

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

AGENDA

August 10, 2017

6:00 p.m.

I. COMMISSION BUSINESS

- A. Approval of July invoices
- B. Approval of July 13, 2017 minutes
- C. Approval of August agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

II. OLD BUSINESS

- A. PDP-2017-14 Morgan Property Tract 2 – Preliminary Development Plan for a 3,750 sq. ft. commercial building and 26 parking spaces on 1.66 acres, located on the south side of Paris Pike (U.S. 460 E), between Arby's and the Elkhorn Creek.
- B. ZMA-2017-26 Betty Yancey Griffith Trust Property – Rezoning request from A-1 to R-1C PUC, R-2, C-1, and B-1 for 122.2 acres total, and Conceptual Development Plan for 300 single-family lots on 73 acres, 300 multi-family units on 26 acres, 2 acres of B-1 Neighborhood Commercial and 18 acres of Conservation zone, located on the east side of Cincinnati Pike (U.S. 25 N.), adjacent to Anne Mason Elementary School. POSTPONED

III. NEW BUSINESS

- A. FSP-20176-27 Mullen Estate Property – Final Subdivision Plat for the creation of one 5-acre tract from a parent tract of 74.5 acres, located at 1234 White Oak Road.
- B. FSP-2017-28 BBJ Holdings Property – Final Subdivision Plat for the creation of two 5-acre tracts and six 10+ acre tracts from a parent tract of 72.15 acres, located on the east side of Stamping Ground Road, north of Lloyd Road.

IV. OTHER BUSINESS

- A. Update of previously approved projects and agenda items

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
July 13, 2017

The regular meeting was held in the Scott County Courthouse on July 13, 2017. The meeting was called to order by Chair Rob Jones at 6:00 p.m. Present were Commissioners Jeff Caldwell, Regina Mizell, John Shirley, Steve Smith, Mark Sulski, and Frank Wiseman, Director Joe Kane, Planners Matt Summers and Mikaela Gerry, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent were Commissioners Johnny Cannon and Byron Moran.

Motion by Sulski, second by Mizell, to approve the June invoices. Motion carried.

Motion by Caldwell, second by Sulski, to approve the June 8, 2017 minutes. Motion carried.

Motion by Mizell, second by Caldwell, to approve the July agenda. Motion carried.

Postponements/Withdrawals

Chairman Jones stated that the Morgan Property Tract 2 (PDP-2017-14) application is postponed to the August meeting, and the Coal Ridge Preserve Area Amendment discussion has been withdrawn.

Consent Agenda

A representative of the Perkins Property application (PSP-2017-22) agreed with their conditions of approval, and no comments were made by the Commission or public. Motion by Smith, second by Sulski, to approve the Preliminary Subdivision Plat subject to the seven (7) conditions of approval. Motion carried.

A representative of the Shreffler Property application (PSP-2017-23) agreed with their conditions of approval, and no comments were made by the Commission or public. Motion by Sulski, second by Wiseman, to approve the Preliminary Subdivision Plat subject to the seven (7) conditions of approval. Motion carried.

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

PDP-2017-20 Amerson Farms Commercial Center – Preliminary Development Plan for a multi-lot commercial development, located on Pleasant View Drive, east of McClelland Circle, south of Lemons Mill Road.

Mr. Kane reviewed the staff report, noting that the four commercial lots that were previously approved are included and amended in this application. The applicant is dividing the entire commercial area into multiple lots for financing and to develop it incrementally. He stated that there are no significant changes from the approved concept plan; the major change being the reduction in width of the center roadway and its conversion to a private access easement.

He stated that all requirements have been met. He added that the development is similar to Townley Center in Lexington and showed photos of the entrance and configuration of that project.

He reviewed the requested variance regarding the 35' build-to line and parking. He noted the applicant's agreement to widen the sidewalks and include street trees to make the project more pedestrian accessible with enhanced connections to the parking areas.

He reviewed the issue regarding the Royal Springs Aquifer Recharge Area. The applicant received approval of the Wellhead Committee with the conditions that no gas stations be constructed in the recharge area, individual development plans must come back to that committee for approval, and that an in-line water quality treatment device be installed downstream of this commercial area to contain spills prior to the water entering the stormwater basin.

He recommended approval subject to the fourteen (14) conditions of approval, the two requested variances, and condition #5 being amended to read "Buildings on lots 1C and 2B shall be oriented toward Pleasant View Drive and staff shall review and approve final building footprint and façade at the time of Final Development Plan approval." He showed photos of Townley Park that illustrate the concern regarding building orientation on lots 1C and 2B.

John Strom, representing Anderson Communities, introduced other representatives of the company. He stated that Townley Park has received numerous awards and this plan is an improvement on that design. He agreed to the conditions of approval.

Dennis Anderson, applicant, stated that the private streets will be maintained by Anderson Communities.

Mr. Anderson was sworn in by Mr. Perkins.

Mr. Anderson pointed out where the portion of the Legacy Trail being constructed through this property is located.

Motion by Shirley, second by Sulski, to approve the Preliminary Development Plan and Preliminary Subdivision Plat, subject to the fourteen (14) conditions of approval (included the amended condition #5), and the two requested variances. Motion carried.

PSP-2017-24 The Pinnacle at Mallard Point - Preliminary Subdivision Plat to create 45 residential lots zoned R-2 PUD, located on Mallard Point Drive.

Brad Haddix, applicant, stated that the correct name of his company is PBH Properties, LLC.

Mr. Summers reviewed the staff report, stating that a plan for this property was approved in 1999 for 77 lots, so this plan is a significant decrease in density. He stated that only three lots (42, 43, and 44) will have direct access to Mallard Point Drive, and that staff recommends the access easement to Lot 45 be increased in width from 15' to 18'. He noted that all lots have sufficient driveway lengths to provide off-street parking, and any additional parking will be allowed on one side of the street only. He recommended no parking be allowed on Mallard Point Drive.

He supported the requested variances to reduce the front yard setback along the internal streets from 30' to 20' (given the terrain), and to reduce the minimum lot width from 60' to 50' (given the significant reduction in the previously approved density).

He stated that when the Final Subdivision Plat is submitted, a Minimum Finish Floor Elevation must be established to protect homeowners from flooding, and a determination must be made whether the stream area falls under the jurisdiction of the U.S. Army Corps of Engineers, and, if so, a Stream Construction Permit will be required.

He noted that the original condition #13 regarding any damage to the existing roads has been removed.

Condition #14 regarding the Mallard Point Owners Association was briefly discussed. Brent Combs, Thoroughbred Engineering and representing the applicant, stated that Mark Smith asked that the certification for the Mallard Point Owners Association be included on plats because when lots are consolidated, it affects HOA dues to be collected, but that does not affect these since they are new lots.

Bruce Kuhnz, representing the Mallard Point Owners Association Board of Directors, stated that the Association supports amending the Pinnacle at Mallard Point and that it

will be included in the Association by a supplementary Declaration of Covenants, Easements, and Restrictions. The Pinnacle will have two Associations: one with restrictions, covenants and easements common to all other Mallard Point owners, and additional requirements from the Pinnacle Homeowners Association which are still being developed. He added that a Memorandum of Understanding requires the Pinnacle homeowners to be members of both associations.

Commissioner Shirley wished to confirm with Mr. Kuhn that the Mallard Point Owners Association supports the current plan. Mr. Kuhn stated that they do and submitted a copy of the Memorandum of Understanding for the record.

Motion by Sulski, second by Mizell, to approve the Preliminary Subdivision Plat subject to the fourteen (14) conditions of approval and including the two requested variances. Motion carried.

PDP-2017-25 Highgrove Preliminary Development Plan – Amended Preliminary Development Plan for 20 duplexes and 90 assisted living units on 82.92 acres zoned R-2 PUD, located on the south side of McClelland Circle and Bevins Lane.

Mr. Kane reviewed the staff report, stating that the applicant received a Conditional Use Permit from the Board of Adjustment for the assisted living center this month. He noted that the proposed connection to Etterwood Subdivision has been removed from the plan.

