

**SPECIAL MEETING
GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
AGENDA
MAY 13, 2021
6:00 p.m.**

I. COMMISSION BUSINESS

- A. Approval of April invoices
- B. Approval of April 8, 2021 minutes
- C. Approval of May agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

II. OLD BUSINESS

- A. PSP-2021-10 Cherry Blossom Village, Phase 9 - POSTPONED
- B. ZMA-2021-12 Singer Property - POSTPONED

III. NEW BUSINESS

- A. FSP-2021-13 RSGG Properties, LLC - Final Subdivision Plat to split a previously subdivided tract and create multiple new easements located at northeast corner of Connector Road and Paris Pike.
- B. FSP-2021-14 Morris Farms - Final Subdivision Plat to subdivide one (1) 5.8-acre lot from a parent tract of 17.59 acres located north side of Morris Road in northeast Scott County.
- C. FSP-2021-15 Hinkle Property - Final Subdivision Plat to subdivide a 16.48-acre tract into two (2) tracts located at 3084 Stamping Ground Road.
- D. ZMA-2021-16 105 Hiawatha Trail - Zoning Map Amendment to change the zoning district from R-1B to R-2 located at 105 Hiawatha Trail. PUBLIC HEARING
- E. PSP-2021-17 Wylbedun Farm Mixed Use Subdivision - POSTPONED

III. OTHER BUSINESS

- A. Update of Previously Approved Projects and Agenda Items

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
SPECIAL MEETING
MINUTES
April 8, 2021**

The special meeting was held online via Zoom on April 8, 2021. The meeting was called to order by Vice-Chairman Steve Smith at 6:00 p.m. Present were Commissioners James Stone, Charlie Mifflin, David Vest, Duwan Garrett, Mary Singer and Dann Smith, Director Joe Kane, Planner Matt Summers, Engineer Ben Krebs, and Attorney Charlie Perkins.

Motion by Stone, second by Mifflin, to approve the March invoices. Motion carried.

Motion by Stone, second by Garrett, to approve the March 11, 2021 minutes. Motion carried.

Motion by Singer, second by Stone, to approve the April agenda. Motion carried.

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

Postponements/Withdrawals

Vice-Chairman Smith stated that the applications for Cherry Blossom Village, Phase 9 (PSP-2021-10) and Singer Property (ZMA-2021-12) has been postponed until the next regularly scheduled meeting.

Consent Agenda

A representative of the Hymer Property (FSP-2021-08) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Mifflin, second by Smith, to approve the application. Motion carried.

A representative of the St. John School – Cardome Classrooms (PDP-2021-09) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Sulski, second by Stone, to approve the application. Motion carried.

Commissioner Singer recused herself from this application.

Chairman Sulski has joined the meeting.

PDP-2021-11 The Villages at Falls Creek – Request for Preliminary Development Plan approval for 27 townhome units in Phase 2 of Falls Creek Village located east side of Falls Creek Development.

Mr. Kane stated he has made a change to the staff report. He stated the applicant is also requesting

Subdivision Plat approval and a vote would be needed for both. He stated this application is for the last section of Phase 2.

He stated the access would be from an extension of Waterson Park Drive. He stated some of the townhomes will have rear access garages off a private drive. He stated some of the townhomes will have front facing garages. He stated two of the buildings will face each other across a pedestrian green.

He stated the 2005 Master Plan changed due to the updated FEMA flood map in 2013. He stated at the December 2020 Planning Commission meeting the applicant submitted an amended Master Plan and the Planning Commission did not take action on the Master Plan. He stated in February 2021 a Preliminary Subdivision Plat was approved for single-family homes and townhomes.

He stated in 2015 Georgetown passed a Common Scheme of Development ordinance. He stated it had been decided that if this area is submitted into the HOA, it would comply with the ordinance. He stated the first vote the Planning Commission must take is whether the application is complying with the ordinance.

Mr. Kane stated the original master plan showed 338 lots in a mixed-use development with a certain ratio of the different types of residences. He stated this development is in an area originally approved for single-family homes. He stated he did not support the justification of raising the density due to the change in the FEMA map. He stated if the Planning Commission does approve, he will need to remove condition eight.

He stated the layout of the townhomes is odd and the parking is inadequate. He stated staff has concern about emergency access to the townhomes. He stated the two main issues are the width of the access and that the parking pads cannot be counted as parking spots. He stated the parking would require a variance to have 10 less spaces.

He stated since workshop he added condition of approval thirteen (13) to include on plat the maintenance agreement for the shared access easements and the application is also to approve a subdivision plat.

Commissioner Mifflin questioned the original number of units compared to currently. Mr. Kane stated the original zone change approved development of 338 units. He stated that included 163 multi-family, 20 townhomes, and 155 single-family homes. He stated in the original plan the two parcels across the creek were included as being apartments. Commissioner Mifflin asked for clarification of the area in the application. Mr. Kane stated it previously had been designated for single-family homes. He stated if this application is approved it would be 160 apartments, 59 townhomes, and 91 single-family homes with 28 remaining dwelling unit credit.

Commissioner Smith questioned if lots 32A and 35D were removed, could that help with some of the problems. Mr. Kane stated changes to the plat could be done to address staff's concerns.

Nathan Billings, representing applicant, stated they agree to everything Mr. Kane has stated except density.

He stated the Planning Commission has two issues to vote on. He stated an agreement had been reached that if the townhomes are submitted into the HOA, then the Common Scheme of Development is not being changed. He stated the other issue is voting whether or not to approve the Preliminary Development Plan.

He stated the Preliminary Development Plan is proposing 27 townhomes which would consist of two buildings of twenty, 2-bedroom and seven, 3-bedroom townhomes. He stated there will be two private driveways and 83 parking spaces.

He stated the applicant agrees with all the conditions of approval except number eight. He stated that the overall density should not exceed 338 units.

He stated the 2005 Amended Master Plan decreased single-family lots by 19, increased townhomes to 46, but did not change the overall density. He stated the townhouses were never constructed.

He stated in 2008 an Amended Preliminary Development Plan for an Assisted Living Facility was approved but never constructed.

He stated in 2011 the Planning Commission approved converting 13 single-family lots into 26 multi-family units.

He stated in 2015 the Assisted Living Facility area was amended to 10 apartment buildings with 80 units total. He stated that required the transfer of all but three of the apartment units from the mixed-use area to the apartment development. He stated that completed construction on Phase 1 of the apartments.

He stated since 2011 there has been several other changes to the Falls Creek area. He stated the applicant has not changed the housing type of development just the location of the area. He stated there has not been an increase to density and presented a chart showing the numbers over the years.

He stated in the 2020 Amended Master Plan applicant proposed 23 single-family lots and five duplex lots that were approved at the February 2021 Planning Commission meeting. He stated the applicant reduced the number of townhome lots to 32.

Mr. Billings presented a draft revision plat that the engineer has been working on to address comments from TRC, staff report, and workshop. He stated the only waiver that would still be needed is requiring sidewalk on a private drive.

He stated after reviewing the 2004 Zone Change, he did not see where a requirement of a certain number of housing units per housing type existed, only a required maximum density.

He stated the flood plain boundary required changing the housing types and location.

He stated moving residents from apartments to townhomes will lessen the chance of residents being renters that current homeowners had concern about.

He stated there is a current trend away from single-family homes.

He stated the only requested waiver is for installing curb, gutter and sidewalks on the private driveways.

He stated they did hold a meeting for concerned property owners on April 6 and only two people attended.

He requested that the Planning Commission approve the single waiver and density maximum of 338 units.

Chairman Sulski questioned Mr. Kane and Mr. Perkins if everything that Mr. Billings stated meets their approval. Mr. Kane stated his concerns had been addressed but he has not had time to review the changes. He stated the draft plan shown in the presentation was his first time seeing it. He stated he requests that the Planning Commission approve the Preliminary Development Plan and allow staff to either review the changes and approve the Final Development Plan, or bring the Final Development Plan back for review to the Planning Commission, or even to postpone a month to allow for review of the new layout.

Mr. Billings questioned if the changes are brought to staff next week could they be on the next month's regular meeting agenda for Final Development Plan approval. Mr. Kane stated he would like to have the changes before the TRC meeting on Tuesday for review.

Commissioner Mifflin questioned if the curb discussed is on the back of the two private driveway easements. Mr. Kane stated curb is required on private streets according to the subdivision regulations and that the applicant is requesting a waiver to not install the curb.

Mr. Krebs stated the driveways meet easement requirements to serve several units and meet requirements for an alleyway.

Commissioner Mifflin questioned if the driveway easements will be adjacent to the driveway. Mr. Billings stated that is something that needs to be resolved before coming back with the Final Development Plan next month.

Brent Combs, engineer for applicant, stated that he does not see a problem with adding curb and gutter to the area.

Commissioner Smith questioned if Mr. Combs thinks the off-street parking will be at least 18 foot. He stated having the parallel parking would not be against subdivision regulations.

Commissioner Singer questioned if it would be better to approve the Preliminary Development Plan and review the Final Development Plan next month. Mr. Combs stated he could not finish the Preliminary Development Plan by Tuesday and proposed resubmitting the Preliminary Development Plan again next month. Mr. Perkins suggested continuing the application until next month.

After further discussion, **Motion by Smith, second by Singer, to approve that this application did not change the Common Scheme of Development and that the Preliminary Development Plan complies with the requirements of the City of Georgetown Ordinance 2015-014. Motion carried.**

Mr. Billings stated that the applicant agrees to all the conditions of approval except regarding density. He recommended that the Planning Commission approve the Preliminary Development Plan and then the applicant can return before the Planning Commission for Final Development Plan approval.

He stated condition eight (8) should be changed to maximum number of units shall not exceed 338 dwelling units.

Mr. Perkins stated that since 338 units has been stipulated since beginning of the project, he suggested continuing limiting the maximum number of units to 338.

After further discussion, **Motion by Smith, second by Mifflin, to approve the Preliminary Development Plan (PDP-2021-11) subject to thirteen (13) conditions of approval. Motion carried.**

Zoning Text Amendment Mobile Homes

Chairman Sulski opened the Public Hearing.

Mr. Summers stated the amendment is not changing any definitions related to mobile homes.

He stated in the ordinance there are references to KRS 219 subsections. He stated those subsections were repealed in 1972. He stated staff proposes simply referencing KRS 219.

He stated in 2.51.1 (A) staff proposes to remove mobile home parks and subdivisions as a conditional use in the B-2 zoning district.

He stated in 2.51.1 (D)(2) staff proposes to remove Mobile Home Campgrounds from a conditional use in the B-3 district and add it to the B-2 zoning district.

