

**SPECIAL MEETING
GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
AGENDA
JANUARY 14, 2021
6:00 p.m.**

I. COMMISSION BUSINESS

- A. Approval of December invoices
- B. Approval of December 10, 2020 minutes
- C. Approval of January agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

II. OLD BUSINESS

- A. Small Cell Tower Ordinance – PUBLIC HEARING

III. NEW BUSINESS

- A. FSP-2020-44 McKenzie Springs Estate Lots – Final Subdivision Plat to subdivide a parent tract of 112.88 acres into eight (8) total tracts located northeast side of Minors Branch and Owenton Roads.
- B. PDP-2020-45 676 Sebree Road – Development Plan to add gravel parking lot to event venue approved for a conditional use permit by the Scott County Board of Adjustment located at 676 Sebree Road.
- C. FSP-2020-46 Wireman & Filowiat Property – POSTPONED
- D. PDP-2020-47 American Mini-Storage Expansion – Preliminary Development Plan for a 23,430 square feet expansion of storage units and association asphalt paving located at 100 American Path.
- E. FSP-2020-49 Bolton Property - POSTPONED

IV. OTHER BUSINESS

- A. Update of Previously Approved Projects and Agenda Items

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
SPECIAL MEETING
MINUTES
December 10, 2020**

The special meeting was held online via Zoom on December 10, 2020. The meeting was called to order by Chairman Mark Sulski at 6:00 p.m. Present were Commissioners James Stone, Charlie Mifflin, Steve Smith, Duwan Garrett, Mary Singer, Regina Mizell, and David Vest, Director Joe Kane, Planner Matt Summers, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was Commissioner Byron Moran.

Motion by Mizell, second by Mifflin, to approve the November invoices. Motion carried.

Motion by Smith, second by Stone, to approve the November 12, 2020 minutes. Motion carried.

Motion by Smith, no second was made, to approve the December agenda. No action taken.

All those intending to speak before the Commission were sworn in by Mr. Perkins individually prior to their comments and questions.

Postponements/Withdrawals

Chairman Sulski opened the Public Hearing.

Chairman Sulski stated that the Small Cell Tower Ordinance Amendment has been postponed until the next regularly scheduled meeting due to missing the newspaper deadline for required public notice. Motion by Smith, second by Vest to continue until the regularly scheduled January meeting.

Chairman Sulski closed the Public Hearing.

PDP-2020-41 The Villages at Falls Creek Amended Master Plan – Request to amend the Master Plan for remaining lots in Phase 2 located east side of Falls Creek Development.

Mr. Kane stated that Planning Commission staff requested the Amended Master Plan because the applicant is wanting to change from single family homes to duplex townhomes and townhomes of 5 to 8 units to a building.

He stated the original concept plan was for a neighborhood development that included a downtown combination of retail, office and residential. He stated there was also a townhome area, single family homes and apartments across the creek.

He stated a year later the concept plan was amended. He stated eventually the downtown area was removed and two apartment buildings were built. He stated townhomes were approved and built. He stated they did not require an updated master plan before since most residences were built in the originally designated area.

He stated in 2013 an updated FEMA flood plain map increased the flood plain area in the section designated for single family. He stated when the applicant wanted to build townhomes in that area, staff asked the applicant to update their master plan. He stated if the master plan was approved then the applicant could submit a preliminary development plan for townhomes. He stated in the interim the City adopted a Common Scheme of Development Ordinance that regulates requirements for covenants, deed restrictions, and Homeowners Associations.

He stated staff does support townhomes but does ask that if approved, staff requests the density to be reduced at a capacity of no more than 52 units. He stated one new condition of approval he requested is that all townhomes face a public street.

He stated he did receive a petition of 23 property owners against multi-family units.

Nathan Billings, representing applicant, stated that according to subdivision regulations the Planning Commission cannot decide on the application tonight. He stated in Articles 3 and 4 of the Subdivision Regulations it states that the applicant can submit a concept plan, but it is not required. He stated that this meeting is a staff review meeting, but a decision cannot be made on the master plan.

Mr. Perkins stated he agrees with Mr. Billings. He stated when a preliminary development plan is presented than changes can be addressed.

Chairman Sulski questioned if the Planning Commission should hear the application if no action could be taken. Mr. Perkins stated that since all staff is together it could be discussed but staff cannot vote.

Mr. Kane stated that he feels staff will not change their position. He stated that the Planning Commission might want to go ahead and hear public opinion.

Commissioner Smith stated that he thinks hearing public opinion might help shape the planning process.

Commissioner Mifflin questioned Mr. Billings that he understands correctly they could hear public opinions now. Mr. Billings stated that since the meeting was already publicized, he thinks hearing public opinion could be addressed.

Commissioner Mifflin questioned Mr. Kane that staff approves of townhomes just not the layout. Mr. Kane stated that the layout and density is staff's main concern.

Steve Brukwicki, Falls Creek resident, stated that he bought his residence based on the plan that from the entrance to the first stop sign is to all be single family homes. He stated he does not agree that the change to the flood plain caused a change in market. He stated the six-plexes built between the stop signs cause traffic

congestion. He stated he also has concern that units built close to the flood plain will end up vacant due to flood insurance being required.

Tommy Sageser, Falls Creek resident, stated he would like more information made available to the public about the cost of flood insurance if someone buys a lot in the flood zone area.

Kourtney Roe, Falls Creek resident, stated that the neighborhood does not have control over the HOA due to Mr. Smith still owning the HOA. She stated as being a previous resident of Mississippi, flood insurance raised their insurance rate 25% for a small home. She stated the police had been called on residents in the apartments several times. She stated the residents have had to contact Code Enforcement before on Mr. Smith for lack of care of empty lots. She stated she does not want duplexes, multi-plexes, or apartments in the neighborhood.

Commissioner Smith questioned how the flood plain changing affects the neighborhood. Mr. Perkins stated the Planning Commission is not obligated to give the applicant more units but to make sure it complies with the Ordinance.

Mr. Brukwicki stated that the residents would like all parties involved to have a meeting to discuss the changes.

Paul Kinzer, Falls Creek resident, questioned if the 100-year flood plain or 500-year flood plain is shown on the plat. Mr. Krebs stated he thinks the plat is showing the 100-year flood plain. Mr. Kinzer stated that since he has lived there the area has flooded twice. Mr. Krebs stated that FEMA dictates flood zones.

Chairman Sulski questioned if area 4 on the plat is unbuildable. Mr. Kane stated that area 4 is unbuildable due to flood plain.

Mr. Billings stated the plat is showing the 100-year flood plain. He stated the flood plain area would be addressed when the applicant presents a preliminary development plan.

Mr. Brukwicki stated his concern if homes are built, then homeowners realize they are required to have flood insurance.

Brent Combs, Thoroughbred Engineering, stated he is only aware of insurance companies requiring flood insurance for homes in the 100-year flood plain area.

Commissioner Smith stated his understanding from the residents is that they only want single family homes. Chairman Sulski questioned if the area is zoned for multi-family homes. Mr. Perkins stated it is zoned for multi-family homes. Mr. Summers stated the area is zoned single family but as part of the PUD zone change approved in 2004, multi-family was permitted.

Kristine Hoskins, Falls Creek resident, stated that she had been a Falls Creek resident since 2007 and purchased her home knowing that the development was for single family and multi-family homes. She stated her main concern is that the homes are built tastefully and do not detract value from the neighborhood. She

stated single family homes continue to sell quickly in Scott County and she does not see a change in the market.

Approval of 2021 Application Deadlines

Motion by Mizell, second by Vest, to approve the 2021 Application Deadlines. Motion carried.

The meeting was then adjourned.

Attest:

Mark Sulski, Chairman

Charlie Perkins, Secretary

ARTICLE 2: SMALL CELL/WIRELESS FACILITIES & SMALL CELL -TOWERS

SECTION __PURPOSE:

These regulations balance the need for new Small Wireless Facilities Cell-Systems and Small Cell Towers with the impacts new Small Cell Towers have on adjacent land uses; provide for the safest and most efficient integration of cellular antenna facilities for Cellular Telecommunications Services or Personal Communications Services within the community; provide for these facilities in coordination with the recommendations of the City of Georgetown Comprehensive Plan; and, to further the public health, safety, and general welfare of City of Georgetown.

SECTION __TITLE:

These regulations shall be known as the Regulations for Small Wireless Facilities Cell Systems and Small Cell Towers in the City of Georgetown and may be referred to as "these regulations."

SECTION __AUTHORIZATION:

These regulations are adopted pursuant to authority granted to planning commissions in the Commonwealth of Kentucky by Kentucky Revised Statutes (KRS) 100.985 – 100.987.

SECTION __CITATIONS OF KENTUCKY REVISED STATUTES:

Whenever a provision of these regulations cites a provision of the Kentucky Revised Statutes (KRS) and that provision is later amended or superseded, these regulations shall be deemed amended to refer to the amended provision, or to the provision that most closely corresponds to the superseded provision.

SECTION __APPLICABILITY:

These regulations apply to every Utility or company that is engaged in the business of providing the required infrastructure to a Utility that proposes to construct a Small Wireless Facility Cell System or Small Cell Tower for Cellular Telecommunications Services or Personal Communications Services. These regulations also apply to towers that do not meet the requirements of minor adjustments, in accordance with Section 2.6 of these regulations.

SECTION __RELATIONSHIP TO APPLICABLE CODES:

These regulations are not intended to supersede in any way the requirements of the local zoning ordinance or the requirements of the Kentucky Building Code.

SECTION __STATEMENT OF SEVERABILITY:

It is the intention that the articles, sections, subsections, sentences, clauses, and phrases of these regulations are severable. If any article, section, subsection, sentence, clause, or phrase is declared unconstitutional, or otherwise invalid by a court of competent jurisdiction in a valid

judgment or decree, that unconstitutionality or invalidity shall not affect the remaining articles, sections, subsections, sentences, clauses, and phrases. These regulations would have been adopted without the incorporation into these regulations of the unconstitutional article, section, subsection, sentence, clause, or phrase.

SECTION ___ STATUS AS MINIMUM STANDARDS:

In their interpretation and application, these regulations shall be viewed as minimum standards or requirements, adopted for promotion of the public health, safety, and general welfare. Whenever these regulations conflict with a requirement of any other lawfully adopted rule, regulation, ordinance, order, or resolution, the most restrictive or that imposing the higher standards shall govern.

SECTION ___ COMPLIANCE REQUIRED:

Except as hereinafter specified, no Small Wireless Facility Cell System, Small Cell Tower or Non-Tower Wireless Communication Facility shall hereafter be placed or constructed except in conformity with these regulations.

SECTION ___ BURDEN OF PROOF:

The burden of demonstrating that an Application subject to these regulations complies with applicable review and approval standards is placed upon the Applicant. The burden is not placed upon the Staff, the Planning Commission, or other parties to show that the standards have been met by the Applicant or person responsible for the development.

SECTION 2.55 DEFINITIONS:

Antennas or Related Equipment: Any transmitting, receiving or other equipment used in conjunction with a Wireless Communications Facility. The term includes Utility or Transmission Equipment, antennas, radios, power supplies, generators, batteries, cables, equipment buildings, cabinets and storage sheds, shelters, or similar equipment. This definition does not include Cellular Antenna Towers.

Applicant: A person or entity who is authorized by the provisions of these regulations to file an Application for approval under these regulations.

Application: An Application is the completed form or forms and all accompanying documents, exhibits, and fees required of an Applicant by Staff or the Planning Commission as part of a submission for review.

Base Station: A structure or equipment at a fixed location that enables Federal Communications Commission-licensed or authorized wireless communication between user equipment and a communication network. The term does not include a Cellular Antenna Tower as defined in this section or any equipment associated with a Cellular Antenna Tower. The term includes, but is not limited to, equipment associated with wireless communications services such as private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.

