

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
AGENDA**

**November 10, 2016  
6:00 p.m.**

**I. COMMISSION BUSINESS**

- A. Approval of October invoices
- B. Approval of September 29, 2016 minutes
- C. Approval of October 13, 2016 minutes
- D. Approval of November agenda
- E. Items for postponement or withdrawal
- F. Consent Agenda

**II. OLD BUSINESS**

- A. ZMA-2016-48 Bevins Rural Residential Subdivision Plat – Preliminary review of the Final Subdivision Plat to create 7 tracts from the parent tract, located on the northeast corner of the intersection of New Coleman Lane and Ironworks Road.
- B. PSP-2016-51 Abbey at Old Oxford (Price Farm) – Preliminary Subdivision Plat for 129 townhomes and 373 single-family lots on 125.69 acres, located on the northwest side of Old Oxford Road.

**III. NEW BUSINESS**

- A. FSP-2016-55 Rains Property – Final Subdivision Plat to divide 21 acres into one 10-acre tract and one 11-acre tract, located on the north side of Cynthiana Road (U.S. 62), west of Finnell Rd.
- B. ZMA-2016-56 Randy Wilson Zone Change – Rezoning request from R-1B to B-3 to maintain existing commercial use of .361 acres located at 801 Pike Street in Sadieville. PUBLIC HEARING
- C. PDP-2016-57 Online Transport – Preliminary Development Plan for trucking facility located on 10.1-acre tract located at 656 Delaplain Road (west of Sims Road).
- D. ZMA-2016-58 Mary Breeden Estate – Rezoning request from A-1 to R-2 for 30.2 acres and Conceptual Development Plan for 252 multi-family units located at 1100 East Main Extended (north side of East Main Extended, east of McClelland Circle). PUBLIC HEARING
- E. ZMA-2016-59 Whitaker Business Park – Rezoning request from A-1 to B-5 (125.91 acres), R-2 to B-5 (50.31 acres) and R-2 to P-1 (10.52 acres), and Conceptual Development Plan for entire 186.74 acres, located on the northwest corner of Champion Way and the new interchange connector road. PUBLIC HEARING

**IV. OTHER BUSINESS**

- A. Landscape Ordinance discussion
- B. Surplus property
- C. Update of previously approved projects and agenda items

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
SPECIAL MEETING  
MINUTES  
September 29, 2016**

The special meeting was held in the Scott County Courthouse on September 29, 2016. The meeting was called to order by Chair Rob Jones at 6:00 p.m. Present were Commissioners Jeff Caldwell, Regina Mizell, Byron Moran, Steve Smith, Mark Sulski, and Frank Wiseman, Director Joe Kane, and Planner Megan Chan. Absent were Commissioners John Shirley and Johnny Cannon, and Attorney Charlie Perkins.

Comprehensive Plan Goals and Objectives

Chairman Jones opened the public hearing.

Mr. Kane stated that KRS 100 requires three Comprehensive Plan elements, which are Land Use, Transportation, and Community Facilities, and that the last major revision, including other elements, was done in 1991. This current plan will update the required elements as well as the other elements, and incorporates them into one document.

He added that the Chamber of Commerce put together a visioning/strategic plan in the late 1990's called Vision 2020, and some of that work is also being incorporated into this current plan.

Commissioner Smith arrived at the meeting.

Mr. Kane stated that the Goals and Objectives that were drafted by the sub-committees were endorsed by the executive steering committee on September 20. If the Commission endorses them, he will then present them to Fiscal Court, Georgetown City Council, and the Stamping Ground and Sadieville City Commissions. After they are adopted, the text, maps, and graphics of the plan itself will be drafted with the help of the sub-committees. After that, an implementation plan will be developed with input from the legislative bodies.

Ms. Chan summarized the Goals and Objectives, starting with Community Form, which is a combination of the traditionally named Urban Land Use, Rural Land Use, and Community Facilities elements. She noted that the new plan intends for all of the Goals and Objectives to apply to all four legislative jurisdictions.

A copy of the Goals and Objectives are attached as part of these minutes.

All those intending to speak before the Commission were sworn in by Chairman Jones.

Mark Craft, Mallard Point resident, asked what the plan is to achieve the goal of reducing waste disposed in the landfill, to address the waste being trucked in from outside of Scott County, and to address the landfill's plan to expand to accommodate increased waste. Mr. Kane replied that action items to address these issues will be discussed in the next stages of the process.

Bret Halverson, concern citizen, asked if there have been changes in any zoning on the Future Land Use Map. Ms. Chan stated that the Land Use Committee is in the process of working on revisions to the Future Land Use Map, but they are waiting until the Goals and Objectives are endorsed and adopted before finishing the work.

Mike Craft, Infrastructure Committee member, asked if Community Form Goal #CF 1.6 regarding transportation levels of service can be moved to the Infrastructure and Public Services Goals. He also felt that the goal is too restrictive. That issue was discussed and it was agreed that the Committees could discuss it further.

Lewis Wolfe, East Main Street resident, thanked staff and the involved citizens for the immense amount of work that has gone into the Comprehensive Plan process. He expressed gratitude for the historic preservation effort, the attention to improving public infrastructure, the protection of the Royal Spring aquifer, and support for the downtowns.

Kyle Fannin, Scott County resident, asked if there is a hierarchy in the chapters of the Comprehensive Plan. Ms. Chan replied the chapters/Goals and Objectives would not be ranked, but that implementation would be.

When the implementation chapter is created, action items will be ranked by criteria such as the most goals or objectives that will be achieved, what is the easiest to obtain, and are they long-term or short-term. Pastor Fannin stated that, as Pastor of Bluegrass Baptist Church, he is interested in any changes to the A-5 zoning district or sanitary sewer goals. Ms. Chan stated that those issues will be discussed by the Agriculture/Environmental committee.

Pastor Fannin expressed concern about discussion that churches should not be located on agricultural land. Ms. Chan stated that the size and scale of churches in agricultural areas has been discussed.

Commissioner Smith thanked all the committee members for their time and work.

It was agreed that the minor language/wording changes suggested by Commissioner Wiseman can be made later. Commissioner Wiseman stated that his suggestions are for clarity and not content.

**Motion by Sulski, second by Mizell, to endorse the proposed Goals and Objectives for the 2016 Comprehensive Plan. Motion carried.**

The meeting was then adjourned.

Respectfully,

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Rob Jones, Chair

Attest:

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Charlie Perkins, Secretary

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
REGULAR MEETING  
MINUTES  
October 13, 2016**

The regular meeting was held in the Scott County Courthouse on October 13, 2016. The meeting was called to order by Chair Rob Jones at 6:00 p.m. Present were Commissioners Jeff Caldwell, Johnny Cannon, Regina Mizell, Byron Moran, John Shirley, Steve Smith, Mark Sulski, and Frank Wiseman, Director Joe Kane, Planners Megan Chan and Matt Summers, Engineer Brent Combs, and Attorney Charlie Perkins.

Motion by Caldwell, second by Shirley, to approve the September invoices. Motion carried.

Motion by Smith, second by Wiseman to approve the September 8, 2016 minutes. Motion carried.

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

Postponements/Withdrawals

Chairman Jones stated that the Abbey at Old Oxford (Price Farm) (PSP-2016-51) application has been postponed to the November meeting.

Consent Agenda

There were no applications on the Consent Agenda. Motion carried.

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

ZMA-2016-48 Bevins Rural Residential Subdivision Plat – Preliminary review of the Final Subdivision Plat to create 7 tracts from the parent tract, located on the northeast corner of the intersection of New Coleman Lane and Ironworks Road.

Mr. Summers reviewed the staff report. He reminded the Commission that they recommended approval of the rezoning, which was approved by Fiscal Court, but it was agreed that the Preliminary Subdivision Plat would come back to the Commission due to the New Coleman Lane access issue. He stated that the current

plat creates seven (7) tracts instead of the eight (8) that were proposed on the previous plat.

Mr. Summers reviewed the reconfiguration of the lots and their respective access points. Tracts 1 and 2 will use existing entrances on New Coleman Lane. The remaining lots will use Ironworks Road. He stated that the Commission can require the applicant to widen New Coleman Lane, as required by the Subdivision Regulations, or they can approve the requested variance to remove that requirement. If the variance is granted, the Commission should state clear reasons why they are doing so, and if necessary, address whether staff should amend the portion of the Subdivision Regulations that requires the upgrade.

Mr. Summers recommended approval of the subdivision plat and denial of the variance.

The Commission briefly discussed the variance request.

Bruce Lankford, representing the applicant, asked if a policy requiring the road upgrade was ever adopted. Mr. Perkins stated that it is a requirement in the Subdivision Regulations; therefore, that is the policy.

Mr. Lankford then asked if the projected increase in traffic assumes that all of the increase in traffic will use New Coleman Lane. Mr. Summers replied that it does not assume which road the traffic will use.

Mr. Lankford asked that the hearing can be continued to the November meeting so that they can further look at the options.

Commissioner Sulski did not feel that the traffic with access to Ironworks will use New Coleman Lane.

Commissioner Shirley asked Mr. Summers if an upgrade being accomplished by a public/private partnership with the County has ever been pursued. He felt that the property taxes generated by this new development justifies such a partnership.

Chairman Jones supported that idea, but that would be between the applicant and the County.

Mr. Lankford asked that the Commission vote on the plan as presented, and then the applicant may discuss the upgrade with the Fiscal Court. Commissioner Shirley stated that he could not vote to approve the application on a "maybe."

Commissioner Smith felt that the Subdivision Regulations should be followed.

Mr. Lankford stated that the applicant reconfigured the lots in order to decrease the number of access points on New Coleman Lane to the two existing entrances, and the Commission still is discussing whether to require the road widening. Chairman Jones felt that to waive the requirement for this applicant to upgrade the road would not be fair to all the previous developers who have been required to make upgrades.

Commissioner Sulski felt the application should be approved including the requested variance.

Mr. Perkins stated that variances apply to setbacks, building lines, etc. and not to policies.

**Motion by Smith, second by Moran, to approve the Final Development subject to ten (10) conditions of approval. By roll call vote, motion carried 6-3 with Wiseman, Sulski, and Cannon dissenting.**

PSP-2016-53 Canewood, Unit 1-C, Section 4 Amended – Amended Preliminary Subdivision Plat for 10 lots, located at the termination of The Masters, west of Canewood Blvd.

Mr. Kane reviewed the staff report. He stated that the application was denied at the August meeting due to the requested waiver to reduce the rear yard setback to 15' on the two double frontage lots. The two lots in question now meet the setback requirement. The lots are configured in the same manner as they were on the previously approved plat and are compatible in size and setbacks with the existing lots on the street.

Rory Kahly, EA Partners and representing the applicant, agreed with the conditions of approval. He briefly reviewed how the ten lots were platted in relation to the bypass right-of-way.

Bill Burke, The Masters resident, stated that Canewood has several sections that each have different lot sizes and design styles. He felt that the lots on the cul-de-sacs should be the same size as Stonebrook Court. If the lot sizes are significantly changed, then it changes the look of the neighborhood (The Bluffs).

