

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

AGENDA

SEPTEMBER 12, 2024

6:00 p.m.

I. COMMISSION BUSINESS

- A. Approval of August invoices
- B. Approval of August 8, 2024 minutes
- C. Approval of September 12, 2024 agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

II. OLD BUSINESS

- A. PDP-2024-29 Tee Times - Preliminary Development Plan to add a 1716 sq. ft. expansion onto an existing 1150 sq. ft. building for use as a combination barbershop and indoor golf simulator located at 1040 Paris Pike.
- B. ZMA-2024-31 Kentucky Bluegrass Experience Resort, LLC - Public Hearing - POSTPONED
- C. ZMA-2024-35 Georgetown Commons - Public Hearing - POSTPONED

III. NEW BUSINESS

- A. FSP-2024-36 Tract 11B, Thurmond Property - Final Subdivision Plat to divide one 5.225-acre parcel from a 37.03-acre parcel, leaving a 31.805-acre remainder tract located at 1092 Locust Fork Road.
- B. PSP-2024-37 Redwood Townhomes - Preliminary Subdivision Plat for 139 single-family attached lots and one stormwater management lot located at 1202 Old Oxford Road.

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

The regular meeting was held in the Scott County Courthouse on August 8, 2024. The meeting was called to order by Chairman Charlie Mifflin at 6:00 p.m. Present were Commissioners James Stone, Dann Smith, Harold Dean Jessie, Duwan Garrett, Mary Singer, Planners Elise Ketz and Rhett Shirley, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was Commissioners David Vest, Jessica Canfield, and Brad Green.

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

Motion by Stone, second by Garrett to approve the July 11, 2024 minutes. Motion carried.

Motion by Jessie, second by Smith to approve the August agenda. Motion carried.

Postponements/Withdrawals

Chairman Mifflin stated that the application for Tee Times (PDP-2024-29) , Kentucky Bluegrass Experience Resort, LLC (ZMA-2024-31 until October meeting), and Georgetown Commons (ZMA-2024-35) have been postponed until the next regularly scheduled meeting.

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

Consent Agenda

A representative of Rumpke CNG and Parking (PDP-2024-34) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Garrett, second by Singer, to approve the application. Motion carried unanimously.

ZMA-2024-32 Country Boy Brewing Hi-View – Zone change request for 0.95 acres from B-2 (Highway Commercial) to B-5 (General Commercial Park) located at 6325 Cincinnati Pike.

Chairman Mifflin opened the public hearing.

Mr. Shirley stated the proposed use is for a small distillery. He stated the current zoning of B-2 has been in existence since 1982. He stated surrounding property is either zoned agricultural or low density residential. He stated the Future Land Use Map shows the property as agriculture but, the Goals and Objectives of the Comprehensive Plan support the rezoning. He stated the building has a long history of being a business.

Commissioner Jessie questioned if the neighbors were notified of the zone change. Mr. Shirley stated the applicant completed the notification policy.

Commissioner Smith questioned if sewer availability would be a problem. Mr. Shirley stated the building currently has a septic system.

Jon Woodall, representing the applicant, stated the property has not been agricultural for years.

Daniel Harrison, Country Boy, stated he is emotionally attached to the building and the area.

Tyler Gomez, Country Boy, stated the still would be 100 gallons and very small scale.

Chairman Mifflin requested clarification of surrounding zoning.

Glen McAtee, 6392 Cincinnati Road, questioned if there would be distribution at the facility. Mr. Harrison stated beer would only be sold there during the summer, but no product would be shipped.

Mr. McAtee stated he is concerned with the business being in a curve. He stated trying to get in and out is difficult. He stated he also does not want to see more alcohol in the area.

Mr. Shirley stated the egress/ingress problems would be addressed by the state in the development plan stage.

Chairman Mifflin closed the public hearing.

After further discussion, **Motion by Singer, second by Jessie to recommend approval of the rezoning request (ZMA-2024-32) on the basis of staff recommendation that it complies with the comprehensive plan. Motion carried 6-0.**

ZMA-2024-33 1081 Stamping Ground Road - Zone change request for 0.324 acres from R-1B (Single Family Residential) to B-1 (Neighborhood Commercial) located at 1081 Stamping Ground Road.

Chairman Mifflin opened the public hearing.

Mr. Shirley stated property is currently residential, but the applicant has submitted a concept plan for a contracting business. He stated the property currently has a manufactured 2 bay building located on the lot. He stated the lot adjoins the church but is before the start of Betsy Way and Great Crossing Park.

He stated the area is designated for quasi-public use. He stated the proposed use is not consistent with the Future Land Use map but that could change in the years ahead. He explained neighborhood uses of B-1 zoning. He gave three examples of close sites zoned B-1.

He stated the building area of the lot is 6 to 8 feet above the road and would need state KYTC entrance approval. He stated if the zone change is approved screening would be required between agricultural, residential and commercial zones.

He stated staff does recommend approval of the zone change to encourage neighborhood business.

Eric Smith, 1076 Stamping Ground Road, stated his concern regarding traffic for the site. He questioned that the business was originally supposed to be in a different location and the legality of the building being placed before the zoning hearing.

Mr. Shirley stated staff did originally have concern that the building was already in place. He stated Building Inspection confirmed all necessary permits were obtained for the building.

John Stevens, applicant, stated the building is to store trailers and construction equipment. He stated customers would not be at the site unless they wanted to look at examples for remodeling of homes. He stated neighbors have been appreciative that they have cleaned up the property.

Mr. Smith questioned what type of security will be at the site. Mr. Stevens stated that would be decided with a development plan but for now just a basic security system.

Mr. Smith questioned if the business was originally going to be located by the creek. Melissa Stevens, applicant, stated that is another neighbor and not them. She stated there are no windows and the windows on the door are high to deter anyone from looking in.

Chairman Mifflin stated if the property was larger, he could see it being quasi-public. He stated since the lot is so small he could not see it being used for anything else.

Commissioner Jessie asked for clarification that KYTC would be reviewing the entrance.

Reginald Smith, 1076 Stamping Ground Road, stated the vet is at the beginning of the road and the rest of the road until the bridge is residential. He stated a business would change the area.

Chairman Mifflin questioned how long since someone had lived in the house that previously was on the property. Mr. Smith stated probably at least a year or two.

Commissioner Singer asked for clarification of what B-1 allows. She questioned the applicants that is a remodeling business. Ms. Stevens stated it is an oversized garage and customers would come in by appointment to pick out tile, faucets, etc. She stated they live in a neighborhood and do not have enough room to park a trailer.

