

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

AGENDA

December 12, 2019
6:00 p.m.

I. COMMISSION BUSINESS

- A. Approval of November invoices
- B. Approval of November 14, 2019 minutes
- C. Approval of December agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

II. OLD BUSINESS

- A. PDP-2019-45 Bluegrass Campground - POSTPONED

III. NEW BUSINESS

- A. FSP-2019-46 Rita Jones Property - POSTPONED
- B. ZMA-2019-47 185-45 Industry Road - Zone change request from A-1 to I-1 & C-1 located at 185 Industry Road. PUBLIC HEARING
- C. PDP-2019-49 Parkview Medical Plaza - Development plan for three commercial buildings with associated parking located at 1171, 1175 and 1189 Lexington Road.
- D. ZMA-2019-50 Georgetown Scott County PRTE - POSTPONED

IV. OTHER BUSINESS

- A. Approval of 2020 Application Deadlines
- B. Update of Previously Approved Projects and Agenda Items

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
November 14, 2019

The regular meeting was held in the Scott County Courthouse on November 14, 2019. The meeting was called to order by Chairman Mark Sulski at 6:00 p.m. Present were Commissioners Byron Moran, Jeff Caldwell, David Vest, James Stone, Charlie Mifflin, Frank Wiseman, and Steve Smith, Director Joe Kane, Planners Mikaela Gerry and Matt Summers, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was Commissioner Regina Mizell.

Motion by Mifflin, second by Caldwell, to approve the October invoices. Motion carried.

Motion by Smith, second by Stone, to approve the October 10, 2019 minutes. Motion carried.

Motion by Moran, second by Smith, to approve the November agenda. Motion carried.

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

Consent Agenda

A representative of the Devers Property application (FSP-2019-41) and Snowball Trust Property application (FSP-2019-42) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Smith, second by Wiseman, to approve the applications. Motion carried.

ZMA-2019-43 Bevins Zone Change – Zone change for 7.46 acres from A-5 to B-2 located at New Coleman Lane west of Meade Tractor.

Chairman Sulski opened the public hearing.

Ms. Gerry stated the property was rezoned in 2016 from A-1 to A-5. The adjoining property was rezoned in 2013 from A-1 to B-2.

She stated the concept plan shows the property being used for outdoor storage for Meade Tractor.

She stated that would be a conditional use if the property was rezoned to B-2.

She stated the site has a proposed 15-foot landscape buffer and a security gate.

She stated GMWSS had stated that sewer is not available for the site.

She stated the Comprehensive Plan designates the area to remain agricultural.

She stated most of the surrounding properties are zoned A-1. The project site is outside of the Urban Service Boundary and would be out of the urban service area.

She stated the rezoning of the Meade Tractor site was considered during the last comprehensive plan update in 2016 but does not justify the rezoning of the property.

Commissioner Mifflin questioned if Mr. Bevins still owned the business would he be able to use the site for storage. Ms. Gerry stated the current zoning of the property does not allow for outdoor storage.

Mr. Kane stated he could store his own personal equipment on the property for farming but not for commercial use.

Commissioner Mifflin questioned if the construction of Meade Tractor was a major change in the area. Ms. Gerry stated according to state statute, a major change needs to have occurred since the last comprehensive plan to be applicable.

Ms. Gerry stated the existing B-2 zoning in the southern part of the county is based on the zoning created in 1972. She stated only two rezoning's have occurred since 2002, one being the Meade Tractor site and the other being Dwyer commercial lots that was rezoned in 2002.

Bruce Lankford, representing applicant, stated the 7.46 acres was originally part of a 53-acre tract. He stated Mr. Bevin sold 40 acres to Mr. Willoughby who has built a house on his tract. He stated the 7.46 acres is the only remaining land that Mr. Bevin has left to do anything with. He stated the property is surrounded by businesses.

He stated from New Coleman Lane to the Fayette County line he does not consider agricultural anymore.

He stated the property would not affect the Greenbelt and that urban services are not needed for storage.

Kyle Fannin, Bluegrass Baptist Church, stated that the church does not support or disagree with the application. He stated that he just asks for consistency with the decision and that the commission consider the increased traffic on New Coleman Lane.

Peggy Blanton, 152 Coleman Lane, stated that she would like to see the property remain residential.

Jimmy Bevins, applicant, stated that the zone change would help Meade Tractor to grow for the future.

Ms. Blanton questioned Mr. Bevins why he does not want to keep the property residential. Mr. Bevins stated that the property is surrounded by business and not suitable for building a home.

Iva Mills, Coleman Lane resident, questioned if the applicant plans to build a building. It was stated the application is for a zone change and would have to return to the commission with a development plan before anything could be built on the property.

She questioned if Meade Tractor would use New Coleman Lane for access to the property. Mr. Lankford stated the access is available, but he was not sure how much it would be used. Commissioner Mifflin stated there is also access through the Meade Tractor site.

Chairman Sulski questioned if there will be any lights on the property. Mr. Bevins stated he would assume there will be some lights for security purposes.

Commissioner Smith questioned if Meade Tractor ceased business, would Mr. Bevins be willing to revert the property back to A-5 zoning. Mr. Lankford stated that the applicant would appear before the commission again if that happened.

Commissioner Smith stated that he would like assurance that Meade Tractor is not going to become a construction only dealer.

Ms. Blanton questioned if the property is rezoned if the commission could control what business locates on the property. Chairman Sulski stated that the location would deter a lot of B-2 businesses from wanting to locate to the property.

Chairman Sulski read a prepared statement he had written supporting the zone change.

Mr. Perkins stated that a condition cannot be put on the applicant requiring the property to revert to A-5 zoning if Meade Tractor ceased business.

Commissioner Wiseman stated that the property is viable for agricultural. He stated that he feels another zone change opens the property up for further development.

Commissioner Smith questioned why the property must be rezoned to use for outdoor storage. Mr. Perkins explained that for commercial use the property must be zoned B-2 and then the property must get approval from the Board of Adjustments for the storage.

Commissioner Mifflin questioned if the commission could put a condition on the property. Mr. Perkins stated that concerns should be addressed before rezoning a property. He stated conditions would be hard to enforce by the commission.

Mr. Lankford stated that he feels part 1A of the Kentucky Revised Statutes does apply to the property. He stated the current zoning is no longer appropriate for the property.

Chairman Sulski closed the public hearing.

After further discussion, Motion by Wiseman, second by Moran, to recommend denial of the rezoning request (ZMA-2019-43) on the basis that the current zoning is appropriate for the area and follows the comprehensive plan. By roll call vote, motion tied 4-4.

PDP-2019-45 Bluegrass Campground – Preliminary Development Plan for 100 RV camping sites, water park, cabins, and other recreation facilities located at 269 Connector Road.

Mr. Summers stated the property is zoned B-2 and surrounding properties are zoned A-1, B-2, and R-2. He stated the site is 21.5 acres. He stated phase 1 would be the RV camping sites on approximately 15 acres and phase 2 would be the water park, cabins and other recreational facilities.

He stated proposed access would be from Connector Road. He stated there are landscaping medians in between the campground sites to provide a buffer.

He stated a proposed park is in the middle of the campground sites and a check-in area is at the northern part of the property by the access entrance.

He stated that staff would like to see right and left turn lanes added on Connector Road for safety. He stated that the applicant did complete a traffic study and that the study did suggest a left turn lane should be added. He stated that staff would like a second exit lane added.

He stated the application does meet the landscape requirements.

He stated that the applicant has asked for a waiver for pedestrian access along Connector Road due to the topography and existing utility easements.

He stated the applicant also asked for a waiver to use gravel where the RV's would park.

He stated the applicant did get approval from the Board of Adjustments for the proposed use of the property.

He stated the applicant did request a waiver for the landscaping buffer on the eastern side of the property to move it 30 feet to the west.

He stated the applicant will need to meet the canopy requirement. He stated when the dealership was approved, the applicant agreed to meet the canopy requirement when future phases of the property were developed.

Daniel Rehner, Thoroughbred Engineering, stated that the applicant agrees to the conditions of approval.

He stated with the development plans for phase 2 that the applicant will meet all the landscape requirements.

Commissioner Wiseman questioned the location of phase 1 and phase 2.

Chairman Sulski questioned how much grading will need to be done for the development. Mr. Rehner stated there will be a lot of rock but that the playground, gazebo, and dog park would be at the highest elevation of the property.