Mr. Burke asked that a condition of approval be included that requires the applicant to receive approval from the Homeowners Association. Mr. Perkins stated that a condition of approval can be added stating that the lots are subject to the same HOA conditions as the rest of The Bluffs. However, the Commission cannot enforce design

standards of the HOA if they are not being followed. That is a private matter between the lot owners and the HOA.

Discussion continued on HOA authority.

Rob McGoodwin, representing Snap Hook Development, applicant, stated that the City ordinance requires them to subject these 10 lots to the Canewood HOA, but they also agree that they will conform with all the regulations, requirements, and restrictions of all of the lots that surround these 10 lots.

**Motion by Shirley, second by Wiseman, to approve the Preliminary Subdivision Plat subject to the ten (10) conditions of approval. Motion carried.**

PDP-2016-54 Georgetown Centre Parcel A – Preliminary Development Plan for a 14,000 sq. ft. retail shop within the parking lot of Georgetown Centre, consisting of 8.73 acres, located at the corner of Paris Pike (U.S. 460 E.) and McClelland Circle (U.S. 460 Bypass).

Mr. Kane reviewed the staff report, stating that the request is to amend the development plan for Parcel A, which includes the K-mart retail store and garden center. The amendment would add a 14,000 sq. ft. retail building in the corner of the parking lot. It would remove some of the existing parking and reconfigure the remaining parking.

He stated that the parking lot is currently underutilized and also shared with the other retail center tenants. Because of that underutilization, an additional retail center would be beneficial, but the Commission should determine if a 14,000 sq. ft. retail center can be accommodated. There are 728 existing parking spaces, and the proposed building will result in a net loss of 80 spaces. The parking ratio would then be one space per 268 gross square feet. Considering loading and unloading areas and other factors, plus the shared parking agreement, Mr. Kane felt that the ratio that is proposed after development is sufficient to accommodate a building of this size. A variance from the regulations would be required for a decrease of 20 spaces.

Mr. Kane also recommended that, if the retail center includes or becomes a restaurant or other use that would generate the need for more parking than a retail use, it would be left to the discretion of Planning staff whether to bring it back to the Commission for approval. He recommended the same if a drive-thru is included.

He then stated that all signage must be added to the existing pole signs. Stormwater and lighting plans must also be approved. Regarding landscaping, the applicant

must fill in any perimeter and interior landscaping that is missing. The canopy requirements are not applicable since it is a redevelopment.

He recommended approval contingent on the six (6) conditions of approval and the shared parking agreement being in place and provided to Planning staff.

Commissioner Smith asked if the hedgerows, trees, and landscaping in the entire parking lot can be revitalized and brought up to standards. Mr. Kane stated that they are only required to fill in landscaping in the areas that they are disturbing.

Darrin Croucher, Thoroughbred Engineering and representing the applicant, stated that the applicant will revitalize the landscaping on all three parcels.

**Motion by Smith, second by Sulski, to approve the Preliminary Development Plan subject to the six (6) conditions of approval, including the variance regarding parking. Motion carried.**

Mr. Perkins stated that Bruce Lankford asked if he can wait to sign the conditions of approval on the Bevins Rural Residential application until he speaks with the applicant. He recommended allowing Mr. Lankford to do so, and if any changes are requested, the application will come back to the Commission at the November meeting. The Commission agreed.

The meeting was then adjourned.

Attest:

Respectfully,

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Charlie Perkins, Secretary

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Rob Jones, Chair

**ABBAY AT OLD OXFORD**  
**AMENDED PRELIMINARY SUBDIVISION PLAT**  
**Staff Report to the Georgetown-Scott County Planning Commission**  
**November 10, 2016**

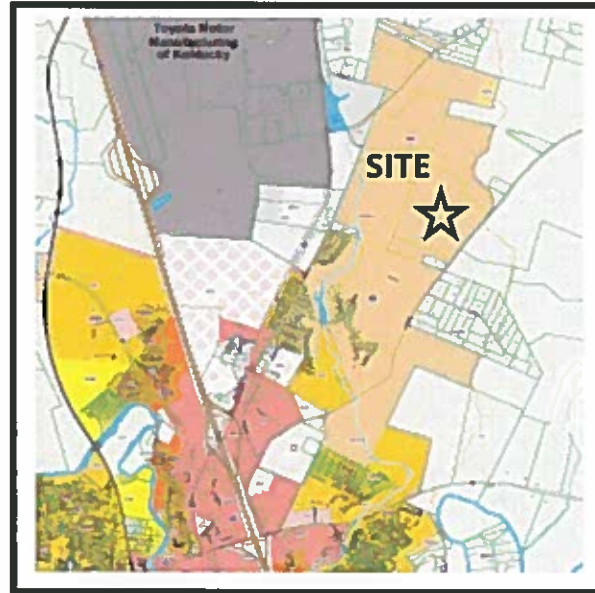
**FILE NUMBER:** PSP-2015-51

**PROPOSAL:** Amended Preliminary Subdivision Plat for 285 new single family residential lots, and 129 townhome units on 126.79 acres zoned R-1C (PUD)

**LOCATION:** Old Oxford Drive and Herndon Boulevard

**APPLICANT:** Ball Homes

**ENGINEER:** Rory Kahly, EA Partners



**STATISTICS:**

Zone	R-1C PUD (Low Density Residential PUD)
Surrounding Zones	R-1C (Low Density Residential), and A-1 (Agricultural)
Acreage	126.79 Gross, 123.84 Net
Density	3.85 Units/net acre
Proposed Use	285 new single family residential lots and 129 townhome units, 477 units total for entire subdivision including existing phase one
Typical Lot Size	55' x 125' (6875 SF)
Minimum Lot Size	6,000 SF
Minimum Lot Width	45 Feet
Typical Lot Width	55-60 Feet
Water/sewer available	Yes/Yes
Length of New Road Access	16,000 Linear Feet
	1) Herndon Boulevard
	2) Pleasant Valley Drive (future connection)
	3) Local Road 4 (future connection)
	4) Local Road 5 (future connection)
Variances	Length of cul-de-sac exceeding 600'

**BACKGROUND:**

The subject property is located on the west side of Old Oxford Road approximately two miles north of Connector Road. It is located north of Cherry Blossom Golf Course and east of Pleasant Valley subdivision. The property to be subdivided is the remainder of the Price Farm, previously approved and rezoned to R-1C PUD for a residential subdivision (ZMA-2001-04, PSP-2006-92, PSP-2008-50).

The most current approved Preliminary Subdivision Plat for the site from 2008 (PSP-2008-50) was for 553 total dwelling units. This included 304 single-family units and 249 multi-family units. The subdivision was originally intended to be developed in phases. Old Oxford, LLC began developing phase one, with single-family lots along Old Oxford Road in 2009. The economic recession shut down the project and the land that included phase one was eventually purchased by Ball Homes. Ball Homes is completing home construction in phase one now. Ball Homes is the applicant in the current request to amend the remainder of the Price Farm to reflect their new development scheme.

In 2015, the City of Georgetown passed an Ordinance that required new and existing ongoing residential projects to follow a common scheme of development from start to finish. The Ordinance stipulated that the common scheme be set out at the start for new subdivisions in the form of a declaration of covenants and restrictions. For existing subdivisions that are yet to be completed, they were to be completed consistent with original intent or they needed to go through a process, including a hearing before the Planning Commission to alter the original scheme of development.

Part of the Planning Commission's role in approving an amendment to an approved Preliminary Subdivision Plat has been expanded by this Ordinance in the City of Georgetown to include the requirement that a development now declare or state their intended "scheme of development" up front, and follow that through to the end of the project or get any future changes approved by the Planning Commission following the process laid out by the Ordinance.

The existing zoning on the property is R-1C (PUD). The existing approved Preliminary Subdivision Plat included both single-family and multi-family units and areas. The 2008 Preliminary Subdivision Plat for this subdivision did not clearly state how the multi-family areas would be developed and if they would be subject to different HOA covenants, restrictions and obligations. Therefore, it is the applicant's burden to lay out the new common scheme of development now. The new proposal shall indicate the proposed project phases or sections that will be developed following different covenants and restrictions. Then they should provide those covenants and restrictions for each differing section or phase.

The Ordinance states, *"If a Common Scheme of Development contains different or non-uniform covenants, conditions, easements, servitudes, or deed restrictions or different homeowners associations intended for different sections, units or phases of the Development or Subdivision, then the Preliminary Development Plan, Final Development Plan or Master Subdivision Plan shall (i) identify each section, unit or phase, and (ii) set forth the applicable Common Scheme of Development applicable to each section, unit or phase."*

It is clear that the proposal is to develop at least two distinct areas, a townhome area and a single-family area. The covenants and restrictions must be provided for review for these areas. If the development is to be phased or broken up further, with other areas subject to differing covenants and restrictions, that needs to be explained as well. In addition, the plan for the future ownership and maintenance of the HOA areas needs to be provided for the Planning Commissions review.

**Land Uses:**

The previous plan approved showed a variety of multi-family buildings in the middle of the site, generally buffered from the single-family areas by the large pond and wetland areas and the overhead electric easement.

The applicant is asking for approval of an amended plan that would remove much of the multi-family component and replace it with fewer attached townhomes nearer to the main entrance from Old Oxford Road. While this would result in fewer units overall, they would now be placed in an area that was previously planned for single-family homes. This area is adjacent to phase one of the Abbey at Old Oxford.

The townhome area has a much higher density than was previously proposed. The previous plan proposed 56 single-family units in this area of approximately 13 acres (4.3 units/acre). The current plan proposed 129 townhomes in the same area (9.9 units/acre). This is balanced elsewhere on the site and the overall density is actually reduced from 4.36 units/acre to 3.76 units/acre. The townhomes proposed on the current plan would fit into the existing subdivision better if they were designed facing public streets in a manner that they could be oriented around a shared network of streets and public spaces. As currently designed, they are an island unto themselves, cut off from the remainder of the development, whose maintenance control and upkeep will be the responsibility of one owner. How this will impact the remainder of the development, including future maintenance of infrastructure and open space is unclear.

If the townhome area is approved in this new location, it is recommended that a landscape buffer be installed along Herndon to buffer the pod of townhome development from the single-family area.

**Setbacks & Dimensions:**

The standard R-1C zone district setbacks are 30-foot front, 25-foot rear, 7.5-foot side. However, as part of the PUD zoning, the approved Preliminary Subdivision Plat (PSP-2008-50) shows typical setbacks of 25-foot front, 20-foot rear, and 7.5-foot side. The new proposed plan (PSP-2016-51) calls for 25-foot front, 25-foot rear, and 7.5-foot side. These setbacks are still less stringent than the standard R-1C setbacks but are consistent with the size of lots already developed within Phase 1 of Abbey at Old Oxford.

