

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

AGENDA

JANUARY 11, 2024

6:00 p.m.

I. COMMISSION BUSINESS

- A. Approval of December invoices
- B. Approval of December 14, 2023 minutes
- C. Approval of January 11, 2024 agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

II. NEW BUSINESS

- A. PDP-2023-58 Bluegrass RV Campground – Preliminary Development Plan for a 75 space RV Campground with associated landscaping and parking located at 3036 Paris Pike.
- B. PDP-2023-59 Woodland Airstream Dealership – Preliminary Development Plan for a 12,123 SF Airstream dealership and service center with outdoor display area located at 120 Wahland Hall Path.
- C. ZMA-2023-60 Bierman Properties – Zone Change request for 2.28 acres from A-1 (Agricultural) to I-2 (Heavy Industrial) located at 1879 Lexington Road. PUBLIC HEARING

III. OTHER BUSINESS

- A. Update of Previously Approved Projects and Agenda Items

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
December 14, 2023**

The regular meeting was held in the Scott County Courthouse on December 14, 2023. The meeting was called to order by Chairman Charlie Mifflin at 6:00 p.m. Present were Commissioners James Stone, Duwan Garrett, Dann Smith, Harold Dean Jessie, Mary Singer, David Vest, Rhett Shirley and Brad Green and Director Joe Kane, Planner Elise Ketz, Engineer Ben Krebs, and Attorney Charlie Perkins.

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

Motion by Shirley, second by Stone, to approve the November 9, 2023 minutes. Motion carried.

Motion by Singer, second by Garrett, to approve the December agenda. Motion carried.

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

PDP-2023-50 Huck's Market – Preliminary Development Plan for a 7,100 SF Convenience Store/Gas Station located east of McClelland Circle, south of E. Main St. Ext., north of Lemons Mill Road.

Mr. Kane stated this preliminary development plan is for one of the three commercial lots approved November 2023. He stated it is a 2.47-acre lot.

He stated a proposed convenience store is proposed in the center of the lot with entrances from the north and south of the building from a road not yet constructed. He stated the lot is considered to have road frontage on all sides so a variance will be needed to reduce the setback for a proposed storage building on the east side of the main building adjacent to the dumpster area.

He stated a retaining wall will be needed on the southern and western property line due to the grade.

He stated the applicant does meet the parking and landscaping requirement.

He stated the staff's only concern with the layout is the orientation of the second fuel area. He stated staff is requesting to orient the fuel pumps and canopy to be parallel with the building to prevent headlights directed at offsite areas.

Commissioner Jessie questioned if the wetlands were on this lot. Mr. Kane stated the existing pond is on the right-of-way for the new road. He stated a new smaller detention pond will be created. Mr. Krebs stated the designated wetlands are on the other end of the project site.

Chairman Mifflin questioned if turning the secondary pump would affect other houses farther away. Mr. Kane stated the new townhouses will be constructed close by blocking view of the site from the existing single-family homes in the adjacent neighborhood.

Darren Helms, Landmark Surveying, stated they changed the back canopy to allow more room for bigger diesel vehicles. He stated they would be willing to look at that further, but they had changed it to narrow the entrance.

After further discussion, **Motion by Jessie, second by Smith to approve the Preliminary Development Plan (PDP-2023-50) subject to (11) conditions of approval and one waiver. Motion carried unanimously.**

Consent Agenda

A representative of Graves Property (FSP-2023-53) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Singer, second by Vest, to approve the applications. Motion carried unanimously.

PDP-2023-56 Fairfield Inn Amendment – Preliminary Development Plan for the redevelopment of an existing hotel through the addition of 5,107 SF of building expansion and electric vehicle parking spaces located at 200 Tiger Way.

Ms. Ketz stated this is an amendment to an existing hotel. She stated the proposed addition would add two rooms to each floor, a conference center, and update the pool area.

She stated the applicant is requesting three variances. She stated a requested reduction in the front setback and number of parking spaces and a waiver to the property and VUA perimeter landscaping requirement along the east property line.

She currently stated Tiger Way does not have sidewalks. She stated she added a condition to add sidewalks or marked pedestrian path along Tiger Way.

She stated the applicant has requested a reduction of required spaces. She stated the site does not have the space for additional parking.

She stated the existing detention basin needs to be addressed before Final Development Plan approval.

She stated the applicant needs to install some additional trees to meet the interior VUA landscaping requirement.

She stated staff does not support the waiver to the perimeter landscaping. She stated landscaping could be installed to keep headlights away from the interstate ramp.

Commissioner Jessie asked for clarification of the canopy change. Ms. Ketz stated currently the canopy is approximately 10 feet from the property line and the applicant is requesting 14 feet from the property line.

Joyce Followell, Abby Jones Consulting, stated there is a sidewalk planned for the front of the building during the reconstruction. She stated they have looked at installing a pedestrian walkway across the street to Chick-Fil-A. She stated there are tall bushes along the perimeter of the interstate and there is an AT&T communication line that runs along that property line.

Commissioner Singer questioned the number of parking spaces. Ms. Ketz explained the required number of parking spaces. Commissioner Singer questioned if an EV parking space could be used if needed. Ms. Followell stated there is not a restriction that she is aware of.

Chairman Mifflin stated he thinks having plenty of parking spaces is important.

After further discussion, **Motion by Singer, second by Shirley to approve the Preliminary Development Plan (PDP-2023-56) subject to (11) conditions of approval and (3) waivers. Motion carried unanimously.**

ZMA-2023-55 Limestone Farms Distillery – Zone change request for 30 acres from A-1 (Agricultural) to B-5 (Planned Commercial Park) located at 1530 Paynes Depot Road.

Chairman Mifflin opened the public hearing.

Mr. Kane stated the property is within the Urban Service Boundary of Georgetown. He stated the portion of the farm is west of the South Crossing Ball Homes lots. He stated the area of rezoning includes the barn, residence, and some of the existing tree line on the farm. He stated no flood plain or Greenbelt property is on this lot.

He stated the concept plan proposes a 16,000 square foot distillery building with access from a Payne's Depot Road frontage road. He stated the north side of the distillery has grain silos and a holding tank. He stated to the south of the distillery building is a tasting room, walking trail, patio, and fire pit area. He stated no long-term barrel storage (rick houses) is planned for the site.

He stated approximately 8 acres is planned commercial south of the bypass and the rest residential according to the Comprehensive Plan Future Land Use Map. He stated this zone change does not agree with the Future Land Use Map for the area. He stated there have been physical and social changes in the vicinity and does meet some of the Comprehensive Plan Goals and Objectives.

He stated the current zoning is inappropriate based upon the fact the location is within the Georgetown Urban Service Boundary and it is an area planned for future urban growth.

Daniel Rehner, Thoroughbred Engineering, stated the application is located within the urban service boundary, bordered by major roadways, and a sewer pump station is on the property.

He stated this proposed application would preserve the land better than it being residential and would promote tourism.

He stated the applicant agrees with the Conditions of Approval that were recommended.

Chairman Mifflin questioned if sewer will be available for the site. Mr. Rehner stated a pump station is on the eastern side of the farm but will require sewer being run to the project site.

Commissioner Smith questioned the total acreage of the farm. Mr. Rehner stated approximately 206 acres.

Darin Dillow, applicant, stated there is always concern about mold from distilleries. He stated mold usually comes from rick houses not the production. He stated he will not be storing bourbon on the site beyond 90 days for bottling purposes.

He stated another concern is stack height. He stated what his site will release will be steam.

Chairman Mifflin questioned if there will be an odor. Mr. Dillow stated from time to time it will smell like baking bread. He stated that is state regulated and he will have to do an air quality survey to decide the stack height.

Lexy Holland, representing Edgehill Farm, stated that her client was surprised that this development was going on and they were not notified sooner. She stated her client has some concerns that include the time frame of how long it takes to produce the product, the annexation of the property, and if rezoned the project would add more commercial area than was proposed with the Comprehensive Plan.

She questioned if the project would have an impact on the nearby creek. She questioned if there would be any fungus growth within the 90 days the product would be at the site. She questioned what if the distillery wanted to expand in the future.

She stated there would be a traffic and noise impact in the area. She stated concern regarding the applicant getting sewer approval.

Commissioner Jessie asked for clarification of the location of the farm Ms. Holland represents.

Commissioners questioned the notification procedure of the project. Ms. Holland stated the sister received the notification letter.

Steve Price, resident, stated he has concern of losing more farm land to business.

Mr. Dillow explained more details of production and how it would affect the local economy. He described that the building would be a farmhouse style.

Commissioner Vest requested a lighting comparison to the nearby neighborhood. Mr. Dillow stated it will be dimmer and a lantern style lighting.

Commissioner Vest asked why that location was chosen. Mr. Dillow stated it is family property. His father-in-law owns the property.

Mr. Rehner clarified that a larger piece of the property would need to be annexed, but the whole farm would not be annexed at this time. He stated that the facility does not meet the threshold to need a traffic study. He stated stormwater must meet the stormwater requirements of the subdivision and development regulations.

Commissioner Shirley pointed out condition 5 regarding approval and the time allowed to get Final Development Plan approval.

Mr. Price stated his concern about additional vehicular traffic and the possibility of drunk driving.

Chairman Mifflin closed the public hearing.

After further discussion, **Motion by Jessie, second by Stone to recommend approval of the rezoning request (ZMA-2023-55) on the basis of staff recommendation that it complies with the comprehensive plan. Motion carried unanimously.**

PDP-2023-57 Limestone Farms Distillery – Preliminary Development Plan for a 16,000 SF Distillery with a 6,400 SF tasting room and accessory tanks, silos, and exterior improvements on 30 acres located east of Paynes Depot Road and south of McClelland Circle, within the Georgetown USB.

Mr. Kane stated this plan is contingent upon approval from the City Council and annexation into the City.

He stated the main entry and public area is south of the tasting room. He stated perimeter, parking area and canopy landscaping will be required.

He stated the applicant has requested a reduction of interior landscape area and reduction of canopy tree coverage.

He stated there will be a buffer between the different property zones.

He stated if the existing house or barn is used as part of the business a reduction in the perimeter setback would be needed.

He stated the applicant is using an existing entrance onto Paynes Depot Road. He stated the road would have to be brought to commercial road standards including width and grade.

Commissioner Jessie questioned if the board should add a condition of approval that the barn be torn down. Mr. Kane stated it could be since a variance would be needed if the barn is not torn down. Mr. Dillow stated that the barn may be used for storage of materials during construction.

Chairman Mifflin questioned if the walking path is paved. Mr. Dillow stated he is not sure yet if it will be gravel or paved.