Chairman Sulski questioned if the traffic study is available for the commissioners. Mr. Rehner stated that they did discuss with Robert Baker of KYTC regarding a possible entrance onto Paris Pike. He stated that Mr. Baker thought that traffic on Paris Pike is worse than Connector Road.

Commissioner Smith questioned if Connector Road entrance could be a right-in only and Paris Pike could be a right-only exit.

Commissioners discussed different possibilities for the entrance and exit for the proposed project.

Mr. Rehner stated that adding turning lanes to Connector Road would be improving the road.

Commissioner's Vest and Wiseman stated they do not support adding more traffic to Connector Road.

John Saylor, 238 Falmouth Drive, stated he had concern about his property value. He stated he likes to camp but has no desire to pull into a spot with gravel and no trees.

He stated he has concern with the traffic and the design of the campground. He questioned how the sewage would be managed and if there are any plans for future expansion.

Mr. Rehner stated the applicant will install the canopy to satisfy the conditions of approval.

He stated the entrance only option on Connector Road is still an option that they will look at further.

He stated he was not sure of the availability of the water park to the public. He stated the owners would have to address that question.

He stated the camping spots are either 15 foot by 40 foot or 15 foot by 50 foot and are drive thru camping spots. He stated by each spot is a 15-foot area for the campers to use.

He stated they have not submitted a sewer availability form yet but there is sewer in the area.

Mr. Sayler questioned what is the attraction that would make them want to camp at the property. He stated he still has concern about the traffic flow.

Mr. Rehner stated the proposed improvements to Connector Road would only help the traffic.

Chairman Sulski stated he had concern with more traffic on Connector Road. He questioned if the applicant would be willing to postpone until the traffic situation is studied further.

Commissioner Mifflin stated he would like more information about the traffic before he would decide.

Commissioner Smith stated the traffic on Paris Pike turning onto Connector Road backs up at certain times of the day without adding RV's to the traffic.

Mr. Perkins questioned if KYTC District 7 would advise the applicant without approved plans.

Mr. Kane stated that they could review the options with the applicant.

Mr. Krebs stated that he thinks an entrance off Paris Pike would create a worse traffic situation. He stated KYTC District 7 would review the traffic study, but he did not think they would be willing to make improvements to Paris Pike or Connector Road.

Ann Marie Webb, Rocky Creek resident, questioned if the traffic study showed all the recent additions to Connector Road, Toyota traffic, and peak times. Chairman Sulski stated the report is not very detailed. Mr. Rehner stated the report was condensed from the original report for Bluegrass RV.

Commissioner Vest stated he had concern about the traffic.

Commissioner Wiseman questioned if the Chairman has a vote. Mr. Perkins stated when the Commission was formed, that the Chairman was issued a vote.

Mr. Krebs stated that the traffic study is for less traffic than what is usually required to issue a traffic study.

Chairman Sulski stated that when the applicant comes back to the Commission that he would like to see a more detailed traffic study.

Mr. Krebs stated that the Commission needs to inform the applicant of the information they would like to see on the traffic study.

Mr. Perkins stated that the Commission needs to give the applicant and staff direction on traffic.

Mr. Krebs stated that he can only recommend to the applicant turn lanes to help traffic flow.

Commissioner Smith stated this use would be less traffic than restaurants.

Mr. Salyer stated that the peak times of traffic seem to be around the same time of check in.

Commissioner Wiseman stated that he feels a decision should be made about the application.

After further discussion, Motion by Mifflin, second by Smith, to continue the application until the next regularly scheduled meeting to review the traffic for the entrance and exit from the campground. Motion carried 6-2.

The meeting was then adjourned.

Attest:

Mark Sulski, Chairman

Charlie Perkins, Secretary

185 INDUSTRY ROAD ZONE CHANGE
Staff Report to the Georgetown-Scott County Planning Commission
December 12, 2019

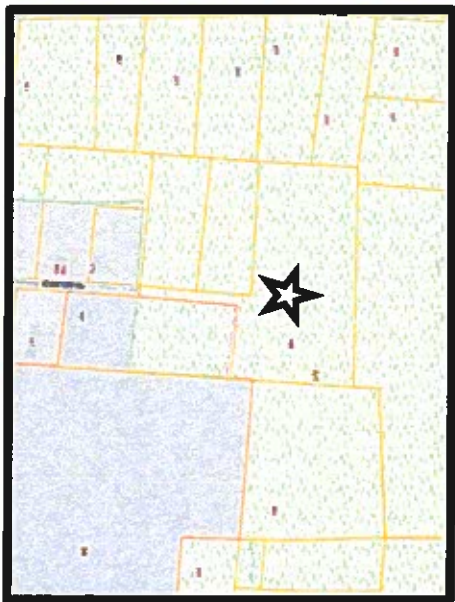
FILE NUMBER: ZMA-2019-47

PROPOSAL: Zone change request from
A-1 to I-1 & C-1.

LOCATION: 185 Industry Road

APPLICANT: Jeff Metzke

CONSULTANT: John Hunt
MLH Civil Engineering



STATISTICS:

Existing Zone	A-1 (Agricultural)
Proposed Zone	I-1 (Light Industrial) & C-1 (Conservation)
Surrounding Zones	A-1 & I-1
Acreage	17.305 acres (I-1: 15.723 acres; C-1: 1.582 acres)
Access	Industry Road

BACKGROUND:

The subject property is 17.305 acres located at 185 Industry Road. The applicant is seeking to annex and rezone this property to I-1 & C-1 and has submitted a concept plan showing an industrial development.

The adjoining property owned by Ohnheiser Co. LLC was annexed and rezoned to I-1 within the past year.

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 Comprehensive Plan's Future Land Use Map shows the subject property having an industrial land use. The Future Land Use Map supports an industrial development on the project site. The Comprehensive Plan states on page 31 under Industrial Land Use, "a concerted effort must be sustained to extend infrastructure to build out Lanes Run Business Park and to annex and provide consolidated services to the Triport and the Employment Areas in the northern Georgetown Urban Service Area." The Comprehensive Plan anticipates the existing industrial uses and potential industrial uses of this area inside the northern USB. Because industrial land uses are urban land uses typically needing access to public sewer and emergency services, it is appropriate for the Planning Commission to request the Project Site be annexed into the City of Georgetown.

Objective CF 3.2 seeks, among other things, to increase stream corridor/floodplain protection in new urban development. By rezoning the stream corridor to C-1, the Applicant is proposing to protect this feature.

Objective EG 4.2 calls for retaining adequate acreage and locations for industrial development. Since January of 2018, about 26 acres of industrially zoned property has been added to the City of Georgetown (I-1, I-2, BP-1, & ESLI). The Planning Commission has approved industrial development plans for lots totaling roughly 50.4 acres (I-1, I-2, BP-1, & ESLI) over that same timeframe.

Staff finds the application meets the requirements of Part 1 of KRS 100.213, therefore parts a and b need not be considered.

CONCEPT PLAN REVIEW:

Proposed Use:

The proposed use of the Project Site is for an office, warehouse, shop, and material/equipment storage. The proposed uses are all either permitted by right or conditional uses in the I-1 zoning district. The Applicant is not proposing any uses that would be incompatible with the proposed zoning designations. If the proposed zone change is approved, the next step for the Applicant would be to apply for both a Conditional Use Permit, for the outdoor storage, and a Preliminary Development Plan. The Preliminary Development Plan will need to comply with all federal, state, and local regulations.

Environmentally Sensitive Lands:

The Applicant is proposing to protect the stream area with a rezoning of that part of the lot to C-1 (Conservation). The C-1 zoning district restricts the potential uses for that area to those that will minimally impact the stream.

Layout:

The concept plan shows the proposed storage areas, parking, and building clustered in the southeast corner of the lot. There is an overhead electric line running through the central portion of the lot, making it difficult to use the center of the lot. The concept plan also shows the proposed stormwater management areas in the northwestern portion of the lot.

The setbacks for the I-1 zoning district are:

1. 50 feet front yard setback;
2. 50 feet side yard setback where adjacent to a residential district;
3. 25 feet rear yard setback;

Currently stormwater drainage from this site generally flows northwards towards the stream proposed for C-1 zoning.

