

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

AGENDA

November 9, 2023

6:00 p.m.

I. COMMISSION BUSINESS

- A. Approval of October invoices
- B. Approval of October 12, 2023 minutes
- C. Approval of November 9, 2023 agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

II. OLD BUSINESS

- A. PDP-2023-38 Online Transport - Preliminary Development Plan for a 162,848 SF gravel storage area located at 656 Old Delaplain Road.

III. NEW BUSINESS

- A. PSP-2023-48 South Crossing Amended – Preliminary Subdivision Plat request for 175 total residential and open space lots on 50.93 acres, zoned R-2 PUD (Medium Density Residential) and C-1 (Conservation) located south side McClelland Circle.
- B. ZMA-2023-49 The Village at Lemons Mill – Zone change request for property currently zoned R-2 to B-2 located south of East Main Street Extended, north of Lemons Mill Road, and east of McClelland Circle. PUBLIC HEARING
- C. PDP-2023-50 Huck's Market – POSTPONED
- D. PDP-2023-51 Triport Circle Truck Wash – Preliminary Development Plan for a 6,000 SF semitruck truck wash facility with overnight trailer parking located at 107 Triport Circle.
- E. PSP-2023-52 Phoenix Transportation Property – Preliminary Subdivision Plat for the subdivision of a 40.17-acre industrial zoned lot into two parcels located at 335 E Yusen Way.
- F. FSP-2023-53 Graves Property – Final Subdivision Plat to subdivide one 26.47-acre farm into three parcels located on Graves Road.
- G. ZMA-2023-54 Mullins Property – Zoning Map Amendment to change the zoning district from A-1 and R-1A to R-1B located at 129 Mulberry Street. PUBLIC HEARING
- H. ZMA-2023-55 Limestone Farms Distillery - POSTPONED

IV. OTHER BUSINESS

- A. Update of Previously Approved Projects and Agenda Items

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
October 12, 2023

The regular meeting was held in the Scott County Courthouse on October 12, 2023. The meeting was called to order by Chairman Charlie Mifflin at 6:00 p.m. Also present were Commissioners James Stone, Duwan Garrett, Dann Smith, Harold Dean Jessie, Mary Singer, David Vest, and Brad Green and Director Joe Kane, Planner Elise Ketz, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was Commissioner Rhett Shirley.

Motion by Smith, second by Garrett, to approve the September invoices. Motion carried.

Motion by Singer, second by Smith, to approve the September 14, 2023 minutes. Motion carried.

Motion by Stone, second by Smith, to approve the October agenda. Motion carried.

Postponements/Withdrawals

Chairman Mifflin stated that the application for Cherry Blossom Village Phase 2 Addition (PSP-2023-26) has been withdrawn, and Online Transport (PDP-2023-38) have been postponed until the next regularly scheduled meeting.

Consent Agenda

A representative of Hunterfield Property (FSP-2023-46) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Jessie, second by Singer, to approve the application. Motion carried unanimously.

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

PDP/PSP-2023-34 The Village at Georgetown – Amended Preliminary Development Plan for a 68-unit residential development, including 56 attached townhomes in 4-unit buildings and 12 attached duplex townhomes. Preliminary Subdivision Plat for three commercial lots located east of McClelland Circle, south of E. Main St Ext., north of Lemons Mill Road.

Mr. Kane stated this project was previously approved in 2020 but due to the sunset clause the approval had expired. He stated the project is approximately 21.695 acres with part zoned B-2 and part zoned R-2.

He stated previously duplex townhomes on a private street were approved. He stated a new application for rezoning part of the commercial area will be heard next month to align with the current proposed

roadway. He stated the street is public on the new plan. He stated the townhomes will be under the same owner and rented.

He stated the preliminary development plan is for the residential area and the preliminary subdivision plan is for the three commercial lots.

He stated at TRC, parking for the townhomes was in the front of the residences in a shared parking lot. He stated staff recommended moving parking to the rear. He stated the Legacy Trail will be coming through the site and moving parking to the rear creates a more walkable environment. He stated for the townhomes to be moved closer to the street a variance was requested to the front setbacks.

He stated there are potentially regulated wetland on the site. He stated the applicant would need to contact the Army Corps of Engineers to make drainage changes to that area. He stated the applicant would have to meet all stormwater requirements before final development plan approval.

He stated the applicant is meeting the parking and landscape requirements.

He stated the other variance needed is for a buffer along the border with East Main Estates and Mansion Estates. He stated the applicant has requested heavier landscape and a plank type fence instead of a 6-foot privacy fence.

He stated lot 2 and 3 of the commercial area need a zone change to amend the zoning and property boundary to the proposed street. He stated an application was submitted for next month. He stated an application was also submitted for next month for lot 1 for a convenience store/gas station on Commercial Lot #1.

He stated the previous approval had a traffic study. He stated the applicant will be required to complete an eastbound turn lane and extend the westbound turn lane on Lemons Mill Road.

Commissioner Jessie asked for clarification that this plan is a reduction of units from the previous plan. Mr. Kane stated it is for 68 units instead of the previously requested 78 units.

Commissioner Garrett questioned if the commercial lots have the same owner. Mr. Kane stated yes but each lot will have to be platted and get final development plan approval before being built on.

Chairman Mifflin requested clarification of the Legacy Trail location.

Commissioner Jessie questioned if the church off of E. Main Street Ext. received notification of the development. Mr. Kane stated they would have been notified but no one contacted him from the church.

Linda Cook, 123 Santa Barbara Blvd., questioned what would be behind her fence. Mr. Kane stated there will be a landscape buffer then townhomes. She stated there is a lot of rock in that area.

Steve Baker, Midwest Engineering, stated the applicants changed the plan to have the street be built to public roads standards and have dedicated right-of-way instead of the street being privately maintained. He stated after discussion with KYTC District 7 they moved the street to align with the street on the other side of Lemons Mill Road.

He stated this plan aligns with the plan for the Legacy Trail on the property to the south of the application.

He stated all 4-plex units on the south side of the property and duplexes on the north side will have garages. He stated six of the 4-plex units will not have garages.

He stated the applicant is requesting a waiver on the fence requirement to match the aesthetics of the adjoining developments.

He stated the applicant has spoken to the Division of Water and will speak to the Army Corps of Engineers once they receive application approval.

He stated the highway department has seen the road improvements on this plan.

After further discussion, **Motion by Jessie, second by Singer to approve the Preliminary Development Plan and Preliminary Subdivision Plat (PDP/PSP-2023-34) subject to (10) conditions of approval. Motion carried unanimously.**

FSP-2023-45 Muse Property – Final Subdivision Plat to create a 5.00-acre tract and leave 12.534 acres remaining in the parent tract located at 1158 Crumbaugh Road.

Mr. Kane stated this project was previously approved in 2017 but not recorded. He stated due to the sunset clause it could not be recorded until it came before the Planning Commission again.

He stated a portion of the site has a conditional use permit for business operations. He stated the applicant wants to separate the business and residence. He stated the proposed division line created a need for two variances for reduced setbacks.

After further discussion, **Motion by Jessie, second by Smith to approve the Final Subdivision Plat (FSP-2023-45) subject to (7) conditions of approval and (2) variances. Motion carried unanimously.**

ZMA-2023-47 Locust Fork Townhomes – Zoning Map Amendment for 35,422 SF from R-1B (Single Family Residential) to R-2 (Medium-Density Residential) located at 126-130 Locust Fork Road.

Chairman Mifflin opened the public hearing.

Attorney Perkins stated he represents Mr. Haddix on a contract enforcement matter not related to this application.

Mr. Kane stated this is a zone change application in the City of Stamping Ground. He stated this property is currently 3 separate lots and the application is to rezone 2 of the lots. He stated the other lot is currently R-1B and is proposed to build a single-family house on it. He stated the other 2 lots the applicant would like to consolidate and rezone to R-2 in order to build a 4-unit townhome on 0.81 acres.

He stated the lots are on Locust Fork Road across from Mulberry Street. He stated the rear of the lots is floodplain. He stated the applicant wants to rezone the floodplain area to C-1 (Conservation) in accordance with the Comprehensive Plan recommendations.

He stated there is an existing house on the left (south) that is approximately 48-feet from the property line and the proposed townhomes would be 18-feet from the property line. He stated a buffer would be required between the home and townhomes.

He stated from the last Comprehensive Plan in 2016 this area was shown residential. He stated the current and proposed zoning complies. He stated Stamping Ground as well the county does need more housing.

He stated each side of the townhome lot would require a buffer.

He stated all utilities and fire protection are available at the site.

Commissioner Garrett questioned if the parking area would be backing out into traffic. Mr. Kane stated that staff would address the parking before final development approval.

Commissioner Green questioned what else could be built there if the zone change was approved. Mr. Kane stated 4 or 5 townhomes is the maximum that could be built.

Paul Haddix, applicant, stated he is owner and developer of the project.

Chairman Mifflin questioned Mr. Haddix if he could address the parking concerns. Mr. Haddix stated other homes are backing out into the street, but he realizes this application is denser. He stated the townhomes would look like the ones he built in Canewood.

Commissioner Jessie questioned if Mr. Haddix had spoken to the City of Stamping Ground. Mr. Haddix stated he had not but a representative from his office had, and the concept plan seemed to be supported.

Joan Norris, 116 Maplewood Place, stated that her family's property adjoins to the south. She questioned what the buffer between the property would look like. Mr. Haddix stated he had not addressed that yet. Mr. Kane stated the requirement is a 6-foot-high fence and a tree every 40-foot.

Ms. Norris questioned the distance of the townhome from the property line. She asked if the parking would be ADA compliant and if the floodplain would be touched. Mr. Kane explained the distance from the property line would be a variance. He stated ADA compliance would be more of an issue to be addressed later.

Ms. Norris questioned if there was a fire hydrant close by. Mr. Haddix stated there are two within the required distance.

Ms. Norris questioned how building would be handled in such a small area. Mr. Haddix stated it would be noisy but should be quick. He stated there should be enough room delivery trucks could pull off the road.

Rob Jones, 132 Mulberry Street, stated he had previously talked to Mr. Haddix about the lots. He stated after studying the lots more he does not agree with building townhomes there. He stated there is a lot of traffic on Locust Fork Road. He stated he is concerned if a zone change is approved that more townhomes could be built than what is shown.

Ms. Norris questioned if Stamping Ground had a house size requirement. Mr. Kane stated there is a lot size but not house size. He stated that the Building Code has house size requirements.

Chairman Mifflin closed the public hearing.

After further discussion, **Motion by Jessie, second by Vest to recommend denial of the rezoning request (ZMA-2023-47) based on traffic and safety . Motion carried 5 -3 with Mifflin, Singer, and Stone dissenting.**

Chairman Mifflin adjourned the meeting.

Attest:

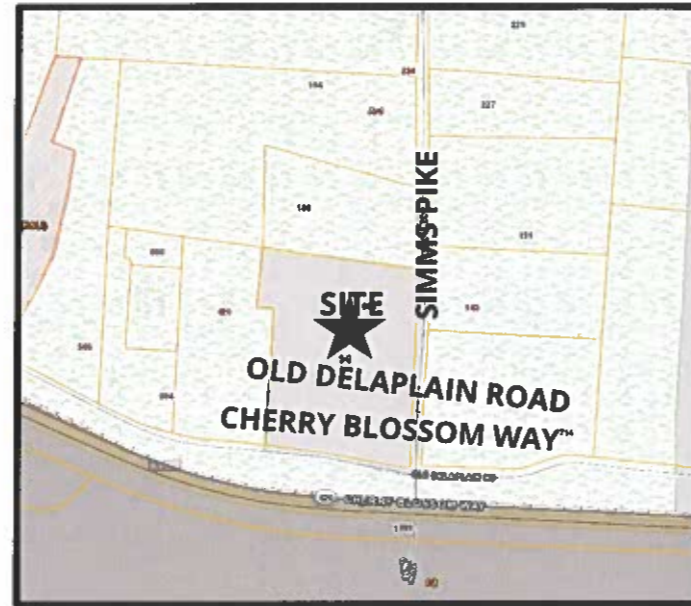
Charlie Mifflin, Chairman

Charlie Perkins, Secretary

**ONLINE TRANSPORT
PRELIMINARY DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission
November 9, 2023**

FILE NUMBER: PDP-2023-38
PROPOSAL: Preliminary Development Plan for a 162,848 SF gravel storage area.
LOCATION: 656 Old Delaplain Road
OWNER: KCKY1
CONSULTANT: Brad Boaz, PE
CMW, Inc.



STATISTICS:

Zone	I-1 (Light Industrial)
Surrounding Zone(s)	A-1 & I-2 (across ROW to the south)
Site Acreage (Net)	10.44 Acres
Building Height	N/A
Truck/Trailer Parking	162,848 Square Feet (graveled)
Access	Old Delaplain Road
VariANCES/WAIVERS	1. Waiver to allow the use of gravel for trailer storage and limited truck parking.

BACKGROUND:

The Applicant is seeking approval of a Development Plan for use of their 10.44 acre site as a gravel surfaced semi-truck trailer storage and transfer yard. The site received preliminary approval for a different layout in November of 2016, but the preliminary approval expired per Article 406 Section A of the *Subdivision & Development Regulations* (Sunset Clause). An application to reapprove the Preliminary Development Plan was denied in 2022. The proposed use is permitted in the I-1 zoning district.

The applicant owns, with two separate LLC's, a total of 4 contiguous tracts of land in this area of Scott County, approximately 36 combined acres in size. A 13.69-acre tract with frontage on Sims Road, zoned A-1, was approved by the Planning Commission in 1999 for a storage building and for storage of semi-truck trailers. The 13.69-acre property has an entrance onto Sims Road and a condition of approval restricts the Sims Road entrance for no semi-truck use, but only for automobile use.

Additionally they own a 5-acre lot, zoned A-1, with frontage on Sims Road, addressed as 180 Sims Road. It has no Planning Commission approvals of record, but has some lawfully non-conforming (in place for 10+ years) semi-truck trailer storage on the lot. They also own a 6.17 acre tract, zoned A-1, with a large office and truck repair building with access from Old Delaplain Road. This tract was previously occupied by Eastside Truck and Trailer and has had a lawfully non-conforming trucking business in place since at least 1998. The three tracts mentioned above are zoned A-1 (Agricultural) with lawfully non-conforming trucking uses in place. Research thru Planning Commission files has revealed a confusing record of approved and withdrawn application's on the surrounding parcels owned by the applicant.

Staff expects all future possible expansions of the Applicant's use of this and other sites to go through proper approval processes **prior** to any future expansion of development or uses. Staff would prefer that eventually, when urban infrastructure is available, specifically public sewer and road improvements, these tracts will all be rezoned I-1 and annexed by the City of Georgetown.

PLAN REVIEW:

The Project Site is a double frontage lot at the northwest corner of the intersection of Old Delaplain Road and Sims Road. The Development Plan shows a compacted stone storage yard, utilizing an existing driveway from Old Delaplain Road and preserving the existing treelines to the east and north. A stormwater detention basin is proposed in the southwest corner of the property.

Access:

Truck access to the site is proposed from an existing entrance from Old Delaplain Road. The Preliminary Development Plan shows a 24 ft. asphalt apron and a 24 ft. wide chip-n-seal asphalt driveway coming off Old Delaplain Road, crossing the center of the gravel lot, turning 90 degrees and continuing to the adjoining property to the west. The applicant has indicated that the driveway will be utilized as a one-way driveway with traffic entering at the entrance to the lot then circulating to the west and exiting from the site at the entrance on the lot they own to the west.

Previous hearings on this site have elicited comments from residents of Sims Road that truck traffic in this area is dangerous and trucks turning left onto Old Delaplain Road from Cherry Blossom Way heading to the entrance to this storage lot, often block the intersection due to conflicts with vehicular traffic on Sims Road at busier times of day.

Planning Commission staff, Director and Engineer met with the applicants Consultant and Attorney on site to discuss options for improving truck/vehicle conflicts at Old Delaplain and Cherry Blossom. Multiple options were discussed, including a possible new connection to Cherry Blossom Way further to the west.

Stormwater Management / Grading:

Planning Commission staff has spoken with the Applicant's consultant and there is agreement that any grading of the Project Site would need to avoid adverse impacts on Sims Road. Stormwater Design shall be reviewed and approved by the Planning Commission Engineer.

Landscaping:

Section 6.12: Property Perimeter Requirements

Row 9 of the table requires a 15 ft. wide landscaping buffer between I-1 property and any agriculturally zoned property. This buffer area is required to have 1 tree per 40 feet of linear boundary plus a continuous row of 6 ft. hedge or a 6 ft. fence, wall, or earth mound. The Applicant is proposing to keep the existing tree lines between the Project Site and the adjoining A-1 zoned properties to the north and west with the exception of clearing underbrush to improve visibility at the SE corner of Old Delaplain and Sims Roads. The Applicant, as the owner of these adjoining properties, could waive this screening requirement with a written request.

Section 6.13: Vehicular Use Area Perimeter Requirements

The Preliminary Development Plan meets the requirements for VUA perimeter landscaping. Staff has recommended to the Applicant clearing out some of the undergrowth along the road right of way and providing a continuous 3 ft. tall shrub row. Staff will review the Final Development Plan to ensure compliance with these requirements.

Section 6.2215: Minimum Canopy Requirements

The Preliminary Development Plan meets the requirements for canopy coverage.

Findings/Recommendations:

The applicant is proposing the following site improvements or modifications:

- Adding 10' of asphalt on east side of Sims road/connector between Cherry Blossom and Delaplain – this allows large trucks turning from Online's side of Delaplain to made the wide right hand turn into Sims and then onto Cherry Blossom
- Removing vegetation along sims road/online boundary for better site/visibility of traffic on west side of Delaplain turning onto Cherry Blossom;
- Adding stop signs at 3 of the intersections of Sims/Delaplain;
- Adding "do not block intersection" signs at 3 of the intersections of Sims/Delaplain;
- Adding stop bars on the road at 3 of the intersections of Sims/Delaplain;

In addition, Applicant is confirming:

- Online will put a bar/barricade on the existing Sims road entrance (on the rear lot applicant owns) so that only regular vehicle traffic (cars/pick ups) can enter at that location;
- Entrance to the property in question is one way in (outbound traffic must use the main entrance on the western most parcel); and
- Agree that any new lighting will be interior to the property.

