

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION**

**AGENDA  
August 8, 2019  
6:00 p.m.**

**I. COMMISSION BUSINESS**

- A. Approval of July invoices
- B. Approval of July 11, 2019 minutes
- C. Approval of August agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

**II. OLD BUSINESS**

- A. FSP-2019-17 Jones Property - Final Subdivision Plat to divide one tract into four tracts, creating one 6.14-acre tract, one 5.88-acre tract, one 5.04 -acre tract and a 5.16-acre remainder tract located on Willow Brook Lane.
- B. PDP-2019-31 Hotel Development - Ikebana Path - Preliminary Development Plan for a 93 room hotel on 1.8 acres located southeast of Blossom Park Drive and Ikebana Drive.

**III. NEW BUSINESS**

- A. FSP-2019-32 Duncan Property - Final Subdivision Plat to subdivide a 5.00-acre lot from a parent tract of 161.60 acres located at 1279 Burton Pike (KY620).

**IV. OTHER BUSINESS**

- A. BGADD Regional Cooperation Resolution
- B. Update of Previously Approved Projects and Agenda Items

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
REGULAR MEETING  
MINUTES  
July 11, 2019**

The regular meeting was held in the Scott County Courthouse on July 11, 2019. The meeting was called to order by Vice-Chairman Steve Smith at 6:00 p.m. Present were Commissioners Charlie Mifflin, Frank Wiseman, Jeff Caldwell, Byron Moran, James Stone and David Vest, Director Joe Kane, Planners Matt Summers and Mikaela Gerry, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was Mark Sulski and Regina Mizell.

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

Motion by Mifflin, second by Stone, to approve the June 13, 2019 minutes. Motion carried.

Motion by Moran, second by Caldwell, to approve the July agenda. Motion carried.

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

Postponements/Withdrawals

Jihad Hallany, Vision Engineering, representing applicant for (PDP-2019-31) Hotel Development – Ikebana Path application stated the applicant has talked to Robert Baker with the Kentucky Transportation Cabinet about the traffic issues and is willing to pledge money to help address the traffic issues. He stated they are willing to meet with the neighborhood HOA's to discuss the concerns. He stated the applicant would like to continue the application until the August meeting.

Motion by Mifflin, second by Caldwell to continue the application until the regular August meeting.

Consent Agenda

A representative of the Amerson Daycare property applications (PSP-2019-29) and (PDP-2019-30) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Wiseman, second by Vest, to approve the applications. Motion carried.

FSP-2019-17 Jones Property - Final Subdivision Plat to divide one tract into four tracts, creating one 6.14-acre tract, one 5.88-acre tract, one 5.04-acre tract and a 5.16-acre remainder tract located on Willow Brook Lane.

Ms. Gerry stated the property and surrounding property is zoned A-1. She stated the property was designated for future development but was not part of Phase 1 of Willowbrook Subdivision.

Beckham Sharpe, 104 O'Conner Court, read a letter requesting a one-month continuance of the application.

Rita Jones stated she would agree to continue the application and meet with the Sharpe's.

**Motion by Stone, second by Wiseman, to continue the application until the regular August meeting.**

PDP-2019-26 Walnut Street 5-Plex – Five apartment units on a 20,504 square foot lot located at 533 Walnut Street.

Ms. Gerry stated the site is zoned R-2 and is 0.47 acres. She stated the applicant is asking for a variance to reduce the lot width requirement to 128' instead of the required 140' for a five-plex and to reduce the required parking by one spot to 12.

Commissioner Mifflin questioned the size of the parking spaces.

Ms. Gerry stated the parking is off street parking.

She stated the application meets all the landscaping requirements.

Mark Herrington, applicant, stated he has 20 rental units. He stated he presently owns a four-plex and duplex on North Court Street that are two-bedroom one bath. He stated only three of the parking spaces are used. He stated his properties are well kept.

The question was asked if Section 8 would be accepted. He stated it would not.

Jeanne Beaven, 721 South Hamilton, stated she owns the property across the street and has concerns about the safety of kids playing, parking, and water runoff.

Commissioner Vest questioned the reason of building a five-plex. Mr. Herrington stated he decided to build a five-plex unit because of the size of the lot.

Commissioner Smith stated the zoning permits a five-plex unit.

Commissioner Mifflin questioned who will provide garbage pickup and the location of trash cans. Mr. Herrington stated the trash cans will be located behind the building.

Commissioner Mifflin questioned if the building could be moved back on the lot. Mr. Herrington stated due to setbacks they could not move it back farther.

Sam Herrington, 1007 Walker Way, property manager, stated GMWSS has a sanitary sewer easement in the back and side of the property.

Commissioner Mifflin questioned if water runoff would be running into the storm sewer system. Mr. Herrington stated the stormwater management plan must be approved by the Planning Commission Engineer before Final Development Plan approval.

Mr. Krebs stated due to this being a multi-family development that a stormwater management plan must be approved before Final Development plan approval. He stated they are proposing curb and gutter and sidewalks. He stated if there are problems with the street, the City Engineer needs to be contacted.

Bill Thomas, 528 Walnut Street, stated that the building would be out of place in a single-family neighborhood.

Staci Johnson, 526 Walnut Street, stated that she has lived on Walnut Street for forty years. She stated she has flooding and drainage concerns.

Rodney Everman, 522 Walnut Street, stated that he has lived on Walnut Street for fifty years. He stated the unit does not fit into the single-family area.

Charles Ritchie, 530 ½ Walnut Street, stated he has concerns about the parking.

Commissioner Wiseman questioned if there are no parking signs on the street. Mr. Ritchie stated there is not but that everyone had created their own parking.

Mr. Thomas questioned the design of the unit and stated it does not match the neighborhood.

Kelly Young, 529 Walnut Street, stated she has concerns with the parking and safety for children playing.

Trisha Bozek, 321 Gano, stated Walnut Street is one of the only streets in that neighborhood that is single family homes. She has concern with property values.

Tom Turner, 532 Walnut Street, stated he has concern with the property value. He stated he does not want the unit even though it is zoned properly.

Ms. Beaven stated her concerns are about the building density and water issues.

Charlie Johnson, 526 Walnut Street, stated he has concern with the additional traffic it would create.

Mr. Herrington was questioned if he would change his plan to a duplex. He stated at this time he would not.

Mr. Kane explained that density for R-2 zoning is based on the size of the lot. He stated a tri-plex unit and above require a development plan.

Ms. Beaven questioned if the lot had been two separate lots. Mr. Herrington stated that it previously was two lots.

Ms. Beaven questioned the applicant if he consolidated the lots, or did he buy them already consolidated. He stated he consolidated the lots.

Mr. Thomas questioned the applicant why he chose to build a five-plex unit. Mr. Herrington stated because the lot was big enough for the unit.

Ms. Johnson stated two duplex units would have fit the street better.

Vitold Bozek, 321 Gano, questioned if the plan meets all requirements because of the two variances requested.

Mr. Perkins clarified that requested variances does not make an application against the regulations.

He stated that consolidating lots can be done anywhere in the city.

He explained the Planning process and how the Planning Commission decides each application. He stated if not all requirements are met and can be documented, then the Planning Commission has the authority to deny an application.

Commissioner Smith stated maybe the Commission needs to require that applications meet the area they are located.

Ms. Bozek questioned why a parking lot is needed. Mr. Perkins explained that multi-family buildings in R-2 zoning require a parking lot and landscaping.

Mr. Kane stated that R-2 multi-family units require 2.5 parking spaces per 2-bedroom unit of off-street parking. He stated a single-family home would require two parking spaces.

Mr. Ritchie stated that the parking lot should be in the rear.

Mr. Kane stated that he believes it is a design choice.

Commissioner Smith questioned if the parking was in the rear would more of the residents favor the application.

Mr. Thomas questioned the Commissioners how they would feel about the application.

Commissioner Smith questioned if the applicant would be willing to continue until next month to work with staff about moving parking to the rear. Mr. Herrington stated the parking can not be in the rear due to the sewer easement.

Everett Bramel, 510 Chestnut Street, stated if the parking was in the rear, he would receive the runoff.

Ms. Johnson questioned how you can put a parking lot in the front yard when you can not put a privacy fence in the front yard.

Commissioner Vest questioned if the application could be approved without granting the variances. Mr. Kane stated the application could not.

Commissioner Mifflin stated he feels that the application completely changes the neighborhood.

After further discussion, **Motion by Wiseman, second by Mifflin, to deny the application due to the incompatibility with the neighborhood. Motion carried.**

PDP-2019-27 Bailey Road Cell Tower – Preliminary Development Plan for a 255' wireless communications tower with a 15' lightning arrestor located on a 10,000-sq. ft. lease area zoned A-1 located on Bailey Road.

Vice-Chairman Smith opened the public hearing.

Ms. Gerry stated the project site is 22 acres and is zoned A-1.

She stated the applicant did try to co-locate the tower on another site. She stated that tower was not structurally sound. She stated the tower will allow for up to three other providers to co-locate on the proposed tower.

She stated the applicant would meet the required setback. She stated they are proposing the required 8-ft fence and meet the landscaping requirements.

She stated the applicant has requested a variance regarding the entrance width.

She stated the applicant has requested another variance for the tower height. She stated the additional height is needed to fill the service gap for the area.

David Pike, representing applicant, stated he had brought experts with him for the presentation.

Joe Pat Covington, Judge Executive, stated he is there to hear the presentation. He stated he feels broadband is an important subject for the community.

Mr. Pike stated the applicant is requesting a height variance due to being unable to fill in the service gap without the extra height.

He stated that the tower would be 806 foot from the nearest residence.

He stated the nearest tower is too short and cannot structurally support additional antennas.

He stated that the tower will not affect property values.

He stated the applicant meets all requirements.

He stated due to a decline of land-line phones, more cellular coverage is needed.

He stated this tower would have the First Net technology for first responders.

He stated this cell tower would have Wireless Local Loop to help provide high-speed internet in the area.

Commissioner Smith questioned if the First Net or Wireless Local Loop would keep any other providers from co-locating on the tower. Mr. Pike stated they would not affect another providers ability to co-locate on the tower.

Commissioner Mifflin questioned how many towers have other providers co-locating on them. Mr. Pike stated the majority have more than one provider located on the towers.

Commissioner Smith questioned if the Wireless Local Loop helps with the cost of access to high speed internet. Mr. Pike stated customers congregate to it.

Commissioner Mifflin questioned how long before the tower would be built. Mr. Pike stated the plan is a year or less.

Commissioner Wiseman questioned the coverage on the maps.

Vice-Chairman Smith closed the public hearing.

**Motion by Moran, second by Vest, to approve the Preliminary Development Plan (PDP-2019-27) subject to seven (7) conditions of approval and two (2) variances. Motion carried.**

ZMA-2019-28 The Village at Georgetown – Zone change request for property currently zoned A-1, R-2 and I-1 to B-2 & R-2 located south of East Main Street Extended, north of Lemons Mill Road, and east of McClelland Circle.

Vice-Chairman Smith opened the public hearing.

Mr. Summers stated currently this is three separate parcels of land. He stated there are approximately 21.7 acres.

He stated the property currently is accessed from East Main Street Extended and Lemons Mill Road. He stated there is an entrance proposed from McClelland Circle.

He stated part of the I-1 property originally was part of Johnson Controls but was divided when McClelland Circle was built.

He stated the R-2 zoned portion was rezoned as part of The Mansion Estates, but never received preliminary approval for townhomes to be built.

He stated the applicant is proposing senior assisted living in the residential area. He stated data from the Kentucky State Data Center supports the increased need for senior living in Scott County.

He stated the proposed plan does match the future land use map.