He stated that the Traffic Study that was required indicated that there will be no impacts to the surrounding road network that require road improvements. However, because work will need to be done at the intersection of the bypass and Bevins Lane, staff is asking that instead of the two lanes being shown (24' wide, one lane in, one lane out), that they provide three lanes (one lane in, two lanes out).

He stated that the entrance on Etter Lane is for emergency access and will be gated now, but the applicant is asking for flexibility in the future to allow it to be a secondary access for deliveries, etc. Widening of the applicant's frontage along Etter Lane is also being required.

Mr. Kane stated that all parking and landscaping requirements are being met. He also addressed the Greenbelt boundary, which has been clearly defined within this development and which is zoned C-1 Conservation and not part of the developed area. He stated that the Greenbelt Ordinance requires fencing and screening, and that will be provided at the boundary.

As part of the zone change requirements, a 15' trail easement is shown that can tie into a future Greenbelt trail. He stated that he and the applicant will walk the property to ensure that where the easement is shown is the most logical location for it.

It was clarified that if the applicant must widen Etter Lane along their property, they are not required to install a gate at the Etter Lane entrance.

It was also clarified that the applicant owns and maintains their Greenbelt area.

Bruce Lankford, representing the applicant, stated that the applicant prefers not to show the connection to Beechwood Drive so that the Etterwood residents do not think that access to Etterwood is being encouraged. He preferred there be a note on the plat stating that if the City requests the connection, it will be granted.

Karl Schneider, applicant, stated that they prefer not to widen Etter Lane along their frontage, but will if required to do so.

Commissioner Smith stated that he hopes stormwater drainage is well under control.

Commissioner Sulski stated that he prefers two entrances (one off Etter Lane), for emergency purposes. Mr. Schneider stated that a gate would be automated so that emergency service personnel will have access.

Discussion continued on that access point. Mr. Perkins stated that if the traffic study indicated that the development will not have a significant impact on Etter Lane, the Commission's authority to require them to widen it is questionable. Chairman Jones felt that if the entrance is gated, thereby reducing access, they should not be required to widen the road. It was noted that the gate will be automated, not locked. Commissioner Shirley felt that if the applicant agrees to widen the road, the Commission should accept the improvement as it will benefit everyone involved.

Mr. Lankford stated that they have agreed to a thirteenth (13) condition that says this development will not connect to Beechwood Drive, but will provide the easement if requested to do so. Mr. Perkins stated that requirements documented in notes can be forgotten, but if they are shown on a plat, they are not forgotten.

John Lewis, Beechwood Drive resident, stated that the numerous residents that were present at the zone change hearing were opposed to the connection, and they are not present now because they thought at that time the connection would be omitted from the plat.

Matt Stone, President of Landmark Office Center, supported the application.

Motion by Sulski, second by Shirley, to approve the Preliminary Development Plan, subject to the thirteen (13) conditions of approval and the removal of the easement showing a connection to Beechwood Drive from the plat, but their agreement to provide the easement if requested will be noted. Motion carried.

Mr. Perkins read the note that will be added to the conditions: Applicant will show by note the future easement to Beechwood Drive, but not connect to it.

Chairman Jones noted that Commissioner Shirley had to leave the meeting.

Notification requirement PUBLIC HEARING

Mr. Kane reported that this public hearing is to make the Notification Policy a permanent requirement. There are no changes to the policy, but it will be added as a regulation in the Zoning Ordinance.

Chairman Jones opened the public hearing. There were no comments from the public. Chairman Jones closed the public hearing.

Motion by Sulski, second by Wiseman, to put in place the Notification Policy as a requirement of the Zoning Ordinance. Motion carried.

A roll call vote on this motion was taken after the hearing on Rural Residential Landscaping Changes. **By roll call vote, motion carried 6-0.**

Rural Residential landscaping changes PUBLIC HEARING

Chairman Jones opened the public hearing.

Mr. Summers stated that when the A-5 zoning district was created, the landscape requirements were referenced; however, specific A-5 landscape and buffer requirements are not in the Landscape and Land Use Buffers Ordinance. The Rural Cluster landscape regulations have always been applied to those rural A-5 developments. Staff proposes changes to those requirements to specifically apply to A-5 zoned property.

He reviewed the propose changes, which include allowing V-mesh or other non-climb woven wire fence (which he recommended be allowed in Cluster developments also), requiring a 16-foot wood fencing plank on top, and spacing out trees to 60 feet on center instead of 40 feet. Also, trees deemed harmful to livestock are prohibited, and any trees that are sick or dead may be removed by the property owner and must be replaced. The tree preservation area will be removed to allow the owner more flexibility in the use of their property.

He stated that the language in the Cluster Regulations would also be changed to specify that the fence posts be wooden. The requirements can be waived if the property owner supplies a written agreement with the adjoining property owner to waive them. Additional justification for waiving the requirement is if the property is heavily wooded or north of the north-south dividing line that is established in the Comprehensive Plan.

It was clarified that the Commission may waive both the landscaping and fencing requirement if the adjoining property owner agrees.

Mr. Summers then addressed making the proposed changes apply to all minor plats as well as major plats. He felt that making rural property owners of minor subdivisions adhere to the requirements can be expensive and burdensome. Commissioner Wiseman agreed. The difference between cluster lots and A-5 lots was noted.

With no comments from the public, Chairman Jones closed the public hearing.

Motion by Sulski, second by Mizell, to recommend the proposed rural residential landscaping and fencing amendments as presented. By roll call vote, motion carried 6-0.

Planting Manual Changes

Mr. Summers reported that the Planting Manual currently used is out of date. He requested that the 2016 version of the manual be adopted. He showed the changes in the newer version, which are the designation of certain trees and shrubs.

Motion by Sulski, second by Mizell, to adopt the 2016 Planting Manual. Motion carried.

The meeting was then adjourned.

Respectfully,

Attest:

Rob Jones, Chair

Charlie Perkins, Secretary

MORGAN PROPERTY TRACT 2

Staff Report to the Georgetown-Scott County Planning Commission

August 10, 2017

(postponed from May 10, June 8, July 13, 2017)

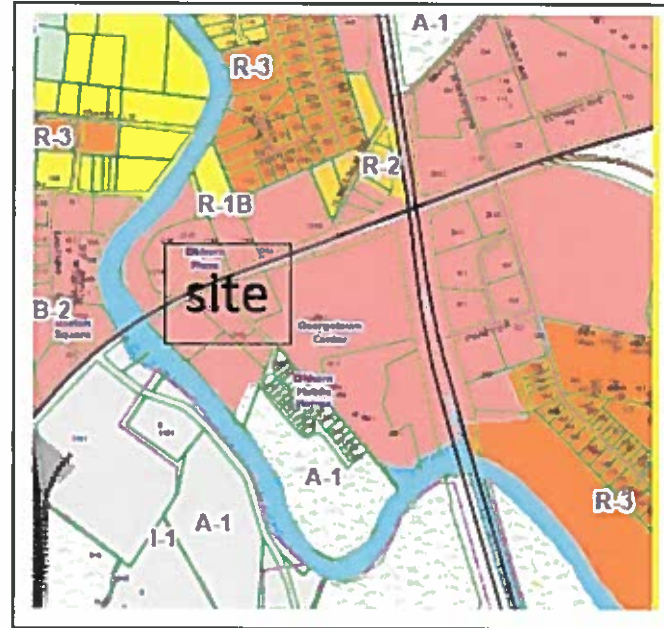
FILE NUMBER: PDP-2017-14

PROPOSAL: Preliminary Development Plan for a 3,750 square foot retail building.