Access:

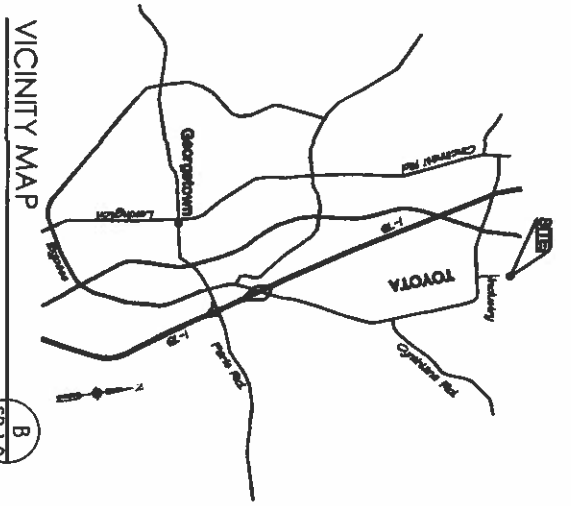
The proposed access for the site is from Industry Road. When the Project Site was created by the plat recorded at Cabinet 11, Slide 040 it was created with an access easement sixty feet wide to serve the Project Site and two other lots. The Planning Commission Engineer has indicated that this access will need to be paved, and the concept plan reflects this. If there are plans in future to convert the access easement into a dedicated extension of Industry Road, right-of-way will need to be established and the roadway will need to be constructed to meet public road standards.

RECOMMENDATION:

Based on the findings above, and that the requested zone change does satisfy the requirements of KRS 100.213, staff recommends **approval** of the zone change request from A-1 to I-1 & C-1 with the following conditions.

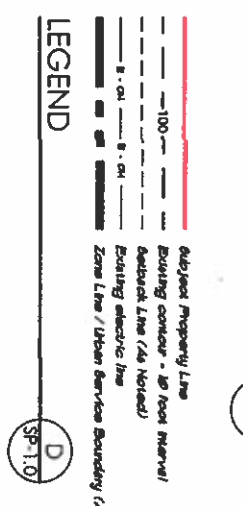
Conditions:

1. The Applicant shall return to the Planning Commission for Preliminary Development Plan and/or Preliminary Subdivision Plat approval prior to any development of the Project Site.
2. All applicable requirements of the *Zoning Ordinance and Subdivision and Development Regulations*.
3. The Applicant shall obtain a Conditional Use Permit prior to any outdoor storage of equipment or materials.
4. The Project Site shall be annexed into the City of Georgetown.



GENERAL NOTES

1. Property lines, boundary information, easements, & utility lines NOT field verified by MLH Civil, as provided by owner.
2. Property lines, boundary information, easements, & utility lines NOT field verified by MLH Civil, as provided by owner.
3. Landscaping, retaining walls, & other site improvements to be designed in accordance with Appendix A of the site plan.
4. All proposed structures, retaining walls, & other site improvements to be designed in accordance with Appendix A of the site plan.
5. No grading, retaining walls, or other site improvements shall be constructed until the natural ground surface has been established and approved by the local planning commission or local health department.
6. This is not a boundary survey and is not eligible for recording.



SITE AREA
 EXISTING Zoning: A-1
 PROPOSED Zoning: C-1
 17,305 acres
 15,723 Acres
 1,582 Acres

Prop. Site Use
 Vacant

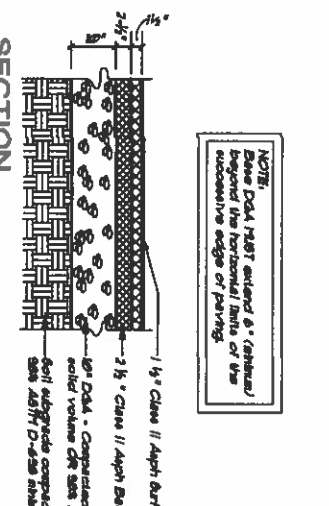
Phase I Industrial / Equip. Storage, Yard
Phase II Office, Warehouse, Shop

Building Height
 TBD

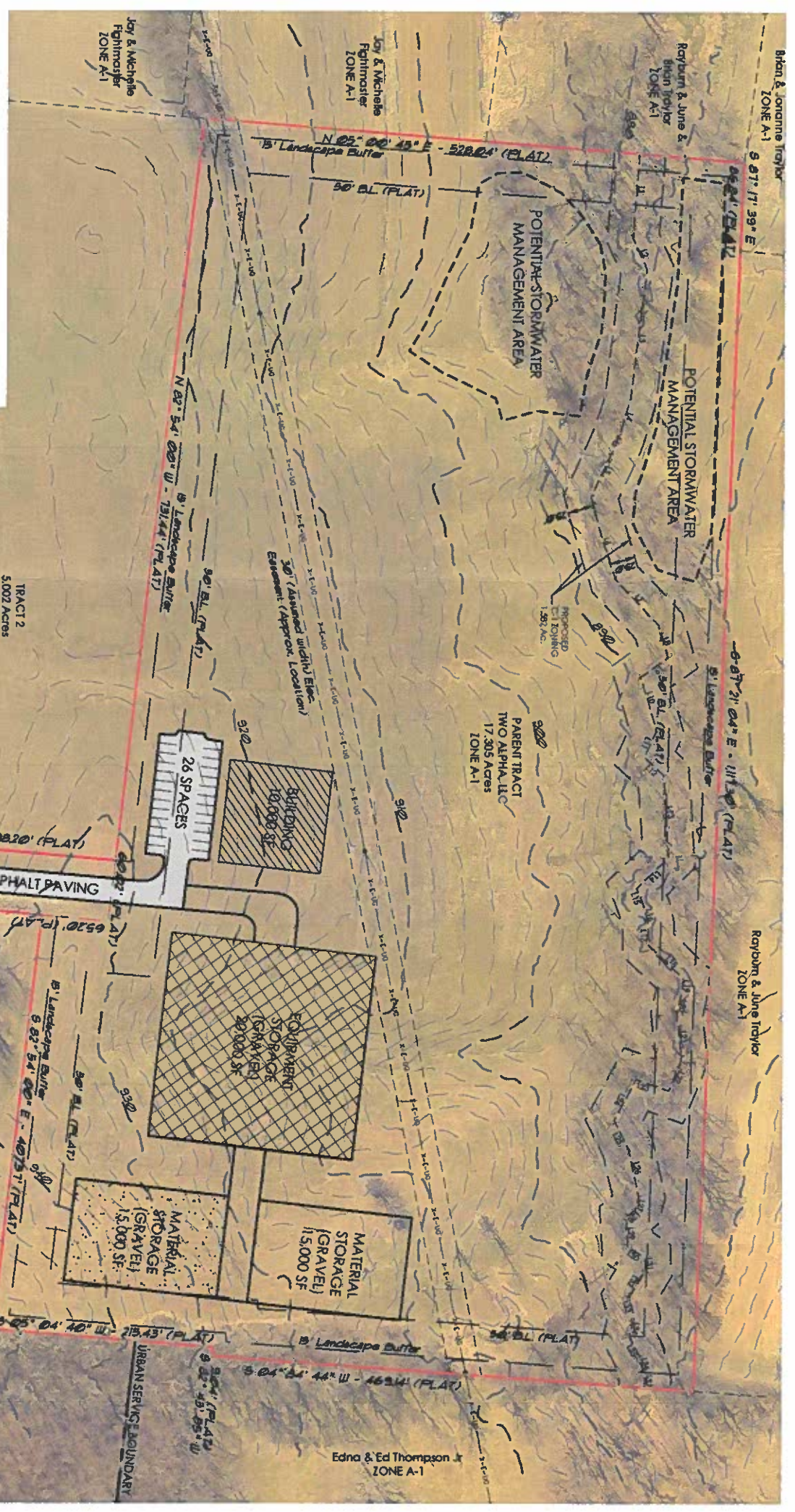
Building Foot Area
 10,000 +/- Sq. Ft.