He stated in 2.51.1 (D)(2)(e) staff proposes to reword the section to say that Mobile Home Campgrounds require privacy instead of saying that it must be attempted.

He stated in 4.32 (Conditional Uses in the R-1B and R-1C Districts) staff proposes to not allow mobile homes on a single lot as a conditional use in the R-1C district.

He stated in 4.35 (Conditional Uses in the R-2 and R-3 Districts) staff proposes to not allow mobile homes on a single lot as a conditional use in the R-2 and R-3 districts.

He stated in 4.422 (Conditional Uses in the B-2 District) staff proposes to not allow mobile home parks and subdivisions as a conditional use in B-2 district.

Commissioner Smith questioned if mobile home parks or subdivisions are being allowed in any zoning district or as a conditional use. Mr. Summers stated they will still be permitted as conditional uses in the R-2 and R-3 zoning districts.

Commissioner Smith asked for clarification on the difference between mobile home park and mobile home subdivision. Mr. Summers stated his understanding is if the property is subdivided into smaller lots or left as one whole lot.

Chairman Sulski closed the public hearing.

Motion by Mifflin, second by Smith, to send to the Legislative Bodies the recommended approval of the Zoning Text Amendments for Mobile Homes. Motion carried 8-0.

Motion by Mifflin, second by Smith to adjourn the meeting.

Attest:

Mark Sulski, Chairman

Charlie Perkins, Secretary

RSGG PROPERTIES
Staff Report to the Georgetown-Scott County Planning Commission
May 13, 2021

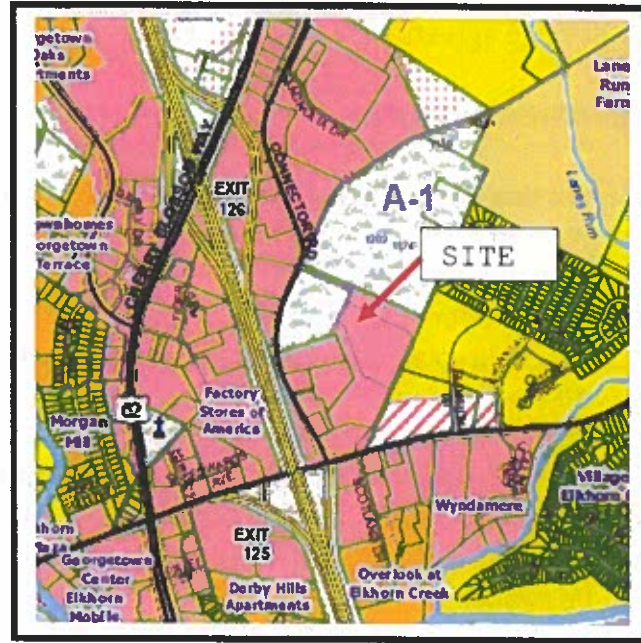
FILE NUMBER: FSP-2021-13

PROPOSAL: Final Subdivision Plat to split a previously subdivided tract and create multiple new easements.

LOCATION: Northeast corner of Connector Road and Paris Pike

APPLICANTS: RSGG Properties, LLC
364 Eureka Drive
Versailles, KY 40383

ENGINEER: Endris Engineering
771 Enterprise Drive
Lexington, KY 40510



STATISTICS:	
Zone	B-2 (Highway Commercial)
Surrounding Zones	B-2, A-1, R-2
Acreage	16.0384 acres
Water/sewer available	Yes/Yes
Access	Access via Connector Road
Waivers Requested	None

BACKGROUND:

The subject property is 16.03-acre lot on the corner of Connector Road and Paris Pike in the City of Georgetown. The applicant is proposing to resubdivide a tract that was previously created as part of the property development.

Proposed Layout:

The proposed Subdivision Plat will create a 6.8305-acre tract (parcel 1-B) that will be accessed by a 30' access and utility easement along the eastern property boundary through the existing Bluegrass RV sales lot which will be contained on parcel 1-A. Both lots conform to all dimensional requirements of the underlying B-2 zone. Both lots will maintain a 25-foot building setback along Rocky Creek subdivision to the east. Internal lot lines abut B-2 property and will have zero lot line setbacks. Lot 1-A has a 50-foot

setback along Paris Pike and Connector Road. A sanitary sewer easement and a private force main easement are being created on the remaining tract (parcel 1-A) to satisfy Georgetown Municipal Water and Sewer Service requirements for future maintenance of existing lines on the Bluegrass RV sales lot.

Access:

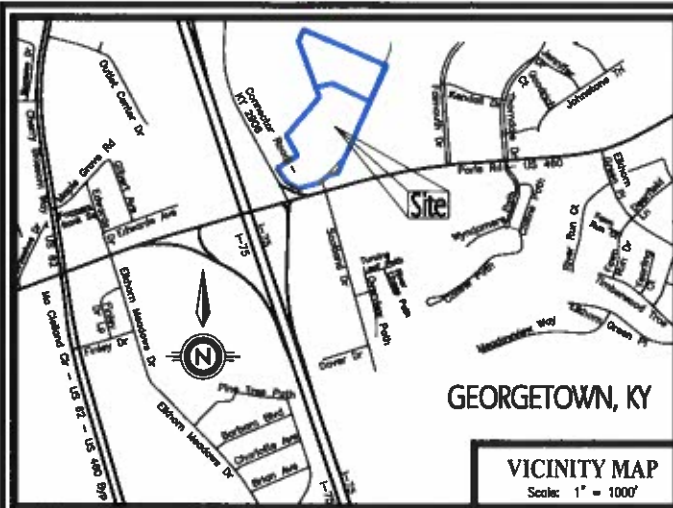
The access and utility easements conform to existing access roads and infrastructure locations. A maintenance agreement for the shared access easement is noted on the plat.

RECOMMENDATION:

Staff recommends **Approval** of the Final Subdivision Plat for two commercial tracts. As part of that approval, staff recommends that the Planning Commission attach the following conditions:

Conditions of Approval:

1. All applicable requirements of the *Subdivision & Development Regulations*.
2. All applicable requirements of the *Zoning Ordinance*.
3. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
4. This Subdivision Plat approval is valid for two years, subject to recording the Final Plat in the timeframe meeting the requirements of Article 306 section A of the *Subdivision and Development Regulations*.



CERTIFICATION OF THE PROVISION OF SANITARY SEWER

I hereby certify that Georgetown Municipal Water & Sewer Service (GMWSS), by and through the City of Georgetown, KY, has facilities within the sanitary sewer distribution collection system to supply Parcels 1-A and 1-B of RSGG Properties LLC Property, with sanitary sewer service. Provision of development, construction, and service is contingent upon the developer obtaining a current approved Availability of Capacity Request from the GMWSS Board of Commissioners; and GMWSS review and approval of all plans and specifications for required on-site and off-site improvements including but not limited to gravity and force main sanitary sewer lines, pump stations, and related appurtenances for the proposed system. Construction of the proposed sanitary sewer collection and conveyance system shall be at the cost of the developer without reimbursement by GMWSS and constructed according to GMWSS and Kentucky Division of Water approved plans and specifications. Easements required for the proposed sanitary sewer collection and conveyance system shall be acquired by the developer and dedicated to GMWSS.

CERTIFICATION OF PROVISION OF WATER SERVICE

I hereby certify that Kentucky American has reviewed the plans and specs for the proposed water distribution system for Parcels 1-A and 1-B of RSGG Properties LLC Property that the water distribution system of said development meets the requirements of this agency and all other requirements of the proper distribution of water, and that Kentucky American shall supply said development with water services.

CERTIFICATION OF AVAILABILITY OF ELECTRIC SERVICES

I hereby certify that Kentucky Utilities shall supply Parcels 1-A and 1-B of RSGG Properties, LLC Property with electric services and that the proposed utility easements of said development meet the requirements of this agency and all other applicable requirements.

CERTIFICATION OF AVAILABILITY OF TELEPHONE SERVICES

I hereby certify that AT&T shall supply Parcels 1-A and 1-B of RSGG Properties, LLC Property with telephone services and that the proposed utility easements of said development meet the requirements of this agency and all other applicable requirements.

CERTIFICATION OF AVAILABILITY OF GAS SERVICES

I hereby certify that Columbia Gas shall supply Parcels 1-A and 1-B of RSGG Properties LLC Property with gas services where economically feasible and that the proposed utility easements of said development meet the requirements of this agency and all other applicable requirements.