The addition of stop signs on Sims Road and Old Delaplain Road the applicant is proposing, to keep the intersection clear of vehicles, will require a traffic analysis by a professional traffic engineer to determine best practices with traffic control at the intersection. The final recommendations will require approval by the County Road Supervisor. PC Engineer has also asked for an Auto-Turn analysis to show truck movements at the intersection to confirm that a 10' pavement expansion is sufficient. In addition, once the vegetation is cleared at the corner, site distance needs to be analyzed to determine if removal of additional material is necessary to improve sight distance.

Planning staff is recommending approval of the Preliminary Development Plan with the following conditional improvements, subject to an analysis by a professional Traffic Engineer prior to the Final Development Plan. If there are major deviations from the following list of improvements, Planning Commission staff will bring the Final Development Plan back to the Planning Commission Board for approval.

RECOMMENDATION:

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

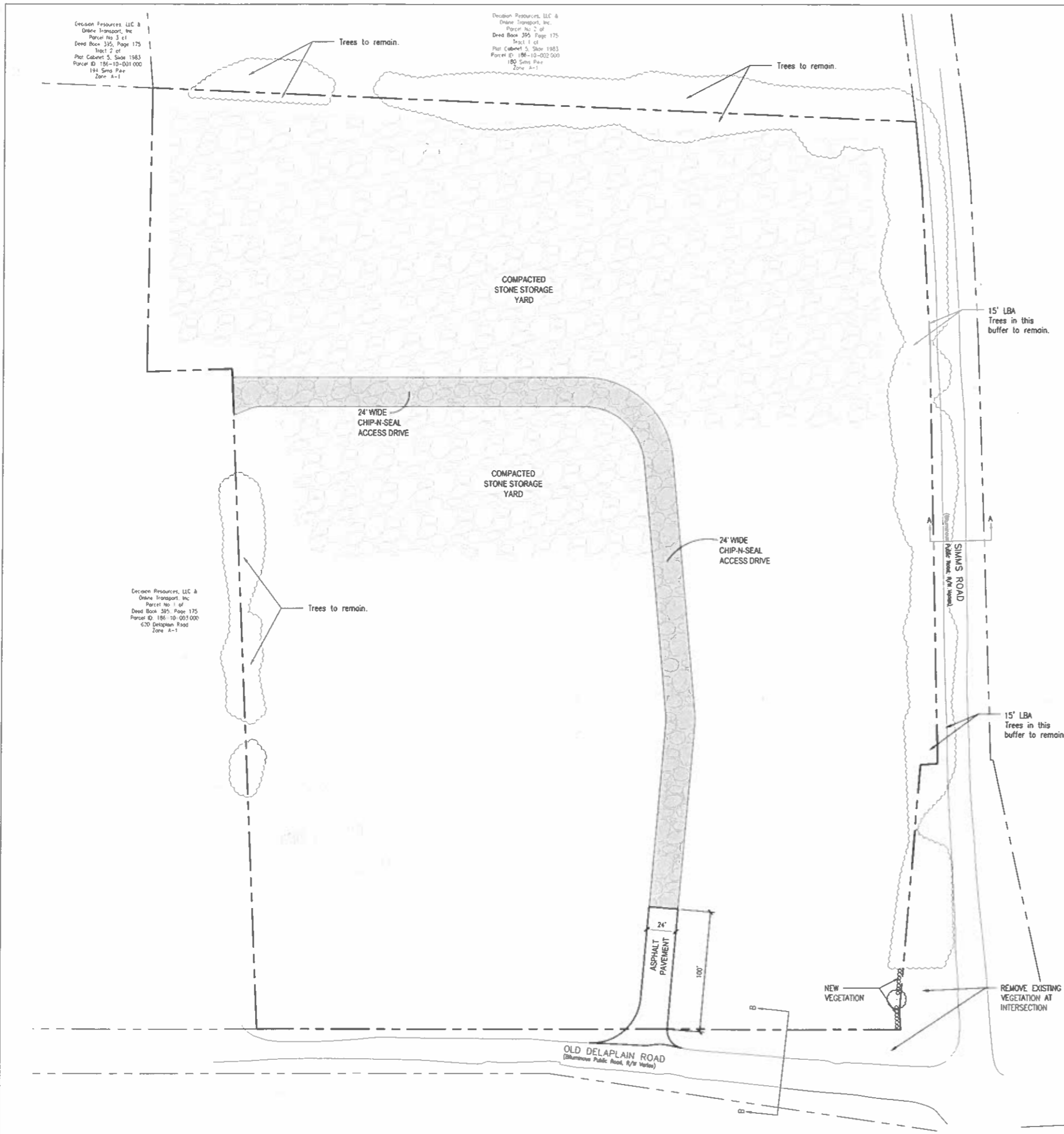
Waiver/Variance:

1. Waiver to allow the use of gravel for trailer storage and limited truck parking.

Conditions of Approval:

1. Prior to approval of the Final Development Plan, the Project Site must be annexed into the City of Georgetown.
2. Applicant shall provide a traffic analysis of the Sims Road and Old Delaplain/Cherry Blossom intersection by a licensed Traffic Engineer, which makes recommendations on intersection improvements to enhance traffic movement and safety at the intersection. The analysis along with an Auto-Turn analysis shall be used to determine final improvements to the intersection, including pavement expansion, signage, stop bars and vegetative or rock ledge removal. Major modifications to the tentative recommendations shall return to Planning Commission Board for approval prior to Final Development Plan approval.
3. Traffic on the proposed driveway shall be one-way with the entrance being for entering traffic only.
4. Any new lighting shall be internal only and shall cause no offsite impacts.
5. Offsite entrance from Sims Road shall be barricaded to prevent truck traffic from using.
6. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
7. 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).
8. 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.
9. 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.
10. The Final Development Plan shall comply with all stormwater management requirements according to the current Stormwater Manual including a post-construction stormwater management BMP O&M agreement.
11. The Final Development Plan shall comply with all requirements of the guidelines in the Dry Run Watershed BMP Study that are applicable to this site.
12. 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*.

13. The Final Development Plan shall have a specie specific Landscaping Plan in compliance with the *Landscaping & Land Use Buffers Ordinance*.
14. Further development (placement of gravel, expansion of storage areas, new buildings, etc.) of the adjoining properties used by the Applicant are prohibited unless they first receive Preliminary and Final Development Plan approval from the Planning Commission.



CERTIFICATION OF PRELIMINARY PLAN APPROVAL

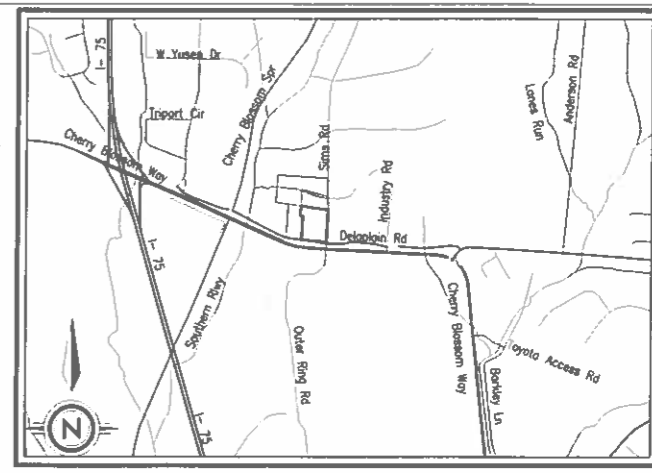
I HEREBY CERTIFY THAT THE PRELIMINARY DEVELOPMENT PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS FOR GEORGETOWN AND SCOTT COUNTY, KENTUCKY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION. THIS APPROVAL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

CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMM. DATE

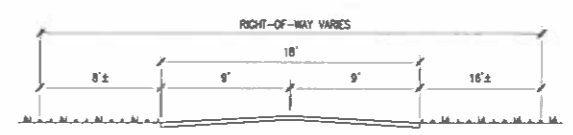
CERTIFICATION OF OWNERSHIP AND DEDICATION

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.

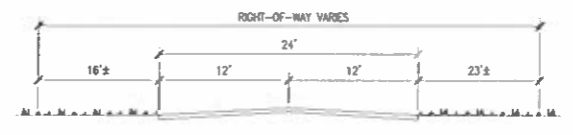
OWNER DATE



PURPOSE OF PLAN
THE PURPOSE OF THIS PLAN IS TO SHOW THE SIZE AND LOCATION OF A GRAVEL STORAGE AREA AND CIRCULATION.



SECTION A-A
SIMS ROAD
N.T.S.
* NO PRIVATE PROPERTY IS PROPOSED TO BE DEDICATED AS RIGHT-OF-WAY



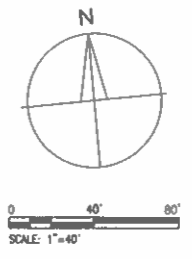
SECTION B-B
OLD DELAPLAIN ROAD
N.T.S.
* NO PRIVATE PROPERTY IS PROPOSED TO BE DEDICATED AS RIGHT-OF-WAY

- NOTES:**
- THIS DEVELOPMENT PLAN MAY NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED UPON A RECORDED SUBDIVISION PLAT.
 - THE SITE IS NOT WITHIN THE ROYAL SPRINGS AQUIFER RECHARGE AREA.
 - IF ANY WORK IS PROPOSED BY THE US 620 RIGHT OF WAY, A KYTC ENCROACHMENT PERMIT IS REQUIRED.
 - ACCORDING TO THE KENTUCKY GEOLOGIC MAP SERVICE, THERE ARE NO KNOWN SINKHOLES ON THIS SITE.
 - NO PART OF THIS PROPERTY IS WITHIN A FLOOD ZONE PER FEMA MAP NUMBER 21209C0120D, REVISION DATE 12/21/2017.
 - THIS DEVELOPMENT IS ANTICIPATED TO GENERATE LESS THAN 100 PEAK HOUR TRIPS. THE MAXIMUM NUMBER OF PM PEAK TRIPS IS CALCULATED USING THE ITE COMMON TRIP GENERATION RATE FOR WAREHOUSING. THE TOTAL GRAVEL STORAGE AREA IS USED: (161,848 SF) x 0.19 TRIPS / 1,000 SF = 31 TRIPS.
 - A CONSENT TO ANNEXATION SHALL BE FILED WITH THE CITY OF GEORGETOWN.
 - A VARIANCE IS REQUESTED TO ALLOW A GRAVEL STORAGE AREA FOR THE USE OF STORING TRUCKS.
 - THE OWNER OF THE SUBJECT PROPERTY IS ALSO THE OWNER OF THE PROPERTIES ZONED A-1 TO THE NORTH AND WEST. AS SUCH, THEY WILL HAVE THE ZONE-TO-ZONE SCREENING REQUIREMENT.

PROPERTY OWNER	
KCKY1 6311 STONER DR GREENFIELD, IN 46140 (317) 894-2159	
SITE STATISTICS	
656 Old Delaplain Road	
Gross Area	10.44 Acres
Net Area	10.07 Acres
R/W Area	0.37 Acres
Lot Zoning	I-1 (Light Industrial)
Street Frontage:	
Old Delaplain Road	528.95'
Sims Road	757.25'
Total Frontage:	1,286.20'
Parking Required	N/A
Parking Provided:	
Standard	N/A
Accessible	N/A
Total	N/A
Building Area	N/A
Building Height	N/A
Building Coverage	N/A
Gravel Storage Area	162,848 sf
Vehicle Use Area (VUA)	N/A
Interior Landscaping Required	N/A
Interior Landscaping Provided	N/A
Interior Trees Required	N/A
Interior Trees Provided	N/A
Perimeter Buffer (North, East and West)	15 Feet
Perimeter Buffer (South)	10 Feet
Existing Tree Canopy to Remain	22,894 sf (5.2%)

PREPARED ON: JUNE 26, 2023
REVISED ON: JULY 26, 2023

VEGETATION EXHIBIT
PRELIMINARY DEVELOPMENT PLAN
FOR
ONLINE TRANSPORT
656 OLD DELAPLAIN ROAD
GEORGETOWN, SCOTT COUNTY, KENTUCKY



Architecture Interior Design Engineering Landscape Architecture
CMW
The Shape of Ideas
249 East Main Street
Suite 100
Lexington, Kentucky 40507
(859) 254-6623
www.cmwae.com

SOUTH CROSSING AMENDED

Staff Report to the Georgetown-Scott County Planning Commission

November 9, 2023

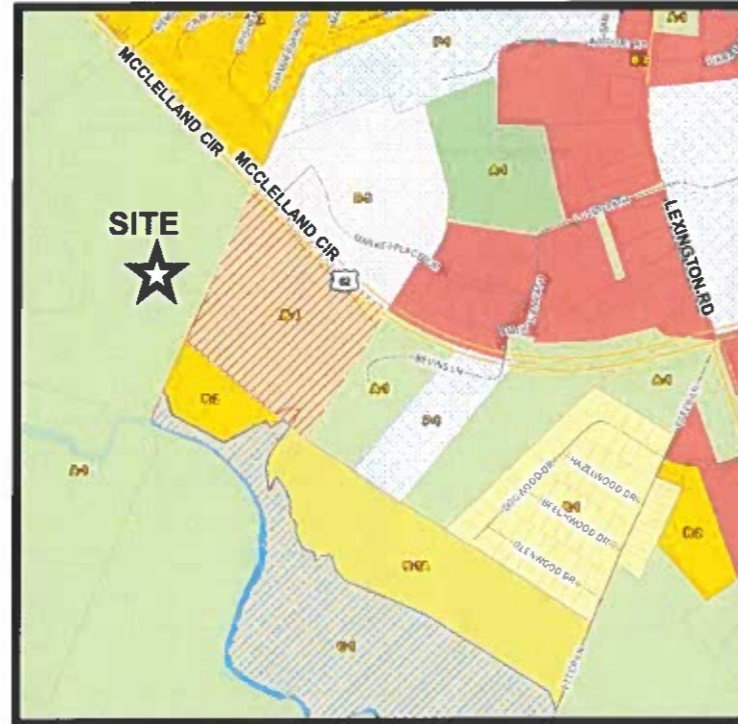
FILE NUMBER: PSP-2023-48

PROPOSAL: Preliminary Subdivision Plat request for 175 total residential and open space lots on 50.93 acres, zoned R-2 PUD (Medium Density Residential) and C-1 (Conservation)

LOCATION: South side McClelland Circle in Georgetown

APPLICANT: Ball Homes

ENGINEER: Rory Kahly, EA Partners



STATISTICS:

Existing Zone:	13.75 acres in R-2 PUD (140 MF units), approx. 46.08 acres in R-2 PUD (162 SF lots) and 6.62 acres Conservation (Greenbelt)
Surrounding Zones	A-1 (Agricultural) to south and west, R-2 (Medium Density Residential) to east and B-5 across McClelland Circle to the north.
Proposed Use	Increase number of buildable single-family lots from 161 to 169, an increase of 8 dwelling units
New street required	Yes
Linear feet of new street	7,915 linear feet
Water/sewer available	Yes/Yes
Access	Via McClelland Circle, stoplight
PUD Waivers Requested	1) minimum lot sizes 2) minimum lot widths

BACKGROUND:

The subject property is an approximately 66.45-acre parcel partially within the Georgetown Urban Service Boundary, currently zoned R-2 (PUD) and C-1 (Conservation). The subject property was rezoned and annexed in 2018. It received Preliminary Development Plan and Preliminary Subdivision Plat approval in February 2019. It is a mixed-use residential project that proposed 140 multi-family units in five buildings and 162 buildable single-family lots. There are two main entrances from the McClelland Circle bypass that serve as

access to the overall development. The eastern entrance is already signaled and is south of the existing Kroger Marketplace commercial area. The western entrance is opposite the Hemingway Place entrance to Bradford Subdivision. The proposed amended subdivision plat shows all the lots and proposed road layout and will require approval as PSP 2023-48. The apartment area, and phase 1 of the single family area were approved and constructed previously.

The current application is a request to utilize the PUD flexibility to add 8 more residential lots. This will be accomplished by reducing the lot widths and the lot sizes. The standard R-2 zone has a 7,500 SF minimum lot size and 60' minimum lot width and the applicant is requesting a minimum 5,500 SF lot size and minimum 50' lot width, with an average lot width of 55'.

Zoning and Land Use:

The subject property is zoned R-2 PUD (medium-density residential) and Conservation (C-1). The standard R-2 District requires single-family lots a minimum of 60' in width and 7500 square feet in size and multi-family units up to twelve (12) units per net acre. The R-2 zone also restricts multi-family units to a maximum of six (6) units per building and two-stories or 30-feet in height. The zoning ordinance does allow an increase in height for buildings as long as there is a one to one increase in the setback for every foot of building height over 30-feet. The applicant did request as part of Zoning and Concept Plan approval an increase in height and number of units per building in the multi-family section. The proposed single-family lots in the original approval met the underlying width and dimension requirements of the R-2 District.

The land, below the 820 contour of Cane Run Creek, is zoned C-1 (Conservation). This is the defining limit of the southern Georgetown Urban Service Boundary and the leading edge of the City of Georgetown Southern Greenbelt. The Conservation zone was approved by Scott County Fiscal Court, remains county land and is not eligible for urban scale uses. The County Greenbelt Ordinance requires a plank-style wooden fence and screening at the Greenbelt Boundary.

Subdivision Plat (PSP 2019-02 to 2023-48) Review of Proposed changes:

The proposed subdivision plat shows two main entrances from McClelland Circle which will be constructed as public streets which will serve as the main access for the development. A large lot approximately 8.9 acres in size was created for five (5) apartment buildings and 140 multi-family units which are made up of a mix of 1, 2 and 3 bedroom units. Because the R-2 zone limits multi-family density to a maximum of twelve units an acre, an additional 4.85 acres of open space was provided west of the apartments. This area is zoned R-2 (PUD) and serves as open space required for the apartment project, but it will also provide open space for the community at large. The overall density proposed for the apartment project was approximately 10.2 du/acre.

The remaining single-family lots are arranged on short blocks in a hybrid grid pattern. The subject property backs up to the Greenbelt so no stub road connections are provided to the south. One road connection is being provided to the Jennings farm to the west with a right-of-way reservation near the western entrance. No stub streets are proposed along the western boundary in the rear of the property because of the configuration of the Greenbelt which wraps around the subject property southwestern edge.