Road, Parking
 PRELIM. Parking Provided: 26 spaces

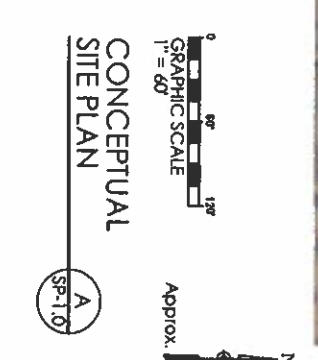
SITE STATISTICS
 Zone X - Area of Minimal Flood Hazard



SECTION
 HEAVY DUTY ASPHALT PAVING SECTION
 NOT TO SCALE



Parcel Line Table	Parcel Line Table				
Line #	Length	Direction	Line #	Length	Direction
L1	83.04	S85° 14' 40"E	L21	44.43	N84° 11' 24"E
L2	33.42	N66° 11' 58"E	L22	33.81	S67° 05' 35"E
L3	128.02	S62° 34' 10"E	L23	33.55	S20° 18' 38"W
L4	36.51	S72° 21' 37"E	L24	45.02	S81° 18' 23"E
L5	63.98	S94° 46' 02"E	L25	31.92	N64° 26' 17"E
L6	83.92	N73° 56' 57"E	L26	48.71	N78° 08' 25"E
L7	63.41	N47° 35' 04"E	L27	12.42	S74° 31' 47"E
L8	31.40	N74° 00' 20"E	L28	12.23	S40° 14' 34"E
L9	32.70	S35° 05' 02"E	L29	28.27	N86° 42' 47"E
L10	36.19	N74° 07' 11"E	L30	20.83	N34° 36' 32"E
L11	28.28	S64° 08' 41"E	L31	10.59	N87° 27' 49"E
L12	23.87	N43° 16' 19"E	L32	31.31	S58° 06' 56"E
L13	80.40	N66° 52' 11"E	L33	20.72	N75° 42' 34"E
L14	43.48	S44° 14' 12"E	L34	18.81	S78° 08' 01"E
L15	20.93	N69° 04' 26"E	L35	18.88	N62° 23' 10"E
L16	15.04	N78° 14' 28"E	L36	23.68	N74° 47' 14"E
L17	20.75	N88° 14' 12"E	L37	8.12	S83° 53' 38"E
L18	13.90	N44° 23' 08"E			
L19	47.48	S83° 03' 03"E			
L20	21.43	S78° 43' 05"E			



DRAWING
 SP-10
 1 of 1

DATE
 20 NOV 2019
FILE
 CCC0901A
DRAWN
 JMH
REVISION

CONCEPTUAL SITE PLAN
 185-45 INDUSTRY RD, GEORGETOWN, KY
 INNOVATIVE DEMOLITION SERVICES
 835 PORTER PLACE
 LEXINGTON, KY 40508

MLH CIVIL

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 3320 CLAYS MILL #208
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 LEXINGTON KY 40591
 John@mlhcivil.com
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 CELL 859-662-4103

PARKVIEW MEDICAL PLAZA
Staff Report to the Georgetown-Scott County Planning Commission
December 12, 2019

FILE NUMBER: PDP-2019-49

PROPOSAL: Development Plan for three commercial buildings with associated parking.

LOCATION: 1171, 1175, & 1189 Lexington Road

APPLICANT: US2-62 Partners, LLC

CONSULTANT: Chris Mischel
Palmer Engineering



STATISTICS:

Existing Zone	B-2 (Highway Commercial)
Surrounding Zones	B-2 & P-1 (Across Lexington Road)
Acreeage	3.90 acres
Building Coverage	17% or 29,979 SF (Building A: 6,627 SF; Building B: 7,737 SF; Building C: 15,615 SF)
Building Height	Buildings A & B: 25 feet; Building C: 40 feet
Access	Lusby Path & Lexington Road

BACKGROUND:

The subject property is 3.90 acres located at 1171, 1175, & 1189 Lexington Road. The Applicant is seeking to develop the property with three buildings and associated parking. Two of the proposed buildings will be single-story retail buildings, and the third building will be a three-story office building.

The Project Site has been used for commercial purposed for several decades, and the proposed development would be a complete redevelopment of the site.

SITE PLAN REVIEW:

Layout:

The development plan shows three buildings, all of which meet the setback, building coverage, and height requirements. Parking is proposed to surround all three buildings in quantities that meet the parking requirements of the *Subdivision and Development Regulations*.

Stormwater is proposed to be handled by a detention basin to be created southwest of the Project Site. The detention basin is proposed to be sized to handle the Project Site as well as any redevelopment of the Applicant's property to the south.

Access:

The proposed access for the site is from Lusby Path and Lexington Road. Lusby Path is a private road, and any changes or additional entrances will require approval from the owner(s). The plan shows two entrances to the Project Site from Lusby Path. Lexington Road (US 25) is a state controlled and maintained road. Any improvements or access points will need approval from KYTC. The development plan shows the elimination of several entrances from Lexington Road and the redevelopment of another. Staff supports eliminating entrances on this road that serve a single business/development, and the creation of entrances that can serve multiple users.

The Applicant is proposing to extend sidewalk from Lexington Road, down the south side of Lusby Path along the Project Site. There is an existing sidewalk along Lexington Road.

Traffic Impact Study:

The Applicant submitted a Traffic Impact Study at the corrections deadline which details the existing traffic conditions and various build-out and no-build scenarios out to 2030. The intersections the study looks at are:

- US 25 and McClelland Circle;
- McClelland Circle and Lusby Path;
- US 25 and Lusby Path/Hospital Drive;
- US 25 and Hospital Entrance/Landmark Crossing;
- The unsignalized access to US 25 from Project Site

Several of the intersections and specific turning motions already operate below a level of service of 'C', and others are projected to fall even in no-build scenarios for 2030.

The intersection of most concern to Planning Commission staff with this application is the intersection of US 25 and Lusby Path. The Applicant is proposing a signal at this intersection. From a transportation standpoint, the project does not seem viable unless there is a way for vehicles to safely and efficiently make a left turn from Lusby Path onto US 25 for northbound travel. Without a signal at this intersection, the 2030 full build-out scenario in the study show vehicles on Lusby Path looking to turn onto US 25 will face per vehicle delays of 79 and 286 seconds in the AM and PM peak hours respectively. The queue length for Lusby Path traffic in the AM and PM peaks are estimated to be 8 and 19 vehicles respectively. The study provided by the applicant indicates that a signal at this intersection is warranted, and staff does not support approval of a Final Development Plan without confirmation from KYTC that a signal will be allowed at this intersection.

A summary of the recommendations from the Traffic Impact Study are:

- The unsignalized access to US 25 from the project site should allow full access to the site from US 25, but access from the site to US 25 should be restricted to right turns only.

- A traffic signal should be placed at the intersection of US 25 and Lusby Path.
- The timing of the signal at US 25 and McClelland Circle should be optimized to improve traffic flow.
- The traffic signal at US 25 and the hospital entrance should be removed.
- A right turn lane for southbound US 25 traffic at the intersection with Lusby Path is warranted, but not recommended because of the impacts to the adjacent business and the inability of the applicant to acquire right-of-way.

Land Use Buffers and Landscaping:

Section 6.12: Property Perimeter Requirements

No buffering is required per Section 6.12.

Section 6.13: Vehicular Use Area Perimeter Requirements

Vehicular Use Areas (VUAs) must be screened from any adjoining property in any zone other than industrial or agricultural. The development plan shows an appropriate amount of screening around the proposed VUA.

Section 6.22: Interior Landscaping for Vehicular Use Areas

The development plan shows 96,656 SF of VUA area, which requires 9,666 SF of interior VUA landscaped area, and 39 trees planted in those landscaped areas. The Application, as drawn, provides and appropriate amount of landscaped area and trees.

Section 6.2215: Minimum Canopy Requirements

There is no existing tree canopy proposed to be preserved with the project, so the development will need to provide 24% canopy coverage. The Preliminary Development Plan proposes to meet this requirement.

RECOMMENDATION:

Based on the findings above staff recommends **approval** of the Preliminary Development Plan with the following conditions.

Conditions:

1. All applicable requirements of the *Zoning Ordinance and Subdivision and Development Regulations*.
2. Any revisions or amendments to the approved Preliminary Development Plan shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. Prior to any construction or grading, a Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.
4. The Final Development Plan will need to comply with all stormwater management requirements.
5. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS Division) with a digital copy of the approved plan.

6. This Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406 section A of the *Subdivision and Development Regulations*.
7. The Applicant shall obtain KYTC approval for a signalized intersection at US 25 and Lusby Path prior to Planning Commission approval of a Final Development Plan.



OWNER/DEVELOPER:
 US2-62 PARTNERS, LLC
 1890 STAR SHOOT PKWY, SUITE 170/165
 LEXINGTON, KY 40509
 859-263-2424
 C J MAY - MEMBER

PURPOSE OF THIS PRELIMINARY DEVELOPMENT PLAN:
 The purpose of this Preliminary Development Plan is to obtain Planning Commission approval for the proposed 46,845 S.F. proposed 3-story office building, 6,627 S.F. retail building, and a new 7,737 S.F. retail building at 1175 Lexington Road.