LOCATION: south side of Paris Pike at Elkhorn Creek

APPLICANT: Bryan Morgan

CONSULTANT: Fred Eastridge, PE
Thoroughbred Engineering



STATISTICS:

Zone	B-2 Highway Commercial
Surrounding Zones	Primarily B-2 Highway Commercial
Proposed Use	Retail
Site Acreage	2.246 acres
Building Area	3,750 Square Feet
Max. Building coverage	50%
Building Coverage	3.6%
Parking Required	25
Parking Provided	26 spaces; including not including additional spaces shared with cross access parking agreement covering Tract 1 parking lot
New Street Required	No
Water/Sewer Availability	Yes/Yes
Access	existing entrance US Hwy. 460 (Paris Pike)
Variances/Waivers	None

KEY ISSUES/COMMENTS:

The subject property is one of five tracts that share a private driveway from US 460 east of Elkhorn Creek. There are two businesses currently operating there, an Arby's restaurant and Tracy's Landscape Supply. The Morgan Property Tract 1 has an approved Final Development Plan first approved in the 1980's, then amended in 2009. Tract 1 and Tract 2 have had fill placed to bring them out of the 100-year flood zone based on floodplain permits issued by the Kentucky Division of Water. All five lots, including Tract 2 are zoned B-2, Highway Commercial.

This application is requesting preliminary approval for Tract 2 to add a retail building which would have a portion of the parking area shared with previously approved Morgan Property Tract 1.

Tract 2 is proposed to include a 50 x 75'-square feet restaurant or retail building on 2.246 acres. (.55 acres to the north of the proposed building contains sixteen parking spaces that will be used by Tract 1). A shared parking agreement occurs between Tracts 1 and 2 because of those buildings' proximity to each other.

Even without the shared parking agreement, Tract 2 would have enough parking, but the shared parking agreement is required for the size building shown on Tract 1 and is part of the previous approval for Tract 1. There is not a drive-thru proposed nor would one be practical on this site because of the proximity of Elkhorn Creek.

Preliminary Development Plan Review:

Setbacks and Building Standards:

The B-2 zone district requires the following standard setbacks:

- Front: 50 feet
- Side: 0 feet
- Rear: 0 feet

The proposed building location meets the setback requirements. The 3,750 square-foot structure is well under the 50% maximum building ground coverage allowed.

Vehicular Access & Pedestrian Circulation:

Driveways & Access: Primary access to the site is from U.S. Hwy. 460 in a shared private commercial driveway twenty-four feet wide. The entrance is unsignalized. However, there is a left turn lane westbound on U.S. 460 into the shared private commercial drive.

Parking Spaces: Based on the 1 per 150 sf parking standard for commercial retail centers, a total of 25 spaces are required for the new building. The parking count on Tract 2 after completion of the new building will be 26 spaces.

Sidewalks: Sidewalks are being provided in front of the building. There is a sidewalk connection shown along the new private entrance drive. The applicants propose to construct this sidewalk at the time the Legacy Trail is constructed in this area or tract 2 is used as a restaurant. It is staffs' recommendation that this sidewalk be planned for and constructed regardless of the retail use of the building on Tract 1 or Tract 2.

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:

- Property perimeter buffer planting is proposed to be met by utilizing existing landscaping.

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

The Applicants plan will satisfy the requirements from Section 6.13 (listed above).

Section 6.14: Minimum Canopy Requirements

The canopy standards for commercial sites require 24% canopy at maturity. The applicant has indicated that it will be met with twenty-four (24) large trees planned for the site.

Stormwater: A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan. The subject property is technically still in the floodplain, since updated maps have not been adopted that reflect the elevation changes created by the recent fill. New structures in the floodplain require approval by the Board of Adjustment according to the locally adopted Floodplain Ordinance. A variance will be required by the Georgetown Board of Adjustment for the new building prior to Final Development Plan approval and certification.

Lighting and Signage: 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.

Signage: A location is shown for a proposed freestanding sign. This appears to be an appropriate location. However, variances to the sign ordinances can only be granted through the Georgetown Board of Adjustment. That can occur anytime prior to the signs being erected and is not tied to Final Development Plan approval. All signage will require a sign permit from the Building Inspection Department.

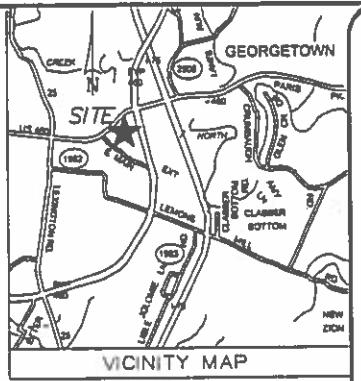
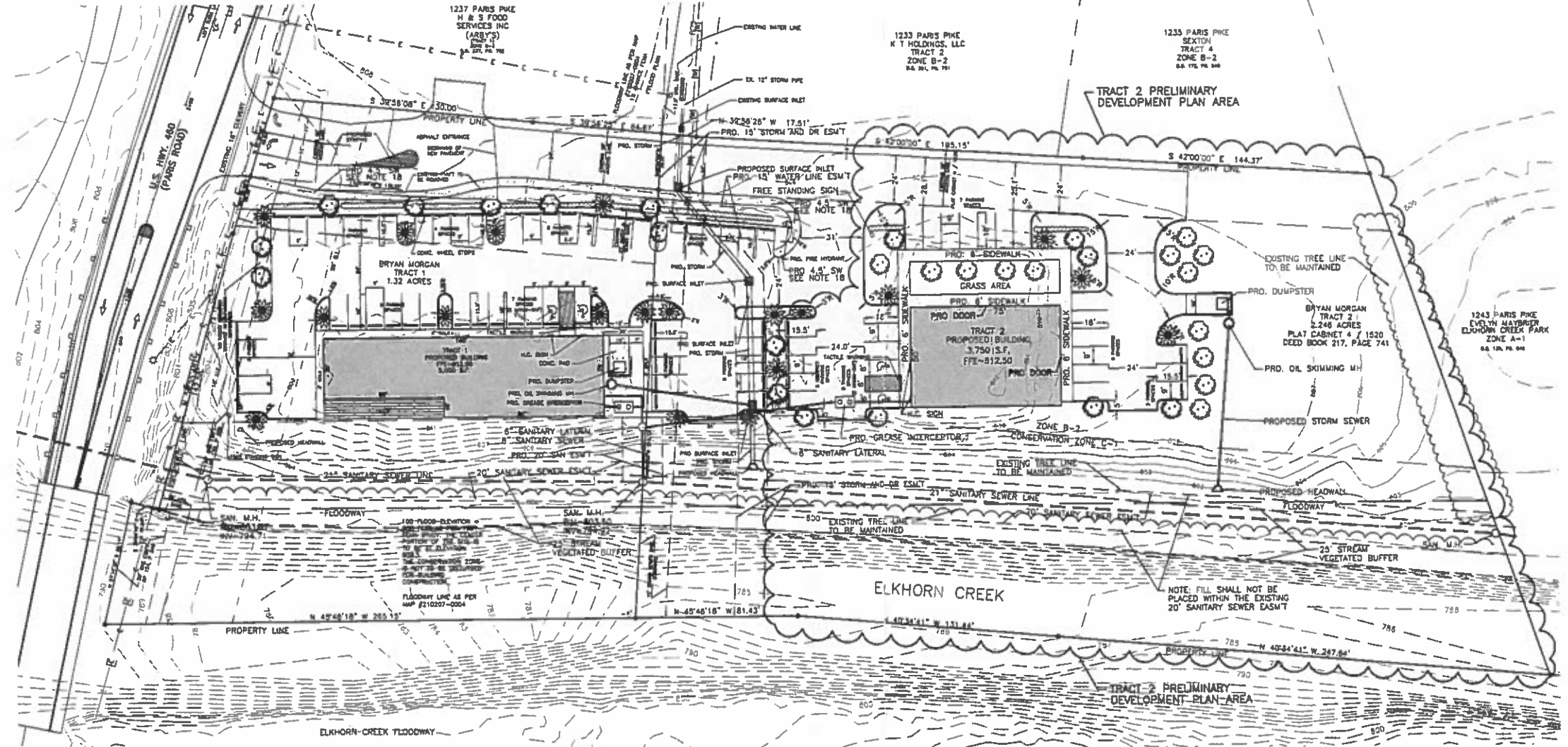
RECOMMENDATION:

Staff recommends approval of the Preliminary Development Plan for a 3,750 SF restaurant/retail building, with the following conditions of approval:

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan.