The Zoning Ordinance requires a land use buffer between multi-family and single-family zone districts. Since the property is zoned R-2 (medium-density residential) which allows both single-family and multi-family uses, the buffer is not mandatory. However, staff did recommend that some type of planted buffer be established

between the single-family lots and the apartments. The applicant provided a planted and privacy fence buffer on the multi-family lot.

PUD's (Planned Unit Developments) are requested to provide a minimum of 10% open space to offset the flexibility allowed in the PUD zone. This project is providing 6.62 acres in the Conservation Zone to establish a southern Greenbelt and an additional 4.85 acres of open space outside the Greenbelt. The proposed 6.62 acres of open space in the Greenbelt (roughly 10%), along with two additional open space lots totaling 5.11 acres, total 11.72 acres or 17.6% dedicated open space overall.

A tree protection area was requested along the eastern property boundary, where an existing mature tree line is established. There is mature tree canopy on the open space lot, which will be required to be protected from disturbance during development. Additional tree canopy scattered throughout the site is not proposed for protection during the development process. A minimum tree canopy will be retained or planted meeting the canopy coverage requirement of the Landscape and Land Buffers Ordinance.

Access:

The subject property is accessed from McClelland Circle at the existing traffic light which serves the Kroger Marketplace development on the north side of McClelland Circle. This entrance was realigned to provide better traffic control for this project and the adjoining apartment project to the east which share the entrance. A second entrance is aligned with Hemingway Place.

Traffic study:

A traffic study was completed for the project site by EA Partners. It concluded that the proposed development would not have a detrimental impact to traffic operations at the intersection with Marketplace Circle where an existing traffic signal is in place. But, the proposed development would impact the existing Hemingway Place southbound approach to the bypass.

The applicant coordinated with the state transportation department (KYTC) the design of the Hemmingway entrance, which functions as a right-in and right-out only intersection. All left turns are routed to the light at The Marketplace Circle intersection. The two intersections are currently operating well and should support the additional eight (8) buildable lots proposed.

Landscaping & Greenbelt:

This proposal is located along the Southern Greenbelt. The 820-foot elevation contour on the southern and western boundary of the site has been identified in previous and the current Comprehensive Plan as the Urban Service Boundary (USB) and the edge of the Southern Greenbelt. The areas of the subject property proposed for development are all within the Georgetown USB and have been annexed by the City of Georgetown. The area zoned C-1 Conservation has not been annexed and is to remain undeveloped.

The purpose of the greenbelt is to establish a clear boundary, beyond which urban development will not be permitted. The greenbelt boundary in practice is meant to be established at the time of development. A Greenbelt Ordinance was adopted by the City of Georgetown in 1996. It requires that existing mature tree lines and fences be retained or landscaping and fencing be established to create a clear and permanent boundary between urban areas and agricultural land.

This buffer is required to be established at the time of development of any property along the designated Greenbelt. The Greenbelt area was meant to be maintained as an agricultural, parkland or open space buffer. The Applicant has zoned all the land south of the 820 contour to Conservation (C-1) zone district, so that it may be permanently restricted from urban development.

Staff has requested that development along the Greenbelt reserve a 30' trail easement in or at the edge of the Greenbelt boundary to allow for future development of a Greenbelt trail. The apartment project to the east and the Highgrove Senior Living Community both included trail easements within their developments. It is recommended that a 30' wide trail easement be provided in or at the edge of the Greenbelt. The exact location can be determined at time of Final Subdivision Plat approval. The applicant has provided a public access to the Greenbelt from a public street, between lots 150 and 152, as requested by staff.

The applicant originally proposed single-family lots that exceeded the minimum width and size requirements of the R-2 zone district. At this time, the applicant is wishing to take advantage of the R-2 (PUD) flexibility and gain additional lots by narrowing some lots in width and in total lot area to allow for eight (8) additional buildable lots overall in the single-family area.

There is a demonstrated need for additional housing supply in Scott County based on existing for-sale and rental housing vacancies in Scott County being well below 5%. The applicant has provided greater than 10% usable open space area within the R-2 (PUD) development. The project is a mixed-use residential development within walking distance of community service and amenities, which and is zoned R-2 (PUD) "Planned-Unit Development". Therefore, planning staff is in support and recommends approval of the amended Preliminary Subdivision Plat for the additional eight (8) buildable lots.

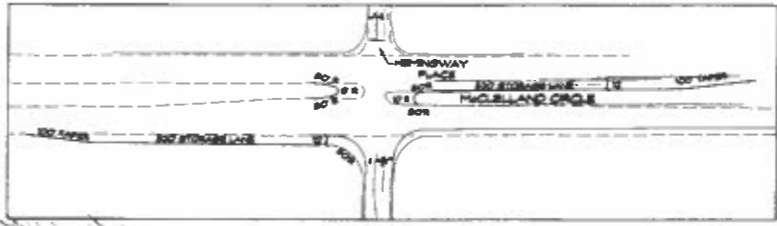
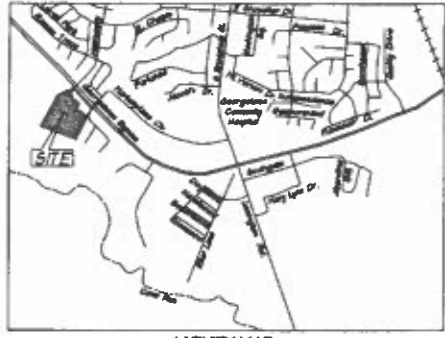
RECOMMENDATION:

Staff recommends **Approval** of the Preliminary Subdivision Plat (PSP 2023-48) for 169 buildable single-family lots, (175 total lost) with the following conditions of approval:

Conditions of Approval:

1. All applicable conditions of approval from Zone Change ZMA-2018-45. As part of R-2 PUD Zoning approval the applicant is restricted to a maximum 140 apartments and 169 buildable single-family lots as depicted on the proposed Amended Preliminary Subdivision Plat.
2. All requirements of Georgetown Fire Department.
3. 30' trail easement will be provided in or adjacent to the Greenbelt at time of Final Subdivision Plat approval.
4. Applicant shall be subject to the fencing and buffer requirements of the Greenbelt Ordinance. Exact location and buffer details shall be determined at Final Subdivision and Development Plan approval.
5. Property Perimeter and Vehicular Use Area landscaping shall be provided to meet the requirements of the *Landscape and Land Use Buffer Ordinance*.
6. All stormwater and runoff shall be managed so as not to create additional off-site impacts.
7. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
8. All requirements of GMWSS regarding the provision of sanitary sewer.

9. 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 subdivision plat and development plan.
10. Any future subdivisions, revisions, or amendments to the approved subdivision plat must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).



- GENERAL NOTES**
- 1) INTERIOR CONNECTIVITY, SANITARY SEWERS, STORM-WATER MANAGEMENT, ENTRANCE DESIGN AND EXISTING TREES SHALL BE EVALUATED WITH THE CONSTRUCTION DOCUMENTS.
 - 2) STORM-WATER MANAGEMENT SHALL MEET THE REQUIREMENTS OF THE GEORGETOWN HANDBOOK AND THAT SANITARY SEWERS AND WATER SUPPLY SHALL BE APPROVED BY DPWS.
 - 3) ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED. SUCH COVER WILL CONSIST OF ANNUAL GRASSES OR SMALL GRASSES. SUCCESSORS IN SHALL HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING OR SOG IN ORDER TO PREVENT EROSION.
 - 4) THIS PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED ON A RECORDED SUBDIVISION PLAN.
 - 5) PRIVILEGE FEES FOR AGREEMENTS ARE REQUIRED WITH APPROVAL OF THE WATER AND SEWER PLANS.
 - 6) DESIGNATION OF THE USES (ACTIVE OR PASSIVE) AND MAINTENANCE OF THE C1 PROPERTY SHALL BE DETERMINED WITH THE RECORDATION OF THE FINAL SUBDIVISION PLAN.
 - 7) TREE PRESERVATION, TO THE EXTENT POSSIBLE REASONABLE UTILITIES AND STORM WATER MANAGEMENT, SHALL BE PROVIDED ON THE REAR OF LOTS 18-172.
 - 8) INSTALLATION AND LOCATION OF THE WOODEN PLANK FENCE BETWEEN THE EXISTING LOTS AND THE CONSERVATION (C1) ZONE, PRESIDENT WILL BE DETERMINED AFTER SITE WORK IS COMPLETED AND REFLECTED ON THE FINAL SUBDIVISION PLAN.
 - 9) LOTS 18 & 174 SHALL PROVIDE PEDESTRIAN ACCESS TO THE CONSERVATION DISTRICT LOTS VISIBLY. LOT 172 SHALL PROVIDE PEDESTRIAN ACCESS TO THE MULTITUDE TRAIL ON THE ADJOINING PROPERTY.
 - 10) PROPERTY IS SUBJECT TO ALL EASEMENTS OF RECORD.

OWNER/DEVELOPER
DALL WATER, LLC
800 BALCONY DRIVE
LEXINGTON, KY 40511

R-7 ZONE LOT REQUIREMENTS:
40' WIDE R.O.W.
1,500 S.F. AREA
30' FRONT Y.L.
15' SIDE Y.L.
25' REAR Y.L.

UTILITY EASEMENT DESCRIPTION
EASEMENTS GRANT AND CONVEY TO THE KENTUCKY UTILITIES COMPANY (KUC) AND THE WARREN CABLE, COLUMBIA GAS OF KENTUCKY, INC. (CWGAS) AND THEIR SUCCESSORS, ASSIGNS AND LESSEES, THE RIGHT TO USE, REMOVE ANY AND ALL TREES, STRUCTURES, AND OBSTACLES LOCATED ON THE EASEMENTS OR IN SUCH PROXIMITY THEREIN THAT IN FULLS THEY MIGHT INTERFERE WITH THE OPERATION AND MAINTENANCE OF GAS FACILITIES, NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERRECTED, AND NO LANDFILL, OR EXCAVATION OR OTHER CHANGE OF GRADE IN EXCESS OF 6" SHALL BE PERMITTED UNLESS SAID EASEMENT AFTER INSTALLATION OF FACILITIES, BE IT ALSO GRANTED THAT THE RIGHT OF EGRESS AND EGRESS BE GRANTED TO USERS OF THE UTILITY EASEMENT AS REQUIRED TO CONSTRUCT, OPERATE, MAINTAIN, REPLACE AND REPAIR FACILITIES WITHIN SAID EASEMENT.

DRAINAGE EASEMENT DESCRIPTION
DRAINAGE EASEMENTS CONTAIN STORM-WATER CHANNELS AND ACCESS RIGHTS FOR MAINTENANCE OF SUCH FACILITIES. NO CHANGE, ALTERATION OR CONSTRUCTION THAT WOULD OBSTRUCT THE FLOW OF STORM-WATER IS ALLOWED. THERE SHALL BE NO STORAGE OR DISPOSAL OF GRASS CLIPPINGS, TRASH, DEBRIS, OR OTHER POTENTIAL OBSTRUCTIONS THAT MAY WASH INTO STORM-WATER CHANNELS.

PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF THE DRAINAGE EASEMENTS ON THEIR PROPERTY. INDIVIDUAL PROPERTY OWNERS ARE NOT RESPONSIBLE FOR MAINTENANCE OF THE DISTRICT EASEMENT.

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

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

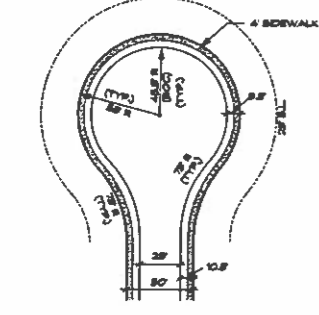
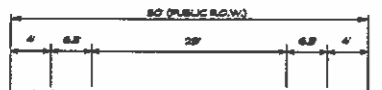
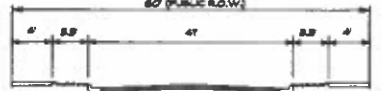
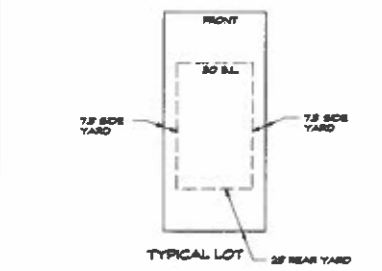
SINGLE FAMILY:
ZONES = R-3 (RUD) AND C-1
AREA = 80.83 ACRES
NO. OF LOTS ORIGINALLY = 166 (161 BULDDABLE) PBP-2018-02
NO. OF LOTS PROPOSED = 178 (169 BULDDABLE) INCREASE OF 8
THERE ARE 4 H.O.A. LOTS AND 3 CONSERVATION DISTRICT LOTS "UNBULDDABLE"
NO. OF LOTS THIS PHASE = 108 TOTAL (103 BULDDABLE)
AREA OF R.O.W. = 8.87 ACRES
TYPICAL LOT SIZE = 8,610 S.F.
LENGTH OF STREET = 7.81 S.F.
DENSITY = 3.32 BULDDABLE LOTS/NET ACRE

CONSERVATION DISTRICT:
NO. OF LOTS = 2 (1A & 1B)
AREA = 6.82 ACRES

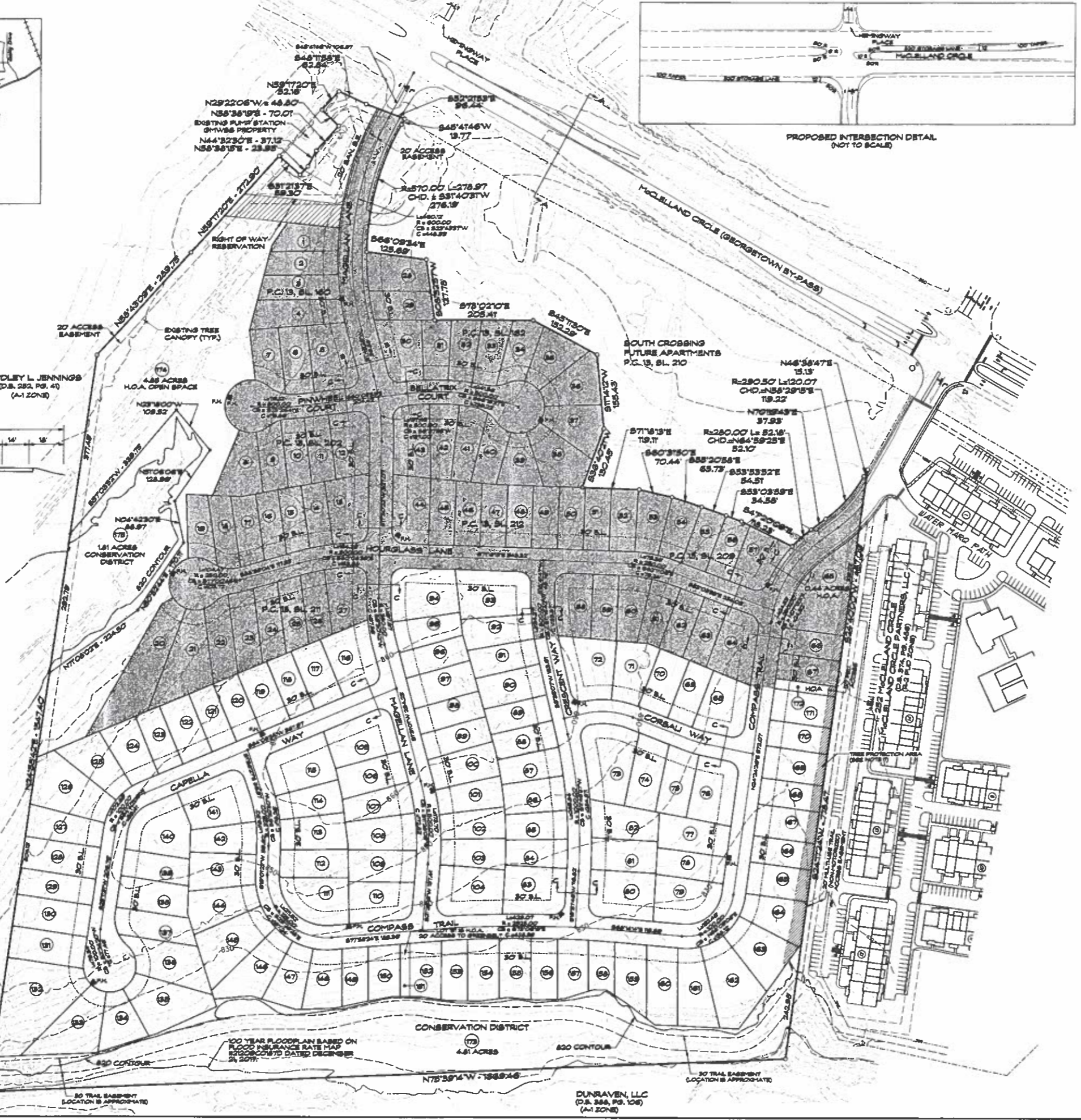
PURPOSE OF AMENDMENT
TO INCREASE THE NUMBER OF SINGLE FAMILY LOTS, TO REFLECT THE R-3 ALLOWED REVISION LOT REQUIREMENTS. MINIMUM LOT SIZE OF 8,500 S.F. MINIMUM LOT WIDTH OF 30'.

DRAWN RFS
DATE 10/02/23
CHECKED
REVISED 10/24/23

SHEET PBP-2023-48



4' SIDEWALK
4" HYDRANT ON PROPOSED HYDRANT LOCATIONS



GRAPHIC SCALE 1" = 100'

THE VILLAGE AT LEMONS MILL
Staff Report to the Georgetown-Scott County Planning Commission
November 9, 2023

FILE NUMBER: ZMA-2023-49

PROPOSAL: Zone change request for property currently zoned R-2 to B-2

LOCATION: South of East Main Street Extended, North of Lemons Mill Road, and East of McClelland Circle.

APPLICANT: Matthew Welch

CONTACT: Richard Smith



STATISTICS:

Existing Zone	R-2 (Medium Density Residential)
Proposed Zone	B-2 (Highway Commercial)
Surrounding Zones	B-2, & R-2
Acreage	7.157 Acres currently B-2; (1.991 acres proposed from R-2 to B-2) 9.146 Acres B-2 after rezoning.
Access	East Main Street Extended, McClelland Circle, and Lemons Mill Road

BACKGROUND:

The subject property is roughly 1.991 acres of area that was rezoned R-2 (Medium Density Residential) in 2019 as part of an areawide rezoning for a mixed-use project. The proposed road alignment for the project has resulted in R-2 zoning in place where commercial lots are proposed. The zone change request is meant to correct the zoning to bring the zone district boundary consistent with the proposed lot lines for the commercial lots.