Commissioner Garrett questioned if a restaurant was added in the future would that change anything. Mr. Kane stated a restaurant is allowed in B-5. He stated if there is any additional square footage then that would have to be heard before the Planning Commission.

Attorney Perkins asked for clarification of the barn. Mr. Dillow stated he would like to leave the house and barn during construction to house equipment but then will tear both down.

Mr. Rehner stated the applicant agrees with the conditions of approval including removal of the barn after construction.

Mr. Price stated his concern over producing alcohol.

Ms. Holland requested an added condition of approval that if a full-service restaurant was added it would have to get approval from the Planning Commission.

After further discussion, **Motion by Singer, second by Smith to approve the Preliminary Development Plan (PDP-2023-57) subject to (12) conditions of approval, (2) waivers and the additional conditions to remove the barn after construction and if a full-service restaurant is added it must return to the Planning Commission to amend the development plan. Motion carried unanimously.**

Approval of 2024 Application Meeting Schedule Deadlines

Motion by Smith, second by Singer, to approve the 2024 Application Meeting Schedule Deadlines. Motion carried unanimously.

Chairman Mifflin adjourned the meeting.

Attest:

Charlie Mifflin, Chairman

Charlie Perkins, Secretary

BLUEGRASS RV CAMPGROUND PRELIMINARY DEVELOPMENT PLAN

Staff Report to the Georgetown-Scott County Planning Commission
January 11, 2023

FILE NUMBER: PDP-2023-58

PROPOSAL: Preliminary Development Plan for a 75 space RV Campground with associated landscaping and parking

LOCATION: 3036 Paris Pike

OWNER: 3034 Paris Pike, LLC

CONSULTANT: Brad Boaz, CMW



STATISTICS:

Existing Zone
Surrounding Zone(s)

B-2 (Highway Commercial)
B-2: North, South, & West
B-4 (Community Commercial): North, South, East & West
R-2 (Medium Density Residential): North, South & East

Site Acreage
Access
Proposed Use
Parking
Proposed Impervious Area
Variances/Waivers

6.89 ac
Connector Road [KY-2906] or Paris Pike [US-460]
75 RV Spaces
75 spaces (One per RV stall)
137,065 SF (45.7% of total site area)
1. Variance to the maximum area of a contiguous ILA.

BACKGROUND:

The Project Site is a 6.89-acre B-2 zoned parcel. The lot has no public road frontage and is accessed through two private driveways. One driveway is in an easement from US 460 and passes through the east side of the Bluegrass RV sales lot and one is from an existing entrance on Connector Road that passes through an earlier phase of Bluegrass Storage.

This project is a part of a larger site that has been developed in stages. The surrounding properties have been developed into an RV sales and maintenance facility, self-storage facility, RV storage facility, and most recently an auto dealership. The site along with some additional land to the west along Connector Road was approved for an RV campground in 2020, but in 2023 the additional land to the west was approved for an auto dealership. The Project Site portion was approved for an RV storage area in August 2023. Neither the RV Campground plan nor RV storage area were completed. If approved, this Bluegrass RV Campground plan will completely replace the previously approved RV storage plan.

SITE LAYOUT:

The proposal is to construct no buildings on the property but proposes the installation of 137,065 SF of impervious area, equivalent to 45.7% of the total Project Site area. The development plan complies with the requirements of the *Zoning Ordinance*. The site does not contain an office building or public parking, however since it will be adjoining and be an expansion of the existing Bluegrass Storage facility and rental office, the public parking will be located on that property.

Access & Circulation:

A Traffic Impact Study (TIS) performed by Palmer Engineering (dated February 2022) for the previously approved RV campground looked at the traffic generated by the site and how it would impact the surrounding transportation network. The study considered the impact of two phases of development that would result in 88 RV campground spaces and found that the 2022 campground would generate 22 AM peak hour trips and 36 PM peak hour trips. The volume of traffic being generated by the proposed campground development was not an amount that would overburden the surrounding transportation network. The traffic generation for a campground of 75 RV campground spaces would be slightly smaller than the previously proposed campground and is reasonably expected to have little peak hour impact. In fact, this is a very low number of trips generated compared to other commercially zoned properties of a comparable size.

When the multi-phased RV Campground was proposed, there were concerns regarding turning movements. Towable and motorized RV campers are larger and are typically less agile vehicles than a traditional passenger vehicle or truck. As a result, these vehicles typically need larger gaps in traffic to make turns, and thus have the potential to create delays in traffic if adequate turn lanes are not created to assist them in their turning movements. The study identified that there would be increased queue lengths expected in both no-build and build scenarios in the future due mostly to community growth.

Ultimately, KYTC expressed, in an email dated April 14, 2022, that they are agreeable to using the existing entrance on US 460 (Paris Pike) as an entrance to the proposed development and using the existing access on Connector Road as an exit for the development.

The development plan shows an adequate amount of parking to serve the shown RV spaces. The Applicant proposes staff parking be located off-site on the Bluegrass RV Storage property (269 Connector Road).

Landscaping & Land Use Buffers:

Section 6.12: Property Perimeter Requirements

The *Landscape & Land Use Buffers Ordinance* requires a 15-foot-wide buffer area between commercial and residential zoned properties, and for those areas to be populated with 1 tree per 40 feet of linear boundary plus a 6-foot-tall continuous buffer. There exist some mature trees along this boundary that satisfy this requirement, but there are potential areas where an additional tree or buffer needs to be installed or repaired.

Section 6.13: Vehicular Use Area Perimeter Requirements

The *Landscape & Land Use Buffers Ordinance* requires a 3 to 5-foot-wide buffer area between a vehicular use area (VUA) and an adjoining property, and for those areas to be populated with 1 tree per 40 feet of linear boundary plus a 3-foot-tall continuous buffer. Areas to the north, west, east, and south of the VUA will require additional landscaping to meet this requirement.

Section 6.22: Interior Landscaping for Vehicular Use Areas

The *Landscape & Land Use Buffers Ordinance* requires an interior landscaped area 10% the size of the VUA and for those areas to be populated with 1 tree per 250 square feet of interior landscaped area. The plan shows 136,339 SF of VUA and proposes 71,697 SF of ILA on the property. This greatly exceeds the 10% requirement of ILA and Staff concludes that the plan meets these regulations. The Applicant requires a variance for the maximum contiguous area of an ILA. Staff supports this request as breaking up the shown ILA would result in a site that is disjointed and would not provide each space with small, usable spaces for recreational use.

Section 6.2215: Minimum Canopy Requirements

As the property will be completely redeveloped and no existing trees will remain, 24% tree canopy will be required on the property. The Applicant proposes the planting of 73,231 SF of tree canopy, equivalent to 24.4% of the total site area. This exceeds the requirements of the ordinance.

Stormwater Management:

There is an existing stormwater basin downstream of this lot on the Bluegrass RV Sales lot property which will be providing detention for the site. Stormwater Quality and Recharge will be provided on site. Stormwater plans will require review and approval of the Planning Commission Engineer.

Additional Comments:

When the Bluegrass RV Dealership was proposed for development, it was approved by the Planning Commission for the first phase to be allowed to not meet the canopy requirements. The RV dealership received a temporary variance with 10% of tree canopy coverage, as opposed to the 23% required by ordinance. The agreement was that when the area proposed for future phases were developed, it would provide the remaining canopy coverage to bring the dealership into compliance. This is indicated by condition #6 of the conditions of approval from FDP-2017-05 which state, "Future development of the remainder of the Project Site shall bring the total canopy coverage of the Project Site up to 20%." This was a condition that was discussed when the Final Development Plan went before the Planning

Commission and was signed off on by the Applicant at that meeting. Staff mentions this as a reminder to the Applicant that this will need to be considered when planning this development.

There are separate state requirements for the approval of a recreational vehicle community. The Applicant will need to comply with all state requirements and submit plans to the local health department for review.

RECOMMENDATION:

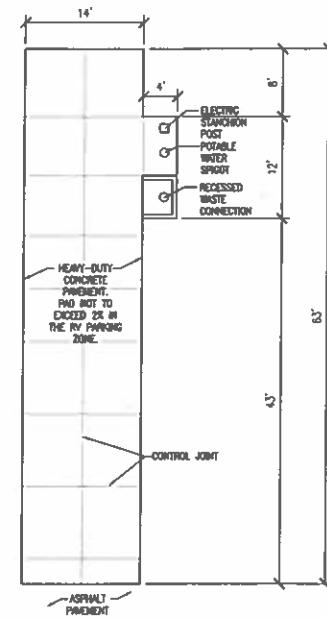
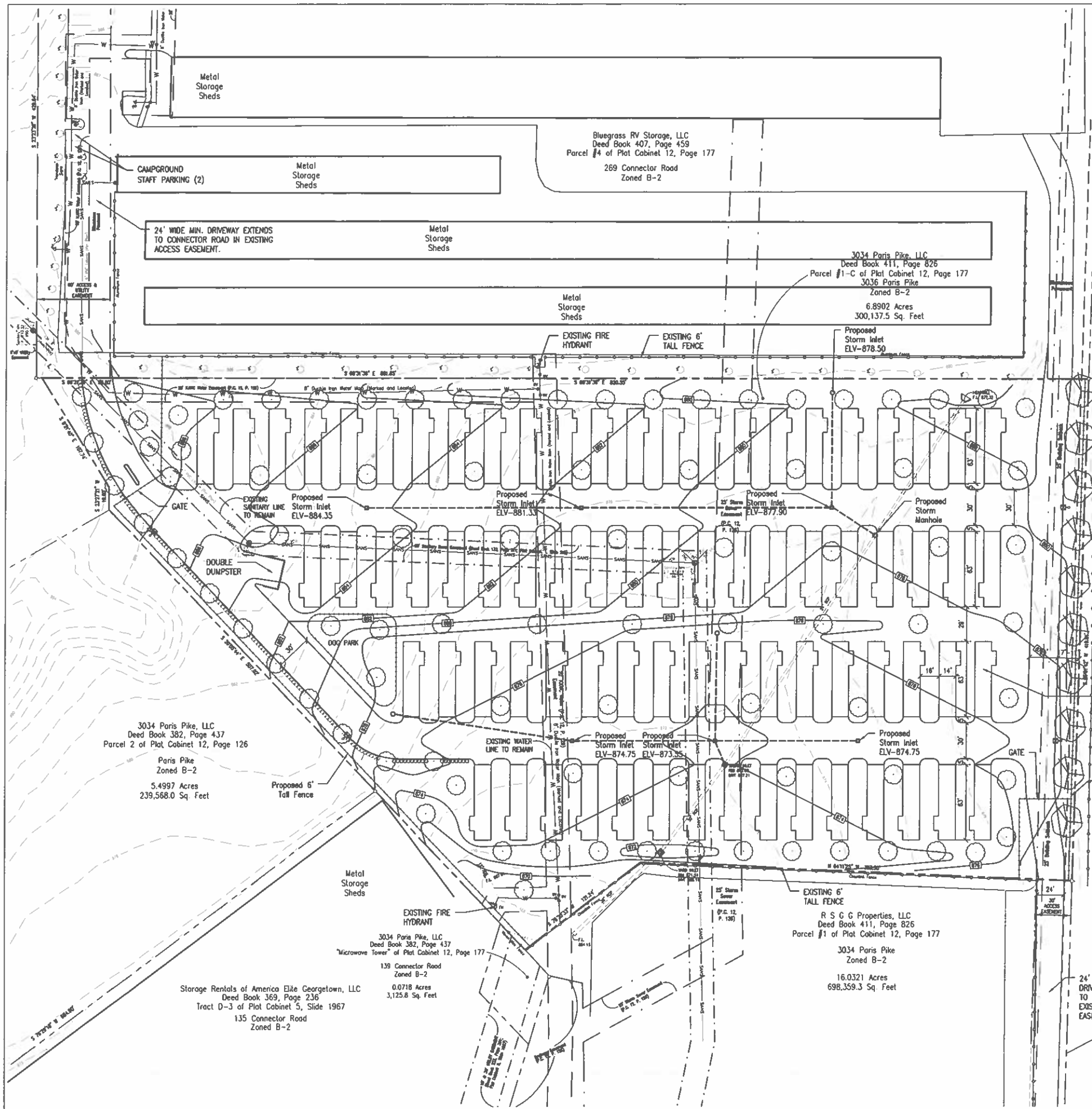
Staff recommends the Planning Commission recommend **Approval** of the Preliminary Development Plan. Should the Planning Commission approve the application, staff recommends including the following waivers/variances and conditions of approval:

Waiver/Variance:

1. Variance to the maximum contiguous area of an ILA.

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 (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.
4. Prior to any construction or grading, a Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.
5. The Final Development Plan shall comply with all stormwater management requirements according to the current Stormwater Manual including a post-construction stormwater management BMP O&M agreement.
6. 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 have a specie specific Landscaping Plan in compliance with the *Landscaping & Land Use Buffers Ordinance*.
8. All requirements of the Georgetown Fire Department.
9. The Applicant shall provide a lighting and photometric plan with the Final Development Plan. Lighting shall be directed away from adjoining property and not have any off-site impact.
10. The Applicant shall provide the additional tree canopy either as part of development of the Project Site or the RV dealership site to bring the dealership's tree canopy coverage to 20% in accordance with the Conditions of Approval for FDP-2017-05.
11. The Applicant shall comply with all requirements of the Kentucky Cabinet for Health and Family Services regarding the approval and operation of a recreational vehicle community.



PURPOSE OF PLAN
 THE PURPOSE OF THIS PLAN IS TO SHOW THE SIZE AND LOCATION OF 75 CAMPGROUND STALLS AND CIRCULATION.

A TYPICAL CAMPGROUND STALL
 N.T.S.

CERTIFICATION OF PRELIMINARY PLAN APPROVAL

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

CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMM. DATE

CERTIFICATION OF OWNERSHIP AND DEDICATION

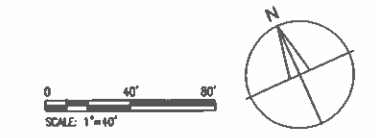
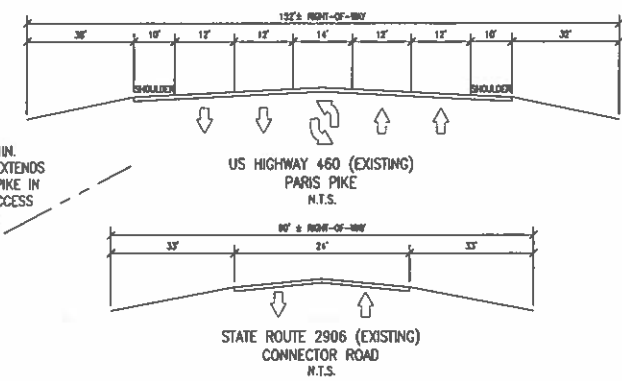
I (WE) HEREBY CERTIFY THAT I (AM) (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I (WE) HEREBY ADOPT THIS PLAN/PLAN OF THE DEVELOPMENT WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN, IN ACCORDANCE WITH THE GEORGETOWN-SCOTT COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, UNLESS OTHERWISE NOTED.

OWNER: *Aug B. Hill* DATE: 12/27/2023

- NOTES:**
- THIS DEVELOPMENT PLAN MAY NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED UPON A RECORDED SUBDIVISION PLAN.
 - THE SITE IS NOT WITHIN THE ROYAL SPRINGS AQUIFER RECHARGE AREA.
 - NO PART OF THIS PROPERTY ENDOACHES ON KYTC ROADWAYS. THE SITE DOES NOT REQUIRE A KYTC ENTRANCE PERMIT.
 - ACCORDING TO THE KENTUCKY GEOLOGIC MAP SERVICE, THERE ARE NO KNOWN SHIMHOLES ON THIS SITE.
 - NO PART OF THIS PROPERTY IS WITHIN A FLOOD ZONE PER FEMA MAP NUMBER 212000181D, REVISION DATE 12/21/2017.
 - STORMWATER DETENTION IS BEING PROVIDED BY AN EXISTING BASIN DOWNSTREAM OF THIS PROPERTY ON PARCEL 190-10-143.000. STORMWATER QUALITY PROTECTION AND RECHARGE WILL BE PROVIDED ON-SITE. STORMWATER DETENTION, QUALITY PROTECTION, AND RECHARGE ARE SUBJECT TO FINAL APPROVAL BY THE CITY ENGINEER.

PROPERTY OWNER	
3034 PARIS PIKE, LLC 2220 NICHOLASVILLE ROAD, SUITE 250 LEXINGTON, KY (859) 317-8110	
SITE STATISTICS	
3036 PARIS PIKE	
Gross Area:	6.88 Acres
Net Area:	6.88 Acres
R/W Area:	N/A
Lot Zoning:	B-2 (Highway Commercial)
Street Frontage:	N/A
Parking Required:	N/A
Impervious Area Proposed:	137,065 SF 45.7 % of Site
Parking Provided:	75 Spaces (1 per stall)
Accessible:	N/A
Total:	75 Spaces
Building Areas:	N/A
Total of all Building Areas:	N/A
Building Height:	N/A
Vehicle Use Area (VUA):	136,339 sf
Interior Landscaping Required:	13,634 sf (10%)
Interior Landscaping Provided:	71,697 sf
Interior Trees Required:	55 Trees (1 / 250 sf)
Interior Trees Provided:	75
Canopy Coverage Required:	1.65 ac (72,033 sf) (24%)
Canopy Coverage Provided:	24.4% (97 Trees)

SUBMITTED: DECEMBER 1, 2023
 REVISED: DECEMBER 27, 2023



PRELIMINARY DEVELOPMENT PLAN FOR BLUEGRASS CAMPGROUND
 3036 PARIS PIKE
 GEORGETOWN, SCOTT COUNTY, KENTUCKY

Architecture
 Interior Design
 Engineering
 Landscape Architecture
CMW
 The Shape of Ideas
 249 East Main Street
 Suite 100
 Lexington, Kentucky 40507
 (859) 254-8623
 www.cmwaec.com

WOODLAND AIRSTREAM DEALERSHIP PRELIMINARY DEVELOPMENT PLAN

Staff Report to the Georgetown-Scott County Planning Commission
January 11, 2023

FILE NUMBER: PDP-2023-59

PROPOSAL: Preliminary Development Plan for a 12,123 SF Airstream dealership and service center with outdoor display area

LOCATION: 120 Wahland Hall Path

OWNER: Lexington Airstream Properties, LLC

CONSULTANT: Keith Holz & Joey Black, OHM Advisors



STATISTICS:

Existing Zone
Surrounding Zone(s)

Site Acreage
Access

Proposed Use
Parking

B-2 (Highway Commercial)
B-2: North, South, East & West
R-3 (High Density Residential): South
6.27 ac
Elkhorn Meadows Drive to McClelland Circle/Cherry Blossom Way [US-62] or Paris Pike [US-460]
12,123 SF RV Airstream dealership and service center
30 passenger vehicle spaces
79 display spaces



STATISTICS (CONT'D):

Variances/Waivers

1. Waiver to calculate required Interior Landscape Island Area (ILA), excluding inventory and maintenance areas.
2. Waive the property perimeter landscaping requirements along the north, west, and east property lines.
3. Waive the VUA perimeter landscaping requirements along the south and east property lines.
4. Variance to the number of ILA trees from 15 to 6.
5. Variance to the tree canopy coverage from 24% of total site area to 9.2% of total site area.

BACKGROUND:

The Project Site is a 6.27-acre B-2 zoned parcel. The proposed development would be a 12,123 SF Airstream dealership and service center with display area and staff and guest parking. Approximately half of the parcel (~3.2-ac) will be developed while the remainder will not be developed. The Project Site is located on Wahland Hall Path, a private roadway with connections to Elkhorn Meadows Drive. The property to the east of the Project Site was approved for a RV dealership in 2014.

SITE LAYOUT:

The proposal is to construct a 12,321 SF building that would cover 8.04% of the total site area. The development plan complies with the requirements of the *Zoning Ordinance*. The use proposed is a permitted use in the B-2 District.

The Development Plan is proposing an Airstream dealership sales building, with customer sales and display areas, offices and a large service and maintenance area. The building is surrounded by a large paved parking lot to be used for the parking of their inventory of vehicles, customer and employee parking and loading and unloading areas for their service department.

The submitted Preliminary Development Plan highlights with a gray shade the employee and customer driveways and parking areas. The applicant is proposing to count only the gray shaded areas as their vehicle use area (VUA) for the purpose of calculating the required interior landscape islands and plantings. The Zoning Ordinance does not stipulate a separate standard in calculating VUA for car lots. Therefore, the applicant will require multiple variances to the landscaping requirements, to treat the car display areas and maintenance and loading areas as non-VUA areas.

From planning staff's perspective, VUA areas are typically viewed as those paved drives and parking lots that exist for employee and customer access and parking for the daily operation of a business. Staff would support variances to allow a more limited interpretation of the VUA area, in this case, based on the specific use proposed on the site. The application as submitted is meeting the required interior VUA landscape area and the number of trees for the reduced VUA area shown in gray.