3. Applicant shall comply with any requirements of the City of Georgetown Municipal water and Sewer Service.
4. Applicant shall comply with any requirements of the City of Georgetown Fire Department.
5. Applicant shall comply with any requirements of the City of Georgetown Floodplain Ordinance.
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. Applicants shall provide a maintenance agreement for the shared commercial drive prior to Final Development Plan approval.
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.



SITE STATISTICS - TRACT 1

INTENDED USE - RESTAURANT ZONE - B-2 (BUSINESS)

NUMBER OF LOTS: 1

TOTAL AREA: 1.87 AC (1.33 AC TRACT 1 and 0.55 AC PORTION OF TRACT 2)

PROPOSED BLDG. AREA: 5,000 Sq.Ft.

REQUIRED PARKING: 1 SPACE/150 S.F. = 33 SPACES

PROPOSED PARKING: 33 SPACES

HC PARKING REQUIRED: 2

HC PARKING PROVIDED: 2

TOTAL V.I.A.: 18,268 Sq.Ft.

REQ'D INT. G/S: 1,828.8 Sq.Ft. (0.10% OF V.I.A.)

PROP. INT. G/S: 2,082 Sq.Ft.

REQ'D V.I.A. TREES: 1 TREE/250 S.F. = 8

PROP. V.I.A. TREES: 8

PERIMETER TREES REQUIRED: 0

PRO. PERIMETER TREES: 0

REQ'D TREE CANOPY AREA: 19,533 S.F. (1.87 AC @ 0.24 = 0.45 AC)

REQ'D NUMBER OF CANOPY TREES: 28 (750 S.F. LARGE TREES)

PROP. NUMBER OF CANOPY TREES: 28 (LARGE TREES)

(8 V.I.A. TREES, 8 PERIMETER TREES AND 17 ADDITIONAL TREES)

PERIMETER SHRUBS REQUIRED: 64

PRO. PERIMETER SHRUBS: 64

SITE STATISTICS - TRACT 2

INTENDED USE - RESTAURANT ZONE - B-2 (BUSINESS)

NUMBER OF LOTS: 2,248 AC

TOTAL AREA: (0.55 AC PORTION OF TRACT 2 BEING USED BY TRACT 1)

PROPOSED BLDG. AREA: 3,750 Sq.Ft.

REQUIRED PARKING: 1 SPACE/150 S.F. = 25 SPACES

PROPOSED PARKING: 21 SPACES + 3 COMPACT SPACES = 28

HC PARKING REQUIRED: 2

HC PARKING PROVIDED: 2

TOTAL V.I.A.: 2,373 Sq.Ft.

REQ'D INT. G/S: 838 Sq.Ft. (0.10% OF V.I.A.)

PROP. INT. G/S: 2,055 Sq.Ft.

REQ'D V.I.A. TREES: 1 TREE/250 S.F. = 4

PROP. V.I.A. TREES: 4

PERIMETER TREES REQUIRED: 3

PRO. PERIMETER TREES: 3

REQ'D TREE CANOPY AREA: 17,424 S.F. (1.88 AC @ 0.24 = 0.40 AC)

REQ'D NUMBER OF CANOPY TREES: 24 (750 S.F. LARGE TREES)

PROP. NUMBER OF CANOPY TREES: 24 (LARGE TREES)

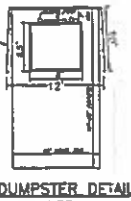
(4 V.I.A. TREES, 3 PERIMETER TREES AND 17 ADDITIONAL TREES)

PERIMETER SHRUBS REQUIRED: 18

PRO. PERIMETER SHRUBS: 18

LEGEND

- BITUMINOUS ASPHALT PAVEMENT
- EXISTING PAVEMENT TO BE REMOVED
- 881 - EXISTING 1' CONTOUR
- 890 - EXISTING 5' CONTOUR



CERTIFICATION OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I (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 SUB-DIVISION AND DEVELOPMENT REGULATIONS, UNLESS OTHERWISE NOTED.

BRYAN MORGAN

DATE: 2017

CERTIFICATION OF PRELIMINARY PLAN APPROVAL

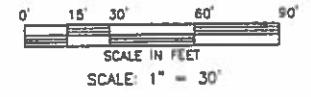
I HEREBY CERTIFY THAT THE PRELIMINARY DEVELOPMENT PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS FOR GEORGETOWN AND SCOTT COUNTY, KENTUCKY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION. THIS APPROVAL DOES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

CHAIRMAN
GEORGETOWN, SCOTT CO.
PLANNING COMMISSION

LANDSCAPING STATISTICS

- V.I.A. INT. TREES 18 (e.g.) - 1 3/4" CALIPER (RED MAPLE, CHINA WALKER, OR EQUAL LARGE TREE)
- PROPERTY PERM. TREES (8 e.g.) - 1 3/4" CALIPER (PIN OAK, CHINESE ELM, RED OAK, OR EQUAL LARGE TREE)
- V.I.A. & PROPERTY PERM. HEDGE (3,098 L.F.) - 3' e.c. (DWARF BURNING BUSH - 12" HIGH AT PLANTING)

- NOTES**
- BUILDING PERMIT OR LAND DISTURBANCE PERMITS SHALL NOT BE ISSUED FOR TRACT 2 UNTIL A FINAL DEVELOPMENT PLAN IS CERTIFIED FOR TRACT 2.
 - ALL LANDSCAPING REQUIREMENTS WILL BE MET.
 - APPLICANT WILL WORK WITH GEORGETOWN FIRE CHIEF TO PROVIDE APPROPRIATE FIRE PROTECTION TO BUILDING.
 - APPLICANT WILL WORK WITH UTILITY COMPANIES TO PROVIDE APPROPRIATE CONNECTIONS TO BUILDING.
 - THE DUMPSTER WILL HAVE A MIN. OF 150 GALLON OIL SKIMMING TRAP.
 - STORM WATER QUANTITY AND DISCHARGE OUTLET IS NOT STORM STUDY BY THE CITY OF GEORGETOWN. WATER CONTROL SHALL BE PROVIDED.
 - STORMWATER QUALITY AND INFILTRATION SHALL BE PROVIDED BY USE OF PERVIOUS PAVEMENTS OR INFILTRATION BASIN.
 - THERE SHALL BE NO GRADING OR CONSTRUCTION UNTIL A GRADING AND SOIL EROSION CONTROL PLAN IS APPROVED BY THE PLANNING COMMISSION ENGINEER.
 - THE FINAL DEVELOPMENT PLAN FOR TRACT 1 HAS BEEN CERTIFIED BY GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION (GSCPC) IN DECEMBER 2016.
 - THE GREASE INTERCEPTOR SHALL BE A MINIMUM 1,000 GAL AND SHALL BE SUBMITTED AND APPROVED BY THE GANSS PRIOR TO INSTALLATION. THE METHOD USED FOR SIZING THE GREASE INTERCEPTOR SHALL BE INCLUDED IN THE SUBMITTAL.
 - NO FILL SHALL BE PLACED ON THE EXISTING 20' WIDE PERMANENT SANITARY SEWER EASEMENT. IF ANY FILL THAT HAS RECENTLY BEEN PLACED ON THE 20' SANITARY SEWER EASEMENT SHALL BE REMOVED.
 - THERE SHALL BE RECIPROCAL ACCESS AND PARKING BETWEEN TRACTS 1 AND 2.
 - IF AT THE TIME THE OWNER REQUEST A BUILDING PERMIT TO CONSTRUCT THE BUILDING ON TRACT 2 BEFORE THE UPDATED FIRM FLOOD MAPS ARE ADOPTED, THE OWNER WILL NEED SOA VARIANCE APPROVAL TO BUILD IN THE FLOOD PLAIN.
 - TRACT 2 WILL NEED A PERMIT FROM THE KY DOW TO CONSTRUCT ALONG AND ACROSS A STREAM FOR THE CONSTRUCTION OF THE PROPOSED BUILDING.
 - PORTION OF THE PARKING AND V.I.A. FOR TRACT 1 IS ON TRACT 2.
 - TRACT 2 DEVELOPMENT MAY NOT BE USED AS A CRITICAL FACILITY AS DEFINED IN THE FLOOD DAMAGE PREVENTION ORDINANCE DUE TO LACK OF ACCESS OUTSIDE THE SPHA.
 - THE DEVELOPMENT OF TRACT 2 SHALL MEET ALL GEORGETOWN STORMWATER MANAGEMENT REQUIREMENTS INCLUDING NEW POST-CONSTRUCTION CERTIFICATION AND MAINTENANCE REQUIREMENTS.
 - AT SUCH TIME THE LEGACY TRAIL IS CONSTRUCTED IN THIS AREA OR TRACT 2 IS USED AS A RESTAURANT SIDEWALK FROM PARIS ROAD (US HWY 460) AS SHOWN ON THIS PLAN.
 - NO LARGE TREES SHALL BE PLACED IN THE WATER LINE AND SANITARY SEWER EASEMENTS.