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/development with my (our) full consent, including the minimum project cost as shown, in accordance with the Georgetown-Scott County Subdivision and Development Regulations, unless otherwise noted.
- Site shall be constructed and maintained in accordance with this plan. Any deviation from the plan, including landscaping, shall first be approved by the Planning Director and the Commission Engineer.
- Storm drainage facilities, including retention basins, shall be maintained for proper functioning free of any debris, silt, or trash.
- A Certificate of Occupancy shall not be issued and the building shall not be occupied until all site and building conditions are met. The Planning Director shall be notified of the completion of the project and the building shall be occupied within the period of one year by submitting to the Planning Director an approved security for 125% of the total work to be done, as substantiated by cost estimates approved by the Planning Director.
- There shall be no grading or construction until the Final Development Plan has been approved and signed by the Planning Commission. The building permit shall not be issued until the Final Development Plan is approved and signed.

(Date), 20__
 (Signature of owner or owners)

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 and that the same is in accordance with the Planning Commission's approval to begin construction or obtaining building permits.

11/27/2019
 (Signature)
 Chairman, Georgetown-Scott County Planning Comm.

PRELIMINARY DEVELOPMENT PLAN NOTES:

- Each contiguous interior landscape area contributed a minimum of 1000 SF towards to the total interior landscape area denoted in the Site Data.
- Storm water quantity and quality will be provided by an on-site storm detention pond.
- On the southeast side of the property, a stormwater retention pond shall be provided.
- Construction/landscaping shall be stipulated with a future project.
- Project site is not located within the Royal Springs/Indian Run/Reynolds Area. An encroachment permit may be needed for the US 25 (Lexington Road) entrance for the proposed stormwater management pond.

SITE DATA

ZONING:	B-2
ACREAGE:	0.28 ACRES
PARCEL 1:	3.62 ACRES
PARCEL 2:	3.90 ACRES
TOTAL:	7.52 ACRES
PROPOSED USE:	PROFESSIONAL OFFICE, RETAIL
SETBACKS:	FRONT: 50 FT
BUILDING AREA:	PROPOSED 1-STORY RETAIL A: 6,627 S.F.
	PROPOSED 1-STORY RETAIL B: 7,737 S.F.
	PROPOSED 3-STORY OFFICE C: 46,845 S.F.
MAX. BUILDING GROUND COVERAGE:	40.0%
ACTUAL BUILDING GROUND COVERAGE:	17.6%
MAX. BUILDING HEIGHT:	40'
ACTUAL BUILDING HEIGHT:	PROPOSED 3-STORY OFFICE: 40'
	PROPOSED 1-STORY RETAIL: 25'
PARKING REQUIREMENTS:	TOTAL PARKING REQUIRED (OFFICE): 157
	TOTAL PARKING REQUIRED (OFFICE): 150
	REGULAR PARKING PROVIDED (OFFICE): 158
	ADA PARKING PROVIDED: 8
	TOTAL PARKING PROVIDED: 166
	REGULAR PARKING PROVIDED (RETAIL): 92
	ADA PARKING PROVIDED: 4
	TOTAL PARKING PROVIDED: 96

LEGEND

(Symbol)	PROPERTY LINE
(Symbol)	BUILDING SETBACK LINE
(Symbol)	EXISTING ROAD
(Symbol)	PROPOSED ROAD CENTERLINE
(Symbol)	PARKING SPACES PER ROW
(Symbol)	CONCRETE SIDEWALK
(Symbol)	HEAVY DUTY CONCRETE
(Symbol)	500
(Symbol)	PROPOSED TRANSFORMER
(Symbol)	SUGAR MARLE
(Symbol)	JAPANESE TREE LILAC
(Symbol)	SHRUB

INTERIOR LANDSCAPE REQUIREMENTS:

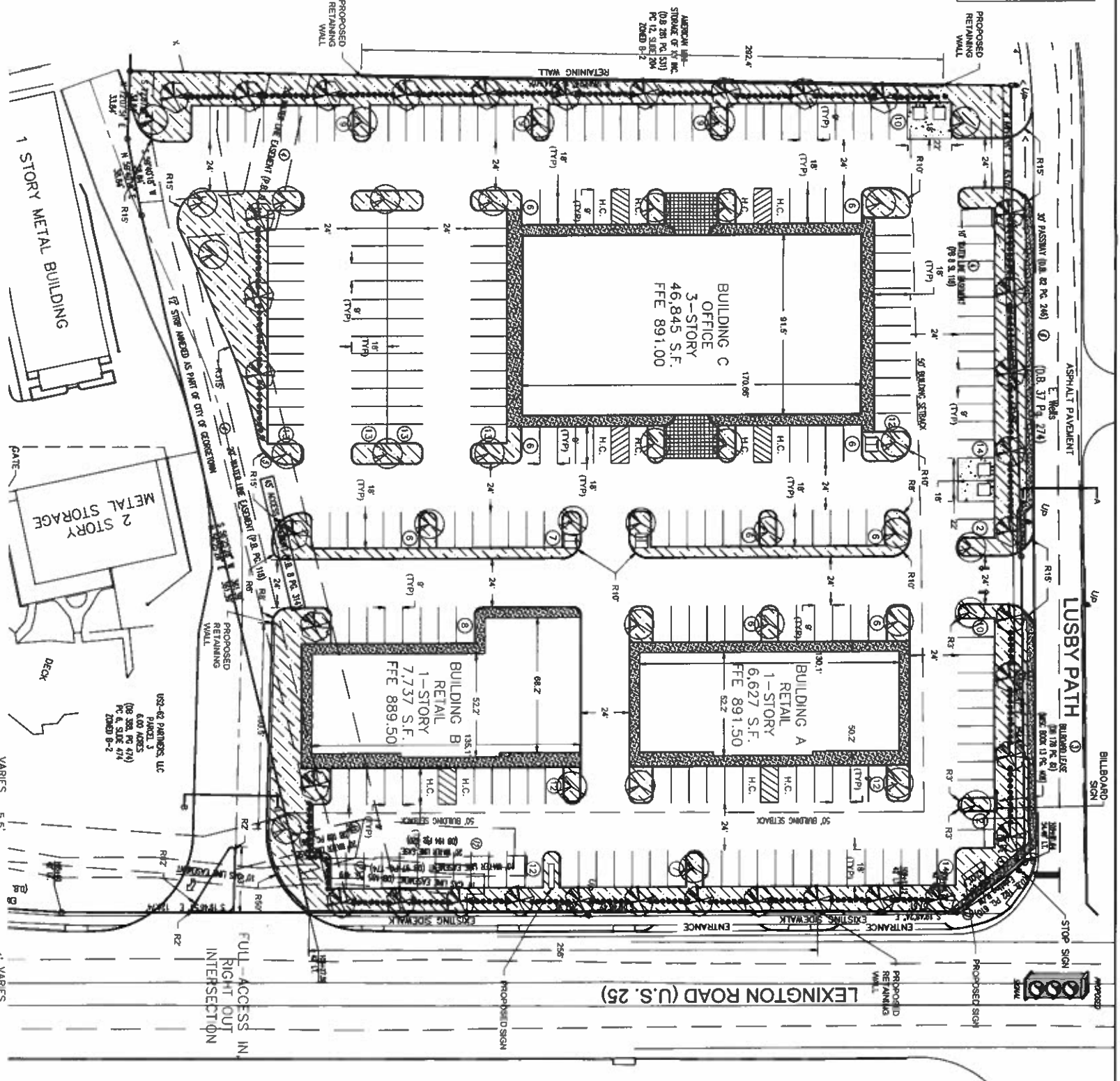
VEHICLE USAGE AREA (VUA):	96,656 S.F.
MIN. INTERIOR LANDSCAPING:	9,666 S.F.
ACTUAL INTERIOR LANDSCAPING:	10,217 S.F.
REQUIRED NUMBER OF INTERIOR TREES:	39 TREES
(1 PER 250 S.F. OF REQUIRED INTERIOR LANDSCAPING)	
ACTUAL NUMBER OF INTERIOR TREES:	39 TREES

PROPERTY PERIMETER LANDSCAPE REQUIREMENTS:

MIN. REQUIRED PROPERTY PERIMETER TREES:	11
(1 TREE/20' AT 4" U.P. OR PROPERLY ASSIGNED)	
PROPERTY PERIMETER TREES PROVIDED:	11
VIA PERIMETER LANDSCAPE REQUIREMENTS:	
MIN. REQUIRED VIA PERIMETER TREES:	21
(1 TREE/40' AT 4" U.P. OR VIA BOUNDARY)	
VIA PERIMETER TREES PROVIDED:	21

CANOPY REQUIREMENTS:

EXISTING TREE CANOPY:	0%
REQUIRED TREE CANOPY:	24% (40,773 SF)
PROPOSED TREE CANOPY:	24.1% (41,000 SF)
(35 WOODLAND TREES @ 400 SF / TREE = 14,000 SF)	



PLANT LIST:

QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE REQUIREMENTS	REMARKS / INSTRUCTIONS
35	Syringa reticulata	JAPANESE TREE LILAC	6" - 12" DIA.	Clear trunk to 18" above the ground.
36	Acer glaberrimum	SUGAR MARLE	2" DIA. (MIN)	Clear trunk to 18" above the ground.
287	Ilex cornuta Coriacea	CHINESE HOLLY	W/HT = 24" - 30"	Plant 37" O.C.