Access & Circulation:

Wahland Hall Path is a private roadway with a 50-foot-wide easement with 22 feet of paved roadway and 2-foot shoulders on each side. The proposed entrance to the dealership and service facility is approximately 229 feet from the intersection of Wahland Hall Path and Elkhorn Meadows Drive, and 291

feet from the entrance to the Camping World RV dealership. A traffic impact study was not required as part of this development as the proposed use would not generate the 100 peak hour trip requirement.

Parking

Per the *Subdivision & Development Regulations*, vehicle sales facilities require one parking space per 600 SF of floor area and vehicle service facilities require one space per service bay and one per mechanic per shift. With a staff count of 12, the proposed development must have at least 30 spaces which are shown west of the proposed building.

Landscaping & Land Use Buffers:

Section 6.12: Property Perimeter Requirements

The *Landscape & Land Use Buffers Ordinance* requires a 10-foot-wide buffer area between double frontage lots and any non-accessing arterial or freeway, and for those areas to be populated with 1 tree per 30 feet of linear boundary plus a 6-foot-tall continuous buffer. Given that the property is triple-fronted (US-460 to the north, I-75 south on-ramp to the east, and Elkhorn Meadows Drive to the west) property perimeter landscaping is required. The Applicant shows an appropriate buffer and tree planting when adjoining Paris Pike but does not have an appropriate buffer nor tree planting when adjoining the I-75 south on-ramp or Elkhorn Meadows Drive.

Section 6.13: Vehicular Use Area Perimeter Requirements

The *Landscape & Land Use Buffers Ordinance* requires a 3 to 5-foot-wide buffer area between a vehicular use area (VUA) and an adjoining property, and for those areas to be populated with 1 medium or large tree per 50 feet of linear boundary plus a 1.5-foot-tall continuous buffer. Areas to the north, west, east, and south of the VUA will require additional landscaping to meet this requirement.

The Applicant is requesting a waiver to portions of the property perimeter and VUA landscaping requirements along the I-75 south on-ramp and along Elkhorn Meadows Drive, citing that there may be multiple underground utility lines and easements in the area and that the nature of the business would make it difficult for passerby to identify the site safely. These areas overlap with VUA perimeter landscaping requirement areas, and in instances where property perimeter and VUA perimeter landscaping are required, the stricter of the two would be required, which technically be the property perimeter landscaping. Requiring compliance with the property perimeter landscaping standard along the areas of overlap would make it difficult to identify the site. The VUA perimeter landscaping, however, would allow for greater visibility as it requires less trees per linear foot of boundary and shorter buffers which is more suited for a highly trafficked area. Staff would support the granting of the waiver to use the lessor of the two perimeter landscaping requirements for these reasons, therefore making the proposed development subject to the VUA perimeter landscaping requirements along all sides of the Project Site.

Section 6.22: Interior Landscaping for Vehicular Use Areas

The *Landscape & Land Use Buffers Ordinance* requires an interior landscaped area 10% the size of the VUA and for those areas to be populated with 1 tree per 250 square feet of interior landscaped area. The Applicant proposes 4,613 SF of ILA be provided, based upon the adjusted VUA area of 35,342 SF.

The Applicant is also requesting a variance to the ratio of ILA trees to ILA areas. With an ILA area of 4,613 SF, 15 ILA trees are required, however the Applicant proposes 6 trees. The Applicant cites that there are

existing underground utility lines that prevent the planting of trees in these areas. Staff supports an amended variance that would require an equivalent number of trees to the number of ILA areas, or from 15 trees to 9 trees. Previous discussions with utility providers indicate that a small tree could be planted in proximity to a line if the tree's root system does not interfere with the line, and the current regulations do not restrict the Applicant to only large or medium trees in ILA areas. If there are conflicts, the trees would not have to be on each island, and the Applicant could instead install multiple trees in some of their larger islands.

Section 6.2215: Minimum Canopy Requirements

As the property will be completely redeveloped and no existing trees will remain, 24% tree canopy will be required on the property. The Applicant proposes the planting of 25,165 SF of tree canopy, equivalent to 9.2% of the total site area (~6.27-ac). If the plantings were based upon the area of impact, the proposed plantings would be equivalent to 18.1% of the adjusted site area (~3.2-ac). The Applicant requests a variance to the requirements of the ordinance, citing that an overplanting of the site would greatly reduce the visibility of site operations.

Staff recognizes that the canopy requirements can be difficult to meet for commercial uses that have large VUAs intended to be used primarily for vehicles with poor maneuverability. Staff proposes that the Planning Commission grant a temporary variance to the canopy requirements to the Applicant and allow canopy coverage of 9.2% due to the Project Site only being developed on half of the property at this time. However, development on the remainder of the Project Site must increase the canopy on the entire project to at least 20%. This requirement would result in any future phase having to install at least 10.8% tree canopy coverage.

(Remainder of page left intentionally blank)

RECOMMENDATION:

Staff recommends the Planning Commission recommend **Approval** of the Preliminary Development Plan. Should the Planning Commission approve the application, staff recommends including the following waivers/variances and conditions of approval:

Waiver/Variance:

1. Waiver to calculate required Interior Landscape Island Area (ILA), excluding inventory and maintenance areas.
2. Waive the property perimeter landscaping requirements along the north, west, and east property lines.
3. Variance to the number of ILA trees from 15 to 9.
4. Variance to the tree canopy coverage from 24% of total site area to 9.2% of total site area.

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 (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.
4. Prior to any construction or grading, a Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.
5. The Final Development Plan shall comply with all stormwater management requirements according to the current Stormwater Manual including a post-construction stormwater management BMP O&M agreement.
6. 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 have a specie specific Landscaping Plan in compliance with the *Landscaping & Land Use Buffers Ordinance*.
8. All requirements of the Georgetown Fire Department.
9. The Applicant shall provide a lighting and photometric plan with the Final Development Plan. Lighting shall be directed away from adjoining property and not have any off-site impact.
10. Future development of the remainder of the Project Site shall bring the total canopy coverage of the Project Site up to 20%.

PRELIMINARY DEVELOPMENT PLAN

WOODLAND AIRSTREAM DEALERSHIP



Project Address:
120 Wahland Hall Path
Georgetown, Kentucky 40324
Scott County

Owner / Developer:
WOODLAND AIRSTREAM
John Gustafson
5190 Plainfield Ave NE
Grand Rapids, MI 49525

PROJECT CONTACTS

TELECOM:
AT&T Southeast
834 E Main Street Extended
Georgetown, KY 40324
Frank Ambrose
(502) 867-8240
(859) 753-8377
fa2207@att.com

ELECTRIC:
Kentucky Utilities
500 Stone Road
Lexington, KY 40503
Tyler Skaggs
(859) 367-4217
tyler.skaggs@lge-ku.com

WATER:
Kentucky American Water Co.
2300 Richmond Road
Lexington, KY 40502
Eric Stigall
(859) 268-6359
eric.stigall@amwater.com

NATURAL GAS:
Columbia Gas of KY
2001 Meicer Road
Lexington, KY 40502
Chris Bowlin
(859) 288-0289
jchristopherbowlin@nsource.com

STORM & SANITARY:
City of Georgetown
Municipal Water and Sewer
1000 W Main Street
Georgetown, KY 40324
Chase Azevedo
(502) 863-7816
cazevedo@gmws.com
Daryl Mulder
dmulder@gmws.com

CITY OF GEORGETOWN ENGINEER:
City of Georgetown
100 N Court Street
Georgetown, KY 40324
Eddie Hightower
(502) 570-8272
eddie.hightower@georgetownky.gov

GEORGETOWN - SCOTT COUNTY P&Z:
Georgetown Planning and Zoning
230 E Main Street
Georgetown, KY 40324
Joe Kane, Director
502 867-3701
jkane@gscpanning.com
Ben Krebs, Engineer
502 867-3701
bkrebs@gscpanning.com

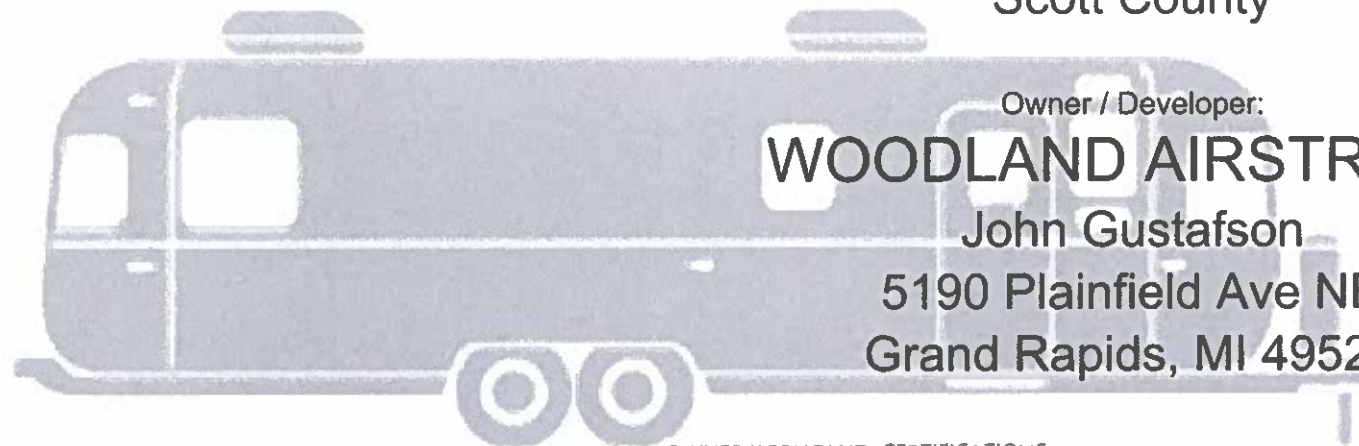
ARCHITECT:
Create 3 Architecture
100 Grandville Avenue, Suite 200
Grand Rapids, MI 49503
616 540-5175

CIVIL ENGINEER & LAND SURVEYOR:
OHM Advisors
400 Missouri Avenue, Suite 100
Jeffersonville, IN 47130
812 989-1577
Keith Holz
keith.holz@ohm-advisors.com

GEOTECHNICAL ENGINEER:
Vector Engineers, Inc.
1535 Old Finchville Road
Shelbyville, KY 40065
Matt Slusser
502 437-5650
msslusser@vectorky.com

CONTRACTOR:
Midwest Contracting Company, LLC
580 Pleasant KNL
Fenton, MI 48430
Mike Cirka
810 923-1009
mcirka@midwestcc.com

OWNER / DEVELOPER:
Woodland Airstream
5190 Plainfield Avenue NE
Grand Rapids, MI 49525
John Gustafson
616 430-4379
john@woodlandairstream.com



OWNER/APPLICANT CERTIFICATIONS

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 plot/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 use as shown, in accordance with the Georgetown-Scott County Subdivision and Development Regulations, unless otherwise noted.

