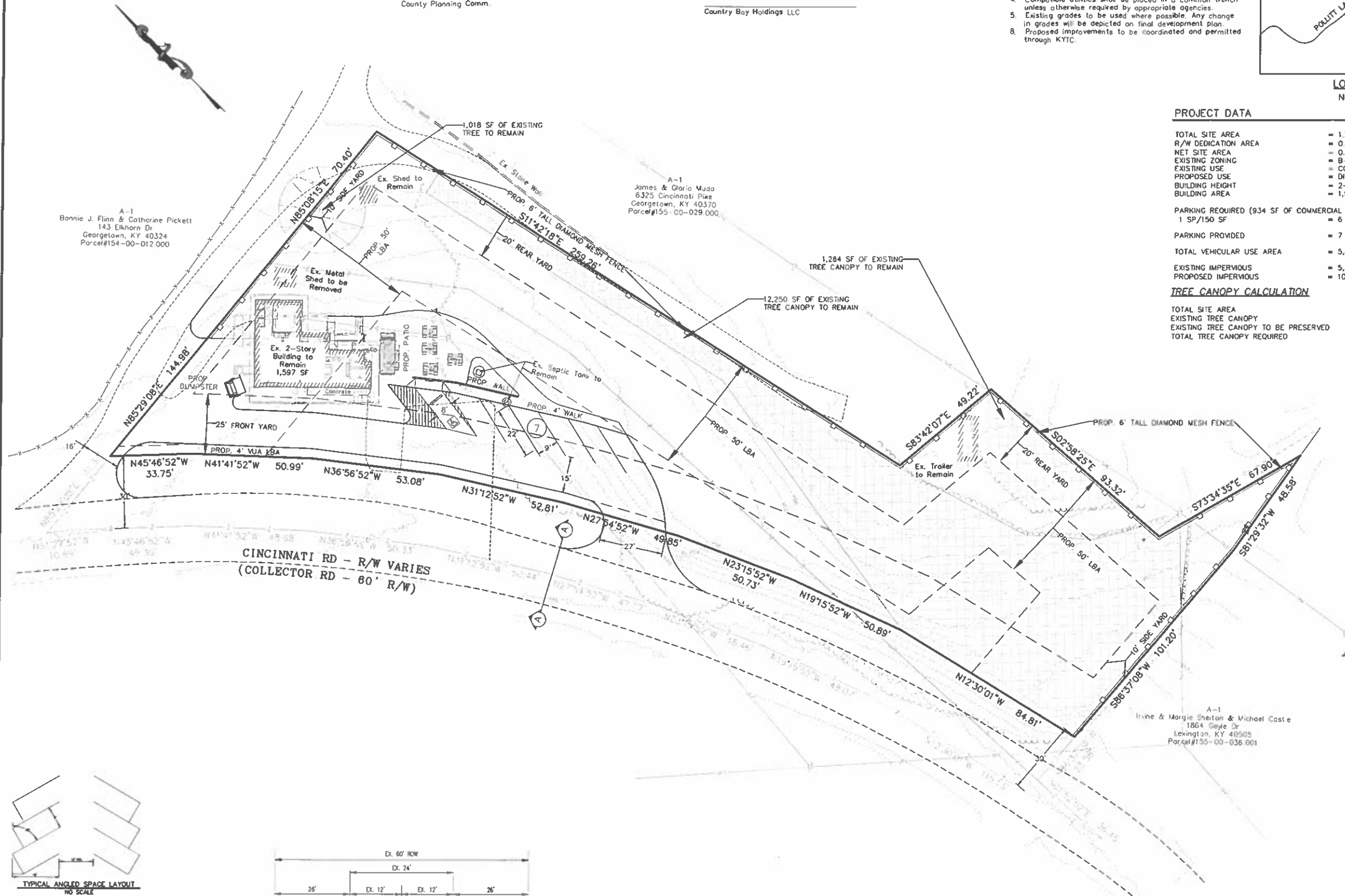
PARKING PROVIDED = 7 SPACES

TOTAL VEHICULAR USE AREA = 5,863 SF

EXISTING IMPERVIOUS = 5,578 SF  
PROPOSED IMPERVIOUS = 10,241 SF (84% INCREASE)

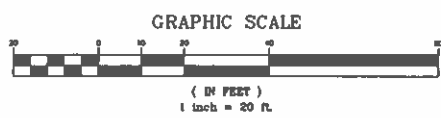
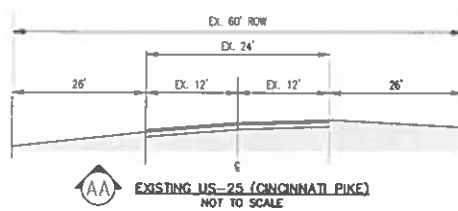
**TREE CANOPY CALCULATION**

TOTAL SITE AREA	= 1.2± Ac. (53,479 SF)
EXISTING TREE CANOPY	= 30,591 SF (57% SITE)
EXISTING TREE CANOPY TO BE PRESERVED	= 14,552 SF (27% SITE)
TOTAL TREE CANOPY REQUIRED	= 10,696 SF (20% SITE)



**LEGEND**

---	EXISTING CONTOUR
---	ELECTRIC OVERHEAD ELECTRIC
---	EXISTING TREELINE
---	PROPOSED TREE PRESERVATION AREA
---	PROPOSED 6' TALL DIAMOND MESH FENCE



REVISIONS

NO.	DATE	DESCRIPTION	BY
1	04-25-25	ADDRESSED TRC COMMENTS	ZS

PROJECT DATA

FILE NAME: 24186 - PRELIM DEV PLAN

DATE: 03/13/25

SCALE: AS SHOWN

CHECKED BY: DT

DRAWN BY: ZS

PRELIMINARY DEVELOPMENT PLAN

**HMEW**

**COUNTRY BOY BREWING**

OWNER/DEVELOPER

**COUNTRY BOY HOLDINGS LLC**

101 INNOVATION WAY  
GEORGETOWN, KY 40324

**LD&D**

LAND DESIGN & DEVELOPMENT, INC.

50 WOODBURN AVENUE, SUITE 100, LOUISVILLE, KENTUCKY 40202

PHONE: 502.464.9274

WEB SITE: WWW.LD&D.COM

PRELIMINARY DEVELOPMENT PLAN

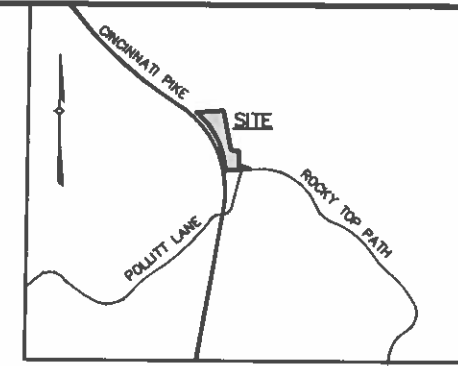
**24186**

**SHEET 1 OF 1**

SITE ADDRESS:  
6325 CINCINNATI PIKE  
SADIEVILLE, KY 40370  
PARCEL# 155-00-029.001

PLANT SCHEDULE						
TREES						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
AA	6	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	1 3/4" CAL	SM	GROUP "B" (U)
QP	4	QUERCUS PHellos	WILLOW OAK	1 3/4" CAL	SM	GROUP "A" (U)
SHRUBS						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
IC	18	ILEX CRENATA 'OLORY'	'OLORY' JAPANESE HOLLY	18" HEIGHT	CONT.	SPACED 4' O.C. (E)
HF	11	HYPERICUM FRONDOSUM	GOLDEN ST. JOHN'S WORT	18" HEIGHT	CONT.	SPACED 4' O.C. (D)
BM	14	BLOXUS MICROPHYLLA 'WINTERGREEN'	'WINTERGREEN' BOXWOOD	18" HEIGHT	CONT.	SPACED 4' O.C. (E)

DECIDUOUS (D) / EVERGREEN (E)



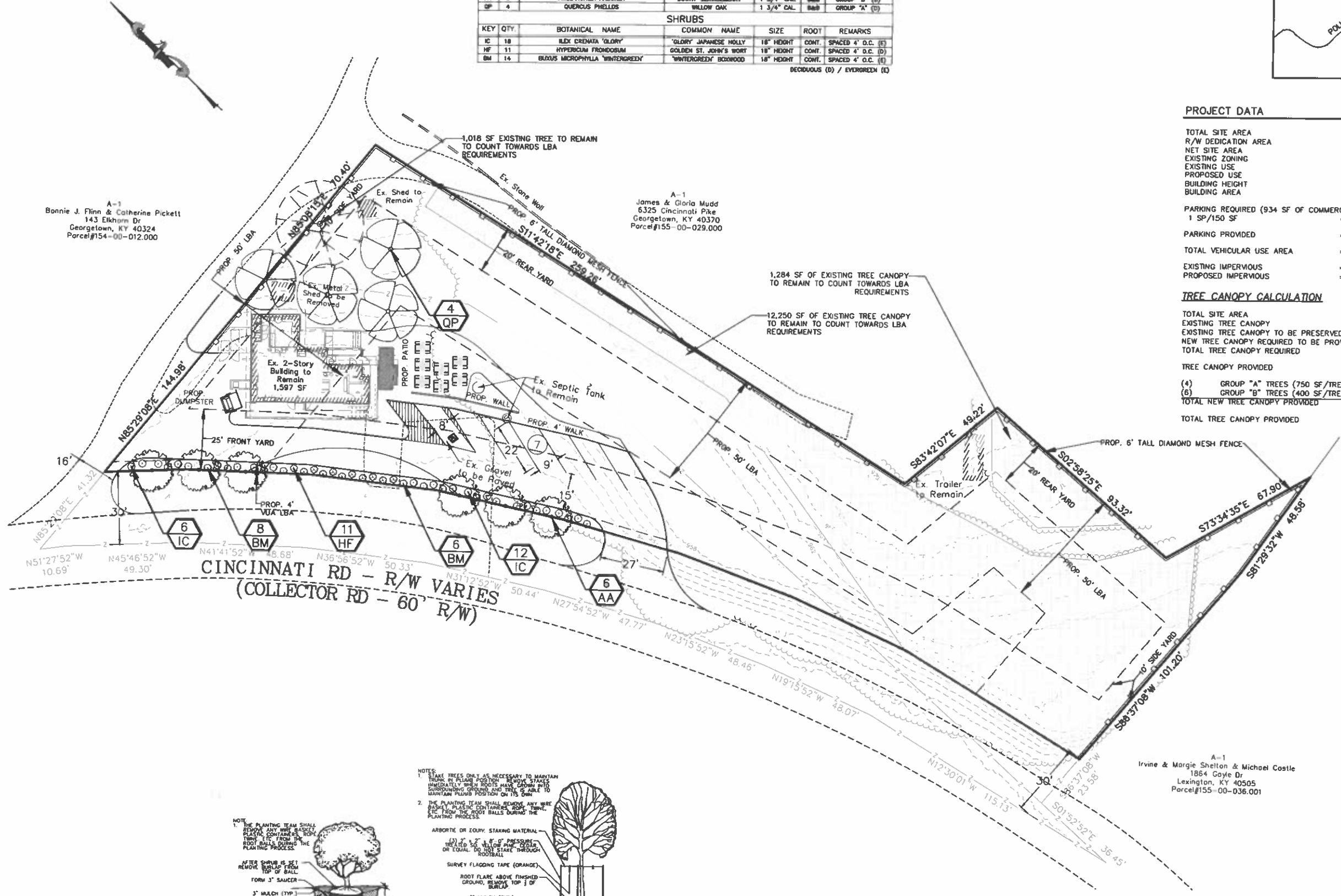
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NOT TO SCALE

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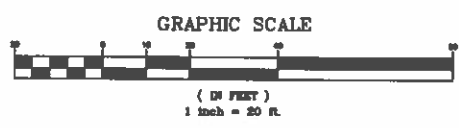
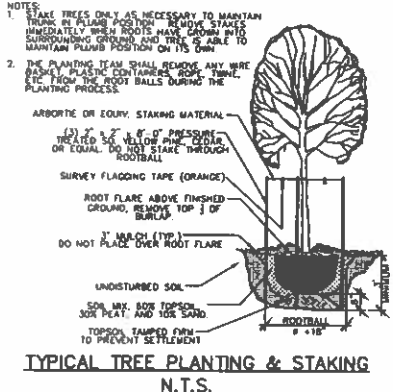
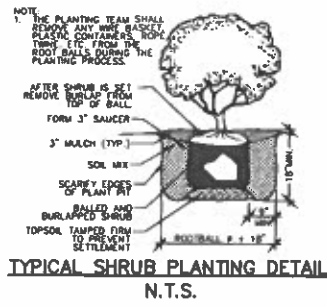
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EXISTING TREE CANOPY	= 30,591 SF (57% SITE)
EXISTING TREE CANOPY TO BE PRESERVED	= 14,552 SF (27% SITE)
NEW TREE CANOPY REQUIRED TO BE PROVIDED	= 0 SF (0% SITE)
TOTAL TREE CANOPY REQUIRED	= 10,696 SF (20% SITE)
TREE CANOPY PROVIDED	
(4) GROUP "A" TREES (750 SF/TREE)	= 3,000 SF
(6) GROUP "B" TREES (400 SF/TREE)	= 2,400 SF
TOTAL NEW TREE CANOPY PROVIDED	= 5,400 SF (10% SITE)
TOTAL TREE CANOPY PROVIDED	= 19,952 SF (37% SITE)