- A. The term includes, but is not limited to, radio transceivers, antennas, coaxial or fiber-optic cable, regular and backup power supplies, and comparable equipment, regardless of technological configuration (including Small Wireless Facilities Cell Systems).
- B. The term includes any structure other than a Cellular Antenna Tower that, at the time the required Application is filed with the Planning Commission under this subsection, supports or houses equipment described in sub-paragraph (A) of this definition that has been reviewed and approved under the applicable zoning or siting process even if the structure was not built for the sole or primary purpose of providing such support.
- C. The term does not include any structure that, at the time the required Application is filed with the Planning Commission under this definition, does not support or house equipment described in this definition.

Cellular Antenna Tower: A tower constructed for, or an existing facility that has been adapted for, the location of transmission or related equipment to be used in the provision of Cellular Telecommunications Services or Personal Communication Services.

Cellular Telecommunications Services: A retail telecommunications service that uses radio signals transmitted through cell sites and mobile switching stations.

Co-Location: Locating two (2) or more transmission Antennas or Related Equipment on the same Cellular Antenna Tower.

Non-Tower Wireless Communications Facilities: Wireless Communications Facilities other than tower-based wireless communications that are located on buildings, Utility Poles as defined by this section, and other existing structures.

Personal Communication Services: Commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access services as defined in 47 U.S.C. sec. 332(c).

Planning Commission: The term "Planning Commission" shall mean the Georgetown-Scott County Planning Commission.

Right-Of-Way: The surface of and space above and below any real property in the municipality in which the federal government, Commonwealth, municipality, or municipal authority has a regulatory interest, or interest as a trustee for the public, as such interests now or hereafter exist, including, but not limited to, all streets, highways, avenues, roads, alleys, sidewalks, tunnels, bridges, or any other public place, area, or property under the control of the federal government, Commonwealth, municipality, or municipal authority. Private Rights-of-Way and other government-owned lands not listed above shall not be considered a Right-of-Way. The phrase "in the Right(s)-Of-Way" means in, on, over, along, above and/or under the Right(s)-Of-Way.

~~Small Cell System: A network of remote antenna nodes that distributes radio frequency signals from a central hub through a high capacity signal transport medium to a specific~~

~~area. The term includes mini commercial towers, small cells, distributed antenna systems, mini cell, micro cell, or similar systems.~~

Small Cell Tower: Any structure under fifty (50) feet in height with an antenna or transmitter that is constructed for the sole or primary purpose of supporting any Federal Communications Commission – licensed or authorized antennas and their associated facilities, including structures that are constructed for wireless communications services including but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul, and the associated site. A pole originally installed for the primary purpose of supporting wireless telecommunications equipment, regardless of the timeframe between pole installation and connection/implementation of Transmission Equipment, is considered a Small Cell Tower, and is not a Utility Pole. The term Small Cell Tower includes structures erected to support Antennas and Related Equipment, mini cell towers, distributed antenna system towers, micro cell towers, mini cells, Wi-Fi antennas, or similar ~~systems~~ technology.

Small Wireless Facility: A Wireless Communications Facility that meets each of the following conditions: (i) Each antenna associated with the deployment, excluding associated antenna equipment, is no more than three cubic feet in volume; and (ii) All other wireless equipment associated with the structure, including the wireless equipment associated with the antenna and any pre-existing associated equipment on the structure, is no more than 28 cubic feet in volume.

Staff: Those employees of the City of Georgetown and Scott County assigned to support and/or administer the powers and duties proscribed to the Planning Commission.

Stealth Technology: Design techniques used to blend objects into the surrounding environment and to minimize visual impact. These design techniques may be applied to wireless communications towers, antennas, and other facilities, which blend the proposed facility into the existing structure or visual backdrop in such a manner as to render it less visible to the casual observer. Such methods include but are not limited to facilities constructed to resemble light poles, flag poles or other streetscape amenities. The use of additional features such as flags, decorative streetlamps, and banners or signs may be utilized to blend the proposed facility into the visual backdrop.

Transmission Equipment: Equipment that facilitates transmission for any Federal Communications Commission-licensed or authorized wireless communication service, including, but not limited to, radio transceivers, antennas, coaxial or fiber-optic cable, and regular and backup power supply. The term includes equipment associated with wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services, such as microwave backhaul.

Utility: Has the meaning as defined in KRS 278.010(3).

Utility, Overhead: Utility infrastructure that is located primarily above ground as determined by Staff. For purposes of these regulations, Overhead Utilities include but

are not limited to power lines and communications lines.

Utility Pole: A structure originally constructed for the support of electrical, telephone, cable television or other video services, street lighting, or other similar cables and located within the Right-Of-Way or Utility easements. A pole originally installed for the primary purpose of supporting wireless telecommunications equipment, regardless of the timeframe between pole installation and connection/implementation of Transmission Equipment, is considered a Small Cell Tower, and is not a Utility Pole.

Utility, Underground: Utility infrastructure that is located primarily underground as determined by Staff. For purposes of these regulations, utilities include but are not limited to water lines, sanitary sewer lines, storm sewer lines, culverts, natural gas lines, power lines, and communications lines. This definition does not include electric transformers, switch boxes, telephone pedestals and telephone boxes, traffic boxes, and similar devices which are ground mounted.

Wireless Communications Facility: The set of equipment and network components including antennas, transmitters, receivers, Base Stations, cabling, and Antenna or Related Equipment, used to provide wireless data and telecommunication services.

SECTION 2.551 PRE-APPLICATION CONFERENCE: A pre-application conference is optional and is not required. A pre-application conference does not trigger any of the FCC's shot clock requirements for placement of Small Wireless Facilities or Small Cell Towers. Applicants ~~must~~ may contact Staff and request a pre-application conference. Upon receipt of this request, Staff will set up the meeting which shall include Staff, the Applicant, any applicable Utility providers, the local jurisdiction, and the owner of the Right-Of-Way or property on which the Small Wireless Facility Cell System or Small Cell Tower is proposed to be installed. A pre-application conference ~~This meeting will allow~~ s for early coordination by identifying existing structures that might be suitable for collocation and identifying any other items which are in conformance/nonconformance with the Comprehensive Plan, local zoning ordinance, and/or the provisions of these regulations. ~~The meeting will~~ A pre-application conference provides an opportunity for an initial discussion regarding proposed structure locations, design and the Application submittal, ~~and~~ approval process ~~and~~ Coordination with utilities for possible use of pre-existing structures ~~will be required~~. Applicants desiring to have a pre-application conference should supply the Applicant's Provider's preferred locations, structure design style and structure height one week prior to the pre-application ~~meeting~~ conference or upon request for a such pre-application conference meeting.

SECTION 2.552 APPLICATION SUBMITTAL: Prior to making an Application for a Small Wireless Facility Cell System, a Small Cell Tower, or a Non-Tower Wireless Communications Facility in the Rights-Of-Way, an Applicant must first obtain a franchise from the City, unless Applicant already possesses a franchise from the City or the Commonwealth. All proposed Small Wireless Facilities Cell Systems, Small Cell Towers, or Non-Tower Wireless Communications Facilities shall be subject to administrative review and approval by Staff or the Planning Commission. The factual determination approving or rejecting such plans shall be made in accordance with requirements of this and other applicable sections of these

regulations and the Comprehensive Plan. One Application for multiple proposed ~~towers-~~
~~within the same~~ Small Wireless Facilities~~Cell-System~~ is encouraged whenever possible.

SECTION 2.553 REQUESTED APPLICATION INFORMATION: All information contained in the Application and any updates, except for any map or other information that specifically identifies the proposed location of the Cellular-Antenna-Tower-
facilities then being reviewed, shall be deemed confidential and proprietary within the meaning of KRS 61.878. The Planning Commission shall deny any public request for the inspection of this information, whether submitted under Kentucky's Open Records Act or otherwise, except when ordered to release the information by a court of competent jurisdiction.

Applicants for the construction of Small Wireless Facilities~~Cell-Systems~~ and/or Small Cell Towers for Cellular Telecommunications Services or Personal Communications Services may choose to provide either the Uniform Application per KRS.100.9865 or in lieu of the Uniform Application, a Small Wireless Facilities~~Cell-Systems~~ Application may be made. A Small Cell-SystemsWireless Facilities and/or Small Cell Tower Application shall be considered complete upon submission of all the following items and information:

- ~~A. An Application fee of \$270 shall be submitted for each new Small Cell Tower which supports an Antenna and for each new Non-Tower Wireless Communications Facility. Fees:~~
- ~~1. \$1,000 shall be submitted for each new Small Cell Tower in the Application which supports any Small Wireless Facilities; and~~
 - ~~1.2. \$500 shall be submitted for up to five (5) new Non-Tower Wireless Communications Facilities and/or Small Wireless Facilities, plus an additional \$100 for each additional Non-Tower Wireless Communications Facility and/or Small Wireless Facility included in the Application.~~

Applications are limited to ten (10) new Small Cell Towers ~~and/or -~~, ten (10) new Non-Tower Wireless Communications Facilities or ten new Small Wireless Facilities on existing towers per Application. Multiple Small Cell Towers may only be included on a single Application if they are located within the same city or unincorporated area of the County.

- A. A written description and map showing the coverage area of the provider's existing facilities in the general and site-specific areas that are the subject of the Application.
- ~~B. A statement of the telecommunications objectives for the proposed location, whether the proposed facility is necessary to prevent or fill a gap capacity shortfall, expand or provide new coverage, or to deploy new technology in the Applicant or provider's service area, whether it is the least obtrusive means of doing so, and whether there are any alternative sites that would have fewer aesthetic impacts while providing comparable service.~~
- ~~G.B.~~ A statement by an authorized representative that the Applicant or provider holds all applicable licenses or other approvals required by

the Federal Communications Commission, the Kentucky Public Service Commission, and any other agency of state or federal government with authority to regulate telecommunications facilities that are required in order for the Applicant to construct the proposed facility.

~~D.C.~~ A statement by an authorized representative that the Applicant ~~or provider~~ is in compliance with all conditions required for ~~such license~~ the Applicant's applicable licenses and approvals.

~~E.D.~~ A full description of the number and dimensions of all new Small Cell Towers proposed to be installed, if applicable.

~~F.E.~~ A site development plan, signed and sealed by a professional engineer registered in Kentucky, showing the proposed location of the proposed new Small Cell Tower(s) and existing structures within five hundred (500) feet of the proposed new Small Cell Tower(s) site. For Applications in which multiple ~~towers~~ new Small Cell Towers are proposed, an overall site development plan showing all proposed locations within a single city or unincorporated area must be provided.

~~G.F.~~ A vertical profile ~~sketch or~~ drawing of the proposed new Small Cell Towers(s) included in the Application towers, signed and sealed by a professional engineer registered in Kentucky, indicating the height of the proposed new Small Cell Tower(s) tower and the placement of all antennas and equipment enclosures associated with the proposed new Small Cell Towers(s).

~~H.G.~~ A statement ~~indicating~~ identifying the individual who is the authorized agent and their preferred email and mailing address to receive communications under these regulations.

~~I.H.~~ Photographs of view shed from each proposed new Small Cell Tower(s) tower location, taken in at least four directions.

~~J.I.~~ Description of whether other Overhead Utilities exist within five hundred (500) feet of the proposed new Small Cell Tower(-s) locations, antenna location.

~~K.J.~~ A completed form indicating compliance with Code Enforcement, Revenue Commission, and all property taxes, if applicable.

SECTION 2.554 PROCESSING OF APPLICATION:

A. Applications will be reviewed for substance only when they meet all submittal requirements. If Applications are not complete, Staff must notify the Applicant within ten (10) calendar days from the submission of the Application stating the Application is incomplete and identifying the missing materials, which must be submitted in order to complete the Application. No further review of the Application will take place until the Application is complete. If the resubmitted

materials are not complete, Staff must notify the Applicant within ten (10) calendar days from the most recent submission of Application materials stating the Application is incomplete and identifying the missing materials, which must be submitted in order to complete the Application. No further review of the Application will take place until the Application is complete.