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 with a mixture of commercial and urban residential uses. The Future Land Use Map supports the application's proposal for a mixture of commercial and residential uses, particularly with the commercial area located near the intersection of McClelland Circle and Lemons Mill Road. The style of residential development shown on the Concept Plan should act as an appropriate transition between the bypass/potential commercial properties and the single-family residential development to the east. The Comprehensive Plan also supports the development of streets internal to this development, as shown on the concept plan, to provide adequate access without encumbering the existing roads with excessive entrances.

The Concept Plan is supported by the following Objectives from the Comprehensive Plan:

- CF 2.2 – Promote multi-use and flex spaces
- CF 2.6 – Become more walkable and bikeable
- CF 2.7 – Provide an interconnected system of local and regional public open space and recreational opportunities.
- HO 1.2 – Increase availability and flexibility of housing options for elderly residents.
- HO 1.3 – Increase availability of assisted living facilities and shelters.

Therefore, Part 1 does apply, so we need not consider subsections (a) or (b).

CONCEPT PLAN REVIEW:

Layout:

The concept plan shows the three commercial lots and the remainder of the property which will be used for residential purposes with a series of 4-unit and 2-unit attached dwellings. All residential dwellings will be accessed from an internal road network. Similarly, the proposed commercial development will be accessed by the same internal road network.

The Concept Plan shows the new road alignment which necessitates the change in zone to create a consistent zoning district on the entirety of the proposed commercial lots and gets rid of the split zoning on the proposed commercial lots. The Applicant is also showing a greenway buffer along McClelland Circle. This buffer area is intended to provide space for the Legacy Trail and should connect with the segment of the trail that has proposed to be constructed through the Amerson Orchard development to the south. The additional Commercial area will also make up for some of the area lost to the greenway easement.

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 R-2 to B-2 (1.991 acres) 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*.



KEYED NOTES:

- ① WOODEN 4-PLANK HORSE FENCE.
- ② FUTURE LEGACY TRAIL (10' WIDE TYPICAL)
- ③ RIPARIAN WETLAND AREA

SITE STATISTICS	
TOTAL GROSS AREA	21,005 Ac
AREA TO BE DEDICATED FOR R/W	~ 3,148 Ac
NET AREA TO BE DEVELOPED	18,547 Ac
AREA OF FUTURE COMMERCIAL PARCELS (LOTS 1-3)	5.57 Ac
AREA OF RESIDENTIAL DEVELOPMENT	12,977 Ac
2-BR MULTIFAMILY UNITS	56
2-BR DUPLEX UNITS	12
TOTAL DWELLING UNITS	68
NET DENSITY (UNITS/NET AC.)	5.24
PARKING REQUIRED (2.5 SPACES / 2 BR APT.)	140
PARKING REQUIRED (COMPLEX)	24
TOTAL PARKING REQUIRED	164
PARKING PROVIDED	175

LAND OWNER(S):

WELCH REAL ESTATE HOLDINGS, LLC
191-30-006.00 & 191-30-017.000
8.976 AC.
AMERICAN MINI-STORAGE OF KENTUCKY
191-10-009.000
10.539 AC.
LUSBY PROPERTIES, LLC
191-10-008.000
2.18 AC.

DEVELOPER:

MR. MATT WELCH
WELCH REAL ESTATE HOLDINGS, LLC
1135 LEXINGTON ROAD, SUITE G
GEORGETOWN, KY 40324
(859) 621-4685

GENERAL NOTES:

1. THIS DEVELOPMENT PLAN MAY BE AMENDED WITH THE APPROVAL OF THE PLANNING COMMISSION.
2. A DIGITAL SUBMITTAL IS REQUIRED, AND WILL BE PROVIDED AT THE TIME OF FINAL DEVELOPMENT PLAN.
3. ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED. SUCH COVER WILL CONSIST OF ANNUAL GRASSES OR SMALL GRAINS. SLOPES EXCEEDING 4:1 SHALL HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING OR SOD IN ORDER TO PREVENT EROSION.
4. THIS PRELIMINARY PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED ON A RECORDED FINAL SUBDIVISION PLAN.
5. THE PURPOSE OF THIS PLAN IS TO SHOW BUILDINGS, PARKING, AND ACCESS ON THIS PROPERTY.
6. GROUNDWATER RECHARGE STORM WATER QUALITY, AND DETENTION WILL BE ADDRESSED AT THE FINAL DEVELOPMENT STAGE.
7. A SITE LIGHTING PLAN SHALL BE REQUIRED PRIOR TO APPROVAL OF FINAL DEVELOPMENT PLAN.

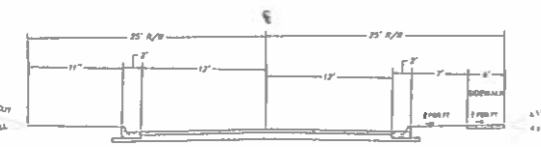
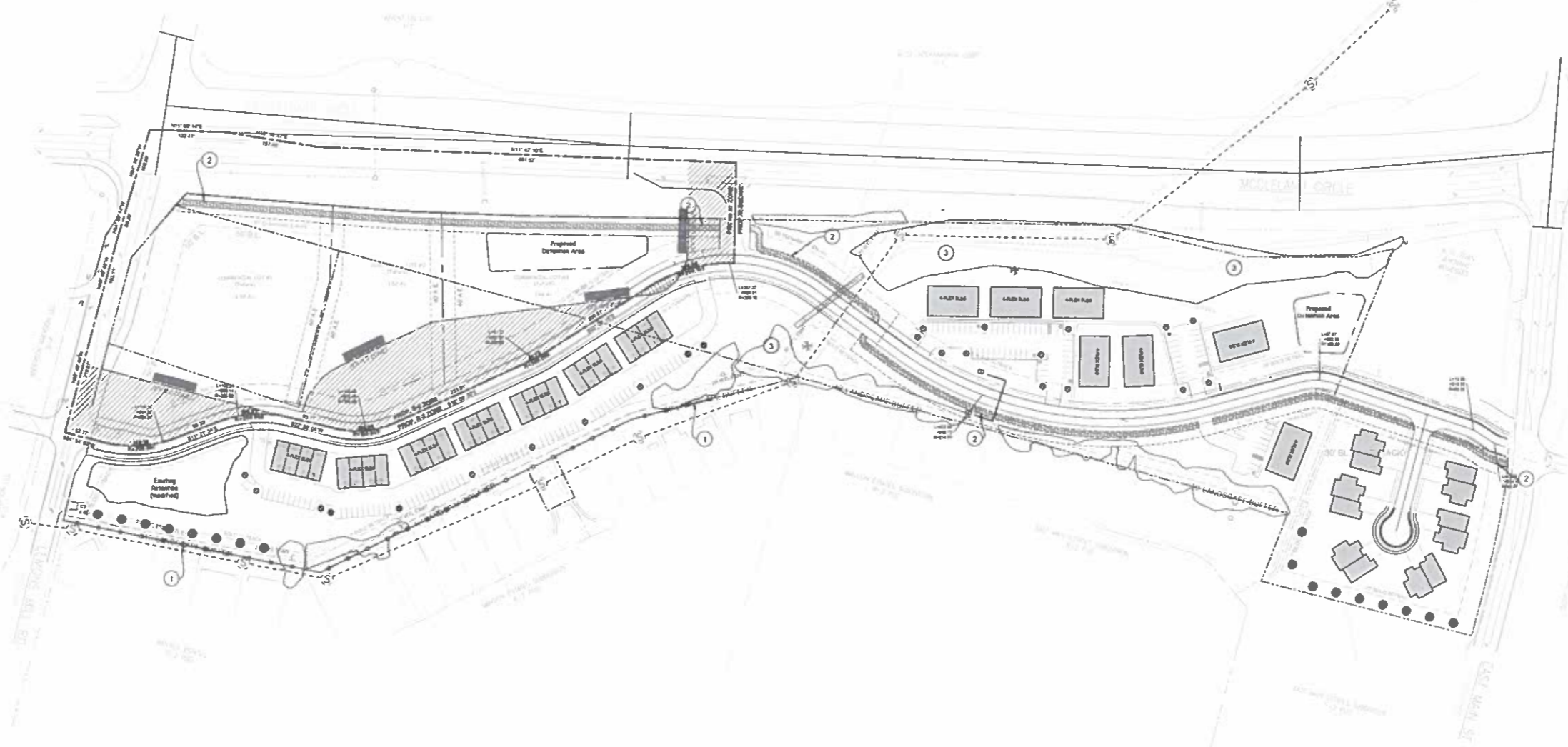
SPECIAL NOTES:

1. APPROVAL AND PERMITTING THROUGH KYDOT WILL BE REQUIRED PRIOR TO PLANNING COMMISSION APPROVAL OF FINAL DEVELOPMENT PLAN.
2. ALL APPLICABLE PERMITS MUST BE OBTAINED THROUGH KYDOT FOR THE IMPROVEMENTS TO LEMONS MILL RD.
3. ALL ENTRANCE PERMIT MUST BE OBTAINED THROUGH KYDOT FOR THE ACCESS TO MCCLELAND CIRCLE.
4. PERMITTING MUST BE OBTAINED THROUGH KYDOT FOR THE ACCESS TO EAST MAIN STREET.

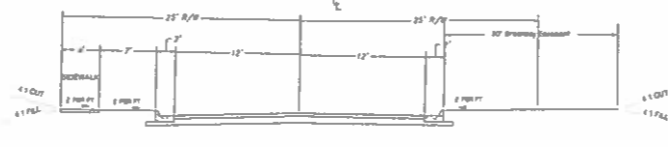
VARIANCES:

1. THE FRONT BUILDING SETBACK SHALL BE REDUCED FROM 25' TO 15' WHERE INDICATED ON THIS PLAN.
2. A 4-PLANK WOODEN HORSE FENCE SHALL BE ALLOWED ALONG THE SHARED PROPERTY LINE WITH MANSION ESTATES WHERE SHOWN ON THIS PLAN. SEE KEYED NOTE #1.

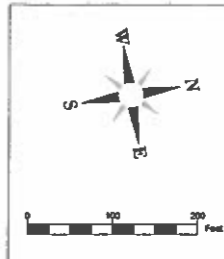
ZONING STATISTICS	
TOTAL GROSS AREA	21,005 Ac
AREA TO BE DEDICATED FOR R/W	~ 3,148 Ac
NET AREA TO BE DEVELOPED	18,547 Ac
TOTAL GROSS EXISTING B-2 ZONE AREA	7,157 Ac
PROF. TOTAL GROSS B-2 ZONE AREA (AC)	9,146 Ac



TYPICAL STREET SECTION A-A'



TYPICAL STREET SECTION B-B'



THE VILLAGE AT GEORGETOWN
Lemon Mill Rd
Georgetown, KY 40324

ZONING MAP AMENDMENT - CONCEPT PLAN



Project	2238
Date	10/24/23
Scale	1:100

ZMA

TRIPORT CIRCLE TRUCK WASH PRELIMINARY DEVELOPMENT PLAN

Staff Report to the Georgetown-Scott County Planning Commission November 9, 2023

FILE NUMBER: PDP-2023-51

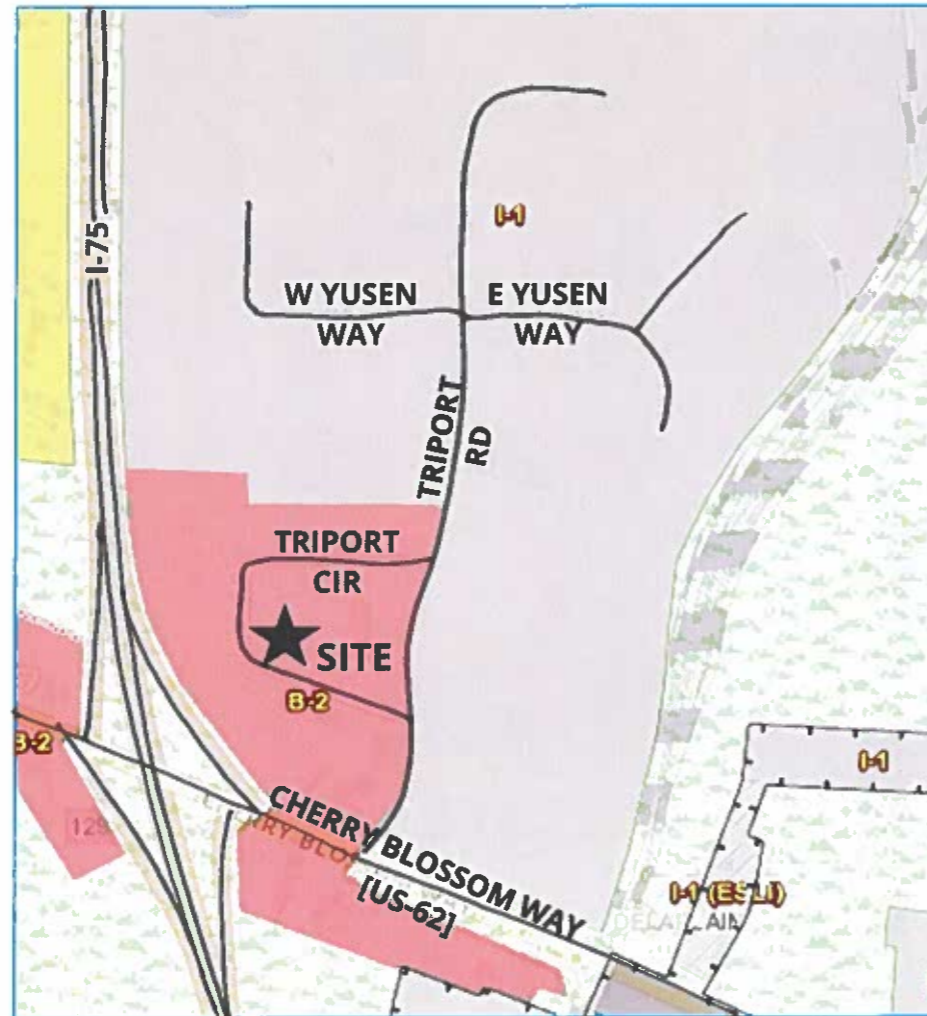
PROPOSAL: Preliminary Development Plan for a 6,000 SF semitruck truck wash facility with overnight trailer parking

LOCATION: 107 Triport Circle

OWNER: James Stephens

DEVELOPER: Jeremy Reeves, Providence Acreage LLC

CONSULTANT: Daniel Rehner, Thoroughbred Engineering



STATISTICS:

Existing Zone	B-2 (Highway Commercial)
Surrounding Zone(s)	B-2
Site Acreage	1.70 ac
Access	Triport Road to Triport Circle
Prop'd Use	Truck Wash
Prop'd Building Area	6,000 SF
Prop'd VUA	34,165 SF
Parking	
- Required	4 Total (3 [One per 1.5 staff] + 1 ADA per every 25 standard spaces)
- Proposed	6 Total (5 + 1 ADA space)
Variations/Waivers	1. Variance to tree canopy area from 24% to 23.7%.

BACKGROUND:

The Project Site is a 1.70-acre parcel located at 107 Triport Circle in the Triport Industrial Park. The site is zoned B-2 (Highway Commercial) which is an appropriate zoning district for the buildings and uses proposed in the development plan.

SITE LAYOUT:

The development plan proposes one 20-foot-tall, 6,000 SF building for use as a two-bay truck washing facility. The proposed building meets the local regulations for height, setbacks, and ground coverage.

Access:

The site proposes accessing Triport Circle, a 31.5-foot-wide, privately maintained road within the Triport Industrial Park. There appears to be sufficient area for large vehicles entering and exiting the site. The development plan includes a note that the owners of the Project Site may be requested/required by other owners to contribute to the cost of maintaining Triport Circle.

Parking:

Employee parking is located south of the proposed building, and overnight or detail parking for trucks located south of employee parking. The Applicant states that five (5) employees are expected on the Project Site.

Per the *Subdivision & Development Regulations*, there are three parking space metrics that could be applicable, general commercial (which requires 1 space per 150 SF GFA, or 40 spaces), full-service car wash (One space per every two employees per shift; one drying space, plus two stacking spaces are required per washing space), or self-service car wash (three spaces per wash pay including two for stacking clear of public right-of-way). Staff concludes that a full-service car wash metric is the best fit, which would ultimately require 3 staff spaces and 6 washing spaces for trucks (one drying space and two stacking spaces per washing bay). The Applicant shows more than enough employee spaces (5 standard and 1 ADA space), and sufficient area for the truck stacking spaces. The building is approximately 50 feet from the property line, which is insufficient space for any trailer or semi-truck to be dried. Staff recommends considering a relocation of the building to ensure that there is sufficient space to meet the requirements for vehicle drying.

Stormwater Management:

Stormwater is proposed to be handled by a detention basin located directly south of the proposed building and VUA. It appears to be a sufficient size for the proposed use. It is important to note that the Project Site is in the Dry Run Watershed BMP Study Area and shall be responsible for any additional study requirements per the adopted guidelines of the study.

Staff made comments at TRC about the potential run-off from vehicles exiting the site. Per the *Subdivision & Development Regulations*, all vehicular washes shall drain into a sanitary sewer.¹ The Applicant has proposed a trench drain located 15-20 feet from the washing bay doors, which could direct run-off to the sanitary sewer, but it is ultimately unclear on the current plans. Staff would require connection to the sanitary sewer system in the area for the facility drainage and would Staff

¹ *Subdivision & Development Regulations X.1010.C. "Sewage Treatment"*

recommends an additional drain further from the building for any run-off that is not collected by the first trench drain.

Landscaping & Land Use Buffers:

Section 6.12: Property Perimeter Requirements

At this time, Section 6.12 of the ordinance would not apply to the proposed development.