Owner: [Signature] Date: 12-1-23

DEVELOPMENT PLAN CERTIFICATIONS

CERTIFICATION OF PRELIMINARY PLAN APPROVAL

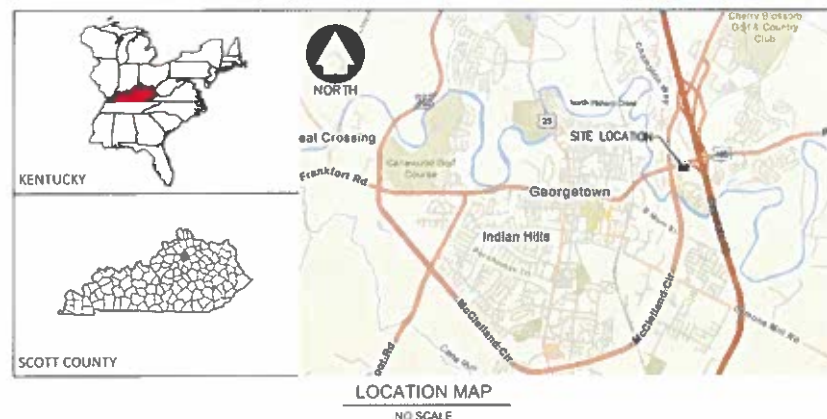
I hereby certify that the preliminary development plan shown hereon has been found to comply with the Subdivision and Development Regulations for Georgetown and Scott County, Kentucky, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission. This approval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

Chairman, Georgetown-Scott County Planning Comm. Date: _____

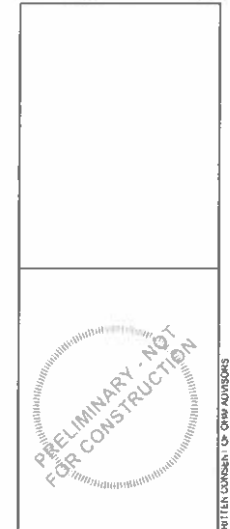
SITE DATA:

Existing Zoning:	B-2 Highway Commercial	
Proposed Zoning:	B-2 Highway Commercial	
Existing Use:	Undeveloped	
Proposed Use:	Vehicle Use Area, Dealership	
Gross Building Area:	12,800 SF	
Area To Be Subdivided:	6.27 Acres	
Site (Lot) Area:	3.27 Acres	
Site Frontage:	567 Feet	
Disturbed Area:	3.03 Acres	
Height of Structure:	25'-8"	
Parking Calculations:	Variances granted:	
	Provided Spaces: () 30 Spaces	
	Space Dimensions: () 9'x20' = 180 SF	
	RV Storage Spaces: 79 (12'x30')	
Building Setbacks:	Required	Provided
Front	50'	53'
Street Side	15'	15'
Side	15'	15'
Rear	15'	15'

SHEET INDEX	
MOVE	DESCRIPTION
C-001	TITLE SHEET
C-002	GENERAL NOTES
C-003	GENERAL NOTES
C-110	EXISTING CONDITIONS & DEMOLITION PLAN
C-120	SITE LAYOUT PLAN
C-121	DIMENSION PLAN
C-130	INITIAL EROSION & SEDIMENT CONTROL PLAN
C-131	FINAL EROSION & SEDIMENT CONTROL PLAN
C-140	UTILITY PLAN
C-150	GRADING PLAN
C-151	GRADING PLAN ENLARGEMENTS
C-152	GRADING PLAN WALL PROFILE
C-160	STORM SEWER PLAN AND PROFILE
L-100	LANDSCAPE PLAN
C-500 TO C-504	CIVIL DETAILS



BEFORE YOU DIG
THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES AND STRUCTURES PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT TO BE OBTAINED PRIOR TO ANY EXCAVATION.



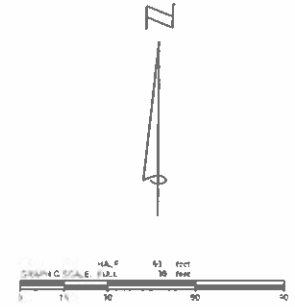
REVISION	DESCRIPTION	DATE

WOODLAND AIRSTREAM
Woodland Airstream Dealership
120 WAHLAND HALL PATH, GEORGETOWN, KY
TITLE SHEET

C-001

DRAWING PATH: P:\3151_4899\4820010_Woodland_Airstream\Drawings\Development\Plan\230010_C001.dwg, Dec 27, 2023, 10:02am

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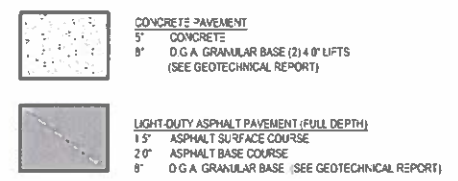
KEYNOTES (Site Layout)

1. CURBING/ISLAND & SIDEWALK CONSTRUCTION
 - 1A CONSTRUCT 5" HEADER CURB TO LIMITS INDICATED ON PLAN. SEE DETAIL 3 SHEET C-500
 - 1B CONSTRUCT CONCRETE CURB TAPER WHERE INDICATED ON PLAN. SEE DETAIL 7 SHEET C-500
 - 1C CONSTRUCT 7" COMBINED CURB AND WALK TO LIMITS INDICATED ON PLAN. SEE DETAIL 1 SHEET C-500. CONCRETE SIDEWALK TO HAVE A MAX. CROSS SLOPE OF 2.0%
 - 1D CONNECT PROPOSED CURB TO EXISTING CURB. CONSTRUCT SIMILAR TO DETAIL 8 SHEET C-500
 - 1E CONSTRUCT HAND CAP ACCESSIBLE PARKING AREA WHERE INDICATED ON PLAN SIMILAR TO THE DETAIL 5 OR SHEET C-501.
2. PAVEMENT CONSTRUCTION
 - 2A INSTALL LIGHT DUTY ASPHALT PAVEMENT WHERE INDICATED ON PLAN BY HATCH PATTERN. SEE DETAIL 1, SHEET C-500
 - 2B CONSTRUCT CONCRETE DUMPSTER PAD AND ENCLOSURE WHERE INDICATED ON PLANS. SEE DETAIL 2 SHEET C-500
 - 2C CONSTRUCT CONCRETE 6" THICK PAD FOR PROPANE TANK. PLAN INDICATED BY HATCH. SEE DETAIL 5 SHEET C-500. PROPANE TANK BY OTHERS
 - 2D CONSTRUCT CONCRETE 6" THICK PAD FOR PROPOSED MECHANICAL UNITS AT APPROXIMATE LOCATION. SEE DETAIL 5, SHEET C-500. COORDINATE WITH MEP CONTRACTORS FOR EXACT LOCATION AND SIZE
 - 2E CONSTRUCT CONCRETE PAD FOR PROPOSED AIRSTREAM SIGN APPROXIMATE LOCATION. SEE DETAIL 5, SHEET C-500.
3. MISCELLANEOUS STRUCTURES
 - 3A INSTALL ALLAN BLOCK SEGMENTAL RETAINING WALL. COORDINATE WITH PROFILE ON SHEET C-152 AND DETAIL 3 ON SHEET C-503.
 - 3B INSTALL BOLLARD WHERE INDICATED ON PLAN AND PER DETAIL 1, SHEET C-501
 - 3C INSTALL FLAGPOLE. SEE DETAIL 2, SHEET C-500
 - 3D INSTALL THREE RAIL WOODEN HORSE FENCE. SEE DETAIL 11, SHEET C-500.
 - 3E INSTALL 50 AMP RV PLUG MOUNTED ON 6"x6" WOODEN POST WITH WATER PROOF COVER. COORDINATE WITH THE UTILITY PLAN ON SHEET C-140.
 - 3F INSTALL SINGLE VEHICLE LEVEL 1 EV CHARGING STATION WITH SIGNAGE AND PAVEMENT MARKING WHERE INDICATED ON PLANS. SEE DETAIL 9 SHEET C-500 AND DETAIL 3 SHEET C-501. COORDINATE WITH UTILITY PLAN ON SHEET C-140
4. PAVEMENT STRIPING

ALL PAVEMENT STRIPING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 842 OF THE AREA TRUCK DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION

 - 4A INSTALL 4" SOLID WHITE PAINT WHERE INDICATED ON PLAN
 - 4B INSTALL 24" WIDE PAINT STOP BAR WHERE INDICATED ON PLAN. SEE DETAIL 2 SHEET C-501.
5. SIGNAGE
 - 5A INSTALL STOP SIGN WHERE INDICATED ON PLAN AND PER DETAIL 3, SHEET C-501.
 - 5B INSTALL HANDICAP SIGN WHERE INDICATED ON PLANS AND PER DETAILS 3 & 5 SHEET C-501
 - 5C INSTALL ELECTRIC VEHICLE CHARGING SIGN WHERE INDICATED ON PLANS AND PER DETAILS 3, SHEET C-501

PAVEMENT LEGEND



GRADING NOTES

- 1 COORDINATE WITH C-500 SERIES SHEETS FOR INFORMATION ON THE PREPARATION OF PAVEMENT SUBGRADES
- 2 PORTION OF PROPERTY SOUTH OF WAHLAND HALL PATH, 3.00+ ACRES SHALL NOT BE DISTURBED

FLAGPOLE NOTE

AMERICAN FLAG SHALL HAVE AN AREA > 32 SF. OHM IS REQUESTING A CONDITIONAL USE PERMIT TO BE GRANTED.

TRAFFIC IMPACT NOTE

THIS DEVELOPMENT SHALL GENERATE FEWER THAN 100 PEAK HOUR TRIPS ACCORDING TO THE ITE TRIP GENERATION MANUAL, EDITION 10. SEE ATTACHMENT FOR CALCULATION AND TABLE.

FIRE DEPARTMENT NOTE

AN EXISTING FIRE HYDRANT IS APPROXIMATELY 50 FT EAST OF THE INTERSECTION OF WAHLAND HALL PATH AND ELKHORN WEAVER DRIVE.



VICINITY MAP
N.T.S.