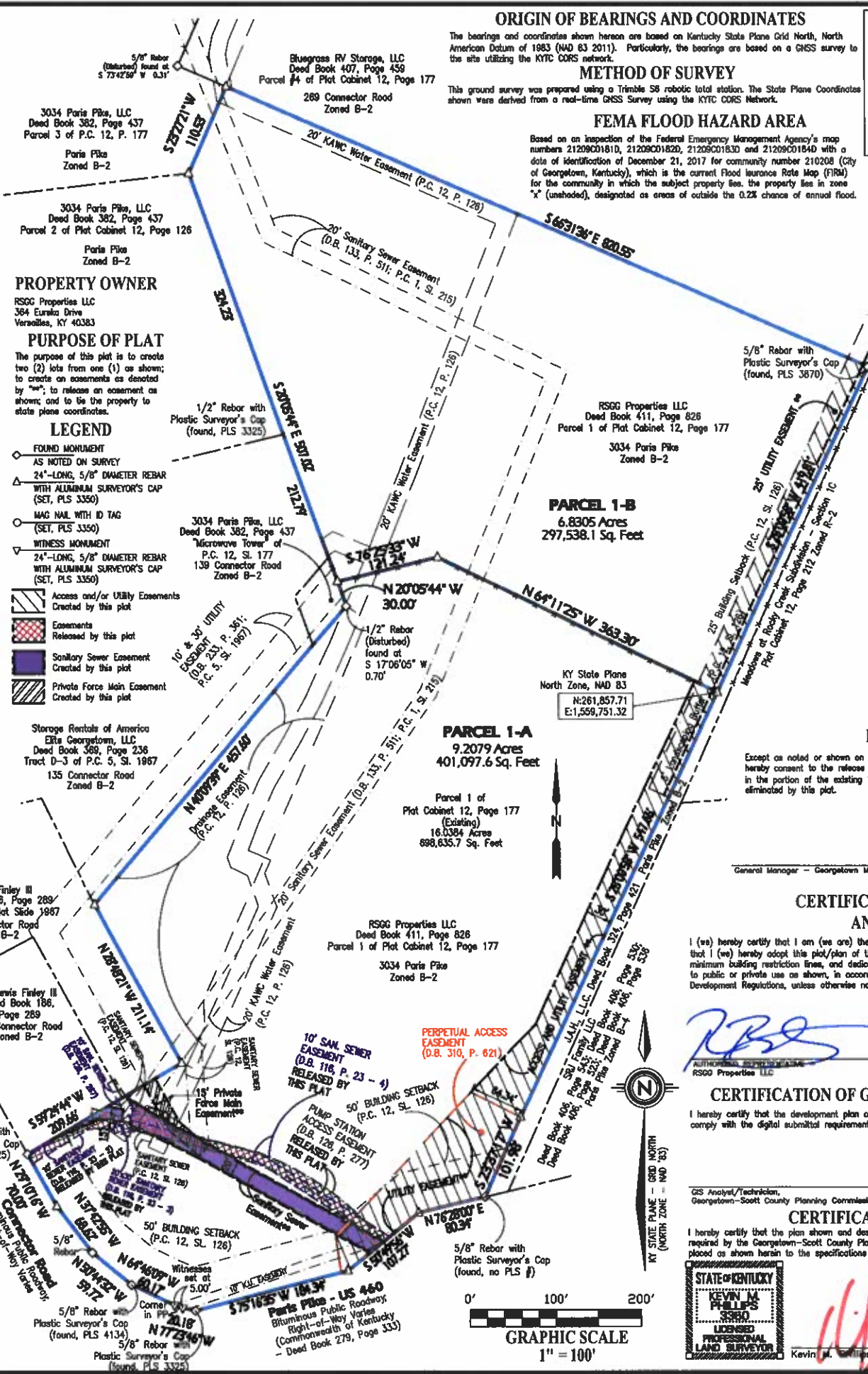
CERTIFICATION OF UTILITY EASEMENT DESCRIPTION

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

PRIVATE STREET/ACCESS EASEMENT MAINTENANCE NOTE

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

UNLESS AMENDED BY SUBSEQUENT AGREEMENT, FUTURE MAINTENANCE WILL BE SHARED BETWEEN THE FUTURE OWNERS OF PARCEL 1-A AND PARCEL 1-B.



SITE STATISTICS

TOTAL AREA: 16.0384 Acres 698,635.7 Sq. Feet
ZONING: HIGHWAY COMMERCIAL (B-2)
NO. OF LOTS: 1 (BEFORE), 2 (AFTER)
PARCEL 1 (EXISTING): 16.0384 Acres 698,635.7 Sq. Feet
PARCEL 1-A: 9.2079 Acres 401,097.6 Sq. Feet
PARCEL 1-B: 6.8305 Acres 297,538.1 Sq. Feet

ZONING INFORMATION

ZONING CLASSIFICATION: HIGHWAY COMMERCIAL (B-2)
MAXIMUM HEIGHT OF BUILDINGS - SIX (6) STORIES OR 75 FEET
MINIMUM LOT AREA - 7,500
MAXIMUM BUILDING GROUND COVERAGE OF LOT - 50%
MINIMUM LOT WIDTH AT BUILDING LINE - 60 FEET.
SETBACKS:
MINIMUM FRONT YARD - 50 FEET.
MINIMUM SIDE YARD - 0 FEET; 25 FEET IF ADJACENT TO RESIDENTIAL DISTRICT.
MINIMUM REAR YARD - 0 FEET; 25 FEET IF ADJACENT TO RESIDENTIAL DISTRICT.

NOTES

- The property shown hereon is subject to all easements and right-of-way recorded or unrecorded.
- The property shown hereon is subject to a Storm Management/BMP Facilities Operation and Maintenance Agreement recorded in Miscellaneous Record Book 50, Page 283.
- The documents referred to by deed book and page on this plat are recorded in the Office of the Clerk of Scott County, Kentucky.
- Any further subdivision will require review and approval by the Planning Commission.
- This plat makes no changes to the property previously recorded in Plat Cabinet 12, Side 126 and Plat Cabinet 12, Side 177. All easements and conditions previously set forth by said plats remain in effect.
- This plat represents a boundary survey and complies with 201 KAR 18:150.

EASEMENT RELEASE

Except as noted or shown on this plat, the Georgetown Municipal Water & Sewer Service hereby consent to the release of all rights that may have occurred for their use and benefit in the portion of the existing 10' Sanitary Sewer Easement, located on Parcel 1-A and eliminated by this plat.

CERTIFICATION OF OWNERSHIP AND DEDICATION

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

CERTIFICATION OF GIS DEPARTMENT APPROVAL

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

CERTIFICATE OF ACCURACY

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

771 Enterprise Drive
Lexington, KY 40510
Phone: 859-253-1425
Fax: 859-233-1436
email: mail@endris.com

ENDRIS
Engineering
Land Surveying • Layout • GPS

AMENDED SUBDIVISION PLAT OF

RSGG Properties, LLC
(Amends Parcel 1 of Bluegrass RV Subdivision - Plat Cabinet 12, Slide 177)

3034 Paris Pike Georgetown, Scott County, Kentucky

Date of Survey
02/23/2021

JOB NUMBER
4386

DRAWING DATE
04-21-2021

File:
GIS Survey Original 04212021.rvt

SCALE:
1"=100'

Z:\036 Bluegrass Commercial - Georgetown\AMENDED SUBDIVISION PLAT.rvt: 4/27/2021 2:37:33 PM, 1.1 Endris Engineering, LLP

**MORRIS PROPERTY
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission
May 13, 2021**

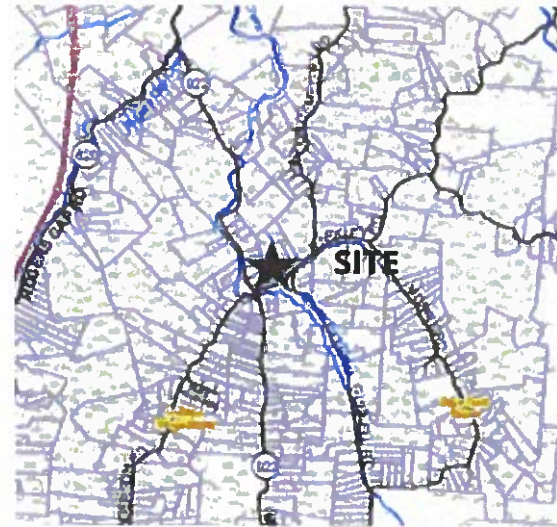
FILE NUMBER: FSP-2021-14

PROPOSAL: Final Subdivision Plat to subdivide one (1) 5.8-acre lot from a parent tract of 17.59 acres.

LOCATION: North side of Morris Road in northeast Scott County

OWNER: DGS Development, LTD

CONSULTANT: Tom Leach Land Surveying



STATISTICS:

Zone	A-1 (Agricultural)
Surrounding Zone(s)	A-1
Site Acreage	Total: ~17.58 acres (Tract 1: 5.81 acres; Remainder: ~11.78 acres)
Access	Morris Road
Variations/Waivers	None

BACKGROUND:
The application before the Planning Commission is a Final Subdivision Plat to subdivide a 5.8-acre lot from a parent tract of approximately 17.59 acres. The Project Site was previously subdivided, requiring any future subdivisions to receive approval from the Planning Commission.

Plat Review:
The proposed plat shows the appropriate setbacks, and both lots meet the minimum lot size and width requirements. The site is steeply sloped and has been partially cleared. The new tract 1 has approximately 670 feet of frontage on Morris Road and the proposed subdivision includes an access and utility easement to provide driveway access across the new tract 1 to the remainder property (tract 2) along an existing gravel drive.

Access:

The vehicular access to Tract 1 is proposed at a new location on the south side of the property along Morris Road. Sight distance appears adequate although the ground steeply drops off in this part of the lot. As part of this plat, an access easement will be created along an existing gravel drive from the current farm entrance to reach the remainder tract (tract 2). This existing entrance does not have adequate site distance, but it has been used as the driveway for this farm for some time. It could use some clearing of the overgrowth to improve sight distance.

As drawn, the access easement would provide access to only the remainder tract. The *Subdivision & Development Regulations* allow a maximum of three lots to use such an easement. The applicant has provided maintenance language on the plat for the access and utility easement.

RECOMMENDATION:

Staff recommends **approval** of the Final Subdivision Plat. The Planning Commission staff recommends the following conditions of approval:

Conditions of Approval:

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

CERTIFICATION OF THE APPROVAL OF PRIVATE SEWERAGE SYSTEMS

I hereby certify that the private sewage disposal system installed, or proposed to be installed in the development entitled: Darrell Humphrey Minor Subdivision fully meets the requirements of the Kentucky State Health Department and hereby is approved as shown.

(date), 2021
(County Health Department official)

Thomas Sturgill
D.B. 109, Pg. 162

CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES

I hereby certify that Bluegrass Energy shall supply the Morris Farms Minor Subdivision with electric/gas/telephone services and that the proposed utility easements of said development meet the requirements of this agency and all other applicable requirements.

(date), 2021

Company representative (title)

CERTIFICATION OF PROVISION OF WATER SERVICE

I hereby certify that Kentucky American has reviewed the plans and specs for the proposed water distribution system for Morris Farms, that the water distribution system of said development meets the requirements of this agency and all other requirements of the proper distribution of water, and that Kentucky American shall supply said development with water services.

(date), 2021

General Manager

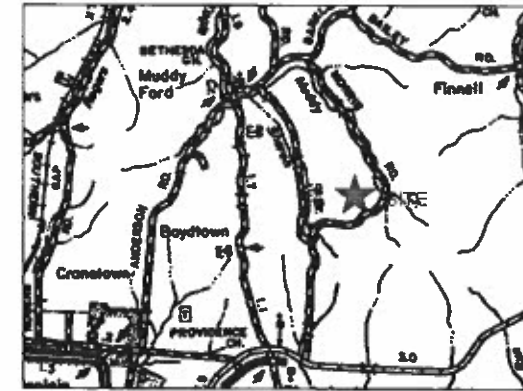


Charles & Vickie Abney
D.B. 217, Pg. 783

Cari & Barbara Morris
D.B. 148, Pg. 688

Joann Clark & Lillie Rucker
D.B. 271, Pg. 250

Joann Clark & Lillie Rucker
D.B. 285, Pg. 604

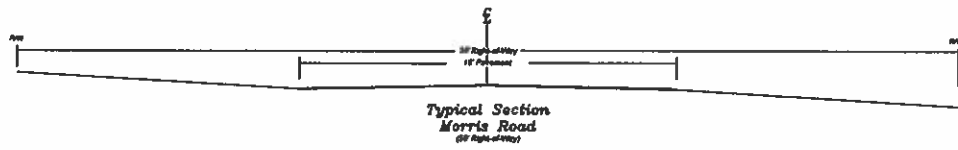


Vicinity Map
N.T.S.