Section 6.13: Vehicular Use Area Perimeter Requirements

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

Section 6.22: Interior Landscaping for Vehicular Use Areas

The *Landscape and Land Use Buffers Ordinance* requires an interior landscaped area 10% the size of the VUA and for those areas to be populated with 1 tree per 250 square feet of interior landscaped area. The plan shows 34,165 SF of VUA and proposes 4,500 SF of ILA on the property. This exceeds the 10% requirement of ILA and Staff concludes that the plan meets these regulations.

Section 6.2215: Minimum Canopy Requirements

The Applicant proposes the preservation of 1,255 SF of existing tree canopy, equivalent to 1.69% of the total site area. Per the *Landscape and Land Use Buffers Ordinance*, 24% of the total site area must contain trees, or 16,520 SF of total tree canopy. The Applicant proposes 16,200 SF of new tree canopy, resulting in total tree canopy post development of 17,455 SF or 23.57% of total site area. The Applicant requests a variance to the requirement of 24% to 23.57%, citing that the additional tree would result in overplanting of the Project Site. While minor, the difference in what is provided versus what is required is equivalent to 320 SF.

The Applicant could instead plant two medium trees as alternatives for two proposed small trees (800 SF – 200 SF = net increase of 600 SF of tree canopy) or one large tree as an alternative for small tree (750 SF – 100 SF = net increase of 650 SF of tree canopy) and meet the requirements of the ordinance. Staff recommends denial of the request given that there are alternatives that would allow them to satisfy the requirements of the ordinance.

Sewer:

The sewer provider for this area (Bluegrass Water & Utility) has not indicated whether or not the existing system in the area is able to serve the proposed expansion at this time. The Applicant has not made a statement as to the plan for how the property will have sewer service for the property. Staff recommends postponement of the application until such time as the Applicant and the provider can provide sufficient information on the availability of service complete with proof of sufficiency of infrastructure provided by the sewer company.

ANNEXATION:

This site, and the larger Triport Industrial Park, are located within the Urban Service Boundary for the City of Georgetown. As both best planning practice and local policy, when land within the Urban Service Boundary is proposed for development (including additions to existing development), approval of this

development is conditioned upon the Applicant's agreement to annexation when available. Staff recommends including a condition of approval to this application that the Applicant file a consent to annexation with the City of Georgetown prior to approval of the Final Development Plan.

RECOMMENDATION:

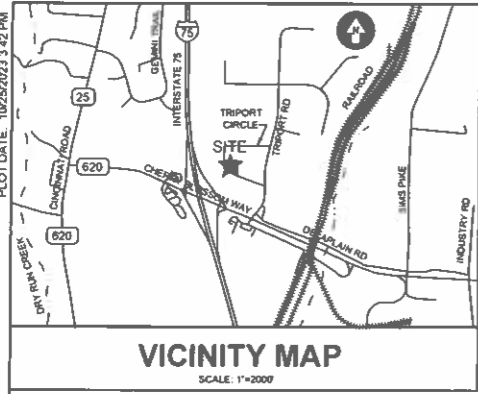
Staff recommends the Planning Commission recommend **Postponement** of the Preliminary Development Plan until such time that the sewer provider for the Project Site provides sufficient information on their capacity and ability to serve the Project Site.

Should the Planning Commission recommend approval, staff suggests adding 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 Development Plan shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
4. Prior to any construction or grading, a Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.
5. The Final Development Plan shall comply with all stormwater management requirements according to the current Stormwater Manual including a post-construction stormwater management BMP O&M agreement.
6. The Final Development Plan shall comply with all requirements of the guidelines in the Dry Run Watershed BMP Study that are applicable to this site.
7. Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406 section A of the *Subdivision and Development Regulations*.
8. The Final Development Plan shall have a specie specific Landscaping Plan in compliance with the *Landscaping & Land Use Buffers Ordinance*. This shall include buffering along Lexington Road and the canopy requirements.
9. The Applicant shall receive Scott County Fire Department approval as part of the Final Development Plan.
10. The Applicant shall file a consent to annexation agreement with the City of Georgetown prior to approval of the Final Development Plan.

PLOT DATE: 10/25/2023 3:42 PM
C:\USERS\CHAD\DROPBOX\RT\230610THOROUGH-BRED ENGINEERING\ACTIVE PROJECTS\TRIPORT CIRCLE TRUCK WASH\DEVELOPMENT PLAN\DWG-1.0 DEVELOPMENT PLAN.DWG



FLOOD INFORMATION:
BASED ON AN INSPECTION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S INTERNET MAP SERVICE CENTER SITE, THE PROPERTY LIES WITHIN THE ZONE "X" AND NOT IN THE 100 YEAR FLOOD PLAIN MAP #21209C01200, EFFECTIVE DATE: DECEMBER 21, 2017.

REQUESTED VARIANCES:

- REDUCE REQUIRED NEW TREE CANOPY FROM 16,520 SF TO 16,200 SF TO KEEP FROM OVER PLANTING THE SITE RESULTING IN 23.57% WHEN ADDED TO PRESERVED CANOPY INSTEAD OF THE REQUIRED 24%

NOTES:

- TRIPORT CIRCLE IS A PRIVATE STREET. PROPERTY OWNER MAY BE REQUESTED BY OTHER USERS TO CONTRIBUTE TO ROADWAY IMPROVEMENTS AND/OR MAINTENANCE COSTS.

SITE DATA

PROPERTY INFORMATION:
STREET ADDRESS: 107 TRIPORT CIRCLE, GEORGETOWN, KY 40324
DEED BOOK: D B 430, PG 480
NUMBER OF LOTS: 1
LOT SIZE: 1.7 ACRES (74,052 S.F.)

OWNER: JAMES R. STEPHENS, 134 GREENING COURT, GEORGETOWN, KY 40324-9010

DESIGN ENGINEER: THOROUGH-BRED ENGINEERING, CONTACT: DANIEL REHNER, P.O. BOX 481, LEXINGTON, KY 40588, PHONE: 659-785-0383

DEVELOPER: JEREMY REEVES, PROVIDENCE ACREAGE, LLC, 3070 LAKECREST CIRCLE, STE 400-219, LEXINGTON, KY 40513

PROJECT INFORMATION:

PROPOSED USE: TRUCK WASH
MAXIMUM BUILDING HEIGHT: 75'-0"
PROPOSED BUILDING HEIGHT: 20'-0"
PROPOSED SQUARE FOOTAGE: 6,000 S.F.
MAXIMUM BUILDING LOT COVERAGE: 50%
PROPOSED BUILDING LOT COVERAGE: 8.10%
TOTAL IMPERVIOUS AREA: 41,153 S.F.

ZONING INFORMATION:

ZONING CLASSIFICATION: B-2 (HIGHWAY COMMERCIAL)
BUILDING SETBACKS: FRONT, 50'; SIDE, 0'; REAR, 0'

PARKING INFORMATION:

PARKING REQUIRED: ONE SPACE PER 15 EMPLOYEES (5 / 15 = 2.5)
ADA PARKING REQUIREMENT: ONE SPACE PER 25 PARKING SPACES
PARKING PROVIDED: 6 SPACES (5 STANDARD SPACES, 1 ADA SPACE)

LANDSCAPE DATA:

VEHICULAR USE AREA (VUA): 34,165 S.F.
INTERIOR LANDSCAPE AREA REQUIRED: 3,416 S.F. (10%)
INTERIOR LANDSCAPE AREA PROVIDED: 4,500 S.F.
REQUIRED INTERIOR TREES: 1 TREE / 250 S.F. = 13 TREES
PROPOSED TREES: 13 TREES

TREE CANOPY:

SITE AREA: 74,052 S.F. (1.7 ACRES)
EXISTING TREE CANOPY: 5,640 S.F. (7.62%)
PRESERVED TREE CANOPY: 1,255 S.F. (1.69%)
NEW TREE CANOPY REQUIRED: 16,520 S.F. (22.31%)
TREE CANOPY PROPOSED: 16,200 S.F. (21.88%)

- 4 SMALL TREES
- 23 MEDIUM TREES
- 8 LARGE TREES

COMMISSION'S CERTIFICATION

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

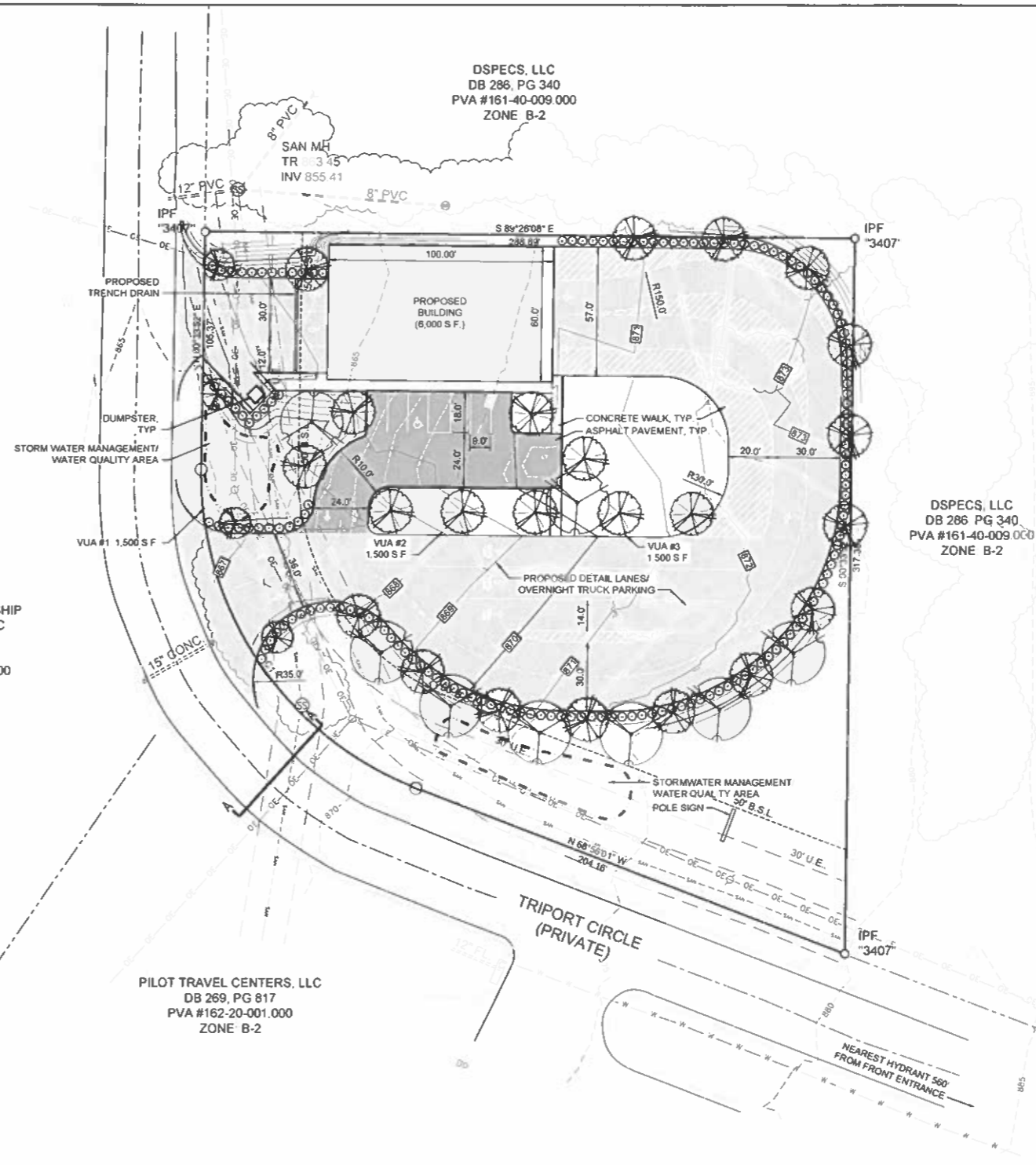
CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMM _____ DATE _____

OWNER'S CERTIFICATION

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 PLAN OF THE DEVELOPMENT WITH MY (OUR) FREE CONSENT, ESTABLISH 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 NOTED OTHERWISE.

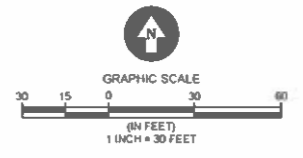
OWNER OR OWNERS _____ DATE _____

VELOCITY DEALERSHIP ACQUISITION, LLC
DB 434, PG 754
PC 5, SL 1757
PVA #161-40-005.000
ZONE: B-2



CURVE TABLE

Curve #	Arc Length	Radius	Delta	Chd Length	Chd Bearing
C1	161.96'	150.00'	088°29'54"	171.00'	S 34°10'58" E



PDP-2023-51

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



PRELIMINARY DEVELOPMENT PLAN
TRIPORT CIRCLE TRUCK WASH
107 TRIPORT CIRCLE, GEORGETOWN, SCOTT COUNTY, KENTUCKY 40324

PROJECT NO.	GRAPHIC BY
102/2023	CH
DATE	REVIEWED BY
10/25/2023	DR
ISSUED FOR REVIEW	
DATE	REVISION
10/25/2023	PER THE NUMBER COMMENTS

DP-1.0

**PHOENIX TRANSPORTATION PROPERTY SUBDIVISION
PRELIMINARY SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission
November 9, 2023**

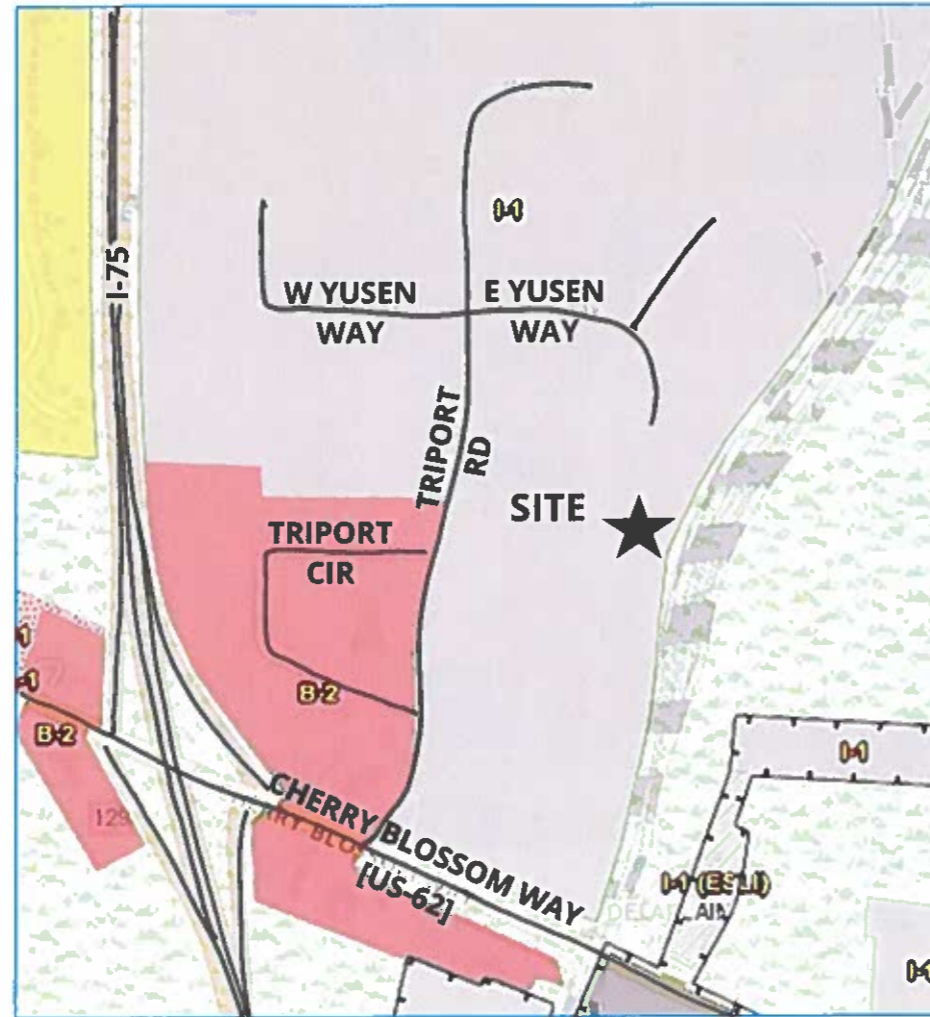
FILE NUMBER: PSP-2023-52

PROPOSAL: Preliminary Subdivision Plat for the subdivision of a 40.17-acre industrial zoned lot into two parcels

LOCATION: 335 E Yusen Way

OWNER: Phoenix Transportation Properties, LLC

CONSULTANT: Austin Swiney, Banks Engineering



STATISTICS:	
Existing Zone	I-1 (Light Industrial)
Surrounding Zone(s)	I-1
Site Acreage	40.17 ac (Total, Lot 2) Lot 2A: 22.41 ac, Lot 2B: 17.76 ac
Access	Tripport Road to East Yusen Way
Setbacks	50' front, 0' side, 0' rear
Variances/Waivers	None

BACKGROUND:

The Project Site is a 40.17-acre parcel, zoned I-1, that contains a 36,365 SF office and warehouse building in the north half of the lot. The existing building is used by a transport and warehousing company. The purpose of the subdivision is to split the lot roughly in half and create two lots (Lot 2A and 2B), one for

the existing business on the 22.41-acre lot (Lot 2A) and one for a new operator on the 17.76-acre lot (Lot 2B). The lot is accessed via a private easement through Lot 2A. A Preliminary Development Plan was approved for the new Lot 2B in June 2023. The proposal at the time was to construct a second warehouse and office building on the south half of the property across two phases and then split the lot at a later date, which the Applicant is applying for at this time.

SITE LAYOUT:

The proposed lots will both be accessed from East Yusen Way, a county-maintained road in the Triport Industrial Park. Lots 2A and 2B will share in the future maintenance of the private access easement through Lot 2A. The lots meet the minimum lot size, width, and setbacks for the I-1 zoning district.

All utilities providers will be required to sign the final plat, and the Applicant will need to verify that all proper utility easements are shown prior to signing the final plat.

RECOMMENDATION:

Staff recommends the Planning Commission recommend **Approval** of the Preliminary Subdivision Plat. Should the Planning Commission recommend approval, staff suggests adding 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 Development Plan shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
4. This Preliminary Subdivision Plat approval is valid for two years, subject to the requirements of Article 406 section A of the *Subdivision and Development Regulations*.

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.