- B. Planning Commission shall review and take final action on Applications for new Small Cell Towers within ninety (90) calendar days of a completed Application. If an Application is not complete, the Staff shall notify the Applicant in writing within ten (10) days of receipt of the Application. If said notice is sent to Applicant within ten (10) days of receipt of the Application, the time period will not begin until the Application is deemed complete by Staff. Staff shall notify the Applicant once the Application is deemed complete and provide the deadline for the Planning Commission review period. Staff or Planning Commission shall either approve, approve with conditions, or deny the Application. If Staff or Planning Commission does not make a final decision within the required ninety (90) calendar days, the Application shall be deemed ~~to be~~ approved as submitted.
- C. Planning Commission shall review and take final action on Applications for new Non-Tower Wireless Communication Facilities within sixty (60) calendar days of a completed Application. If an Application is not complete, the Staff shall notify the Applicant in writing within ten (10) days of receipt of the Application. If said notice is sent to Applicant within ten (10) days of receipt of the Application, the time-period will not begin until the Application is deemed complete by Staff. Staff shall notify the Applicant once the Application is deemed complete and provide the deadline for the Planning Commission review period. Staff or Planning Commission shall either approve, approve with conditions, or deny the Application. If Staff or Commission does not make a final decision within the required sixty (60) calendar days, the Application shall be deemed to be approved as submitted.

~~D.~~

E-D. An Applicant claiming to be injuriously affected or aggrieved by an official action, order, requirement, interpretation, grant, refusal, or decision of Staff in the administration of these regulations may appeal the action to the Planning Commission. Such appeal must be taken within thirty (30) consecutive calendar days of the final action by Staff. The appeal shall be filed with Staff along with an appeal fee of five hundred dollars (\$500). Staff will fix a reasonable time for hearing the appeal and give public notice in accordance with KRS Chapter 424, as well as written notice to the appellant, the jurisdiction where the proposed Small ~~Wireless Facility~~ Cell System is located, and the owner of Right-Of-Way or property (if different from the jurisdiction) at least one (1) calendar week prior to the hearing.

An Applicant claiming to be injured or aggrieved by any final action of the Planning Commission shall appeal from the final action to the ~~C~~ircuit ~~C~~ourt of the county in which the property is located. Such appeal shall be taken within thirty (30) calendar days after such action.

F.E. **WAIVERS TO THESE REGULATIONS:** This **S**ection sets forth a procedure by which the Planning Commission may allow for waivers of these regulations. The purpose is to allow some flexibility in dealing with unique issues that are outlined in Subsection 4 below.

1. An Application requesting a waiver, a \$500 fee, and any additional documentation necessary to meet the requirements of this section shall be submitted for review.
2. The Planning Commission shall hold at least one public hearing after giving notice as according to KRS 424 for the purposes of reviewing the requested waiver.
3. After the public hearing, the Planning Commission may approve, approve with conditions, or disapprove the requested waiver.
4. The Planning Commission may grant a waiver to these regulations balanced against the public interest, providing the Planning Commission finds that the waiver will not be detrimental to the public interest and that the City or unincorporated jurisdiction where the proposed ~~small cell tower~~ Small Cell Tower is to be located approves the waiver, and at least one of the following criteria apply:
 - a. That strict compliance with these regulations will create a hardship or unsafe situation in the face of unusual conditions.
 - b. That granting the waiver creates a situation more in keeping with unique character within the general vicinity.
 - c. That the requested waiver better meets the objectives of these regulations.
 - d. That granting the waiver creates a safer situation than strict compliance with these regulations.
 - e. Failure to grant the waiver would create a violation of federal law by prohibiting or having the effect of prohibiting telecommunications services.
 - d.f.

G.F. In addition to GSCPC approval, separate applicable building, zoning, and electrical permits, and permission from the City or unincorporated local jurisdiction, Right-Of-Way or property owner ~~are required~~ must be obtained prior to the beginning of construction.

SECTION 2.555 SMALL WIRELESS FACILITY CELL SYSTEM AND SMALL CELLTOWER LOCATION AND DESIGN REGULATIONS:

A new Small Wireless Facility Cell System is subject to design review and approval by the Planning Commission after a public hearing. The design criteria required for the new Small Wireless Facility Cell Systems is determined by the type of location or zoning district in which the facility is to be located. The design review and approval process, including any public hearing, shall be compliant with state and federal law.

- A. NON-TOWER WIRELESS COMMUNICATIONS FACILITIES LOCATIONS AND SMALL WIRELESS FACILITIES ON EXISTING UTILITY POLES OR SMALL CELL TOWERS: Administrative review by Staff is required for Non-Tower Wireless Communications Facilities and Small Wireless Facilities on existing Utility Poles or Small Cell Towers. A Utility planning to erect said Non-Tower Wireless Communications Facilities and Small Wireless Facilities on existing Utility Poles or Small Cell Towers shall file an Application with the Planning Commission its intent to do so, including the name and address of the Utility, name of the owner of the structure, the latitude and longitude of the structure, and a description of the plan to locate the Small Wireless Facility Antenna or Related Equipment including a statement documenting that the new Small Wireless Facility Antenna or Related Equipment location does not change the height of the structure beyond the lower of 10 feet, or a 10% increase in height. These non-tower locations must adhere to all other applicable federal, state, and local zoning codes, building codes or permits and the design regulations herein, where applicable.
- B. NEW SMALL WIRELESS FACILITIES CELL SYSTEM AND SMALL CELL TOWER LOCATIONS IN ALL ZONING DISTRICTS: The regulations in this subsection apply to all new Small Wireless Facilities and Small Cell System Towers.
1. Except when deployed in response to temporary service outages; as a result of emergencies; or at the request of first responders, ~~Temporary~~ temporary, mobile or wheeled Cellular Antenna Towers or Small Cell Towers shall not be permitted.
 2. New Small Cell Towers shall not exceed the greater of the maximum building height for the zoning district (or adjacent zoning district if in Right-Of-Way) within which they are located or thirty-five (35)-feet. A height that is in excess of what is permitted within the zoning district may be approved by staff if it integrates Stealth Technology that better meets the objectives of these regulations.
 3. If technologically possible, ~~n~~New Small Cell Towers shall be designed and constructed to accommodate a minimum of two (2) service providers.
 4. New Small Cell Towers may be located on public or private non-residential land or within a public Right-Of-Way provided it does not interfere with other utilities, functionality of sidewalks, visibility, or other matters of public safety.
 5. New Small Cell Towers shall not be illuminated, except in accord with state or federal regulations, or unless illumination is integral to the Stealth Technology, such as a design intended to look like a street light pole.
 6. New Small Cell Towers shall not include advertisements and may only

display information required by a federal, state, or local agency. Such display shall not exceed one (1) square foot in area, unless required by state or federal regulations, or unless a larger display is integral to the Stealth Technology. Such display shall not exceed the width of the pole, unless required by state or federal regulations or a wider sign is integral to the Stealth Technology such as a design which integrates a decorative banner.

7. If a new Small Cell Tower is located in an area with primarily Underground Utilities, or where no adjacent Overhead Utility lines exist, it shall not utilize Overhead Utility lines.
8. In instances where an antenna is proposed to be constructed within a historic or commercial district with established public or private design control measures, regulations in subsection 2.555, C., shall be followed. Efforts shall be made to adhere to any established design control measures or existing furnishing or fixture styles within the district. Where additional local design review processes exist, such as Certificates of Appropriateness or Urban Design Review Boards, such approvals may be required.

C. NEW SMALL ~~WIRELESS FACILITIES~~ ~~CELL SYSTEMS~~ AND SMALL CELL TOWERS LOCATIONS IN RESIDENTIAL ZONES: The regulations in this subsection apply to Small Cell Systems and Small Cell Towers to be located within, or immediately adjacent to, residential zoning districts as defined in Article III, Section 2.555, D., (1).

1. Facilities in residential areas are strongly encouraged to be Non-Tower Wireless Communication Facilities, which are eligible for Staff approval from these regulations per Article III, Section 2.555, A.
2. New Small Cell Towers and ~~Antenna or Related Equipment~~ Small Wireless Facilities shall be camouflaged by Stealth Technology. Examples of appropriate Stealth Technology for residential areas includes, at a minimum, towers with all cables, wires, Transmission Equipment, electric meters, power equipment, etc. installed inside the Small Cell Tower to the extent technologically feasible ~~Tower~~. Other types of stealth technology or other methods which will reduce the visual impact may be approved by Staff.
3. All poles and antennas shall be uniform grey or black in color, unless another color is integral to the Stealth Technology as approved by Staff or the Applicant shows that grey and black are not technologically feasible.
4. The use of cooling fans is discouraged. When needed, fans with lower noise profiles must be used.
5. New Small Cell Towers should avoid areas without Overhead Utilities. If

a Small Cell Tower is located in an area with primarily Underground Utilities it must adhere to Stealth Technology that incorporates the telecommunications equipment into a streetscape amenity such as a decorative lamp post, streetlight or other approved design. In areas with Overhead Utilities, cylindrical antennas or antennas house within cylindrical cannisters or shrouds are required.

6. In residential areas, a Small Cell Tower shall not be located closer than the height of the proposed tower to an existing or proposed residential structure, or no closer than thirty (30) feet, whichever is greater.
7. Efforts should be made to locate new Small Cell Towers in the yard location where other Overhead Utilities are located, in the event that Co-location has been demonstrated to be infeasible.
8. New Small Cell Towers within residential areas should be located to avoid obstructing the view of building facades by placing the tower at a corner, intersection or along a lot line.
9. When technologically feasible nNew Small Cell Tower shall not be located within five hundred (500) feet of an existing Small Cell ~~System~~ Tower. Multiple carriers are permitted and encouraged to locate on one Small Cell Tower, where possible technologically feasible .
10. Reasonable efforts shall be made to locate new Small Cell Towers in the order of hierarchy below, based on the following functional roadway classification from the most to least preferred:
 - a. Interstate
 - b. Arterial
 - c. Collector
 - d. Local

D. NEW SMALL WIRELESS SYSTEM~~CELL-SYSTEM~~ AND SMALL CELL TOWER LOCATIONS IN NON-RESIDENTIAL ZONES: The regulations in this subsection apply to towers to be located within non-residential zoning districts.

1. In instances where a facility is proposed to be constructed in the Right-Of-Way within one hundred (100) feet of a residential zone or use, even if the antenna's physical location is within a non-residential zone, regulations in subsection 2.555, C., shall be followed.
2. Antennas in commercial, institutional, or park areas are encouraged to be installed as Non-Tower Wireless Communication Facilities, which are eligible for Staff approval per Article III, Section 2.555, A.
3. Reasonable effort shall be given to locate new equipment based upon the following hierarchy of zones and land uses from the most to least preferred:

- a. Co-locate on an existing structure whenever possible, which is exempt from these regulations, per Section 2.555, A.
- b. Institutional.
- c. Industrial.
- d. Commercial.
- e. Public parks.
- f. Agricultural.

4. Equipment enclosures, including electric meters, should be nearly the same width as the pole or as small as possible. ~~Ground-mounted equipment boxes should be screened from view with shrubs or other appropriate screening as approved by Staff.~~

5.4. Shrouds, risers, and conduits shall be used to reduce the appearance of external cabling.

6.5. All poles, antennas, brackets, cabling, risers, shrouds, and conduits shall be uniform grey or black in color, or other color as approved by Staff.

7.6. Cylindrical antennas ~~or antennas house within cylindrical cannisters or shrouds~~ shall be required, unless another antenna style is integral to the Stealth Technology as approved by Staff.

8.7. There shall be no more than a four (4) inch off-set between the pole and pole-mounted equipment enclosures.

SECTION 2.556 EVALUATION CRITERIA: Evaluation of the proposal shall be based upon the following criteria and shall be subject to administrative approval by Staff or approval by the Planning Commission after a public hearing, as applicable:

- A. The extent to which the proposal is consistent with the purposes of these regulations.
- B. The extent to which the proposal minimizes the impact on adjacent land uses, especially in terms of visual impact.
- C. The extent to which the proposed facility is camouflaged (i.e., use of Stealth Technology).
- D. The extent to which the proposed facility conforms to the character of the surrounding area (i.e., buildings, street lighting, signs).