Mr. Smith stated the applicants did not want a trailer in the neighborhood where they lived, and he does not want trailers in his neighborhood. He stated he does not think their business fits the B-1 zoning and would not service the neighborhood.

Mr. Shirley stated the applicant chose the requested zone to fit their business.

Commissioner Singer questioned if this application could have been a Board of Adjustment case. Mr. Shirley stated Board of Adjustment cases do not have development plans that have requirements that must be met. He stated must have a residence to have a Board of Adjustment case.

Mr. Smith stated if the building had not been built first there would not be so much discussion on the application.

Chairman Mifflin closed the public hearing.

After further discussion, **Motion by Garret, second by Jessie to recommend denial of the rezoning request (ZMA-2024-33) on the basis of potential traffic safety concern, and not appropriate for the area. Motion carried 4-2 with Singer and Smith dissenting.**

Chairman Mifflin adjourned the meeting.

Attest:

Charlie Mifflin, Chairman

Charlie Perkins, Secretary

**TEE TIMES LLC
1040 PARIS PIKE
PRELIMINARY DEVELOPMENT PLAN
Staff Report to the Georgetown-Scott County Planning Commission
September 12, 2024**

FILE NUMBER: PDP-2024-29

PROPOSAL: Preliminary Development Plan to add a 1716 sq.ft. expansion onto an existing 1150 sq.ft. building for use as a combination barbershop and indoor golf simulator.

LOCATION: 1040 Paris Pike

APPLICANT: Tee Times LLC



CONSULTANT: Thoroughbred Engineering

STATISTICS:

Current Zone	B-2
Surrounding Zones	B-2
Site Acreage	0.3 ac
Building Area	2,866 sq.ft.
Max. Building coverage	50%
Building Coverage	21.9%
Building Height	20 ft.
Parking Required	8 standard spaces, 1 ADA
Parking Provided	15 standard spaces, 1 ADA
New Street Required	No
Water/Sewer Availability	GMWSS
VUA	8722 sq.ft.
Access	East Main Street to Paris Pike
Variances/Waivers	For the proposed addition to be allowed to be placed in the same location as the existing building, which is within the 50 ft building line setback.

BACKGROUND:

The application being considered is a Preliminary Development Plan to add a 1716 sq.ft. expansion onto an existing 1150 sq.ft. building for use as a combination barbershop and indoor golf simulator on a 0.3-acre lot.

The project site has unique challenges due to an expanded right-of-way for US-460 that extends into the property. This unusual ROW is a result of a US-460 expansion project proposed in the 1960's by the

KYTC that has not yet been acted upon. As such, the preexisting parking / VUA are within the reserved ROW, causing the existing building to be located within the subsequent 50-foot building setback line from said ROW. Approval of this application will require granting of a Variance to allow for construction of the expansion to occur within the 50-foot BSL. Per the applicant, KYTC will continue to allow VUA activities within the ROW, with consideration that KYTC can exercise their rights to operate within the ROW for expansion/improvement of US-460 at any time in the future.

The proposed expansion will extend the existing building by 48 feet toward the east, while maintaining the existing building depth of 35' 9".

While the existing building area and parking area are graded to have little to no slope, the eastern and northern portions of the property slope down and away toward the property lines at roughly 18 feet of elevation lost over 30 feet of run. Significant grading will be needed for the placement of the proposed expansion, specifically at the northern portion of the building.

No floodplain is present on the project site. Staff has identified a drainageway originating from a box culvert south of US-460 that passes under the roadway and empties onto the northern portion of the property. This drainage shall be identified, labeled, and addressed appropriately as part of the Final Approval process. A stormwater management area is proposed in the northern corner of the project site. A stormwater management plan will be required as part of Final Approval to evaluate the suitability of this proposal.

Traffic Flow

A Traffic Study was not warranted, based on the applicants stated peak traffic generation for the proposed use being under the threshold of 100 peak hour trips. The access to the subject property is from a state-maintained road. As such, KYTC approval will be needed for any alteration to the entrance onto US-460.

Preliminary Development Plan Review:

Vehicular Access & Pedestrian Circulation:

Driveways & Access:

The development plan utilizes an entrance and exit along the frontage at US-460. Any alterations of the existing entrance will need the approval of KYTC.

Parking Spaces:

The development plan will provide 15 standard spaces, with one 1 ADA space. This exceeds the metric required as follows:

Barber shop: 2 spaces per seat = 4

Golf driving range: 1 space per tee + 1 space per employee = 4

ADA parking requirement: 1 space per 25 parking spaces = 1

Sidewalks:

A section of internal sidewalk adjoins the parking area providing access to the building. There are no offsite sidewalks proposed.

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

Property Perimeter Requirements; Section 6.12:

The ordinance does not have any requirements where two commercially zoned properties adjoin, as is the case in this application.

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

When any vehicular use area (VUA) on any property adjoins any property in any zone, with the exception of 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 OFT from Group A, B, or C; 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. A completed, specie specific landscape plan will be required for Final Approval.

When VUA faces a public or private street right-of-way, access road, or service road:

A minimum landscape buffer area of this width is required...5' 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. Trees must be planted 1 tree per 40 linear feet, from Group A, or B, plus a 36" average height continuous planting, hedge, fence, wall or earth mound.

The current submittal of this PDP does comply with these standards. A completed, specie specific landscape plan will be required for Final Approval.

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. Interior landscaping shall be peninsular or island types. Where a vehicular use area is altered or expanded to increase the size to 6,000 or more square feet of area, or twenty or more vehicular parking spaces, interior landscaping for the entire vehicular use area shall be provided and not merely to the extent of its alteration or expansion.

This application exceeds the requirements of the ordinance per the following provided metrics:

Vehicular use area (VUA.):	8722 sq.ft.
Interior landscape area required:	872 sq.ft. (10%)
Interior landscape area provided:	1106 sq.ft.
Required interior trees:	1 tree/ 250 sq.ft. = 4 trees
Proposed trees:	4 trees

Section 6.14: Minimum Canopy Requirements

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

Lot size:	13,068 sq.ft. (0.3 acres)
Existing tree canopy:	8,070 sq.ft. (61.75%)
Preserved tree canopy:	6,550 sq.ft. (50.1%)
New tree canopy required:	0 sq.ft. (0%)
Tree canopy proposed:	5,250 sq.ft. - 7 large trees
Total tree canopy:	11,800 sq.ft. (90.3%)

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. Adequate fire protection shall be provided, and Georgetown Fire Department shall approve the Final Development Plan. A 6-inch forced sewer main runs southwest-northeast through the property through the proposed VUA. A private grinder pump elevates waste produced on-site to the sewer main. An overhead easement for electric/utility service running north-south on the west side of the property services the existing building.