OWNER: *[Signature]* DATE: 10-20-23

CERTIFICATION OF UTILITY EASEMENT DESCRIPTION

EASEMENTS GRANT AND CONVEY TO THE KENTUCKY UTILITY COMPANY, COLUMBIA GAS OF KY, INC., 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, REINFORCE AND REPLACE FACILITIES WITHIN SAID EASEMENTS. ALL LOTS LINES NOT HAVING AN EASEMENT INDICATED WILL HAVE 5' EASEMENTS ON THEM.

OWNER: *[Signature]* DATE: 10-20-23

PRIVATE STREET/ACCESS EASEMENT MAINTENANCE NOTE

THE OWNER/OWNERS OF THIS PROPERTY AND ANY SUCCESSORS IN TITLE AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY TO CONSTRUCTION, MAINTENANCE, RECONSTRUCTION, SHOW REMOVAL, CLEANING OR ANY OTHER NEEDS RELATED TO THE PRIVATE STREET/ACCESS EASEMENT SHOWN ON THE DEVELOPMENT PLAN/PLAT. THIS AGREEMENT RELIEVES THE CITY OF GEORGETOWN/CITY OF STAMPSING/GEORGETOWN OF SADEWILLE/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 CITY/COUNTY STANDARDS PRIOR TO DEDICATION AND ACCEPTANCE AND ALL CONDITIONS OUTLINES IN SECTION 1310.B HAVE BEEN MET.

OWNER: *[Signature]* DATE: 10-20-23

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO AMEND PRIOR PLAT OF RECORD OF LOT 2, DELAPLAIN INDUSTRIAL PARK LODGED OF RECORD IN PLAT CABINET 2; SLIDE 665 IN THE SCOTT COUNTY CLERK'S OFFICE. SAID AMENDMENT BEING TO SUBDIVIDE SAID LOT 2 INTO LOT 2-A AND LOT 2-B AS SHOWN.

CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES

I HEREBY CERTIFY THAT KENTUCKY UTILITIES COMPANY, COLUMBIA GAS KENTUCKY, INC. (ONLY WHERE ECONOMICALLY FEASIBLE) AT&T

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

ELECTRIC CO. OFFICER: _____ DATE: _____
 GAS CO. LAND AGENT # _____ DATE: _____
 TELEPHONE CO. OFFICER: _____ DATE: _____

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 LOT 2, DELAPLAIN INDUSTRIAL PARK, 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 APPROVAL OF PRIVATE SEWERAGE SYSTEMS

I HEREBY CERTIFY THAT THE PRIVATE SEWAGE DISPOSAL SYSTEM INSTALLED, OR PROPOSED TO BE INSTALLED IN THE DEVELOPMENT ENTITLED LOT 2, DELAPLAIN INDUSTRIAL PARK FULLY MEETS THE REQUIREMENTS OF THE KENTUCKY STATE HEALTH DEPARTMENTS AND HEREBY IS APPROVED AS SHOWN.

CERTIFICATION OF FIRE DEPARTMENT APPROVAL

I HEREBY CERTIFY THAT THE DEVELOPMENT PLAN SHOWN HEREON HAS BEEN REVIEWED AND FOUND TO COMPLY WITH THE SCOTT COUNTY FIRE DEPARTMENT REGULATIONS, INCLUDING ANY CONDITIONS OF APPROVAL OR EXCEPTIONS, NOTED HEREON.

FIRE DEPT REPRESENTATIVE: _____ DATE: _____

- NOTES:**
- THE MEANDERING LINES, IF ANY, SHOWN HEREON ARE USED FOR AN APPROXIMATE CALCULATION OF AREAS. THE CREEK, STREAM, RIVER, DRAIN, ROAD, ETC. IS THE ACTUAL PROPERTY LINE UNLESS OTHERWISE NOTED.
 - THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD. ALTHOUGH COURTHOUSE RESEARCH WAS CONDUCTED IN AN ATTEMPT TO LOCATE ALL SUCH ENCUMBRANCES, THE SURVEYOR CAN MAKE NO GUARANTEE THAT ALL SUCH RESTRICTIONS ARE HEREBY SHOWN. A DETAILED TITLE SEARCH CONDUCTED BY AN ATTORNEY MAY BE NECESSARY IN ORDER TO DETERMINE THE EXISTENCE OF ALL RESTRICTIONS.
 - THERE ARE NO EASEMENTS ELIMINATED BY THIS PLAT.
 - THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S MAP NUMBER 21209C01200, DATED DECEMBER 21, 2017.
 - ALL ADJOINING PROPERTIES ARE ZONED I-1.

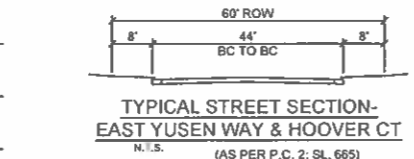
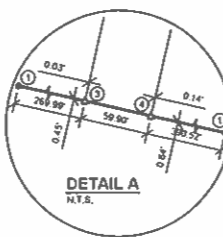
PROJECT: 20184
 DRAWN BY: CBS
 DATE: September, 2023
 DRAWING: 23088_Amd_fpd.dwg

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREIN TO THE SPECIFICATIONS OF THE PLANNING COMMISSION OR OTHER AUTHORIZED OFFICER.

JASON D. BANKS, L.S. #3848 DATE: _____

LINE	BEARING	DISTANCE
L1	S 38°09'06" W	71.38'
L2	S 35°19'28" W	206.19'
L3	S 30°34'51" W	106.96'
L4	S 28°43'18" W	99.47'
L5	S 65°08'17" E	50.00'
L6	S 22°43'21" W	110.71'
L7	S 18°35'01" W	206.81'
L8	S 08°35'07" W	206.81'
L9	S 13°00'08" W	205.87'
L10	N 16°52'08" E	40.00'
L11	N 73°07'52" W	168.34'



RECORD SOURCE OF PROPERTY

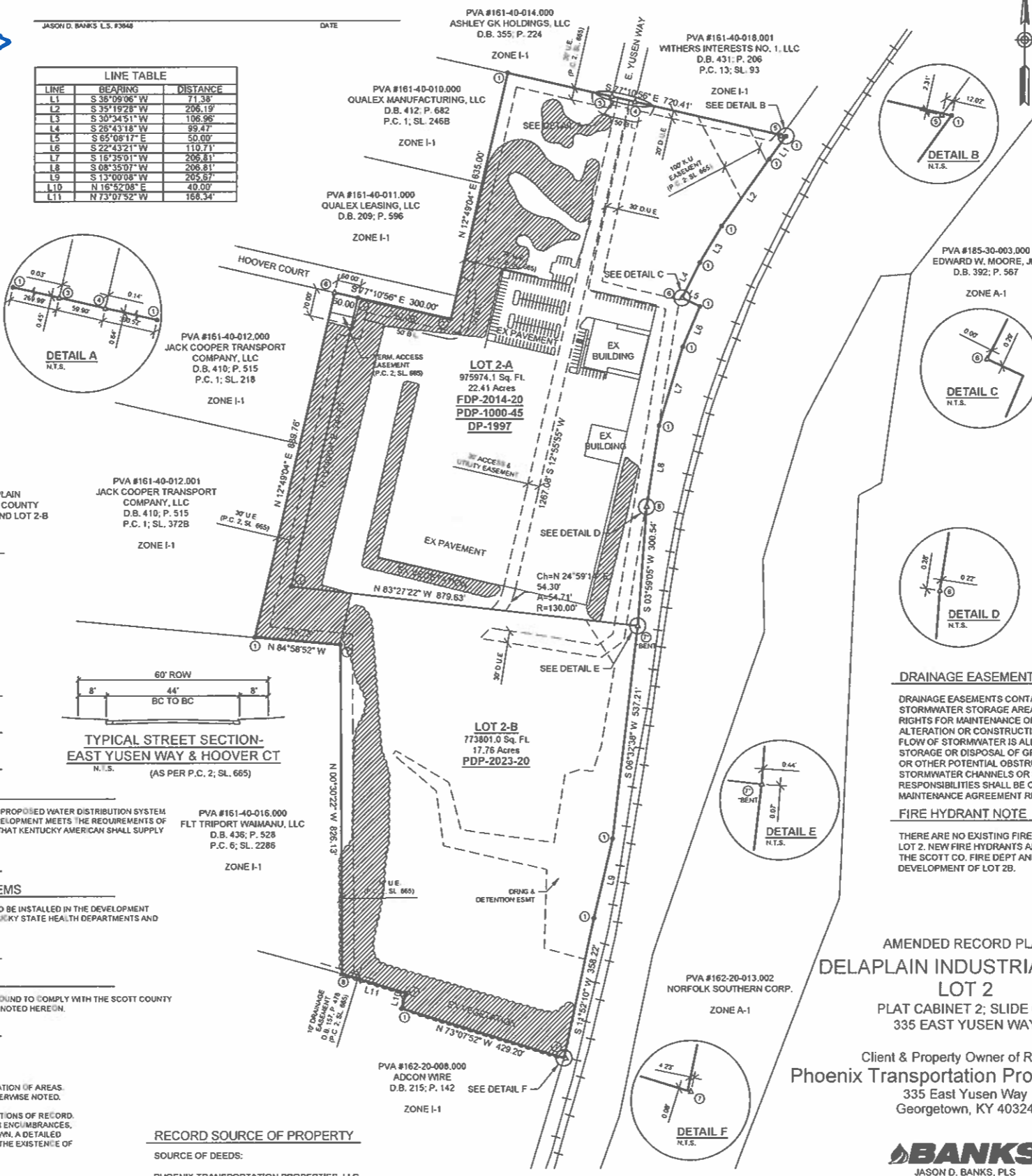
SOURCE OF DEEDS:
 PHOENIX TRANSPORTATION PROPERTIES, LLC
 DEED BOOK 243; PAGE 586
 PLAT CABINET 2; SLIDE 665

ALL OF RECORD IN THE SCOTT COUNTY COURTHOUSE.

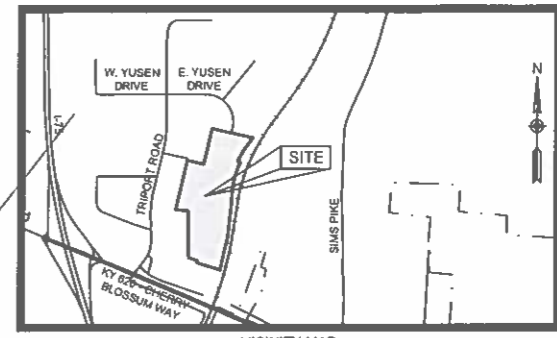
CERTIFICATION OF GIS DEPARTMENT APPROVAL

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.

GIS ANALYST/TECHNICIAN, GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION DATE: _____



PLAT CAB _____ SLIDE _____



METHOD OF SURVEY

THIS PLAT IS BASED ON A FIELD SURVEY PERFORMED BY BANKS ENGINEERING, INC. IN JULY, 2023. THIS SURVEY WAS CONDUCTED USING GPS EQUIPMENT. THE CONTROL POINTS AND A PORTION OF THE BOUNDARY CORNERS WERE LOCATED USING GPS EQUIPMENT. THE REMAINDER OF THE BOUNDARY CORNERS WERE LOCATED USING A TOTAL STATION FROM SAID CONTROL POINTS. TRIMBLE R8-3 DUAL FREQUENCY RECEIVER WAS USED FOR THE NETWORK ADJUSTED REAL TIME KINEMATIC SURVEY. THE SURVEY AS SHOWN IS AN URBAN SURVEY. THE RELATIVE POSITIONAL ACCURACY IS LESS THAN ±0.05" ±100 PPM. THE HORIZONTAL DATUM IS NAD 1983, THE VERTICAL DATUM IS NAVD 1988 AND THE GEOID MODEL USED IS GEOID12B.

THE BEARINGS SHOWN HEREON ARE BASED ON THE KENTUCKY SINGLE 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 HAVE BEEN MONUMENTED WITH AN IRON PIN (1/8" LENGTH, 5/8" DIAMETER) AND CAP STAMPED #3848 UNLESS OTHERWISE NOTED HEREON.

SITE STATISTICS

TOTAL AREA.....	40.17 ACRES
AREA IN LOTS.....	40.17 ACRES
AREA IN RIGHT OF WAY.....	N/A
NO. OF LOTS.....	1 (ORIG.) / 2 (PRO.)
LENGTH OF STREET.....	N/A
ZONE.....	I-1

ZONE I-1 REQUIREMENTS

MINIMUM FRONT YARD.....	50 FT.
MINIMUM EACH SIDE YARD.....	40.17 ACRES
MINIMUM REAR YARD.....	N/A
MAXIMUM BLDG. HEIGHT.....	6 STORIES OR 75 FT.

*SEE ZONING REGULATIONS

DRAINAGE EASEMENT DESCRIPTION

DRAINAGE EASEMENTS CONTAIN STORMWATER CHANNELS, STORMWATER STORAGE AREAS/FACILITIES, AND ACCESS RIGHTS FOR MAINTENANCE OF SUCH FACILITIES. NO CHANNEL ALTERATION 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. MAINTENANCE RESPONSIBILITIES SHALL BE OUTLINED IN THE FUTURE MAINTENANCE AGREEMENT REQUIRED POST-CONSTRUCTION.

FIRE HYDRANT NOTE

THERE ARE NO EXISTING FIRE HYDRANTS WITHIN RANGE OF LOT 2. NEW FIRE HYDRANTS ARE TO BE COORDINATED WITH THE SCOTT CO. FIRE DEPT AND SHALL BE INSTALLED DURING DEVELOPMENT OF LOT 2B.

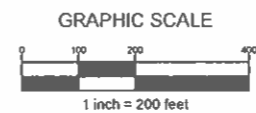
- MONUMENT LEGEND**
- ① IRON PIN SET (5/8" DIA., 18" LONG) WITH CAP #3848
 - ② MAG NAIL SET WITH WASHER STAMPED "3848"
 - ③ IRON PIN FOUND WITH CAP #3340
 - ④ IRON PIN FOUND WITH CAP "KYPLS"
 - ⑤ IRON PIN FOUND WITH CAP #3031
 - ⑥ IRON PIN FOUND WITH CAP #2982
 - ⑦ IRON PIN FOUND NO CAP
 - ⑧ IRON PIN FOUND WITH CAP "BALDWIN"
 - U.E. UTILITY EASEMENT
 - B.L. BUILDING SETBACK LINE

AMENDED RECORD PLAT
DELAPLAIN INDUSTRIAL PARK
 LOT 2
 PLAT CABINET 2; SLIDE 665
 335 EAST YUSEN WAY

Client & Property Owner of Record:
Phoenix Transportation Properties, LLC
 335 East Yusen Way
 Georgetown, KY 40324

BANKS
 JASON D. BANKS, PLS
 1211 JESSAMINE STATION | NICHOLASVILLE, KY
 859.881.0020 | BANKSENGINEERING.NET

Plat of survey represents a boundary survey and complies with 201 KAR 18:150
 September 14, 2023



RECORDERS CERTIFICATION

**MERLA GRAVES PROPERTY
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission
November 9, 2023**

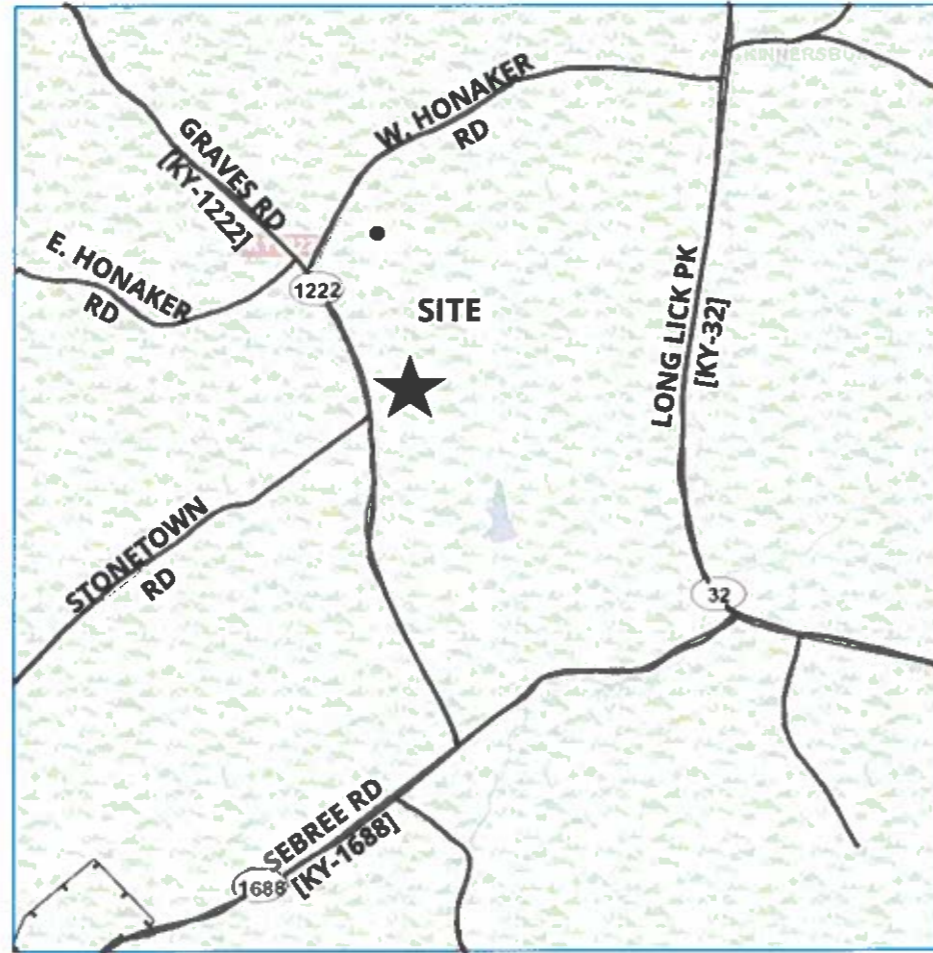
FILE NUMBER: FSP-2023-53

PROPOSAL: Final Subdivision Plat to subdivide one 26.47-acre farm into three parcels

LOCATION: Graves Road

OWNER: Merla Graves

CONSULTANT: Joel Day,
Meridian Associates



STATISTICS:

Zone:	A-1 (Agricultural)
Surrounding Zone:	A-1
Proposed Lot Acreage:	Parcel 6A: 5.72 ac, Parcel 6B: 10.16 & Parcel 6C: 10.16 ac
Access (Direct):	Graves Road [KY-1222]
Access (Arterial):	Long Lick Pike [KY-32]
Variances/Waivers:	None

BACKGROUND:

The application before the Planning Commission is a Final Subdivision Plat to subdivide a farm into three parcels located off Graves Road, located at the intersection of Graves and Stonetown Roads. The property has been subdivided previously and any further subdivision requires Planning Commission hearing.