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



Palmer ENGINEERING
 301 E. MAIN STREET
 SUITE 900
 LEXINGTON, KY 40507
 (859) 968-9293

PRELIMINARY DEVELOPMENT PLAN/LANDSCAPE PLAN

PARKVIEW MEDICAL PLAZA
 US2-62 PARTNERS, LLC
 1175 LEXINGTON ROAD
 GEORGETOWN, KY 40324

DATE	REVISION DESCRIPTION

JOB NUMBER: 11813.00	DATE: 11/27/2019	DRAWN: AMC
SHEET: C-1.0	SCALE: 1"=30'	CHECKED: GMM

GRADING NOTES:

1. ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED, INCLUDING TREES, FENCING, ETC. WITHIN THE CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OF OFF SITE BY THE EXCAVATING CONTRACTOR.
2. EXCAVATING CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE PRIOR TO EXCAVATION.
3. SITE GRADING SHALL NOT COMMENCE UNTIL APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED AND APPROVAL FROM THE CITY OF GEORGETOWN HAS BEEN OBTAINED.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CIVIL AND GEOTECHNICAL ENGINEERS IF THE GEOTECHNICAL ENGINEER SHALL OBSERVE, INSPECT AND TEST ALL EARTHWORK OPERATIONS INCLUDING BUT NOT LIMITED TO, CLEARING AND GRUBBING, SUB-GRADE PREPARATION, STRUCTURAL PREPARATION, STRUCTURAL AND TRENCH EXCAVATION AND BACKFILL, AND UNBANKED AND BILLS SHALL BE PERFORMED.
5. LOCALIZED UNDERCUTTING MAY BE REQUIRED ON SITE AND SHOULD BE COORDINATED WITH A QUALIFIED GEOTECHNICAL REPRESENTATIVE.
6. SUFFICIENT TEST OF FILL SOILS SHALL BE MADE TO VERIFY THAT SOIL PROPERTIES COMPLY WITH THE DESIGN REQUIREMENTS AS DETERMINED BY THE GEOTECHNICAL ENGINEER INCLUDING SOIL TESTS, SHEAR STRENGTH PARAMETERS AND CORRESPONDING UNIT WEIGHTS AS DETERMINED. POSITIVE DRAINAGE TO THE NEAREST DRAINAGE FEATURE MUST BE MAINTAINED AT ALL TIMES. NO PONDING WILL BE PERMITTED.
7. MAINTAIN SITE GRADING SUCH THAT ALL SURFACE WATER WITHIN EARTH DISTURBING LIMITS AND DEMANDING, IF REQUIRED, IS DIVERTED THROUGH DRAINAGE AND SEDIMENT CONTROL MEASURES. CONTRACTOR SHALL BE RESPONSIBLE FOR PROMOTING DRAINAGE INTO THE STORM DRAINAGE SYSTEM ONCE INSTALLED TO PREVENT PONDING IN PROPOSED PAVEMENT OR BUILDING AREAS.
8. SYSTEMS SHALL BE INSTALLED TO PREVENT PONDING IN PROPOSED PAVEMENT OR BUILDING AREAS. CONTRACTOR SHALL BE RESPONSIBLE FOR PROMOTING DRAINAGE INTO THE STORM DRAINAGE SYSTEM FROM THE STORM DRAINAGE SYSTEM UNTIL THE SITE IS STABILIZED.
9. THE DIRECTION OF THE TEXT OF THE CONTOUR LABEL INDICATES THE DIRECTION OF THE SLOPE.
10. FINAL DOWNSPOUT LOCATIONS PER ARCHITECTURAL PLANS.
11. STORMWATER MANAGEMENT POND LOCATED SOUTHWEST OF THE PROJECT SITE ON THE ADJACENT PROPERTY OWNED BY THE DEVELOPER.
12. STORMWATER MANAGEMENT POND LOCATED SOUTHWEST OF THE PROJECT SITE ON THE ADJACENT PROPERTY OWNED BY THE DEVELOPER.
13. HANDICAP SPACES AND ASSOCIATED ACCESS ISLES SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
14. ALL STORM INLETS WITHIN PAVEMENT SHALL BE HEAVY DUTY RATED.

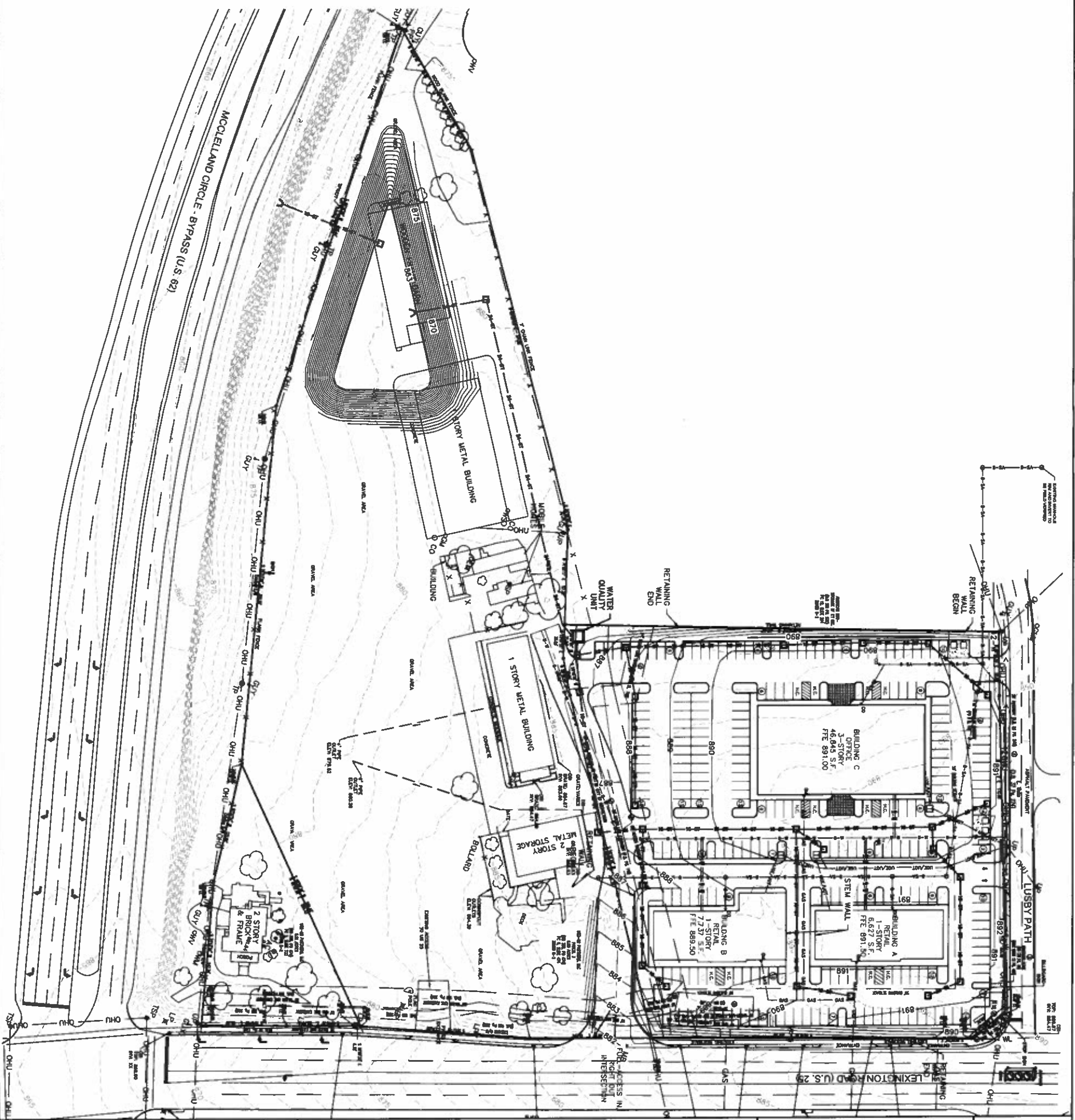
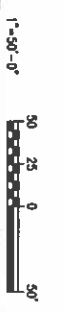
LEGEND