The applicant is proposing to amend PSP-2008-50 to reduce the number and type of multi-family units approved. Currently there are 553 total dwelling units approved, with 304 single-family units and 249 multi-family units. The proposed Amended Preliminary Subdivision Plat proposes 298 new single-family units, for a total of 348 including those platted in Phase 1 and 129 Townhome units for a total of 477 dwelling units overall, a reduction of 120 multi-family units and an increase of 44 single-family for a net decrease of 76 units.

The minimum lot width shown for the single-family section is 55 feet at the building line. Typical lot frontages are 55-60 feet. These are narrow lots, but are consistent with the development of Phase 1 and previous approvals. The applicant has requested approval of lots with a minimum width of 45'. This may be appropriate for cul-de-sac lots, but it is recommended that a minimum width of 55' be maintained at

the building line for all single-family lots. The currently proposed single-family lots average 55 x 125 or 6850 square feet. Standard R-1C zoning requires a minimum 70' wide lot, 7500 square feet in size with 30' front setbacks. So the lot dimensions are significantly reduced in the planned unit development (PUD). These all were approved previously at the time of the zone change approval.

**Access & Circulation:**

This existing entrance boulevard has two 19' lanes with a 20' grass median. This boulevard was not intended to be directly accessed by driveways. It is proposed to neck down at the end of phase one entering this new area to a 41-foot collector road. The new plan shows five lots directly accessing the main boulevard. It is recommended that these lots be relocated. This area could be utilized as open space for the subdivision. In any case, no lots should directly access the main entrance boulevard. No traffic calming features are proposed in the design. Traffic calming is required on blocks longer than 1000 feet, but no blocks are longer than 1000 feet in this current plan.

The main collector road is proposed to eventually connect to Wellesley Avenue in Pleasant Valley subdivision. A condition of zoning approval is that no more than 150 lots may be platted prior to the connection to Pleasant Valley being made. I would interpret this as 150 lots or 150 dwelling units in the case of multiple townhomes proposed on one lot.

The main entrance boulevard branches off another collector road that runs along the southern perimeter of the site. This road will eventually connect to Pleasant Valley subdivision as well. There are two stub roads proposed off this southern collector road that could provide future connection to Cherry Blossom or a new arterial road that has the potential to be built in a corridor of open land between Old Oxford and Oxford Roads south of the Price Farm.

The previous developers as part of phase one construction have made their required improvements to Old Oxford Road along the property frontage. The remainder of Old Oxford Road from the project site to Connector Road is narrow and winding and needs to be improved by adding standard travel lanes, turn lanes and curbs or shoulders. This is the responsibility of developers who are developing the land along its frontage and the City of Georgetown. The Planning Commission needs to coordinate with the City of Georgetown and developers along this road to plan and construct these improvements.

It is difficult to justify completely halting this development that has been approved and since 2006. However, it is necessary to put in motion the process to get this road improved.

**Landscape, Canopy Standards, & Open Space:**

There are no street trees proposed. The project is subject to the land use and land buffers ordinance canopy requirement of between 10-15% for single-family areas and 15-20% for multi-family areas. They have stated that no significant areas of tree clusters are remaining on site. There are, however, existing tree stands within the open space area and along the northern and western property boundaries. It is recommended that tree protection areas be identified on construction plans on the rear of lots backing to Pleasant Valley and the farm to the east. Existing tree lines and significant tree stands in the open space areas shall be protected during development. The required tree canopy coverage shall be met through preserving existing trees or new plantings.

The open space proposed on site includes a large pond, wetland areas, a stream corridor, a wide overhead electric easement and two small pocket parks. The open space proposed is 24.98 acres, including 2.98 acres of wetland. The previous plan proposed slightly less 24.62 acres of open space. The previous plan proposed a supplemental system of a paved multi-use trail (2280 linear feet) that would allow access and use of the open space areas.

It is recommended that the walking trail be provided in the current plan as well in order to justify the trade off in lot size, width and arrangement allowed with PUD zoning.

**RECOMMENDATION:**

Based on the finding that the application complies with the requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*, **Staff recommends denial of the variance and approval** of the Preliminary Subdivision Plat to create 285 single-family residential lots and 129 townhomes, with the following conditions of approval.

Variance:

Reduce the length of cul-de-sac exceeding 600 feet.

Conditions of Approval:

1. All lots shall have a minimum lot width of 55 feet at the building line.
2. Applicant shall demonstrate they comply with City of Georgetown Ordinance 15-014 regarding documentation of an HOA covenants and restrictions, open space maintenance, and Common Scheme of Development.
3. Townhome area shall require a Preliminary Development Plan approval prior to development.
4. Per City Ordinance 15-009, canopy standards are required. Construction Plans and Final Subdivision Plat and Development Plan shall demonstrate that all requirements of the Landscape and Land Use Buffer Ordinance is met. All trees shall be in place or bonded prior to Final Plat approval.
5. Per City Ordinance 15-001, an approved stormwater management plan and responsible entity shall be established for maintenance of stormwater infrastructure prior to Final Plat approval.
6. Any wetland impacts be avoided or be permitted through the Kentucky Division of Water and Army Corp of Engineers prior to construction plan approval.
7. No lots shall directly access Herndon Blvd.
8. No more than 150 lots or units may be platted prior to the road connection to Pleasant Valley subdivision.
9. 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).
10. Applicant shall construct the multi-use trail to provide usable open space areas.
11. All applicable requirements of the *Zoning Ordinance*.
12. All applicable requirements of the *Subdivision & Development Regulations*.
13. 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.



**RAINS PROPERTY**

**Staff Report to the Georgetown-Scott County Planning Commission  
November 10, 2016**

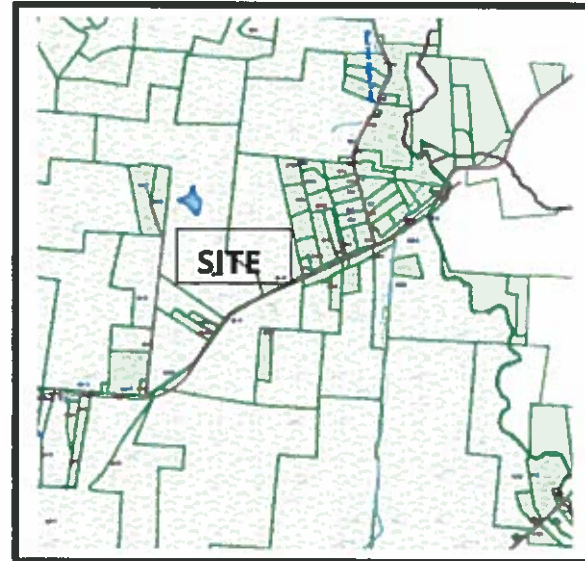
**FILE NUMBER:** FSP-2016-55

**PROPOSAL:** Final Subdivision Plat to create one new tract of 10 acres, with 11.174 acres remaining in the parent tract.

**LOCATION:** Cynthiana Road (US 62), west of Finnell Road

**APPLICANT:** John Rains

**SURVEYOR:** Joel Day



**STATISTICS:**

Zone	A-1 (Agricultural)
Surrounding Zones	A-1 (Agricultural)
Acreage	Tract 2 (new): 10 acres Tract 1 (remainder): 11.174 acres
Proposed Use	Agricultural/Residential
Access	Via existing entrance on Cynthiana Road
Variance Requested	None

**BACKGROUND:**

The subject property contains 21.174 acres, and is located on the north side of Cynthiana Road (US 62), west of Finnell Road in eastern Scott County. The subject property and land surrounding is zoned A-1, Agricultural. The proposed subdivision will create one new tract (Tract 2), 10 acres in size, with proposed access via a private driveway and access easement through Tract 1 from Cynthiana Road. Tract 1 (parent tract) will be left with a remainder of 11.174 acres.

This application is considered a major subdivision and required to be reviewed by the Planning Commission because a subdivision of the original parent tract was platted in 2009. That plat, recorded in Cabinet 10, Slide 78, subdivided the original 87.974 acre tract into two tracts: Tract 1 of 21.174 acres (which is the subject property in this current application), and a remainder of 66.8 acres.

**Plat Review:**

The proposed subdivision meets all planning requirements at this time. Both the tracts show the required 50-foot setbacks on all property lines and have at least 250 feet of width at the building line.

The Health Department will need to conduct a site evaluation for both lots to certify that an on-site septic system is appropriate.

Tract 1 and 2 share an existing entrance from Cynthiana Road (US 62), which also includes a passway easement to the adjoining Isbell Farm. The applicant is aware, but it should be noted on the plat the number of tracts utilizing the existing driveway. Private access easements/driveways may serve no more than three tracts.

The Applicant has coordinated with the GIS department to apply for the new addresses shown for Tract 1 and 2.

**RECOMMENDATION:**

Approve the Final Subdivision Plat to create Tract 2 of 10.000 acres, leaving Tract 1 with a remainder of 11.174 acres, with the following conditions of approval:

Conditions of Approval:

1. 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).
2. All applicable requirements of the *Zoning Ordinance*.
3. All applicable requirements of the *Subdivision & Development Regulations*.
4. 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.
5. Utility companies shall certify the final plat to insure all necessary easements are in place.

**CONTACT INFORMATION**

JOHN RAINS  
2974 CYNTHIANA ROAD  
GEORGETOWN, KY 40324  
(502) 542-0640

E. WISEMAN  
D.B. 352, Pg. 308  
CAB. 11, SLIDE 35  
ZONE A-1

ISBELL  
D.B. 208, Pg. 831  
PARCEL No. 1

PETER L. RAINS  
D.B. 291, Pg. 148

ISBELL  
D.B. 208, Pg. 831  
TRACT No. 5

COLUMBIA GAS OF KY  
15' x 15' EASEMENT  
D.B. 170, Pg. 69

30' EASEMENT TO K.A.W.C.  
D.B. 244, Pg. 176

**LEGEND**

- 1/2" x 18" STEEL REBAR W/D CAP MARKED "MERIDIAN/2536" SET
- IRON BAR FOUND-AS NOTED
- SURVEYOR'S MAG-NAIL-SET
- R.O.W. MONUMENT-FOUND
- UTILITY POLE

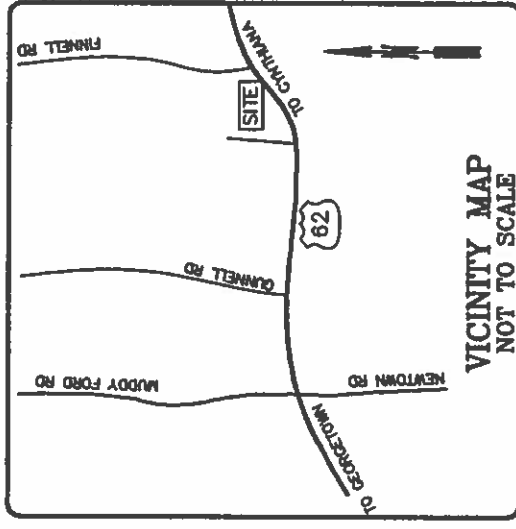


**MERIDIAN ASSOCIATES, LLC**  
S U R V E Y O R S  
120 EAST MAIN STREET, GEORGETOWN, KY 40324  
TELEPHONE (502) 863-6070 - jkaypl@bellsouth.net

OCTOBER 25, 2016

NOT VALID UNLESS THIS PRINT CARRIES THE ORIGINAL SEAL AND SIGNATURE

JRANS252.dwg/JRANS2.GT



THE PURPOSE OF THIS PLAT IS TO DEPICT THE SUBDIVISION OF THE +21 ACRE TRACT CREATING ONE NEW PARCEL. FURTHER SUBDIVISION OF THIS PROPERTY WILL REQUIRE REVIEW AND APPROVAL BY THE GEORGETOWN-SCOTT COUNTY JOINT PLANNING COMMISSION.