SECTION 2.557 AMENDMENTS TO APPROVED PLANS: Any amendments to Plans for Small ~~Wireless Facilities~~Cell Systems and Small Cell Towers , except for the minor adjustments outlined below, shall be made in accordance with the procedure required by Section 2.553, subject to the same limitations and requirements as those under which such plans were originally approved.

The following activities shall be considered minor adjustments from the original

approval of an Application for towers located in the Right-Of-Way. Changes are measured cumulatively from the original approval of the Small Cell Tower or Base Station or Small Wireless Facility.

- A. Tower height increases by less than ten (10) percent.
- B. Change in the tower width of less than ten (10) percent.

**MCKENZIE SPRINGS (PHILLIP HOUSE) PROPERTY
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission
January 14, 2021**

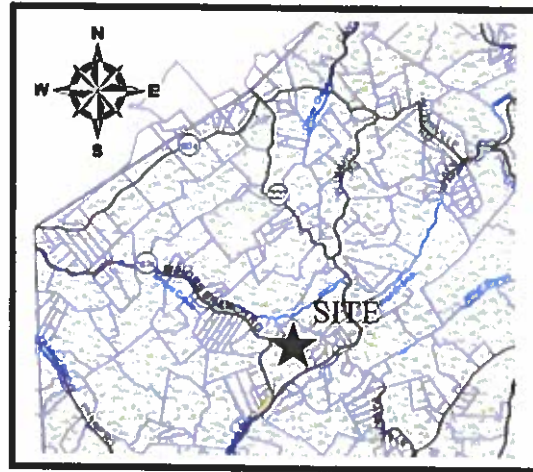
FILE NUMBER: FSP-2020-44

PROPOSAL: Final Subdivision Plat to subdivide a parent tract of 112.88 acres into eight (8) total tracts.

LOCATION: Northeast side of Minors Branch and Owenton Roads

OWNER: Phillip House

SURVEYOR: Cahill Surveyors



STATISTICS:

Zone	A-1 (Agricultural)
Surrounding Zone(s)	A-1 (Agricultural)
Site Acreage	112.88 acres
Access	Owenton Road and Minors Branch Road
Variances/Waivers	Subdivision Regulation driveway separation

BACKGROUND:

The application before the Planning Commission is a Final Subdivision Plat to subdivide eight tracts, that vary in size but are all larger than 5 acres, from a parent tract of 112.88 acres. The Project Site is zoned A-1 (Agricultural).

Plat Review:

The proposed subdivision meets all A-1 zoning requirements. The A-1 zoning district requires new tracts to be a minimum 5-acres in size, 250' wide at the building line, with 50-foot front, side and rear yard setbacks. The eight tracts all meet the minimum size and width requirements. The proposed lots include three with exclusive frontage on Minors Branch Road (KY 1874) and four with exclusive frontage on Owenton Road (KY 227) and one with double frontage on Owenton Road and Minors Branch Road. The lot width double frontage has an existing house and driveway. The remaining seven tracts are proposing new driveways.

The subject property is steeply sloped in areas, mainly along Minors Branch Road. The main concern of planning staff is the number of driveways proposed onto existing state roads. County Subdivision Regulations state,

"Every two adjacent five (5) to ten (10) acre lots in one subdivision in A-1 zoned areas shall have shared access, direct adjacent access, or access separation of at least 300 feet."

If separation can't be met, a variance must be obtained. Typically, the Planning Commission defers to KYTC which permits driveway locations and construction on state roads. But the Planning Commission reviews new subdivision requests and may limit subdivisions based on adherence to our requirements. The applicant has applied and been granted the driveway permits in the proposed locations by KYTC. They are flagged and marked with paint if Planning Commissioners visit the site and are located on the plat as well for reference.

Owenton Road and Minors Branch Road are both narrow and winding roads, and Minors Branch, especially is limited in the locations where new driveways are possible due to existing topography. Staff recommends approval of the subdivision but recommends shared driveways for adjoining tracts to limit the number of new driveways and to increase safety. Staff recommends shared driveways for tracts 3 and 4, tracts 5 and 6 and tracts 7 and 8.

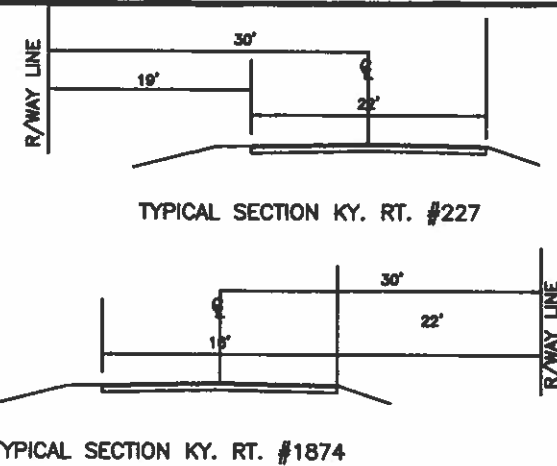
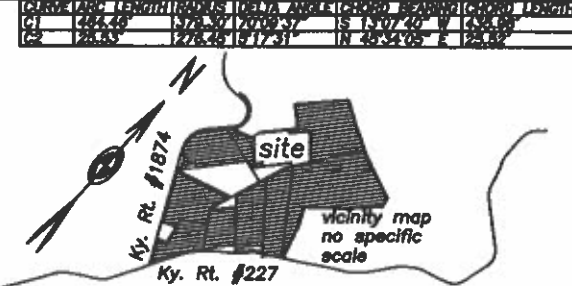
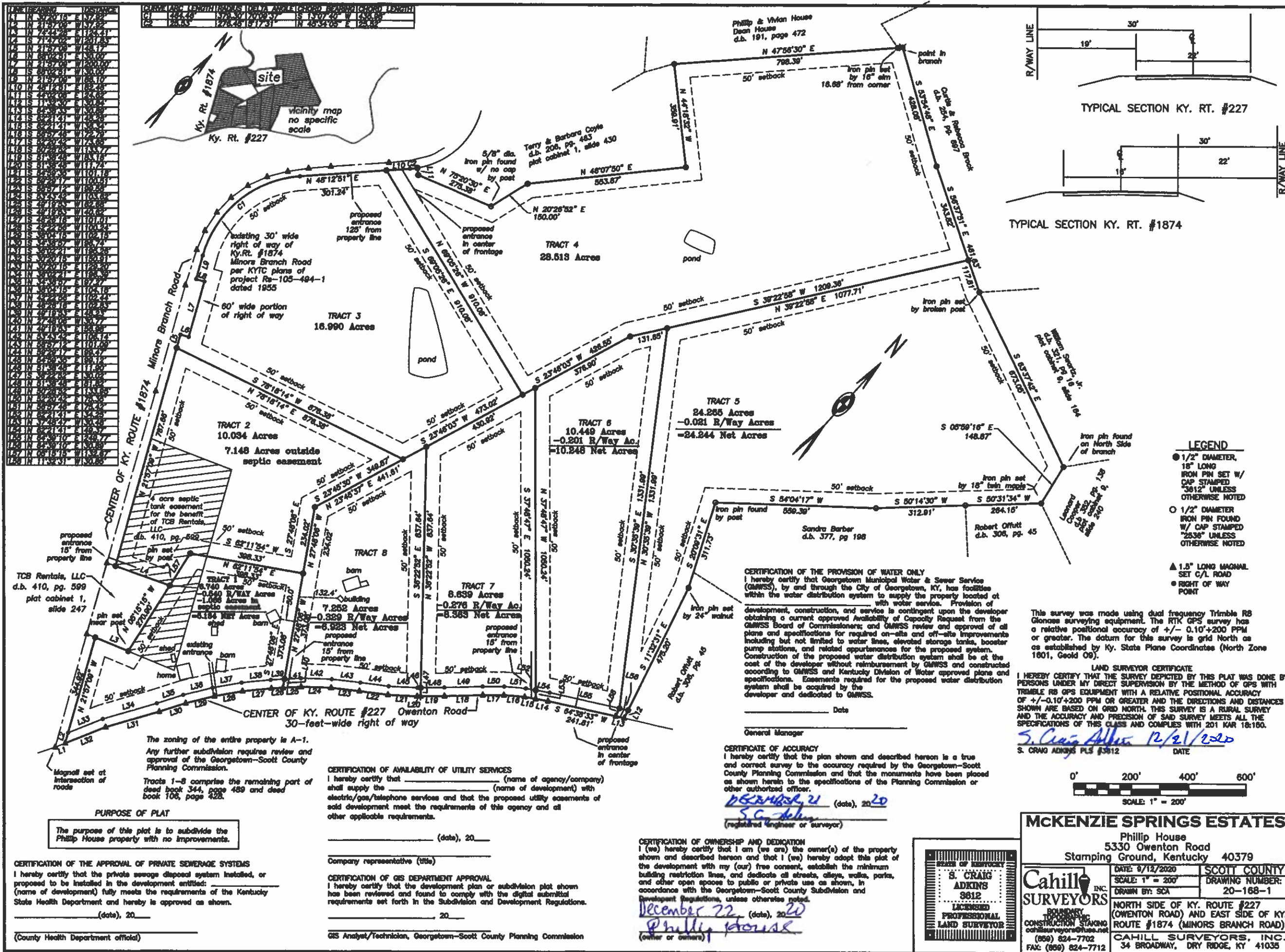
RECOMMENDATION:

Staff recommends **Approval** of the Final Subdivision Plat to subdivide the House Property into eight tracts with the following conditions of approval:

Variance: Approval of variance to 300' driveway spacing, subject to the sharing of driveways of adjoining tracts to the degree practicable. Final driveway locations to be approved by KYTC and PC Engineer.

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance and Subdivision & Development Regulations*.
2. Final entrance locations for the new tracts shall be approved by the Planning Commission Engineer as well as KYTC. It is recommended that Tracts 3-8 shall share driveways between adjacent tracts.
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*.



- LEGEND**
- 1/2" DIAMETER, 18" LONG IRON PIN SET W/ CAP STAMPED "3612" UNLESS OTHERWISE NOTED
 - 1/2" DIAMETER IRON PIN FOUND W/ CAP STAMPED "2836" UNLESS OTHERWISE NOTED
 - ▲ 1.5" LONG MAGNAL SET C/L ROAD
 - RIGHT OF WAY POINT

CERTIFICATION OF THE PROVISION OF WATER ONLY
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 _____ with water service. Provision of development, construction, and service is contingent upon the developer obtaining a current approved Availability of Capacity Request from the GMWSS Board of Commissioners; and GMWSS review and approval of all plans and specifications for required on-site and off-site improvements including but not limited to water lines, elevated storage tanks, booster pump stations, 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.

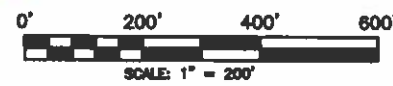
Date _____

General Manager _____

This survey was made using dual frequency Trimble R8 GNSS surveying equipment. The RTK GPS survey has a relative positional accuracy of +/- 0.10'+200 PPM or greater. The datum for this survey is grid North as established by Ky. State Plane Coordinates (North Zone 1601, Geoid 08).

LAND SURVEYOR CERTIFICATE
I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF GPS WITH TRIMBLE R8 GPS EQUIPMENT WITH A RELATIVE POSITIONAL ACCURACY OF +/- 0.10'+200 PPM OR GREATER AND THE DIRECTIONS AND DISTANCES SHOWN ARE BASED ON GRID NORTH. THIS SURVEY IS A RURAL SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF THIS CLASS AND COMPLIES WITH 201 KAR 18:160.

S. Craig Adkins 12/21/2020
S. CRAIG ADKINS PLS #3612 DATE



The zoning of the entire property is A-1. Any further subdivision requires review and approval of the Georgetown-Scott County Planning Commission.