A-1  
Bonnie J. Flinn & Catherine Pickett  
143 Elkhorn Dr  
Georgetown, KY 40324  
Parcel#154-00-012.000

A-1  
James & Gloria Mudd  
6325 Cincinnati Pike  
Georgetown, KY 40370  
Parcel#155-00-029.000

A-1  
Irvine & Margie Shelton & Michael Costle  
1864 Goye Dr  
Lexington, KY 40505  
Parcel#155-00-036.001



NO.	DATE	DESCRIPTION	BY

REVISIONS

PROJECT DATA

FILE NAME: 24186 - LSCAPE

DATE: 04-23-23

DRAWN BY: DT

SCALE: AS SHOWN

GRAIN: 1/8" = 1'-0"

PROJECT DATA

FILE NAME: 24186 - LSCAPE

DATE: 04-23-23

DRAWN BY: DT

SCALE: AS SHOWN

GRAIN: 1/8" = 1'-0"

**L&D**  
LAND DESIGN & DEVELOPMENT, INC.  
Landscape Architecture  
500 W. Main St., Suite 100  
Georgetown, KY 40324  
Tel: 502-352-1234  
Fax: 502-352-1234  
Web: www.landdesign.com

PRELIMINARY LANDSCAPE PLAN

**HMEW**  
**COUNTRY BOY BREWING**  
OWNER/DEVELOPER  
**COUNTRY BOY HOLDINGS LLC**  
101 INNOVATION WAY  
GEORGETOWN, KY 40324

JOB NO. **24186**

SHEET **1** OF **1**

SITE ADDRESS:  
6325 CINCINNATI PIKE  
SADIEVILLE, KY 40370  
PARCEL# 155-00-029.001

**BENEDICT ENTERPRISES INC  
793A LEMONS MILL ROAD  
PRELIMINARY DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission**

**May 15, 2025**

**FILE NUMBER:** PDP-2025-10

**PROPOSAL:** Preliminary Development Plan for the repurposing of a 5.283 acre lot for the storage and distribution of shipping containers

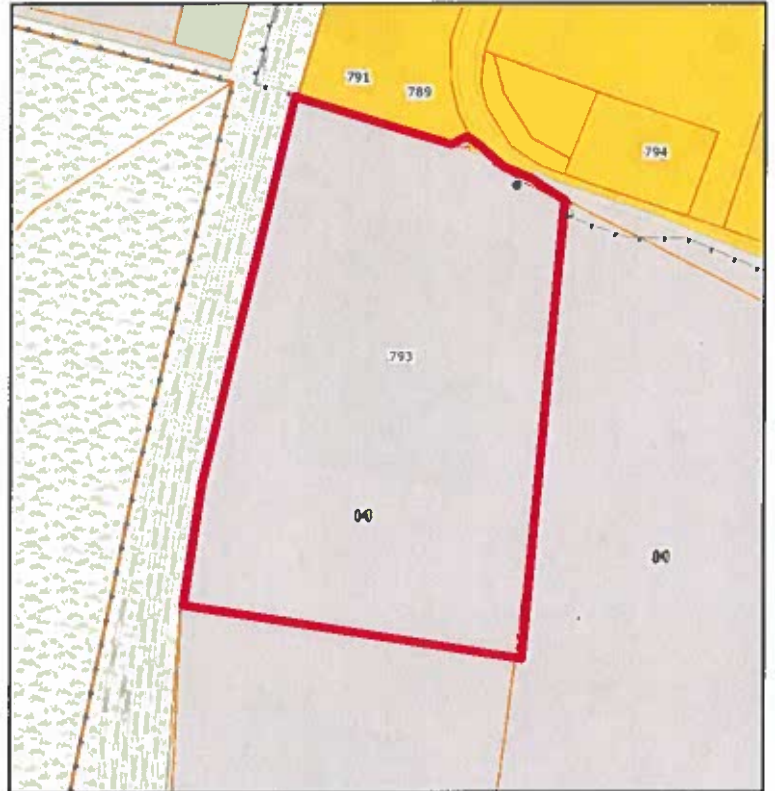
**LOCATION:** 793A Lemons Mill Road

**APPLICANT:** Benedict Enterprises Inc.

**CONSULTANT:** Palmer Engineering

**STATISTICS:**

Current Zone	I-1 (Light Industrial)
Surrounding Zones	I-1, A-1, R-2
Site Acreage	5.283 ac
Building Area	0
Max. Building coverage	50%
Building Coverage	0
Building Height	0
Parking Required	1 Space
Parking Provided	5 - Standard Spaces ADA Not Required
New Street Required	NA
Water/Sewer Availability	GMWSS
VUA	5352 sq.ft.
Access	Lemons Mill Road
Variances/Waivers	NA



**BACKGROUND:**

The application being considered is a Preliminary Development Plan for the repurposing of a 5.283 acre lot for the storage and distribution of shipping containers with 5352 square feet of associated VUA and parking.

The project site is currently a vacant parcel with pre-existing paved and graveled areas. The applicant has proposed using these existing areas for the storage of empty shipping containers. The applicant has received a Conditional Use Permit for outdoor storage through the Georgetown Board of Adjustment case G-2025-08.

The applicant has stated that the majority of these containers are utilized by large retailers on an as need basis, or rented by individuals for the purpose of storage off site. The containers will typically be stacked two high, approximately 20 feet tall. The plan shows 121 spaces allotted for containers. At a maximum of two containers high, this will amount to approximately 242 containers on site at full capacity.

There will be one employee on site at any given time. Hours of operation will be 6:00 AM until 4:00 PM on weekdays.

There will be only one front loader / forklift and the occasional semi-truck and trailer will be stored on site overnight. Any machinery stored on site will be kept under a canopy.

There will be no permanent structures erected. There will be a temporary office placed on site (shipping container style).

### **Preliminary Development Plan Review:**

#### **Traffic Flow:**

A Traffic Study was not warranted, based on the applicant's stated peak traffic generation for the proposed use being under the threshold of 100 peak hour trips. The applicant has stated that there will be minimal truck traffic on the days that containers are moved on and off site.

#### **Vehicular Access & Pedestrian Circulation:**

##### *Driveways & Access:*

The access to the subject property is via Lemons Mill Road, which is under city jurisdiction. There are no sidewalks existing or proposed.

There are two access points for the site, one of which is direct from Lemons Mill Road, and the other is shared with an adjoining residential property to the north. The shared entrance is not sized for heavy truck traffic, and should not be used in this manner.

Delivery and pickup traffic will circulate through the central area of the parcel, around a "horseshoe" shaped arrangement of containers. There is an additional turnaround and loading area on the southern end of the property.

##### *Parking Spaces:*

The *Zoning Ordinance* provides requirements for parking allowances in the I-1 zone, in conjunction with the *Subdivision and Development Regulations*. However, with no permanent structures, minimal employees, and no customers on site, staff has found that the proposed use does not align with any supplied metric.

The applicant is providing the following:

Parking Provided     5 - Standard Spaces  
ADA Not Required

##### *Sidewalks:*

No sidewalks are proposed as part of this development plan.

#### **Land Use Buffers and Landscaping:**

The *Landscape Ordinance* provides standards for Property Perimeter Buffers and Vehicle Use Area Landscaping, as well as for outdoor storage, which will be the principal use.

Section 4.53 of the Zoning Ordinance lists "outdoor storage" as a Conditional Use in the I-1 zoning district provided the following conditions are met:

1. Storage is incidental and accessory to the principal use of the property, and,
2. The storage shall not be visible from any right-of-way or adjacent area of different zoning classification. The Board of Adjustments may impose any reasonable conditions calculated to provide the required screening.
3. The screening utilized to prevent visibility of the outdoor storage may consist of earthen mounds, plantings, fencing or walls.
- 4. The storage area boundaries must satisfy the minimum setback requirements of the zone.**

Currently, there are storage areas proposed on the north and south ends of the parcel that encroach upon the setback lines. These areas must be realigned to satisfy the ordinance.

In addition, the *Georgetown - Scott County Landscape and Land Use Buffer Ordinance* gives these standards for the screening of outdoor storage:

#### *6.233 Screening Of Outdoor Storage Areas*

All outdoor storage areas in industrial zones shall be screened by a solid wall or fence not less than six (6) feet in height.

The project site adjoins I-1 properties to the south and east, a railroad bed to the west, and R-2 property to the north. There are no additional screening requirements for the adjoining I-1 properties and the railroad bed, but the *Georgetown - Scott County Landscape and Land Use Buffer Ordinance* gives these requirements for when I-1 properties adjoin residential properties:

#### *6.12 Property Perimeter Requirements*

A minimum buffer area of 10 feet in width is required adjacent to all common boundaries, including street frontage which will contain 1 tree per 40' of linear boundary from Group A, B, or C of Plant List; plus, continuous 6' high planting, hedge, fence, wall, or earth mound, to achieve the opacity required.

The landscape sheet provided as a supplement to this preliminary development plan meets the requirements of this ordinance.

#### *Vehicle Use Area Perimeter Requirements; Section 6.13: Row 2:*

When any vehicular use area (VUA) on any property adjoins any public or private street right-of-way, access road, or service road, or, any property in any zone, except vehicular sales facilities or service stations, a minimum landscape buffer area of this width is required:

5 feet to edge of pavement, where vehicles overhang; 4' minimum from edge of paving; and 3' (that prohibits any vehicular overhang) for other areas, on boundary of portion of vehicular use area that faces adjacent property, consisting of 1 tree per 40' of boundary of vehicular use area ...; plus, a 3' average height continuous planting, hedge, fence, wall, or earth mound; or a 3' decrease in elevation from the adjoining property to the vehicular use area.

The current submittal of this PDP does comply with these standards.

*Interior Landscaping for Vehicle Use Areas; Section 6.22:*

Loading, unloading, and storage areas in an industrial zone are excluded from interior VUA landscaping. The development plan shows 5352 square feet of VUA (parking) that will necessitate landscaped areas. This plan is providing 669 square feet of ILA, to include three (3) trees.

**Minimum Canopy Requirements:**

The current submittal of this PDP does not supply accurate information addressing either the existing tree canopy, nor the proposed amount of coverage after development. This will need to be addressed before approval of the FDP.

A species-specific landscape plan shall be included with the Final Development Plan.

**Stormwater and Drainage:**

This site is located within the Royal Springs Aquifer Recharge area, and the development has been reviewed by the Wellhead Protection Committee for recommendation to the Planning Commission. This committee has approved this development and has given requirements that are noted on the site plan.

All equipment stored on site will be protected by canopies installed by the applicant, reducing the amount of material and pollutants that may runoff from said equipment during a rain event. There is also a curb designed to contain and treat runoff from the site that encircles the storage areas

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

**Utilities:**

The applicant will be responsible for all off-site improvements necessary to bring all utilities and water and waste disposal to the property, sized for the use proposed.

There are no preexisting utility easements that hinder the usability of the parcel.

Adequate fire protection shall be provided, and the Scott County Fire Department shall approve the Final Development Plan.

**Lighting:**

The photometric plan will be reviewed in detail as part of the Final Development Plan review. Staff recommends that all exterior lighting should be designed to minimize off-site impacts.

**Signs:**

All signage will need to comply with the *Sign Ordinance* including meeting the size requirements and required setbacks.

**Floodplain:**

No floodplain or significant hydrology or drainage exist on this site.

**Conclusion:**

The Preliminary Development Plan as submitted meets the general requirements and intent of the B-4 District.