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

NO NEW ENTRANCES ARE CURRENTLY PROPOSED.

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

UNLESS OTHERWISE DETERMINED BY CONDITIONS OF DEED OR CONTRACT/AGREEMENT SUPERSEDING THIS PLAT, THE PRIVATE ROAD/JOINT ENTRANCE/SHARED ACCESS SHOWN SHALL BE JOINTLY MAINTAINED BY THE OWNERS OF EACH TRACT SERVED BY SAME TO THE EXTENT OF THAT OWNER'S USE.

LOCAL REGULATIONS RESTRICT USE OF ONE PRIVATE DRIVE TO NO MORE THAN THREE TRACTS UNLESS UPGRADED TO COUNTY ROAD SPECIFICATIONS.

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.

PRELIMINARY ONLY--NOT FOR RECORDING OR USE IN TRANSFER

JOHN R. RAINS	DATE
PRELIMINARY ONLY--NOT FOR RECORDING OR USE IN TRANSFER	DATE
KIMBERLY G. RAINS	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.

PRELIMINARY ONLY--NOT FOR RECORDING OR USE IN TRANSFER

HEALTH DEPARTMENT REPRESENTATIVE

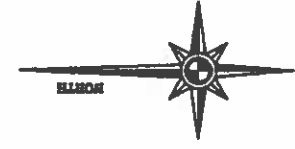
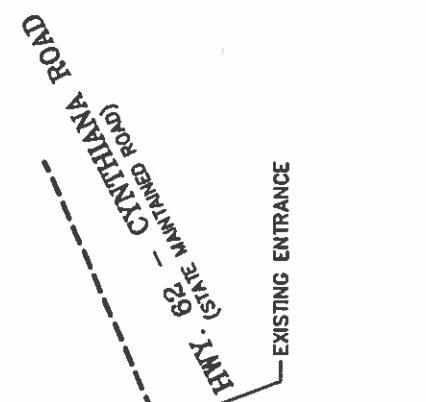
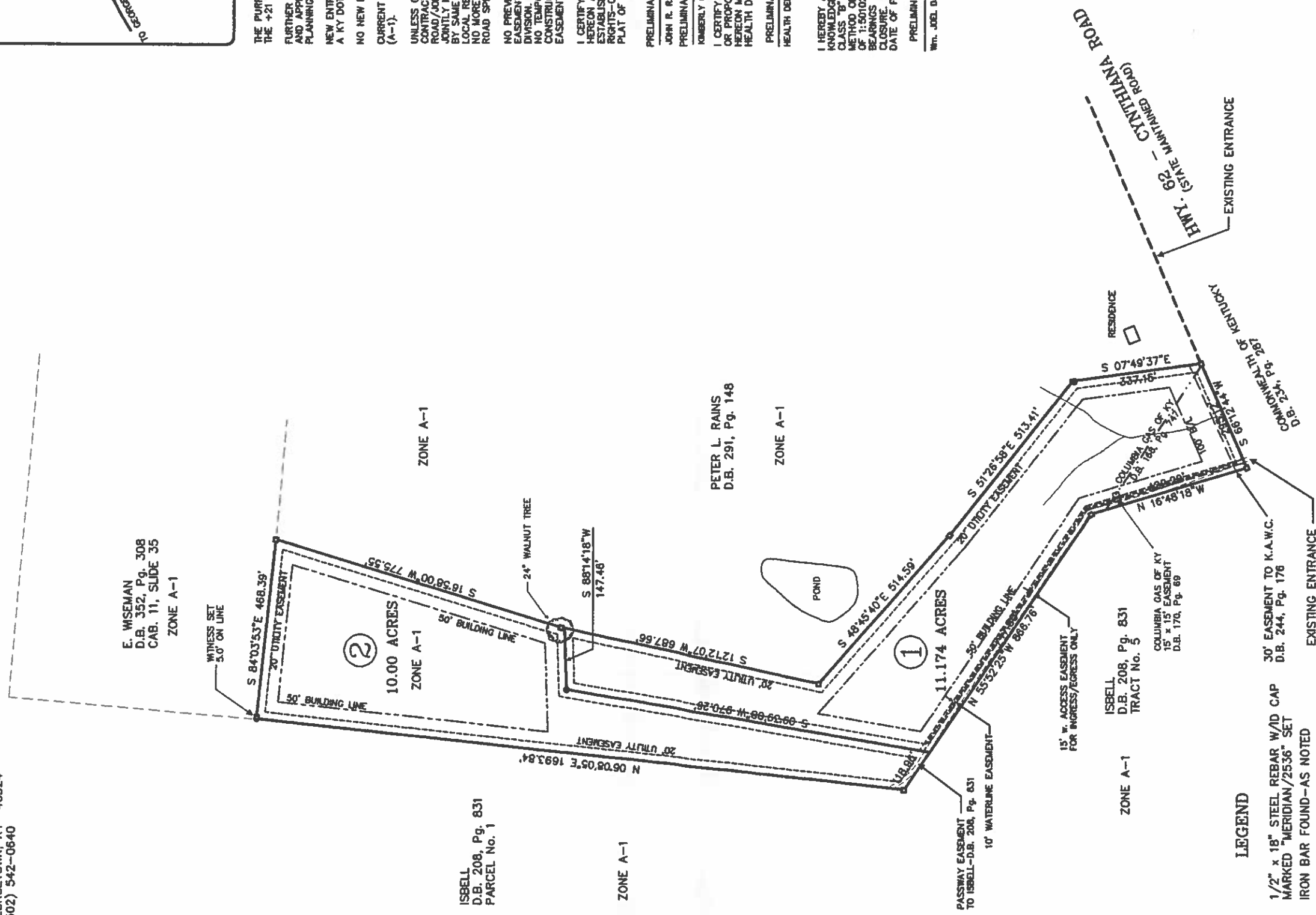
DATE

I HEREBY ATTEST TO THE FOLLOWING TO THE BEST OF MY KNOWLEDGE, BELIEF, AND ABILITY: THIS PLAT DEPICTS A CLASS "B" (RURAL) SURVEY MADE BY MYSELF USING THE METHOD OF RANDOM TRAVERSE WITH AN ERROR-OF-CLOSURE OF 1:50102 AND AN ANGULAR ERROR OF 00-00-12". BEARINGS AND DISTANCES HAVE NOT BEEN ADJUSTED FOR CLOSURE. BASIS OF BEARINGS SHOWN IS RECORD BEARING. DATE OF FIELD SURVEY WAS DECEMBER 8, 2008.

PRELIMINARY ONLY--NOT FOR RECORDING OR USE IN TRANSFER

Wm. JOEL DAY, P.L.S. No. 2536

DATE



PRELIMINARY/FINAL SUBDIVISION PLAT  
**RAINS PROPERTY**  
JOHN RAINS & KIMBERLY D.B. 323, Pg. 793 - CAB. 10, SLIDE 78  
CYNTHIANA ROAD, GEORGETOWN, SCOTT COUNTY, KENTUCKY  
THIS PLAT REPRESENTS A BOUNDARY SURVEY & COMPLEES WITH 201 KAB 16:150

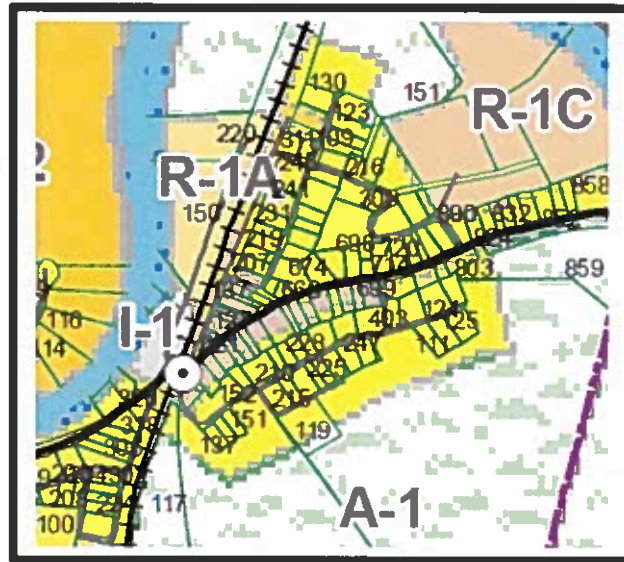
**RANDY WILSON ZONE CHANGE**  
**Staff Report to the Georgetown-Scott County Planning Commission**  
**November 10, 2016**

**FILE NUMBER:** ZMA-2016-56

**PROPOSAL:** Zone change request for approximately .361 acres from R-1B to B-2.

**LOCATION:** 801 Pike Street, Sadieville

**APPLICANT:** Randy Wilson



**STATISTICS:**

Existing Zone	R-1B (Single Family Residential)
Proposed Zone	B-2 (Highway Commercial)
Surrounding Zones	R-1A (Single Family Residential), B-3 (Central Business District)
Acreage	0.361 acres
Proposed Use:	Used Car Sales
New street required	No
Water/sewer available	Yes/Yes
Access	Pike Street
Variance Requested	None

**BACKGROUND:**

The subject property is a 0.361-acre tract located on the southeast side of Pike Street in Sadieville. The subject property was formerly part of a larger tract or multiple tracts that had a business operating on it. The proposed use is to utilize this lot for a used car business. The current zoning of R-1B is inappropriate for this type of manufacturing/commercial use.

The Applicant is seeking to rezone the property from R-1B to B-2 (Highway Commercial).

**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 requested B-2 zoning district partially complies with the Sadieville Comprehensive Plan's Future Land Use Map (FLU Map). The FLU Map shows the subject property to be designated as Downtown. The downtown future land use designation is meant to apply to residential, commercial and mixed uses that fit into the historic scale and pattern of the existing historic downtown area. The zone districts that would be most appropriate for the downtown area would be urban residential (R-2 or R-3) and B-3 Central Business District. B-2 is typically not encouraged downtown since it allows uses that require large area of surface parking. The use proposed, used car lot, is one not allowed in the B-3 or urban residential zones. However, the site is relatively small at .36 acres. It is located on the edge of the Sadieville downtown area and the proposal is to utilize the existing site and not tear down or pave large surface areas. Therefore the B-2 District may be appropriate for this location, if the scale of development is limited to conform with surrounding land uses.