○	PROPOSED FIRE HYDRANT
○	PROPOSED SANITARY SEWER CLEAN OUT
○	PROPOSED GAS LETTER
○	PROPOSED SANITARY SEWER MANHOLE
○	PROPOSED TRANSFORMER
○	PROPOSED STORM STRUCTURE
○	PROPERTY BOUNDARY
—	EASEMENT LINE
—	PROPOSED CONTOUR
—	EXISTING WATER LINE
—	EXISTING GAS LINE
—	EXISTING OVERHEAD UTILITY LINE(S)
—	PROPOSED 8" SANITARY SEWER LINE
—	PROPOSED 12" SANITARY SEWER LINE
—	PROPOSED 2" DOMESTIC WATER LINE
—	PROPOSED 4" FIRE PROTECTION WATER LINE
—	PROPOSED GAS LINE
—	PROPOSED UNDERGROUND ELECTROTELECOMM LINE
—	PROPOSED 18" STORM PIPE
—	PROPOSED 24" STORM PIPE

NORTH, INDICATED AS IN RELATION TO KY STATE PLANE, SINGLE ZONE, NAD 83.



Know what's below.
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<p>Palmer ENGINEERING 301 E. MAIN STREET SUITE 900 LEXINGTON, KY 40507 (859) 389-9293</p>	<p>PRELIMINARY GRADING AND UTILITY PLAN</p> <p>PARKVIEW MEDICAL PLAZA US2-62 PARTNERS, LLC 1175 LEXINGTON ROAD GEORGETOWN, KY 40324</p>		<p>DATE</p>	<p>REVISION DESCRIPTION</p>
	<p>JOB NUMBER: 11813.00</p>	<p>DATE: 11/27/2019</p>	<p>DRAWN: SCL/AMC</p>	
<p>SHEET C-2.0</p>	<p>SCALE: 1"=50'</p>	<p>CHECKED: CMM</p>		

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
APPLICATION DEADLINES
2020**

PLANNING COMMISSION MEETING	PLANNING COMMISSIONER WORKSHOP**	TECHNICAL REVIEW MEETING	CORRECTIONS DEADLINE*	FILING DEADLINE
January 9, 2020	January 6, 2020	December 26, 2019	December 26, 2019	December 2, 2019
February 13, 2020	February 10, 2020	January 29, 2020	January 29, 2020	January 2, 2020
March 12, 2020	March 9, 2020	February 26, 2020	February 26, 2020	February 3, 2020
April 9, 2020	April 6, 2020	March 25, 2020	March 25, 2020	March 2, 2020
May 14, 2020	May 11, 2020	April 29, 2020	April 29, 2020	April 1, 2020
June 11, 2020	June 8, 2020	May 27, 2020	May 27, 2020	May 1, 2020
July 9, 2020	July 6, 2020	June 24, 2020	June 24, 2020	June 1, 2020
August 13, 2020	August 10, 2020	July 29, 2020	July 29, 2020	July 1, 2020
September 10, 2020	September 8, 2020	August 26, 2020	August 26, 2020	August 3, 2020
October 8, 2020	October 5, 2020	September 23, 2020	September 23, 2020	September 1, 2020
November 12, 2020	November 9, 2020	October 28, 2020	October 28, 2020	October 1, 2020
December 10, 2020	December 7, 2020	November 25, 2020	November 25, 2020	November 2, 2020
January 14, 2021	January 11, 2021	December 30, 2020	December 30, 2020	December 1, 2020

Dates in italics have been moved from their regular scheduled dates due to observed holidays.

* Deadline to file revised plans and information for Planning Commission Meeting.
** Developer must attend this meeting to discuss appeal or staff recommendation(s).

Meeting Times: Planning Commission Meeting 6:00 p.m.; Commissioner's Workshop 4:30 p.m.; TRC-Varies
(All times are tentative and subject to change; please contact the Commission office for further information.)

List of all Active Projects/status

Application	Project Name	Type	Status
2017-33	American Mini (Self-Storage_1047 Paris Pike)-Ph 1	DEV-C	Under Construction
2014-22	Amerson Apartments North	DEV-R	Under Construction
2017-20	Amerson Commercial Grading and Site Work	DEV-C	Approved/Bonded
2019-30	Amerson Daycare_301 Schoolhouse	DEV-C	Under Construction
2018-22	Amerson South Townhomes	DEV-R	Under Construction
2017-49	Astton Grove Senior Living (Highgrove)	DEV-C	Under Construction
2019-09	Bastian Solutions - Bristol Group - Corporate Blvd	IND	Under Construction
2018-25	Bluegrass RV Storage_3036 Paris Pike	DEV-C	Under Construction
2016-47	Canewood Unit 1-C Sect 4	RES	Approved/Bonded
2017-13	Canewood Unit 6, Lot 1	RES	Under Review
2014-21	Central Church of God-Coleman Lane	DEV-C	Final Inspection
2005-47	Cherry Blossom Subdivision Phase 7 & 8	RES	Dedication/Final Work
2019-13	Cherry Blossom Townhomes - Phase 6	RES	Under Construction
2015-22	Cherry Blossom Townhomes Phase 5 (Haddix triplex)	DEV-R	Under Construction
2015-22	Cherry Blossom Townhomes-Phase 5	DEV-R	Approved/Bonded
2003-86	Colony Unit 10	RES	Warranty Period
2018-41	Commonwealth T&M - Endeavor - Grading Only	DEV-C	Under Construction
2015-27	Country Boy Brewing_2019 Expansion	DEV-C	Final Inspection
2016-38	Cyron Holdings	IND	Final Inspection
2006-86	December Estates Cluster Subdivision	RES	Approved/Bonded
2013-11	Deer Run - Phase 3A	RES	Approved/Bonded
2013-11	Deer Run - Phase 3B	RES	Approved/Bonded
2018-10	Dog Haus Development	DEV-C	No Activity
2018-08	Dominos (Oxford Place) Perfect Properties	DEV-C	Under Construction
2019-23	Ecoflöre - Hemp Black, Corporate Dr.	DEV-C	Under Construction
2005-26	Edgewood Subdivision - Phase 1	RES	Dedication/Final Work

Application	Project Name	Type	Status
2011-29	Falls Creek Drive extension	DEV-C	Approved/Bonded
2004-49	Falls Creek Phase 1 - Unit 1	RES	Warranty Period
2004-49	Falls Creek Phase 1 - Units 2, 3, 4, & 5	RES	Warranty Period
2017-43	Fox Run Subdivision - Phase 1	RES	Under Construction
2016-30	Fur Sher - C-Logic Commercial (5460 Leesdown)	DEV-C	Final Inspection
2019-39	Harbor Village Unit 1, Phase 3C	RES	Under Review
2015-08	Heritage Apartments at Falls Creek - Phase 2	DEV-R	Under Review
2016-49	Hiserbob - 411 Triport Road	IND	Under Construction
2019-06	Hoghead Trailer Sales-Showalter	DEV-C	No Activity
2018-52	Jimmy Johns - 121 Southgate Dr	DEV-C	Under Review
2018-15	Landmark Office Centre Parking Exp (Kelly-Owen)	DEV-C	Complete
2019-10	Landmark Shoppes - 109 Marketplace Circle	DEV-C	Under Construction
2018-47	Landmark Shoppes-105 Marketplace - Credit Union	DEV-C	Complete
2004-02	Leesburg Landing	RES	Dedication/Final Work
2006-38	McClelland Springs Subdivision Phase 2A	RES	Dedication/Final Work
2009-20	Morgan Property	DEV-C	No Activity
2017-14	Morgan Property (Tract 2) 2017	DEV-C	Under Review
2016-03	MVH Industrial Piping (204 Endeavor)	IND	Final Inspection
2006-07	Overlook Apartments (Dover Dr) Phase 3 & 4	DEV-C	Under Review
2008-40	Paynes Crossing Phase 4 - Section 1 & 2	RES	Approved/Bonded
2005-36	Paynes Landing Units 5-15 (Section 2)	RES	Warranty Period
2015-05	Pemberley Cove	RES	Warranty Period
2018-29	Penn Ave Baptist Parking - Stamping Ground	DEV-C	Under Review
2017-24	Pinnacle At Mallard Point	RES	Under Construction
2017-44	Planet Fitness (Shoppes @ Cherry Pointe)	DEV-C	Final Inspection
2004-51	Pleasant Valley Phase 4B, 4C, & 4F	RES	Approved/Bonded
2004-51	Pleasant Valley Phase 4D & 4E	RES	Approved/Bonded
2004-51	Pleasant Valley Phase 5	RES	Under Review