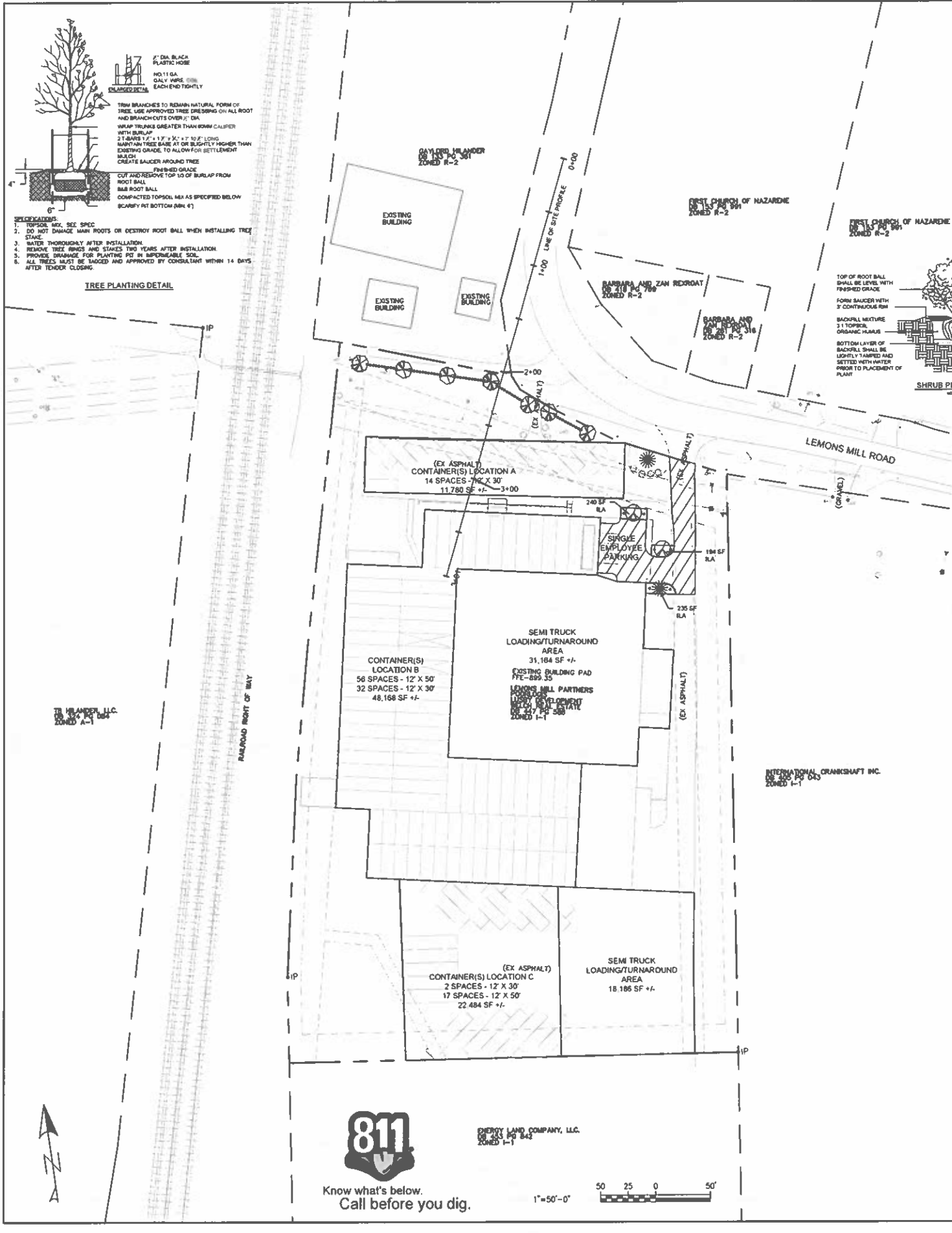
**RECOMMENDATION:**

Staff recommends **approval** of the Preliminary Development Plan. 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 Development Plan shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. 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*.
4. Prior to any construction or grading, a Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.
5. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
6. 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. A photometric plan shall be submitted and approved as part of the Final Development Plan. The Applicant shall direct lighting away from adjoining property and not have any off-site impact.
8. A species-specific landscape plan shall be included with the Final Development Plan indicating all trees to be preserved during construction.
9. All requirements of the Georgetown Fire Department regarding fire hydrant locations and emergency vehicle accessibility.
10. All requirements of entities providing utilities to the project site.
11. All storage areas must be within the building setback lines.
12. All requirements of the Royal Spring Aquifer Wellhead Protection Committee.





**DEVELOPER:**  
LEMONS MILL PARTNERS LLC.  
1880 STAR SHOOT PARKWAY  
SUITE 170-180  
LEXINGTON, KY 40508

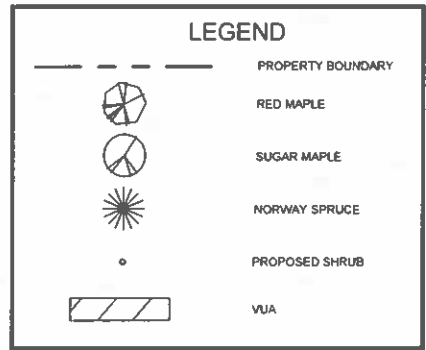
**ENGINEER:**  
PALMER ENGINEERING  
400 SHOPPERS DRIVE  
PO BOX 747  
WINCHESTER, KENTUCKY 40390 PHONE: (502) 744-1218  
CONTACT: BRIAN WARD, PE, PS

**SURVEYOR:**  
PALMER ENGINEERING  
400 SHOPPERS DRIVE  
PO BOX 747  
WINCHESTER, KENTUCKY 40390 PHONE: (502) 744-1218  
CONTACT: BRIAN WARD, PE, PS

**PLANT LIST:**

QUANTITY (PROPOSED)	SCIENTIFIC NAME	COMMON NAME	SIZE REQUIREMENTS (AT PLANTING)	REMARKS / INSTRUCTIONS
7	Acer Rubrum	RED MAPLE	2" DIA. (48")	Plant as shown on plan. Clear trunk at least 5 ft above the ground.
2	Acer saccharum	SUGAR MAPLE	2" DIA. (48")	Plant as shown on plan. Clear trunk at least 5 ft above the ground.
2	Picea abies	NORWAY SPRUCE	2" DIA. (48")	Plant as shown on plan. Clear trunk at least 5 ft above the ground.
50	Ilex cornuta Canessa	CHINESE HOLLY	HEIGHT - 30" WIDTH - 24"-30"	Plant 3" O.C.

NOTE: THE TREES AND SHRUBS ABOVE REPRESENT ACCEPTABLE PLANT VARIETIES PER THE LUJCG PLANTING MANUAL. ANY APPROVED PLANT MATERIAL IN THE PLANTING MANUAL FOR THE GIVEN PURPOSE MAY BE SUBSTITUTED. THE SUBSTITUTES MUST MEET THE SAME REQUIREMENTS AS THOSE LISTED ABOVE. FOR EXAMPLE, A COLORADO SPRUCE (ANOTHER LARGE TREE) IS NOT ACCEPTABLE FOR USE AS A VUA PERIMETER TREE.



**INTERIOR LANDSCAPE REQUIREMENTS:**

VEHICLE USAGE AREA (VUA)	5,352 S.F.
MIN. INTERIOR LANDSCAPING (10% VUA)	535 S.F.
ACTUAL INTERIOR LANDSCAPING	669 S.F.
REQUIRED NUMBER OF INTERIOR TREES (1 PER 250 S.F. OF REQUIRED INTERIOR LANDSCAPING)	3 TREES
ACTUAL NUMBER OF INTERIOR TREES	3 TREES

**VUA PERIMETER LANDSCAPE REQUIREMENTS:**

MIN. REQUIRED VUA PERIMETER TREES	1 PER 40'
VUA PERIMETER TREES PROVIDED	8

**CANOPY REQUIREMENTS:**

EXISTING TREE CANOPY	N/A
REQUIRED TREE CANOPY	10% (N/A)
PROPOSED TREE CANOPY	N/A

- LANDSCAPE NOTES:**
- ALL LANDSCAPING MUST MEET THE REQUIREMENTS OF ATTACHMENT A OF THE SCOTT COUNTY ZONING ORDINANCE.
  - ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIALS FREE FROM DISEASE AND PESTS AND THAT COMPLY WITH THE LATEST EDITION OF THE PUBLICATION ANSI Z60 AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
  - ALL PLANTS SHALL BE BALLED AND BURLAPPED AS INDICATED ON THE PLANT LIST. ALL TREES SHALL BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED. ALL TREES MUST BE GUYED OR STAKED.
  - THE CONTRACTOR SHALL PREPARE A CULTIVATED BED AROUND EACH GROUP OF SHRUBS AND/OR GROUND COVER BEDS. THE SAME SHAPE AND SIZE AS SHOWN ON THE PLAN. THE ENTIRE BED SHALL BE MULCHED. A CRISP, WELL DEFINED EDGE SHALL BE DEVELOPED BETWEEN ANY SHRUB &/OR GROUND COVER BED AND THE ADJOINING LAWN AREA.
  - UNLESS OTHERWISE INDICATED, 2"-3" NATURAL DYE-FREE SHREDDED BARK MULCH SHALL BE USED IN ALL SHRUB AND/OR GROUND COVER BEDS AND AROUND ALL TREES PLANTED WITHIN OR BEYOND THE CONFINES OF THE PLANTING BEDS. THE TOP OF ALL AREAS OF SHREDDED BARK MULCH SHALL BE AT GRADE OF ADJACENT CURB, WALK, OR EDGE OF PAVEMENT. LARGE SIZE TREES ARE ANTICIPATED FOR SITE SCREENING ALONG LEMONS MILL ROAD. PROPOSED TREE HEIGHTS WILL BE ADJUSTED TO PROVIDE DETAILED SCREENING OF SITE ON CONSTRUCTION PLANS.

**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 obtaining building permits.

\_\_\_\_\_  
Chairman, Georgetown-Scott County Planning Comm.

**CERTIFICATION OF OWNERSHIP AND DEDICATION**

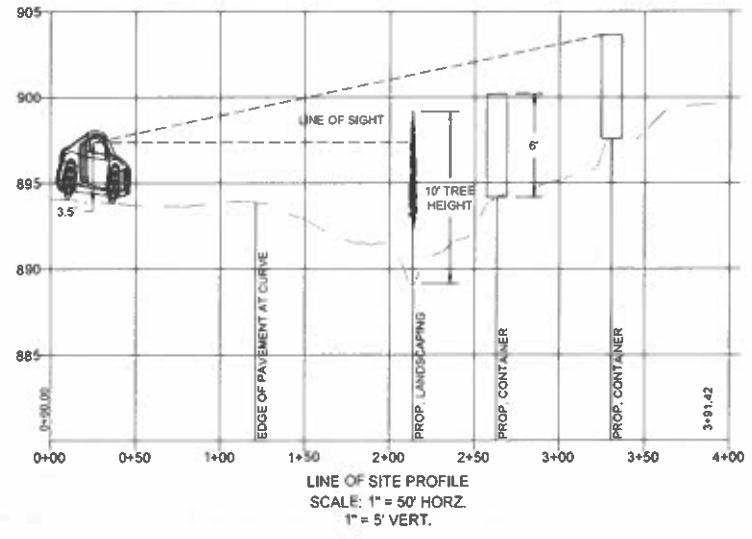
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plat/plan of the development with any (our) tree consent, establish the minimum building restriction lines and dedicate all streets, alleys, walks, parks, and other open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

For all Final Development Plans add the following "Standard Requirements" after the above paragraph.

- Site shall be constructed and maintained in accordance with this plan. Any deviation from the plan, including landscaping, shall first be approved by the Planning Director and the Commission Engineer. Major modifications of the plan shall first be approved by the Planning Commission.
- Storm drainage facilities, including retention basins, shall be maintained for proper functioning free of any debris, silt, or trash.
- A Certificate of Occupancy shall not be issued and the buildings shall not be occupied until all site improvements shown on the Final Development Plan and listed in these conditions are either installed, or a bond or irrevocable letter of credit is submitted to the Planning Director for 125% of the cost of the work remaining to be done, as substantiated by cost estimates approved by the Planning Director. Landscaping must be certified as complete by the Landscape Inspector or bonded as described above.
- There shall be no grading or construction until the Final Development Plan has been approved and signed by the Planning Commission, except as construction drawings are approved by the Planning Director for the site development. The building permit shall not be issued until the Final Development Plan is approved and signed.

\_\_\_\_\_  
(signature of owner or owners)

\_\_\_\_\_  
(signature of owner or owners)



**PRELIMINARY LANDSCAPING PLAN**

SHIPPING CONTAINER STORAGE YARD  
LEMONS MILL PARTNERS  
793 LEMONS MILL ROAD  
GEORGETOWN, SCOTT COUNTY, KENTUCKY

**Palmer ENGINEERING**  
400 SHOPPERS DRIVE  
PO BOX 747  
WINCHESTER, KY 40391  
(502) 744-1218

DATE: 03/28/2025  
JOB NUMBER: 12738.00  
DRAWN: RMT/GST  
CHECKED: GOW  
SCALE: 1"=50'  
SHEET: C-3.0

**811**  
Know what's below.  
Call before you dig.

CHERRY LAND COMPANY, LLC.  
PO BOX 843  
ZONED I-1

1"=50'-0"

50 25 0 50'

**PRELIMINARY DEVELOPMENT PLAN NOTES:**

- The shown site is to be used for temporarily storing empty shipping containers, with one container being used as an office to provide one employee to be on site for security purposes. No permanent improvements were proposed to this site. The shown permanent improvements have been required by the regulatory governing agencies. The only equipment that shall be stored on site outside of the shipping containers is a front loader used to load and unload the containers, and occasionally a semi truck and trailer being stored overnight. Equipment stored overnight shall be stored under a canopy cover.
- A Conditional Use Permit is required to use an I-1 zone for outdoor storage.
- All work/construction shall meet or exceed the standards, regulations, and specifications of all regulatory agencies having jurisdiction.
- All landscaping shown on these plans are proposed trees and shrubs.
- A KYTC permit is not required on this project.
- The shown site is a Brownfield Site. A summary of the cleanup is provided with the submittal.
- This site is located within the Royal Springs Aquifer Recharge area and the development has been reviewed by the Wellhead Protection Committee for recommendation to the PC Board with the following conditions which are required per these plans:
  - A sign posted, facing the road near the entrance, bearing the contents provided by the committee.
  - If water quality is required a curb around the storage container area in the rear that will treat the water runoff.
  - No disturbance of removal of the existing pavement.
  - A copy of the lease agreements for the containers shall be proved to Planning and Zoning to be on record, stating that the containers are to be empty and the storage of contaminants is prohibited.
- Shipping Containers are to be stored empty on site. Absolutely no contaminants shall be permitted on site.
- A sign shall be placed at the entrance for the Royal Springs Aquifer Recharge area.
- The shipping container proposed layout plan has been shown in these plans.
- Proposed surface for all shown areas is existing concrete and asphalt, as labeled. Circulation throughout the site is expected to be of minimal impact. A parking area has been provided near where the office is located and is only expected to be used by the single employee for majority of the time. Loading/unloading/turnaround areas have been provided to allow adequate room for AASHTO WB-57 turnarounds without impacting the access road while also providing storage area for the front loader to be stored on site.