Plat Review:

The proposed plat shows the appropriate setbacks, and the proposed lots meet the lot size and width requirements. Language in the GIS certification blocks need to be updated.

Access:

The farm has road frontage onto Graves Road and Parcels 6A and 6B will use an existing entrance located approximately 430 feet north of the Graves Road – Stonetown Road intersection. The Applicant proposes an entrance approximately 750 feet south of the Graves Road – Stonetown Road intersection, or along the southernmost property line. Any new entrance will require KYTC District 7 approval and the permit number needs to be noted on the final plat.

RECOMMENDATION:

Staff recommends **approval** of the Final Subdivision Plat. If the Planning Commission approves the application, staff recommends including the following waivers, variances, and 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 FOR WATER ONLY SERVICE - Outside City Limits

I hereby certify that Georgetown Municipal Water & Sewer Service (GMWSS), by and through the City of Georgetown, KY, has facilities within the water distribution system to supply Tract 6A, 6B, & 6C of the Graves property as shown hereon with water service. Certification for water service outside the city limits of Georgetown, KY is limited to domestic service only. Fire flow protection is not guaranteed. Provision of development, construction, and service is contingent upon the developer obtaining a current approved Availability of Capacity Request from the GMWSS Board of Commissioners; and GMWSS review and approval of all plans and specifications for required on-site and off-site improvements including but not limited to water lines, elevated storage tanks, booster pump stations, and related appurtenances for the proposed system. Construction of the proposed water distribution system shall be at the cost of the developer without reimbursement by GMWSS and constructed according to GMWSS and Kentucky Division of Water approved plans and specifications. Easements required for the proposed water distribution system shall be acquired by the developer and dedicated to GMWSS.

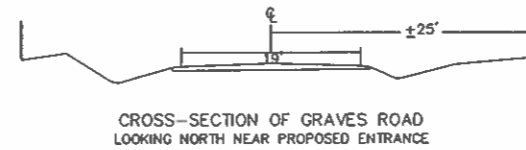
General Manager _____ Date _____

1. If applicable, a testable backflow preventer (BFP) will be required on the customer side of the water meter. BFP's shall be owned and maintained by the property owner and tested yearly. Properties 10 acres or greater are required to install a BFP.
2. Owner shall not cause the grade to be less than 30 inches or more than 60 inches. Any grade changes greater than said depths shall have prior written approval from GMWSS.
3. When a Water Main relocation is required, it shall be at the cost of the owner.
4. Any construction over the existing water main shall maintain proper cover per the GMWSS Standard Specifications.

CERTIFICATION OF UTILITY EASEMENT DESCRIPTION

Easements grant and convey to the Owen Electric, AT&T, Georgetown Municipal Water & Sewer Service (GMWSS), their successors, assigns, and lessees, the right to trim or remove any and all trees, structures and obstacles located on the easements or in such proximity thereto that in falling they might interfere with operation and maintenance of said facility. No building or other structure shall be erected, and no landfill or excavation or other change of grade shall be performed, upon the said easement after installation of facilities. The right of ingress and egress is hereby granted to users of the utility easement as required to construct, operate, maintain, reinforce and replace facilities within said easements. Lot lines with no easement shown shall have a 5 ft. easement on them.

MERLA GRAVES, OWNER _____ DATE _____



UTILITY CERTIFICATION

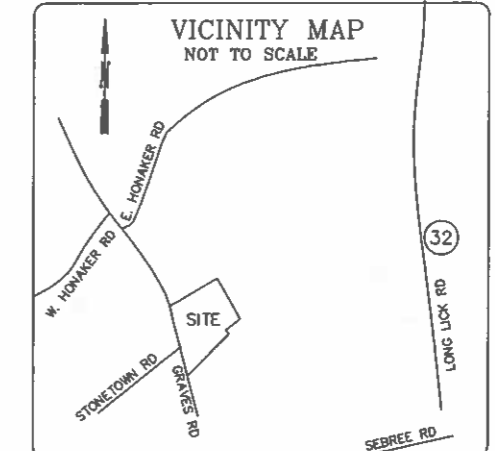
I HEREBY CERTIFY THAT THE UTILITY EASEMENTS DEPICTED HEREON ARE ADEQUATE TO PROVIDE SERVICE. OWNERS AND PROSPECTIVE OWNERS SHOULD NOTE THAT CUSTOMARY CHARGES APPLY, AND, THAT ADDITIONAL EASEMENTS AND/OR CONCESSIONS MAY BE NECESSARY IN ORDER TO SUPPLY SERVICE.

OWEN ELECTRIC _____ DATE _____

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.

GIS Analyst/Technician _____ DATE _____

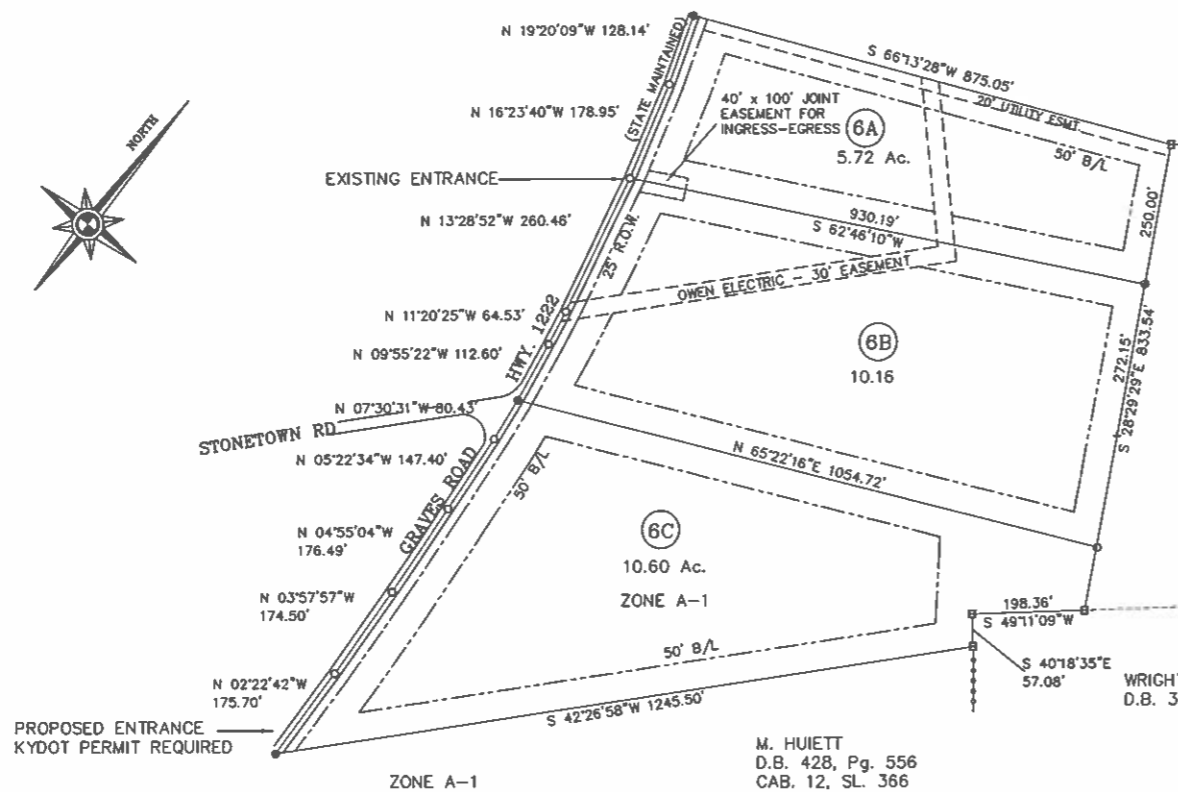


J. HOBBS
D.B. 438, Pg. 554
CAB. 13, SL. 188

T&S MANS, LLC
D.B. 382, Pg. 675
CAB. 11, SL. 374
ZONE A-1

WRIGHT
D.B. 348, Pg. 725

M. HUIETT
D.B. 428, Pg. 556
CAB. 12, SL. 366



PURPOSE OF PLAT
THE PURPOSE OF THIS PLAT IS TO DEPICT THE SUBDIVISION THIS PROPERTY INTO THREE TRACTS.

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

OWNERS CERTIFICATION
CURRENT ZONING OF THE SUBJECT PROPERTY AND ADJOINING PROPERTIES IS AGRICULTURAL (A-1).

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

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

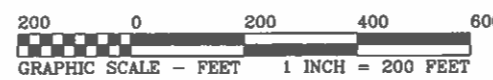
MERLA GRAVES-OWNER _____ DATE _____

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

HEALTH DEPARTMENT REPRESENTATIVE _____ DATE _____

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED UNDER MY DIRECTION, 100% OF THIS SURVEY WAS COMPLETED BY METHOD OF FIXED RITZ RECEIVERS, SPECTRA SP80 BASE AND SPECTRA SP85 ROVER WITH AN UNADJUSTED RELATIVE POSITIONAL ACCURACY OF 0.025 FT ±100 PPM AND HAS NOT BEEN ADJUSTED. THIS IS AN URBAN CLASS SURVEY. THE BASIS FOR BEARINGS IN THIS SURVEY IS KY STATE PLANE NORTH ZONE, NAD83, GEOID12B.

Wm. JOEL DAY, PLS _____ DATE _____



MERIDIAN ASSOCIATES, LLC
SURVEYORS
502 N. BROADWAY, GEORGETOWN, KENTUCKY 40324
TELEPHONE (502) 863-6070 - jdaypls@gmail.com

OCTOBER 24, 2023

STATE OF KENTUCKY
WM. JOEL DAY
2536
LICENSED PROFESSIONAL LAND SURVEYOR

FINAL SUBDIVISION PLAT
GRAVES PROPERTY
GRAVES ROAD, STAMPING GROUND, SCOTT COUNTY, KENTUCKY
MERLA GRAVES - D.B. 232, Pg. 414 / W.B. 28, Pg. 424
THIS PLAT REPRESENTS A BOUNDARY SURVEY & COMPLIES WITH 201 KAR 18:150

NOT VALID UNLESS THIS PRINT CARRIES THE ORIGINAL SEAL AND SIGNATURE

MULLINS PROPERTY ZONING MAP AMENDMENT

Staff Report to the Georgetown-Scott County Planning Commission November 9, 2023

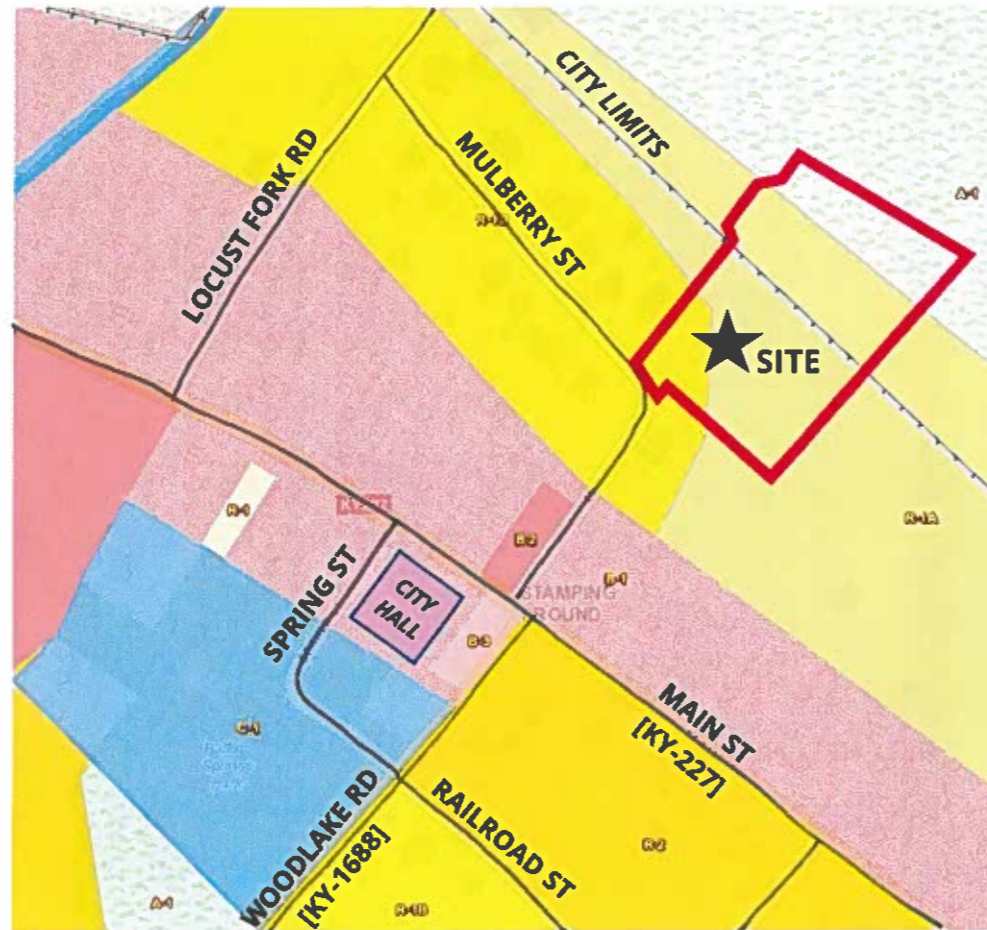
FILE NUMBER: ZMA-2023-54

PROPOSAL: Zoning Map Amendment to change the zoning district from A-1 and R-1A to R-1B

LOCATION: 129 Mulberry Street

OWNER: Jeremy & Candice Mullins

CONSULTANT: Harold Simms & Brad Gregory, HMB Engineers



STATISTICS:

Current Zone:	A-1 (Agricultural), R-1A (Single-Family Residential) & R-1B (Single-Family Residential) across five (5) lots
Proposed Zone:	R-1B (Single-Family Residential)
Surrounding Zone:	A-1, R-1A & R-1B
Proposed Acreage:	Rezoning of 0.277 acres presently zoned A-1 & 2.886 acres presently zoned R-1A (3.168 acres total)
Proposed Lot Count:	Two residential lots
Access (Direct):	Mulberry Street
Access (Arterial):	North of Main Street / Stamping Ground Road [KY-227] North of Woodlake Road [KY-1688] West of Locust Fork Road
Water / Sewer:	Yes / Yes

BACKGROUND:

The application before the Planning Commission is a Zoning Map Amendment as part of a proposal to consolidate five lots into two residential lots. The Project Site is presently five lots measuring 3.48 acres in total with access onto Mulberry Street located in Stamping Ground. Three of the five parcels, measuring 1.143-acres in total, are presently located within the city limits of the City of Stamping Ground, and are split zoned R-1A and R-1B. Two parcels, measuring 2.337-acres, are located outside of city limits, and are split zoned A-1 and R-1A. Staff recommends any areas rezoned to an urban residential district (such as the R-1B) should also be annexed into city limits.

CONCEPT PLAN REVIEW:

The Concept Plan shows the consolidation of five parcels into one single-family urban residential lot. The concept plan adequately demonstrates the ability of the area proposed for rezoning to be meaningfully developed in a manner consistent with local regulations and fitting in with the context of the surrounding area.

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: In analyzing whether the Comprehensive Plan supports the Zoning Map Amendment, staff looks primarily at the Future Land Use Map and the adopted Goals & Objectives of the plan for guidance. The Comprehensive Plan's Future Land Use (FLU) Map shows the subject property having an Urban Residential future land use, which is in agreement with this application.

The Comprehensive Plan describes that new urban residential growth should only occur within cities and Urban Service Boundaries¹. Creating a new lot smaller than 5 acres requires the lot to be served by public sewer, which also requires the lot to be annexed.

Based on the analysis above, staff finds that this application is in agreement with the Comprehensive Plan. Therefore, we need not consider parts a & b of KRS 100.213 (1).

¹ 2017 Comprehensive Plan pg. 49

ADDITIONAL COMMENTS:

At technical review, it was noted that the existing street does not meet the current minimum standard width of 24-foot-wide to support the number of residential units allowed by the proposed zone change. If the Project Site were to be developed, the street would require widening and improvements.

The Applicant has requested that at most two single-family residences/lots be permitted to be developed on the parcel as part of this application. The Applicant proposes the note below be included on the final recorded plat for the property:

"Despite the R1-B zone and the density allowed in an R1-B land use zone, the above consolidated lot consisting of 3.48 acres±, shall be restricted to one (1) additional, future subdivided lot for single-family residential purposes unless an application for further subdivision and density beyond two (2) single family structures is approved by the Georgetown-Scott Planning Commission. "

FINDINGS:

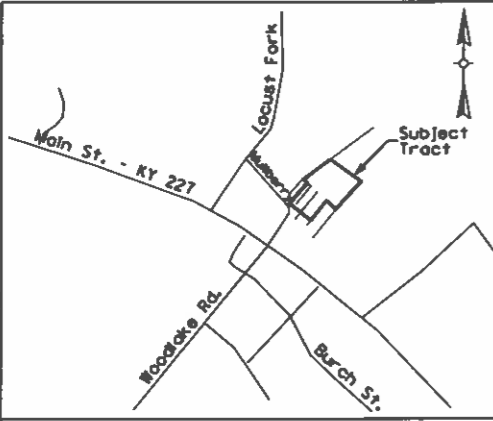
1. The Zoning Map Amendment meets the findings necessary described in KRS 100.213.

RECOMMENDATION:

Based on the findings above, staff recommends the Planning Commission recommends **approval** of the Application to Stamping Ground City Commission. Should the Planning Commission recommend approval, staff suggests adding the following conditions of approval.

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. The Applicant shall request annexation into the City of Stamping Ground for any portion of the site being zoned R-1B.



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' after the above paragraph.

Date _____

JEREMY MULLINS CANDACE MULLINS

HAROLD LEE TATE BETTY TATE

EASEMENT RELEASE

I hereby certify that there are no recorded or accrued utility and drainage easements being eliminated by this consolidation.