Application	Project Name	Type	Status
2008-47	Pleasant Valley Sec 2, Ph 2, Unit 3(Urban Groupe)	RES	Approved/Bonded
2008-47	Pleasant Valley Section 2, Ph2, Unit 2	RES	Warranty Period
2018-18	Pleasant Valley, Section II - Townhomes Phase I	DEV-R	Under Review
2016-51	Price Farm (Abbey Phase 2 Unit 1A) (Ball Homes)	RES	Approved/Bonded
2016-51	Price Farm (Abbey Phase 2 Unit 1B) (Ball Homes)	RES	Approved/Bonded
2006-63	Rocky Creek Farm Section 3B, Phase 3	RES	Approved/Bonded
2005-02	Rocky Creek Reserve - Unit 1 Sect 1,2,3A,3B,4	RES	Dedication/Final Work
2005-02	Rocky Creek Reserve (Remaining-Ball Homes)	RES	Under Construction
2005-02	Rocky Creek Reserve Phase 3 Section 1 (Ball)	RES	Approved/Bonded
2013-30	Rocky Creek-Meadows-Sect C	RES	Approved/Bonded
2016-01	Scarlot	DEV-C	Final Inspection
2005-41	Shops at Elkhorn Meadows (Hanna)	DEV-C	Under Review
2018-62	Sleep-in/Mainstay Cherry Blossom Connector	DEV-C	Under Construction
2017-56	Southland Christian Church	DEV-C	Complete
Minor DP	Stonewall First Church of God - Grading & Parking	DEV-C	No Activity
2018-24	Sunbelt Rentals	DEV-C	Final Inspection
2018-38	Sutton Place Remaining (Phase to be named)	RES	Under Review
2015-29	Sutton Place, Phase 3, Section 1	RES	Approved/Bonded
2015-29	Sutton Place, Phase 3-B	RES	Approved/Bonded
2018-56	Texas Roadhouse (ML Georgetown)	DEV-C	Under Review
2005-22	Thoroughbred Acres Unit 11(Commercial Subdivision	DEV-C	Approved/Bonded
2017-08	Thoroughbred Acres Unit 7D, Section 1	RES	Approved/Bonded
2019-14	Titan Project (QSI Banking)_Technology Ct	DEV-C	Under Construction
2017-53	Top Gun Safe Auto Sales	DEV-C	Under Construction
2018-26	Toyota Tsusho - North Access Road	DEV-C	Under Construction
2019-04	Tri-Village Storage Connector Rd	DEV-C	Under Construction
2004-26	Village at Lanes Run - Phase 1, Section 1	RES	Dedication/Final Work
2004-26	Village at Lanes Run - Phase 1, Section 2 (Ball)	RES	Dedication/Final Work

Application	Project Name	Type	Status
2018-61	Village at Lanes Run - Phase 2, Section 3	RES	Under Construction
2004-26	Village at Lanes Run - Phase 3, Sect 1 (Charles)	RES	Under Review
2010-22	Village at Lanes Run- Phase 2, Section 1	RES	Dedication/Final Work
2011-30	Village at Lanes Run- Phase 2, Section 2	RES	Dedication/Final Work
2006-06	Ward Hall Property - Phase 1B & 1C (Remainder)	RES	Dedication/Final Work
2006-06	Ward Hall Property - Unit 1	RES	Warranty Period
2019-10	White Oak Condominiums Phase 2	DEV-R	Warranty Period
2019-10	White Oak Condominiums Phase 4 (Remaining)	RES	Approved/Bonded
2016-13	Winding Oaks Cluster	RES	Warranty Period
2018-05	Woodland Park (Betty Yancey) Phase 1	RES	Under Construction
2018-05	Woodland Park (Betty Yancey) Phase 2	RES	Under Review

Total Number of Active Projects:

93

GSCPC Active Development Projects

Status	Application number	Project Name	Type
Under Construction			
		Number of Projects: 18	
	2017-33	American Mini (Self-Storage_1047 Paris Pike)-Ph I	DEV-C
	2014-22	Amerson Apartments North	DEV-R
	2019-30	Amerson Daycare 301 Schoolhouse	DEV-C
	2018-22	Amerson South Townhomes	DEV-R
	2017-49	Ashton Grove Senior Living (Highgrove)	DEV-C
	2019-09	Bastian Solutions - Bristol Group - Corporate Blvd	IND
	2018-25	Bluegrass RV Storage_3036 Paris Pike	DEV-C
	2015-22	Cherry Blossom Townhomes Phase 5 (Haddix triplex)	DEV-R
	2018-41	Commonwealth T&M - Endeavor - Grading Only	DEV-C
	2018-08	Dominos (Oxford Place) Perfect Properties	DEV-C
	2019-23	Ecofibre - Hemp Black, Corporate Dr.	DEV-C
	2016-49	Hiserbob - 411 Tipport Road	IND
	2019-10	Landmark Shoppes - 109 Marketplace Circle	DEV-C
	2018-62	Sleep-in/Mainstay_Cherry Blossom Connector	DEV-C
	2019-14	Titan Project (QSI Banking)_Technology Ct	DEV-C
	2017-53	Top Gun Safe Auto Sales	DEV-C
	2018-26	Toyota Tsusho - North Access Road	DEV-C
	2019-04	Tri-Village Storage_Connector Rd	DEV-C
	Final Inspection		
	Number of Projects: 8		
	2014-21	Central Church of God-Coleman Lane	DEV-C
	2015-27	Country Boy Brewing_2019 Expansion	DEV-C
	2016-38	Cyron Holdings	IND
	2016-30	Fur Sher - C-Logic Commercial (5460 Leestown)	DEV-C
	2016-03	MVH Industrial Piping (204 Endeavor)	IND
	2017-44	Planet Fitness (Shoppes @ Cherry Pointe)	DEV-C
	2016-01	Scario	DEV-C
	2018-24	Sunbelt Rentals	DEV-C

GSCPC Active Subdivision Projects

Status	Application number	Project Name
Under Construction		
	Number of Projects:	6
	2019-13	Cherry Blossom Townhomes - Phase 6
	2017-43	Fox Run Subdivision - Phase 1
	2017-24	Pinnacle At Mallard Point
	2005-02	Rocky Creek Reserve (Remaining-Ball Homes)
	2018-61	Village at Lanes Run - Phase 2, Section 3
	2018-05	Woodland Park (Betty Yancey) Phase 1
Dedication/Final Work		
	Number of Projects:	10
	2005-47	Cherry Blossom Subdivision Phase 7 & 8
	2005-26	Edgewood Subdivision - Phase 1
	2004-02	Leesburg Landing
	2006-28	McClelland Springs Subdivision Phase 2A
	2005-02	Rocky Creek Reserve - Unit 1 Sect 1,2,3A,3B,4
	2004-26	Village at Lanes Run - Phase 1, Section 1
	2004-26	Village at Lanes Run - Phase 1, Section 2 (Ball)
	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)
Approved/Bonded		
	Number of Projects:	17
	2016-47	Canewood Unit 1-C Sect 4
	2006-86	December Estates Cluster Subdivision
	2013-11	Deer Run - Phase 3A
	2013-11	Deer Run - Phase 3B
	2008-40	Paynes Crossing Phase 4 - Section 1 & 2
	2004-51	Pleasant Valley Phase 4B, 4C, & 4F
	2004-51	Pleasant Valley Phase 4D & 4E
	2008-47	Pleasant Valley Sec 2, Ph 2, Unit 3(Urban Groupe)
	2016-51	Price Farm (Abbey Phase 2 Unit 1A) (Ball Homes)
	2016-51	Price Farm (Abbey Phase 2 Unit 1B) (Ball Homes)
	2006-63	Rocky Creek Farm Section 3B, Phase 3
	2005-02	Rocky Creek Reserve Phase 3 Section 1 (Ball)
	2013-30	Rocky Creek -Meadows-Sec1C
	2015-29	Sulton Place, Phase 3, Section 1
	2015-29	Sulton Place, Phase 3-B
	2017-08	Thoroughbred Acres Unit 7D, Section 1
	2019-10	White Oak Condominiums Phase 4 (Remaining)