**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 obtaining building permits.

(date) 20 \_\_\_\_\_  
 \_\_\_\_\_  
 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 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 ways, alleys, wells, parts, 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.

- For all Final Development Plans add the following "Standard Requirements" after the above paragraph.
- Site shall be constructed and maintained in accordance with this plan. Any deviation from the plan, including landscaping, shall first be approved by the Planning Director and the Commission Engineer. Major modifications of the plan shall first be approved by the Planning Commission.
  - Storm drainage facilities, including retention basins, shall be maintained for proper functioning free of any debris, silt, or trash.
  - A Certificate of Occupancy shall not be issued and the buildings shall not be occupied until all site improvements shown on the Final Development Plan and listed in these conditions are either installed, or a bond or irrevocable letter of credit is submitted to the Planning Director for 125% of the cost of the work remaining to be done, as substantiated by cost estimates approved by the Planning Director. Landscaping must be certified as complete by the Landscaping Inspector or bonded as described above.
  - There shall be no grading or construction until the Final Development Plan has been approved and signed by the Planning Commission, except as construction drawings are approved by the Planning Director for the site development. The building permit shall not be issued until the Final Development Plan is approved and signed.

\_\_\_\_\_  
 (signature of owner or owners)  
 \_\_\_\_\_  
 (signature of owner or owners)

**LEGEND**

- PROPERTY LINE
- - - EXISTING RAILROAD
- - - EXISTING EASEMENT
- - - EXISTING BUILDING SETBACK
- - - ADJOINING PROPERTY BOUNDARY
- ▭ 12'X50' CONTAINER STORAGE SPACE (FOR A 10'X40' STORAGE CONTAINER)
- ▭ 12'X30' CONTAINER STORAGE SPACE (FOR A 10'X20' STORAGE CONTAINER)



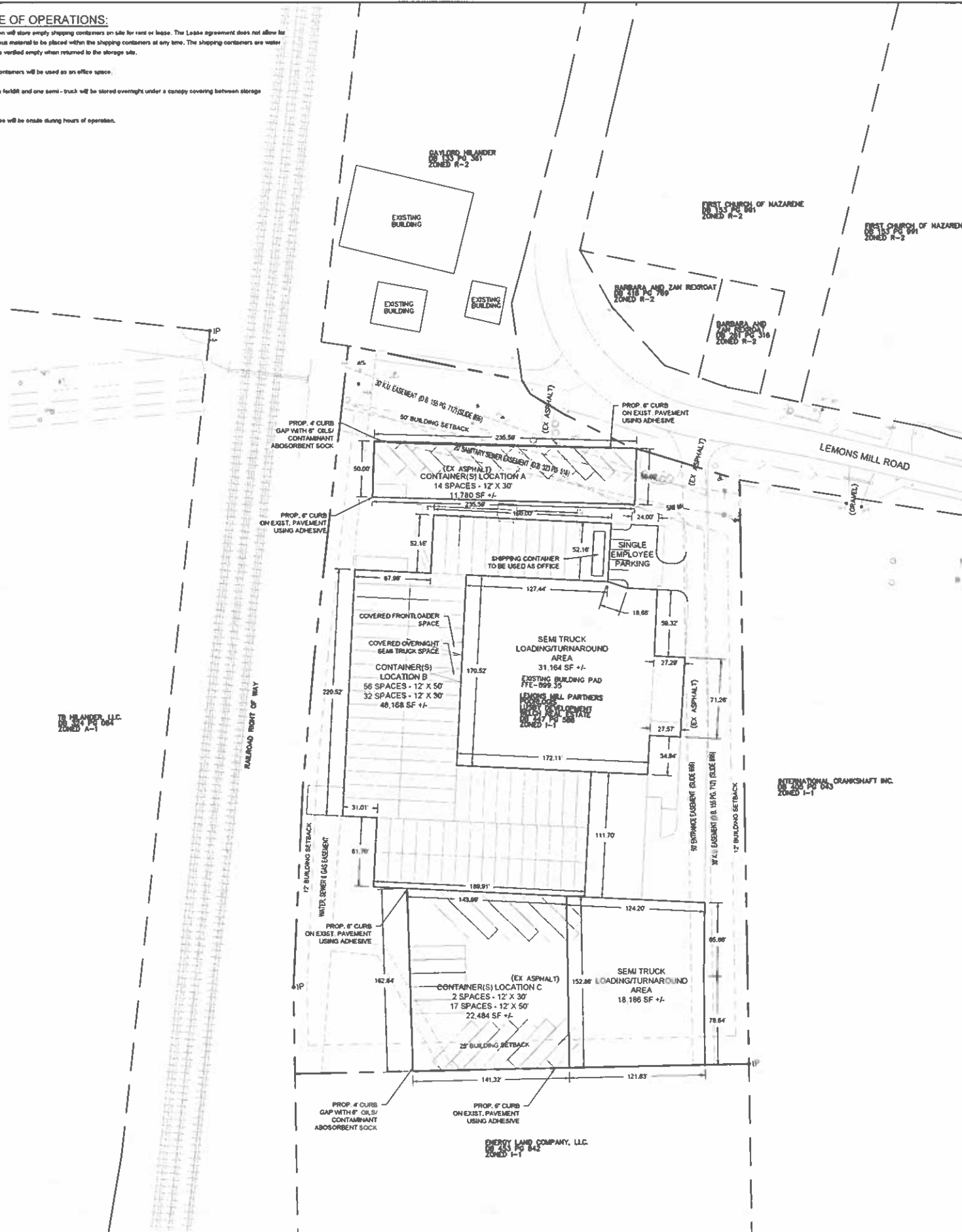
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**SCOPE OF OPERATIONS:**

This operation will store empty shipping containers on site for rent or lease. The Lease agreement does not allow for any hazardous material to be placed within the shipping containers at any time. The shipping containers are water proof and are vented empty when returned to the storage site.

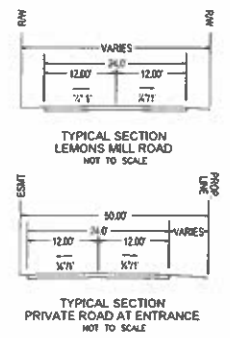
- One of the containers will be used as an office space.
- One propane forklift and one semi-truck will be stored overnight under a canopy covering between storage containers.
- One employee will be onsite during hours of operation.



**SITE STATISTICS:**

**793A LEMONS MILL ROAD**

TOTAL ACREAGE	5.283 +/-
ZONING	I-1
FRONT SETBACK REQUIREMENT (MAIN STRUCTURE)	50'
REAR SETBACK REQUIREMENT (MAIN STRUCTURE)	25'
SIDE SETBACK REQUIREMENT (MAIN STRUCTURE)	12'
MAX. BUILDING HEIGHT	75'
MIN. LOT AREA (WITH SANITARY)	7,500 SF
MAX. BUILDING COVERAGE	50%
MIN. LOT WIDTH AT BUILDING LINE	60'
TOTAL PROPOSED BUILDING SQUARE FOOTAGE	0 SF
TOTAL PROPOSED ASPHALT SQUARE FOOTAGE	0 SF
TOTAL PROPOSED SHIPPING CONTAINER SPACES	(73)-12'X50' (48)-12'X30'
TOTAL PROPOSED STANDARD PARKING SPACES (1 EMPLOYEE PER SHIFT)	121 TOTAL SPACES
TOTAL REQUIRED STANDARD PARKING SPACES (2 SPACES PER 3 EMPLOYEES)	5 SPACES
*ADA SPACES NOT REQUIRED BECAUSE SITE IS NOT ADA ACCESSIBLE.	



	REVISION DESCRIPTION			
	DATE			
<b>PRELIMINARY DEVELOPMENT PLAN</b>				
SHIPPING CONTAINER STORAGE YARD				
LEMONS MILL PARTNERS				
793 LEMONS MILL ROAD				
GEORGETOWN, SCOTT COUNTY, KENTUCKY				
PALMER ENGINEERING 400 SHOPPERS DRIVE WINCHESTER, KY 40391 (859) 744-1218	DRAWN: RMT/CST			
<b>Palmer</b> ENGINEERING	DATE: 03/28/2025			
DEVELOPER: LEMONS MILL PARTNERS LLC, 1880 STAR SHOOT PARKWAY, SUITE 110-165 LENGTOWN, KY 40509	SCALE: 1"=50'			
ENGINEER: PALMER ENGINEERING 400 SHOPPERS DRIVE PO BOX 747 WINCHESTER, KENTUCKY 40392 PHONE (859) 744-1218 CONTACT: BRIAN WARD, PE, PLS	JOB NUMBER: 12736/00			
SURVEYOR: PALMER ENGINEERING 400 SHOPPERS DRIVE PO BOX 747 WINCHESTER, KENTUCKY 40392 PHONE (859) 744-1218 CONTACT: BRIAN WARD, PE, PLS	SHEET: C-1.0			
CHECKED: GOW				

**UTILITY NOTES:**

1. LOCATION OF SITE UTILITIES SHALL BE VERIFIED BY ALL CONTRACTORS BY EITHER CONTACTING THE UTILITY COMPANY PROVIDING THE SERVICE AND/OR CALLING KENTUCKY UNDERGROUND AT 811.
2. ALL CONSTRUCTION MUST CONFORM TO CITY, COUNTY AND STATE STANDARDS.
3. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND DETAILS.
4. THE CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES AND PROVIDERS HAVING JURISDICTION OVER THE SYSTEM PRIOR TO INSTALLATION.
5. ALL CONTRACTORS ARE RESPONSIBLE FOR ANY DAMAGE TO EXISTING STRUCTURES AND/OR UTILITIES DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL PROVIDE A 2-FT x 2-FT x 6-IN THICK CONCRETE APRON AROUND THE PROPOSED GATE VALVE.
7. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
8. ALL WATER AND SEWER CONSTRUCTION ACTIVITY IS TO BE DONE IN ACCORDANCE WITH GMMSS DETAILS AND SPECIFICATIONS.
9. UNLESS OTHERWISE SPECIFIED, NO 90 DEGREE BENDS SHALL BE USED IN THE WATER LINE INSTALLATION. THE CONTRACTOR SHALL MINIMIZE THE USE OF VERTICAL BENDS. THRUST BLOCKS SHALL BE PROVIDED ON WATER LINES AT ALL BENDS AND TEES UNLESS OTHERWISE RESTRAINED.
10. ALL PROPOSED UTILITY CROSSINGS SHALL BE VERIFIED BY ANY CONTRACTOR DOING WORK. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18-IN SEPARATION AT NO COST TO THE OWNER.
11. CONTRACTOR SHALL PERFORM ALL NECESSARY TESTING ON WATER LINE PER LOCAL UTILITY REQUIREMENTS. WATER CONNECTION SHALL BE MADE UNDER THE SUPERVISION OF GMMSS. SITE CONTRACTOR SHALL MAINTAIN EXISTING WATER AND SEWER SERVICE TO EXISTING CUSTOMERS AT ALL TIMES.
12. A MINIMUM OF 30" OF COVER SHALL BE MAINTAINED ON ALL UTILITIES, UNLESS OTHERWISE NOTED.
13. FINAL FIRE HYDRANT LOCATION WILL BE COORDINATED WITH THE FIRE DEPARTMENT PRIOR TO SUBMITTAL OF THE FINAL DEVELOPMENT / CONSTRUCTION PLANS.

**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 obtaining building permits.

(Date) 20

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 the plat of the development with my (our) free consent, establish the minimum building restriction lines, and dedicate all street, 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.

For all Final Development Plans add the following "Standard Requirements" after the above paragraph.

1. Site shall be constructed and maintained in accordance with this plan. Any deviation from the plan, including landscaping, shall first be approved by the Planning Director and the Commission Engineer. Major modifications of the plan shall first be approved by the Planning Commission.
2. Storm drainage facilities, including retention basins, shall be maintained for proper functioning free of debris, silt, or trash.
3. A Certificate of Occupancy shall not be issued and the buildings shall not be occupied until all site improvements shown on the Final Development Plan and listed in these conditions are either installed, or a bond or irrevocable letter of credit is submitted to the Planning Director for 125% of the cost of the work remaining to be done, as substantiated by cost estimates approved by the Planning Director. Landscaping must be certified as complete by the Landscape Inspector or bonded as described above.
4. There shall be no grading or construction until the Final Development Plan has been approved and signed by the Planning Commission, except as construction drawings are approved by the Planning Director for the site development. The building permit shall not be issued until the Final Development Plan is approved and signed.