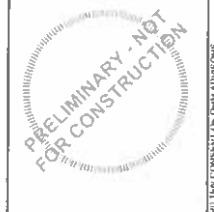
SITE DATA:

- Existing Zoning: B-2 Highway Commercial
- Proposed Zoning: B-2 Highway Commercial
- Site Area: 3.27 AC.
- Frontage: 567' (Access Easement), (RD)
- Area to be Subdivided: 5.27 AC.
- Area of Remaining Property: 3.00 AC.
- Area in R/W: 0 AC.
- Building Area: 12,800 SQ. FT (FIRST FLOOR))
- Building Lot Coverage: 8.94%

An entrance permit from KYTC is not required. The site will be graded from east to west to proposed underground storage. Catch basins will be used where necessary to convey storm water to the proposed underground detention.

PARKING DATA:

- Typical Dimension: Car Parking Stall: 9' x 20' / Trailer Parking Stall: 12' x 30'
- Required Parking: Sales: 1 Space/600 SF @ 7600 SF = 13 Spaces / Service: 1 Space / Bay @ 5 Bays = 5 Spaces / 12 Employees = 12 Spaces / ADA Spaces: 2 Spaces / 25 Spaces = 2 Spaces / Total Spaces Required = 30 Spaces / Total Spaces Provided = 30 Spaces
- Inventory Parking: Total Spaces Provided = 79 Spaces



ISSUED FOR:	DATE
NOT FOR CONSTRUCTION	2023/12/21
REVISION	DESCRIPTION

PROJECT NUMBER: 2220010
MUNICIPALITY: GEORGETOWN
PH: R/B
CAD: R/B
WOODLAND AIRSTREAM
Woodland Airstream Dealership
120 WAHLAND HALL PATH, GEORGETOWN, KY
SITE LAYOUT PLAN





GRADING NOTES
1. COORDINATE WITH C-500 SERIES SHEETS FOR INFORMATION ON THE PREPARATION OF PAVEMENT SUBGRADES
2. PORTION OF PROPERTY SOUTH OF WAHLAND HALL PATH 3.00 ACRES SHALL NOT BE DISTURBED

FLAGPOLE NOTE
AMERICAN FLAG SHALL HAVE AN AREA + 32 SF (WE OHM IS REQUESTING A CONDITIONAL USE PERMIT TO BE GRANTED)

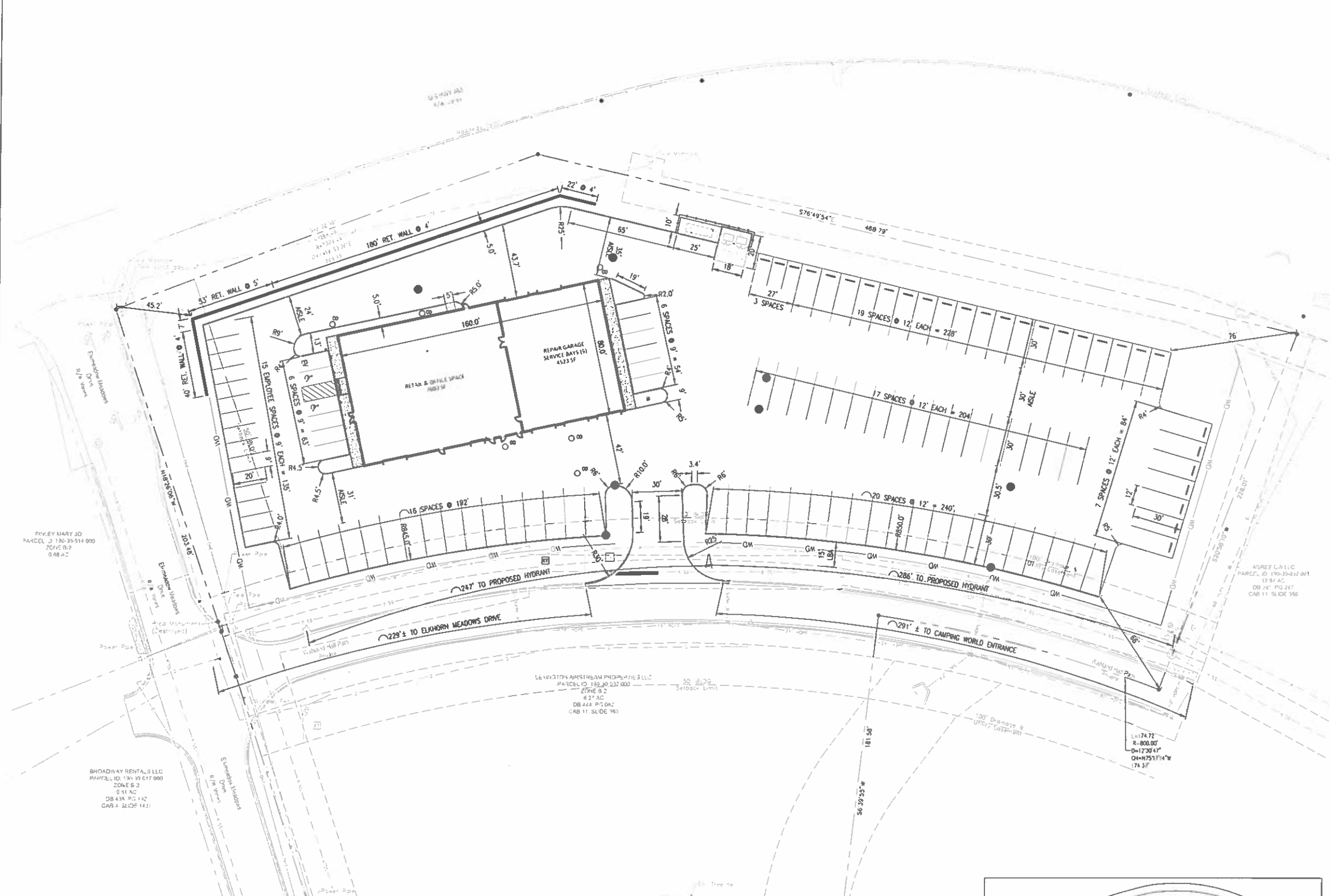
TRAFFIC IMPACT NOTE
THIS DEVELOPMENT SHALL GENERATE FEWER THAN 100 PEAK HOUR TRIPS ACCORDING TO THE ITE TRIP GENERATION MANUAL, EDITION 10. SEE ATTACHMENT FOR CALCULATION AND TABLE

PRELIMINARY - NOT FOR CONSTRUCTION

ISSUED FOR: NOT FOR CONSTRUCTION
REVISION: DESCRIPTION

PROJECT NUMBER: 2520010
MUNICIPALITY: GEORGETOWN
DATE: 2023/12/27

C-121



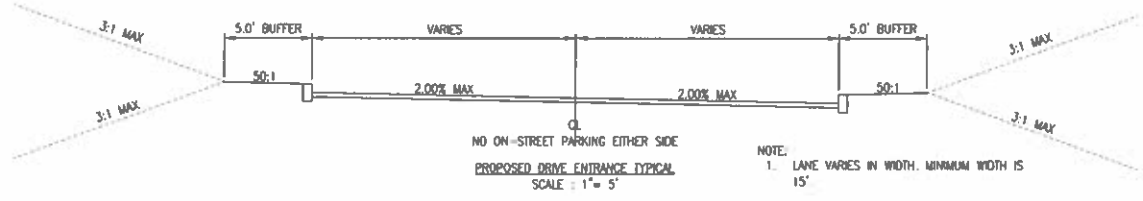
FRY, EY MARY JO
PARCEL ID: 130-33-014-000
ZONE B-2
DB 434 PG 142
CAB 11 SLIDE 142

BROADWAY RENTALS LLC
PARCEL ID: 130-33-017-000
ZONE B-2
0.51 AC
DB 434 PG 142
CAB 11 SLIDE 142

LE WYTON ARMSTRONG PROPERTIES LLC
PARCEL ID: 130-30-032-000
ZONE B-2
6.27 AC
DB 444 PG 042
CAB 11 SLIDE 153

AGREE L & L LLC
PARCEL ID: 130-30-022-001
12.97 AC
DB 46 PG 267
CAB 11 SLIDE 158

Lot 74.72
R=800.00'
D=1730.47'
CH=8751.147"
174.37'



WOODLAND AIRSTREAM
Woodland Airstream Dealership
120 WAHLAND HALL PATH, GEORGETOWN, KY
DIMENSION PLAN

**BIERMAN PROPERTIES
ZONE CHANGE**

**Staff Report to the Georgetown-Scott County Planning Commission
January 11, 2023**

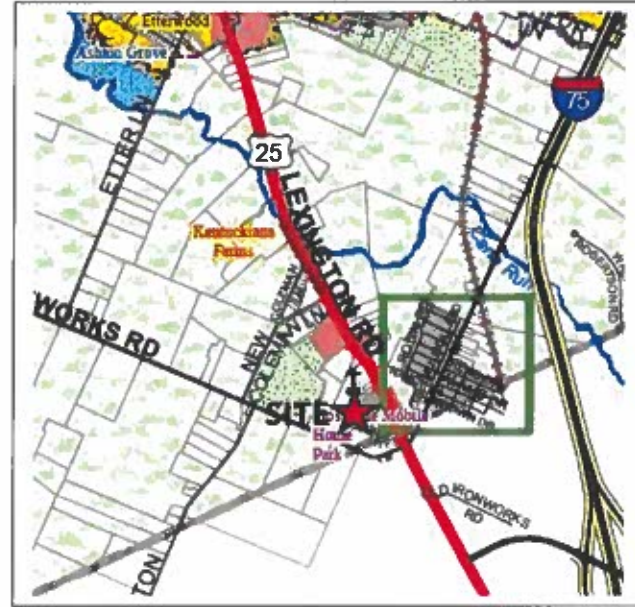
FILE NUMBER: ZMA-2023-60

PROPOSAL: Zone change request for 2.28 acres from A-1 (Agricultural) to I-2 (Heavy Industrial).

LOCATION: 1879 Lexington Road

APPLICANTS: Everette and Jennifer Parton/Bierman Properties, LLC

CONSULTANT: Keith Winstead, Thoroughbred Engineering,



STATISTICS:

Existing Zone	A-1 (Agricultural)
Proposed Zone	I-2 (Heavy Industrial)
Surrounding Zones	A-1 (Agricultural), I-2 (Heavy Industrial)
Acreage	2.28 acres
Proposed Use:	Extension of the Material Crushing and Recycling operation
New street required	No
Access	Lexington Road
Variance Requested	None

BACKGROUND:

The subject property is a 2.28-acre tract located behind Crestlawn Memorial Cemetery and adjacent to the existing Innovative Crushing Material Recycling yard, west of Lexington Road in southern Scott County. The property is currently zoned A-1 (Agricultural). The Applicant is seeking to rezone the property from A-1 to I-2 and consolidate the lot with the existing I-2 lot, to expand operations.