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.

Conclusion:

The Preliminary Development Plan as submitted meets the general requirements and intent of the B-2 District.

RECOMMENDATION:

Staff recommends **approval** of the Preliminary Development Plan and Variance Request. If the Planning Commission approves the application, staff recommends including the following waivers, variances, and conditions of approval:

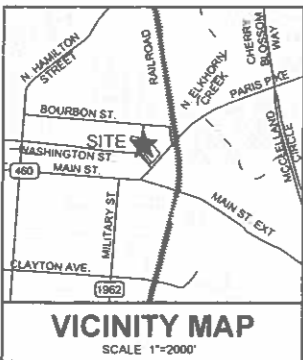
Variance Request:

For the proposed addition to be allowed to be placed in the same location as the existing building, which is within the 50 ft building setback line.

Conditions of Approval:

1. All onsite and offsite road improvements or new entrances from the site to Paris Pike are the responsibility of the applicant and subject to approval by the Kentucky State Transportation Cabinet District 7.
2. The applicant shall comply with all requirements of GMWSS regarding sewer and water availability.
3. The applicant shall comply with all requirements of Georgetown Fire Department including but not limited to access for fire protection and hydrant placement.
4. A photometric plan shall be submitted along with the Final Development Plan showing no off-site lighting impacts.
5. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan. Development must meet all requirements of the Georgetown Stormwater Manual.
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. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
8. Prior to any construction or grading, a Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.
9. The Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406, section A, of the *Subdivision and Development Regulations*.
10. A final species-specific landscape plan shall be provided along with the Final Development Plan.

PLOT DATE: 8/26/2024 1:28 PM
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VICINITY MAP
SCALE 1"=2000'

SITE DATA

PROPERTY INFORMATION:

STREET ADDRESS: 1040 PARIS PIKE, GEORGETOWN, KY 40324
DEED BOOK: D B 446, PG 464
NUMBER OF LOTS: 1
LOT SIZE: 0.3 ACRES (13,068 S.F.)

OWNERS:

TEE TIMES, LLC
120 SAINT ANDREWS WAY & GEORGETOWN, KY 40324
DURRETT RENTAL PROPERTIES, LLC
2018 BERRY HILL DRIVE, FRANKFORT, KY 40601-3484

DESIGN ENGINEER:

THOROUGHBRED ENGINEERING
CONTACT: DANIEL REHNER
P.O. BOX 481, LEXINGTON, KY 40588
PHONE: 859-785-0383

DEVELOPER:

CHARLES WESLEY WALTON
TEE TIMES, LLC
2018 BERRY HILL DRIVE, FRANKFORT, KY 40601

PROJECT INFORMATION:

PROPOSED USE: BARBER SHOP AND GOLF SIMULATOR
MAXIMUM BUILDING HEIGHT: 75'-0"
PROPOSED BUILDING HEIGHT: 20'-0" CEILING, ROOF PITCH TBD
EXISTING BUILDING AREA: 1,500 S.F.
PROPOSED ADDITION AREA: 1,716 S.F.
MAXIMUM BUILDING LOT COVERAGE: 50%
PROPOSED BUILDING LOT COVERAGE: 21.9%
TOTAL IMPERVIOUS AREA: 12,850 S.F.

ZONING INFORMATION:

ZONING CLASSIFICATION: B-2 (HIGHWAY COMMERCIAL)
BUILDING SETBACKS:
FRONT: 50'
SIDE: 0'
REAR: 0'

PARKING INFORMATION:

PARKING REQUIRED: BARBER SHOP: TWO SPACES PER SEAT * 4
GOLF DRIVING RANGE: ONE SPACE PER TEE * ONE SPACE PER EMPLOYEE * 4
ADA PARKING REQUIREMENT: ONE SPACE PER 25 PARKING SPACES * 1
PARKING PROVIDED: 16 SPACES (15 STANDARD SPACES, 1 ADA SPACES)

LANDSCAPE DATA:

VEHICULAR USE AREA (VUA): 8,722 S.F.
INTERIOR LANDSCAPE AREA REQUIRED: 872 S.F. (10%)
INTERIOR LANDSCAPE AREA PROVIDED: 1,108 S.F.
REQUIRED INTERIOR TREES: 1 TREE / 250 S.F. * 4 TREES
PROPOSED TREES: 4 TREES

TREE CANOPY:

LOT SIZE: 13,068 S.F. (0.3 ACRES)
EXISTING TREE CANOPY: 8,070 S.F. (61.75%)
PRESERVED TREE CANOPY: 6,550 S.F. (50.1%)
NEW TREE CANOPY REQUIRED: 0 S.F. (0%)
TREE CANOPY PROPOSED: 5,250 S.F. - 7 LARGE TREES
TOTAL TREE CANOPY: 11,800 S.F. (90.3%)



OWNER'S CERTIFICATION

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 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 NOTED OTHERWISE.