Tracts 1-8 comprise the remaining part of deed book 344, page 489 and deed book 106, page 428.

PURPOSE OF PLAT
The purpose of this plat is to subdivide the Phillip House property with no improvements.

CERTIFICATION OF THE APPROVAL OF PRIVATE SEWERAGE SYSTEMS
I hereby certify that the private sewage disposal system installed, or proposed to be installed in the development entitled: _____ (name of development) fully meets the requirements of the Kentucky State Health Department and hereby is approved as shown.

(date), 20____

(County Health Department official)

CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES
I hereby certify that _____ (name of agency/company) shall supply the _____ (name of development) with electric/gas/telephone services and that the proposed utility easements of said development meet the requirements of this agency and all other applicable requirements.

(date), 20____

Company representative (title) _____

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.

(date), 20____

GIS Analyst/Technician, Georgetown-Scott County Planning Commission

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.

S. Craig Adkins 12/21/2020 (date), 20____
S. Craig Adkins
(registered engineer or surveyor)

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 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.

Phillip House December 22, 20____ (date), 20____
(owner or owners)



MCKENZIE SPRINGS ESTATES

Phillip House
5330 Owenton Road
Stamping Ground, Kentucky 40379

Cahill SURVEYORS INC.
BOUNDARY SURVEYING
CONSTRUCTION STAKING
cahillsurveyors@fuse.net
(859) 824-7702
FAX: (859) 824-7712

DATE: 8/12/2020
SCALE: 1" = 200'
DRAWN BY: SCA

SCOTT COUNTY
DRAWING NUMBER:
20-168-1

NORTH SIDE OF KY. ROUTE #227
(OWENTON ROAD) AND EAST SIDE OF KY.
ROUTE #1874 (MINORS BRANCH ROAD)

CAHILL SURVEYORS, INC.
34 BROADWAY, DRY RIDGE, KY 41035

**676 SEBREE ROAD
MINOR DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission
January 14, 2021**

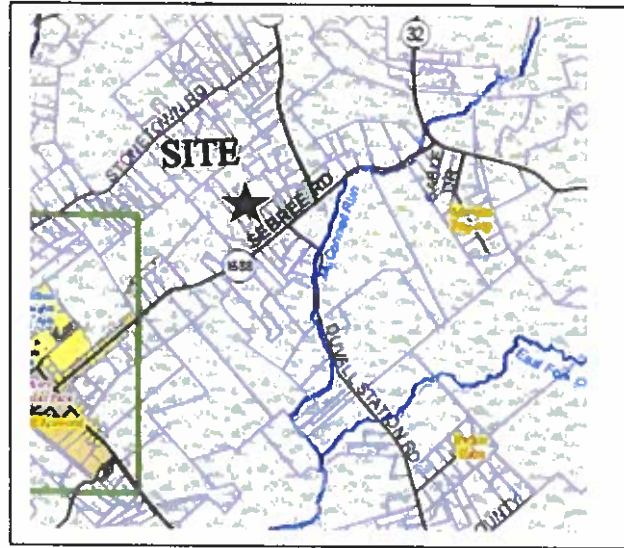
FILE NUMBER: PDP-2020-45

PROPOSAL: Development Plan to add gravel parking lot to event venue approved for a conditional use permit by the Scott County Board of Adjustment.

LOCATION: 676 Sebree Road

APPLICANT: Malvin Rathel

CONSULTANT: Justin Drury, AIM3D



STATISTICS:

Zone	A-1 (Agricultural)
Surrounding Zones	A-1 (Agricultural)
Existing Use	Agricultural; CUP
Site Acreage	5.02 acres
Access	Sebree Road
Variances/Waivers	Gravel parking lot

BACKGROUND:

The application before the Planning Commission is a request for Development Plan approval to allow a new 50 space gravel parking lot at a rural Scott County residence. The subject property contains an existing two-story house, a modest barn, a gazebo and riding ring. The property owner had begun to use their barn for fundraisers and events in 2019. They were initially shut down and denied a permit, but ultimately approved for a Conditional Use Permit for an event venue.

The existing lot is long and narrow. It is 258 feet wide at the street and 138 feet wide at the rear. It is surrounded by rural residential lots. A plat showing the property Cab 8 Slide 155, indicates the lot width is too narrow to allow for construction of additional structures without a variance. The Board of Adjustment approved their application for a Conditional Use Permit in November, 2019 with conditions that included a 10 pm music curfew for events, no fireworks and approval of a minor development plan by the Planning Commission. The BOA did not specify the number of parking spaces required, but the size of the parking lot, it is presumed is based on the maximum occupancy of the barn.

Development Plan Review:

Vehicular Access & Pedestrian Circulation:

Driveways & Access: The Applicant is proposing no new entrances and will continue to utilize the existing 10' asphalt driveway from Sebree Road.

Parking Spaces: The proposed parking lot is guest parking for their event venue, based on the parking required for places of public assembly, of 1 space per every 3 persons based on maximum capacity.

The Development Plan shows a gravel parking lot 61 feet x 225 feet. The maximum capacity of the Barn is unknown, but it is approximately 45 x 60 or approximately 2700 square feet in size. The event venue will presumably be used for outdoor events which may allow for larger numbers of people.

The driveway to the site is currently a 10-foot wide asphalt drive up to a turnaround area next to the house and gravel beyond that to the riding ring. The applicant is proposing to add a bathroom wing to the barn, a septic drainfield expansion area to handle the additional bathrooms, two concrete handicap parking spots and the 50-space gravel parking area.

It is recommended that the driveway providing access to the barn be paved back to the parking area and be of sufficient width (at least to the barn area) that is acceptable by the County Fire Department, likely 20-feet. In addition, this large of a facility and impervious area will produce an increase in runoff which will require a report to the Planning Commission Engineer addressing stormwater management.

Land Use Buffers and Landscaping:

The vehicle use area (VUA) as sized would require interior landscape island area of 10% of the lot and 1 tree planted per 250 SF of interior island area. Also, VUA perimeter landscaping of 1 tree per 40 LF and a 3-foot hedge would be required around the VUA parallel to the Sebree Road frontage and abutting neighboring property. If the Planning Commission grants a variance to allow for gravel surface on the parking lot, it is recommended that a variance be granted to the interior VUA landscaping. Perimeter landscaping should be provided.

Signs: All signs will need to comply with the Zoning Ordinance.

RECOMMENDATION:

Staff recommends **Approval** of the Preliminary Development Plan for a 50 space parking lot, and two (2) handicap spots:

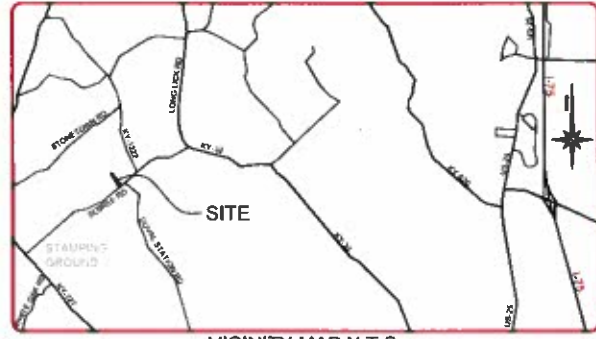
Variance

1. To allow new parking lot to be gravel. Variance not to include driveways. Driveways recommended to be paved.
2. To allow a waiver of the interior VUA area and landscaping in the gravel parking lot.

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.

2. A Final Stormwater Management Report 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.
3. Perimeter parking lot landscaping shall be provided abutting residential properties as determined.
4. Parking lot drive aisle width and stall size shall meet minimum requirements of GSCPC.
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. Approval of the Health Department of private sewerage system based on additional bathrooms.
7. Approval of the Building Inspection Department for the change in use of the barn and any code required building updates.
8. Approval of the Scott County Fire Department of the driveway width and material.
9. All previous Conditional Use Permit requirements of the Scott County Board of Adjustment.
10. This Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406 section A of the Subdivision and Development Regulations.



VICINITY MAP N.T.S.
CERTIFICATION OF OWNERSHIP AND DEDICATION

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

_____, (date), 20__

CERTIFICATION OF THE PROVISION OF WATER ONLY

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 676 SEEBREE ROAD with water service. Provision of development, construction, and service is contingent upon the developer obtaining a current approved Availability of Capacity Request from the GMWSS Board of Commissioners; and GMWSS review and approval of all plans and specifications for required on-site and off-site improvements including but not limited to water lines, elevated storage tanks, booster pump stations, 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

CERTIFICATION OF AVAILABILITY OF ELECTRIC UTILITY SERVICES

I hereby certify that Kentucky Utilities shall supply 618 East Main Street with electric services and that the proposed utility easements of said development meet the requirements of this agency and all other applicable requirements.

_____, (date), 20__

Kentucky Utilities Representative

CERTIFICATION OF AVAILABILITY OF GAS UTILITY SERVICES

I hereby certify that Columbia Gas shall supply 618 East Main Street with gas services and that the proposed utility easements of said development meet the requirements of this agency and all other applicable requirements.

_____, (date), 20__

Columbia Gas Representative

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: 676 SEEBREE ROAD fully meets the requirements of the Kentucky State Health Department and hereby is approved as shown.

_____, (date), 20__

(County Health Department official)

CERTIFICATION OF FIRE DEPARTMENT APPROVAL

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

_____, 20__

(Signature and title of Fire Dept. representative)

CERTIFICATION OF FINAL DEVELOPMENT PLAN APPROVAL

I hereby certify that the development plan shown hereon has been found to comply with the Subdivision and Development Regulations for Georgetown and Scott County, Kentucky, with the exceptions of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for construction and obtaining building permits.

_____, (date), 20__

Chairman, Georgetown-Scott County Planning Comm.

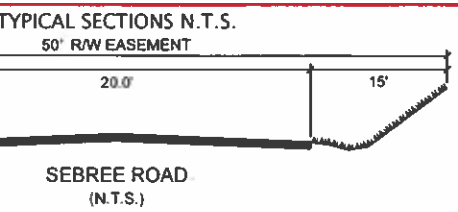
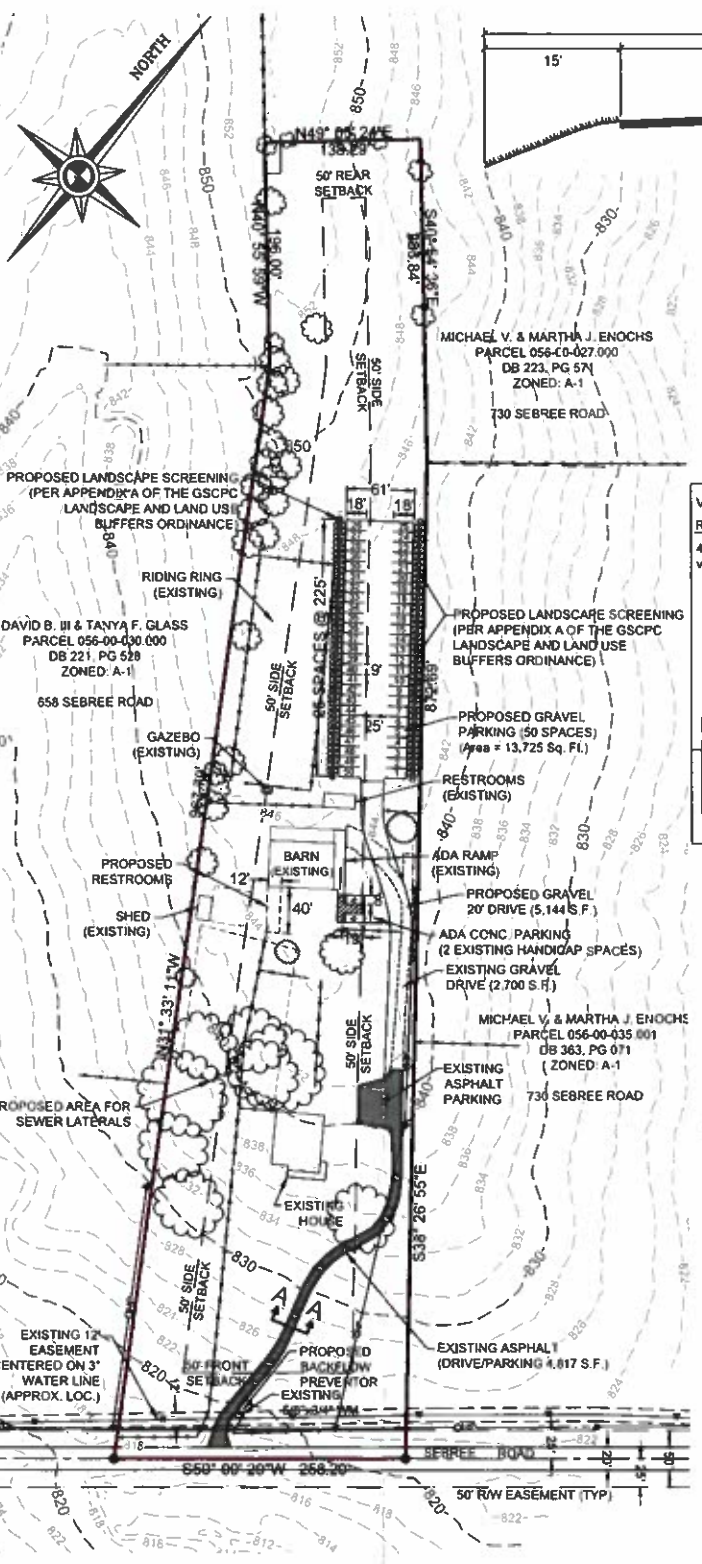
CERTIFICATION OF UTILITY EASEMENT DESCRIPTION