OWNER'S INFORMATION
BRYAN MORGAN
P.O. BOX 835
HARLAN, KY 40831

ECSI, LLC
Engineers-Consultants-Scientists-International
340 S. BROADWAY - LEWINGTON, KY - 40508 • 606-233-2103 • fax 606-259-3394

PRELIMINARY DEVELOPMENT PLAN
MORGAN PROPERTY
(PREVIOUSLY B & B MORGAN TIRES)
1205 PARIS ROAD - TRACT 2
GEORGETOWN, SCOTT COUNTY, KENTUCKY

DATE: 03/01/2017

PROJECT: 8803-003

DESIGNED: FRE

DRAWN: FRE

CHECKED:

REVISIONS:
03/23/2017 - GSCPC
COMMENTS DATED
03/20/2017

PDP

MULLEN ESTATE PROPERTY
Staff Report to the Georgetown-Scott County Planning Commission
August 10, 2017

FILE NUMBER: FSP-2017-27

PROPOSAL: Final Subdivision Plat for the creation of one 5-acre tract from a parent tract of 74.5 acres.

LOCATION: 1234 White Oak Road

APPLICANT: Donna Mullen Atkins

Consultant: Joel Day, Meridian Associates



STATISTICS:

Zone	A-1 Agricultural
Surrounding Zones	A-1 Agricultural
Acreage	79.5 acres (Tract 2: 5.03 acres, Tract 3: 5.04 acres; Remainder: 69.5 acres)
Water/Sewer Availability	Yes/No
Access	White Oak Road
Variiances/Waivers	None

BACKGROUND:
The parent tract is 79.5 acres in size and zoned A-1. The adjoining properties are all zoned A-1. The Applicant is proposing to create one new 5.04-acre tract adjacent to an existing 5.03-acre tract that was subdivided previously from the parent tract in 2016. Because the *Zoning Ordinance* permits only one subdivision from a parent tract to be processed as a minor subdivision, allowing for staff level review, this second subdivision requires full Planning Commission Board approval.

Site Layout:
The proposed lot sizes and setbacks meet the requirements of the *Zoning Ordinance*. There are existing entrances that will be utilized for the existing and new tracts. Since the driveway for the farm cuts through the middle of Tract 3, a new entrance is proposed for the farm south of Tract 2.; The Georgetown Municipal Water and Sewer Company provides water service to the farm. They have indicated that a utility easement is needed to provide water service to the 69.5-acre remaining tract.

RECOMMENDATION:
Staff recommends **Approval** of the Final Subdivision Plat.

If the Commission grants approval of the application, staff recommends the following conditions be attached:

Conditions of Approval:

1. 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).
2. All applicable requirements of the *Subdivision & Development Regulations*.
3. All applicable requirements of the *Zoning Ordinance*.
4. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
5. The Applicant will need to secure certifications from the Health Department, water provider, and electric provider before the plat will be recorded.
6. This preliminary approval of the subdivision plat is valid for a period of two years in accordance with Section 306 of the *Subdivision and Development Regulations*.

LEGEND

- 1/2" x 16" STEEL REBAR W/D CAP MARKED "MERIDIAN/2536" SET
- IRON BAR FOUND-AS NOTED
- ⊙ SURVEYOR'S MAG-NAIL-SET
- ⊙ SURVEYOR'S MAG-NAIL-FOUND
- ⊙ UTILITY POLE

UTILITY CERTIFICATION

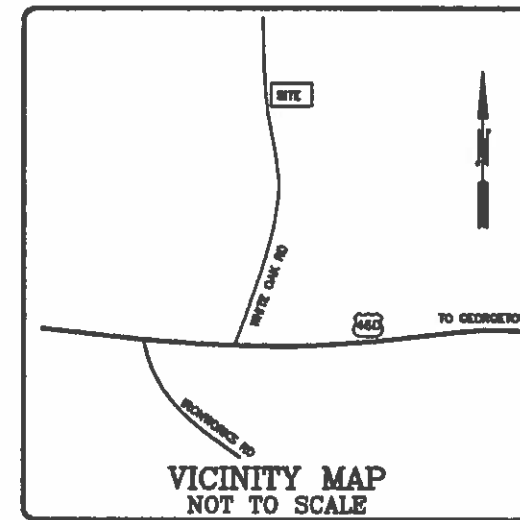
I HEREBY CERTIFY THAT THE UTILITY EASEMENTS DEPICTED HEREON ARE ADEQUATE TO PROVIDE SERVICE. OWNERS AND PROSPECTIVE OWNERS SHOULD NOTE THAT CUSTOMARY CHARGES APPLY, AND, THAT ADDITIONAL EASEMENTS AND/OR CONCESSIONS MAY BE NECESSARY IN ORDER TO SUPPLY SERVICE.

FOR: L.G.E./K.U. _____ DATE _____
 FOR: AT&T _____ DATE _____

I CERTIFY THAT GEORGETOWN MUNICIPAL WATER & SEWER SERVICE (GMWSS) HAS THE CAPACITY WITHIN THE WATER DISTRIBUTION SYSTEM TO SUPPLY TRACT 2 & TRACT 3 SHOWN HEREON WITH DOMESTIC WATER SERVICES. PROVISION OF SERVICE WILL BE CONTINGENT UPON THE REVIEW AND APPROVAL OF ALL ON-SITE AND OFF-SITE PLANS AND SPECIFICATIONS FOR THE PROPOSED SYSTEM. CONSTRUCTION OF THE WATER DISTRIBUTION SYSTEM TO BE BY/AT THE COST OF THE OWNER (WITHOUT REIMBURSEMENT), BUILT TO GMWSS APPROVED SPECIFICATIONS AND APPROVAL BY GMWSS OF THE AS-BUILT IMPROVEMENTS AND/OR THE BONDING AMOUNT; AND, DEDICATED TO G.M.W.S.S.