He stated the conceptual commercial area will be easily accessed by pedestrians.

He stated the concept plan has a proposed greenway buffer area for future construction of the Legacy Trail along McClelland Circle.

He stated when the preliminary development plan or preliminary subdivision plat is submitted in the future, a traffic study would be required.

Bruce Lankford, representing applicant, stated the three applicants are working with Gary Keckley to develop this project.

Commissioner Smith questioned the design of the residential area.

Greg Johnson, applicant, stated when they submit a preliminary development plan, they will have an example of the residential area.

Annmarie Daneker, 167 Santa Barbara Boulevard, stated the adjoining neighborhood has drainage issues.

She stated the area currently has traffic issues. She has a concern with the new school adding to the rock quarry traffic.

Ann Bevins, 126 Christal Drive, stated since Scott County has been developing, we have lost several historical properties. She submitted a historical presentation concerning the property for review.

Linda Cook, 123 Santa Barbara Boulevard, stated she is pleased with the proposed development.

She questioned what would happen to the lake in her subdivision. Matt Welch, applicant, stated the lake will stay.

She questioned if the applicants knew what businesses were going to locate in the commercial area. Mr. Welch stated the intent is for the businesses to complement the residential area.

Commissioner Smith questioned if Mr. Krebs would like to speak about the stormwater. Mr. Krebs stated the proposed development area is the collector of all the stormwater for that neighborhood.

Ms. Daneker questioned when a traffic study would be completed. It was stated before preliminary development plan approval.

Vice-Chairman Smith closed the public hearing.

After further discussion, **Motion by Mifflin, second by Caldwell, to recommend approval of the rezoning request (ZMA-2019-28) on the basis that it complies with the Comprehensive Plan. By roll call vote, motion carried.**

The meeting was then adjourned.

Attest:

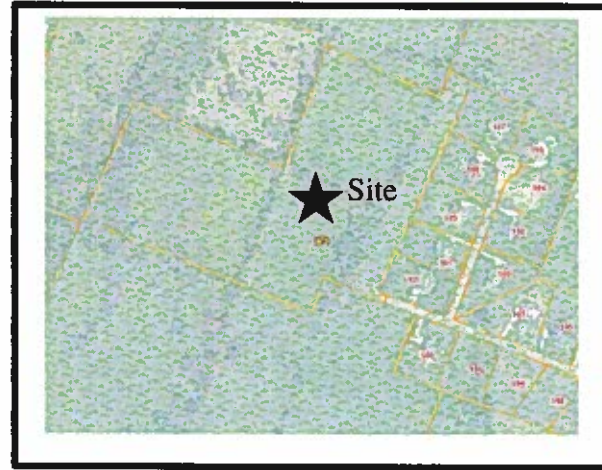
\_\_\_\_\_  
Mark Sulski, Chairman

\_\_\_\_\_  
Charlie Perkins, Secretary

**JONES PROPERTY**  
**Staff Report to the Georgetown-Scott County Planning Commission**  
**July 11, 2019**

**FILE NUMBER:** FSP-2019-17

**PROPOSAL:** Final Subdivision Plat to divide divide one tract into four tracts, creating one 6.14-acre tract, one 5.88-acre tract, one 5.04-acre tract and a 5.16-acre remainder tract.



**LOCATION:** Willow Brook Lane

**APPLICANT:** Rita Jones

**SURVEYOR:** Joel Day

**STATISTICS:**

Zone	A-1 (Agricultural)
Surrounding Zones	A-1 (Agricultural)
Acreage	Parcel 1: 6.14 acres Parcel 2: 5.88 acres Parcel 3: 5.04 acres Parcel 4: 5.16 acres
Proposed Use	Agricultural/Residential
Access	Willow Brook Lane
Variance Requested	None

**BACKGROUND:**

The subject property contains 22.22 acres and is located on Willow Brook Lane. The subject property and all surrounding properties are zoned A-1 (Agricultural). The proposed subdivision would create a new 6.14-acre tract, a 5.88-acre tract, a 5.04-acre tract and a 5.16-acre remainder tract.

**Plat Review:**

All four tracts show the required 50-foot setbacks and have at least 250 feet of width at the building line. The Health Department will need to conduct a site evaluation for the newly configured tracts to certify that an on-site septic system is feasible but have not indicated any anticipated problems.

If a driveway serves more than three lots the drive is required to be built to county road standards. The plat is proposing four tracts that would be served by one drive, and therefore must meet county road standards. County road standards requires a 20-foot paved roadway. The Preliminary Subdivision Plat proposes extending Willow Brook Lane approximately 185-feet, so a turnaround built to county road standards would also be required. County road standards requires a 45-foot paved cul-de-sac within a 55-foot right of way. The preliminary plat is

showing a 45-foot paved cul-de-sac within a 50-foot right-of-way and an 18-foot paved roadway. The final subdivision plat will need to show the appropriate dimensions for the cul-de-sac and paved roadway.

**RECOMMENDATION:**

Staff recommends approval of the Final Subdivision Plat to divide one tract into four tracts, creating one 6.14-acre tract, one 5.88-acre tract, one 5.04-acre tract and a 5.16-acre remainder tract.

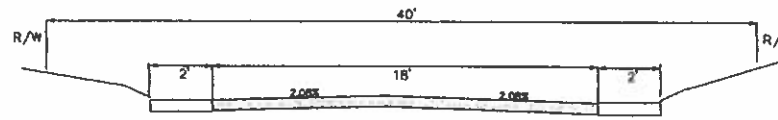
Should the Planning Commission approve the application, staff also recommends the following conditions of approval:

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. This preliminary subdivision plat is valid for a period of two years in accordance with Section 306 of the *Subdivision and Development Regulations*.
6. Roadway and cul-de-sac must be constructed to applicable standards and bonded prior to Final Subdivision Plat approval.
7. Must meet all applicable requirements of GMWSS.

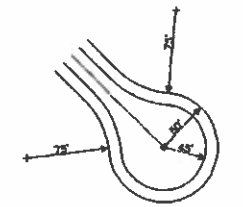
I HEREBY CERTIFY THAT THAT GEORGETOWN MUNICIPAL WATER & SEWER SERVICE (GMWSS) HAS THE CAPACITY WITHIN THE WATER DISTRIBUTION SYSTEM TO SUPPLY TRACTS E1-E4 OF THE PROPERTY SHOWN HEREON WITH DOMESTIC WATER SERVICES. PROVISION OF SERVICE WILL BE CONTINGENT UPON THE REVIEW AND APPROVAL OF ALL ON-SITE AND OFF-SITE PLANS AND SPECIFICATIONS FOR THE PROPOSED SYSTEM. CONSTRUCTION OF THE WATER DISTRIBUTION SYSTEM TO BE BY/AT THE COST OF THE DEVELOPER, WITHOUT REIMBURSEMENT, BUILT TO GMWSS APPROVED SPECIFICATIONS AND WITH APPROVAL BY GMWSS OF THE AS-BUILT IMPROVEMENTS; AND, DEDICATED TO GMWSS.

GENERAL MANAGER, GMWSS \_\_\_\_\_ DATE \_\_\_\_\_

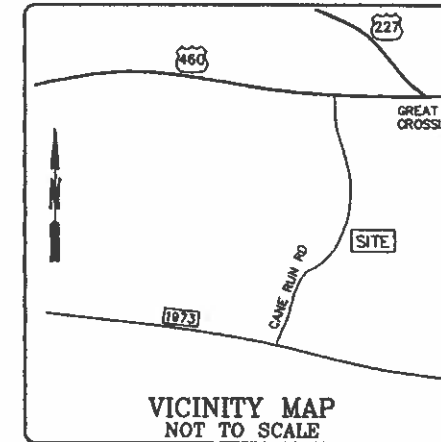


STREET SECTION PER PLAT CAB. 8, SLIDE 240

JOHN G. SHARPE  
SHAWNA SHARPE  
S.B. 218, Pg. 384



TYPICAL CUL-DE-SAC



THE PURPOSE OF THIS PLAT IS TO DEPICT SUBDIVISION OF THE SUBJECT PROPERTY INTO FOUR TRACTS WITH ONE REMAINDER TRACT.

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

NEW ENTRANCES OFF COUNTY MAINTAINED ROADS MUST MEET LOCAL SEPARATION AND SITE-DISTANCE REQUIREMENTS

CURRENT ZONING OF THE SUBJECT PROPERTY 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.

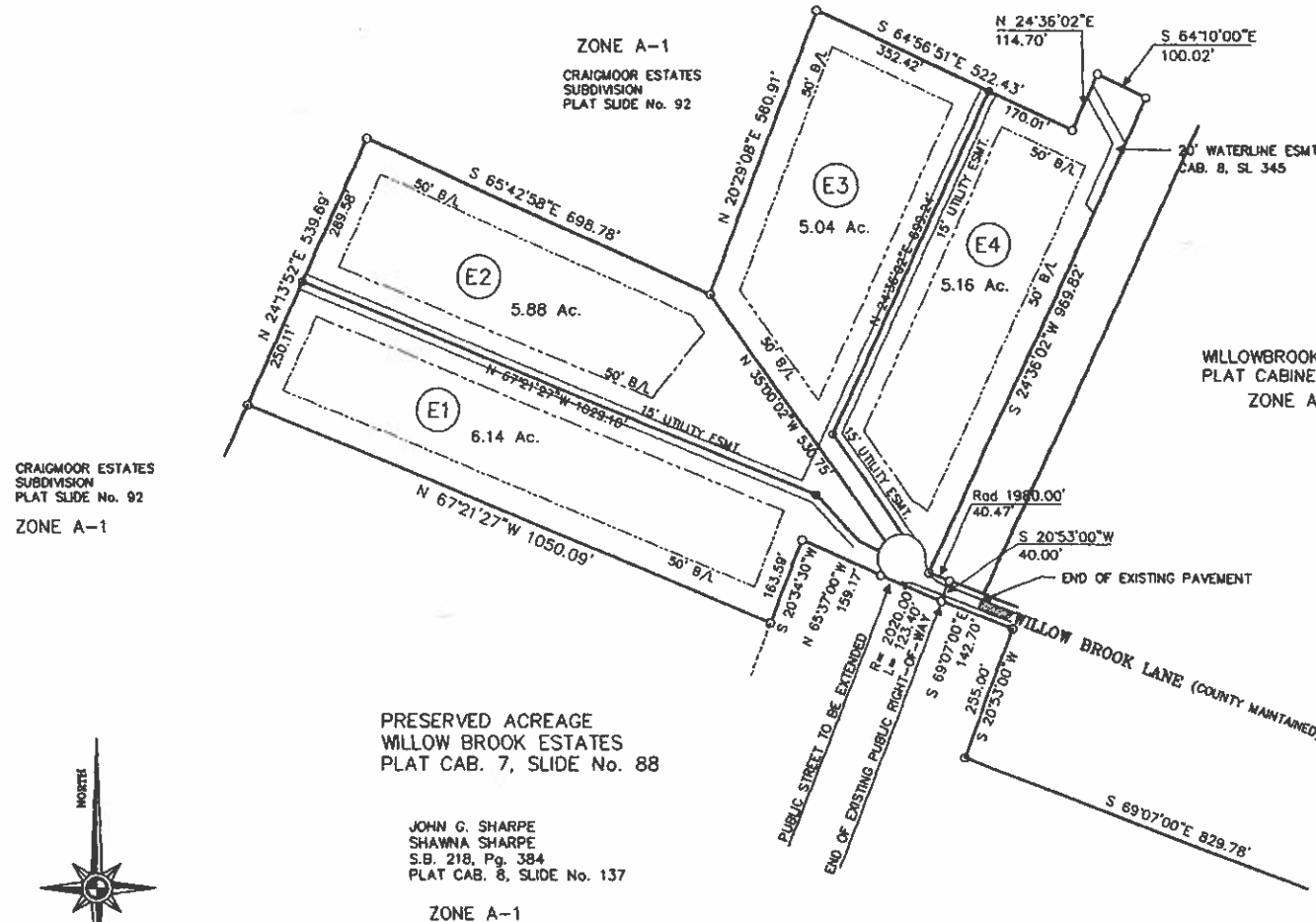
\_\_\_\_\_  
RITA JONES \_\_\_\_\_ DATE \_\_\_\_\_

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 ATTEST TO THE FOLLOWING TO THE BEST OF MY KNOWLEDGE, BELIEF, AND ABILITY: THIS PLAT DEPICTS A CLASS "A" SURVEY MADE BY MYSELF USING THE METHOD OF RANDOM TRAVERSE WITH AN ERROR-OF-CLOSURE OF 1:11,484 AND AN ANGULAR ERROR OF 00-00'-40". BEARINGS AND DISTANCES HAVE NOT BEEN ADJUSTED FOR CLOSURE. BASIS OF BEARINGS SHOWN IS RECORD BEARING. LAST DATE OF FIELD SURVEY WAS SEPTEMBER 8, 2008.