Therefore, Part 1 does not fully apply. Part a and b should be considered.

**Part a:** The existing zoning classification for the subject property is inappropriate. Single family residential is not appropriate for the current or past uses of the subject property. The proposed zoning of B-2 (Highway Commercial) could be an appropriate zoning district given the site's location on a major road at the edge of the downtown business district. However, the B-2 zone should be limited to uses that are in scale with the surrounding residential areas.

Since the proposed zoning district is appropriate for the intended use, Part a does apply. Part b need not be considered.

**Part b:** There have not been any major changes of an economic, physical, or social nature within the area involved that were not anticipated in the adopted Comprehensive Plan and which have substantially altered the basic character of such area.

## **CONCEPTUAL PLAN REVIEW:**

### **Site Layout:**

The applicant proposes to use the existing buildings on site. This includes a 12' x 30' building with an office and storage area and an 8' x 8' storage building, a small concrete pad and a gravel parking area. The area to the rear of the lot is well screened from the residential lots to the rear.

### **Access:**

The proposed lot has vehicular access from Pike Street (KY 32). The driveway and parking area is gravel. There is no clear Vehicular Use Area (VUA) on the project site to indicate parking, ingress/egress, or loading/unloading areas. There are no sidewalks along Pike Street in front of this site. It is recommended that the entrance be restricted through plantings or a curb or barrier to restrict the driveway opening to less than 40' in width. It is recommended that sidewalks be installed along the frontage when sidewalks are extended to this area of Sadieville. Curbs or barriers if installed should allow room for future sidewalk.

### **Landscaping:**

The *Landscape Ordinance* requires a landscaping buffer between commercial zones and residential zones. The buffer is required to be 15 feet wide adjacent to all residentially zoned property. The buffer should be populated by 1 tree (Group A or B) per 40 feet of linear boundary, or fraction thereof, plus either 1) a double row of 6-foot high hedge or 2) a 6-foot high, fence wall, or earth mound. Existing landscaping can qualify towards the landscape requirement.

### **Waivers**

None Requested

## **RECOMMENDATION:**

Based on the findings that the requested zone change does satisfy the requirements of KRS 100.213, staff recommends **approval** of the zone change request from R-1B to B-2 for 0.361 acres located on Pike Street in Sadieville with the following conditions.

1. The applicant shall comply with the landscaping requirements of the landscape and land use buffers ordinance.
2. The applicant shall be limited to the sign allowance for a B-1 (neighborhood commercial) zone. Freestanding signs are limited to monument type signs a maximum of 8' high and 50 square feet in area.
3. Vehicle entrance shall be a maximum of 40' in width.

PIKE ST

12' 2" x 30' 4" Vinyl Siding Building

8' 6" x 8' 6" CMU Building

Natural Barrier

- Compacted Gravel (6,534 sf.)
- Concrete (800 sf.)
- Fence Line
- Buildings
- Natural Barrier

140' x 97' x 140.02' x 99.48'  
Overall dimensions of the lot

WILSON PROPERTY  
801 PIKE ST SADIEVILLE KY



8' 6" x 8' 6"  
CMU Building



12' 2" x 30' 4" Vinyl Siding Building  
Interior Has



## ONLINE TRANSPORT

### Staff Report to the Georgetown-Scott County Planning Commission

November 10, 2016

**FILE NUMBER:** PDP-2016-57

**PROPOSAL:** Preliminary Development Plan for an 11,200 square foot facility for a trucking company.

**LOCATION:** 656 Delaplain Road

**APPLICANT:** Online Transport, Inc.

**CONTACT:** Jerry F. Keith, PE



#### STATISTICS:

Zone	I-1 Light Industrial
Surrounding Zones	A-1 Agricultural & I-2 Heavy Industrial
Acreage	10.1 acres
Water/Sewer Availability	Yes/No
Access	Old Delaplain Road
Parking Required	12 spaces
Parking Provided	12 spaces total; 1 handicap
Variances/Waivers	Gravel for a portion of the vehicular use area

#### BACKGROUND:

The Project Site is roughly 10 acres in size and zoned I-1. The adjoining properties to the north, east, and west are zoned A-1, Agricultural, and the property to the south is zoned I-2, Heavy Industrial. The project site is bounded by Sims Pike to the east, and Old Delaplain Road to the south. The Applicant proposes an 11,200 square foot building and a vehicular use area intended for parking, storage, and light maintenance of trucks. At the TRC meeting, the Applicant indicated there might be some oil changes or similar light maintenance done on the trucks at the site, but all major repairs would be performed off-site.

#### Site Layout:

The proposed development meets the I-1 district's requirements for setbacks. The proposed development is allowed to have up to 50% building coverage on the lot. The Applicant is only proposing roughly 2.5% coverage. The proposed building will be 20 feet tall, which is well within the maximum

allowable height of 6 stories or 75 feet. The Applicant indicated there would be six employees on the site, with the possibility of that going up to 8 in the future.

**Parking and Circulation:**

Access to the Project Site is from Old Delaplain Road. The Applicant is proposing a paved entrance extending into the project site and providing access to the parking spaces and the proposed building. The Applicant is also proposing to pave the area near the northern property line. The Applicant is proposing an area roughly 117,000 square feet to be graveled, minus the building area and paved areas.

The Applicant is showing twelve (12) parking spaces on the development plan, which meets the requirements of the *Subdivision and Development Regulations*. One of these spaces is proposed to be handicap accessible.

**Land Use Buffers and Landscaping:**

The Applicant is proposing to preserve existing trees on the Project Site. The indicated trees to be preserved cover roughly 9.5% of the Project Site. For industrial use properties, if 5% or more canopy coverage is proposed to be preserved, no new trees are required to meet the canopy standards.

The Applicant is showing a landscaped island that will meet the requirements regarding the size of a landscaped island for the 12 proposed parking spaces. The island, however, does not contain a tree. Staff recommends waiving the requirement for a tree in the island for two reasons. First, there are overhead utility lines, which would restrict the height of any tree placed in the island. Second, the Applicant is proposing to exceed the canopy requirements through tree preservation. The *Landscape Ordinance* exempts industrial loading and unloading areas from interior VUA landscaping requirements, so the graveled areas will not require landscaped islands.

The vehicular use area is also required to be screened from the right-of-way. The existing vegetation proposed to be preserved on the western side of the property should provide screening of this area from the right-of-way. Should the Applicant decide to clear this vegetation to an extent where the screening is less than what is required by the Landscape Ordinance, the Applicant should install additional plantings to bring the site into compliance.

**RECOMMENDATION:**

Staff recommends approval of the Preliminary Development Plan for an 11,200 SF building. Staff recommends approval of a waiver to allow gravel to the extent which the Applicant is proposing. Staff also recommends waiving the requirement for a tree to be planted in the landscaped island. If the Commission grants approval of the application, staff recommends the following conditions be attached:

Waivers:

Recommend Approval:

1. Allow gravel in those perimeter areas shown on the Preliminary Development Plan.
2. Allow the excess tree canopy to meet the requirement for a tree to be placed in the landscaped island.

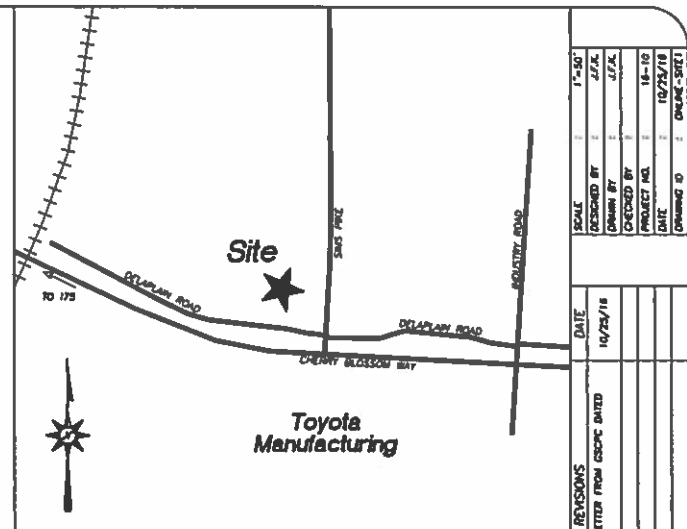
Conditions of Approval:

1. A landscape plan shall be included with the Final Development Plan indicating all trees to be preserved during construction.
2. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan.
3. All applicable requirements of the *Subdivision & Development Regulations*.
4. All applicable requirements of the *Zoning Ordinance*.
5. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
6. 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.
7. Should any of the landscaping be removed from the Project Site, the Applicant shall install new plantings to ensure proper screening as described by the Landscape Ordinance.
8. The landscaping buffer along the north and western property lines can be waived if a signed affidavit is presented to Planning Commission staff from the neighboring property owner.
9. The Applicant shall file a consent to annexation with the City of Georgetown.

EAST SIDE TRUCK & TRL SERVICE  
DB 237, PG 723  
(ZONED: A1)

EAST SIDE TRUCK & TRL SERVICE  
DB 237, PG 723  
(ZONED: A1)

EAST SIDE TRUCK & TRL SERVICE  
DB 187, PG 149  
(ZONED: A1)



Vicinity Map  
N.T.S.

**PROJECT SUMMARY:**  
 DEVELOPER: ONLINE TRANSPORT  
 8311 WEST STONER DRIVE  
 GREENFIELD, IN 46140  
 SOURCE OF TITLE: DB 377, PG. 464  
 EXISTING ZONING: I1  
 ZONING REQUIREMENTS:  
 MIN. LOT AREA: 3 ACRES  
 MIN. FRONT YARD SETBACK: 30'  
 MIN. LOT WIDTH @ FRONT SETBACK: 80'  
 MIN. SIDE YARD SETBACK: 12'  
 MIN. REAR YARD SETBACK: 25'  
 PROPOSED BUILDING HEIGHT: 20'  
 PARKED SURF: 10.1 ACRES  
 DISTURBED AREA: 77 ACRES  
 BUILDING AREA: 11,200 S.F.  
 TOTAL PARKING SPACES: 12  
 HANDICAP SPACES: 1  
 RETAINED TREE CANOPY AREA: 0.86 ACRES (9.5% OF PARCEL AREA)