Tract 2
11.7807 Acres
Part of
D.B. 422, Pg. 244

Tract 1
5.8116 Acres
Part of
D.B. 422, Pg. 244

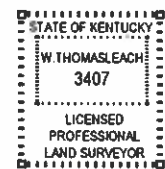
The responsibility of maintenance for the Ingress, Egress & Utility easement will belong to Tract 2.



LINE	BEARING	DISTANCE
L1	S 78°49'46" W	188.63
L2	S 25°48'03" W	196.97
L3	S 29°49'59" W	92.44
L4	S 33°27'45" W	99.51
L5	S 33°27'49" W	79.12
L6	S 36°49'29" W	283.23
L7	S 37°11'51" W	103.80
L8	S 37°11'51" W	92.72
L9	S 37°17'07" W	208.09
L10	S 42°15'34" W	153.53
L11	S 44°54'11" W	212.29
L12	S 44°54'11" W	33.05
L13	S 47°08'17" W	202.88
L14	S 40°45'57" W	78.29
L15	S 39°30'43" W	81.89
L16	S 37°40'15" W	35.18
L17	S 37°40'15" W	187.42

Purpose of Survey
Creation of 2 Tracts.

Owner
DGS Development LTD
508 Farrell Drive
Ft. Wright, KY 41011



CERTIFICATION OF OWNERSHIP AND DEDICATION

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

(date), 2021

W. Thomas Leach
DGS Development

"I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECTION UTILIZING BOTH RECORD DOCUMENTS AND FIELD SURVEY MEASUREMENTS. FIELD INFORMATION WAS PERFORMED BY RTK GPS SURVEY USING A SPECTRA SP 80 BASE AND SPECTRA SP 80 ROVER, THE SERIAL NUMBERS OF WHICH ARE ON FILE IN THE OFFICE OF THE SURVEYOR. THIS SURVEY MEETS THE ACCURACY REQUIREMENTS OF AN RURAL SURVEY AS SPECIFIED IN 201 KAR 18.150 ESTABLISHED BY THE COMMONWEALTH OF KENTUCKY."

W. Thomas Leach PLS #3407

Date

Note:

- Any further subdivision will require approval of the Georgetown - Scott County Planning Commission.
- Subject Property and surrounding properties are all zoned A-1.
- Subject to all easements and right of ways recorded or unrecorded.
- No cemetery found on site of subject property.
- Current source deed is located in Deed Book 422, Page 244 (Plat Cab 7 Slide 295).
- Current Deed information acquired from Scott County P.V.A. Office.
- Only readily visible utilities are shown as part of this survey.
- Kentucky American Water Lines shall maintain existing cover on the main and at the entrance locations. If cover cannot be maintained the water line shall be relocated and paid for by the property owner, built to Kentucky American standards and specifications. Extra fill over the water line must have written approval from Kentucky American.
 - A testable backflow device shall be installed on the customer side of the water meter for agricultural uses. Backflow devices shall be tested yearly.
- The shown entrances where approved by the Scott County Road Department and Scott County Planning and Zoning. Any change to their location will need their approval.



THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPIES WITH 201 KAR 18.150

MINOR SUBDIVISION

MORRIS FARMS

ON THE NORTH SIDE OF MORRIS ROAD
0.5 MILES EAST OF GUNNELL ROAD
SCOTT COUNTY, KENTUCKY

SCALE: 1" = 100'

DATE: 3/28/2020

DWN. BY: W.T. LEACH

JOB NO.: 21-30

Surveyed: 3/28/21

Filename: Schell Morris



Tom Leach
Land Surveying
P.O. Box 125
195 Jenni Lane
Dry Ridge, KY 41035
859-393-2947
tomleach18@gmail.com

**HINKLE PROPERTY
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission
May 13, 2021**

FILE NUMBER: FSP-2021-15

PROPOSAL: Final Subdivision Plat to subdivide a 16.48-acre tract into two (2) tracts.

LOCATION: 3084 Stamping Ground Rd

OWNER: Ryan & Maria Hinkle

CONSULTANT: Keith Winstead
Thoroughbred



STATISTICS:

Zone	R-1A & R-1C (Single-Family Residential)
Surrounding Zone(s)	R-1A & R-1C
Site Acreage	Total: 16.48 acres (Tract 1: 9.85 acres; Tract 2: 6.63 acres)
Access	Stamping Ground Road (KY-227), Edgewood Drive, Pathway Drive, Cornerstone Drive
Variances/Waivers	None

BACKGROUND:

The application before the Planning Commission is a Final Subdivision Plat to subdivide the remaining 16.48 acres of the Edgewood neighborhood into two tracts. The Project Site was previously subdivided, requiring any future subdivisions to receive approval from the Planning Commission.

Plat Review:

The proposed plat shows the appropriate setbacks, and the proposed lot meets the lot size and width requirements.

Access:

Access to Tract 1 is proposed from Stamping Ground Road (KY-227). KYTC has approved the proposed entrance and a copy of the permit has been submitted to staff.

Tract 2 can be accessed via the residential streets in the Edgewood neighborhood. The plat does show a gravel temporary turnaround at the end of Cornerstone Drive.

Stormwater:

The areas identified by the plat for stormwater management are inadequate. At the Technical Review Committee (TRC) meeting, the Planning Commission Engineer requested the plat show and label the extents of the 100-yr. flood elevation and the drainage area. These items are not shown sufficiently on the plat at this time. There should be shown a drainage easement roughly at the 805-ft. contour containing the stream and detention area on Tract 1. The plat incorrectly labels the stream on Tract 1 as a ditch. Previously recorded plats in the area labeled this drainage area as a non-buildable drainage easement. This information is available to the Applicant's consultant because they developed the construction plans for the neighborhood and performed the drainage study.

The Planning Commission Engineer also requested the plat show the detention outfall structure(s), describe maintenance responsibility, and show the access to these structures. This has also not been accomplished by the plat as drawn.

These items will need to be corrected before the plat can be recorded.

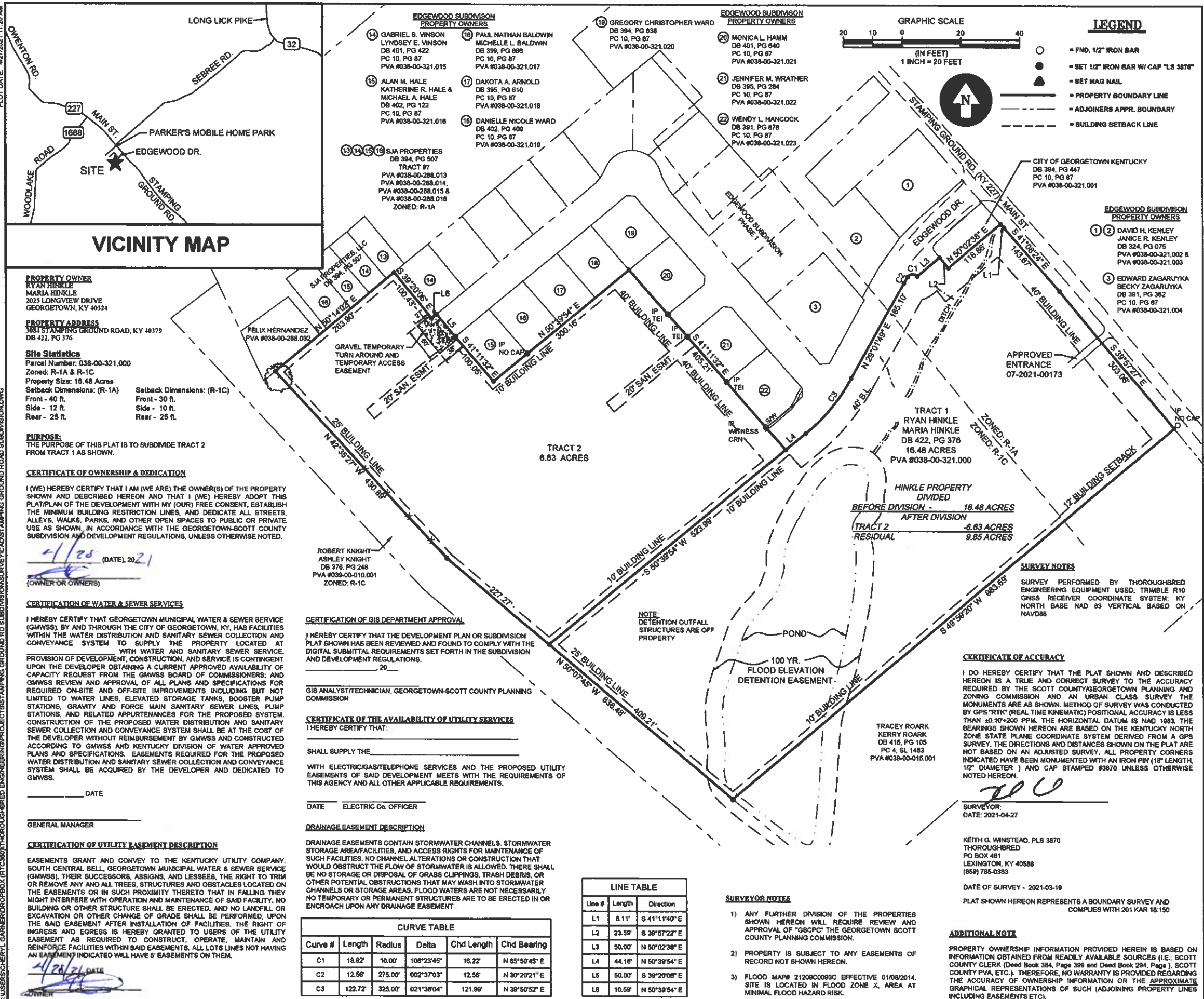
RECOMMENDATION:

Staff recommends **approval** of the Final Subdivision Plat. Should the Planning Commission approve the application, staff recommends including the following conditions of approval:

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Preliminary Subdivision Plat shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plat.
4. This Preliminary Subdivision Plat approval is valid for two years, subject to the requirements of Article 306 section A of the *Subdivision and Development Regulations*.
5. The gravel temporary turnaround shall be constructed prior to the plat being recorded.
6. The plat shall show adequate drainage and detention easements to the satisfaction of the Planning Commission Engineer prior to the plat being recorded.
7. The plat shall show all detention outfall structures, describe maintenance responsibility, and show how these structures are accessed prior to the recording of the plat.