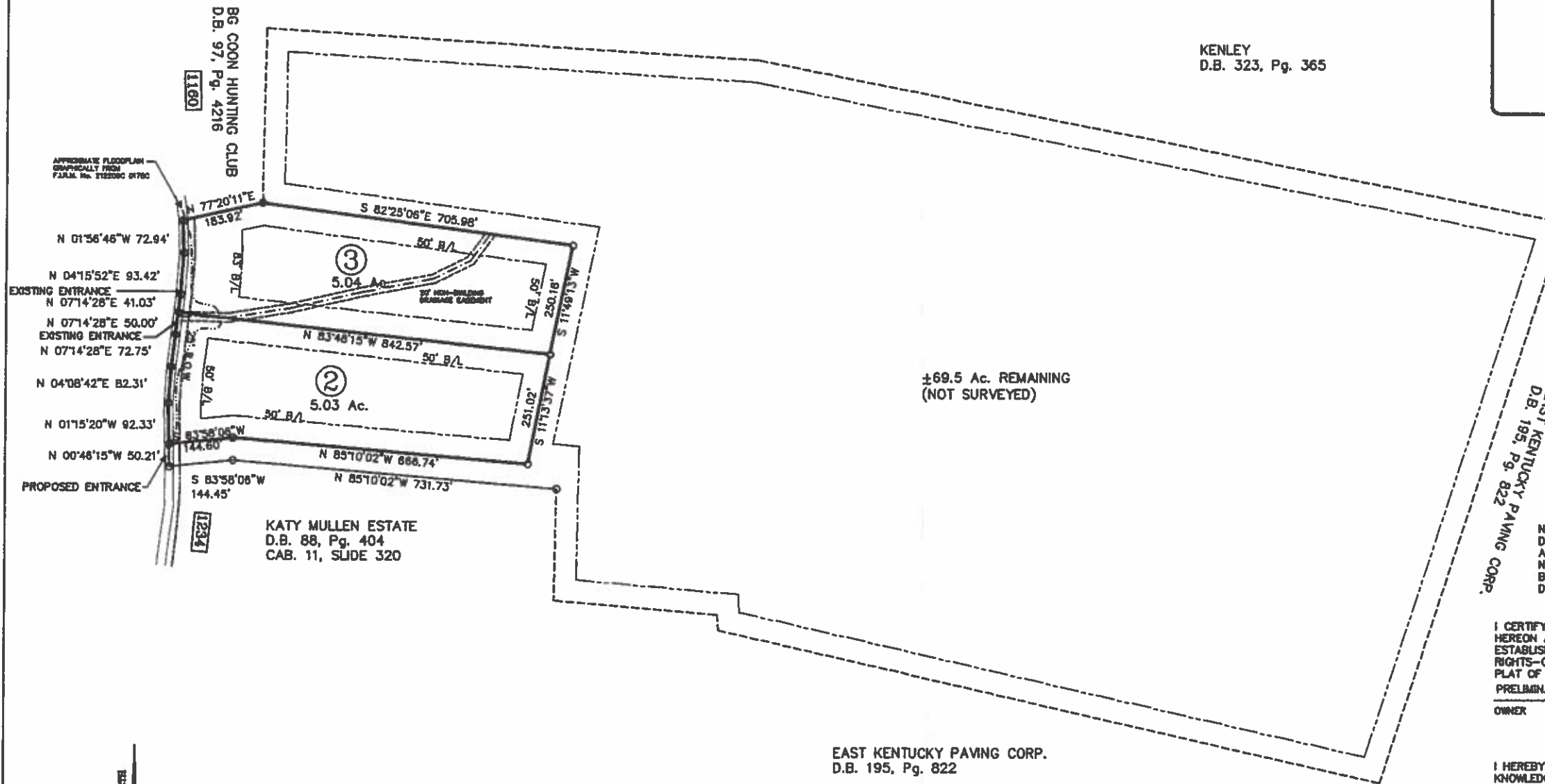
GENERAL MANAGER, G.M.W.S.S. _____ DATE _____

KENLEY
 D.B. 323, Pg. 365



CAPPALLETTI
 D.B. 181, Pg. 362

BURNS
 D.B. 353, Pg. 811



THE PURPOSE OF THIS PLAT IS TO DEPICT SUBDIVISION OF THE SUBJECT PROPERTY, CREATING TWO NEW 5 ACRE TRACTS.
 FURTHER SUBDIVISION OF THIS PROPERTY WILL REQUIRE REVIEW AND APPROVAL BY THE GEORGETOWN-SCOTT COUNTY JOINT PLANNING COMMISSION.
 NO NEW ENTRANCES ARE CURRENTLY PROPOSED.
 CURRENT ZONING OF THE SUBJECT PROPERTY IS AGRICULTURAL (A-1).

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 SAME TO THE EXTENT OF THAT OWNER'S USE.

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

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH SETBACK LINES, AND DEDICATE ANY PUBLIC RIGHTS-OF-WAY AND/OR EASEMENTS INDICATED UPON THIS PLAT OF MY OWN FREE WILL AND CONSENT.
 PRELIMINARY ONLY-NOT FOR RECORDING OR USE IN TRANSFER
 OWNER _____ DATE _____

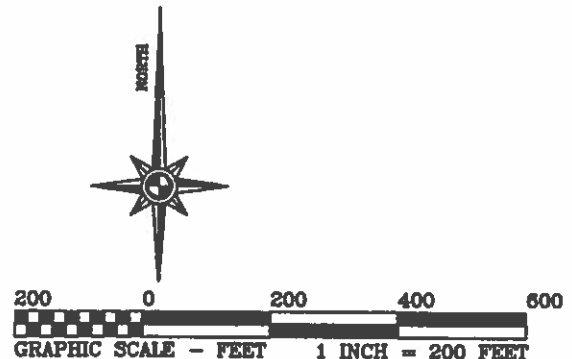
I HEREBY ATTEST TO THE FOLLOWING TO THE BEST OF MY KNOWLEDGE, BELIEF, AND ABILITY: THIS PLAT DEPICTS AN _____ CLASS SURVEY MADE BY MYSELF USING THE METHOD OF RANDOM TRAVERSE WITH AN ERROR-OF-CLOSURE OF 1:_____ AND AN ANGULAR ERROR OF 00-_____. BEARINGS AND DISTANCES HAVE NOT BEEN ADJUSTED FOR CLOSURE.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

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

EAST KENTUCKY PAVING CORP.
 D.B. 195, Pg. 822

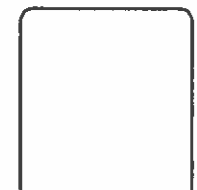
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 JUL 17 2017

PLANNING COMMISSION



MERIDIAN ASSOCIATES, LLC
SURVEYORS
 120 EAST MAIN STREET, GEORGETOWN, KY 40324
 TELEPHONE (502) 863-6070 - jdaypls@att.net

JULY 16, 2017



FINAL SUBDIVISION PLAT
KATY MULLEN ESTATE
 WHITE OAK ROAD, STAMPING GROUND, KENTUCKY
 DONNA MULLEN ATKINS, Ex. - D.B. 88, Pg. 404

BBJ HOLDINGS PROPERTY
Staff Report to the Georgetown-Scott County Planning Commission
August 10, 2017

FILE NUMBER: FSP-2017-28

PROPOSAL: Final Subdivision Plat for the creation of two 5-acre tracts and six 10-acre tracts from a parent tract of 72.15 acres.

LOCATION: East side of Stamping Ground Road, north of Lloyd Road

APPLICANT: Brian Jones

Consultant: Joel Day, Meridian Associates



STATISTICS:

Zone	A-1 Agricultural
Surrounding Zones	A-1 Agricultural
Acreage	72.15 acres
Water/Sewer Availability	Yes/No
Access	Stamping Ground Road and Lloyd Road
Variances/Waivers	None

BACKGROUND:

The parent tract is 72.15 acres in size and zoned A-1. The adjoining properties are all zoned A-1. The Applicant is proposing creating two new 5-acre tracts and six 10+ acre tracts that will be accessed from Stamping Ground Road and Lloyd Road. The existing farm has multiple residences. The proposed subdivision will create lots for the existing residences and lots for the construction of new residences. The A-5 Rural Residential zone district is not required for these tracts since there are only two tracts less than five acres and the rezoning to A-5 is required only for major subdivisions between 5-10 acres.

Site Layout:

The proposed lot size and setbacks meet the requirements of the *Zoning Ordinance*. There are a number of existing entrances serving the farm that will be used to access the new lots. One new entrance is required from Lloyd Road. It appears the driveway site distance is sufficient at this location. Two new entrances will be required from Stamping Ground Road (KY. 227). These entrances will require State KYTC approval prior to Final Plat approval. The new entrances from KY. 227 will be shared by multiple lots. No setback or other non-conformities are being created by the subdivision. Tracts 5 and 6 do not

have frontage on public streets. Utility easements and shared maintenance agreements will be required for these Tracts and the Tracts that provide access to them.

RECOMMENDATION:

Staff recommends **Approval** of the Final Subdivision Plat.