- GENERAL NOTES:**
- 1) THE PROPERTY BOUNDARY INDICATED HEREON HAS BEEN TAKEN FROM CURRENT DEEDS OF RECORD ALONG WITH EXCEPTING RIGHT OF WAY ALONG PUBLIC STREETS (25' RESERVED FROM ROADWAY CENTERLINE).
  - 2) ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE GEORGETOWN/SCOTT COUNTY SUBDIVISION REGULATIONS AND/OR ZONING REGULATIONS.
  - 3) THE EXISTING UTILITY LINES INDICATED HEREON ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY HISSELF OF THE LOCATION AND TYPE OF EXIST. UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
  - 4) STORM WATER SHALL BE DIRECTED TO THE PROPOSED DETENTION FACILITY AS INDICATED HEREON.
  - 5) FINISH GRADE INFORMATION INDICATED IS FOR REFERENCE AS TO THE DIRECTION/CONTROL OF STORM WATER GENERATED FROM THE PROPOSED DEVELOPMENT. FINAL ELEVATIONS ARE SUBJECT TO CHANGE BASED UPON FINAL DESIGN.
  - 6) NO GRAVITY SANITARY SEWER SERVICE IS IMMEDIATELY ADJACENT TO THE PROPERTY INDICATED HEREON. AN INQUIRY TO EXTEND PUBLIC SEWER SHALL BE CONSIDERED OR POTENTIALLY SERVED BY A SEPTIC/LEACH FIELD SYSTEM. THE LOCAL UTILITY DISTRICT AND HEALTH DEPARTMENT SHALL BE CONSULTED AND A DETERMINATION MADE AS TO HOW SANITARY SEWER WILL BE ADDRESSED.
  - 7) NO NATURAL GAS SERVICE IS IMMEDIATELY ADJACENT TO THE PROPERTY INDICATED HEREON. AN INQUIRY TO EXTEND GAS SERVICE SHALL BE CONSIDERED OR POTENTIALLY SERVED BY GAS TANKS LOCATED ON THE PREMISES.
  - 8) THE DEVELOPER IS PROPOSING TO PLACE PAVEMENT IN THE AREAS INDICATED UPON INITIAL CONSTRUCTION OF THE PROJECT. THE REMAINING AREA SHALL BE PLACED PERMANENTLY IN GRAVEL. POTENTIAL VARIANCES TO THIS ISSUE SHALL BE FURTHER DISCUSSED BETWEEN THE DEVELOPER AT GEORGETOWN SCOTT COUNTY PLANNING COM. MEETING ON NOVEMBER 10, 2016.
  - 9) THE LANDSCAPING PLAN FOR THIS PROJECT WILL BE PREPARED BY OTHERS.

**Certificate 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 AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES IN ACCORDANCE WITH THE GEORGETOWN-SCOTT COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, UNLESS OTHERWISE NOTED.

DATE: 10/25/2016  
 Billy Cunningham  
 OWNER OR OWNERS

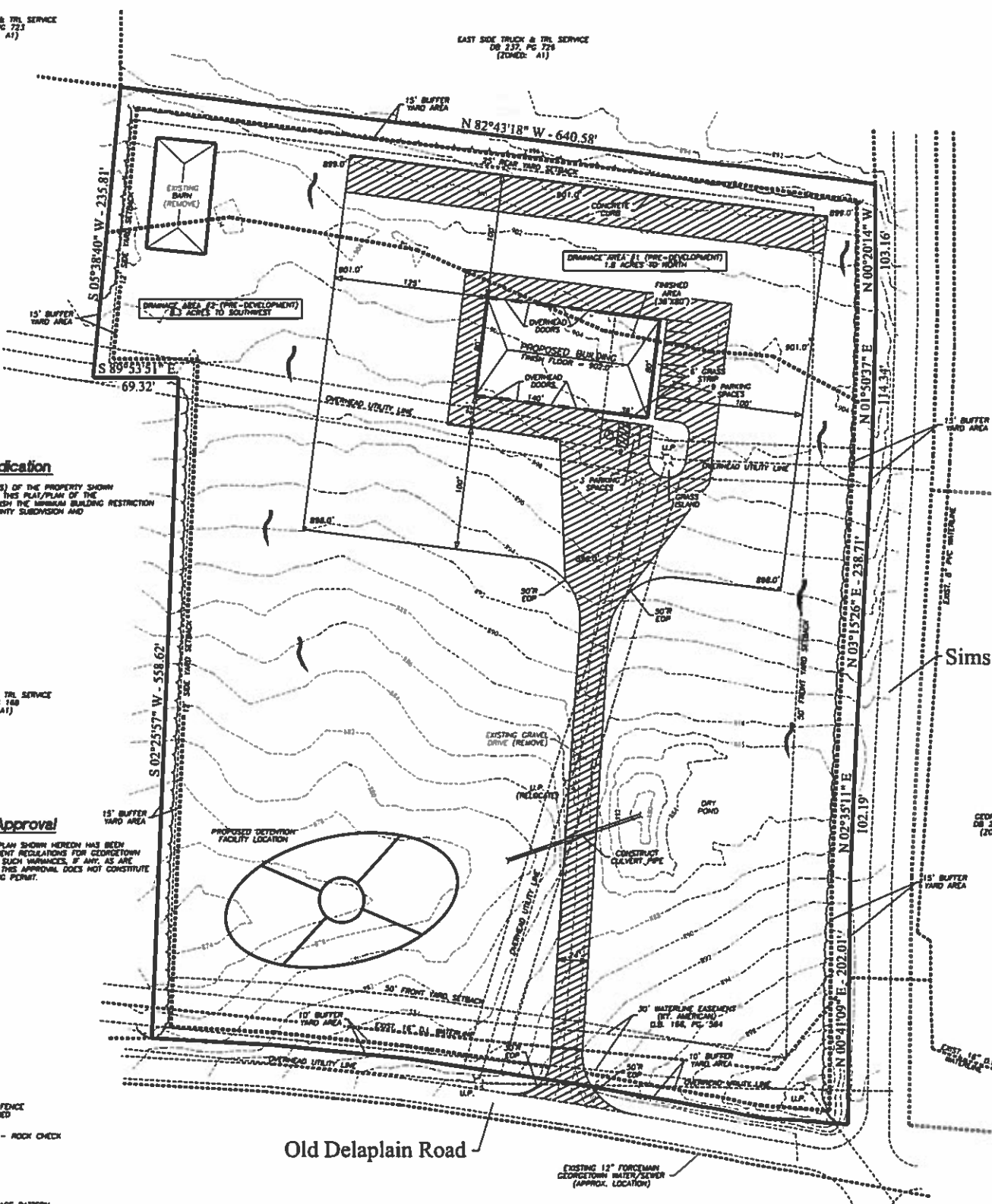
**Certification of Preliminary Plan Approval**

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.

DATE: \_\_\_\_\_  
 CHAIRMAN, GEORGETOWN-SCOTT CO. PLANNING COM.

**Legend**

- THESE STANDARD SYMBOLS MAY BE INDICATED HEREON:
- EROSION CONTROL - SILT FENCE UNLESS OTHERWISE SPECIFIED
  - IP OP INLET/OUTLET PROTECTION - ROCK CHECK DAM OR STRAW BALES
  - FCD ROCK CHECK DAM
  - DRAINAGE SWALE OR DRAINAGE PATTERN
  - EXISTING TREE LINE



PAVEMENT - PHASE 1  
(SEE NOTE 8)



SCALE	1"=50'
DESIGNED BY	JFK
DRAWN BY	JFK
CHECKED BY	JFK
PROJECT NO.	15-10
DATE	10/25/16
DRAWING ID	DRNG-001

DATE	10/25/16
REVISIONS	
REV. NO.	REV. LETTER FROM CDDP DATED
1	10/17/2016

JERRY F. KENTON, P.E.  
 KY. P.E. # 21762  
 Telephone: (254) 363-5188  
 Email: jfk@jfkinc.com

**JFK**  
 CIVIL ENGINEERING - CONSTRUCTION STAMPING - CAD SERVICES

Online Transport  
 Preliminary Site Development Plan  
 656 Delaplain Road  
 Georgetown, Kentucky

SHEET NUMBER  
 1 of 1

Jerry J. Kenton, P.E.  
 Ky. P.E. #21762

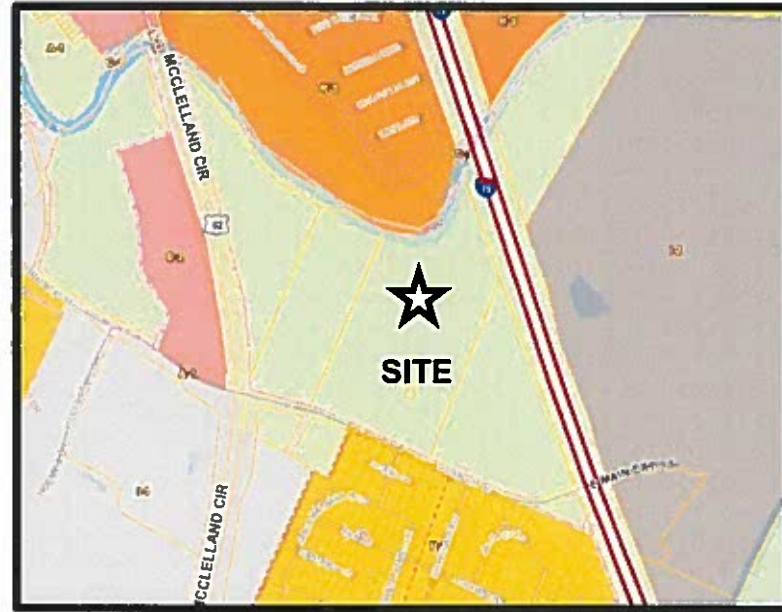
**MARY BREEDEN ESTATE ZONE CHANGE**  
**Staff Report to the Georgetown-Scott County Planning Commission**  
**November 10, 2016**

**FILE NUMBER:** ZMA-2016-58

**PROPOSAL:** Zone change request for approximately 30.2 acres from A-1 to R-2 & C-1.

**LOCATION:** East Main Extended

**APPLICANT:** Daniel Breeden



**STATISTICS:**

Existing Zone	A-1 (Agricultural)
Proposed Zone	R-2 (Medium Density Residential) & C-1 (Conservation)
Surrounding Zones	A-1 (Agricultural), R-2 PUD (Medium Density Residential), & R-3 (High Density Residential)
Acreage	30.2 acres
Proposed Use:	Forty-one (41) six-plexes
New street required	Yes
Water/sewer available	Yes/Yes
Access	East Main Extended
Variance Requested	None

**BACKGROUND:**

The subject property is a 30.2-acre tract located north of East Main Extended. The Applicant is proposing to rezone and annex the property to prepare it for urban development. The subject property is located within the urban service boundary for the City of Georgetown.

The Applicant is seeking to rezone the majority of the property from A-1 (Agricultural) to R-2 (Medium Density Residential). The portions of the property that are proposed to be rezoned to C-1 include Elkhorn Creek and its floodplain, areas with steep slopes, and areas having the potential to be sinkholes.

**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 requested R-2 & C-1 zoning districts comply with the Comprehensive Plan's Future Land Use Map (FLU Map). The FLU Map shows the subject property to be designated for urban residential use. The Environmental Quality Element of the Comprehensive Plan recommends all creek conservation corridors and environmentally sensitive areas be rezoned to C-1.

Therefore, Part 1 does apply. Part a and b need not be considered.