[Signature]
OWNER OR OWNERS
8-26-2024
DATE

PRELIMINARY DEVELOPMENT PLAN CERTIFICATION

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

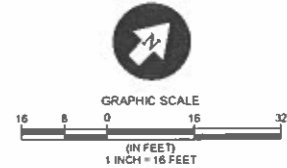
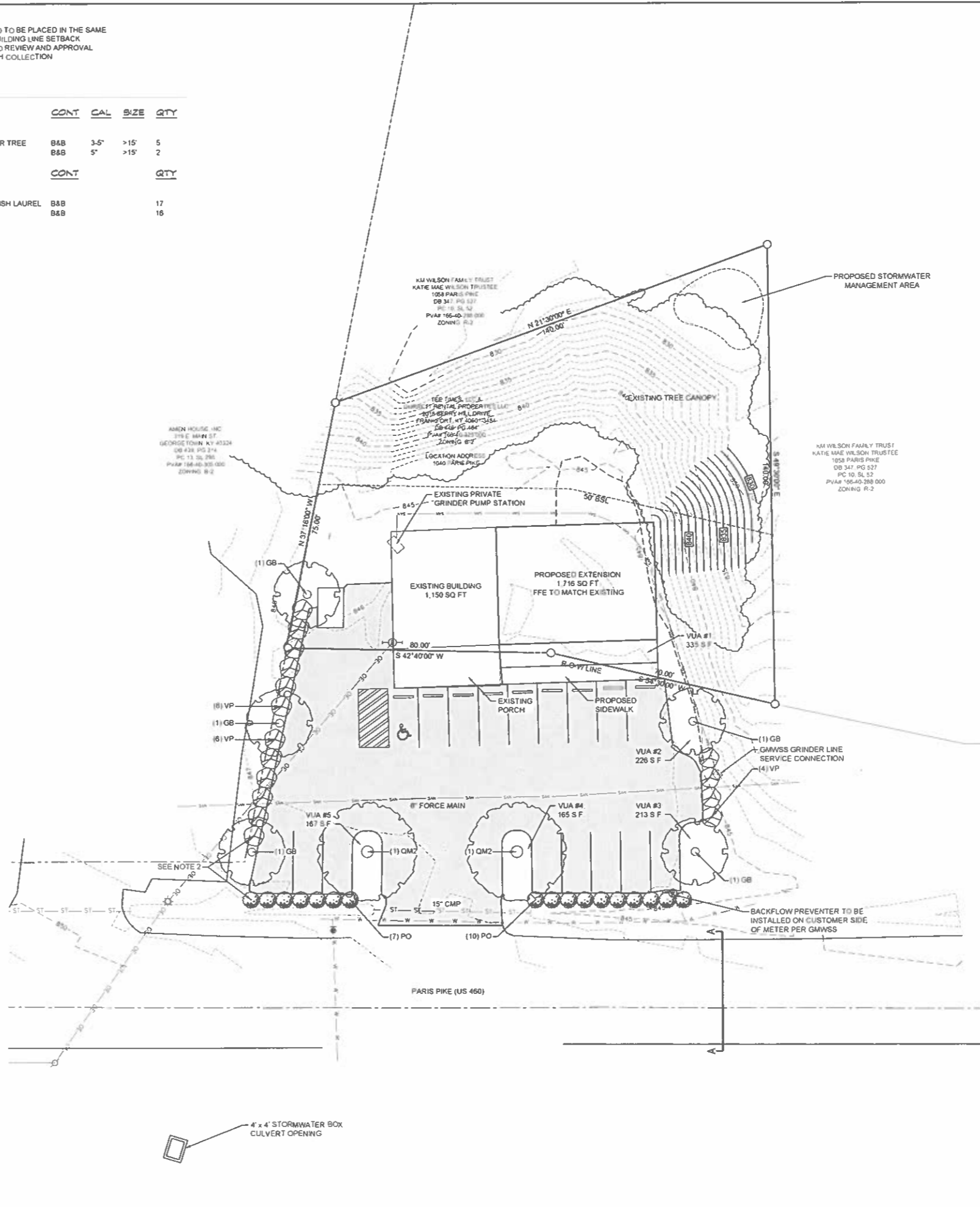
CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMM. _____ DATE _____

NOTES:

- VARIANCE REQUEST: FOR THE PROPOSED ADDITION TO BE ALLOWED TO BE PLACED IN THE SAME LOCATION AS THE EXISTING BUILDING, WHICH IS WITHIN THE 50 FT BUILDING LINE SETBACK
- PROPOSED VUA PER METER SCREENING CONTINGENT UPON KYTC TO REVIEW AND APPROVAL
- BUSINESS TO USE GARBAGE BINS INSTEAD OF DUMPSTER FOR TRASH COLLECTION

PLANTING SCHEDULE:

CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
DECIDUOUS TREES					
GB	GINKGO BILOBA 'AUTUMN GOLD' TM / AUTUMN GOLD MAIDENHAIR TREE	B&B	3-5"	>15'	5
QM2	QUERCUS MACROCARPA / BURR OAK	B&B	5"	>15'	2
SHRUBS					
PD	PRUNUS LAUROCERASUS 'OTTO LUYKEN' / OTTO LUYKEN ENGLISH LAUREL	B&B			17
VP	VIBURNUM X PRAGENSE / PRAGUE VIBURNUM	B&B			16



1409 N. FORBES RD. LEXINGTON, KY 40511
(859) 785-0383
CIVIL DESIGN, LAND SURVEYING,
ARCHITECTURAL, GEOTECHNICAL ENGINEERING,
IBC SPECIAL INSPECTIONS, MATERIAL TESTING,
STRUCTURAL ENGINEERING



PRELIMINARY DEVELOPMENT PLAN
TEE TIMES LLC
1040 PARIS PIKE, GEORGETOWN, SCOTT COUNTY, KENTUCKY 40324

PROJECT NO.	DRAWN BY	
DATE	REVIEW BY	
PDP PERMIT SET		
NO.	REVISION	DATE
1	PERMISSIVE COMMENTS	7-25-24
2	CORRECTIONS DEADLINE	8-28-24

DP-1.0

**THURMOND PROPERTY
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission
September 12, 2024**

FILE NUMBER: FSP-2024-36

PROPOSAL: Final Subdivision Plat to divide one 5.225 acre parcel from a 37.03 acre parcel, leaving a 31.805 acre remainder tract.

LOCATION: 1092 Locust Fork Road
Stamping Ground KY 40379

OWNER: David L. Thurmond Jr. /
Sandra K. Thurmond Rev.
Trust

CONSULTANT: OHM Advisors



STATISTICS:

Zone:	A-1 Agricultural
Surrounding Zone:	A-1
Proposed Lot Acreage:	5.225 Acres
Access (Direct):	Locust Fork Road
Access (Arterial):	Stamping Ground Road [KY-227]

BACKGROUND:

The application before the Planning Commission is a Final Subdivision Plat to divide one 5.225 acre parcel from a 37.03 acre parcel, leaving a 31.805 acre remainder tract located at 1092 Locust Fork Road. This application is considered a major subdivision as the Project Site was subdivided from a 42.03 acre parent tract in 2004 (Plat Cabinet 8, Slide 122), and any further subdivisions require Planning Commission Board review and approval.

Plat Review:

The proposed plat shows the appropriate setbacks, lot size, and width requirements. Both the newly created parcel and the remainder will use an existing entrance onto Locust Fork Road, with an access easement granted to the new parcel. The plat does note a shared maintenance agreement of said easement between the owners of each tract to the extent of each owner's use. The entrance of the shared drive as well as Locust Fork Road at the existing entrance do lie within the floodplain, which extends to the north and south along the roadway. The newly created parcel lies to the west, well outside of the floodplain.