(signature of owner or owners)

(signature of owner or owners)

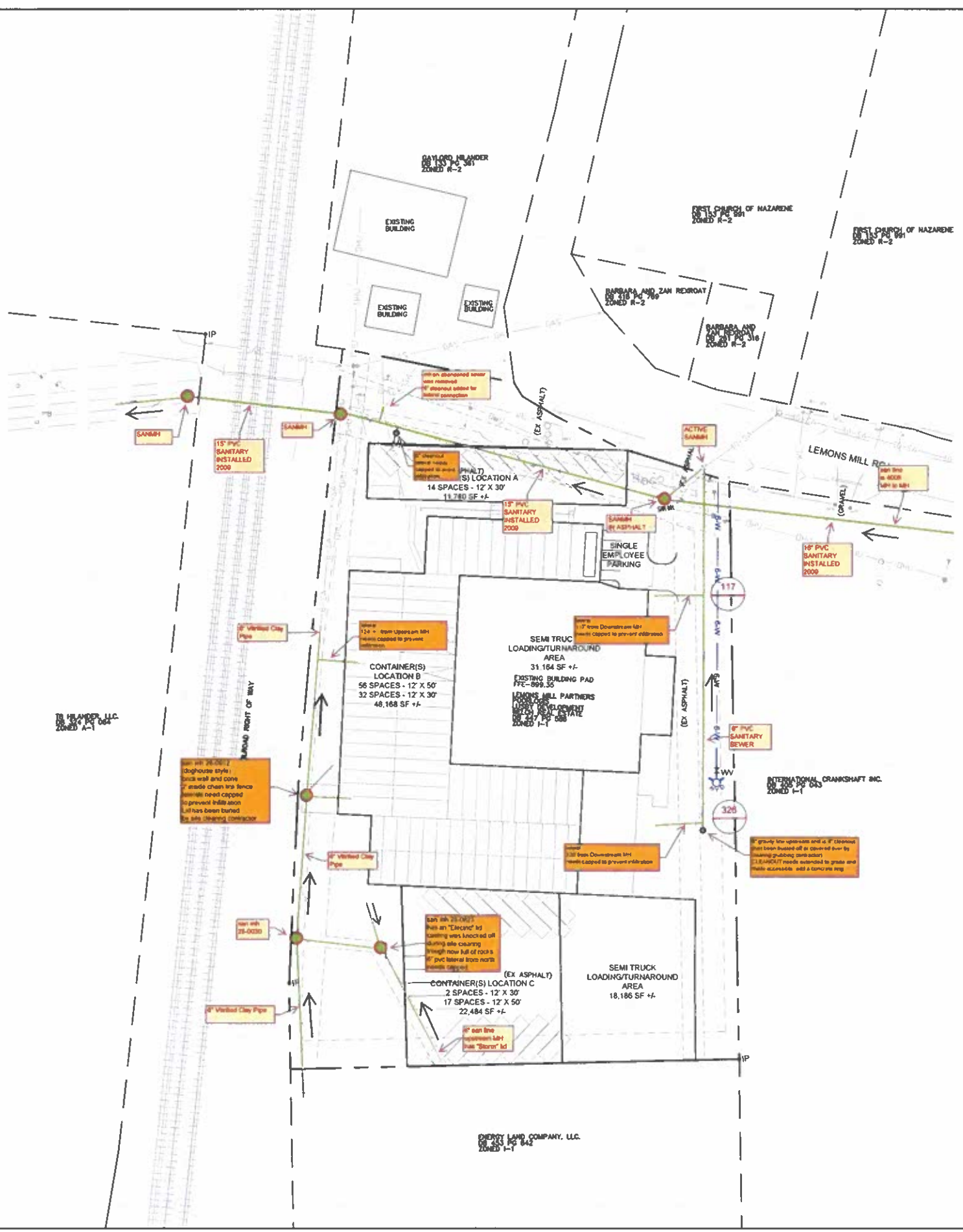
**LEGEND**

- PROPERTY LINE
- EXISTING 10" SANITARY SEWER
- EXISTING 6" SANITARY SEWER
- EXISTING 6" SANITARY SEWER
- EXISTING 4" SANITARY SEWER
- EXISTING OVERHEAD UTILITY
- EXISTING FENCE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING RAILROAD
- EXISTING EASEMENT
- EXISTING BUILDING SETBACK
- ADJOINING PROPERTY BOUNDARY
- PROPOSED 6" WATERLINE
- PROPOSED 6" GATE VALVE
- PROPOSED FIRE HYDRANT
- EXISTING SANITARY LINES
- W/F FLOW ARROWS



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1"=50'-0"



**PRELIMINARY UTILITY PLAN**  
 SHIPPING CONTAINER STORAGE YARD  
 LEMON MILL PARTNERS  
 793 LEMONS MILL ROAD  
 GEORGETOWN, SCOTT COUNTY, KENTUCKY

**Palmer ENGINEERING**  
 PALMER ENGINEERING  
 400 SHOPPERS DRIVE  
 WINCHESTER, KY 40391  
 (859) 744-1218

**DEVELOPER:**  
 LEMONS MILL PARTNERS LLC  
 1880 STAR SHOOT PARKWAY,  
 SUITE 170-185  
 LEXINGTON KY 40508

**ENGINEER:**  
 PALMER ENGINEERING  
 400 SHOPPERS DRIVE  
 PO BOX 747  
 WINCHESTER, KENTUCKY 40392 PHONE: (859) 744-1218  
 CONTACT: BRIAN WARD, P.E., PLS

**SURVEYOR:**  
 PALMER ENGINEERING  
 400 SHOPPERS DRIVE  
 PO BOX 747  
 WINCHESTER, KENTUCKY 40392 PHONE: (859) 744-1218  
 CONTACT: BRIAN WARD, P.E., PLS

JOB NUMBER: 12736.00  
 DATE: 03/28/2025  
 SCALE: 1"=50'  
 DRAWN: RMT/CST  
 CHECKED: GOW  
 SHEET: C-2.0

DATE	REVISION DESCRIPTION



# PENN ALLEY TOWNHOMES BUILDING 2 & 3 PRELIMINARY DEVELOPMENT PLAN

## Staff Report to the Georgetown-Scott County Planning Commission May 15, 2025

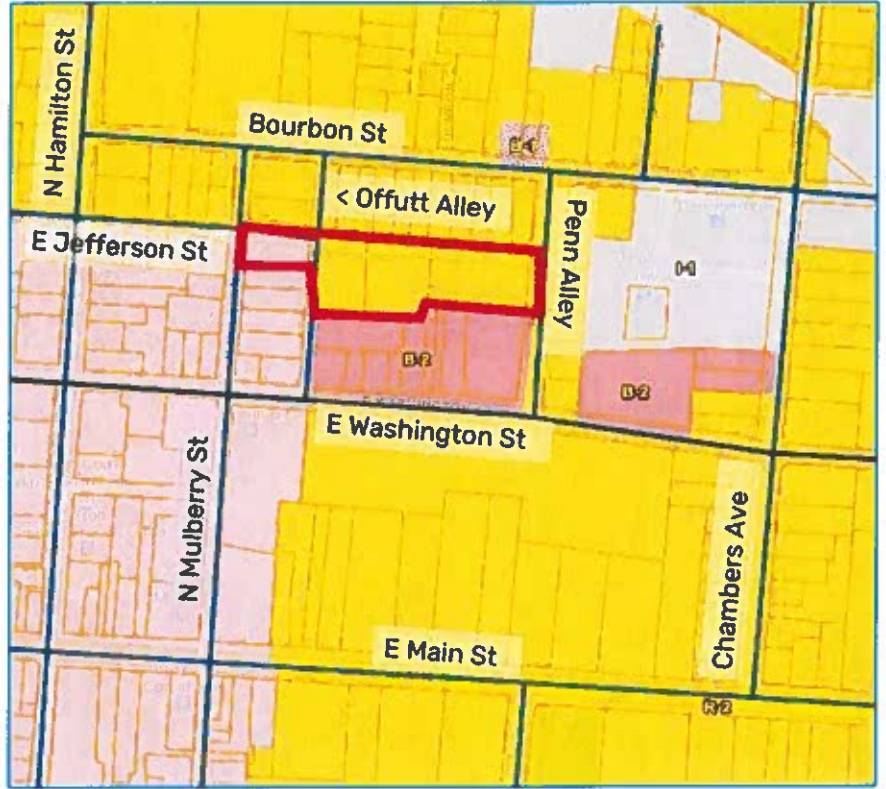
**FILE NUMBER: PDP-2025-11**

**PROPOSAL:** Preliminary Development Plan for two townhome buildings (11 total units) with parking

**LOCATION:** Penn Alley (166-40-071.001 & 166-40-071.002)

**OWNER:** Bourbon Street Partners, LLC  
Matt Welch & David Lusby, partners

**APPLICANT & CONSULTANT:** Brian Ward,  
Palmer Engineering



### STATISTICS:

*For Buildings 2(B) & 3(C) only*

Zone:	R-2
Surrounding Zones:	R-2, B-2, & B-3
Site Area:	1.3 ac
Proposed Development:	Two townhome buildings, 11 units total Building B: 4,666 SF, 5 units Building C: 5,600 SF, 6 units
Maximum Building Height [Proposed]:	2 story or 30'-0" [2 story or 22'-10"]
Proposed Building Lot Coverage:	18%
Parking Required [Total]:	2.5 spaces per each 2 bedroom unit [28 Total]
Parking Proposed:	3 spaces per each 2 bedroom unit [33 total]
Access:	Private access easement to Penn Alley, Offutt Alley or North Mulberry Street
Variances:	n/a

## **BACKGROUND:**

The Project Site is two parcels measuring a total of 1.3 acres and zoned R-2 in Downtown Georgetown. The development plan was submitted on two tracts; however, staff review is predicated on the tracts being consolidated as part of this application. The Project Site has frontage but not direct access onto Penn Alley, a city-maintained road. Access to Penn Alley is through an existing 25-foot-wide private access easement which spans from Penn Alley to the east to and Offutt Alley and North Mulberry Street to the west. Properties in the area are primarily residential in character, with a mix of single-family and duplex residences. The exception to the residential character is an area to the northeast where there are several pre-existing commercial and industrial properties and uses.

Applications to subdivide properties associated with the Project Site and develop the first phase of the townhome project were filed in 2022. In these applications (PDP/PSP-2021-44), a 5 unit building with private road and site stormwater detention and infiltration area was approved for development.

## **SITE PLAN REVIEW**

The proposal is to construct the second (B) and third (C) townhome buildings measuring two (2) stories or 22'-10" at maximum building height. The total square footage for the buildings is 10,266 SF, or 18% of the total lot area, which is well below the 40% maximum for the zone. The setbacks for the R-2 zone are as follows:

- 30-foot side yard setback
- 25-foot rear yard setback
- 25-foot side yard setback for buildings containing more than two single-family attached residential units

The Project Site, at the time of writing the staff report, is two tracts. Staff identified at technical review committee (TRC) that if the application were to be approved on two tracts, a variance would be required for the rear yard setback of one of the townhome buildings. At the time of corrections submittal, a transfer & consolidation plat was submitted for the two tracts that would eliminate the need for a variance. Staff recommends that, if the application were approved by the Planning Commission board, a condition of approval would require that the transfer and consolidation plat be recorded prior to final development plan approval.

## **Access & Circulation**

The preliminary development plan shows the use of an existing 25-foot-wide private access easement connecting Penn Alley to Offutt Alley and North Mulberry Street. The private access easement was constructed as part of the first phase of development approved in 2021. Additional improvements to Offutt Alley were also approved at that time. Internally, each residential unit has its own driveway from the access easement, and no units will have direct driveways to any existing public streets.

## ***Parking***

Per the *Subdivision & Development Regulations*, each 2-bedroom townhome units shall have 2.5 off-street parking spaces available, or in this instance 28 total parking spaces. The preliminary development plan shows 33 parking spaces, or 3 per unit. Each unit will have an attached one car garage and a 12.5-foot by 25-foot driveway/parking pad for personal vehicle use. The *Subdivision & Development Regulations* states that a road must be 26-foot-wide at minimum to allow for street parking on one side, so street parking is prohibited.

### ***Pedestrian Improvements***

The preliminary development plan would have pedestrian access through an already approved and constructed sidewalk located along the south side of the proposed private drive. This sidewalk along the private drive should be connected to the sidewalk between the driveways and the townhomes. This would allow for pedestrian access to the proposed townhome units and connect them to the existing pedestrian network of the surrounding neighborhood.

### **Trip Generation**

Per the *ITE Trip Generation Manual* 11<sup>th</sup> Edition, one residential townhome unit generates 0.44 AM peak hour trips and 0.39 PM peak hour trips. In total, the 11 units would generate approximately 4.84 AM peak hour trips and 4.29 PM peak hour trips. For reference, a 'trip' is counted both for a vehicle leaving and arriving, so a person going to work in the morning and arriving home in the evening would count as two trips.