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

SECTION A-A
10.00'
ASPHALT
EXISTING DRIVEWAY (N.T.S.)
OWNER / DEVELOPER
MELVIN RATHEL
676 SEEBREE ROAD
STAMPING GROUND, KY 40379
Phone: (859) 533-9120
email: melvinrathel@gmail.com



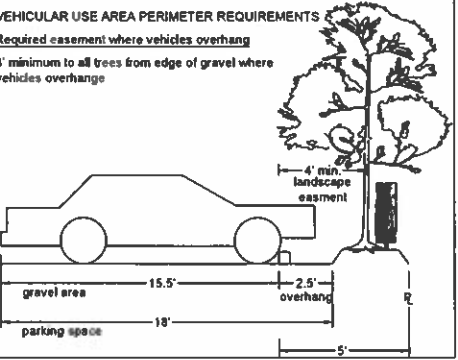
TREE CANOPY CALCULATIONS

EXISTING LOT	21,2244 SF
TREE CANOPY EXISTING - FROM AERIAL IMAGERY PRESERVED	26,893 SF (13%)
NEW TREE CANOPY REQUIRED (RESIDENTIAL) - N/A	
TOTAL TREE CANOPY PROPOSED	21,2244 SF

PURPOSE OF PLAT
THE PURPOSE OF THIS PLAT IS TO COMPLY WITH CASE NO. S-2019-08, CONDITIONAL USE PERMIT, AS REFERRED TO ITEM 8. A MINOR DEVELOPMENT PLAN SHALL BE SUBMITTED AND APPROVED WITH BUILDING INSPECTION, HEALTH DEPARTMENT, AND FIRE DEPARTMENT SIGN-OFF PRIOR TO EVENTS BEING HELD.

SITE STATISTICS
ADDRESS: 676 SEEBREE ROAD
EXISTING ZONE: A-1 AGRICULTURAL
SITE ACREAGE: 5.02 ACRES
EXISTING BUILDING(BARN) FLOOR AREA: 2,324 SF
PROPOSED/CURRENT LAND USE: A-1 AGRICULTURAL
REQUIRED PARKING: 52 SPACES
PROPOSED PARKING: 50 STD. + 2 HAND-I-CAP SPACES

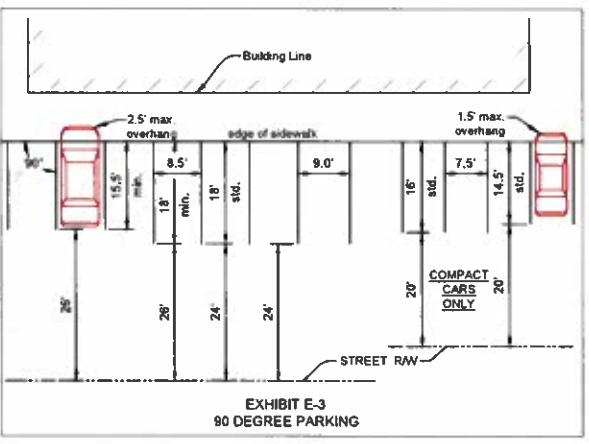
PARKING REQUIREMENTS
Per Section 2.71(c)(6) - "places of public assembly..."
1 space per every 3 persons based on maximum capacity
Maximum Capacity: based on 2018 Kentucky Building Code
MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
- Assembly without fixed seats- unconcentrated (tables and chairs) -15 net
BARN (2324 SF)
PARKING REQUIREMENT- 2324 SF/15 net = 155 persons
155 person max capacity * 1 parking space = 52 parking spaces
3 persons
52 parking spaces total
2 ADA hand-i-cap parking spaces



LANDSCAPE DETAIL N.T.S.
6.2213 Minimum Trees - A minimum of one (1) (05/08/2017 Ord. 17-004) trees shall be required for each 250-sq. ft. or fraction thereof of required landscape area. Trees shall have a clear trunk of at least five (5) feet above the ground. The remaining area shall be landscaped with shrubs or ground cover, not to exceed two (2) feet in height.
Area = 13,725 / 250 = 53.1 Trees

GRADING NOTE
Concerning the grade cut or fill over existing water line. Property owner(s) shall not cause the grade to be less than thirty (30) inches from said water line or more than sixty (60) inches where fill may be required over the water main. Any grade changes greater than said depths shall have prior written from GMWSS.

UTILITY PROTECTION NOTE
ALL UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES 48 HRS. IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL UTILITY REQUIREMENTS, AND IN THE SPECIAL PROVISIONS. BEFORE CONSTRUCTION BEGINS CALL B.U.D. 1-(800)-752-6007 FOR UTILITY LOCATIONS

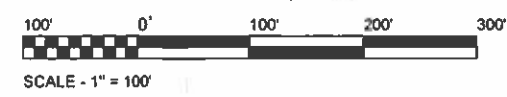


WATER NOTES

- Backflow preventor shall be installed by the customer.
- Backflow preventor shall be tested yearly by a certified backflow tester and submitted to GMWSS.

LEGEND

---	ADJOINING PROPERTY LINE
- - - -	EASEMENT LINE
---	PROPERTY LINE
---	FENCE LINE
○	IRON PIN W/ CAP ####
■	IRON PIPE (FOUND)
●	CRIMP IRON PIN (FOUND)
▲	FOUND MAG NAIL
●	SET IRON PIN
●	SET MAG NAIL W/ TAG
○	EXISTING TREE



RECORDER'S CERTIFICATION

PRELIMINARY DEVELOPMENT PLAN

676 SEEBREE ROAD

676 SEEBREE RD, STAMPING GROUND
SCOTT COUNTY, KENTUCKY
D.B. 379, PG. 109
PLAT CAB 8, PG. 155

SCALE 1" = 100'	DATE OCT. 2020
ADJUSTMENTS	DWG. NAME 676 SEEBREE RD
REVISION # 1 12/30/2020	CRD FILE
DRAWN BY J.T.K.	CHECKED BY J.D.

AIM3D
LAND SURVEYING | GEOSPATIAL | REALTY CAPTURE
268 E. SHORT STREET (SUITE 140)
LEXINGTON, KENTUCKY 40507
OFFICE: 859-268-1044
EMAIL: JUSTIN@AIM3D.US

**AMERICAN MINI STORAGE
PRELIMINARY DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission
JANUARY 14, 2021**

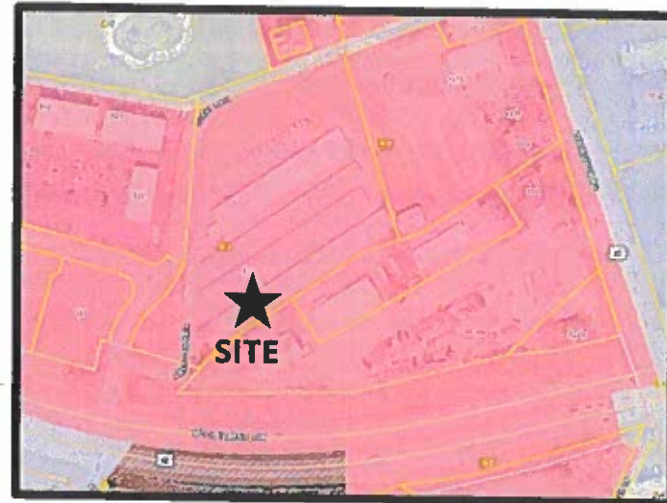
FILE NUMBER: PDP-2020-47

PROPOSAL: Preliminary Development Plan for a 23,430 square foot expansion of storage units and association asphalt paving.

LOCATION: 100 American Path

OWNER: American Mini-Storage of KY INC

CONSULTANT: Steve Baker
Midwest Engineering



STATISTICS:

Zone	B-2 (Highway Commercial)
Surrounding Zones	B-2
Site Acreage	5.504 Acres
Building Area	88,855 square feet total (23,430 SF Proposed; 65,425 SF Existing)
Max. Building Coverage	50%
Building Coverage	37.1%
Access	American Path
Variances/Waivers	1. Waiver to interior landscaping for new Vehicular Use Areas (VUA). 2. Waiver to allow the site to provide at least 19,750 SF of tree canopy coverage between existing trees and new plantings.

BACKGROUND:
The Project Site is located at 100 American Path and has a B-2 Highway Commercial zoning. Development of the Project Site began in the early 2000s (PDP-2003-75), and this application would represent a completion of this development.

SITE PLAN REVIEW:

Site Layout:

The Project Site has four existing large buildings of self-storage units. The building proposed with this application would add a fifth building to the northern side of the lot. The proposed building size and location meets the setbacks, building height, and maximum coverage requirements.

Vehicular Access & Pedestrian Circulation:

The Project Site will have access from American Path, a private street, which branches off from Lusby Path which is also a private street. These private streets were not constructed to provide pedestrian access, and the current use of the Project Site does not warrant construction of a sidewalk for American Path.

The required parking for the site was approved on a previous application and has been constructed according to what the Planning Commission approved in 2003.

The proposed Building E would leave a minimum of 24 feet of drive aisle between the storage buildings and a minimum of 24.5 feet of space between Building E and the edge of pavement to the north. This should be sufficient width for vehicles to travel and for emergency services to have access to the site.

Land Use Buffers and Landscaping:

Section 6.12: Property Perimeter Requirements

The Preliminary Development Plan meets all requirements of Section 6.12 of the *Landscape and Land Use Buffers Ordinance*.

Section 6.13: Vehicular Use Area Perimeter Requirements

The Applicant is proposing landscaping to screen the newly constructed VUA areas from Lusby Path. The proposed trees are in accordance with Section 6.13 of the *Landscape and Land Use Buffers Ordinance*.

There is an existing fence which could be used to meet the screening requirements, but it does not meet the opacity requirements for fences. Section 6.241 describes the opacity necessary for fences/walls used to meet the requirements of the *Landscape and Land Use Buffers Ordinance*, and it calls for these structures to be at least 80% opaque. The Applicant could provide a continuous planting of shrubs or somehow retrofit the existing fence to meet this requirement. The shrubs/fence retrofit are only necessary in those areas where Lusby Path is less than 3 feet higher in elevation from the Project Site's VUA.