LEGAL CONSIDERATIONS:

Any zone change request is required to meet the following standards from *Kentucky Revised Statutes*, Chapter 100:

Section 100.213 Findings necessary for proposed map amendment – Reconsideration.

1. *Before any map amendment is granted, the planning commission . . . must find that the map amendment is in agreement with the adopted comprehensive plan, or, in the absence of such a finding, that one (1) or more of the following apply and such finding shall be recorded in the minutes and records of the planning commission or the legislative body or fiscal court:*

- a. That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate;*
- b. That there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area.*

Part 1: The Comprehensive Plan provides guidance for consideration of zone change requests. The Future Land Use Map for the currently adopted Comprehensive Plan shows the 2.28-acre portion of the property to be outside the Georgetown urban service boundary and planned Quasi-Public.

Therefore, the proposed change is inconsistent with the Comprehensive Plan Future Land Use Map for the area. The property is accessed from Lexington Road, a state road (US 25), which serves as a major corridor between Lexington and Georgetown and is lined with a combination of lawfully non-conforming and lawfully zoned businesses, churches and residences. A small area study was completed and adopted by the Planning Commission for the US 25 Southern Corridor in September 2013. It recommended a reduction in the Heavy Industrial Use of the corridor and identified a need to improve water quality and support agricultural uses and the Greenbelt. The small area plan identified the Innovative Crushing site as a mixed-use site and recommended long term that Heavy industrial uses were incompatible with surrounding land uses. The Quasi-Public designation on this site is consistent with the parcels planned use being for future expansion area of the cemetery.

Part a: The subject property is currently identified as a future expansion area for the Crestlawn Memorial Cemetery. It is to the rear of the present cemetery and is accessed only thru the cemetery. The A-1 zone allows many of the current uses that are taking place on surrounding A-1 property, and it is screened well from the adjacent I-2 property. The existing zoning classification appears appropriate.

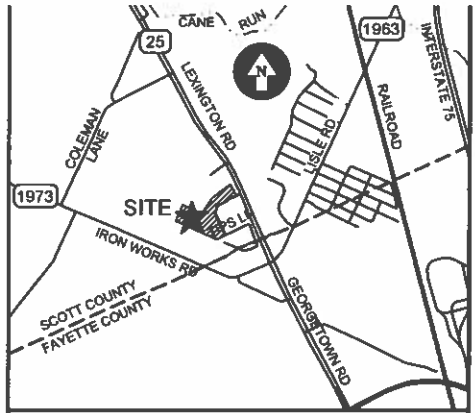
Part b:

The Small Area Study adopted by the Planning Commission in 2013 was completed after the widening of US 25 and anticipated the south sewer extension to improve water quality and anticipated the increased development pressures along the corridor. The area has not substantially changed in character to justify expansion of a heavy industrial zone or use.

CONCEPTUAL PLAN REVIEW:

Site Layout:

The proposed Concept Plan for the project site shows a consolidation of the 2.28-acre parcel with the existing Innovative Crushing lot and the proposed use on the 2.28-acre portion is identified as outdoor storage.



VICINITY MAP
SCALE: 1"=2000'

PROPERTY OWNER
EVERETTE W. PARTIN, JR.
JENNIFER R. PARTIN
2109 PORTER ROAD
SADIEVILLE, KY 40370

CLIENT:
BIERMAN PROPERTIES LLC
1030 SAMES ROAD
CLARKSVILLE, INDIANA 47129

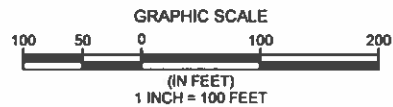
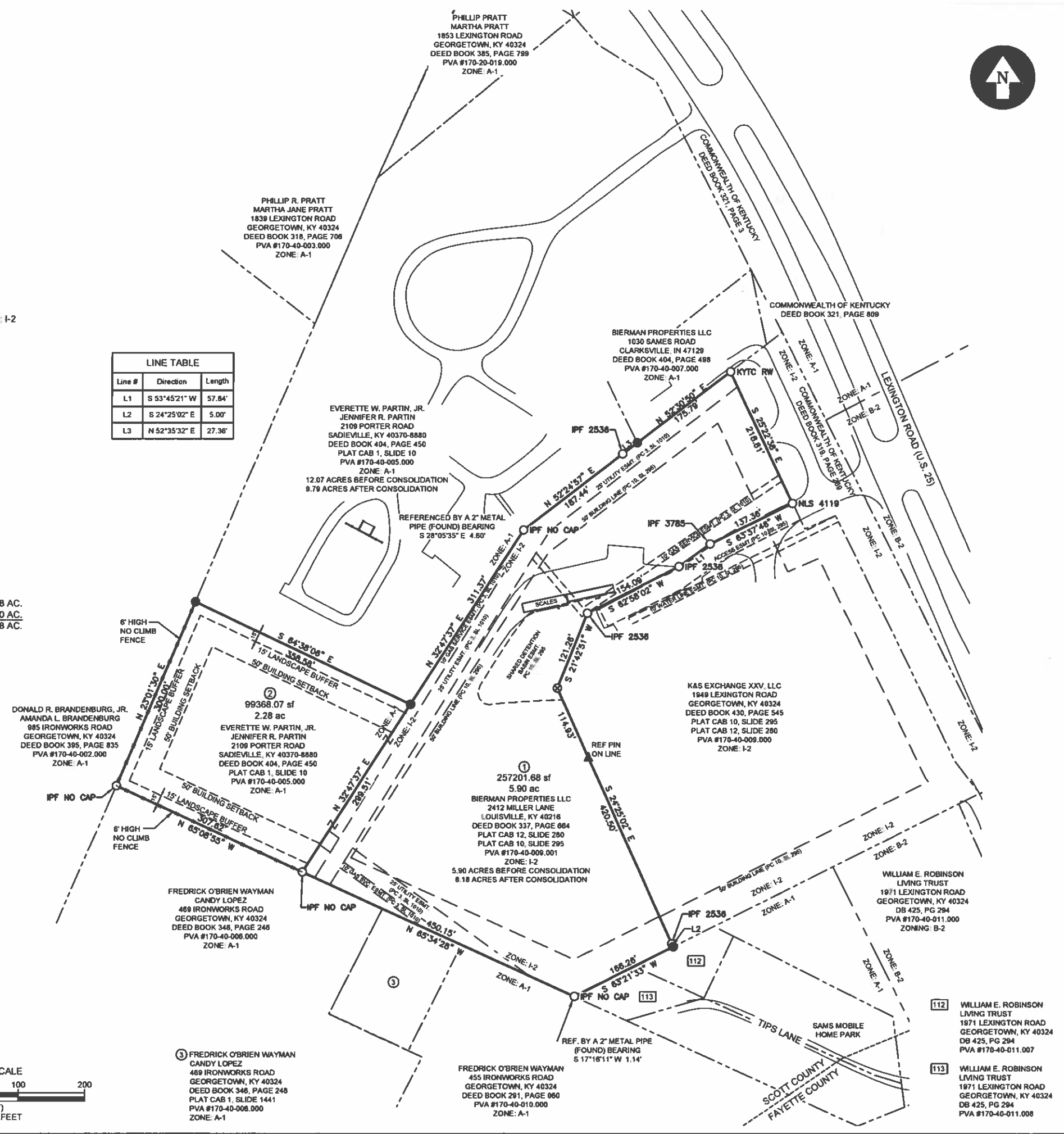
Site Statistics
PVA #: 170-40-005.000
Existing Zoning: A-1 / Proposed Zoning: I-2
Property Size: 2.28 Ac.
Setbacks:
Front: 50 ft.
Side: 50 ft.
Rear: 50 ft.

PROPERTY LOCATION
1879 LEXINGTON ROAD
GEORGETOWN, KY 40324
DB 404, PG 450
PC1, SL 10

PROPOSED USE: OUTDOOR STORAGE

ZONING A-1 2.28 AC.
ZONING I-2 5.90 AC.
TOTAL 8.18 AC.

Line #	Direction	Length
L1	S 53°45'21" W	57.84'
L2	S 24°25'02" E	5.00'
L3	N 52°35'32" E	27.36'



P.O. BOX 481 LEXINGTON, KY 40588
(859) 785-0383
ARCHITECTURE, CIVIL DESIGN, LAND SURVEYING,
GEOTECHNICAL ENGINEERING, DRILLING SERVICES,
IBC SPECIAL INSPECTIONS, MATERIAL TESTING,
CM-ACE-CONSTRUCTION SERVICES



ZONE MAP
1879 & 1925 LEXINGTON ROAD
GEORGETOWN KY, 40324

OWNER/CLIENT:
BIERMAN PROPERTIES
1925 LEXINGTON ROAD
SCOTT COUNTY, GEORGETOWN, KY 40324

OWNER:
EVERETTE W. PARTIN, JR.
JENNIFER R. PARTIN
1879 LEXINGTON ROAD
SCOTT COUNTY, GEORGETOWN, KY 40324

PROJECT NO:	230289	DRAWN BY:	CLG/CBT
DATE:	11-20-2023	REVIEWED BY:	SMF
REVISION:	ORIG	DATE:	11-20-2023
	REV		12-26-2023

- 112 WILLIAM E. ROBINSON LIVING TRUST
1871 LEXINGTON ROAD
GEORGETOWN, KY 40324
DB 425, PG 294
PVA #170-40-011.007
- 113 WILLIAM E. ROBINSON LIVING TRUST
1871 LEXINGTON ROAD
GEORGETOWN, KY 40324
DB 425, PG 294
PVA #170-40-011.008