PLOT DATE: 4/27/2021 11:20 AM
C:\USERS\CHERYL_GARNER\THOROUGH-BRED_ENGINEERING\PROJECTS\STAMPING_GROUND_ROD_SUBDIVISION\DWG



VICINITY MAP

PROPERTY OWNER
 RYAN HINKLE
 MARIA HINKLE
 2025 LONGVIEW DRIVE
 GEORGETOWN, KY 40324

PROPERTY ADDRESS
 3084 STAMPING GROUND ROAD, KY 40379
 DB 422, PG 376

Site Statistics
 Parcel Number: 038-00-321.000
 Zoned: R-1A & R-1C
 Property Size: 16.48 Acres
 Setback Dimensions: (R-1A) Front - 40 ft, Side - 12 ft, Rear - 25 ft
 (R-1C) Front - 30 ft, Side - 10 ft, Rear - 25 ft

PURPOSE:
 THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT 2 FROM TRACT 1 AS SHOWN.

CERTIFICATE OF OWNERSHIP & DEDICATION

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

4/28/21 (DATE), 2021
 (OWNER OR OWNERS)

CERTIFICATION OF WATER & SEWER SERVICES

I HEREBY CERTIFY THAT GEORGETOWN MUNICIPAL WATER & SEWER SERVICE (GMWSS), BY AND THROUGH THE CITY OF GEORGETOWN, KY, HAS FACILITIES WITHIN THE WATER DISTRIBUTION AND SANITARY SEWER COLLECTION AND CONVEYANCE SYSTEM TO SUPPLY THE PROPERTY LOCATED AT _____ WITH WATER AND SANITARY SEWER SERVICE. PROVISION OF DEVELOPMENT, CONSTRUCTION, AND SERVICE IS CONTINGENT UPON THE DEVELOPER OBTAINING A CURRENT APPROVED AVAILABILITY OF CAPACITY REQUEST FROM THE GMWSS BOARD OF COMMISSIONERS; AND GMWSS REVIEW AND APPROVAL OF ALL PLANS AND SPECIFICATIONS FOR REQUIRED ON-SITE AND OFF-SITE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO WATER LINES, ELEVATED STORAGE TANKS, BOOSTER PUMP STATIONS, GRAVITY AND FORCE MAIN SANITARY SEWER LINES, PUMP STATIONS, AND RELATED APPURTENANCES FOR THE PROPOSED SYSTEM. CONSTRUCTION OF THE PROPOSED WATER DISTRIBUTION AND SANITARY SEWER COLLECTION AND CONVEYANCE SYSTEM SHALL BE AT THE COST OF THE DEVELOPER WITHOUT REIMBURSEMENT BY GMWSS AND CONSTRUCTED ACCORDING TO GMWSS AND KENTUCKY DIVISION OF WATER APPROVED PLANS AND SPECIFICATIONS. EASEMENTS REQUIRED FOR THE PROPOSED WATER DISTRIBUTION AND SANITARY SEWER COLLECTION AND CONVEYANCE SYSTEM SHALL BE ACQUIRED BY THE DEVELOPER AND DEDICATED TO GMWSS.

____ DATE
 GENERAL MANAGER

CERTIFICATION OF UTILITY EASEMENT DESCRIPTION

EASEMENTS GRANT AND CONVEY TO THE KENTUCKY UTILITY COMPANY SOUTH CENTRAL BELL, GEORGETOWN MUNICIPAL WATER & SEWER SERVICE (GMWSS), THEIR SUCCESSORS, ASSIGNS, AND LESSEES, THE RIGHT TO TRIM OR REMOVE ANY AND ALL TREES, STRUCTURES AND OBSTACLES LOCATED ON THE EASEMENTS OR IN SUCH PROXIMITY THERETO THAT IN FALLING THEY MIGHT INTERFERE WITH OPERATION AND MAINTENANCE OF SAID FACILITY, NO BUILDING OR OTHER STRUCTURE SHALL BE ERRECTED, AND NO LANDFILL OR EXCAVATION OR OTHER CHANGE OF GRADE SHALL BE PERFORMED, UPON THE SAID EASEMENT AFTER INSTALLATION OF FACILITIES. THE RIGHT OF INGRESS AND EGRESS IS HEREBY GRANTED TO USERS OF THE UTILITY EASEMENT AS REQUIRED TO CONSTRUCT, OPERATE, MAINTAIN AND REINFORCE FACILITIES WITHIN SAID EASEMENTS. ALL LOTS LINES NOT HAVING AN EASEMENT INDICATED WILL HAVE 5' EASEMENTS ON THEM.

4/28/21 DATE
 OWNER

CERTIFICATION OF GIS DEPARTMENT APPROVAL

I HEREBY CERTIFY THAT THE DEVELOPMENT PLAN OR SUBDIVISION PLAT SHOWN HAS BEEN REVIEWED AND FOUND TO COMPLY WITH THE DIGITAL SUBMITTAL REQUIREMENTS SET FORTH IN THE SUBDIVISION AND DEVELOPMENT REGULATIONS.

____ 20____
 GIS ANALYST/TECHNICIAN, GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

CERTIFICATE OF THE AVAILABILITY OF UTILITY SERVICES

I HEREBY CERTIFY THAT:

 SHALL SUPPLY THE _____
 WITH ELECTRIC/GAS/TELEPHONE SERVICES AND THE PROPOSED UTILITY EASEMENTS OF SAID DEVELOPMENT MEETS WITH THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER APPLICABLE REQUIREMENTS.

____ DATE
 ELECTRIC CO. OFFICER

DRAINAGE EASEMENT DESCRIPTION

DRAINAGE EASEMENTS CONTAIN STORMWATER CHANNELS, STORMWATER STORAGE AREA/FACILITIES, AND ACCESS RIGHTS FOR MAINTENANCE OF SUCH FACILITIES. NO CHANNEL ALTERATIONS OR CONSTRUCTION THAT WOULD OBSTRUCT THE FLOW OF STORMWATER IS ALLOWED. THERE SHALL BE NO STORAGE OR DISPOSAL OF GRASS CLIPPINGS, TRASH DEBRIS, OR OTHER POTENTIAL OBSTRUCTIONS THAT MAY WASH INTO STORMWATER CHANNELS OR STORAGE AREAS. FLOOD WATERS ARE NOT NECESSARILY NO TEMPORARY OR PERMANENT STRUCTURES ARE TO BE ERRECTED IN OR ENCRUCH UPON ANY DRAINAGE EASEMENT.

Curve #	Length	Radius	Delta	Chd Length	Chd Bearing
C1	18.92'	10.00'	106°23'45"	16.22'	N 85°50'45" E
C2	12.56'	275.00'	002°37'03"	12.56'	N 30°20'21" E
C3	122.72'	325.00'	021°38'04"	121.99'	N 38°50'52" E

Line #	Length	Direction
L1	8.11'	S 41°11'40" E
L2	23.59'	S 38°57'22" E
L3	50.00'	N 50°02'38" E
L4	44.16'	N 50°39'54" E
L5	50.00'	S 39°20'08" E
L6	10.59'	N 50°39'54" E

- SURVEYOR NOTES**
- ANY FURTHER DIVISION OF THE PROPERTIES SHOWN HEREON WILL REQUIRE REVIEW AND APPROVAL OF "GBCPC" THE GEORGETOWN SCOTT COUNTY PLANNING COMMISSION.
 - PROPERTY IS SUBJECT TO ANY EASEMENTS OF RECORD NOT SHOWN HEREON.
 - FLOOD MAP# 21209C0093C EFFECTIVE 01/08/2014. SITE IS LOCATED IN FLOOD ZONE X, AREA AT MINIMAL FLOOD HAZARD RISK.

CERTIFICATE OF ACCURACY

I DO HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE SCOTT COUNTY/GEORGETOWN PLANNING AND ZONING COMMISSION AND AN URBAN CLASS SURVEY THE MONUMENTS ARE AS SHOWN. METHOD OF SURVEY WAS CONDUCTED BY GPS "RTK" (REAL TIME KINEMATIC) POSITIONAL ACCURACY IS LESS THAN ±0.10"±200 PPM. THE HORIZONTAL DATUM IS NAD 1983. THE BEARINGS SHOWN HEREON ARE BASED ON THE KENTUCKY NORTH ZONE STATE PLANE COORDINATE SYSTEM DERIVED FROM A GPS SURVEY. THE DIRECTIONS AND DISTANCES SHOWN ON THE PLAT ARE NOT BASED ON AN ADJUSTED SURVEY. ALL PROPERTY CORNERS INDICATED HAVE BEEN MONUMENTED WITH AN IRON PIN (1/2" LENGTH, 1/2" DIAMETER) AND CAP STAMPED #3870 UNLESS OTHERWISE NOTED HEREON.

____ SURVEYOR
 DATE: 2021-04-27

KEITH G. WINSTEAD, PLS 3870
 THOROUGH-BRED
 PO BOX 481
 LEXINGTON, KY 40588
 (859) 785-0383

DATE OF SURVEY - 2021-03-19

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

ADDITIONAL NOTE

PROPERTY OWNERSHIP INFORMATION PROVIDED HEREIN IS BASED ON INFORMATION OBTAINED FROM READILY AVAILABLE SOURCES (I.E. SCOTT COUNTY CLERK (Deed Book 384, Page 398 and Deed Book 294, Page 1), SCOTT COUNTY PVA, ETC.). THEREFORE, NO WARRANTY IS PROVIDED REGARDING THE ACCURACY OF OWNERSHIP INFORMATION OR THE APPROXIMATE GRAPHICAL REPRESENTATIONS OF SUCH (ADJOINING PROPERTY LINES INCLUDING EASEMENTS ETC).

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

THOROUGH-BRED
 DESIGN | ENGINEER | CONSTRUCTOR

FINAL SUBDIVISION PLAT
HINKLE PROPERTY

3084 STAMPING GROUND ROAD, GEORGETOWN, SCOTT COUNTY, KENTUCKY

PROJECT NO.	Drawn By
4-27-2021	CLG
DATE	DATE
4-27-2021	KGW

ISSUED FOR REVIEW

NO.	DATE
1	00/00/00
2	00/00/00
3	00/00/00
4	00/00/00

STATE OF KENTUCKY
 KEITH G. WINSTEAD
 LICENSED PROFESSIONAL LAND SURVEYOR

SHT#

105 HIAWATHA TRAIL ZONING MAP AMENDMENT

Staff Report to the Georgetown-Scott County Planning Commission May 13, 2021

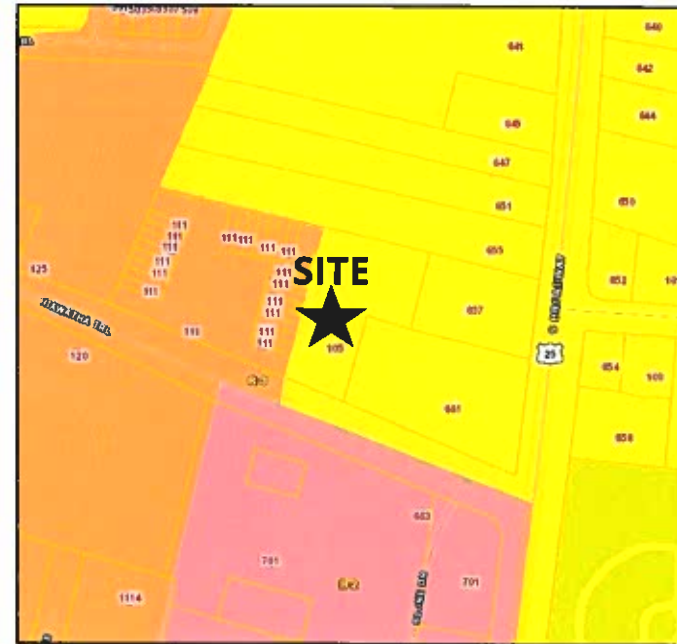
FILE NUMBER: ZMA-2021-16

PROPOSAL: Zoning Map Amendment to change the zoning district from R-1B to R-2.