The 25 foot wide shared drive / utility easement that provides access to the newly created parcel terminates at the southern property line of the proposed division, continuing as a private gravel drive. An overhead easement for electrical service serves the existing residence. This shared drive serves Tracts 11A/B, and their parent tract, putting it at the maximum capacity (three parcels per unimproved driveway/access). No additional parcels may be served by this access without improvement to county road standards.

Tract 11A and the newly created Tract 11B currently share a single water service line and meter, served by GMWSS. Should either Tracts 11A/B or the parent tract (11) require individual service, new lines and meters shall be installed at the individual tract owner's cost, as noted on the plat. No sewer service is provided to the site, and as such, any new septic/lagoon systems shall be evaluated and approved by WEDCO Health Department.

There is an existing home and accessory structures located on the proposed parcel. With there being just over 5 acres in the parcel, it is not eligible for any additional dwelling units / residences.

RECOMMENDATION:

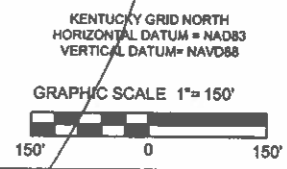
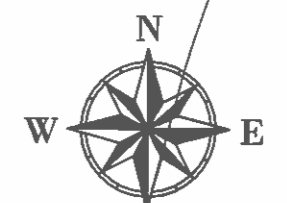
Staff recommends **Approval** of the Final Subdivision Plat. If the Planning Commission approves the application, staff recommends including the following waivers, variances, and conditions of approval:

Conditions of Approval:

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



OHM ADVISORS
 229 W MAIN ST
 SUITE 305
 FRANKFORT, KY 40601
 502-537-7620



- GENERAL NOTES:**
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT 11B FROM REMAINING TRACT 11, AS SHOWN ON PLAT OF RECORD IN PLAT CABINET 6, SLIDE 2211.
 - TRACT 11B, AS SHOWN HEREON, WILL ACCESS LOCUST FORK ROAD BY WAY OF THE GRAVEL DRIVEWAY, ACROSS TRACT 11A AND REMAINING TRACT 11 USING THE EXISTING ACCESS EASEMENT AND SHARED ACCESS EASEMENTS AS SHOWN ON PLAT OF RECORD IN PLAT CABINET 6, SLIDE 122. AN AREA OF ADDED ACCESS EASEMENT, AT THE NORTH EAST CORNER OF TRACT 11A IS CREATED BY THIS PLAT FOR THE BENEFIT OF TRACT 11B.
 - NO TITLE REPORT FURNISHED TO THIS SURVEYOR, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
 - SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THE PARCEL.
 - THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY, IF ANY, NAMED HEREON. THIS DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS WRITTEN CONSENT BY THE SURVEYOR.
 - HEREON PROPERTY IS SUBJECT TO THE RESTRICTIONS AND REGULATIONS SET FORTH BY THE GEORGETOWN - SCOTT COUNTY PLANNING COMMISSION.
 - RTK GPS POSITIONAL DATA WAS ESTABLISHED ON 8/12/2024 UTILIZING A CARLSON BR7 MULTI-FREQUENCY RECEIVER WITH CONTROL ESTABLISHED USING A VRS NETWORK OF CORS STATIONS REFERENCED TO NAD83 (2011) (EPOCH 2010), GEOID 18.
 - THIS IS AN URBAN SURVEY AND THE RELATIVE POSITIONAL ACCURACY OF THE SURVEY DOES NOT EXCEED 0.03" + 100ppm. BEARINGS AND DISTANCES ARE BASED ON A MINIMALLY CONSTRAINED LEAST SQUARES ADJUSTMENT.
 - ALL MONUMENTS WERE ESTABLISHED BY RTK GPS WITH THE EXCEPTION OF ANY MONUMENT WITH AN "M" INCLUDED IN ITS DESCRIPTION. THESE MONUMENTS WERE ESTABLISHED BY SIGHTS FROM GPS ESTABLISHED CONTROL.
 - THIS SURVEY COMPLES WITH 201 KAR 18:100.

FINAL SUBDIVISION PLAT OF TRACT 11B OF THE THURMOND PROPERTY
 Stamping Ground, Scott County, Kentucky

REVISION TABLE	
1.	8/22/2024 PLANNING COMMENTS / FINAL BOUNDARY

SURVEY ORDERED BY: DAVID THURMOND JR.
 PROPERTY ADDRESS: 1082 LOCUST FORK RD
 STAMPING GROUND,
 KENTUCKY 40379

PROPERTY OWNER: DAVID L. THURMOND JR. REV. TRUST
 SANDRA K. THURMAN REV. TRUST
 1082 LOCUST FORK RD,
 STAMPING GROUND, KY 40379

DEED REFERENCE: DEED BOOK 398, PAGE 431
 PLAT REFERENCE: CAB 6, SL 2211 & CAB 6 SL 122
 PARCEL ID: 035-00-019,00
 STAMPING GROUND, SCOTT COUNTY, KY

OHM PROJECT#: 4474-24-0010
 DRAWN BY: TBS/JS DATE: 8/21/2024
 FIELD WORK: TBSG/JS DATE: 8/21/2024

PRIVATE STREET/ACCESS EASEMENT MAINTENANCE NOTE

The owner/owners of this property and any successors in title agree to assume full liability and responsibility for construction, maintenance, reconstruction, snow removal, cleaning or any other needs related to the private street/access easement shown on this development plan/plat. This agreement relieves the City of Georgetown/City of Stamping Ground/City of Sadlettsville/Scott County government from any such responsibilities. If the owner/owners request that the private street/access easement be dedicated as public streets, the owner/owners bear the full expense of any reconstruction required to comply with City/County standards prior to dedication and acceptance and all conditions outlined in SECTION 4, D. have been met.

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan/plat 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.

CERTIFICATION OF UTILITY EASEMENT DESCRIPTION

Easements grant and convey to the Kentucky Utility Company, South Central Bell, Georgetown Municipal Water & Sewer Service (GMWSS), their successors, assigns, and lessees, the right to trim or remove any and all trees, structures and obstacles located on the easements or in such proximity thereto that in falling they might interfere with operation and maintenance of said facility. No building or other structure shall be erected, and no landfill or excavation or other change of grade shall be performed, upon the said easement after installation of facilities. The right of ingress and egress is hereby granted to users of the utility easement as required to construct, operate, maintain and reinforce facilities within said easements. All lots lines not having an easement indicated will have 5' easements on them.