\_\_\_\_\_  
Wm. JOEL DAY, P.L.S. No. 2536 \_\_\_\_\_ DATE \_\_\_\_\_



CRAIGMOOR ESTATES  
SUBDIVISION  
PLAT SLIDE No. 92  
ZONE A-1

ZONE A-1  
CRAIGMOOR ESTATES  
SUBDIVISION  
PLAT SLIDE No. 92

WILLOWBROOK ESTATES  
PLAT CABINET 7, SLIDE No. 88  
ZONE A-1

PRESERVED ACREAGE  
WILLOW BROOK ESTATES  
PLAT CAB. 7, SLIDE No. 88

JOHN G. SHARPE  
SHAWNA SHARPE  
S.B. 218, Pg. 384  
PLAT CAB. 8, SLIDE No. 137

ZONE A-1

200 0 200 400 600  
GRAPHIC SCALE - FEET 1 INCH = 200 FEET

**MERIDIAN ASSOCIATES, LLC**  
SURVEYORS  
120 EAST MAIN STREET, GEORGETOWN, KY 40324  
TELEPHONE (502) 863-6070 - jdaypls@bellsouth.net

MAY 3, 2019



FINAL SUBDIVISION PLAT  
**RITA JONES PROPERTY**  
WILLOW BROOK LANE, GEORGETOWN, SCOTT COUNTY, KENTUCKY  
RITA JONES SHARPE - D.B. 348, Pg. 237 - CABINET 10, SLIDE 58  
THIS PLAT REPRESENTS A BOUNDARY SURVEY & COMPLIES WITH 201 KAR 18:150

NOT VALID UNLESS THIS PRINT CARRIES THE ORIGINAL SEAL AND SIGNATURE

**HOTEL DEVELOPMENT-IKEBANA DRIVE**  
**Staff Report to the Georgetown-Scott County Planning Commission**

**Continued July 11, 2019**  
**August 8, 2019**

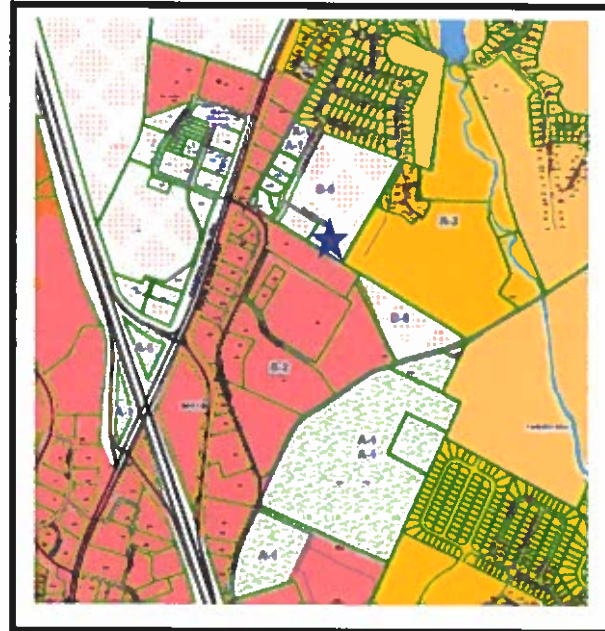
**FILE NUMBER:** PDP-2019-31

**PROPOSAL:** Preliminary Development Plan for a 93 room hotel on 1.8 acres.

**LOCATION:** SE of Blossom Park Drive and Ikebana Drive

**APPLICANT:** Rainmaker Holdings VI, LLC

**DESIGNER:** Vision Engineering, Jihad Hillany



**STATISTICS:**

Zone	B-5 Commercial
Surrounding Zones	B-5, R-2, B-2
Proposed Use	Hotel
Site Acreage	1.8 acres
Building Area	57,500 SF
Max. Building coverage	50%
Building Coverage	20.4%
Building Height	4 stories (55.5 feet)
Parking Required	102 spaces (1 space per room + 1 per 3 employees + 4 per 50 rental rooms)
Parking Provided	103 spaces
New Street Required	No
Water/Sewer Availability	Yes/Yes
Access	Ikebana Drive

**BACKGROUND:**

The subject property is a 1.8-acre tract, zoned B-5, General Commercial Park, south of Ikebana Drive, and east of Blossom Park Drive. The parcel is bordered on the north by the mostly undeveloped Shoppes at Cherry Point site and to the east by the multi-family area of the Cherry Blossom subdivision. Its main access is from Ikebana Drive and Blossom Park Drive via Connector Road, a State controlled roadway.

The subject property received zoning approval for a change from A-1 to B-5 Commercial Park in February, 2000 (ZMA-2000-06) as part of a larger 27-acre rezoning. The site was partially used as overflow parking for the former Golden Corral restaurant, which currently sits vacant to the west.

**TRAFFIC STUDY:**

There was a traffic study done for the Shoppes at Cherry Point development to the north in 2018. The traffic study looked at complete build-out of the neighboring project site, although the only building currently approved for construction is a 20,098 square-foot Planet Fitness. There are no plans in the short term to develop the remainder of the Cherry Point property.

The previous Traffic Study concluded that the existing roadway network could sufficiently handle the proposed development, with the exception of the Blossom Park Drive and Connector Road intersection. That intersection would experience serious delays for vehicles exiting onto Connector Road and function at Level of Service F, during the PM peak hour.

The Traffic Study recommended that the findings of the previous Northeast Georgetown Traffic Study for the area should be implemented, including the conversion of the Oxford Road and Connector Road intersection to a right-in and right-out only, the construction of a new road between Oxford Road and Blossom Park Drive and the addition of signalization to the Blossom Park Drive and Connector Road intersection.

Traffic concerns are a major issue for this development, particularly the intersection of Blossom Park with Connector Road and the previous traffic study identifies the impacts and the need for a traffic signal and work there. The burden lies with the applicant to show that they can make this project work without adding additional congestion onto an intersection that is already functioning at an unacceptable level of service.

The applicant was instructed at TRC of the traffic concerns and staff suggested a meeting with Engineers at the Kentucky Transportation Cabinet, District 7 office. KYTC has indicated in the past that a traffic signal at the intersection of Blossom Park Drive and Connector Road would likely not be approved because it is too close to the intersection at Cherry Blossom Way and Connector Road and it would be difficult to signalize without causing major back-ups on Cherry Blossom Way. The previous applicants for the Shoppes at Cherry Point proposed constructing a new road to Oxford Drive to provide better access to the area. The connection between Oxford Road and Blossom Park Drive is under construction and should be complete by the end of the summer.

The Hotel development does not meet the threshold for requiring its own traffic study. The threshold is 100 or more peak hour trips. The hotel development would generate 49 AM peak hour trips and 56 PM peak hour trips according to the latest ITE Trip Generation Manual. However, we have a recent traffic study in hand from the Shoppes at Cherry Point Project from June of last year that we can consult.

That traffic study indicated that existing traffic was functioning at level of service F for PM peak hour at the intersection of Blossom Park Drive and Connector Road and at level of service D for eastbound movements and level of service C for westbound turns from Blossom Park Drive on to Connector Road for the AM peak hour. Staff has concluded from this that traffic situation is only getting worse over time and some intervention is needed before more development occurs.

**PRELIMINARY DEVELOPMENT PLAN REVIEW:**

Setbacks and Building Standards:

The B-5 zone district requires the following standard setbacks:

Front: 25 feet local streets; 50 feet State routes

Side: 10 feet

Rear: 20 feet; 30 feet if serviced from the rear

Periphery Boundary: 50 feet; 100 feet where adjacent to Residential or Agricultural zone

The proposed building locations on the Final Development Plan meet the required B-5 building setbacks. The Applicant is proposing to develop a four-story hotel, with a maximum height of 55.5-feet, on the center of their lot with parking and drive aisles surrounding the building. The footprint of the proposed structure will cover approximately 20.4% of the lot area, under the 50% maximum building ground coverage allowed.

Vehicular Access & Pedestrian Circulation:

*Driveways & Access:* Primary access to the Project Site is from Ikebana Drive which follows the northern boundary of the project site. Blossom Park Drive intersects with Connector Road west of the project site. The Applicant has indicated they will follow KYTC procedures if a new permit is required for off-site improvements to the Connector Road intersection.

The pedestrian facilities are sufficient to serve the site. The applicant was instructed to provide two way traffic around the building and to provide internal connections to the Harbour Freight lot to the west. They have done that in their plan.

*Parking Spaces:* The parking requirement is determined by the hotel use proposed. The hotel requirement is 1 space per room + 1 space per 3 employees + 4 spaces per 50 rental rooms to allow for guests and multiple vehicle per room guests. The applicant is proposing sufficient parking.

*Sidewalks:* Internally, the Applicant is proposing sidewalks to convey individuals from the parking spaces to the buildings, and along the property perimeter street frontage.

A road reservation has been provided on the property to the east as it developed in order to provide for a potential collector roadway south of the site that would connect Connector Road with Old Oxford

Road. The applicant was requested to provide a land reservation on their property to allow this road to be constructed in the future. They have provided a road reservation across the corner of the site effecting two parking spaces and the dumpster which would need to be relocated at a future date if a new road were to be constructed.

Land Use Buffers and Landscaping: The *Landscape Ordinance* provides standards for Property Perimeter Buffers and Vehicle Use Area Landscaping.

*Property Perimeter Requirements; Section 6.12:*

- The Applicant is proposing a 5-foot landscaping buffer between the Project Site and the adjoining residential property and a six-foot high privacy fence. The 15' Landscape Buffer Area (LBA) may be reduced to 5-feet when used in conjunction with a 6-foot high opaque wall or fence, if the Planning Commission determines such reduction to meet the intent of the Landscape Ordinance. Because of the height of the proposed building, staff would prefer to see a 15-foot planted buffer, along with a fence, adjoining the residential lot to the east.

*Vehicle Use Area Perimeter Requirements; Section 6.13: Rows 1 and 2:*

- Requires VUA perimeter screening for areas greater than 1,800 SF or used by 5 or more vehicles.
- VUA perimeter screening is required when facing public and private streets.
- When VUA faces a public or private street right-of-way, access road, or service road, trees must be from Group A, B, or C plus a 3' average height continuous planting, hedge, fence, wall or earth mound or a 3' decrease in elevation from the adjoining property to the vehicular use area (Row 2).