LOCATION: 105 Hiawatha Trail

APPLICANT: Mark S. Smith

CONSULTANT: Brent Combs
Thoroughbred



STATISTICS:

Current Zone	R-1B (Single-Family Residential)
Proposed Zone	R-2 (Medium Density Residential)
Surrounding Zone(s)	R-1B, R-3, & B-2
Site Acreage	Total: 0.865 Ac.
Concept Development	Townhome Development
Access	Hiawatha Trail

BACKGROUND:

The Project Site is a recently created lot with road frontage on Hiawatha Trail. The lot was created by the plat recorded at Cabinet 12, Slide 351, which separated it from the lot at 661 South Broadway. The site is located on the north side of Hiawatha Trail, and is located between a multi-family development on the west side and single-family on the north and east.

The Project Site is included in the South Broadway Neighborhood District on the National Register of Historic Places. This is a result of the property having been previously the backside of the lot at 661 S. Broadway.

Concept Plan Review:

The concept plan shows a 9-townhome development with vehicular access from Hiawatha Trail. The plan shows seven units along the western boundary, which is the boundary shared with another multi-family development. The other two units are located where the Project Site adjoins 661 and 657 S. Broadway. The pedestrian and vehicular access comes into the property from Hiawatha Trail, with most of the parking spaces located on the northern side of the property.

The concept plan shows appropriate 10-ft wide landscaping buffers between the proposed development and the single-family zoned properties in the area. This area is proposed to be populated by trees spaced 40 feet apart and a continuous 6-ft. tall hedge, fence, or berm.

Concept Plan Suggestions:

At the Technical Review Committee meeting, staff recommended that the Applicant look into what impacts may be experienced by adjoining property owners and how they may be mitigated. As a result, the Applicant shifted the development to the west, away from the single-family residences at 657 & 661 S. Broadway. Staff commends the Applicant for taking steps to ensure the landscaping buffers will meet the requirements of local regulations.

Staff recommends further separating the proposed development from the adjoining single-family properties to the east. A development more in harmony with the existing adjoining residential areas, would provide more open space between the lot at 657 S. Broadway and any townhomes or parking areas.

This adjoining property (657 S. Broadway) is particularly sensitive to any changes in the zoning of the Project Site away from a single-family district, because of the existing property lines and the layout of the existing house and accessory facilities. The Project Site currently operates in harmony with these adjoining properties, but a change in the zoning classification could create privacy and nuisance issues. Additionally, the adjoining single-family residences are all part of the South Broadway Neighborhood District, and as such, the concept plan should look to buffer these properties above and beyond the minimum required by ordinance to ensure the historic character of South Broadway is maintained.

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. With this plan, more than many others the Planning Commission has reviewed in recent years, there are elements of the Comprehensive Plan that both seem to support and oppose the zone change and concept plan. The Comprehensive Plan's Future Land Use (FLU) Map shows the subject property having an Urban Residential future land use. This FLU designation supports, among other things "residential uses." This designation states, "...the merits of any specific zone change application will be reviewed to determine the appropriate infill and density for the precise locations and purposes."¹ Outside of designating areas for High-Density Residential, the Comprehensive Plan does not make a specific density recommendation in the Future Land Use Map for Urban Residentially designated properties. This designation indicates the property is appropriate for a residential density of more than 1 dwelling per 5 acres.

As the quote in the previous paragraph suggests, the appropriate density should be determined by examining the infill site and the context in which it exists. The Project Site is an infill lot located in a true transition area. To the north and east are several historic homes located within an historic neighborhood district. These historic properties are sensitive to change, and the district's character could be affected by significant changes to their context. To the west is a multi-family development with a High-Density Residential zoning (R-3). To the south, across Hiawatha Trail, is commercially zoned property that was developed several decades ago. Any discussion of appropriate residential density should start by looking at these surrounding properties to get an idea of the area in which the Project Site is located.

Goal CF 1 encourages the community and developers to design and use the network of streets and land uses that make up our community more efficiently. Development of an infill lot, such as the Project Site, typically meet many of the objectives under this goal. Development of an infill site means that the city does not need to sprawl outwards to accommodate growth. Compact development typically means that public resources can be used more efficiently to accommodate anticipated growth. This goal supports the development of infill lots such as the Project Site.

Goal CF 2 encourages the creation of places that enrich the built environment's form and character. In the context of this application, a new townhome development would likely enhance the character from the perspective of the existing townhomes to the west and the commercial development to the south. At the same time, the development of multi-family units and parking near to historic properties would likely detract from the form and character from the perspective of South Broadway.

Goal IF 1 encourages the community to examine whether adequate public facilities and services are available to serve new development. At the TRC meeting the gas and electric providers did not have any comments on the zone change or concept plan. GMWSS did not have any comments on the zone change but did remind the Applicant that an availability request would need to be approved by their Board of Commissioners. Staff has not received any statements from local utilities that the Project Site could not be served as proposed. Additionally, the transportation network is sufficient to support

¹ Georgetown – Scott County Comprehensive Plan, Pg. 49

residential development of the Project Site. A multi-family development on this lot would not generate enough peak hour trips to require a traffic impact study.

Goal HE 1 encourages the protection and preservation of our built history and structures. The Project Site is part of and adjoins properties in the South Broadway Neighborhood District. Since the Project Site was separated into a stand-alone lot, staff would not consider it as contributing to the character of the district, but it does have the potential to detract from the district if not well designed and maintained. As currently proposed, this goal is in opposition to the proposed zone change and concept plan. As proposed, this concept plan would visibly alter the character of the South Broadway Neighborhood District. It may be possible to pull buildings and lighted parking areas away from the historic properties to allow for protection and preservation of the district.

Goal H0 1 encourages the community to provide a full spectrum of quality housing options for all residents. This project seeks to construct a townhome development, which has traditionally been considered a medium-density housing type that the community did not have an adequate supply of. Staff has seen several townhome applications in recent years. These residential developments allow for a compact development that reduces some development costs and demands on local utilities and services.

Objective HO 2.3 states, “explore opportunities to combine development efforts and infill with historic preservation... and place priority on preserving existing residential structures of historic value and retaining neighborhood character.” This objective plainly calls for infill developments to retain the character of the neighborhood. One of the questions this application puts before the Commission is whether the zone change, and conceptual development, would allow the neighborhood to retain its historic value and character. Staff would argue that this objective does not support the plan as proposed. The buildings and parking associated with a multi-family development that are proposed as close to the historic properties as the plan shows would adversely impact the historic value and character of the South Broadway Neighborhood District.

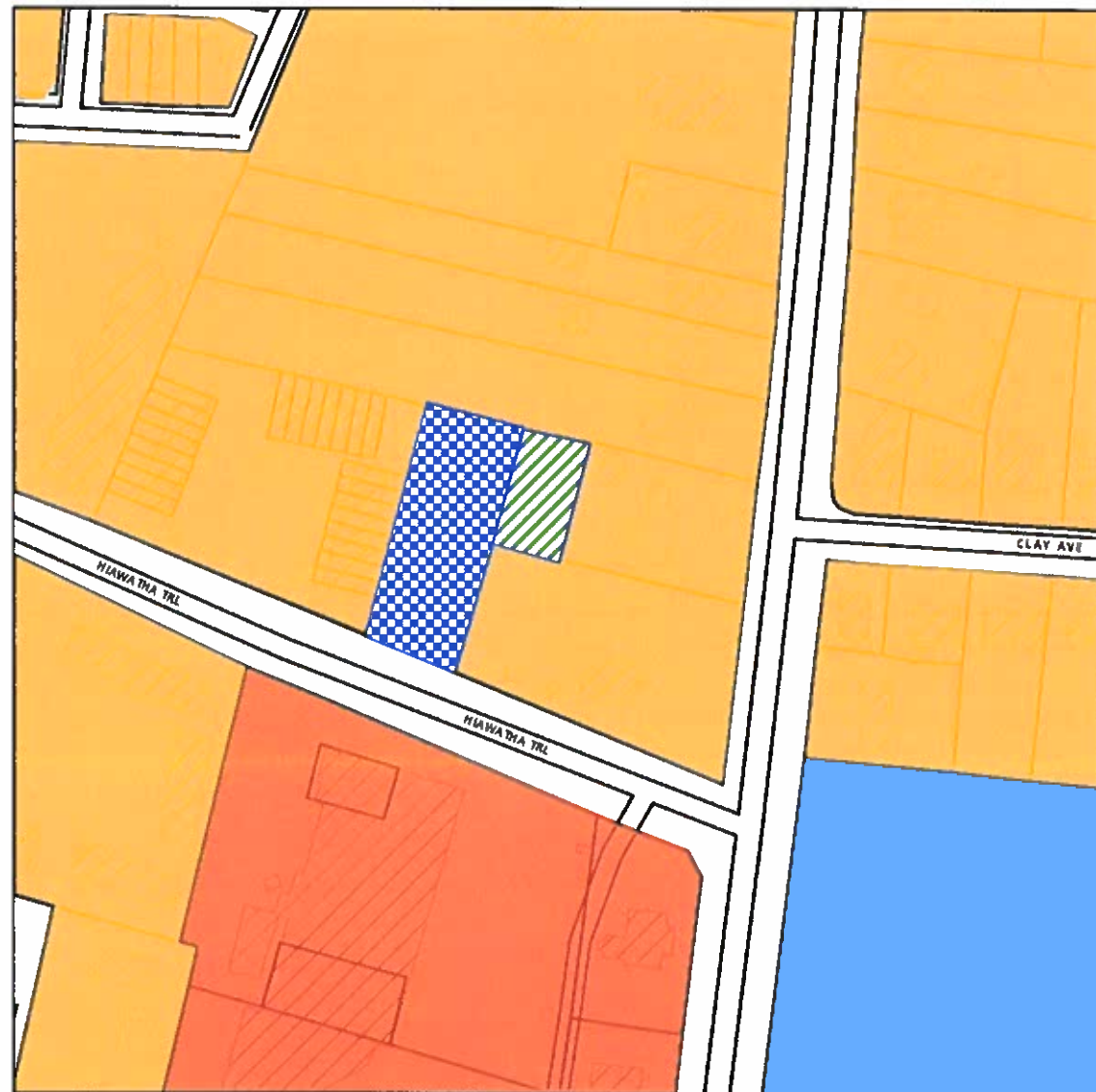
Objective EN 1.3 seeks to protect the water quality of Georgetown by protecting the aquifer recharge area. While residential development typically does not have adverse impacts on the aquifer recharge, staff has made the Applicant aware that any future development will need to go before the Wellhead Protection Committee for a recommendation. Protecting water quality is very important to the community and any development of the Project Site will need to adequately handle water quality and quantity.