**CONCEPTUAL PLAN REVIEW:**

**Site Layout:**

The proposed layout shows forty-one (41) two-story buildings, each containing six (6) dwelling units. There are a total of 246 proposed dwelling units shown on the conceptual plan. The R-2 zoning district allows residential development with a maximum density of 12 units per net acre. The conceptual plan shows 22.8 net acres of developable land. This amount of acreage would allow for a greater number of units than the Applicant is proposing, but the proposed number of units is appropriate. The proposed zone would allow for a total of 273 dwelling units.

The subject property is near Elkhorn Creek, which is an environmentally sensitive area. It is also near the edge of the urban service boundary. These factors make it appropriate that the approved number of units remain below the maximum for the proposed zoning district.

**Access:**

The conceptual plan shows two entrances located on East Main Extended. This is appropriate given the number of multi-family units that are being proposed. The *Subdivision and Development Regulations* require that any developments with 200 or more multi-family units have a second entrance. The Applicant is showing stubs to the neighboring properties, which will increase the connectivity when these properties develop.

Conceptually, the roads will have a 50' right-of-way. The maximum length of a block will be roughly 490 feet. The limited length of blocks will make the development much more pedestrian friendly. The conceptual plan has a connectivity index of 1.7 (17 links / 10 nodes). This represents a high level of connectivity.

**Landscaping:**

The *Landscape Ordinance* requires a landscaping buffer between multi-family zones and single-family zones. Single-family residential is a permitted use in the A-1 zone, so any development plan for the subject property should contain a 10-foot landscaping buffer along the eastern and western property lines. This buffer shall be populated in accordance with Section 6.12 of the *Landscaping Ordinance*. This can be waived if the neighboring properties develop into multi-family zones in the future.

Any future development will need to take into account the tree canopy requirements of the Landscape Ordinance.

**Waivers**

None Requested

**RECOMMENDATION:**

Based on the findings that the requested zone change does satisfy the requirements of KRS 100.213, staff recommends **approval** of the zone change request for 30.2 acres located north of East Main Extended. If the Commission recommends approval of this application, staff recommends the following conditions be attached:

1. The Applicant shall request annexation into the City of Georgetown concurrently with the zone change.
2. The Applicant shall return to the Planning Commission for Preliminary Development Plan approval.
3. Property perimeter buffering shall be provided to meet the requirements of the *Landscape and Land Use Buffer Ordinance*.
4. All stormwater runoff shall be managed so as not to create additional off-site impacts.
5. All applicable requirements of the *Zoning Ordinance* and *Subdivision and Development Regulations*.
6. All requirements of GMWSS regarding the provision of sanitary sewer and water.

**Site Statistics:**

Total Acreage (gross): 30.2 acres  
 Unbuildable Acreage: 4.3 acres  
 Developable Acreage (net): 22.8 acres  
 Provided Openspace: 7.85 acres (34.5%)

Existing Zone: A-1  
 Proposed Zones: R-2 & C-1  
 Proposed Density: 10 units /acre  
 Proposed Dwelling Units: 246  
 Building Info: Two-story buildings with 6 dwelling units. Two units in each building have 2-car garages.

Zone C-1 (Conservation District)

Zone R-2 (Medium Density Residential)



**STREET TYPICAL SECTION**



USABLE OPENS SPACE  
PUBLIC PARKING AND ACCESS  
TO ELKHORN CREEK

STEEP SLOPES /  
UNBUILDABLE AREA

PUBLIC STREETS - 50' RIGHT-OF-WAYS

FUTURE STUB

STEEP SLOPES /  
UNBUILDABLE AREA

450'

FUTURE STUB

LUCAS BROTHERS  
D.B. 50, PG. 54

DRAKE & DITARDI PARTNERSHIP  
W.B. 6, PG. 360  
D.B. 71, PG. 242

HIGHEST CLOSED CONTOUR  
OF SINK HOLE DELINEATES  
UNBUILDABLE AREA

INTERSTATE 75

ELKHORN CREEK

MAIN STREET EXTENSION

**Mary H. Breeden Estate Rezoning: Concept Plan**

1100 East Main Street Extension

**elementdesign**

landscape architecture + engineering + planning  
346 south broadway lexington, ky 40506  
859.389.6538 element-site.com



October 25, 2016

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PLANNING COMMISSION

**WHITAKER BUSINESS PARK ZONE CHANGE**  
**Staff Report to the Georgetown-Scott County Planning Commission**  
**November 11, 2016**

**FILE NUMBER:** ZMA-2016-59

**PROPOSAL:** Zone change request for 125.91 acres from A-1 (Agricultural) to B-5 (Commercial Park), 50.31 acres from R-2 (Medium Density Residential) to B-5 (Commercial Park) and 10.52 acres from R-2 (Medium Density Residential) to P-1 (Professional Office)



**LOCATION:** West of I-75 at the new interchange road to Champion Way

**APPLICANT:** Whitaker Land Company, Ltd.

**ENGINEER:** Al Gross, EA Partners, PLC

**STATISTICS:**

Existing Zone	125.91 acres in A-1 (Agricultural) and 80.83 acres in R-2 (Medium Density Residential)
Proposed Zone	176.22 acres in B-5 (Commercial Park) and 10.52 acres P-1 (Professional Office)
Surrounding Zones	surrounding properties include A-1 (Agricultural), C-1 (Conservation), R-2 (Medium-Density Residential), and B-4 to the south.
Acreage	Site is 186.74 acres within a larger area of land owned by the Whitaker Land Company, a portion of which is planned for single-family residential development at present.

**STATISTICS: (cont.)**

Proposed Use	Retail, office and light industrial
New street required	Yes
Water/sewer available	Yes/Yes
Access	Via new road from new interchange

**BACKGROUND:**

The subject property is a 186.74-acre parcel within the northern Georgetown Urban Service Boundary, currently zoned A-1, Agricultural and R-2, Medium Density Residential. The zoning of adjacent properties includes A-1 (Agricultural) and R-2 (Medium Density Residential).

The subject property is located on the west side of I-75, to the east of Champion Way (KY 32) on both sides of the new interchange access road (KY 3552). The site is bounded on the north by the Norfolk Southern rail line. The site has a gently sloping topography that drains from south to north. The property has been used for agricultural purposes in the recent past. There are existing mature treelines along the northern property boundaries with a significant amount of floodplain along Dry Run Creek. There is sanitary sewer and all utilities available to the property. The site also has good visibility from Champion Way, I-75 and the new KY 3552.

**Proposed Zoning and Land Use:**

The subject property is 186.74 acres in size. 125.91 acres is zoned Agricultural (A-1) and 60.83 acres is zoned R-2. The R-2 area was annexed and rezoned in the late 1990's as part of the Thoroughbred Acres development. The Agriculturally zoned portion was annexed by the City of Georgetown approximately 5 years ago, but was not rezoned at that time.

The applicant is seeking a zone change from the existing A-1 and R-2 to B-5 (Commercial Park) for the area north of KY 3552 and from R-2 to P-1 (Professional Office) for an area south of the new interchange road (KY 3552).

**Legal Considerations:**

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

***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:** This zone change proposal is not in agreement with the Comprehensive Plan in that the adopted Comprehensive Plan Future Land Use Map (last updated in 2006) designates the area proposed for zone change as urban residential. B-5 and P-1 are both Commercial Zone Districts. The current 2016 Draft Comprehensive Plan Future Land Use Map designates this area as a mixed use area, where more concentrated urban development would be appropriate. The map is in draft form and will not be finalized until early 2017, after public review.

In finding that the zone change request for B-5 and P-1 are not in agreement with the current future land use map, either condition a or b must be satisfied in order to grant this request.

**Condition a: The existing zoning classification for the subject property is inappropriate.** Agricultural (A-1) and Medium Density Residential (R-2) may be inappropriate once all the current road improvements are completed. The subject property is within the urban service boundary and has at least a ¼ mile of frontage on a major arterial road with access, exposure and/or visibility from a major interstate, two major urban arterial roads and a busy rail line.

**Condition b: There have been major changes of an economic, physical, or social nature within the area involved that were not anticipated in the adopted Comprehensive Plan and which have significantly altered the basic character of the area.** There have been major changes in the area that were not anticipated in the 2006 Comprehensive Plan. Namely, the new interchange at exit 127 of I-75 which is currently being constructed in order to provide safer and more convenient access to the Toyota Plant for employees and freight traffic and to relieve some of the peak hour congestion in the Cherry Blossom commercial area. This interchange includes a new arterial road between Cherry Blossom and Champion Way that will significantly improve traffic movement in northern Georgetown, by opening up another east-west connection across I-75.

It can be argued that both condition a and b apply to the subject property.

**Conceptual Plan Review:**

The conceptual plan and zone change request seek approval for zoning that would allow a major retail development and office/commercial park north of KY 3552 between I-75 and Champion Way. The conceptual plan shows two boulevard entrances leading north from KY 3552 intersecting with a circular road around a large water feature and open space. This circular road would serve as access for big box retail development with multiple commercial outlots. The commercial/retail area is shown as approximately 63 acres with 548,000 SF of gross floor area, most of which is currently zoned R-2 (medium density residential). To compare the scale to an existing development, the Georgetown Walmart Shopping Center and outlots cover 42.9 acres with 320,560 SF of gross floor area.

The commercial road would continue to the east to a large multiple lot business park with an estimated 53.6 acres of usable area allowing for an estimated 817,000 SF of buildings when built out. To the south of KY 3552 buffering the planned residential areas further to the south would be an area of Professional offices approximately 7.6 acres in size.

The subject property contains a significant amount of floodplain and the applicants are proposing to leave most of that area as open space. In addition, stormwater detention and water quality would be provided by utilizing some of the open space areas and providing a large 8-acre water feature surrounded by a multi-use trail and open space. An open space buffer with a multi-use trail surrounds the commercial retail area.

The conceptual plan is well thought out and could be an attractive, positive tax generator for the City of Georgetown. The main question is that of scale. Can Georgetown support another commercial development of this scale and would the traffic it would potentially generate overwhelm the new interchange road (KY 3552). One of the main ancillary benefits of the new KY 3552 roadway is that it provides a needed connection from Georgetown's northeast side to the northern leg of the bypass. If this new road is overwhelmed with new development, this benefit disappears.

**Traffic Study:**

The traffic study submitted by the applicants looked at the traffic impacts from the proposed development on the two intersections from KY 3552 serving the proposed development and the intersection of KY 3552 with Champion Way just west of the subject property. KY 3552 is currently under construction and due to open to traffic in early 2017. KY 3552 is a four lane roadway with a landscaped center median. There is also an 8' multi-use path along and within its southern right-of-way.

Since KY 3552 is under construction it has no existing traffic count data. The applicant therefore used projected traffic volumes for the opening year 2015 and design year 2040 from the

Kentucky Transportation Cabinet Interchange feasibility study as the baseline numbers. Then the proposed land uses, acreages and square footage of building at build out were used to indicate the amount of proposed development. The proposed build-out year for the development was 2026.

Analysis was undertaken for current year no-build, 2026 no-build and 2026 full build-out.