*Interior Landscaping for Vehicle Use Areas; Section 6.22:*

- Requires interior VUA landscaping for all lots greater than 6,000 SF or used by 20 or more vehicles. Loading areas and driveways are counted since this is not an industrial site.
- For each 100 sq. ft., or fraction thereof, of vehicular use area, ten (10) sq. ft. of landscaped area shall be provided.
- 1 tree/250 SF of interior VUA area is required.

The Applicant has shown that they can satisfy the requirements from Section 6.13 and 6.22 (listed above).

*Section 6.14: Minimum Canopy Requirements*

For the approximately 1.8-acre site, a total canopy coverage of 18,933 square feet is required (24% new canopy). A total of 41 trees are being provided. This would be sufficient to meet the required canopy coverage. The applicant will be required to show on the Final Development Plan that they meet the canopy coverage with a specie-specific final landscape plan. No variances to the landscaping canopy requirements are required.

Stormwater: The applicant is proposing to utilize underground detention in the parking lot to meet their detention requirement. They will also be required to meet water quality requirements. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer meeting all requirements of the Georgetown Stormwater Manual prior to approval of the Final Development Plan.

Lighting: The photometric plan will be reviewed in detail as part of the Final Development Plan review. Staff recommends that all exterior lighting should be designed to minimize off-site impacts. A double row of trees and a six-foot privacy fence are recommended between the hotel site and the adjoining residential lot to the east.

Signs: A freestanding sign is proposed as part of the development, but the final location has yet to be determined. All signage will need to comply with the *Sign Ordinance*.

**CONCLUSION:**

The Preliminary Development Plan is lacking sufficient infrastructure in the area to serve the development and the additional traffic to be generated would exacerbate the condition of the Blossom Park Drive and Connector Road intersection.

**RECOMMENDATION:**

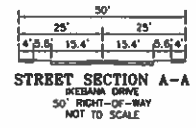
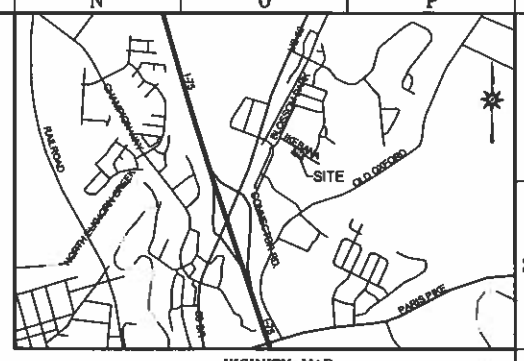
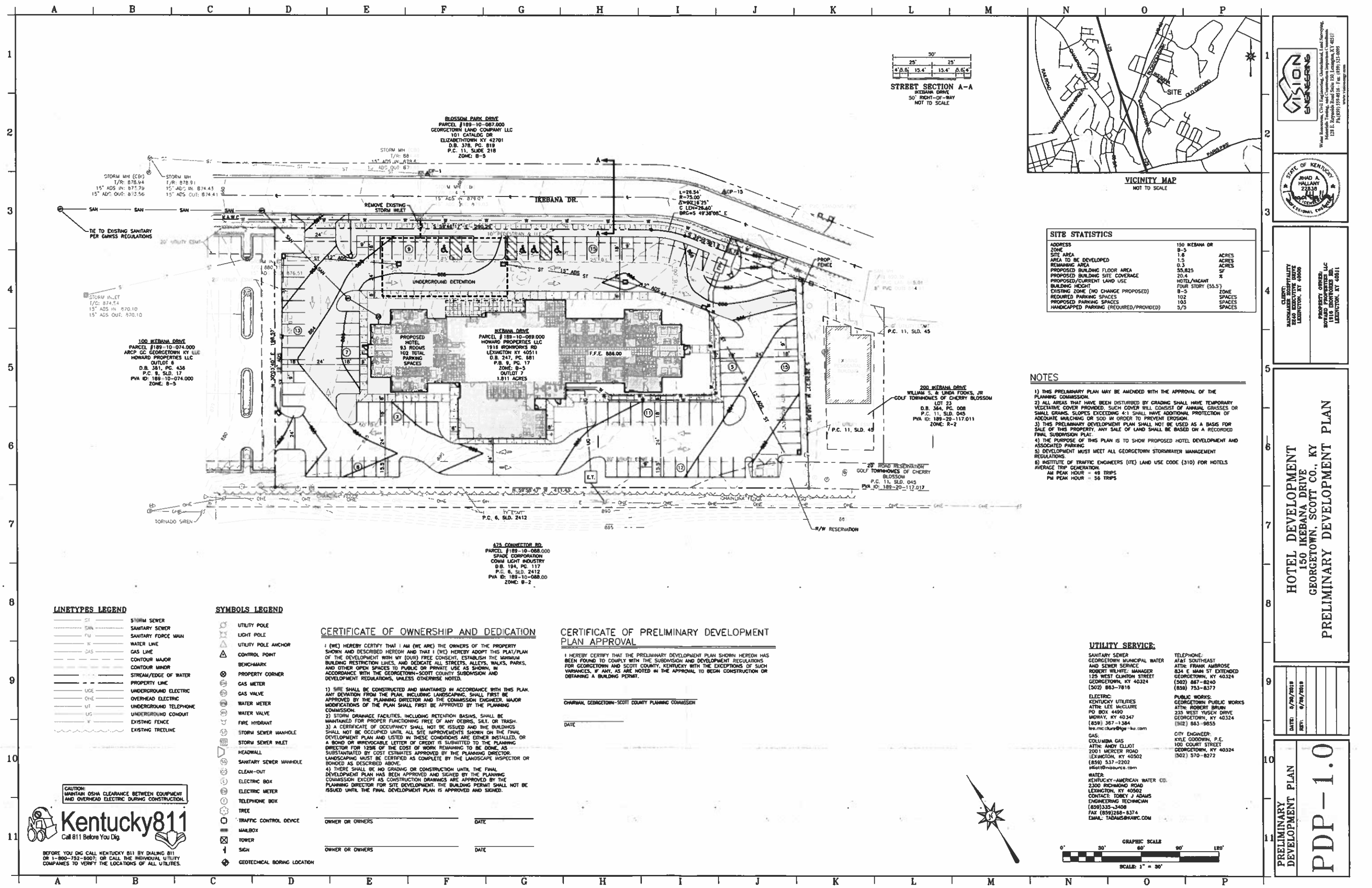
Staff recommends denial of the Preliminary Development Plan for a 93-room hotel on the project site due to the insufficiency of infrastructure serving the project site, specifically the Blossom Park Drive Connector Road intersection which is currently functioning at Level of Service F for PM Peak Hour.

If the Planning Commission were to conclude the traffic impacts at Blossom Park Drive and Connector Road were minimal and since they are off-site, they are beyond the complete control of the applicant to correct, staff would recommend that the project be approved with the following conditions:

Conditions of Approval:

1. A 15-foot landscape buffer shall be provided along with a double row of approved plantings and a six-foot high wooden privacy fence along the eastern property line, adjoining the Cherry Blossom subdivision.
2. The applicant shall work with the City of Georgetown and KY Transportation Cabinet to develop a plan with a timeline for signalized intersection improvements at Connector Road and Blossom Park Drive prior to Final Development Plan approval.
3. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan. Development must meet all requirements of the Georgetown Stormwater Manual.
4. 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.
5. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
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. The 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. A final specie-specific landscape plan shall be provided along with the Final Development Plan.



**SITE STATISTICS**

ADDRESS	150 KEBANA DR
ZONE	B-5
SITE AREA	1.8 ACRES
AREA TO BE DEVELOPED	1.5 ACRES
REMAINING AREA	0.3 ACRES
PROPOSED BUILDING FLOOR AREA	53,825 SF
PROPOSED BUILDING SITE COVERAGE	20.4%
PROPOSED/CURRENT LAND USE	HOTEL/VACANT
BUILDING HEIGHT	FOUR STORY (55.5')
EXISTING ZONE (NO CHANGE PROPOSED)	B-5 ZONE
REQUIRED PARKING SPACES	102 SPACES
PROPOSED PARKING SPACES	103 SPACES
HANDICAPPED PARKING (REQUIRED/PROVIDED)	5/3 SPACES

- NOTES**
- THIS PRELIMINARY PLAN MAY BE AMENDED WITH THE APPROVAL OF THE PLANNING COMMISSION.
  - ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED. SUCH COVER WILL CONSIST OF ANNUAL GRASSES OR SMALL GRASSES. SLOPES EXCEEDING 4:1 SHALL HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING OR SOD IN ORDER TO PREVENT EROSION.
  - THIS PRELIMINARY DEVELOPMENT 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.
  - THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED HOTEL DEVELOPMENT AND ASSOCIATED PARKING.
  - DEVELOPMENT MUST MEET ALL GEORGETOWN STORMWATER MANAGEMENT REGULATIONS.
  - INSTITUTE OF TRAFFIC ENGINEERS (ITE) LAND USE CODE (310) FOR HOTELS  
 AVERAGE TRIP GENERATION:  
 AM PEAK HOUR = 48 TRIPS  
 PM PEAK HOUR = 56 TRIPS

**UTILITY SERVICE:**

**SANITARY SEWER:**  
 GEORGETOWN MUNICIPAL WATER AND SEWER SERVICE  
 ROBERT WILHITE, MANAGER  
 125 WEST CLINTON STREET  
 GEORGETOWN, KY 40324  
 (502) 867-7818

**ELECTRIC:**  
 KENTUCKY UTILITIES  
 ATTN: LEE McCLURE  
 PO BOX 4490  
 MIDWAY, KY 40347  
 (502) 387-1384  
 lee.mcclure@ku.com

**GAS:**  
 COLUMBIA GAS  
 ATTN: ANDY ELLIOT  
 2001 MERCER ROAD  
 LEWISTON, KY 40302  
 (502) 537-2202  
 ae@colgas.com

**WATER:**  
 KENTUCKY-AMERICAN WATER CO.  
 2300 RICHMOND ROAD  
 LEWISTON, KY 40302  
 CONTACT: TONEY J ADAMS  
 ENGINEERING TECHNICIAN  
 (502) 335-3408  
 FAX: (502) 268-8374  
 EMAIL: TADAMS@kawc.com

**TELEPHONE:**  
 AT&T SOUTHEAST  
 ATTN: FRANK AMBROSE  
 834 E MAIN ST EXTENDED  
 GEORGETOWN, KY 40324  
 (502) 867-8240  
 (502) 753-8377

**PUBLIC WORKS:**  
 GEORGETOWN PUBLIC WORKS  
 ATTN: ROBERT BRUN  
 233 WEST YUSCH DRIVE  
 GEORGETOWN, KY 40324  
 (502) 863-9853

**CITY ENGINEER:**  
 KYLE GOODWIN, P.E.  
 100 COURT STREET  
 GEORGETOWN, KY 40324  
 (502) 570-8272

**VISION ENGINEERS**  
 121 E. Reynolds Road, Suite 100, Lexington, KY 40511  
 Phone: (606) 253-1100  
 Fax: (606) 253-1101  
 www.visioneng.com

**STATE OF KENTUCKY**  
 AND A HALLAM 22810  
 PROFESSIONAL ENGINEER

**CLIENT:**  
 HANOVER REALTY  
 220 EXECUTIVE DRIVE  
 LEWISTON, KY 40006

**PROJECT OFFICE:**  
 HOWARD PROPERTIES, LLC  
 100 COURT STREET  
 LEWISTON, KY 40324

**HOTEL DEVELOPMENT**  
 150 IKEBANA DRIVE  
 GEORGETOWN, SCOTT CO., KY  
**PRELIMINARY DEVELOPMENT PLAN**

**PRELIMINARY DEVELOPMENT PLAN**

**PDP-1.0**

DATE: 8/29/2018  
 BY: 9/29/2018

**LINETYPES LEGEND**

- ST - STORM SEWER
- SAN - SANITARY SEWER
- FU - SANITARY FORCE MAIN
- W - WATER LINE
- GAS - GAS LINE
- CONTOUR MAJOR - CONTOUR MAJOR
- CONTOUR MINOR - CONTOUR MINOR
- STREAM/EDGE OF WATER - STREAM/EDGE OF WATER
- PROPERTY LINE - PROPERTY LINE
- UGE - UNDERGROUND ELECTRIC
- OHE - OVERHEAD ELECTRIC
- UG - UNDERGROUND TELEPHONE
- UT - UNDERGROUND CONDUIT
- W - EXISTING FENCE
- W - EXISTING TREELINE

**SYMBOLS LEGEND**

- UTILITY POLE
- LIGHT POLE
- UTILITY POLE ANCHOR
- CONTROL POINT
- BENCHMARK
- PROPERTY CORNER
- GAS METER
- GAS VALVE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- STORM SEWER MANHOLE
- STORM SEWER WILET
- HEADWALL
- SANITARY SEWER MANHOLE
- CLEAN-OUT
- ELECTRIC BOX
- ELECTRIC METER
- TELEPHONE BOX
- TREE
- TRAFFIC CONTROL DEVICE
- MAILBOX
- TOWER
- SIGN
- GEOTECHNICAL BORING LOCATION

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS 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 MAXIMUM 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.