If the Commission grants approval of the application, staff recommends the following conditions be attached:

Conditions of Approval:

1. 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).
2. All applicable requirements of the *Subdivision & Development Regulations*.
3. All applicable requirements of the *Zoning Ordinance*.
4. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
5. The Applicant will need to secure certifications from the Health Department, water provider, and electric provider before the plat will be recorded.
6. This preliminary approval of the subdivision plat is valid for a period of two years in accordance with Section 306 of the *Subdivision and Development Regulations*.

UTILITY CERTIFICATION

I HEREBY CERTIFY THAT THE UTILITY EASEMENTS DEPICTED HEREON ARE ADEQUATE TO PROVIDE SERVICE. OWNERS AND PROSPECTIVE OWNERS SHOULD NOTE THAT CUSTOMARY CHARGES APPLY, AND, THAT ADDITIONAL EASEMENTS AND/OR CONCESSIONS MAY BE NECESSARY IN ORDER TO SUPPLY SERVICE.

FOR: L.G.E./K.U. _____ DATE _____

FOR: AT&T _____ DATE _____

BBJ HOLDINGS, LLC
D.B. 387, Pg. 189
LOT 19

72.134 Ac. GROSS

LEGEND

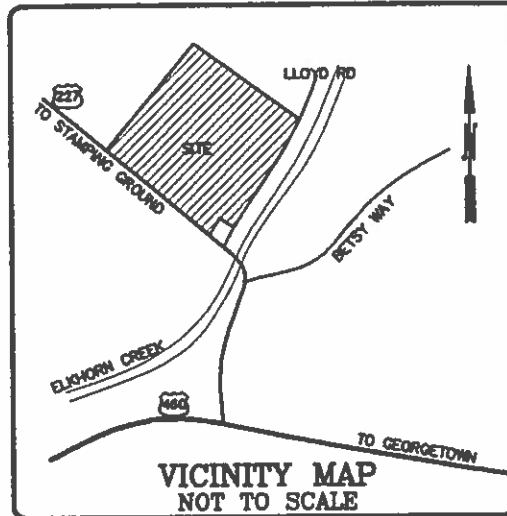
- 1/2" x 18" STEEL REBAR W/D CAP MARKED "MERIDIAN/2538" SET
- ⊠ IRON BAR FOUND-AS NOTED
- ⊙ SURVEYOR'S MAG-NAIL-SET
- ⊕ SURVEYOR'S MAG-NAIL-FOUND
- ⊠ R.O.W. MONUMENT-FOUND
- ⊙ UTILITY POLE
- ⊙ FIRE HYDRANT
- ▨ POTENTIAL KARST FEATURE

SCHUREMAN
D.B. 263, Pg. 696
CAB. 5, SLIDE 1889

ROARK
D.B. 248, Pg. 12
CAB. 5, SLIDE 1848

JULY 16, 2017

PRELIMINARY SUBDIVISION PLAT
BBJ HOLDINGS, LLC
LOT 18, D.B. 387, Pg. 189 - LOT 18
1167 STAMPING GROUND ROAD & 200 LLOYD ROAD
GEORGETOWN, SCOTT COUNTY, KENTUCKY 40324



THE PURPOSE OF THIS PLAT IS TO DEPICT SUBDIVISION OF THE PARENT TRACT INTO 8 TRACTS.

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

NEW ENTRANCES OFF STATE MAINTAINED ROADS WILL REQUIRE A KY DOT ENTRANCE PERMIT.

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

UNLESS OTHERWISE DETERMINED BY CONDITIONS OF DEED OR CONTRACT/AGREEMENT SUPERSEDING THIS PLAT, MAINTENANCE OF THE PRIVATE ROAD/JOINT ENTRANCE/SHARED ACCESS SERVING LOTS 3, 4, & 5 SHALL BE JOINTLY AND EQUALLY SHARED BY THE OWNERS OF LOTS 3, 4, & 5.

UNLESS OTHERWISE DETERMINED BY CONDITIONS OF DEED OR CONTRACT/AGREEMENT SUPERSEDING THIS PLAT, MAINTENANCE OF THE PRIVATE ROAD/JOINT ENTRANCE/SHARED ACCESS SERVING LOTS 2 & 8 SHALL BE JOINTLY AND EQUALLY SHARED BY THE OWNERS OF LOTS 2 & 8.

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

ANY KARST AREA WITH SINKHOLE POTENTIAL SHALL BE A NON-BUILDABLE AREA. SEPTIC SYSTEMS SHALL NOT BE WITHIN A 70' RADIUS OF ANY SUCH AREA.

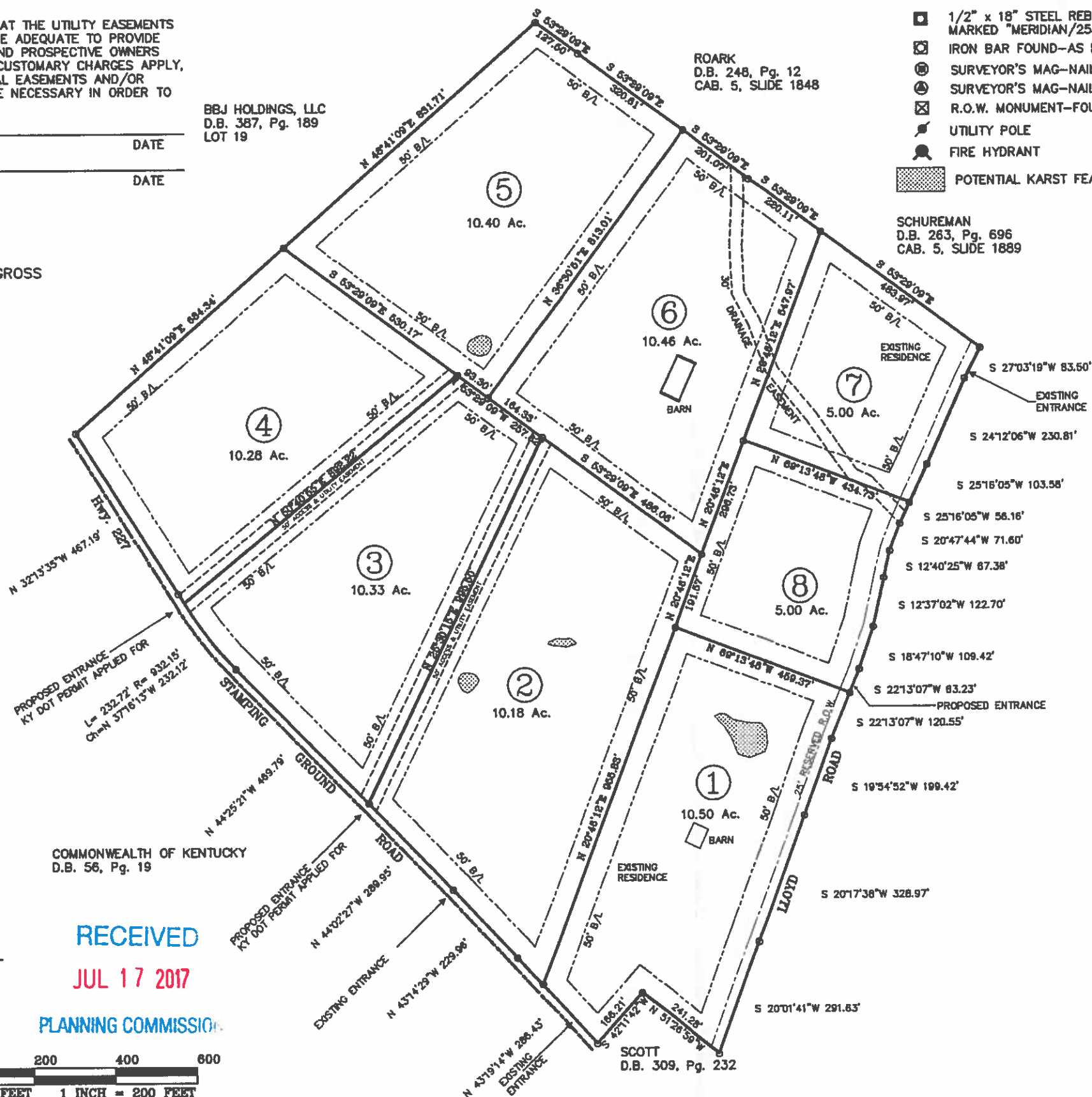
I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH SETBACK LINES, AND DEDICATE ANY PUBLIC RIGHTS-OF-WAY AND/OR EASEMENTS INDICATED UPON THIS PLAT OF MY OWN FREE WILL AND CONSENT.