Section 6.22: Interior Landscaping for Vehicular Use Areas

The Applicant is requesting a waiver of the requirements of Section 6.22 of the *Landscape and Land Use Buffers Ordinance*. Waivers of this type have been granted in the past to similar property uses. Similar Project Sites have been allowed to provide interior landscaping for only the VUA dealing with parking spaces. Staff supports this waiver request.

Section 6.2215: Minimum Canopy Requirements

The Project Site will require 24% canopy coverage (57,541 SF) to meet the requirements of this ordinance. The landscaping plan shows 23 large trees for a total of 17,250 SF. The Applicant has noted that there is approximately 2,500 SF of existing canopy on the site that will be preserved. The total

canopy proposed with this application is 19,750 SF (8.2%). The Applicant is requesting a waiver to providing the remainder of the tree canopy citing, among other things, that the development of the Project Site began under a different set of landscaping requirements. Staff agrees that this is a reasonable request and supports this waiver.

RECOMMENDATION:

Staff recommends **approval** of the Preliminary Development Plan for a 23,430 square feet expansion of storage units and association asphalt paving with the following waivers and conditions of approval:

Variances/Waivers:

1. Waiver to interior landscaping for new Vehicular Use Areas (VUA).
2. Waiver to allow the site to provide at least 19,750 SF of tree canopy coverage between existing trees and new plantings.

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Preliminary Development Plan shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. Prior to 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.
4. The Final Development Plan will need to comply with all stormwater management requirements.
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. 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*.
7. The Final Development Plan shall meet the requirements of Section 6.13 of the *Landscape & Land Use Buffers Ordinance*.

GENERAL NOTES:

1. THIS DEVELOPMENT PLAN MAY BE AMENDED WITH THE APPROVAL OF THE PLANNING COMMISSION.
2. A DIGITAL SUBMITTAL IS REQUIRED, AND WILL BE PROVIDED AT THE TIME OF FINAL DEVELOPMENT PLAN.
3. ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED. SUCH COVER WILL CONSIST OF ANNUAL GRASSES OR SMALL GRAINS. SLOPES EXCEEDING 4:1 SHALL HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING OR SOO IN ORDER TO PREVENT EROSION.
4. THIS PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED ON A RECORDED FINAL SUBDIVISION PLAT.
5. THE PURPOSE OF THIS PLAN IS TO SHOW BUILDING E- AND EXPANDED ASPHALT PAVEMENT AROUND PERIMETER OF SAID BUILDING.
6. STORM WATER DETENTION & RECHARGE IS PROVIDED BY OFF-SITE FACILITIES PER THE EXISTING MAINTENANCE AGREEMENT FOR THIS PROPERTY.
7. ON-SITE STORM WATER QUALITY CONTROL SHALL BE PROVIDED FOR THIS DEVELOPMENT.

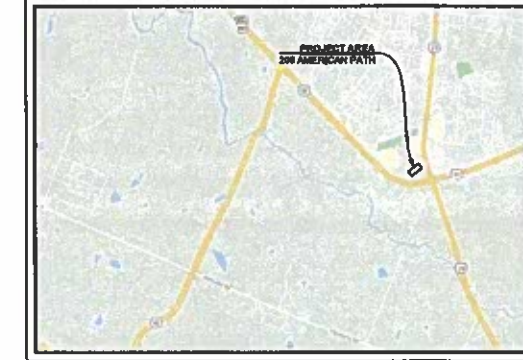
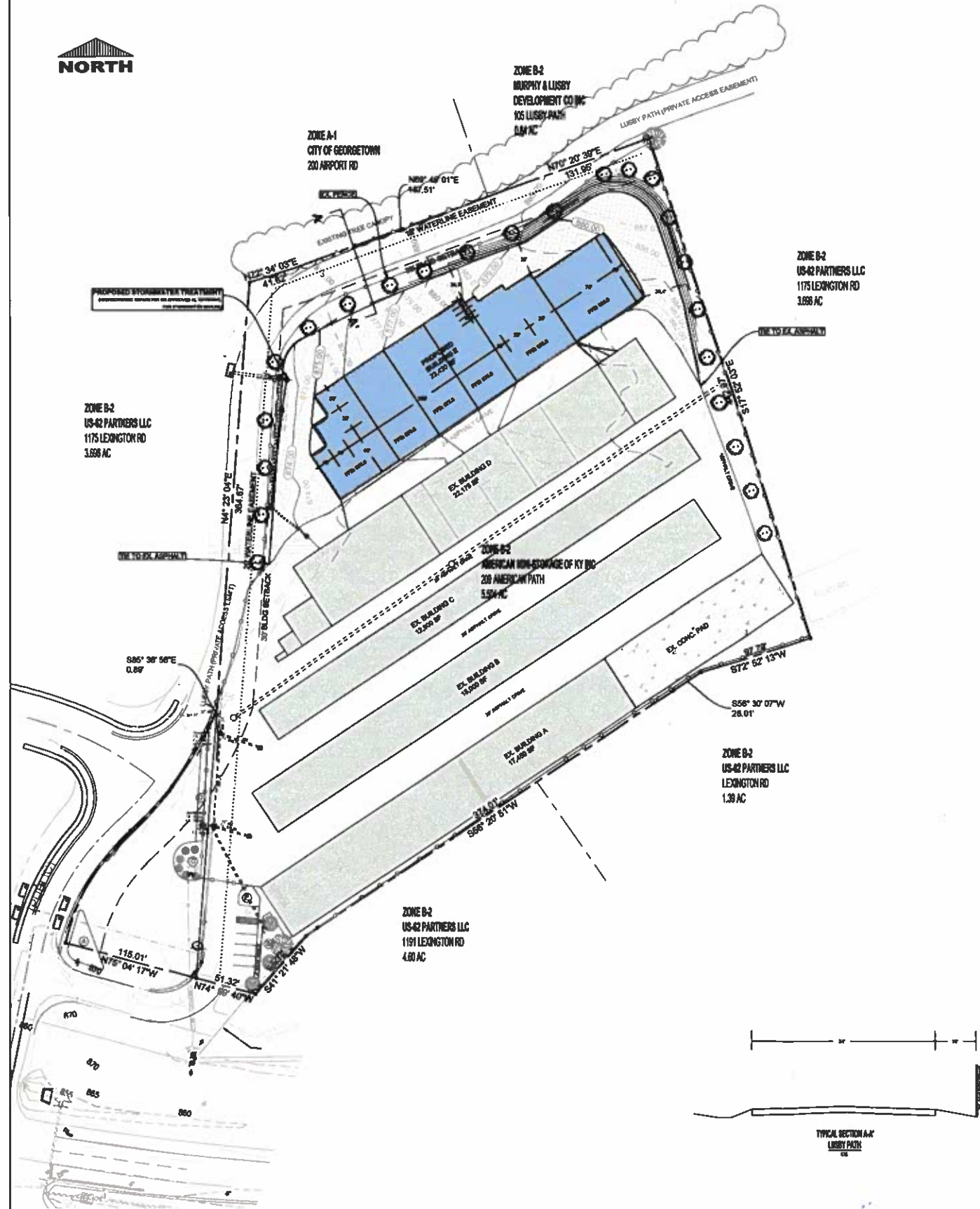


PROPERTY OWNER

100 AMERICAN PATH
AMERICAN MINI-STORAGE OF KY INC.
121 LOCKWOOD DR
GEORGETOWN, KY 40324

SOURCE OF TITLE

DB / PAGE	284 / 531
CABINET / SLIDE	12 / 204



VICINITY MAP:
K.T.A.

SITE STATISTICS

	PHASE 1 (IMPROVED 1 1/2 BAY)	PHASE 2 (6 BAY)	PROPOSED	TOTAL
ZONE	B-2	B-2	B-2	B-2
AREA	5,182 AC	5,504 AC	5,504 AC	5,804 AC
USE	STORAGE UNITS	STORAGE UNITS	STORAGE UNITS	STORAGE UNITS
BUILDING AREA (SF)	29,350	36,075	23,430	88,855
TOTAL LOT COVERAGE	13.0%	27.3%	37.1%	37.1%
TOTAL PARKING PROVIDED	8	8	8	8
HAZARDOUS PARKING PROVIDED	1	1	1	1
TOTAL VEHICULAR USE AREA (V.U.A.)		65,173 S.F.	82,862 S.F.	82,862 S.F.
INTERIOR L/S PROVIDED				2,922 S.F. (Variance Requested)

INTERIOR LANDSCAPING (SF)

A	785
B	968
C	530
D	405
E	214
TOTAL	2922

TREE CANOPY REQUIREMENTS (Variance Requested):
 AREA = 5,504 ACRES
 EXISTING CANOPY PRESERVED: 2,900 S.F.
 NEW CANOPY PROVIDED: 17,250 S.F.
 23 LARGE TREES @ 750 S.F. = 17,250 S.F.
 TOTAL PROPOSED TREE CANOPY = 19,750 S.F.

CERTIFICATION OF THE REVIEW OF STREET AND DRAINAGE PLANS
 I hereby certify that the plans and profiles for the streets, stormwater management plans and other improvements for (name of development) have been reviewed and are proposed in an acceptable manner according to the Subdivision and Development Regulations specifications.
 _____ (date), 20__
 Commission Engineer

CERTIFICATION OF FINAL 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.
 _____, 20__
 Chairman, Georgetown-Scott County Planning Commission

CERTIFICATION OF FIRE DEPARTMENT APPROVAL
 I hereby certify that the development plan shown hereon has been reviewed and found to comply with the Georgetown Fire Department regulations, including any conditions of approval or exceptions, noted hereon.
 _____, 20__
 (Signature and title of Fire Dept. representative)

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 of the development with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, paths, and other open spaces to public or private use as shown, in accordance with the Georgetown-Scott County Subdivision and Development Regulations, unless otherwise noted.
 _____ (date), 20__
 (Owner(s))

 (Owner(s))

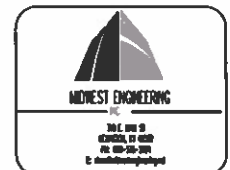
CERTIFICATION OF GIS DEPARTMENT APPROVAL
 I hereby certify that the development plan or subdivision plat shown has been reviewed and found to comply with the digital submittal requirements set forth in the Subdivision and Development Regulations.
 _____, 20__
 GIS Analyst/Technician, Georgetown-Scott County Planning Commission

PLAN LEGEND:

- 1000' --- EXISTING LOCAL BLENDED
- 1000' --- PROPOSED LOCAL BLENDED
- PROPOSED CURB BLENDED
- PROPOSED LINE (Proposed)
- EXISTING SECURITY FENCE
- EXISTING STORMSEWER
- PROPOSED SWALE PAINT
- PROPOSED BLDG
- EXISTING BLDG
- EXISTING TREE
- PROPOSED TREE

AMERICAN MINI-STORAGE EXPANSION
 209 AMERICAN PATH
 GEORGETOWN, KY
 AMENDED FINAL DEVELOPMENT PLAN

No.	Revision/Issue	Date
1		
2		
3		
4		



Project: 2114
 Date: 12.30.20
 Scale: 1" = 50'
ADP

GSCPC Active Development Projects

Status	Application number	Project Name	Type
Under Construction		Number of Projects: 20	
	2020-06	100 Ikebana - Commercial Development	DEV-C
minor DP		104 Market Path - Parking Exp (May)	DEV-C
	2018-22	Amerson South Townhomes	DEV-R
	2018-25	Bluegrass RV Storage - Soil Relocation	DEV-C
	2015-22	Cherry Blossom Townhomes Phase 5 (Haddix triplex)	DEV-R
	2020-17	Clarks Pump-N-Shop - 385 Cherry Blossom	DEV-C
	2018-41	Commonwealth T&M - 220 Endeavor	DEV-C
	2020-29	Dearinger Excavating - Wells Ave	DEV-C
	2020-30	Firestone - 111 Marketplace Cir	DEV-C
	2016-49	Hiserbob - 411 Triport Road	IND
	2019-31	Hotel Development - 150 Ikebana Dr	DEV-C
	2020-25	Innovative Holdings - 185 Industry Road - Grading	DEV-C
	2013-09	Northside Christian Church - 101 Ferguson	DEV-C
	2006-07	Overlook Apartments (Dover Dr) Phase 3 & 4	DEV-C
	2018-18	Pleasant Valley, Section II - Phase 3 Condominiums	DEV-C
	2019-51	Rumpke Transfer Station-245 W Yusen	DEV-C
	2005-41	Shops at Elkhorn Meadows (Hanna)	DEV-C
Minor DP		Simply Southern Properties_ 618 E Main	DEV-R
	2018-62	Sleep-in/Mainstay_Cherry Blossom Connector	DEV-C
	2003-56	White Oak Village - Development (Units)	DEV-R
Final Inspection		Number of Projects: 5	
	2017-33	American Mini (Self-Storage_1047 Paris Pike)-Ph I	DEV-C
	2016-38	Cyron Holdings	IND
	2020-11	Jiffy Lube - 120 Osborne Way	DEV-C
	2020-04	Oser Paint & Flooring	DEV-C
	2018-26	Toyota Tsusho - North Access Road	DEV-C