1) SITE SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THIS PLAN. ANY DEVIATION FROM THE PLAN, INCLUDING LANDSCAPING, SHALL FIRST BE APPROVED BY THE PLANNING DIRECTOR AND THE COMMISSION ENGINEER. MAJOR MODIFICATIONS OF THE PLAN SHALL FIRST BE APPROVED BY THE PLANNING COMMISSION.

2) STORM DRAINAGE FACILITIES, INCLUDING RETENTION BASINS, SHALL BE MAINTAINED FOR PROPER FUNCTIONING FREE OF ANY DEBRIS, SILT, OR TRASH.

3) A CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED AND THE BUILDINGS SHALL NOT BE OCCUPIED UNTIL ALL SITE IMPROVEMENTS SHOWN ON THE FINAL DEVELOPMENT PLAN AND LISTED IN THESE CONDITIONS ARE EITHER INSTALLED, OR A BOND OR IRREVOCABLE LETTER OF CREDIT IS SUBMITTED TO THE PLANNING DIRECTOR FOR 125% OF THE COST OF WORK REMAINING TO BE DONE, AS SUBSTANTIATED BY COST ESTIMATES APPROVED BY THE PLANNING DIRECTOR. LANDSCAPING MUST BE CERTIFIED AS COMPLETE BY THE LANDSCAPE INSPECTOR OR BONDED AS DESCRIBED ABOVE.

4) THERE SHALL BE NO GRADING OR CONSTRUCTION UNTIL THE FINAL DEVELOPMENT PLAN HAS BEEN APPROVED AND SIGNED BY THE PLANNING COMMISSION EXCEPT AS CONSTRUCTION DRAWINGS ARE APPROVED BY THE PLANNING DIRECTOR FOR SITE DEVELOPMENT. THE BUILDING PERMIT SHALL NOT BE ISSUED UNTIL THE FINAL DEVELOPMENT PLAN IS APPROVED AND SIGNED.

OWNER OR OWNERS \_\_\_\_\_ DATE \_\_\_\_\_

OWNER OR OWNERS \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF PRELIMINARY DEVELOPMENT PLAN APPROVAL**

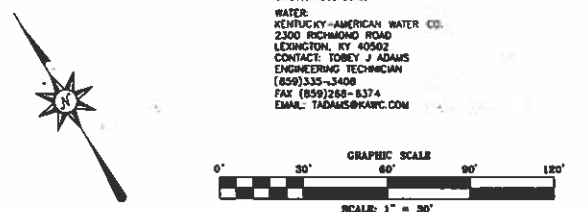
I HEREBY CERTIFY THAT THE PRELIMINARY DEVELOPMENT PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS FOR GEORGETOWN AND SCOTT COUNTY, KENTUCKY WITH THE EXCEPTIONS OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE APPROVAL TO BEGIN CONSTRUCTION OR OBTAINING A BUILDING PERMIT.

CHIEF, GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

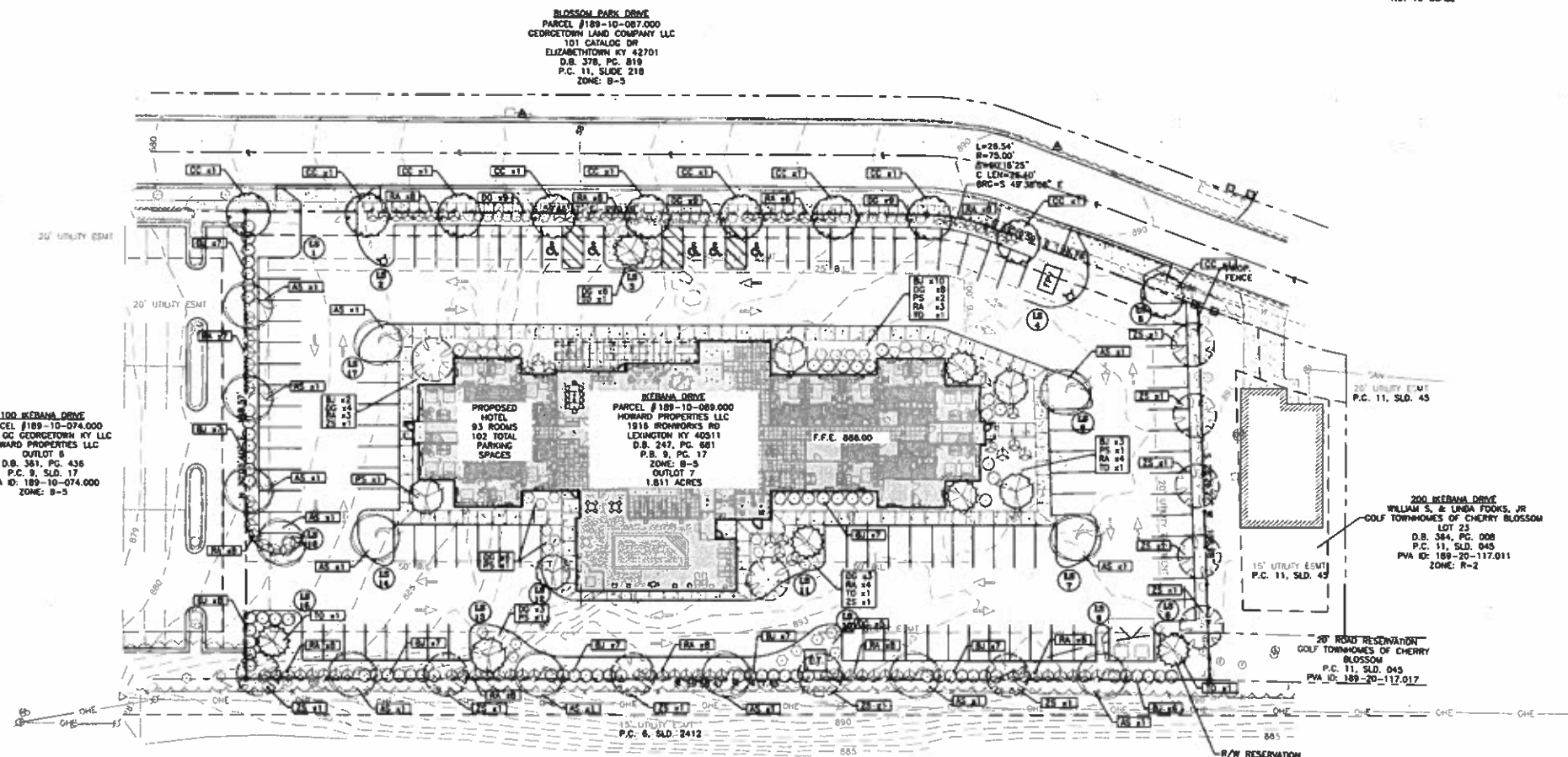
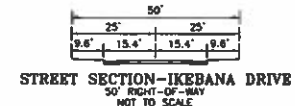
DATE \_\_\_\_\_

**Kentucky811**  
 Call 811 Before You Dig

BEFORE YOU DIG CALL KENTUCKY 811 BY DIALING 811 OR 1-800-752-8007, OR CALL THE INDIVIDUAL UTILITY COMPANIES TO VERIFY THE LOCATIONS OF ALL UTILITIES.



A B C D E F G H I J K L M N O P



**LANDSCAPING REQUIREMENTS**

VEHICULAR USE AREA	40,905 SF
INTERIOR LANDSCAPING REQUIRED (10% OF VUA)	4,091 SF
LANDSCAPE AREA 1' (LS-1)	204 SF
LANDSCAPE AREA 2' (LS-2)	216 SF
LANDSCAPE AREA 3' (LS-3)	434 SF
LANDSCAPE AREA 4' (LS-4)	159 SF
LANDSCAPE AREA 5' (LS-5)	23 SF
LANDSCAPE AREA 6' (LS-6)	220 SF
LANDSCAPE AREA 7' (LS-7)	316 SF
LANDSCAPE AREA 8' (LS-8)	180 SF
LANDSCAPE AREA 9' (LS-9)	83 SF
LANDSCAPE AREA 10' (LS-10)	291 SF
LANDSCAPE AREA 11' (LS-11)	715 SF
LANDSCAPE AREA 12' (LS-12)	242 SF
LANDSCAPE AREA 13' (LS-13)	335 SF
LANDSCAPE AREA 14' (LS-14)	320 SF
LANDSCAPE AREA 15' (LS-15)	287 SF
LANDSCAPE AREA 16' (LS-16)	137 SF
LANDSCAPE AREA 17' (LS-17)	235 SF
INTERIOR LANDSCAPING PROVIDED	4,436 SF

**TREE CANOPY CALCULATIONS**

TOTAL LOT SIZE	78,087 S.F.
TREE CANOPY REQUIRED @ 24%	18,933 S.F.
TREE CANOPY PROVIDED	
25 LARGE TREES @ 750 S.F.	18,750 S.F.
10 MEDIUM TREES @ 400 S.F.	4,000 S.F.
5 SMALL TREES @ 100 S.F.	500 S.F.
TREE CANOPY PROVIDED	23,350 S.F.