Goal EN 4 encourages the protection of environmentally sensitive areas. A site visit revealed that there is a depressed area that is potentially sinkhole related on the north side of the Project Site. This would need to be adequately studied before any development could occur.

Staff does not find the application, as currently proposed, meets the requirements of Part 1 of KRS 100.213. As the various goals and objectives cited above indicate, there are several items in the plan that support or oppose this application as laid out. While the plan does encourage infill development, compact & efficient development, and an increase in the supply of missing middle housing, the Applicant and Commission must also consider the protection of the historic South Broadway corridor, the privacy of nearby property owners, and other environmental impacts that come with medium density

residential development. The context of the surrounding area indicates that it may be appropriate to allow for a Medium Density Residential zoning on the Project Site, but perhaps it would be beneficial to also maintain the existing Single-Family Residential zoning on those parts of the Project Site that are closest to the historically significant properties. Figure 1, below, shows a recommendation from staff to rezone the portion of the Project Site shown with the blue checkered pattern to the R-2 (Medium Density Residential) district the Applicant has requested. It also shows the green striped area that staff recommends keeping its R-1B (Single-Family Residential) district. A split zoning of the Project Site would allow for a Medium Density Residential use of this infill site, while allowing for a protection of the privacy and character of the adjoining historic properties. It would also potentially allow for the provision of an open space, which is identified as a desirable element by several Goals and Objectives in the Comprehensive Plan.

Figure 1: Future Land Use Map Showing Staff Proposal



RECOMMENDATION:

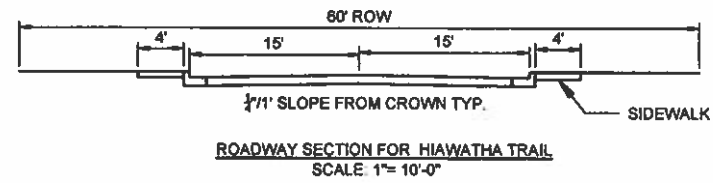
Based on the analysis in this report, Staff recommends denial of the zone change and concept plan as submitted. Staff would recommend an amendment to the request and concept plan for rezoning the western portion of the Project Site to R-2 and leaving the small eastern portion as being zoned R-1B as shown. Should the Planning Commission recommend approval of the application, staff recommends including the following conditions of approval:

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. The Applicant is responsible for providing a legal description of the Project Site and the proposed zone change boundaries to the City of Georgetown as part of the Zoning Map Amendment process.

PLOT DATE: 4/22/2021 8:28 AM

D:\PROJ\B\THOROUGH\BRED\ENGINEERING\PROJECTS\105 HIAWATHA\MARK SMITH ZONE CHANGE\105 HIAWATHA-SITE.DWG



SITE DATA

OWNER/ DEVELOPER: MARK S. SMITH

PARCEL SIZE: 0.865 AC

EXISTING ZONE: R-1B

PROPOSED ZONE: R-2

MINIMUM FRONT YARD SETBACK: 30'

MINIMUM BACKYARD SETBACK: 25'

MINIMUM SIDE YARD SETBACK: 7.5'

MAXIMUM NET DENSITY: 12 UNITS PER ACRE

NET DENSITY SHOWN: 10.4 UNITS PER ACRE

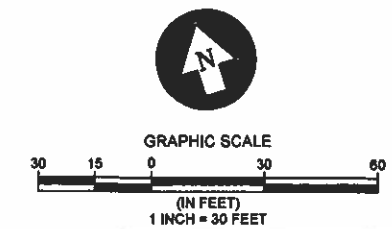
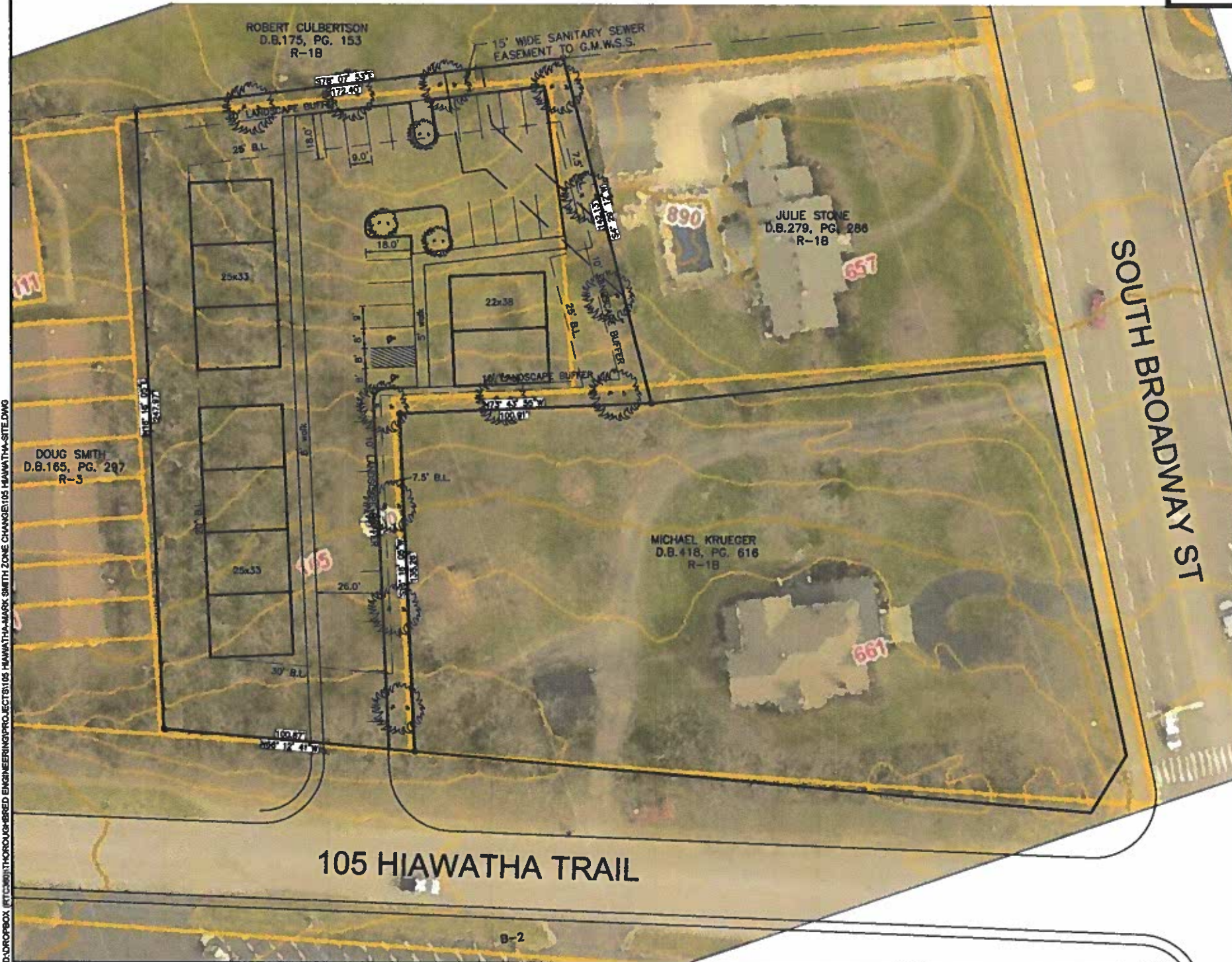
MAXIMUM UNITS PER BUILDING: 6

UNITS PER BUILDING SHOWN: 2, 3, AND 4

REQUIRED PARKING - 2.5 PER UNIT: 23

PROPOSED PARKING: 28

LANDSCAPE BUFFER:
1 TREE PER 40 LINEAR FEET PLUS 6 FOOT HIGH CONTINUOUS HEDGE, FENCE, BERM, ETC.



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



**ZONE CHANGE MAP AND
CONCEPT PLAN
MARK SMITH**

105 HIAWATHA TRAIL, GEORGETOWN, SCOTT COUNTY, KENTUCKY

PROJECT NO:	THC
DATE:	03-08-21
ISSUED FOR REVIEW	
REVISION:	DATE:
	4-21-21

List of all Active Projects/status

Application	Project Name	Type	Status
2020-06	100 Ikebana - Commercial Development	DEV-C	Under Construction
minor DP	104 Market Path - Parking Exp (May)	DEV-C	Complete
2017-34	Adient USA (Hillps) Amended DP (Parking and dock)	DEV-C	No Activity
2017-33	American Mini (Self-Storage_1047 Paris Pike)-Ph 1	DEV-C	Final Inspection
2020-47	American Mini-Storage (South) Expansion	DEV-C	Under Review
2014-22	Amerson Apartments North	DEV-R	Warranty Period
2017-20	Amerson Commercial Grading and Site Work	DEV-C	Approved/Bonded
2018-43	Amerson North Townhomes	DEV-R	Under Review
2018-22	Amerson South Townhomes	DEV-R	Under Construction
2006-80	Barkley Meadows (Duncan/Fightmaster) Phase 2	RES	Under Construction
2018-25	Bluegrass RV Storage - Soil Relocation	DEV-C	Under Construction
2020-34	Bourbon 30 & ESI (240 Corporate)	DEV-C	Under Review
2016-47	Canewood Unit 1-C Sect 4	RES	Warranty Period
2017-13	Canewood Unit 6, Lot 1	RES	Approved/Bonded
2005-47	Cherry Blossom Subdivision Phase 7 & 8	RES	Dedication/Final Work
2019-13	Cherry Blossom Townhomes - Phase 6	RES	Approved/Bonded
2015-22	Cherry Blossom Townhomes Phase 5 (Haddix triplex)	DEV-R	Under Construction
2015-22	Cherry Blossom Townhomes-Phase 5	DEV-R	Dedication/Final Work
2020-17	Clarks Pump-N-Shop - 385 Cherry Blossom	DEV-C	Under Construction
2018-41	Commonwealth T&M - 220 Endeavor	DEV-C	Under Construction
2018-32	Crossings at Wyndamere (Ph4) - Conner Path	DEV-C	Under Review
2016-38	Cyron Holdings	IND	Final Inspection
2020-29	Dearinger Excavating - Wells Ave	DEV-C	Final Inspection
2006-86	December Estates Cluster Subdivision	RES	Approved/Bonded
2013-11	Deer Run - Phase 3A	RES	Dedication/Final Work
2013-11	Deer Run - Phase 3B	RES	Dedication/Final Work