Date _____ Owner _____
 Date _____ Owner _____

CERTIFICATION FOR WATER ONLY SERVICE - Outside City Limits

I hereby certify that Georgetown Municipal Water & Sewer Service (GMWSS), by and through the City of Georgetown, KY, has facilities within the water distribution system to supply the property located at 1082 Locust Fork Road with water service. Certification for water service outside the city limits of Georgetown, KY is limited to domestic service only. Fire flow protection is not guaranteed. Provision of development, construction, and service is contingent upon the developer obtaining a current approved Availability of Capacity Request from the GMWSS Board of Commissioners; and GMWSS review and approval of all plans and specifications for required on-site and off-site improvements including but not limited to water lines, elevated storage tanks, booster pump stations, and related appurtenances for the proposed system. Construction of the proposed water distribution system shall be at the cost of the developer without reimbursement by GMWSS and constructed according to GMWSS and Kentucky Division of Water approved plans and specifications. Easements required for the proposed water distribution system shall be acquired by the developer and dedicated to GMWSS.

Date _____ General Manager _____

EASEMENT RELEASE

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

Date _____ Jared D. Stevens, PLS 3839

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Georgetown-Scott County Planning Commission and that the monuments have been placed as shown herein to the specifications of the Planning Commission or other authorized officer.

Date _____ Jared D. Stevens, PLS 3839

CERTIFICATION OF THE APPROVAL OF PRIVATE SEWERAGE SYSTEMS

I hereby certify that the private sewerage disposal system installed, or proposed to be installed in the development entitled: Tract 11B of the Thurmond Property fully meets the requirements of the Kentucky State Health Department and hereby is approved as shown.

Date _____ (County Health Department official)

CERTIFICATION OF GIS DEPARTMENT APPROVAL

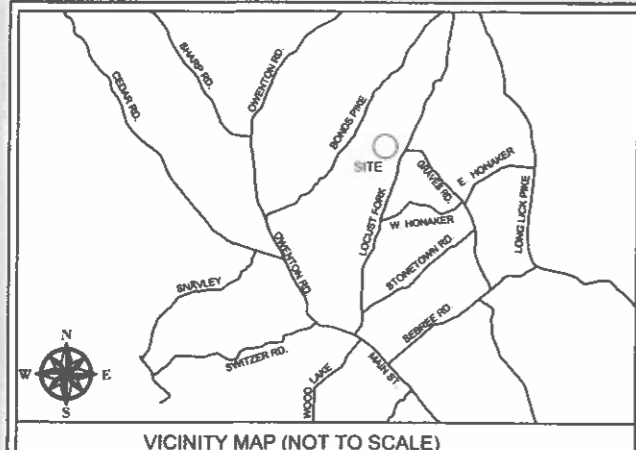
I hereby certify that the subdivision plat shown has been reviewed and found to comply with the digital submittal requirements set forth in the Subdivision and Development Regulations.

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

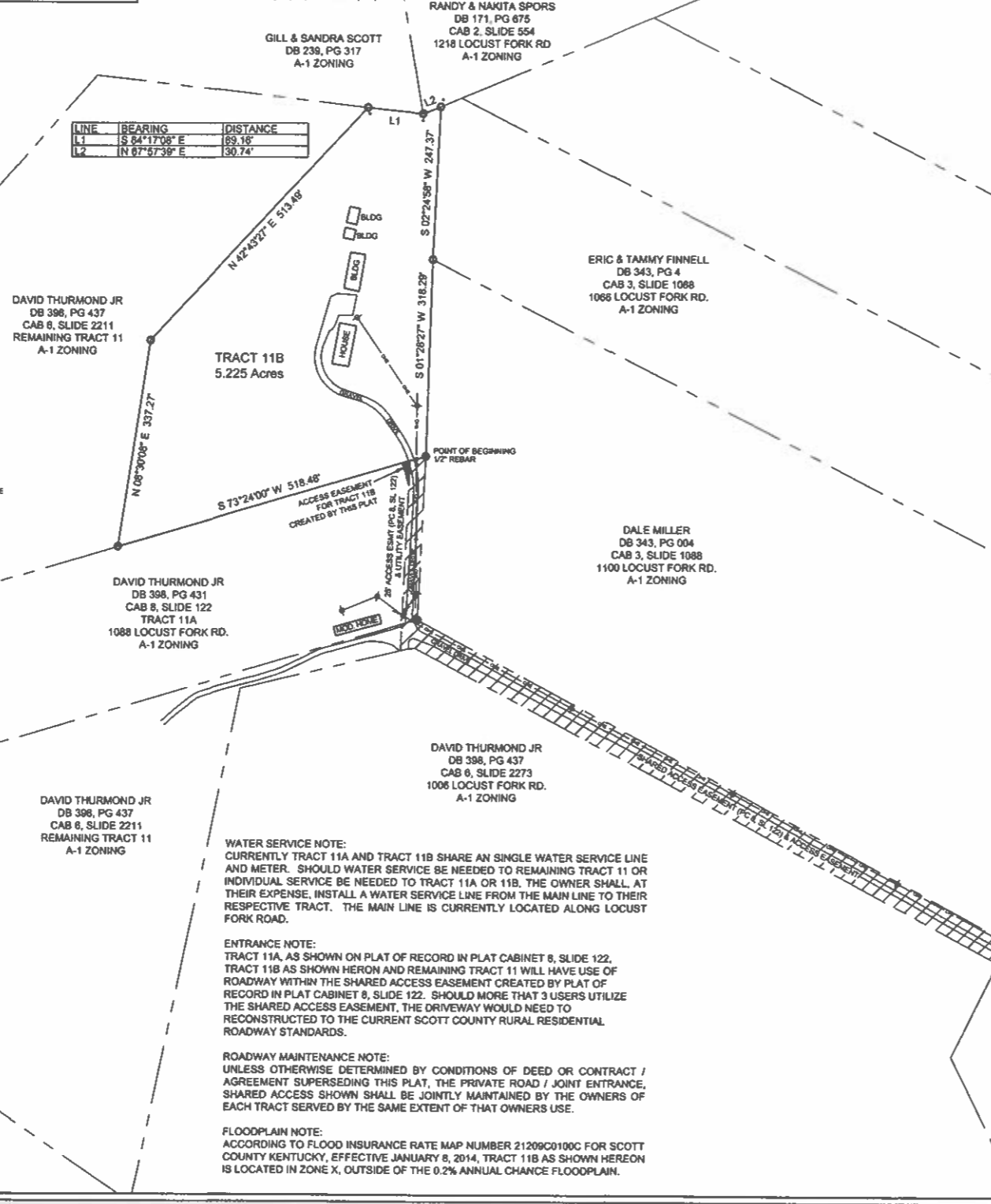
CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES

I hereby certify that Kentucky Utilities shall supply the Tract 11B of the Thurmond Property with electric service and that the proposed utility assessments of said development meet the requirements of this agency and all other applicable requirements.