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

HEALTH DEPARTMENT REPRESENTATIVE _____ DATE _____

I CERTIFY THAT GEORGETOWN MUNICIPAL WATER & SEWER SERVICE (GMWSS) HAS THE CAPACITY WITHIN THE WATER DISTRIBUTION SYSTEM TO SUPPLY LOTS 1 THRU 8 AS SHOWN HEREON WITH DOMESTIC WATER SERVICE. PROVISION OF SERVICE WILL BE CONTINGENT UPON THE REVIEW AND APPROVAL OF ALL ON-SITE AND OFF-SITE PLANS AND SPECIFICATIONS FOR THE PROPOSED SYSTEM. CONSTRUCTION OF THE WATER DISTRIBUTION SYSTEM TO BE BY/AT THE COST OF THE DEVELOPER. (WITHOUT REIMBURSEMENT) BUILT TO GMWSS APPROVED SPECIFICATIONS AND WITH APPROVAL BY GMWSS OF THE AS-BUILT IMPROVEMENTS AND/OR THE BONDING AMOUNT, AND, DEDICATED TO G.M.W.S.S.

GENERAL MANAGER, G.M.W.S.S. _____ DATE _____



PROPOSED ENTRANCE
KY DOT PERMIT APPLIED FOR
L= 232.72' R= 932.15'
Ch=N 5716'15"W 232.12'

COMMONWEALTH OF KENTUCKY
D.B. 56, Pg. 19

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JUL 17 2017

PLANNING COMMISSION



MERIDIAN ASSOCIATES, LLC
SURVEYORS
120 EAST MAIN STREET, GEORGETOWN, KY 40324
TELEPHONE (502) 863-6070 - jdaypls@att.net

GSCPC Active Subdivision Projects

Status	Application number	Project Name
Under Construction	Number of Projects:	5
	2016-47	Canewood Unit 1-C Sect 4
	2006-86	December Estates Cluster Subdivision
	2004-51	Pleasant Valley Phase 4
	2005-04	Pleasant Valley Section 2, Ph2 - (Urban Groupe-rem
	2015-29	Sutton Place, Phase 3
Dedication/Final Work	Number of Projects:	8
	2009-20	Coal Ridge Farm Cluster #3 (Ridgeview Estates)
	2003-17	Homestead Phases 7 & 8
	2007-05	Lake Forest Unit 2
	2007-05	Lake Forest Unit 3B
	2016-46	Logan Property Cluster - Phase I
	2006-28	McClelland Springs Subdivision Phase 2A
	2004-16	Westwoods Phase 1, Units 1 & 2
	2004-16	Westwoods Phase 2
Approved/Bonded	Number of Projects:	53
	2005-61	Brook Lane Estates
	2003-35	Buffalo Springs Phase 1
	2004-38	Cherry Blossom Subdivision Phase 7
	2005-47	Cherry Blossom Subdivision Phase 8
	2010-17	Cherry Blossom Townhomes-Phase 4
	2003-86	Colony Unit 10
	2005-34	East Main Estates Units 1 & 2
	2005-26	Edgewood Subdivision - Phase I
	2007-55	Enclave (Meldean) Subdivision Unit 1
	2007-55	Enclave (Meldean) Subdivision Unit 2
	2007-55	Enclave (Meldean) Subdivision Unit 3
	2004-49	Falls Creek Phase 1 - Unit 1
	2004-49	Falls Creek Phase 1- Units 2, 3, 4, & 5
	2005-63	Grable (Carrick Pike) Estates
	2004-02	Leesburg Landing
	2006-30	McClelland View Subdivision
	2003-68	Paynes Crossing - Unit 2 - Section 2
	2003-68	Paynes Crossing - Unit 2 - Section 3
	2003-68	Paynes Crossing - Unit 3 (Woodall)
	2005-36	Paynes Landing Section 2 - Phase 2
	2005-36	Paynes Landing Unit - 10
	2005-36	Paynes Landing Unit - 12A

Status	Application number	Project Name
	2005-36	Paynes Landing Unit 5 & Unit 11 (Canewood Reserve)
	2005-36	Paynes Landing Unit 6 (Canewood Reserve)
	2005-36	Paynes Landing Units 7, 8, 9 & 14
	2015-05	Pemberley Cove
	2008-47	Pleasant Valley Section 2, Ph2, Unit 2
	2005-04	Pleasant Valley Section 2, Phase 1
	2005-04	Pleasant Valley Section 2, Phase 2 - Unit 1
	2004-51	Pleasant Valley Subdivision Units 1-A & 1-B
	2004-51	Pleasant Valley, Unit 3-A Section 1 & Unit 3-B
	2004-51	Pleasant Valley, Unit 3A, Sec2 - Ball Homes
	2004-51	Pleasant Valley, Unit 4A
	2002-75	Rocky Creek Phase 5, Section 1 (Falmouth Dr)
	2005-02	Rocky Creek Reserve - Unit 1 Sect 1,2,3A,3B,4
	2006-63	Rocky Creek Section 3A
	2006-63	Rocky Creek Section 3B, Phase 1
	2006-63	Rocky Creek Section 3B, Phase 2
	2002-75	Rocky Creek Unit 1A/Unit 1E (Johnstone Bulb)
	2002-75	Rocky Creek Unit 1B, Section 2
	2013-30	Rocky Creek-Meadows-Sec1A-1, 1A-2, 1B
	2003-71	Stonecrest Subdivision Units 1A, 1C, 1D, 1E
	2009-20	Sutton Place Phase 2
	2015-29	Sutton Place, Phase 3, Section 1
	2006-23	Thoroughbred Acres Unit 13A,13B,13C
	2004-46	Thoroughbred Acres Unit 2A & 2B
	2004-26	Village at Lanes Run - Phase 1-Sect.-1
	2010-22	Village at Lanes Run- Phase 2, Section 1
	2011-30	Village at Lanes Run- Phase 2, Section 2
	2006-06	Ward Hall Property - Phase 1B & 1C (Remainder)
	2006-06	Ward Hall Property - Unit 1
	2016-13	Winding Oaks Cluster
	2006-57	Woodland Estates Cluster Subdivision

GSCPC Active Development Projects

Status	Application number	Project Name	Type
Under Construction		Number of Projects: 18	
	2014-22	Amerson Apartments North	DEV-R
	2016-52	Bluegrass Baptist Church	DEV-C
	2002-85	Canewood Unit 2 Townhouses (Lots 47-77)	DEV-R
	2014-21	Central Church of God-Coleman Lane	DEV-C
	2015-22	Cherry Blossom Townhomes-Phase 5	DEV-R
	2016-63	Clarks Pump-n-shop - Paris Pike	DEV-C
	2016-38	Cyron Holdings	IND
	2016-30	Fur Sher - C-Logic Commercial (5460 Leestown)	DEV-C
	2015-23	Hill-N-Dale apartments	DEV-R
	2016-49	Hiserbob - 411 Triport Road	IND
	2014-10	Lemons Mill Gas Station	DEV-C
	2009-20	Morgan Property	DEV-C
	2016-03	MVH Industrial Piping	IND
	2016-01	Scariot	DEV-C
Minor DP		Stonewall First Church of God - Grading & Parking	DEV-C
	2016-33	TMMK Paint Reborn - Site work/Foundation	DEV-C
	2016-39	Vuteq expansion 2016	IND
	2003-82	White Oak Condominiums Ph 2 (Remainder)	DEV-R
Final Inspection		Number of Projects: 1	
	2014-06	Fall Creek-BP	DEV-C