- NOTES:**
- MULCH ALL BEDS AND TREE RINGS WITH A MINIMUM OF 3" HARDWOOD MULCH.
  - TILL THE TOP 8" OF SOIL IN ALL BED AREAS AND AMEND WITH SAND AND PEAT TO INSURE PROPER DRAINAGE AND PERCOLATION.
  - TEST PH OF SOIL AND AMEND ALL BED AREAS WITH CHEMICALS AND FERTILIZER TO INSURE THE BEST POSSIBLE GROWTH ENVIRONMENT FOR THE SPECIFIED PLANTS.
  - APPLY PRETREATMENTS IN ALL BED AREAS PRIOR TO PLANTING TO MINIMIZE WEED GROWTH.
  - ROLL, WATER AND FERTILIZE ALL SOO AREAS TO PROVIDE A SMOOTH WORKING SURFACE FREE OF CAPS AND IRREGULAR SOILS.
  - CONTRACTOR RESPONSIBLE FOR PERMANENT STANDS OF GRASS WHERE SEEDING IS SPECIFIED. CONTRACTOR RESPONSIBLE FOR ANY RESEEDING REQUIRED TO ACCOMPLISH THIS TASK.
  - LANDSCAPE ARCHITECT RETAINS THE RIGHT TO REJECT ANY PLANT MATERIAL AT ANY TIME IF IT DOES NOT MEET THE SPECIFICATIONS OF THE PLANT LIST.
  - PRUNE PLANTS AFTER PLANTING TO ASSURE CONSISTENCY IN GROWTH HABIT.
  - CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL INCLUDING SOO FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. REPLACEMENTS WILL ALSO BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER INSTALLATION.
  - CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES, SITE STRUCTURES, ETC., RESULTING FROM LANDSCAPE CONSTRUCTION.
  - ALL PLANTS MUST BE VIGOROUS, HEALTHY MATERIAL, FREE OF PESTS AND DISEASE.
  - ALL PLANTS AND TREES MUST MEET ALL REQUIREMENTS SPECIFIED IN THE PLANT LIST, DETAILS AND SPECIFICATIONS.
  - ANY MATERIAL WHICH DIES, OR DETACHES (PRIOR TO ACCEPTANCE OF THE WORK) WILL BE PROMPTLY REMOVED AND REPLACED.
  - STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK" REPRESENT GENERAL GUIDELINE SPECIFICATIONS ONLY AND WILL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
  - LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR WATERING ALL PLANT MATERIALS UNTIL THE TIME OF FINAL ACCEPTANCE.

**UTILITY SERVICE:**

**SANITARY SEWER**  
 GEORGETOWN MUNICIPAL WATER AND SEWER SERVICE  
 ROBERT WILHITE, MANAGER  
 125 WEST CLINTON STREET  
 GEORGETOWN, KY 40324  
 (502) 683-7818  
 www.mwsource.com

**ELECTRIC**  
 KENTUCKY UTILITIES  
 ATTN: LES MCCLURE  
 PO BOX 1490  
 MIDWAY, KY 40347  
 (859) 387-1384  
 les.mcclure@ku.com

**GAS**  
 COLUMBIA GAS  
 ATTN: ANDY ELLIST  
 2001 MERCER ROAD  
 LEXINGTON, KY 40502  
 (502) 537-2202  
 www.kygas.com

**WATER**  
 KENTUCKY-AMERICAN WATER CO.  
 2300 RICHMOND ROAD  
 LEXINGTON, KY 40502  
 CONTACT: TOBEY J ADAMS  
 ENGINEERING TECHNICIAN  
 (502) 535-3408  
 FAX (502) 288-6374  
 EMAIL: TADAMS@KAWC.COM

**TELEPHONE:**  
 AT&T SOUTHEAST  
 ATTN: FRANK AMBROSE  
 834 E MAIN ST EXTENDED  
 GEORGETOWN, KY 40324  
 (502) 687-8240  
 (859) 753-8377

**PUBLIC WORKS:**  
 GEORGETOWN PUBLIC WORKS  
 ATTN: ROBERT BROWN  
 235 WEST YUSEN DRIVE  
 GEORGETOWN, KY 40324  
 (502) 683-9855

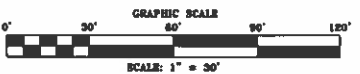
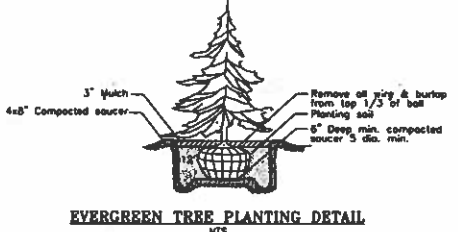
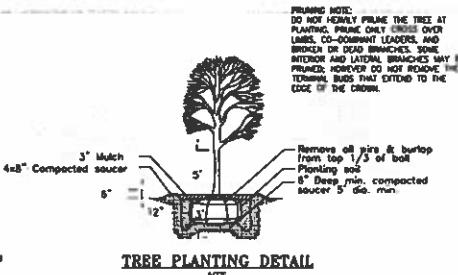
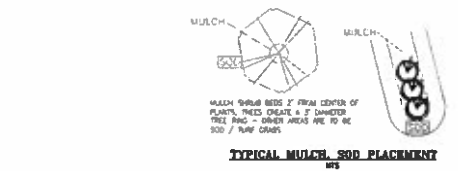
**CITY ENGINEER:**  
 KYLE GOODWIN, P.E.  
 100 COURT STREET  
 GEORGETOWN, KY 40324  
 (502) 570-8272

**PLANT SCHEDULE**

QTY	ABBV	BOTANICAL NAME	COMMON NAME	CL.HP.	HT.	SPRD.	REMARKS
13	AS	Acer saccharum 'Nigrum'	BLACK MAPLE	1.75"	8'-10'	-	B&B
6	TO	Thuja occidentalis	AMERICAN ARBORVITAE	1.5"	5' MIN.	-	B&B
12	ZS	Zelkova serrata 'Village Green'	JAPANESE ZELKOVA	1.75"	8'-10'	-	B&B
10	CC	Corylus colurna	TURKISH FILBERT	1.75"	8'-10'	-	B&B
6	PS	Prunus serrulata 'Sirofugen'	SHROFUGEN FLOWERING CHERRY	1.75"	8'-10'	-	B&B
78	BJ	Berberis julianae	WINTERGREEN BARBERRY	-	24"-36"	-	MIN #3 CONTAINER 3" O.C.
101	RA	Ribes alpinum	ALPINE CURRANT	-	24"-36"	-	MIN #3 CONTAINER 3" O.C.
62	DC	Deutzia gracilis 'Nana'	SLENDER DEUTZIA	-	24"-36"	-	MIN #3 CONTAINER 3" O.C.

- LINE TYPES LEGEND**
- ST - STORM SEWER
  - SSN - SANITARY SEWER
  - FM - SANITARY FORCE MAIN
  - W - WATER LINE
  - GAS - GAS LINE
  - CM - CONTOUR MAJOR
  - CMN - CONTOUR MINOR
  - SE - STREAM/EDGE OF WATER
  - PL - PROPERTY LINE
  - UGC - UNDERGROUND ELECTRIC
  - OHE - OVERHEAD ELECTRIC
  - UT - UNDERGROUND TELEPHONE
  - UC - UNDERGROUND CONDUIT
  - X - EXISTING FENCE
  - XT - EXISTING TREELINE

- SYMBOLS LEGEND**
- UTILITY POLE
  - LIGHT POLE
  - UTILITY POLE ANCHOR
  - CONTROL POINT
  - BENCHMARK
  - PROPERTY CORNER
  - GAS METER
  - GAS VALVE
  - WATER METER
  - WATER VALVE
  - FIRE HYDRANT
  - STORM SEWER MANHOLE
  - STORM SEWER INLET
  - HEADWALL
  - SANITARY SEWER MANHOLE
  - CLEAN-OUT
  - ELECTRIC BOX
  - ELECTRIC METER
  - TELEPHONE BOX
  - TREE
  - TRAFFIC CONTROL DEVICE
  - MAILBOX
  - TOWER
  - SIGN
  - GEOTECHNICAL BORING LOCATION



**VISION ENGINEERING**

1211 EAST BROADWAY  
 LEXINGTON, KY 40502  
 TEL: (502) 253-8000  
 FAX: (502) 253-8000  
 www.visioneng.com

**STATE OF KENTUCKY**

JOHN A. HALLAHAN  
 22838  
 PROFESSIONAL ENGINEER

**HOTEL DEVELOPMENT**  
 150 IKEBANA DRIVE  
 GEORGETOWN, SCOTT CO., KY  
**PRELIMINARY DEVELOPMENT PLAN**

**DATE:** 5/29/2019  
**REV:** 6/26/2019

**PDP LANDSCAPING PLAN**  
**PDP-2.0**

**Kentucky811**  
 Call 811 Before You Dig

BEFORE YOU DIG CALL KENTUCKY 811 BY DIALING 811 OR 1-800-752-8007, OR CALL THE INDIVIDUAL UTILITY COMPANIES TO VERIFY THE LOCATIONS OF ALL UTILITIES.

**DUNCAN PROPERTY  
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission  
AUGUST 8, 2019**

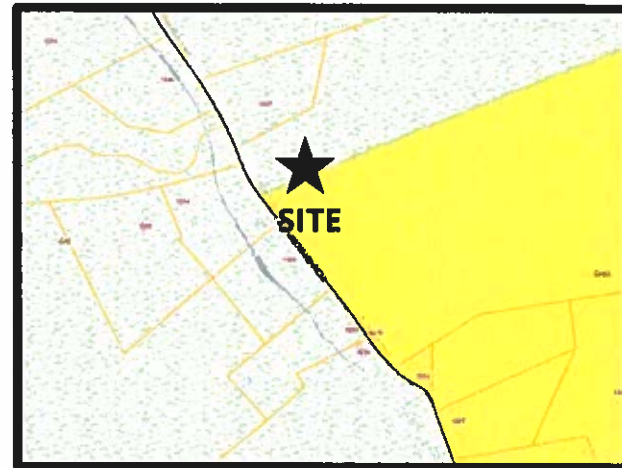
**FILE NUMBER:** FSP-2019-32

**PROPOSAL:** Final Subdivision Plat to subdivide a 5.00-acre lot from a parent tract of 161.60 acres.

**LOCATION:** 1279 Burton Pike (KY 620)

**OWNER:** Mike Duncan

**CONSULTANT:** Keith Winstead  
Thoroughbred Engineering



**STATISTICS:**

Zone	A-1 (Agricultural) & R-1A (Single-Family Residential)
Surrounding Zones	A-1 & R-1A
Site Acreage	161.60 acres (Tract 2: 5.00 acres; Remainder: 156.60 acres)
Access	Burton Pike (KY 620)
Variances/Waivers	None

**BACKGROUND:**  
The application before the Planning Commission is a Final Subdivision Plat to subdivide a 5.00-acre lot from a parent tract of 161.60 acres. The remainder tract will be 156.60 acres in size. There are two zonings on the subject property. A part of this property was rezoned to R-1A as part of Mallard Point but was not developed and sold around 2016. The Applicant will need to revise the plat to show the separate zoning districts on the property prior to recording.

Access:  
The remainder (156.60-acre tract) has an existing entrance from Burton Pike, and Tract 2 shows a proposed entrance from the same road. The Applicant has indicated that the proposed entrance has been approved by KYTC.

Setbacks:  
Having two zoning districts on the proposed Tract 2 creates a unique situation in terms of establishing the setbacks. The A-1 zoning district requires 50-foot setbacks from all property lines. The R-1A zoning

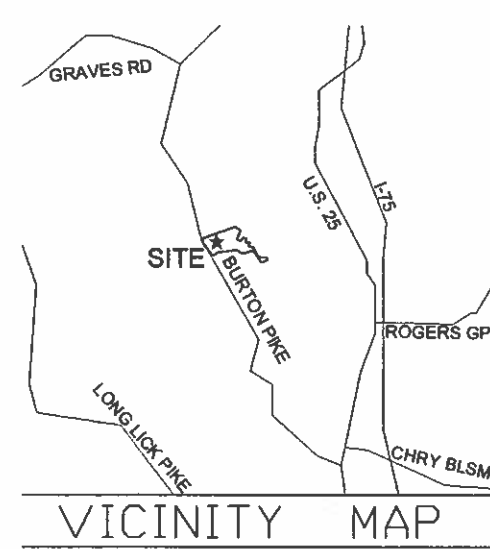
district requires 40-foot front yard, 12-foot side yard, and 25-foot rear yard setbacks. The survey could show the distinct zoning districts and the appropriate setbacks in each area on Tract 2. This can result in confusion when building permits are applied for when trying to determine which setbacks to use based on the building location. It may be a cleaner look for the property for the Applicant to voluntarily establish the more restrictive 50-foot setbacks for the A-1 district on the entire lot. These setbacks would already apply to a part of the lot and are appropriate for a lot of this size.