Signature and License Number of Surveyor or Engineer _____

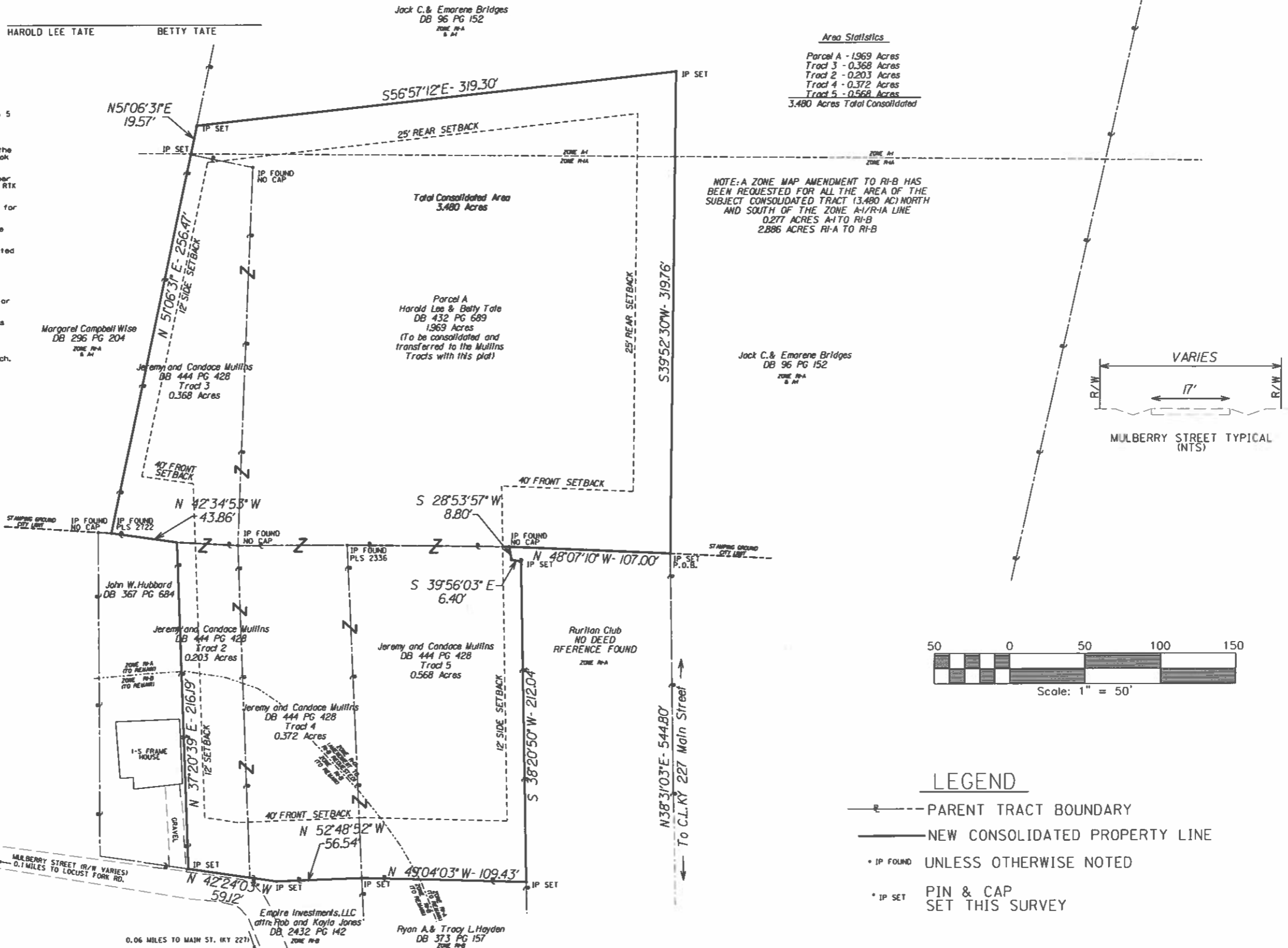
- NOTES**
- The purpose of this plat is to consolidate Tracts 2, 3, 4, & 5 of the Jeremy & Candace Mullins property (DB 444 PG 428) with Parcel A Harold Lee & Betty Tate (DB 432 PG 689) to form one tract with a total area of 3.480 Acres.
 - The sources of title for these properties is recorded in the Scott County Clerk's Office Deed Book 444 Page 428 & Deed Book 432 Page 689.
 - This rural survey was conducted in November 2021 & September 2023 using entirely GPS methods. A Trimble R10 Dual Frequency RTK GPS system was used to locate all existing monuments and re-established corners. This survey meets or exceeds the relative positional accuracy requirement of +/- 0.10" + 200 ppm for the State of Kentucky.
 - The basis of bearing for this survey is the Kentucky State Plane Coordinate System, Single Zone, NAD83, NAVD83, Geoid 12A.
 - All "set" boundary corners and witness markers are monumented with 1/2" re-bar with plastic cap stamped "GREGORY 3784" unless otherwise noted.
 - All distances and directions shown here are based on the un-adjusted survey.
 - This survey is subject to any and all easements of record or apparent.
 - This property does not lie within the 100-year floodplain as shown on FIRF Panel 21209C0093C effective 1/8/2014
 - This boundary survey complies with 201 KAR 18:150.
 - This survey was completed without benefit of a title search.

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct boundary survey of the subject parcel to the accuracy required by 201 KAR 18:150.

E. Brad Gregory
 Licensed Surveyor #45784
 Eric Brad Gregory
 3 HMB Circle
 Frankfort, KY 40601

UTILITY PROVIDERS:
 ELECTRIC - LG&E/KU
 WATER/SEWER - GEORGETOWN MUNICIPAL WATER & SEWER
 CABLE - SPECTRUM
 TELECOM - AT&T



3 HMB Circle
 Frankfort, Ky 40601
 502-695-9800
 bgregory@hmbpe.com

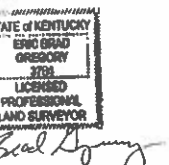
SURVEY CLIENT:
 HAROLD & BETTY TATE
 3215 HARMONY RD
 OWENTON KY 40359

SCALE: 1" = 50'

DATE	REVISION
9/27/2023	TRC REVIEW REVISIONS
10-18-2023	

This boundary survey complies with 201 KAR 18:150

CONSOLIDATION PLAT
 SURVEY PROPERTY:
JEREMY & CANDACE MULLINS & HAROLD & BETTY TATE
 3341 MAIN STREET
 STAMPING GROUND, KY 40379



GSCPC Active Development Projects

Status	Application number	Project Name	Type
Under Construction		Number of Projects: 17	
	2020-47	American Mini-Storage (South) Expansion	DEV-C
	2018-43	Amerson North Townhomes	DEV-R
	2015-22	Cherry Blossom Townhomes Phase 5 (Haddix triplex)	DEV-R
	2021-07	Core Controls - 155 Enterprise Way	DEV-C
	2018-32	Crossings at Wyndamere (Ph4) - Conner Path	DEV-C
	2021-11	Falls Creek Phase 2 (Res) Townhomes	DEV-R
	2015-08	Heritage Apartments at Falls Creek - Phase 3	DEV-R
	2021-40	KY Farm Bureau - 101 Trackside	DEV-C
	2022-40	Living Waters - Bldg Addition, 172 Gunnell	DEV-C
	2023-11	MLS Powersports (US 62)	DEV-C
	2023-32	Moonlight Investments, LLC - Corporate Blvd	DEV-C
	2019-49	Parkview Medical Plaza - Phase 1, S Broadway	DEV-C
	2018-18	Pleasant Valley, Section II - Phase 3 Condominiums	DEV-C
	2022-51	Price Farm (Abbey) Townhomes - Herndon Blvd	DEV-R
	2021-42	R&L Carriers - Cherry Blossom Spur(Tree Removal)	DEV-C
	Minor	Welch Parking Lot Development	DEV-C
	2003-56	White Oak Village - Development (Units)	DEV-R
Final Inspection		Number of Projects: 6	
	2017-33	American Mini (Self-Storage_1047 Paris Pike)-Ph I	DEV-C
	2022-43	Dearinger Property Expansion - 904 E. Main	DEV-C
	2019-31	Hotel Development - 150 Ikebana Dr	DEV-C
	2019-03	South Crossing - Apartments	DEV-R
	2021-50	United Talent Parking Expansion - Kaden Ln	DEV-C
	2022-13	Universal Piping - Enterprise Way	IND

GSCPC Active Subdivision Projects

Status	Application number	Project Name
Under Construction	Number of Projects:	4
	2017-43	Fox Run - Phase 2
	2006-30	McClelland Springs Ph IIB & IIC Section A (DeLong)
	2004-51	Pleasant Valley Phase 5
	2022-05	Village at Lanes Run - Phase 4, Sect 1
Dedication/Final Work	Number of Projects:	1
	2017-43	Fox Run Subdivision - Phase I
Approved/Bonded	Number of Projects:	18
	2006-80	Barkley Meadows (Duncan/Fightmaster) Phase 2
	2021-10	Cherry Blossom Subdivision - Phase 9
	2019-13	Cherry Blossom Townhomes - Phase 6
	2006-86	December Estates Cluster Subdivision
	2021-04	Falls Creek Residential - Phase 2
	2019-39	Harbor Village Unit 1, Phase 3C
	2019-46	Jones Prop - Willow Brook Ln Ext
	2017-24	Pinnacle At Mallard Point
	2008-47	Pleasant Valley, Sect II, Phase 2, Unit 4 (street)
	2018-57	Price Farm (Abbey) Ph 3 Unit 2A, 2B, 2C, 2D
	2018-57	Price Farm(Abbey) Ph3 Units 1A, 1B, 1C, 1D
	2019-02	South Crossing - Phase 1 Units 1A, 1B, 1C
	2019-02	South Crossing - Phase 1 Units 1D, 1E, 1F
	2021-20	Village at Lanes Run - Ph 3, Sect 2 (Briggs)
	2018-61	Village at Lanes Run - Phase 2, Sect 3-C (Haddix)
	2004-26	Village at Lanes Run - Phase 3, Sect 1A (Charles)
	2004-26	Village at Lanes Run - Phase 3, Sect 1B (Charles)
2018-05	Woodland Park (Betty Yancey) Phase 2	

List of all Active Projects/status

Application	Project Name	Type	Status
2017-34	Adient USA (Hillps) Amended DP (Parking and dock)	DEV-C	No Activity
2022-34	Aldi (Parkview Medical Ph2 Bldg D) 135 American	DEV-C	Complete
2017-33	American Mini (Self-Storage_1047 Paris Pike)-Ph 1	DEV-C	Final Inspection
2020-47	American Mini-Storage (South) Expansion	DEV-C	Under Construction
2017-20	Amerson - Schoolhouse Road Unit 1	DEV-C	Approved/Bonded
2017-20	Amerson Commercial Grading and Site Work	DEV-C	Approved/Bonded
2018-43	Amerson North Townhomes	DEV-R	Under Construction
2023-05	AWG Expansion - 400 Triport Rd	DEV-C	Under Review
2006-80	Barkley Meadows (Duncan/Fightmaster) Phase 2	RES	Approved/Bonded
2020-34	Bourbon 30 & ESI (240 Corporate)	DEV-C	No Activity
2003-35	Buffalo Springs (Phase 2) Stamping Ground	RES	Under Review
2021-10	Cherry Blossom Subdivision - Phase 9	RES	Approved/Bonded
2019-13	Cherry Blossom Townhomes - Phase 6	RES	Approved/Bonded
2015-22	Cherry Blossom Townhomes Phase 5 (Haddix triplex)	DEV-R	Under Construction
2021-07	Core Controls - 155 Enterprise Way	DEV-C	Under Construction
2018-32	Crossings at Wyndamere (Ph4) - Conner Path	DEV-C	Under Construction
2022-43	Dearinger Property Expansion - 904 E. Main	DEV-C	Final Inspection
2006-86	December Estates Cluster Subdivision	RES	Approved/Bonded
2023-31	Eckart Supply - Corporate Blvd	DEV-C	Under Review
2011-29	Falls Creek Drive extension	DEV-C	Approved/Bonded
2021-11	Falls Creek Phase 2 (Res) Townhomes	DEV-R	Under Construction
2021-04	Falls Creek Residential - Phase 2	RES	Approved/Bonded
2017-43	Fox Run - Phase 2	RES	Under Construction
2017-43	Fox Run Subdivision - Phase 1	RES	Dedication/Final Work
2021-06	Georgetown Auto Sales - 136 Darby Dr	DEV-C	No Activity
2020-43	Harbor Village - Phase 4	RES	No Activity

Application	Project Name	Type	Status
2019-39	Harbor Village Unit 1, Phase 3C	RES	Approved/Bonded
2015-08	Heritage Apartments at Falls Creek - Phase 3	DEV-R	Under Construction
2019-06	Hoghead Trailer Sales-Showalter	DEV-C	No Activity
2019-31	Hotel Development - 150 Ikebana Dr	DEV-C	Final Inspection
2018-52	Jimmy Johns - 121 Southgate Dr	DEV-C	No Activity
2019-46	Jones Prop - Willow Brook Ln Ext	RES	Approved/Bonded
2021-40	KY Farm Bureau - 101 Trackside	DEV-C	Under Construction
2018-15	Landmark (South, Kelley-Owen) Office Bldg Exp	DEV-C	No Activity
2022-40	Living Waters - Bldg Addition, 172 Gunneil	DEV-C	Under Construction
2006-28	McClelland Springs Ph IIB & IIC	RES	Under Review
2006-30	McClelland Springs Ph IIB & IIC Section A (DeLong)	RES	Under Construction
2002-62	Minnfield Townhomes 1 & 2 - Barbara Blvd	DEV-R	Under Review
2023-11	MLS Powersports (US 62)	DEV-C	Under Construction
2023-32	Moonlight Investments, LLC - Corporate Blvd	DEV-C	Under Construction
2009-20	Morgan Property	DEV-C	No Activity
2017-14	Morgan Property (Tract 2) 2017	DEV-C	No Activity
2019-49	Parkview Medical Plaza - Phase 1, S Broadway	DEV-C	Under Construction
2017-05	Patriot RV Bldg Addition - Paris Pike	DEV-C	Complete
2015-05	Pemberley Cove	RES	Warranty Period
2021-44	Penn Alley Townhomes	DEV-R	Under Review
2018-29	Penn Ave Baptist Parking - Stamping Ground	DEV-C	No Activity
2017-24	Pinnacle At Mallard Point	RES	Approved/Bonded
2004-51	Pleasant Valley Phase 4B, 4C, & 4F	RES	Warranty Period
2004-51	Pleasant Valley Phase 4D & 4E	RES	Warranty Period
2004-51	Pleasant Valley Phase 5	RES	Under Construction
2008-47	Pleasant Valley, Sect II, Phase 2, Unit 4 (street)	RES	Approved/Bonded
2018-18	Pleasant Valley, Section II - Phase 3 Condominiums	DEV-C	Under Construction
2023-13	Popeye's - 100 Darby Dr	DEV-C	Under Review

Application	Project Name	Type	Status
2018-57	Price Farm (Abbey) Ph 3 Unit 2A, 2B, 2C, 2D	RES	Approved/Bonded
2022-51	Price Farm (Abbey) Townhomes - Herndon Blvd	DEV-R	Under Construction
2018-57	Price Farm(Abbey) Ph3 Units 1A, 1B, 1C, 1D	RES	Approved/Bonded
2021-42	R&L Carriers - Cherry Blossom Spur(Tree Removal)	DEV-C	Under Construction
2022-21	Redwood Apartments - Old Oxford (Finley)	DEV-R	Under Review
2021-45	Regal Springs, 1555 Frankfort Rd	DEV-R	Under Review
2022-48	Scouters Coffee - Edwards Ave	DEV-C	Complete
2023-10	Scott Co Humane Society - 1376 Lexington Rd	DEV-C	Under Review
2022-14	Singer Property - Phase 1 (822 Cinc Pike)	RES	Under Review
2019-03	South Crossing - Apartments	DEV-R	Final Inspection
2019-02	South Crossing - Phase 1 Units 1A, 1B, 1C	RES	Approved/Bonded
2019-02	South Crossing - Phase 1 Units 1D, 1E, 1F	RES	Approved/Bonded
Minor DP	Stonewall First Church of God - Grading & Parking	DEV-C	No Activity
2018-38	Sutton Place Remaining - Phase 4	RES	No Activity
2005-22	Thoroughbred Acres Unit 11(Commercial Subdivision	DEV-C	Approved/Bonded
2008-40	Thoroughbred Acres Unit 7D, Section 1	RES	Warranty Period
2011-29	Traditions Apartments (Falls Creek) Phase 2 & 3	DEV-R	Complete
2021-50	United Talent Parking Expansion - Kaden Ln	DEV-C	Final Inspection
2022-13	Universal Piping - Enterprise Way	IND	Final Inspection
2020-02	Village at Georgetown (Lemons Mill/E Main Ext)	DEV-R	No Activity
2021-20	Village at Lanes Run - Ph 3, Sect 2 (Briggs)	RES	Approved/Bonded
2021-20	Village at Lanes Run - Ph 3, Sect 3 (2B) (Briggs)	RES	Under Review
2018-61	Village at Lanes Run - Phase 2, Sect 3-B (Charles)	RES	Warranty Period
2018-61	Village at Lanes Run - Phase 2, Sect 3-C (Haddix)	RES	Approved/Bonded
2004-26	Village at Lanes Run - Phase 3, Sect 1A (Charles)	RES	Approved/Bonded
2004-26	Village at Lanes Run - Phase 3, Sect 1B (Charles)	RES	Approved/Bonded
2022-05	Village at Lanes Run - Phase 4, Sect 1	RES	Under Construction
Minor	Weich Parking Lot Development	DEV-C	Under Construction

Application	Project Name	Type	Status
2021-24	Whitaker Prop Distrib Center - Carley/Kaden	DEV-C	Approved/Bonded
2019-10	White Oak Condominiums Phase 4 (Remaining)	RES	Warranty Period
2003-56	White Oak Village - Development (Units)	DEV-R	Under Construction
2018-05	Woodland Park - Phases 3 & 4	RES	Under Review
2018-05	Woodland Park (Betty Yancey) Phase 1	RES	Warranty Period
2018-05	Woodland Park (Betty Yancey) Phase 2	RES	Approved/Bonded
Total Number of Active Projects:		88	