### **Landscape & Land Use Buffers**

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

The *Landscape & Land Use Buffers Ordinance* requires a 10-foot-wide buffer area between multi-family zones/uses and any single-family zones/uses, and for those areas to be populated with one small, medium, or large tree plus a 6-foot-tall continuous buffer. This requirement would be applicable to the north boundary. Staff notes, however, that there may be a potential conflict between the proposed location of the water line along the north side of the private drive and the required landscaping buffer. The Applicant will need to work with staff and GMWSS to ensure both adequate utilities and all required landscaping buffers can be provided. The preliminary landscape plan satisfies this requirement.

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

The *Landscape & Land Use Buffers Ordinance* requires a 3 to 5-foot-wide buffer area between a vehicular use area (VUA) and either any property in any zone or an adjoining public or private street, right-of-way, access road or service road, and for those areas to be populated with 1 medium or large tree per 40 feet of linear boundary plus a 3-foot-tall continuous buffer. This is required along the north and south boundaries of the private access easement. In instances where two buffering requirements overlap, the stricter of the two requirements should be observed. The final landscape plan will need to reflect this requirement.

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

The *Landscape & Land Use Buffers Ordinance* requires for open VUAs of 6,000 SF area (or greater) necessitates interior landscaped area 10% the size of the VUA and for those areas to be populated with 1 tree per 250 square feet of interior landscaped area. The preliminary development plan shows the construction of 30,311 SF of VUA, which would require at least 3,032 SF of ILA installed and 13 ILA trees. The preliminary plan shows the construction of 3,284 SF of ILA and 13 ILA trees which satisfies the requirements.

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

The Applicant shows the retention of approximately 22% tree canopy on the property and proposes the planting of 28,500 SF (or 38 trees) through required perimeter buffers and interior planting requirements.

## **Additional Considerations**

### ***Stormwater:***

There is a master stormwater plan for the project. The Planning Commission Engineer will need to review and approve the stormwater management plan prior to Final Development Plan approval. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer meeting all requirements of the Georgetown Stormwater Manual prior to approval of the Final Development Plan.

### ***Lighting and Signage:***

The photometric plan shall be reviewed in detail as part of the Final Development Plan review. Staff recommends that all exterior lighting should be designed to minimize off-site impacts.

## **RECOMMENDATION:**

Staff recommends **Approval** of the Preliminary Development Plat for Penn Alley Townhomes Building 2 & 3 with the following conditions of approval:

### **Conditions of Approval:**

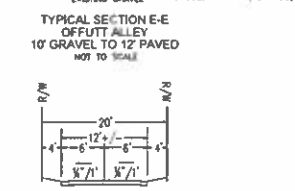
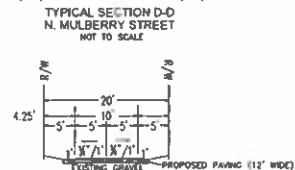
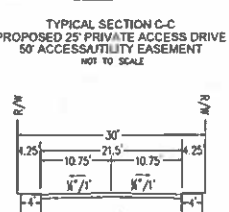
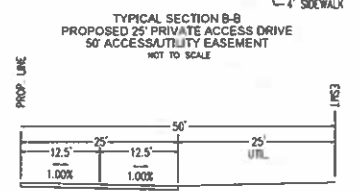
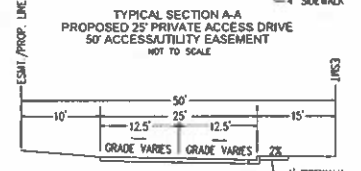
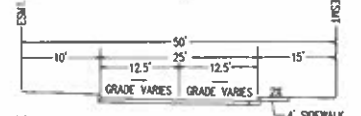
1. All applicable requirements of the *Zoning Ordinance and Subdivision & Development Regulations*.
2. All conditions of approval from PDP/PSP-2021-44.
3. Any revisions or amendments to the approved Preliminary Development Plan shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
4. This Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406 section A of the *Subdivision and Development Regulations*.
5. 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. 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.
7. 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, if applicable.
8. A photometric plan shall be submitted and approved as part of the Final Development Plan. The Applicant shall direct lighting away from adjoining property and not have any off-site impact.
9. A species-specific landscape plan shall be included with the Final Development Plan indicating all trees to be preserved during construction.
10. All requirements of the Georgetown Fire Department regarding fire hydrant locations and emergency vehicle accessibility.
11. All requirements of GMWSS regarding sanitary sewer services.
12. No parking shall be allowed on the proposed private drives, Offutt Alley, or Penn Alley. "No street parking signs" shall be installed according to this requirement.





VICINITY MAP  
NTS

**PROPERTY OWNER / DEVELOPER**  
BOURBON STREET PARTNERS, LLC.  
C/O DAVID LUSBY  
121 LOCH LOMOND DRIVE  
GEORGETOWN KY 40324-8501



Know what's below.  
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**PRELIMINARY DEVELOPMENT PLAN NOTES:**

- ALL CONSTRUCTION MUST CONFORM TO THE CITY OF GEORGETOWN AND STATE OF KENTUCKY STANDARDS. ALL DIMENSIONS UNLESS NOTED OTHERWISE ARE TO THE FACE OF THE CURB, BUILDING OR WALL. WHERE CURB IS NOT PRESENT, DIMENSIONS ARE TO EDGE OF PAVEMENT.
- NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE UNTIL PERIMETER EROSION CONTROL MEASURES ARE INSTALLED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE KPDES PERMIT IF REQUIRED. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE PROJECT DOCUMENTS.
- ALL SURVEY INFORMATION IS RELATIVE TO KENTUCKY STATE PLANE SINGLE ZONE COORDINATE SYSTEM.
- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- ENTRANCE APRONS, IN RIGHT OF WAY SHALL BE CONCRETE.
- THIS SITE IS NOT WITHIN THE 100-YEAR FLOODPLAIN PER FEMA PANEL 21209C0183D, EFFECTIVE ON DECEMBER 21, 2017.
- 18' (WIDTH) X 25' (LENGTH) DRIVEWAYS HAVE BEEN PROVIDED IN FRONT OF ALL TOWNHOME UNITS TO SUPPLEMENT 2 PARKING SPACES.
- PROPOSED STORM SEWER AND DETENTION CALCULATIONS TO BE SUBMITTED AND APPROVED PRIOR TO CONSTRUCTION.
- ALL LANDSCAPING SHALL MEET REQUIREMENTS OF THE GEORGETOWN ZONING ORDINANCE.
- CONTRACTOR TO KEEP EXISTING STREETS CLEAN DURING CONSTRUCTION.
- THIS PLAN FOLLOWS R-2 ZONING REQUIREMENTS FOR SETBACKS DURING CONSTRUCTION. EROSION CONTROL WILL BE REQUIRED ON ALL EXISTING STORM STRUCTURES RECEIVING SURFACE WATER FROM THE SITE.
- DEVELOPER RESPONSIBLE FOR ALL STREET SIGNAGE AND MARKINGS.
- CONSTRUCTION ENTRANCES WILL BE REQUIRED AND SHALL BE DESIGNATED ON CONSTRUCTION PLANS.
- PROPOSED CONCRETE ENTRANCES SHALL HAVE A 1 5/8" LIP TO KEEP SURFACE WATER FLOWING IN THE EXISTING GUTTERS.
- ALL RADII SHOWN ARE 15' UNLESS OTHERWISE NOTED ON THIS PLAN.
- ALL BUILDINGS (IN B-3 ZONE) INTENDED FOR RESIDENTIAL USE, IN WHOLE OR IN PART SHALL COMPLY WITH THE REQUIREMENTS OF THE R-2 DISTRICT.
- R-2 ZONE SIDE SETBACKS 7.5 FEET FOR SINGLE FAMILY AND DUPLEXES, 25' FOR MULTI-FAMILY.

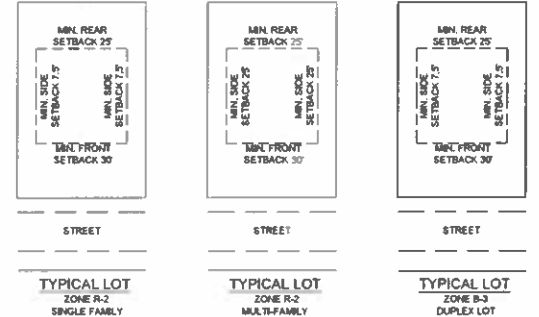
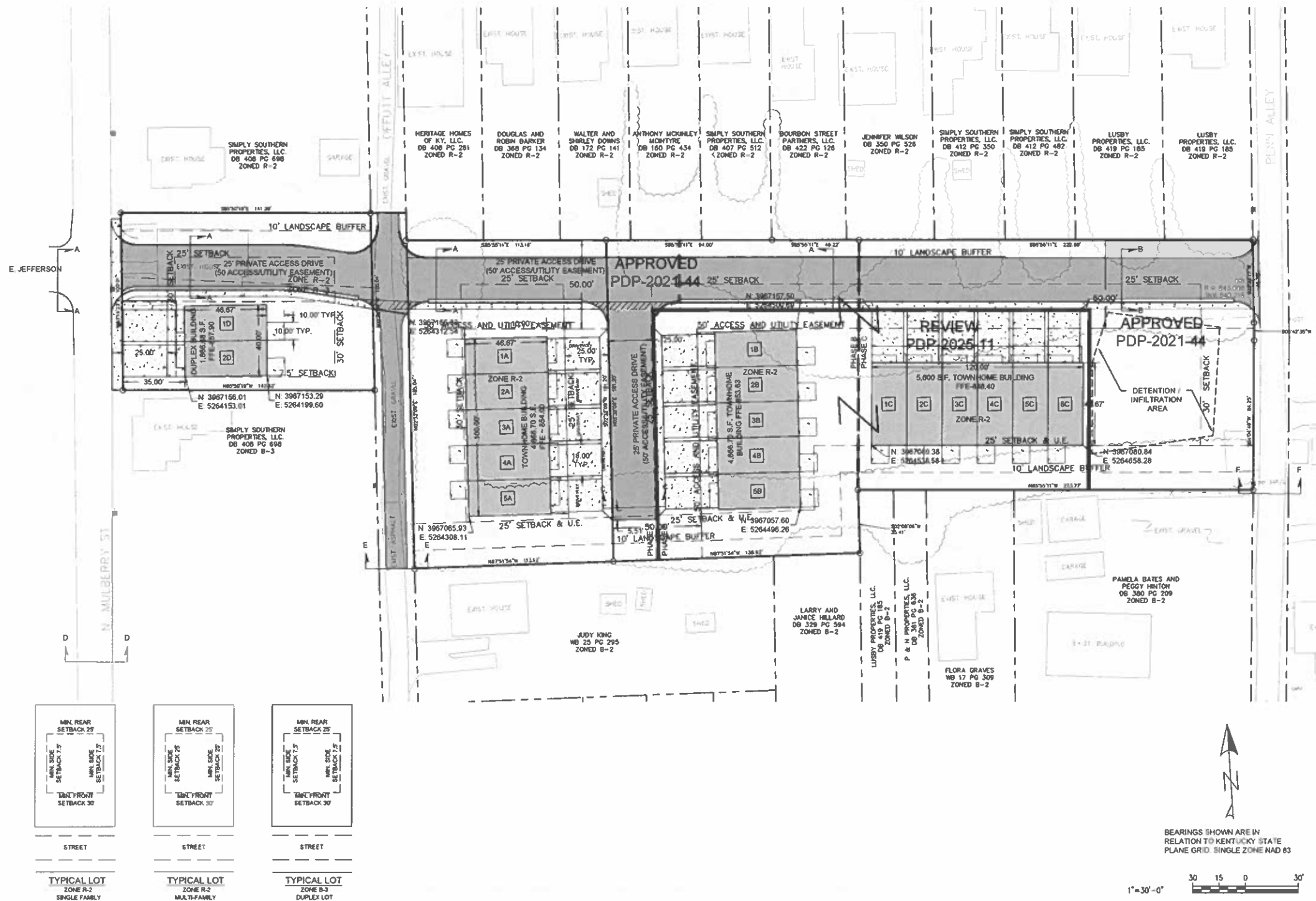
**SITE STATISTICS:**

TOTAL ACREAGE	2.13± AC
ZONING	R-2/B-3
TOTAL BUILDING SQUARE FOOTAGE	16,800
BUILDING HEIGHT	2-STORY
TOTAL UNITS	18 (2BR)
MAX DENSITY	12 UNITS PER ACRE
ACTUAL BUILDING GROUND COVERAGE	8.45 UNITS PER ACRE
ACTUAL BUILDING GROUND COVERAGE	40%
ACTUAL BUILDING GROUND COVERAGE	18%
PARKING	
PARKING REQUIREMENT (2.5 / UNIT)	45
STANDARD PARKING PROVIDED (2 PER UNIT)	36
GARAGE PARKING PROVIDED (1 PER UNIT)	18
ADA PARKING SPACES	N/A
TOTAL PARKING PROVIDED	54

\*ACREAGE PER PRELIMINARY SURVEY AND DEED.