To summarize the findings, the traffic study showed that the three intersections studied will need significant construction modifications in order to accommodate the proposed development including the following:

Champion Way/KY 3552: Introduce dual left turn lanes onto KY 3552 at the signalized intersection.

Site Access West Intersection 2: Construct median opening and add left turn auxiliary lanes. Construct signalized intersection. Development approaches are recommended to have one right turn lane and one left/through lane for exiting traffic.

Site Access East Intersection 3: Construct median opening and add left turn auxiliary lanes to KY 3552. Construct right turn auxiliary lanes to KY 3552. Construct signalized intersection. Development approach north of KY 3552 is recommended to have one right/through lane and two left turn lanes for exiting traffic. Development approach south of KY 3552 is recommended to have one left/through lane and one right turn lane for exiting traffic.

#### **Environmental Considerations:**

The subject property contains a significant amount of floodplain along Dry Run Creek with runs along the northwest boundary of the site before flowing west under the Norfolk Southern rail line. The floodplain encroaches into much of the planned Business Park area and crosses the proposed roadway in a number of places. The proposed Concept Plan protects much of the floodplain as open space; however, much of the floodplain is in otherwise buildable lot area.

FEMA is currently in the process of updating flood maps for Scott County this year. In addition, the current and proposed Comprehensive Plan update recommend that floodplains be rezoned to C-1 Conservation as part of any property rezoning. It is recommended therefore that the area proposed Business Park not be approved at this time.

#### **FINDINGS:**

The area proposed for rezoning is located within the Urban Service Boundary and City Limits of the City of Georgetown. It has access to all necessary utilities to serve the proposed development. The proposed land use changes are not in agreement with the current Comprehensive Plan. However, there have been significant changes of a physical nature not anticipated when the last Comprehensive Plan was considered and adopted; specifically, the construction of the new interchange and KY 3552 bisecting the subject property.

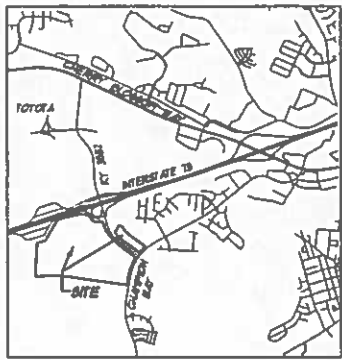
The subject property is a potentially significant traffic generator that could negatively impact traffic flow in northern Georgetown. The potential square footage of buildable commercial/retail and office area of 1.4 million square feet is more than 50% of the total commercial building square footage in the City of Georgetown today, estimated at 2.6 million square feet. The planned business park contains a large area of floodplain whose boundaries are subject to change with new the floodplain maps being proposed by FEMA in 2016.

**RECOMMENDATION:**

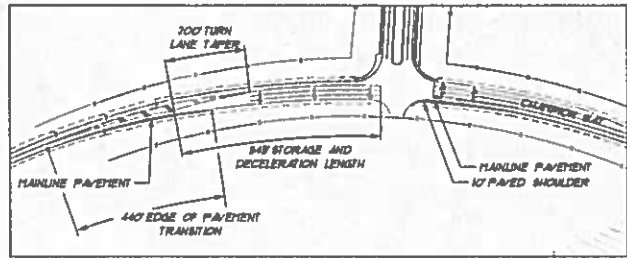
Based on the findings that the requested zone change partially satisfies the requirements of KRS 100.213, Staff recommends **approval** of the zone change request for the shopping center/retail area as shown on the submitted concept plan from A-1 and R-2 to B-5 and for the area south of KY 3552 as shown on the concept plan from R-2 to P-1. It is recommended that the application be amended to remove the area designated commercial/business park at this time. Staff recommends approval for the area as stated above, with the following conditions of approval:

Conditions of Approval:

1. Applicant shall be responsible for all on-site and off-site traffic improvements identified in the submitted traffic study.
2. Applicant shall rezone any floodplain areas C-1 Conservation once floodplain maps are finalized.
3. All development shall conform to the environmentally sensitive lands ordinance including the identification of all environmentally sensitive lands on Preliminary Subdivision Plats and Development Plans.
4. The Applicant shall return to the Planning Commission for Preliminary Subdivision Plat and Preliminary Development Plan review.
5. All applicable requirements of the *Zoning Ordinance and Subdivision & Development Regulations*.
6. All requirements of GMWSS regarding the provision of sanitary sewer.
7. Street trees shall be provided on Preliminary Plats and Plans as proposed on Concept Plan.
8. Multi-use trails shall be a minimum of 8' in width.



VICINITY MAP  
(NOT TO SCALE)



FUTURE KY 3552 TURN LANE IMPROVEMENTS  
(SEE TRAFFIC IMPACT STUDY DATED OCT. 2016)  
NOT TO SCALE



6' MIN. SIDEWALK WHERE CARS OVERHANG



TYPICAL PARKING LOT DIMENSIONS  
(NOT TO SCALE)

SMITH & ADAMS PROPERTY A1 ZONE

SMITH & ADAMS PROPERTY A1 ZONE

SMITH & ADAMS PROPERTY A1 ZONE

SMITH & ADAMS PROPERTY A1 ZONE

SMITH & ADAMS PROPERTY A1 ZONE

SMITH & ADAMS PROPERTY A1 ZONE



**SITE STATISTICS:**  
 TOTAL AREA = 186.74 ACRES  
 A1 TO B-5 = 125.91 ACRES (GROSS)  
 123.34 ACRES (NET)  
 R-2 TO B-5 = 50.31 ACRES (GROSS)  
 46.70 ACRES (NET)  
 R-2 TO P-1 = 10.52 ACRES (GROSS)  
 9.93 ACRES (NET)  
 MAXIMUM BUILDING HEIGHT = 5 STORIES OR 60 FEET  
 OPEN SPACE = 35 ACRES

**PROPOSED P-1**  
(PROFESSIONAL OFFICE)

**PROPOSED B-5**  
(GENERAL COMMERCIAL PARK)

**GENERAL NOTES**  
 1. INTERIOR CONNECTIONS, BANSARY SEWERS, STORMWATER MANAGEMENT ENTRANCE DESIGN AND EXISTING TREES SHALL BE EVALUATED WITH THE PRELIMINARY DEVELOPMENT PLAN AND CONSTRUCTION DOCUMENTS.  
 2. STORM SEWERS, STORM WATER RETENTION DAMS AND BANSARY SEWERS SHALL MEET THE SPECIFICATIONS AND APPROVAL OF THE PLANNING COMMISSION ENGINEER.  
 3. ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED. SUCH COVER SHALL CONSIST OF ANNUAL GRASSES OR SMALL GRASSES. SLOPES EXCEEDING 4:1 SHALL HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING OR SOG IN ORDER TO PREVENT EROSION.  
 4. THIS CONCEPTUAL 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. GRADING BUILDING FINISH FLOOR ELEVATIONS & HIC PARKING SPACE LOCATIONS ARE SUBJECT TO CHANGE BASED ON FINAL CONSTRUCTION PLANS.

**UTILITY EASEMENT DESCRIPTION**  
 EASEMENTS GRANT AND CONVEY TO THE KENTUCKY UTILITIES COMPANY, DELLARTH COMPANY, AND OTHER APPROPRIATE UTILITY COMPANIES THEIR SUCCESSORS, ASSIGNS AND LESSEES THE RIGHT TO TRY OR REMOVE ANY AND ALL TREES, STRUCTURES AND OBSTACLES LOCATED ON THE EASEMENTS OR IN SUCH PROXIMITY THEREOF THAT IN FALLING THEY MIGHT INTERFERE WITH THE OPERATION AND MAINTENANCE OF SAID FACILITIES. NO BUILDING OR OTHER STRUCTURE SHALL BE ERECTED AND NO LANDFILL OR EXCAVATION OR OTHER CHANGE IN GRADE SHALL BE PERFORMED UPON THE SAID EASEMENT AFTER INSTALLATION OF FACILITIES. THE RIGHT OF INGRESS AND EGRESS IS HEREBY GRANTED TO MEMBERS OF THE UTILITY EASEMENT AS REQUIRED TO CONSTRUCT, OPERATE, MAINTAIN AND REPAIR FACILITIES WITHIN SAID EASEMENTS. ALL LOT LINES NOT INDICATING EASEMENTS SHALL HAVE A 5' EASEMENT ON EACH SIDE OF THE LOT LINE UNLESS OCCUPIED BY A RESIDENTIAL STRUCTURE.

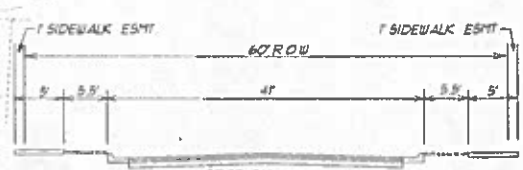
**DRAINAGE EASEMENT DESCRIPTION**  
 DRAINAGE EASEMENTS CONTAIN STORMWATER CHANNELS, STORMWATER STORAGE AREAS, FACILITIES, AND ACCESS RIGHTS FOR MAINTENANCE OF SUCH FACILITIES. NO CHANNEL ALTERATION OR CONSTRUCTION THAT WOULD OBSTRUCT THE FLOW OF STORMWATER IS ALLOWED THERE SHALL BE NO STORAGE OR DISPOSAL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

**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 ACCEPT THIS PLAN OF THE DEVELOPMENT BEING BY YOUR FREE CONSENT, ESTABLISH THE PROPERTY BOUNDARY RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN IN ACCORDANCE WITH THE GEOGRAPHIC SCOTTY COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, UNLESS OTHERWISE NOTED.

SIGNATURE OF OWNER OR OWNERS  
 SIGNATURE OF OWNER OR OWNERS

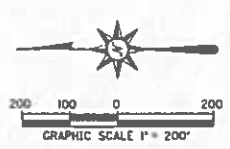
**PURPOSE OF PLAN:**  
 TO REFLECT A CONCEPTUAL DEVELOPMENT OF THIS PROPERTY IN CONJUNCTION WITH THE ZONE CHANGE REQUEST, TO B-5 I-P1.

**OWNER:**  
 WHITAKER LAND COMPANY LTD  
 P.O. BOX 14031  
 LEXINGTON, KY 40512



SECTION C-C

SECTION B-B  
(SR 3552)



**E&A Partners, PLLC**  
 CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS  
 LEONARD WHITAKER, LEAD ARCHITECT  
 14031 LEXINGTON, KENTUCKY 40512  
 PHONE: (606) 259-5999  
 FACSIMILE: (606) 259-6997

CONCEPTUAL PLAN FOR ZONE CHANGE  
**WHITAKER COMMERCIAL/BUSINESS PARK**  
 CHAMPION WAY (a portion of)  
 GEORGETOWN, SCOTTY COUNTY, KENTUCKY

DRAWN \_\_\_\_\_  
 DATE 10/03/16  
 CHECKED \_\_\_\_\_  
 REVISED \_\_\_\_\_

SHEET  
**1**