GSCPC Active Subdivision Projects

Status	Application number	Project Name
Under Construction	Number of Projects:	5
	2006-80	Barkley Meadows (Duncan/Fightmaster) Phase 2
	2017-13	Canewood Unit 6, Lot 1
	2019-39	Harbor Village Unit 1, Phase 3C
	2019-02	South Crossing - Phase 1 (McClelland Cir)
	2018-05	Woodland Park (Betty Yancey) Phase 2
Final Inspection	Number of Projects:	4
	2019-13	Cherry Blossom Townhomes - Phase 6
	2019-46	Jones Prop - Willow Brook Ln Ext
	2017-24	Pinnacle At Mallard Point
	2018-61	Village at Lanes Run - Phase 2, Sect 3-A (Haddix)
Dedication/Final Work	Number of Projects:	7
	2005-47	Cherry Blossom Subdivision Phase 7 & 8
	2005-26	Edgewood Subdivision - Phase 1
	2004-02	Leesburg Landing
	2006-28	McClelland Springs Subdivision Phase 2A
	2005-02	Rocky Creek Reserve - Unit 1 Sect 1,2,3A,3B,4
	2015-29	Sutton Place, Phase 3, Section 1
	2004-26	Village at Lanes Run - Phase 1, Section 1
Approved/Bonded	Number of Projects:	18
	2006-86	December Estates Cluster Subdivision
	2013-11	Deer Run - Phase 3A
	2013-11	Deer Run - Phase 3B
	2017-43	Fox Run Subdivision - Phase 1
	2008-40	Paynes Crossing Phase 4 - Section 1 & 2
	2004-51	Pleasant Valley Phase 4B, 4C, & 4F
	2004-51	Pleasant Valley Phase 4D & 4E
	2018-57	Price Farm (Abbey Phase 2 Unit 1A) (Ball Homes)
	2018-57	Price Farm (Abbey Phase 2 Unit 1B) (Ball Homes)
	2006-63	Rocky Creek Farm Section 3B, Phase 3
	2005-02	Rocky Creek Reserve Phase 3 Section 1 (Ball)
	2005-02	Rocky Creek Reserve Phase 3 Section 2 (Ball)
	2013-30	Rocky Creek-Meadows-Sec1C
	2015-29	Sutton Place, Phase 3-B
	2017-08	Thoroughbred Acres Unit 7D, Section 1
	2018-61	Village at Lanes Run - Phase 2, Sect 3-B (Charles)
	2019-10	White Oak Condominiums Phase 4 (Remaining)
	2018-05	Woodland Park (Betty Yancey) Phase 1

List of all Active Projects/status

Application	Project Name	Type	Status
2020-06	100 Ikebana - Commercial Development	DEV-C	Under Construction
minor DP	104 Market Path - Parking Exp (May)	DEV-C	Under Construction
2017-34	Adient USA (Hillps) Amended DP (Parking and dock)	DEV-C	No Activity
2017-33	American Mini (Self-Storage_1047 Paris Pike)-Ph 1	DEV-C	Final Inspection
2014-22	Amerson Apartments North	DEV-R	Warranty Period
2017-20	Amerson Commercial Grading and Site Work	DEV-C	Approved/Bonded
2018-22	Amerson South Townhomes	DEV-R	Under Construction
2006-80	Barkley Meadows (Duncan/Fightmaster) Phase 2	RES	Under Construction
2019-09	Bastian Solutions - Bristol Group - Corporate Blvd	IND	Complete
2018-25	Bluegrass RV Storage - Soil Relocation	DEV-C	Under Construction
2020-34	Bourbon 30 & ESI (240 Corporate)	DEV-C	Under Review
2016-47	Canewood Unit 1-C Sect 4	RES	Warranty Period
2017-13	Canewood Unit 6, Lot 1	RES	Under Construction
2005-47	Cherry Blossom Subdivision Phase 7 & 8	RES	Dedication/Final Work
2019-13	Cherry Blossom Townhomes - Phase 6	RES	Final Inspection
2015-22	Cherry Blossom Townhomes Phase 5 (Haddix triplex)	DEV-R	Under Construction
2015-22	Cherry Blossom Townhomes-Phase 5	DEV-R	Dedication/Final Work
2020-17	Clarks Pump-N-Shop - 385 Cherry Blossom	DEV-C	Under Construction
2018-41	Commonwealth T&M - 220 Endeavor	DEV-C	Under Construction
2016-38	Cyron Holdings	IND	Final Inspection
2020-29	Dearinger Excavating - Wells Ave	DEV-C	Under Construction
2006-86	December Estates Cluster Subdivision	RES	Approved/Bonded
2013-11	Deer Run - Phase 3A	RES	Approved/Bonded
2013-11	Deer Run - Phase 3B	RES	Approved/Bonded
2018-10	Dog Haus Development	DEV-C	No Activity
2018-08	Dominos (Oxford Place) Perfect Properties	DEV-C	Complete

Application	Project Name	Type	Status
2005-26	Edgewood Subdivision - Phase I	RES	Dedication/Final Work
2011-29	Falls Creek Drive extension	DEV-C	Approved/Bonded
2020-30	Firestone - 111 Marketplace Cir	DEV-C	Under Construction
2017-43	Fox Run Subdivision - Phase I	RES	Approved/Bonded
2019-39	Harbor Village Unit 1, Phase 3C	RES	Under Construction
2015-08	Heritage Apartments at Falls Creek - Phase 2	DEV-R	Under Review
2016-49	Hiserbob - 411 Triport Road	IND	Under Construction
2019-06	Hoghead Trailer Sales-Showalter	DEV-C	No Activity
2019-31	Hotel Development - 150 Ikebana Dr	DEV-C	Under Construction
2020-25	Innovative Holdings - 185 Industry Road - Grading	DEV-C	Under Construction
2020-11	Jiffy Lube - 120 Osborne Way	DEV-C	Final Inspection
2018-52	Jimmy Johns - 121 Southgate Dr	DEV-C	Under Review
2019-46	Jones Prop - Willow Brook Ln Ext	RES	Final Inspection
2004-02	Leesburg Landing	RES	Dedication/Final Work
2006-28	McClelland Springs Subdivision Phase 2A	RES	Dedication/Final Work
2009-20	Morgan Property	DEV-C	No Activity
2017-14	Morgan Property (Tract 2) 2017	DEV-C	No Activity
2013-09	Northside Christian Church - 101 Ferguson	DEV-C	Under Construction
2020-18	Ohnheiser Co, LLC - 167 Industry Rd	DEV-C	Under Review
2020-04	Oser Paint & Flooring	DEV-C	Final Inspection
2006-07	Overlook Apartments (Dover Dr) Phase 3 & 4	DEV-C	Under Construction
2008-40	Paynes Crossing Phase 4 - Section 1 & 2	RES	Approved/Bonded
2015-05	Pemberley Cove	RES	Warranty Period
2018-29	Penn Ave Baptist Parking - Stamping Ground	DEV-C	Under Review
2017-24	Pinnacle At Mallard Point	RES	Final Inspection
2004-51	Pleasant Valley Phase 4B, 4C, & 4F	RES	Approved/Bonded
2004-51	Pleasant Valley Phase 4D & 4E	RES	Approved/Bonded
2004-51	Pleasant Valley Phase 5	RES	Under Review

Application	Project Name	Type	Status
2008-47	Pleasant Valley Sec 2, Ph 2, Unit 3(Urban Groupe)	RES	Warranty Period
2018-18	Pleasant Valley, Section II - Phase 3 Condominiums	DEV-C	Under Construction
2018-57	Price Farm (Abbey Phase 2 Unit 1A) (Ball Homes)	RES	Approved/Bonded
2018-57	Price Farm (Abbey Phase 2 Unit 1B) (Ball Homes)	RES	Approved/Bonded
2018-57	Price Farm Phase 3 (Abbey at Old Oxford)	RES	Under Review
2006-63	Rocky Creek Farm Section 3B, Phase 3	RES	Approved/Bonded
2005-02	Rocky Creek Reserve - Unit 1 Sect 1,2,3A,3B,4	RES	Dedication/Final Work
2005-02	Rocky Creek Reserve Phase 3 Section 1 (Ball)	RES	Approved/Bonded
2005-02	Rocky Creek Reserve Phase 3 Section 2 (Ball)	RES	Approved/Bonded
2013-30	Rocky Creek-Meadows-Sec1C	RES	Approved/Bonded
2019-51	Rumpke Transfer Station-245 W Yusen	DEV-C	Under Construction
2005-41	Shops at Elkhorn Meadows (Hanna)	DEV-C	Under Construction
Minor DP	Simply Southern Properties_ 618 E Main	DEV-R	Under Construction
2018-62	Sleep-in/Mainstay_Cherry Blossom Connector	DEV-C	Under Construction
2019-02	South Crossing - Phase 1 (McClelland Cir)	RES	Under Construction
Minor DP	Stonewall First Church of God - Grading & Parking	DEV-C	No Activity
2018-38	Sutton Place Remaining - Phase 4	RES	Under Review
2015-29	Sutton Place, Phase 3, Section 1	RES	Dedication/Final Work
2015-29	Sutton Place, Phase 3-B	RES	Approved/Bonded
2018-56	Texas Roadhouse (ML Georgetown)	DEV-C	No Activity
2005-22	Thoroughbred Acres Unit 11(Commercial Subdivision	DEV-C	Approved/Bonded
2017-08	Thoroughbred Acres Unit 7D, Section 1	RES	Approved/Bonded
2018-26	Toyota Tsusho - North Access Road	DEV-C	Final Inspection
2020-02	Village at Georgetown (Lemons Mill/E Main Ext)	DEV-R	Under Review
2004-26	Village at Lanes Run - Phase 1, Section 1	RES	Dedication/Final Work
2004-26	Village at Lanes Run - Phase 1, Section 2 (Ball)	RES	Warranty Period
2018-61	Village at Lanes Run - Phase 2, Sect 3-A (Haddix)	RES	Final Inspection
2018-61	Village at Lanes Run - Phase 2, Sect 3-B (Charles)	RES	Approved/Bonded

Application	Project Name	Type	Status
2004-26	Village at Lanes Run - Phase 3, Sect 1 (Charles)	RES	Under Review
2010-22	Village at Lanes Run- Phase 2, Section 1	RES	Warranty Period
2011-30	Village at Lanes Run- Phase 2, Section 2	RES	Warranty Period
2006-06	Ward Hall Property - Phase 1B & 1C (Remainder)	RES	Warranty Period
2019-10	White Oak Condominiums Phase 4 (Remaining)	RES	Approved/Bonded
2003-56	White Oak Village - Development (Units)	DEV-R	Under Construction
2018-05	Woodland Park (Betty Yancey) Phase 1	RES	Approved/Bonded
2018-05	Woodland Park (Betty Yancey) Phase 2	RES	Under Construction
Total Number of Active Projects:		90	