PLAT SHOWN HEREON REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150

List of all Active Projects/Status

Application	Project Name	Type	Status
2017-34	Adient USA (Hillps) Amended DP (Parking and dock)	DEV-C	No Activity
2022-34	Aldi (Parkview Medical Ph2 Bldg D) 135 American	DEV-C	Complete
2023-37	Amen House Operations Center	DEV-C	Under Review
2017-33	American Mini (Self-Storage_1047 Paris Pike)-Ph 1	DEV-C	Final Inspection
2020-47	American Mini-Storage (South) Expansion	DEV-C	Under Construction
2017-20	Amerson - Schoolhouse Road Unit 1	DEV-C	Approved/Bonded
2017-20	Amerson Commercial Grading and Site Work	DEV-C	Approved/Bonded
2018-43	Amerson North Townhomes	DEV-R	Under Construction
2023-05	AWG Expansion - 400 Triport Rd	DEV-C	Under Construction
2006-80	Barkley Meadows (Duncan/Fightmaster) Phase 2	RES	Approved/Bonded
2003-35	Buffalo Springs (Phase 2) Stamping Ground	RES	Under Construction
2021-10	Cherry Blossom Subdivision - Phase 9	RES	Approved/Bonded
2019-13	Cherry Blossom Townhomes - Phase 6	RES	Final Inspection
2015-22	Cherry Blossom Townhomes Phase 5 (Haddix triplex)	DEV-R	Under Construction
2021-07	Core Controls - 155 Enterprise Way	DEV-C	Under Construction
2018-32	Crossings at Wyndamere (Ph4) - Conner Path	DEV-C	Under Construction
2006-86	December Estates Cluster Subdivision	RES	Approved/Bonded
2023-44	Dollar General - Sadieville	DEV-C	Under Review
2023-31	Eckart Supply - Corporate Blvd	DEV-C	Under Construction
2011-29	Falls Creek Drive extension	DEV-C	Approved/Bonded
2021-11	Falls Creek Phase 2 (Res) Townhomes	DEV-R	Under Construction
2021-04	Falls Creek Residential - Phase 2	RES	Approved/Bonded
2017-43	Fox Run - Phase 2	RES	Under Construction
2017-43	Fox Run Subdivision - Phase 1	RES	Dedication/Final Work
2021-06	Georgetown Auto Sales - 136 Darby Dr	DEV-C	No Activity
2023-36	Grace Christian Church - Gymnasium		Under Review
2020-43	Harbor Village - Phase 4	RES	No Activity
2019-39	Harbor Village Unit 1, Phase 3C	RES	Approved/Bonded
2015-08	Heritage Apartments at Falls Creek - Phase 3	DEV-R	Under Construction
2019-06	Hoghead Trailer Sales-Showalter	DEV-C	No Activity

Application	Project Name	Type	Status
2018-52	Jimmy Johns - 121 Southgate Dr	DEV-C	No Activity
2019-46	Jones Prop - Willow Brook Ln Ext	RES	Warranty Period
2021-40	KY Farm Bureau - 101 Trackside	DEV-C	Under Construction
2018-15	Landmark (South, Kelley-Owen) Office Bldg Exp	DEV-C	No Activity
2022-40	Living Waters - Bldg Addition, 172 Gunnell	DEV-C	Under Construction
2006-28	McClelland Springs Ph IIB & IIC	RES	Under Review
2006-30	McClelland Springs Ph IIB & IIC Section A (Delong)	RES	Under Construction
2002-62	Minnfield Townhomes 1 & 2 - Barbara Blvd	DEV-R	Under Review
2023-11	MLS Powersports (US 62)	DEV-C	Under Construction
2023-32	Moonlight Investments, LLC - Corporate Blvd	DEV-C	Under Construction
2009-20	Morgan Property	DEV-C	No Activity
2017-14	Morgan Property (Tract 2) 2017	DEV-C	No Activity
2019-49	Parkview Medical Plaza - Phase 1, S Broadway	DEV-C	Under Construction
2015-05	Pemberley Cove	RES	Warranty Period
2021-44	Penn Alley Townhomes	DEV-R	Under Review
2018-29	Penn Ave Baptist Parking - Stamping Ground	DEV-C	No Activity
2023-20	Phoenix Transportation Expansion - E Yusen	IND	Under Construction
2017-24	Pinnacle At Mallard Point	RES	Approved/Bonded
2004-51	Pleasant Valley Phase 4B, 4C, & 4F	RES	Warranty Period
2004-51	Pleasant Valley Phase 4D & 4E	RES	Warranty Period
2004-51	Pleasant Valley Phase 5	RES	Under Construction
2008-47	Pleasant Valley, Sect II, Phase 2, Unit 4 (street)	RES	Approved/Bonded
2018-18	Pleasant Valley, Section II - Phase 3 Condominiums	DEV-C	Under Construction
2023-13	Popeye's - 100 Darby Dr	DEV-C	Under Review
2018-57	Price Farm (Abbey) Ph 3 Unit 2A, 2B, 2C, 2D	RES	Approved/Bonded
2022-51	Price Farm (Abbey) Townhomes - Herndon Blvd	DEV-R	Under Construction
2018-57	Price Farm(Abbey) Ph3 Units 1A, 1B, 1C, 1D	RES	Approved/Bonded
2021-42	R&L Carriers - Cherry Blossom Spur(Tree Removal)	DEV-C	Under Construction
2022-21	Redwood Apartments - Old Oxford (Finley)	DEV-R	Under Review
2021-45	Regal Springs, 1555 Frankfort Rd	DEV-R	Under Review
2023-10	Scott Co Humane Society - 1376 Lexington Rd	DEV-C	Under Review
2022-14	Singer Property - Phase 1 (822 Cinc Pike)	RES	Under Review

Application	Project Name	Type	Status
2019-02	South Crossing - Phase 1 Units 1A, 1B, 1C	RES	Approved/Bonded
2019-02	South Crossing - Phase 1 Units 1D, 1E, 1F	RES	Approved/Bonded
2018-38	Sutton Place Remaining - Phase 4	RES	No Activity
2005-22	Thoroughbred Acres Unit 11(Commercial Subdivision	DEV-C	Approved/Bonded
2021-50	United Talent Parking Expansion - Kaden Ln	DEV-C	Final Inspection
2022-13	Universal Piping - Enterprise Way	IND	Final Inspection
2022-13	Universal Piping Canopy Exp - 198 Enterprise Way	IND	Under Construction
2021-20	Village at Lanes Run - Ph 3, Sect 2 (Briggs)	RES	Approved/Bonded
2021-20	Village at Lanes Run - Ph 3, Sect 3 (2B) (Briggs)	RES	Under Review
2018-61	Village at Lanes Run - Phase 2, Sect 3-B (Charles)	RES	Warranty Period
2018-61	Village at Lanes Run - Phase 2, Sect 3-C (Haddix)	RES	Final Inspection
2004-26	Village at Lanes Run - Phase 3, Sect 1A (Charles)	RES	Approved/Bonded
2004-26	Village at Lanes Run - Phase 3, Sect 1B (Charles)	RES	Approved/Bonded
2022-05	Village at Lanes Run - Phase 4, Sect 1	RES	Under Construction
Minor	Welch Parking Lot Development	DEV-C	Under Construction
2021-24	Whitaker Prop Distrib Center - Carley/Kaden	DEV-C	Approved/Bonded
2003-56	White Oak Village - Development (Units)	DEV-R	Under Construction
2018-05	Woodland Park - Phases 3 & 4	RES	Under Review
2018-05	Woodland Park (Betty Yancey) Phase 1	RES	Warranty Period
2018-05	Woodland Park (Betty Yancey) Phase 2	RES	Approved/Bonded
Total Number of Active Projects:		82	

GSCPC Active Development Projects

Status	Application number	Project Name	Type
Under Construction		Number of Projects: 21	
	2020-47	American Mini-Storage (South) Expansion	DEV-C
	2018-43	Amerson North Townhomes	DEV-R
	2023-05	AWG Expansion - 400 Triport Rd	DEV-C
	2015-22	Cherry Blossom Townhomes Phase 5 (Haddix triplex)	DEV-R
	2021-07	Core Controls - 155 Enterprise Way	DEV-C
	2018-32	Crossings at Wyndamere (Ph4) - Conner Path	DEV-C
	2023-31	Eckart Supply - Corporate Blvd	DEV-C
	2021-11	Falls Creek Phase 2 (Res) Townhomes	DEV-R
	2015-08	Heritage Apartments at Falls Creek - Phase 3	DEV-R
	2021-40	KY Farm Bureau - 101 Trackside	DEV-C
	2022-40	Living Waters - Bldg Addition, 172 Gunnell	DEV-C
	2023-11	MLS Powersports (US 62)	DEV-C
	2023-32	Moonlight Investments, LLC - Corporate Blvd	DEV-C
	2019-49	Parkview Medical Plaza - Phase 1, S Broadway	DEV-C
	2023-20	Phoenix Transportation Expansion - E Yusen	IND
	2018-18	Pleasant Valley, Section II - Phase 3 Condominiums	DEV-C
	2022-51	Price Farm (Abbey) Townhomes - Hemdon Blvd	DEV-R
	2021-42	R&L Carriers - Cherry Blossom Spur(Tree Removal)	DEV-C
	2022-13	Universal Piping Canopy Exp - 198 Enterprise Way	IND
	Minor	Welch Parking Lot Development	DEV-C
	2003-56	White Oak Village - Development (Units)	DEV-R
Final Inspection		Number of Projects: 3	
	2017-33	American Mini (Self-Storage, 1047 Paris Pike)-Ph I	DEV-C
	2021-50	United Talent Parking Expansion - Kaden Ln	DEV-C
	2022-13	Universal Piping - Enterprise Way	IND

GSCPC Active Subdivision Projects

Status	Application number	Project Name
Under Construction	Number of Projects:	5
	2003-35	Buffalo Springs (Phase 2) Stamping Ground
	2017-43	Fox Run - Phase 2
	2006-30	McClelland Springs Ph IIB & IIC Section A (Delong)
	2004-51	Pleasant Valley Phase 5
	2022-05	Village at Lanes Run - Phase 4, Sect 1
Final Inspection	Number of Projects:	2
	2019-13	Cherry Blossom Townhomes - Phase 6
	2018-61	Village at Lanes Run - Phase 2, Sect 3-C (Haddix)
Dedication/Final Work	Number of Projects:	1
	2017-43	Fox Run Subdivision - Phase 1
Approved/Bonded	Number of Projects:	15
	2006-80	Barkley Meadows (Duncan/Fightmaster) Phase 2
	2021-10	Cherry Blossom Subdivision - Phase 9
	2006-86	December Estates Cluster Subdivision
	2021-04	Falls Creek Residential - Phase 2
	2019-39	Harbor Village Unit I, Phase 3C
	2017-24	Pinnacle At Mallard Point
	2008-47	Pleasant Valley, Sect II, Phase 2, Unit 4 (street)
	2018-57	Price Farm (Abbey) Ph 3 Unit 2A, 2B, 2C, 2D
	2018-57	Price Farm(Abbey) Ph3 Units 1A, 1B, 1C, 1D
	2019-02	South Crossing - Phase 1 Units 1A, 1B, 1C
	2019-02	South Crossing - Phase 1 Units 1D, 1E, 1F
	2021-20	Village at Lanes Run - Ph 3, Sect 2 (Briggs)
	2004-26	Village at Lanes Run - Phase 3, Sect 1A (Charles)
	2004-26	Village at Lanes Run - Phase 3, Sect 1B (Charles)
2018-05	Woodland Park (Betty Yancey) Phase 2	