**RECOMMENDATION:**

Staff recommends **approval** of the Final Subdivision Plat to subdivide the Duncan Property into two tracts with the following conditions of approval:

Conditions of Approval:

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



- LEGEND**
- = SET 1/2" IRON BAR W/ CAP "LS 3870"
  - = PROPERTY CORNER FOUND AS NOTED
  - = PROPERTY BOUNDARY LINE
  - - - = CREATED BOUNDARY LINE
  - - - = ADJOINERS APPR. BOUNDARY
  - = BUILDING LINE
  - - - = EASEMENTS

**Site Statistics**

Parcel Number: 132-20-022.000  
 Zone R-1A  
 Existing Property 161.60 Acres  
 Setback Dimensions:  
 Front - 40'  
 Side - 12'  
 Rear - 25'

**PROPERTY OWNER**

MICHAEL R & LUCY L DUNCAN  
 109 MAPLEWOOD DR  
 GEORGETOWN, KY 40324

**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.

\_\_\_\_\_(DATE), 20\_\_\_\_\_  
 (OWNER OR OWNERS)

**HEALTH DEPARTMENT CERTIFICATION**

I HEREBY CERTIFY THAT THE PRIVATE SEWAGE DISPOSAL SYSTEM INSTALLED, OR PROPOSED TO BE INSTALLED FULLY MEETS THE REQUIREMENTS OF THE KENTUCKY STATE HEALTH DEPARTMENT AND HEREBY IS APPROVED AS SHOWN.

\_\_\_\_\_(DATE), 20\_\_\_\_\_  
 (COUNTY HEALTH DEPARTMENT OFFICIAL)

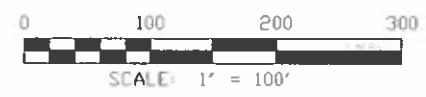
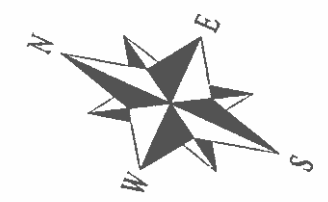
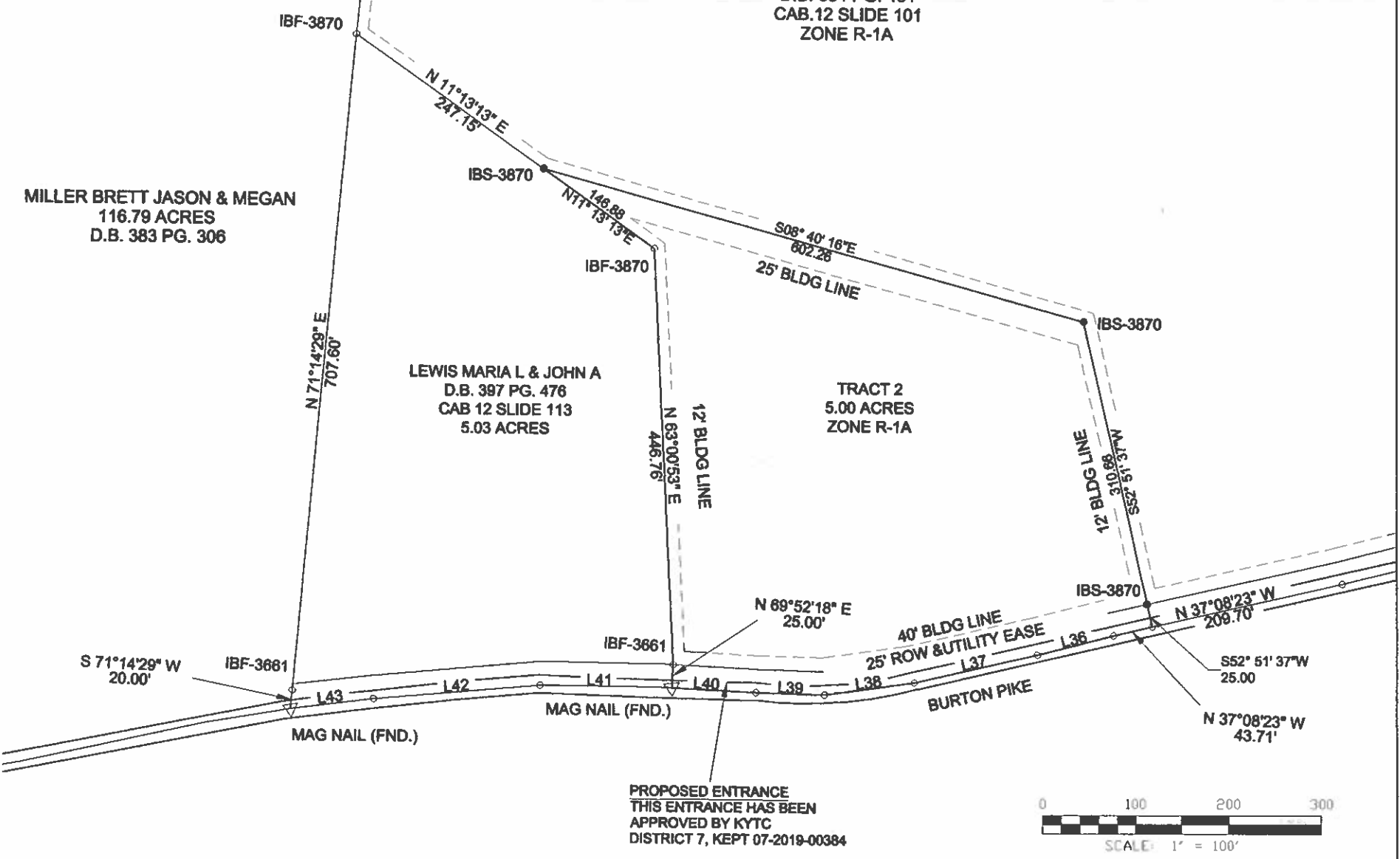
**CERTIFICATION OF PROVISION OF WATER SERVICE**

I HEREBY CERTIFY THAT KENTUCKY-AMERICAN HAS REVIEWED THE PLANS AND SPECS FOR THE PROPOSED WATER DISTRIBUTION SYSTEM FOR THE NEW TRACT, MICHAEL DUNCAN PROPERTY, THAT THE WATER DISTRIBUTION SYSTEM OF SAID DEVELOPMENT MEETS THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER REQUIREMENTS OF THE PROPER DISTRIBUTION OF WATER, AND THAT KENTUCKY AMERICAN SHALL SUPPLY SAID DEVELOPMENT WITH WATER SERVICES.

\_\_\_\_\_(DATE), 20\_\_\_\_\_  
 GENERAL MANAGER

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

L36	N 38°40'10" W	83.67'
L37	N 37°12'29" W	136.06'
L38	N 32°23'00" W	96.58'
L39	N 22°30'48" W	74.24'
L40	N 21°02'30" W	106.1'
L41	N 23°42'36" W	126.04'
L42	N 29°07'35" W	179.36'
L43	N 30°44'37" W	81.3'



**SURVEY NOTES**

SURVEY PERFORMED BY THOROUGHbred ENG. EQUIPMENT USED, CARLSON BRx5 GNSS RECEIVER, COORDINATE SYSTEM; KY NORTH BASE NAD 83 VERTICAL BASED ON NAVD88

THIS PROPERTY IS ZONED R-1A.

THIS PROPERTY IS NOT LOCATED IN A FLOOD ZONE REF: FIRM MAP #21209C0115D EFFECTIVE DATE DEC. 21, 2017

ANY FURTHER DIVISION OF THE PROPERTY SHOWN HEREON WILL REQUIRE REVIEW AND APPROVAL OF "GSCPC" THE GEORGETOWN SCOTT COUNTY PLANNING COMMISSION.

THERE ARE NO EASEMENTS CREATED OR ELIMINATED BY THIS PLAT.

PROPERTY IS SUBJECT TO ANY EASEMENTS OF RECORD NOT SHOWN HEREON.

PARTIAL BOUNDARY RETRACEMENT AS INDICATED BY FOUND MONUMENTATION.

**ADDITIONAL NOTE:**

PROPERTY OWNERSHIP INFORMATION PROVIDED HEREIN IS BASED ON INFORMATION OBTAINED FROM READILY AVAILABLE SOURCES (I.E.; SCOTT COUNTY CLERK (Recorded in D.B. 384 Pg. 431; P.C.11 Pg. 369; P.C.12 Pg.39), SCOTT COUNTY PVA, ETC.). THEREFORE, NO WARRANTY IS PROVIDED REGARDING THE ACCURACY OF OWNERSHIP INFORMATION OR THE APPROXIMATE GRAPHICAL REPRESENTATIONS OF SUCH (ADJOINING PROPERTY LINES INCLUDING EASEMENTS ETC).

**CERTIFICATE OF ACCURACY**

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

**SURVEYOR:**  
 DATE: 2019-07-01  
 KEITH G. WINSTEAD  
 B. MAIN ST SUITE 206  
 GEORGETOWN, KY 40324  
 DATE OF SURVEY - 2019-06-28

**THOROUGHbred ENGINEERING**

110 E. MAIN ST. SUITE 206 GEORGETOWN, KY 40324 (502) 863-1756  
 CIVIL DESIGN - GEOTECHNICAL ENGINEERING - IBC SPECIAL INSPECTIONS  
 MATERIAL TESTING - LAND SURVEYING - GEOTECHNICAL DRILLING

**MINOR SUBDIVISION PLAT**  
**DUNCAN PROPERTY**  
**1279 BURTON PIKE**  
**GEORGETOWN, SCOTT COUNTY, KY 40324**

PROJECT NUMBER: 1279 BURTON  
 DATE: 07-10-2019  
 DRAWN: GKW  
 REVISION DATE:  
 REVIEWED BY: GKW  
 DRAWING NAME:

STATE OF KENTUCKY  
**KEITH G. WINSTEAD**  
 3870  
 LICENSED PROFESSIONAL LAND SURVEYOR



## **BLUEGRASS REGIONAL LAND USE RESOLUTION**

*A Resolution Outlining and Adopting A Common Set of Principles that Promote Conversation and Establish A Broad Framework Upon Which Stakeholders May Build to Implement Effective Regional Land Use Planning.*

**WHEREAS** – The Bluegrass Regional Landscape is our defining feature, renowned for the quality of its agricultural and natural resources, and fully deserving of the best available and most carefully considered intentional and collaborative planning efforts by its Stakeholders; and,

**WHEREAS** – There is a fundamental need for continued deliberate, collaborative, balanced, and responsible Land Use Planning in the Bluegrass Region; and,

**WHEREAS** – Ensuring that a reasonable balance is struck and maintained between addressing the ongoing need for regional quality of life concerns and economic development, of which agriculture should be a critical component; and,

**WHEREAS** – A diverse partnership-style coalition of Stakeholders, employing a set of broadly accepted, common and fundamental principles is the key to establishing an effective and mutually beneficial Land Use Planning Framework; and,

**WHEREAS** – Such a Framework will result in maintaining, enhancing and celebrating the development and expansion of the distinct character of our cities and counties while protecting the many natural features that make up the unique Bluegrass “Brand;”

**THEREFORE, BE IT RESOLVED** that the Board of Directors for Bluegrass Tomorrow Incorporated; with input from a wide array of regional stakeholders and organizations, adopts the following principles as a common-ground starting point for discussions, decisions, and local policy development in support of improved Land Use Planning across the Bluegrass Region.