**LEGEND**

- PROPERTY LINE
- BUILDING SETBACK
- EASEMENT
- ADJOINER BOUNDARY
- EXISTING TREELINE
- SANITARY SEWER LINE
- WATERLINE
- STORM SEWER LINE
- PROPOSED TOWNHOMES
- ASPHALT PAVING
- CONCRETE PAVEMENT/SIDEWALK
- UNIT NUMBER



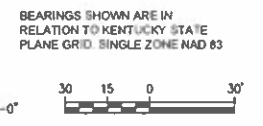
REVISION DESCRIPTION	DATE

**AMENDED PRELIMINARY SITE DEVELOPMENT PLAN**  
PENN ALLEY TOWN HOMES - PHASES A THRU D  
BOURBON STREET PARTNERS, LLC.  
PENN ALLEY AND OFFUTT ALLEY  
GEORGETOWN, SCOTT COUNTY, KENTUCKY

Palmer ENGINEERING  
400 SHOPPERS DRIVE  
PO BOX 5747  
WINCHESTER, KY 40391  
(609) 744-1218

DATE: 04/30/2025  
SCALE: 1" = 30'  
DRAWN: B. WARD  
CHECKED: B. WARD

JOB NUMBER: 12184.00  
SHEET: C-1.0









# TMMK T2500 / MAVERICK T2500 / PAINT REBORN 2 PRELIMINARY DEVELOPMENT PLAN

## Staff Report to the Georgetown-Scott County Planning Commission May 15, 2025

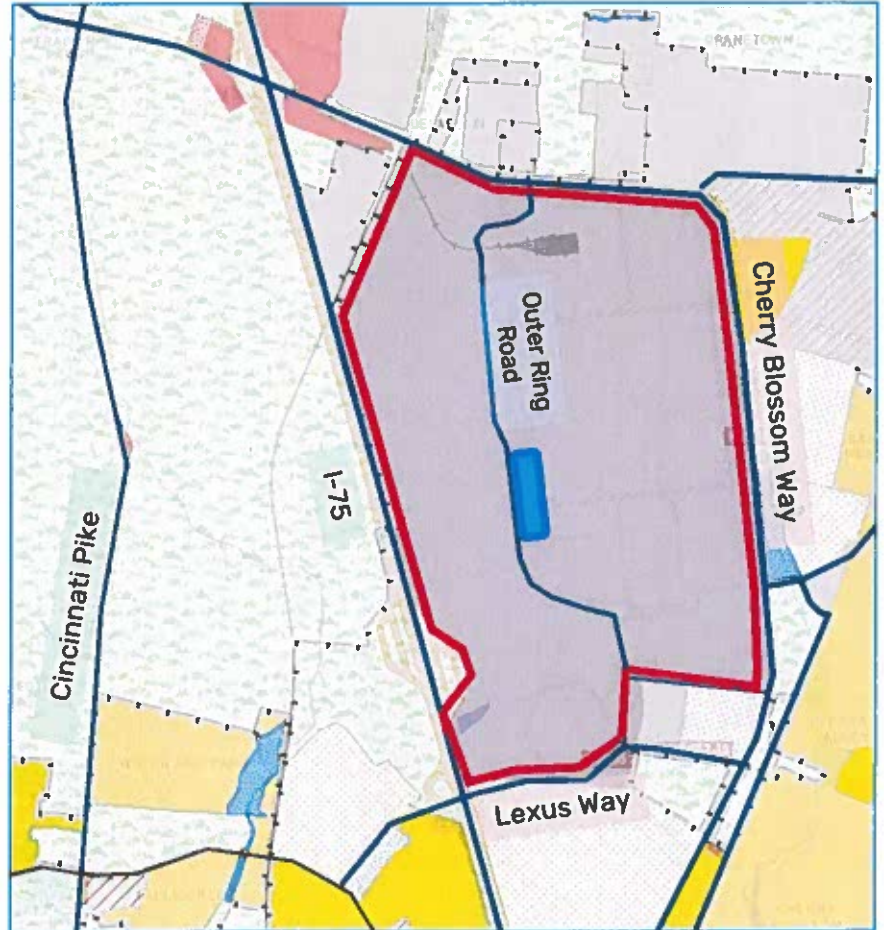
**FILE NUMBER: PDP-2025-12**

**PROPOSAL:** Preliminary Development Plan for a 628,200 SF manufacturing building

**LOCATION:** 1001 Cherry Blossom Way

**OWNER:** Toyota Motor Manufacturing Kentucky (TMMK)  
Amy Fox, contact

**APPLICANT & CONSULTANT:** Luis Tamayo, SSOE  
Stephanie Blaine, Palmer Engineering



### STATISTICS:

Zone:	I-2 (Heavy Industrial)
Surrounding Zones:	A-1, C-1, B-5, BP-1, I-1*, I-1, & R-2
Site Area [Area of Impact]:	1,281 ac [32.67 ac]
Proposed Development:	Manufacturing Building
Proposed Building Area:	628,287 SF
Maximum Building Height:	75 feet or 6 stories
Proposed Building Height:	116 feet with 20-foot-tall stacks
Access:	Outer Ring Road to Cherry Blossom Way or Lexus Way
Variances:	1. Variance to building height from 75 feet to 116 feet



## **BACKGROUND:**

The Project Site is a 1,281-acre property zoned I-2 located on the west of the larger Toyota building. The larger site is quadruple frontage, with frontage and access onto Cherry Blossom Way to the east and north and onto Lexus Way to the south and frontage onto I-75 to the west. Properties in the area primarily have an industrial, manufacturing, and warehousing use and zone.

## **SITE PLAN REVIEW**

The proposal is to construct one (1) manufacturing building with a gross floor area of 628,287 SF. The setbacks for the I-2 zone are as follows:

- 50-foot front yard setback
- 50-foot side yard setback
- 25-foot rear yard setback

The building would not encroach on the property's setback requirements. Furthermore, the I-2 zone has a maximum height of 75 feet or 6 stories. The manufacturing building is proposed to be 116 feet tall with additional stack height of 20 feet. When considering variances, the board must evaluate the request against the following criteria.

*KRS 100.243 Findings necessary for granting variances.*

1. *Before any variance is granted, the board must find that the granting of the variance will not adversely affect the public health, safety, or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations. In making these findings, the board shall consider whether:*
  - a. *The requested variance arises from special circumstances which do not generally apply to land in the vicinity, or in the same zone;*
  - b. *The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant; and*
  - c. *The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulations from which relief is sought.*
2. *The board shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulations from which relief is sought."*

In a supplemental letter submitted regarding the request, the Applicant has stated that the additional height is required to facilitate advancements in the automotive manufacturing process and intent for the building to leave sufficient space for said processes. Furthermore, the Applicant states that the additional vertical space would integrate with the existing property as the finish-floor elevation of the proposed building would be 15 feet below the existing buildings' finish-floor elevation on campus, and therefore not stick out from the larger campus. The Applicant has provided exhibits to illustrate site conditions and the visual impact that the new building would have when compared to the existing buildings on campus to this point. After consideration of the request, the existing campus layout and unique needs of the uses on site satisfies KRS 100.243 and Staff recommends in favor of granting the variance.

### **Access & Circulation**

The preliminary development plan shows the use of the existing TMMK road network which connects the campus to Cherry Blossom Way and Lexus Way. As part of an already reviewed minor amendment to the site's development plan, Outer Ring Road would be realigned to allow for the building's placement on campus.

### **Parking**

Per the *Zoning Ordinance*, manufacturing uses require 2 parking spaces for each 3 employees on campus. The Applicant has stated that the existing parking lots have sufficient space for both the existing parking demand and any additional demand the new building would create if approved.

### **Landscape & Land Use Buffers**

The proposed building does not impact the existing property perimeter landscaping (6.12) as it is proposed to be located where an existing parking lot is located. The referenced parking lot is being relocated as part of the minor amendment to development plan for the Outer Ring Road realignment project referenced previously. As the preliminary development plan for the building does not include any VUA changes, neither vehicular use area perimeter (6.13) landscaping nor interior landscaping for vehicular use areas (6.22) are required. The location will not result in any changes to the tree canopy on site, so no additional plantings to satisfy the minimum tree canopy requirements (6.2215) are required.

### **Lighting:**

The photometric plan shall be reviewed in detail as part of the Final Development Plan review. Staff recommends that all exterior lighting should be designed to minimize off-site impacts.

### **RECOMMENDATION:**

Staff recommends **Approval** of the Preliminary Development Plat for TMMK 2500/Maverick T2500/ Paint Reborn 2 variance and conditions of approval:

### **Variances & Waivers:**

1. Variance to the maximum building height from 75 feet to 116 feet with 20-foot stacks.

### **Conditions of Approval:**

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Preliminary Development Plan shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. 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*.
4. Prior to any construction or grading, a Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.
5. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
6. A photometric plan shall be submitted and approved as part of the Final Development Plan. The Applicant shall direct lighting away from adjoining property and not have any off-site impact.

7. All requirements of the Georgetown Fire Department regarding fire hydrant locations and emergency vehicle accessibility.
8. All requirements of applicable utility companies regarding service provision and easements.

April 01, 2025

City of Georgetown & Georgetown/Scott  
County Planning Commission  
230 East Main Street  
Georgetown, KY 40324

RE: Request for Building Height Variance for TMMK  
T2500 / Maverick T2500 at Toyota Motor North  
America Georgetown, Kentucky

Dear GSCPC,

SSOE Group is writing to formally request a height variance for our project located at TMMK. Due to advancements in Toyota's design and the integration of updated processes, we find it necessary to exceed the current zoning height restriction of 75 feet (T.O.S). We respectfully seek approval for a variance to allow the proposed building's height to increase to 116 feet (T.O.S) + 20 feet Stack Height.

Toyota requires additional vertical space to accommodate these necessary changes. The increased height will allow us to maintain efficiency, adhere to modern construction standards, and enhance the overall functionality of the building while aligning with community and industry expectations.

We have carefully reviewed the potential impact of this variance surrounding the community and have taken the following measures to mitigate concerns:

- **Aesthetic and Architectural Considerations:** The design remains in harmony with the surrounding structures and cityscape.
- **Minimal impact on Surroundings:** The increased height will not obstruct views, overshadow neighboring properties, or create adverse environmental impacts.
- **Community Benefits:** Height adjustment allows for improved operational efficiency, and enhanced sustainability features.

We have included the following documents to support our request:

1. Renderings from various points of view that show what the proposed building would look like from the neighbor's perspective.
2. Proposed building elevation against existing building showing the height variance. Please note that the proposed building sits 15 feet below the existing building's finish-floor elevation.

We appreciate your time and consideration of this request. We are happy to discuss the variance in further detail and provide any additional information needed. Please let us know the next steps in the review process and any upcoming hearings we should attend.

Thank you for your attention to this matter. We look forward to your response.