Application	Project Name	Type	Status
2018-10	Dog Haus Development	DEV-C	No Activity
2005-26	Edgewood Subdivision - Phase 1	RES	Dedication/Final Work
2011-29	Falls Creek Drive extension	DEV-C	Approved/Bonded
2020-30	Firestone - 111 Marketplace Cir	DEV-C	Complete
2017-43	Fox Run Subdivision - Phase 1	RES	Approved/Bonded
2019-39	Harbor Village Unit 1, Phase 3C	RES	Final Inspection
2015-08	Heritage Apartments at Falls Creek - Phase 2	DEV-R	Under Review
2016-49	Hiserbob - 411 Triport Road	IND	Under Construction
2019-06	Hoghead Trailer Sales-Showalter	DEV-C	No Activity
2019-31	Hotel Development - 150 Ikebana Dr	DEV-C	Under Construction
2020-25	Innovative Holdings - 185 Industry Road - Grading	DEV-C	No Activity
2020-11	Jiffy Lube - 120 Osborne Way	DEV-C	Complete
2018-52	Jimmy Johns - 121 Southgate Dr	DEV-C	Under Review
2019-46	Jones Prop - Willow Brook Ln Ext	RES	Approved/Bonded
2004-02	Leesburg Landing	RES	Warranty Period
2006-28	McClelland Springs Ph IIB & IIC	RES	Under Review
2006-28	McClelland Springs Subdivision Phase 2A	RES	Dedication/Final Work
2009-20	Morgan Property	DEV-C	No Activity
2017-14	Morgan Property (Tract 2) 2017	DEV-C	No Activity
2013-09	Northside Christian Church - 101 Ferguson	DEV-C	Under Construction
2020-18	Ohnheiser Co, LLC - 167 Industry Rd	DEV-C	Under Review
2020-04	Oser Paint & Flooring	DEV-C	Final Inspection
2006-07	Overlook Apartments (Dover Dr) Phase 3 & 4	DEV-C	Under Construction
2008-40	Paynes Crossing Phase 4 - Section 1 & 2	RES	Approved/Bonded
2015-05	Pemberley Cove	RES	Warranty Period
2018-29	Penn Ave Baptist Parking - Stamping Ground	DEV-C	Under Review
2017-24	Pinnacle At Mallard Point	RES	Final Inspection
2004-51	Pleasant Valley Phase 4B, 4C, & 4F	RES	Approved/Bonded

Application	Project Name	Type	Status
2004-51	Pleasant Valley Phase 4D & 4E	RES	Approved/Bonded
2004-51	Pleasant Valley Phase 5	RES	Under Review
2008-47	Pleasant Valley Sec 2, Ph 2, Unit 3(Urban Groupe)	RES	Warranty Period
2018-18	Pleasant Valley, Section II - Phase 3 Condominiums	DEV-C	Under Construction
2018-57	Price Farm (Abbey Phase 2 Unit 1A) (Ball Homes)	RES	Approved/Bonded
2018-57	Price Farm (Abbey Phase 2 Unit 1B) (Ball Homes)	RES	Approved/Bonded
2018-57	Price Farm Phase 3 (Abbey at Old Oxford)	RES	Under Construction
2006-63	Rocky Creek Farm Section 3B, Phase 3	RES	Approved/Bonded
2005-02	Rocky Creek Reserve - Unit 1 Sect 1,2,3A,3B,4	RES	Dedication/Final Work
2005-02	Rocky Creek Reserve Phase 3 Section 1 (Ball)	RES	Approved/Bonded
2005-02	Rocky Creek Reserve Phase 3 Section 2 (Ball)	RES	Approved/Bonded
2013-30	Rocky Creek-Meadows-Sec 1C	RES	Approved/Bonded
2019-51	Rumpke Transfer Station-245 W Yusen	DEV-C	Under Construction
2005-41	Shops at Elkhorn Meadows (Hanna)	DEV-C	Under Construction
2018-62	Sleep-in/Mainstay_Cherry Blossom Connector	DEV-C	Under Construction
2019-03	South Crossing - Apartments	DEV-R	Under Review
2019-02	South Crossing - Phase 1 (McClelland Cir)	RES	Under Construction
Minor DP	Stonewall First Church of God - Grading & Parking	DEV-C	No Activity
2018-38	Sutton Place Remaining - Phase 4	RES	Under Review
2015-29	Sutton Place, Phase 3, Section 1	RES	Warranty Period
2015-29	Sutton Place, Phase 3-B	RES	Approved/Bonded
2018-56	Texas Roadhouse (ML Georgetown)	DEV-C	Under Construction
2005-22	Thoroughbred Acres Unit 11(Commercial Subdivision	DEV-C	Approved/Bonded
2017-08	Thoroughbred Acres Unit 7D, Section 1	RES	Approved/Bonded
2018-26	Toyota Tsusho - North Access Road	DEV-C	Final Inspection
2020-02	Village at Georgetown (Lemons Mill/E Main Ext)	DEV-R	Under Review
2004-26	Village at Lanes Run - Phase 1, Section 1	RES	Dedication/Final Work
2018-61	Village at Lanes Run - Phase 2, Sect 3-B (Charles)	RES	Approved/Bonded

Application	Project Name	Type	Status
2018-61	Village at Lanes Run - Phase 2, Sect 3-C (Haddix)	RES	Approved/Bonded
2004-26	Village at Lanes Run - Phase 3, Sect 1 (Charles)	RES	Under Construction
2019-10	White Oak Condominiums Phase 4 (Remaining)	RES	Approved/Bonded
2003-56	White Oak Village - Development (Units)	DEV-R	Under Construction
2018-05	Woodland Park (Betty Yancey) Phase 1	RES	Approved/Bonded
2018-05	Woodland Park (Betty Yancey) Phase 2	RES	Under Construction
Total Number of Active Projects:		88	

GSCPC Active Development Projects

Status	Application number	Project Name	Type
Under Construction		Number of Projects: 16	
	2020-06	100 Ikebana - Commercial Development	DEV-C
	2018-22	Amerson South Townhomes	DEV-R
	2018-25	Bluegrass RV Storage - Soil Relocation	DEV-C
	2015-22	Cherry Blossom Townhomes Phase 5 (Haddix triplex)	DEV-R
	2020-17	Clarks Pump-N-Shop - 385 Cherry Blossom	DEV-C
	2018-41	Commonwealth T&M - 220 Endeavor	DEV-C
	2016-49	Hiserbob - 411 Triport Road	IND
	2019-31	Hotel Development - 150 Ikebana Dr	DEV-C
	2013-09	Northside Christian Church - 101 Ferguson	DEV-C
	2006-07	Overlook Apartments (Dover Dr) Phase 3 & 4	DEV-C
	2018-18	Pleasant Valley, Section II - Phase 3 Condominiums	DEV-C
	2019-51	Rumpke Transfer Station-245 W Yusen	DEV-C
	2005-41	Shops at Elkhorn Meadows (Hanna)	DEV-C
	2018-62	Sleep-in/Mainstay_Cherry Blossom Connector	DEV-C
	2018-56	Texas Roadhouse (ML Georgetown)	DEV-C
	2003-56	White Oak Village - Development (Units)	DEV-R
Final Inspection		Number of Projects: 5	
	2017-33	American Mini (Self-Storage 1047 Paris Pike)-Ph I	DEV-C
	2016-38	Cyron Holdings	IND
	2020-29	Dearinger Excavating - Wells Ave	DEV-C
	2020-04	Oser Paint & Flooring	DEV-C
	2018-26	Toyota Tsusho - North Access Road	DEV-C

GSCPC Active Subdivision Projects

Status	Application number	Project Name
Under Construction	Number of Projects:	5
	2006-80	Barkley Meadows (Duncan/Fightmaster) Phase 2
	2018-57	Price Farm Phase 3 (Abbey at Old Oxford)
	2019-02	South Crossing - Phase 1 (McClelland Cir)
	2004-26	Village at Lanes Run - Phase 3, Sect 1 (Charles)
	2018-05	Woodland Park (Betty Yancey) Phase 2
Final Inspection	Number of Projects:	2
	2019-39	Harbor Village Unit 1, Phase 3C
	2017-24	Pinnacle At Mallard Point
Dedication/Final Work	Number of Projects:	7
	2005-47	Cherry Blossom Subdivision Phase 7 & 8
	2013-11	Deer Run - Phase 3A
	2013-11	Deer Run - Phase 3B
	2005-26	Edgewood Subdivision - Phase 1
	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
Approved/Bonded	Number of Projects:	20
	2017-13	Canewood Unit 6, Lot 1
	2019-13	Cherry Blossom Townhomes - Phase 6
	2006-86	December Estates Cluster Subdivision
	2017-43	Fox Run Subdivision - Phase 1
	2019-46	Jones Prop - Willow Brook Ln Ext
	2008-40	Paynes Crossing Phase 4 - Section 1 & 2
	2004-51	Pleasant Valley Phase 4B, 4C, & 4F
	2004-51	Pleasant Valley Phase 4D & 4E
	2018-57	Price Farm (Abbey Phase 2 Unit 1A) (Ball Homes)
	2018-57	Price Farm (Abbey Phase 2 Unit 1B) (Ball Homes)
	2006-63	Rocky Creek Farm Section 3B, Phase 3
	2005-02	Rocky Creek Reserve Phase 3 Section 1 (Ball)
	2005-02	Rocky Creek Reserve Phase 3 Section 2 (Ball)
	2013-30	Rocky Creek-Meadows-Sec 1C
	2015-29	Sutton Place, Phase 3-B
	2017-08	Thoroughbred Acres Unit 7D, Section 1
	2018-61	Village at Lanes Run - Phase 2, Sect 3-B (Charles)
	2018-61	Village at Lanes Run - Phase 2, Sect 3-C (Haddix)
	2019-10	White Oak Condominiums Phase 4 (Remaining)
2018-05	Woodland Park (Betty Yancey) Phase 1	