Date _____ Company representative (title)



- LEGEND**
- IRON PIN (FOUND-NOTED)
 - CONCRETE MONUMENT (FOUND-NOTED)
 - IRON PIN (SET)
 - PIPE
 - POST
 - MAILBOX
 - WATER VALVE
 - POWER UTILITY POLE
 - WATER METER
 - LIGHT POLE/YARD LIGHT
 - CLEAN OUT
 - STORM DRAIN INLET
 - STORM MANHOLE
 - SANITARY MANHOLE
 - FIRE HYDRANT
 - GUY WIRE ANCHOR
 - YARD DRAIN
 - IRRIGATION CONTROL VALVE
 - BRON
 - ELECTRICAL BOX
 - GAS METER
 - GAS VALVE
 - ELECTRIC METER
 - SUBJECT PROPERTY LINE
 - ADJOINING PROPERTY LINE
 - EASEMENT
 - FENCE
 - SANITARY SEWER LINE
 - OVERHEAD ELECTRIC LINE
 - UNDERGROUND GAS LINE
 - STORM SEWER LINE
 - WATER LINE
 - 1/8" S.L. (MINIMUM BUILDING SETBACK LINE)



- UNLESS OTHERWISE NOTED:**
- ANY MONUMENT REFERRED TO AS AN IRON PIN SET IS A 5/8" INCH DIAMETER STEEL REBAR, EIGHTEEN INCHES IN LENGTH WITH AN ORANGE PLASTIC CAP IDENTIFIER, STAMPED "J. STEVENS, PLS 3839".
 - ANY MONUMENT REFERRED TO AS A REFERENCE MONUMENT SET IS A 5/8" INCH DIAMETER STEEL REBAR, EIGHTEEN INCHES IN LENGTH WITH AN PINK PLASTIC CAP IDENTIFIER, STAMPED "REFERENCE, PLS 3839".
 - ANY MONUMENT REFERRED TO AS A MAG NAIL AND WASHER SET IS A 1-1/2" INCH LONG MAG NAIL WITH A 1-1/2" INCH DIAMETER STAINLESS STEEL WASHER STAMPED "J. STEVENS, PLS 3839".

SITE INFORMATION

AREA:
 TRACT 11B 5.225 ACRES
 REMAINING 32 ACRES±

ZONING:
 TRACT 11B A-1 (AGRICULTURAL)

SETBACKS:
 FRONT 50'
 SIDE 50'
 REAR 50'

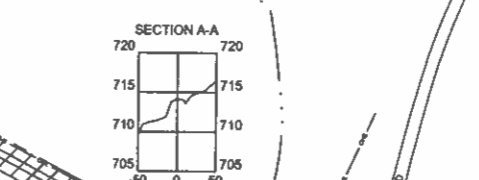
WATER SERVICE NOTE:
 CURRENTLY TRACT 11A AND TRACT 11B SHARE AN SINGLE WATER SERVICE LINE AND METER. SHOULD WATER SERVICE BE NEEDED TO REMAINING TRACT 11 OR INDIVIDUAL SERVICE BE NEEDED TO TRACT 11A OR 11B. THE OWNER SHALL, AT THEIR EXPENSE, INSTALL A WATER SERVICE LINE FROM THE MAIN LINE TO THEIR RESPECTIVE TRACT. THE MAIN LINE IS CURRENTLY LOCATED ALONG LOCUST FORK ROAD.

ENTRANCE NOTE:
 TRACT 11A, AS SHOWN ON PLAT OF RECORD IN PLAT CABINET 6, SLIDE 122, TRACT 11B AS SHOWN HEREON AND REMAINING TRACT 11 WILL HAVE USE OF ROADWAY WITHIN THE SHARED ACCESS EASEMENT CREATED BY PLAT OF RECORD IN PLAT CABINET 6, SLIDE 122. SHOULD MORE THAN 3 USERS UTILIZE THE SHARED ACCESS EASEMENT, THE DRIVEWAY WOULD NEED TO RECONSTRUCTED TO THE CURRENT SCOTT COUNTY RURAL RESIDENTIAL ROADWAY STANDARDS.

ROADWAY MAINTENANCE NOTE:
 UNLESS OTHERWISE DETERMINED BY CONDITIONS OF DEED OR CONTRACT / AGREEMENT SUPERSEDING THIS PLAT, THE PRIVATE ROAD / JOINT ENTRANCE, SHARED ACCESS SHOWN SHALL BE JOINTLY MAINTAINED BY THE OWNERS OF EACH TRACT SERVED BY THE SAME EXTENT OF THAT OWNERS USE.

FLOODPLAIN NOTE:
 ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 21209C0100C FOR SCOTT COUNTY KENTUCKY, EFFECTIVE JANUARY 8, 2014, TRACT 11B AS SHOWN HEREON IS LOCATED IN ZONE X, OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

FLOODPLAIN PER
 MAP 21209C0100C
 EFFECTIVE JANUARY 8, 2014



DAVID THURMOND JR
 035-00-025,02
 DB 398, PG 434
 CAB 6, SLIDE 2273
 A-1 ZONING

**REDWOOD TOWNHOMES SUBDIVISION
PRELIMINARY SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission
September 12, 2024**