Sincerely,



Luis Tamayo, PMP  
SSOE Project Manager







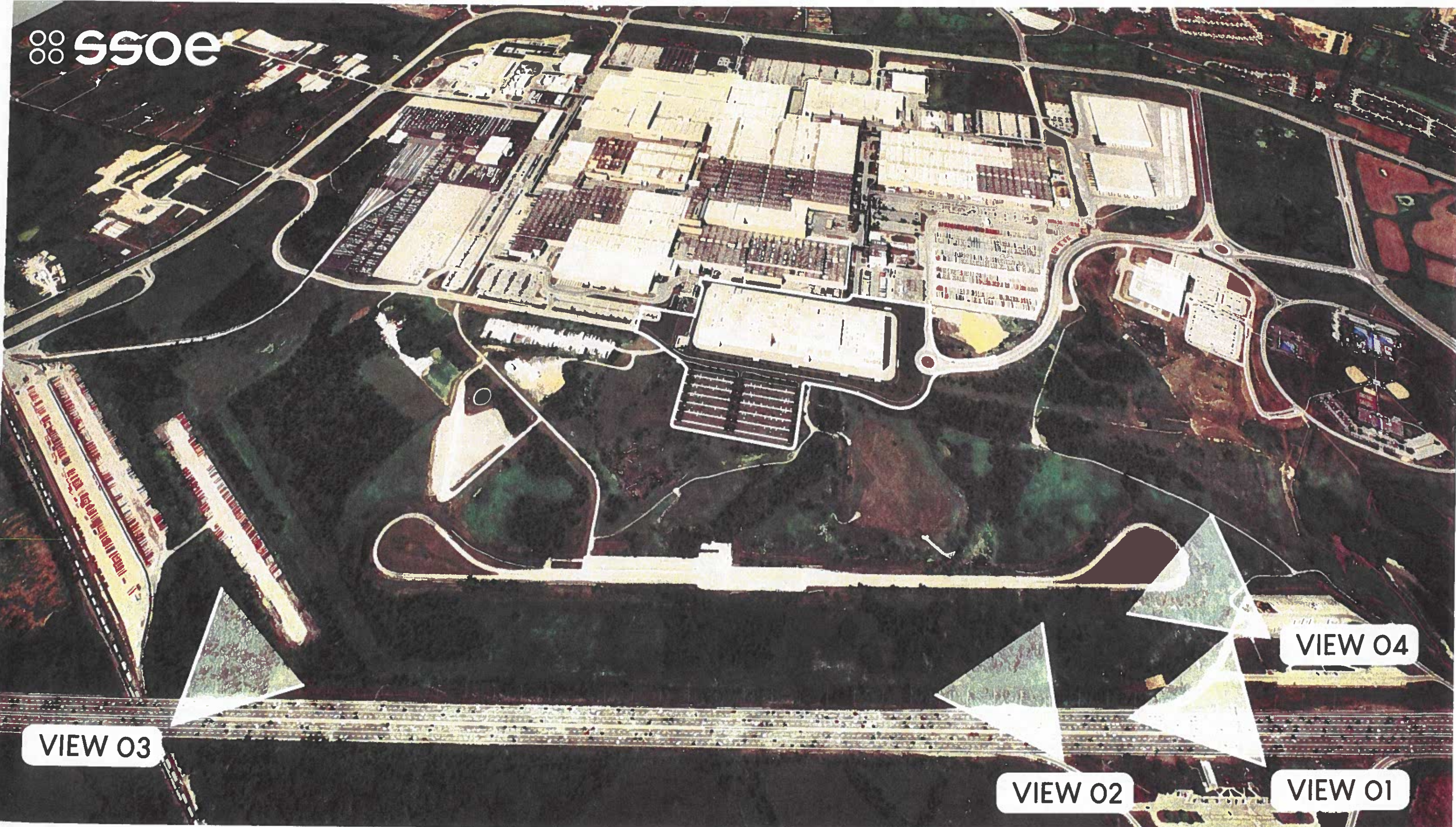












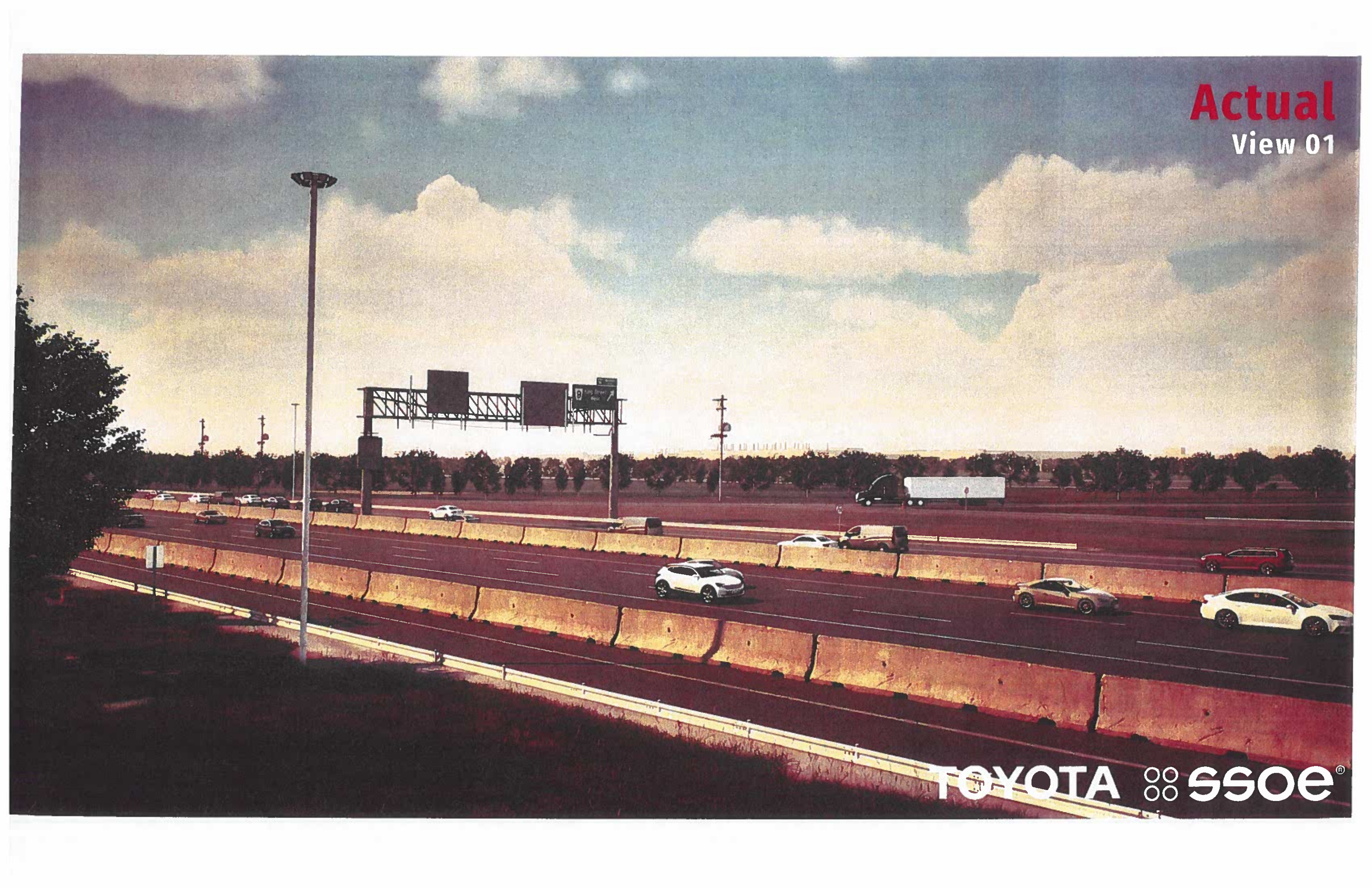
VIEW 03

VIEW 02

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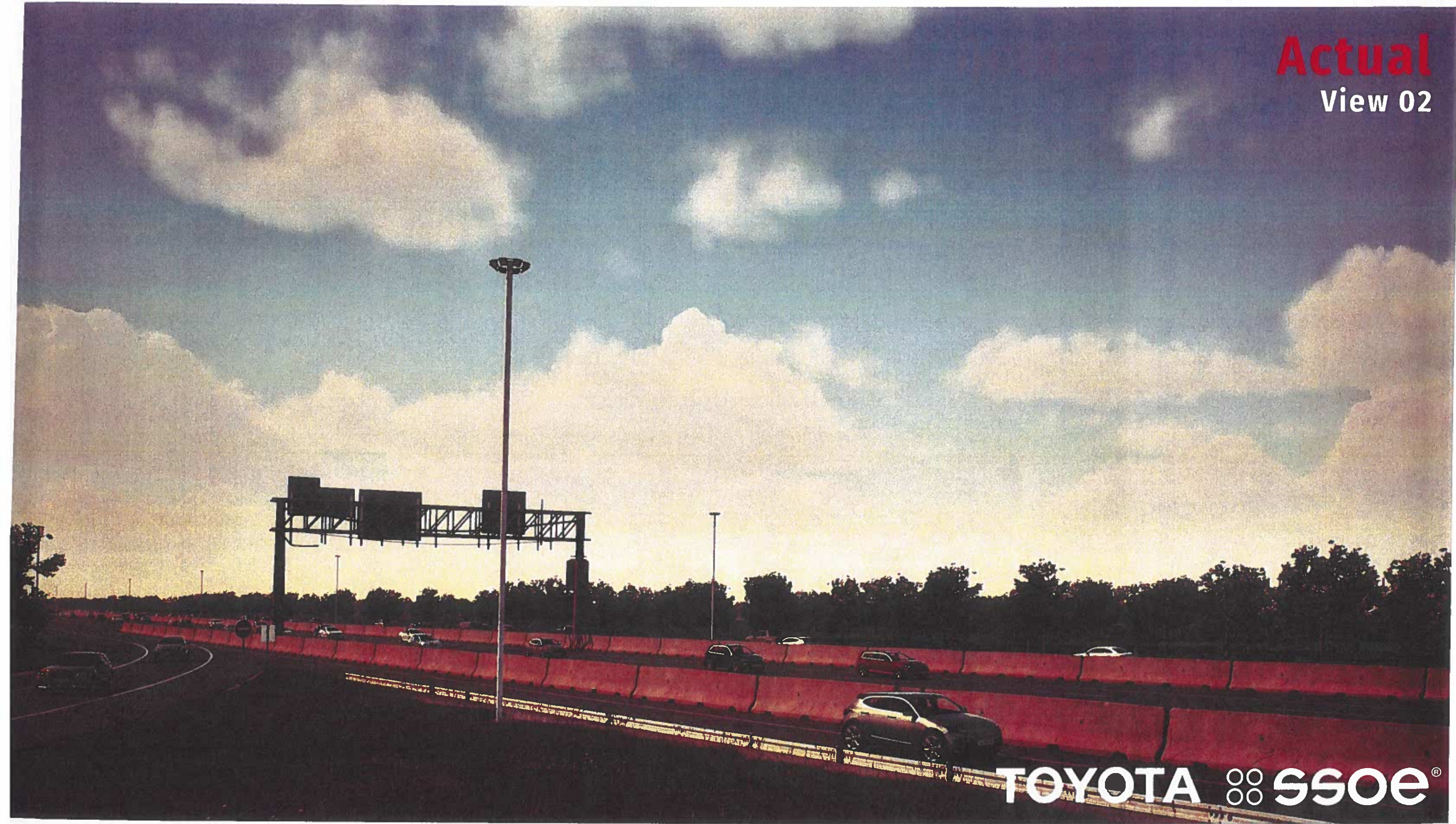
VIEW 01

**Actual**  
View 01



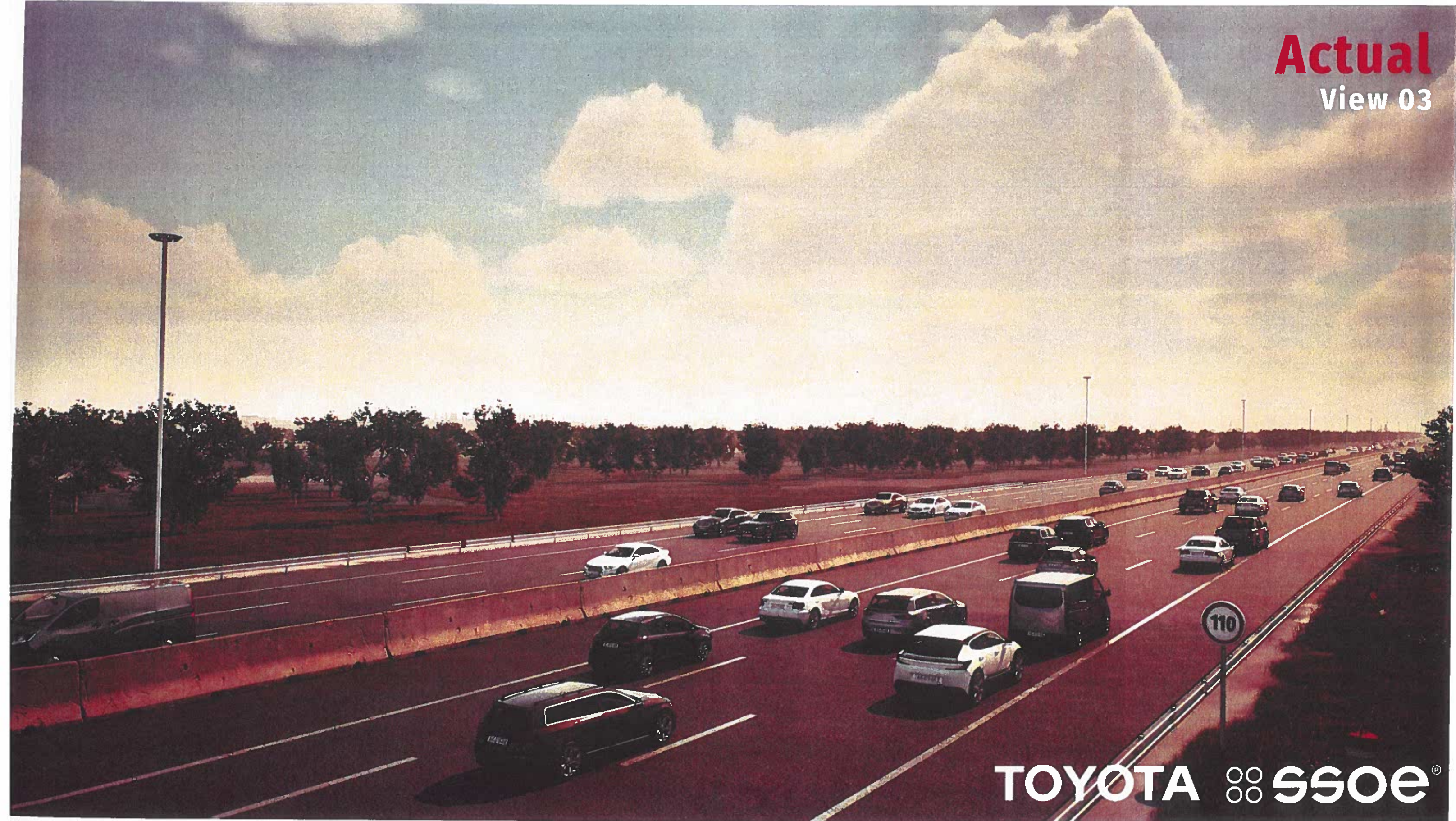
**TOYOTA**  **SSOE**<sup>®</sup>

**Actual**  
View 02



**TOYOTA**  **SSOE**<sup>®</sup>

**Actual**  
View 03



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**Actual**  
View 04



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