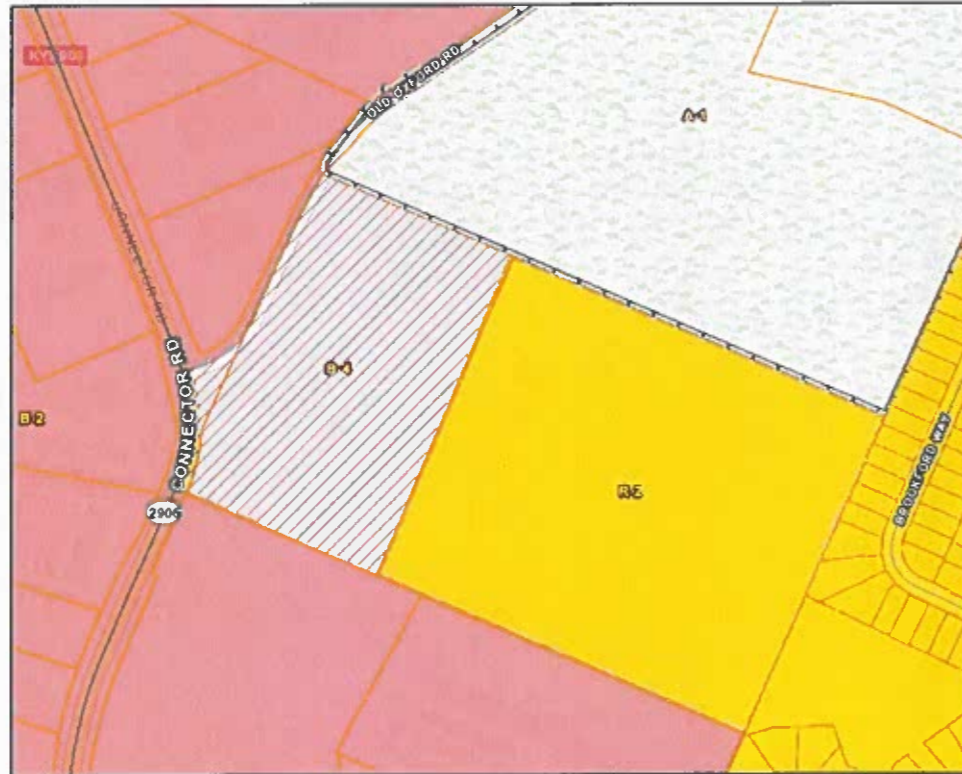
FILE NUMBER: PSP-2024-37

PROPOSAL: Preliminary Subdivision Plat for 139 single-family attached lots and one stormwater management lot

LOCATION: 1202 Old Oxford Road

OWNER: United Property Holdings, LLC

CONSULTANT: Keith Winstead, Thoroughbred Engineering



STATISTICS:

Zone: R-2 (Medium Density Residential)
Surrounding Zone: A-1 (Agricultural): North
B-2 (Highway Commercial): South
B-4 (Community Commercial): West
R-2: East

Site Area: 18.76 acres
Site Development: One-Story Townhomes
Number of Dwelling Units [Density]: 139 DU [7.41 units per net ac]
Access: Old Oxford Road via private roadway

Variations:
1. Variance to minimum lot size from 7,500 square feet to 3,695 square feet.
2. Variance to front yard setbacks from 30 feet to 20 feet.
3. Variance to side yard setback for central townhome units from 7.5 feet to 0 feet (zero lot line variance).

4. Variance to the rear yard setback for interior townhome buildings from 25 feet to 20 feet.

BACKGROUND:

The Project Site is an 18.76-acre tract on the east side of Old Oxford Road. The Project Site is north of the Bluegrass RV Storage site and west of the Rocky Creek neighborhood. The Project Site is annexed into the City of Georgetown.

The plat shows 139 smaller, front-access single-family attached lots. These lots will be served by a series of private roads. The smallest lots (Lots 105-110) are shown to be 3,695 SF and the average lot is 5,879 SF. The smallest lots are those central to the building. Almost all of the proposed lots are functionally smaller than their listed size since they will contain the private roadway and sidewalks serving these lots in their listed acreage. In a typical development, single-family lots are functionally larger than their listed size since the sidewalks and utility strip are not counted in the lot area. Staff ultimately supports the request for the variance as the reasonably anticipated to not detract from the other homes and lots and would not disrupt the overall character of the neighborhood.

The Applicant is requesting multiple variances as part of the proposed subdivision. The first is that the front setbacks for all residential lots be measured as 20 feet from the edge of the private easement boundary. The reduction would bring front facades closer to the street but still leaves sufficient space for driveway parking outside of all sidewalks and roadways. Secondly, for the interior buildings, the Applicant requests a variance to the rear yard setback from 25 feet to 20 feet. The plan shows sufficient usable space between the edge of the buildings shown and water recharge easements. Third, the Applicant requests a variance to the lot width at build line from 60 feet to 28 feet. This is consistent with other middle units in attached single-family residential neighborhoods and is not anticipated to disrupt area character. The final request is for all interior units' side yard setbacks from 7.5 feet to 0 feet, or a zero-lot line variance, to allow subdivision along firewalls. This is not uncommon for townhome developers looking to have the option to subdivide their lots for individual sale if the need arises. Staff supports this request, with the condition that any recording plat for the residential lots include a note and signature block (with inspector name and license number) from a certified home inspector that the firewalls are constructed to all appropriate requirements. On the end units, there are some bump outs shown on some of the buildings and it is hard to determine if they are utility room add-ons to the buildings or what they are. There is a minimum building separation for multi-family buildings of 25-feet. A couple of buildings may need to be shifted to meet the minimum separation requirement.

A reduction of the front setbacks, lot areas and lot widths would also render the smaller, urban scale lots more usable and not ultimately alter the general character of the area. Staff supports the request for the variances to the front yard setbacks of all residential lots, the rear yard setbacks for the interior buildings, the lot widths at build line, and the side yard setbacks for interior unit lots.

Per the Applicant, the properties will function similar to a condominium complex, where the resident would only be responsible for the interior of their respective unit and greenspaces, roads, shared parking spaces, and stormwater management infrastructure is the responsibility of the homeowners' association. The documents for the homeowners' association will be required to be recorded with the Final Subdivision Plat.

RECOMMENDATION:

Staff recommends **Approval** of the Preliminary Subdivision Plat for Redwood Townhomes with the following variances, waivers and conditions of approval:

Variances & Waivers:

1. Variance to the minimum lot size from 7,500 SF to 3,695 SF.
2. Variance to front yard setbacks from 30 feet to 20 feet.
3. Variance to the rear yard setback for interior townhome buildings from 25 feet to 20 feet.
4. Variance to the minimum lot width from 60 feet to 28 feet
5. Variance to side yard setback for central townhome units from 7.5 feet to 0 feet (zero lot line variance).

Conditions of Approval:

1. All conditions of ZMA-2021-29 and PDP-2022-21.
2. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
3. 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).
4. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plat.
5. This Preliminary Subdivision Plat approval is valid for two years, subject to the requirements of Article 306 section A of the *Subdivision and Development Regulations*.
6. All requirements of GMWSS regarding sanitary sewer services.
7. All requirements of Georgetown Fire Department.
8. Prior to Final Subdivision Plat approval providing the City Engineer with a street lighting plan in accordance with the adopted ordinance.
9. HOA documents shall be submitted for review and be recorded with the Final Subdivision Plat.