1. Effective communication between all Stakeholders in the Region is fundamental to the success of any collaborative effort. Therefore, all stakeholders will place a priority on improving inter-organizational communication with respect to transparency of planning, education of the citizenry, and outreach beyond individual city and county boundaries.

2. Planning in support of solutions to regional issues will be collaborative, balanced, based on shared responsibility between urban and rural. It will respect realistic and reasonable environmental sensitivities and address relevant cultural, heritage, natural resources, and tourism needs and opportunities in the Bluegrass Region, which supports a multi-billion-dollar travel and tourism industry related to the land.
3. Agriculture is a key economic driver in the Region. Preserving prime agricultural lands and working to limit sprawl are generally recognized and accepted as being of critical importance to the Bluegrass Region. Such concepts as these, as already contained within existing municipal, county, and joint comprehensive plans should be supported.
4. Due to the importance of inter and intra-regional connectivity, planning for multi-modal transportation related projects and road improvements that improve connectivity should receive the same balanced, collaborative approach.
5. A need exists to tie together individual county land use maps for analysis to identify and highlight areas of possible opportunity or conflict, including connectivity of corridors, land use designations, infrastructure, urban service boundaries, and land use planning along county boundaries.
6. The concept of infill and redevelopment and rehabilitation is important and is broadly supported within the region, in comparing comprehensive plans in 18 counties. It should be a standing factor in land use planning deliberations.
7. The broad-based, shared regional land use partnership (RLUP) which has been meeting regularly since planning the *Conversation with the Region on Land Use Planning* in Nov. 2017, should continue and be expanded. Additional ongoing input from elected officials, local governments, planners, and stakeholders to guide future planning efforts in the 18-county region, will ensure focus on mutually agreed upon principles, encourage consistency and continuity of design standards, and maximize opportunities for economic development and promotion of our Bluegrass "Brand."

RESOLUTION NO. \_ -2019

A RESOLUTION EXPRESSING SUPPORT FOR AND ADOPTING A BLUEGRASS REGIONAL LAND USE RESOLUTION PROPOSED BY BLUEGRASS TOMORROW.

---

WHEREAS, the Bluegrass Regional Landscape, including Scott County, is renowned for its agricultural and natural resources; and

WHEREAS, dedicated, collaborative, balanced and responsible Land Use Planning in the Bluegrass regional area will help preserve the agricultural and natural resources while encouraging economic development in the area; and

WHEREAS, a diverse coalition of Stakeholders, relying on a mutually beneficial Land Use Planning Framework is fundamental to such regional Land Use Planning; and

WHEREAS, based on the foregoing concepts, the Board of Directors for Bluegrass Tomorrow, Incorporated has adopted the attached resolution as a starting point for improved Land Use Planning across the Bluegrass;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF GEORGETOWN-SCOTT COUNTY:

Section 1 - That Georgetown-Scott County Planning Commission hereby expresses support for the Bluegrass Regional Land Use Resolution proposed by Bluegrass Tomorrow Incorporated and attached hereto.

Section 2—That the Georgetown-Scott County Planning Commission further adopts the concepts stated in the resolution attached hereto in order to promote common ground for discussions, decisions and local policy in support of improved Land Use Planning across the Bluegrass region.

Section 3 - That this Resolution shall become effective on the date of its passage .

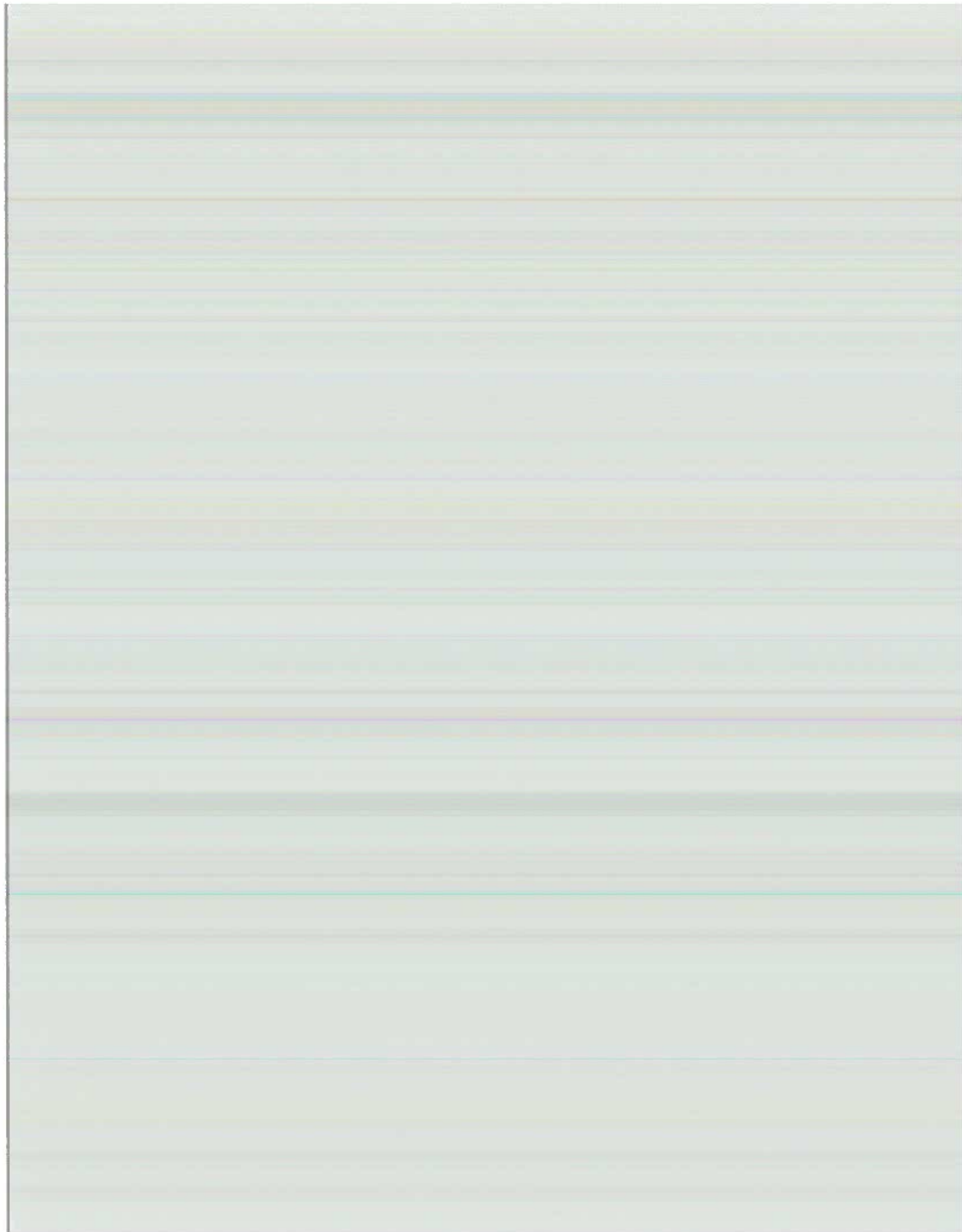
PASSED GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION:

\_\_\_\_\_  
CHAIR

ATTEST:

\_\_\_\_\_  
SECRETARY

|  
  
|



# List of all Active Projects/status

Application	Project Name	Type	Status
2014-22	Amerson Apartments North	DEV-R	Under Construction
2017-20	Amerson Commercial - Lot 2D (Bigby Co	DEV-C	Complete
2017-20	Amerson Commercial Grading and Site W	DEV-C	Approved/Bonded
2018-22	Amerson South Townhomes	DEV-R	Under Construction
2017-49	Ashton Grove Senior Living (Highgrove)	DEV-C	Under Construction
2019-09	Bastian Solutions - Bristol Group - Corpor	IND	Under Construction
2017-05	Bluegrass RV	DEV-C	Approved/Bonded
2018-25	Bluegrass RV Storage _3036 Paris Pike	DEV-C	Under Construction
2003-35	Buffalo Springs Phase 1	RES	Approved/Bonded
2016-47	Canewood Unit 1-C Sect 4	RES	Approved/Bonded
2017-13	Canewood Unit 6, Lot 1	RES	Under Review
2014-21	Central Church of God-Coleman Lane	DEV-C	Under Construction
2005-47	Cherry Blossom Subdivision Phase 7 & 8	RES	Dedication/Final Work
2019-13	Cherry Blossom Townhomes - Phase 6	RES	Under Review
2015-22	Cherry Blossom Townhomes Phase 5 (Had	DEV-R	Under Construction
2010-17	Cherry Blossom Townhomes-Phase 4	RES	Warranty Period
2015-22	Cherry Blossom Townhomes-Phase 5	DEV-R	Approved/Bonded
2003-86	Colony Unit 10	RES	Warranty Period
2018-16	Colony Unit 11	RES	Warranty Period
2018-41	Commonwealth T&M - Endeavor - Gradin	DEV-C	Under Construction
2015-27	Country Boy Brewing _2019 Expansion	DEV-C	Under Construction
2016-38	Cyron Holdings	IND	Final Inspection
2006-86	December Estates Cluster Subdivision	RES	Approved/Bonded
2013-11	Deer Run - Phase 3A	RES	Approved/Bonded
2013-11	Deer Run - Phase 3B	RES	Approved/Bonded
2018-10	Dog Haus Development	DEV-C	No Activity

Application	Project Name	Type	Status
2005-34	East Main Estates Units 1 & 2	RES	Warranty Period
2019-23	Ecofibre - Hemp Black, Corporate Dr.	DEV-C	Under Construction
2005-26	Edgewood Subdivision - Phase I	RES	Dedication/Final Work
2011-29	Falls Creek Drive extension	DEV-C	Approved/Bonded
2004-49	Falls Creek Phase 1 - Unit 1	RES	Dedication/Final Work
2004-49	Falls Creek Phase 1- Units 2, 3, 4, & 5	RES	Dedication/Final Work
2017-43	Fox Run Subdivision - Phase I	RES	Under Construction
2016-30	Fur Sher - C-Logic Commercial (5460 Lee	DEV-C	Final Inspection
2015-23	Hill-N-Dale apartments	DEV-R	Complete
2017-34	Hilpps-Adient 2nd Building	DEV-C	Complete
2016-49	Hiserbob - 411 Triport Road	IND	No Activity
2019-06	Hoghead Trailer Sales-Showalter	DEV-C	Under Review
2017-08	Home 2 Suites by Hilton	DEV-C	Complete
2018-27	International Crankshaft 2018 Expansion	DEV-C	Approved/Bonded
2018-52	Jimmy Johns - 121 Southgate Dr	DEV-C	Under Review
2018-37	Kroger Marketplace - Parking Lot Additio	DEV-C	Complete
2018-15	Landmark Office Centre Parking Exp (Kel	DEV-C	Final Inspection
2019-10	Landmark Shoppes - 109 Marketplace Cir	DEV-C	Under Review
2018-47	Landmark Shoppes-105 Marketplace - Cre	DEV-C	Final Inspection
2004-02	Leesburg Landing	RES	Dedication/Final Work
2006-28	McClelland Springs Subdivision Phase 2A	RES	Dedication/Final Work
2009-20	Morgan Property	DEV-C	No Activity
2017-14	Morgan Property (Tract 2) 2017	DEV-C	Under Review
2016-03	MVH Industrial Piping (204 Endeavor)	IND	Under Construction
2006-07	Overlook Apartments (Dover Dr) Phase 3	DEV-C	Under Review
2018-08	Oxford Place - Retail (Dominos?)	DEV-C	Under Review
2018-11	Oxford Place - Village Market Path Extens	DEV-C	Final Inspection
2008-40	Paynes Crossing Phase 4 - Section 1 & 2	RES	Approved/Bonded

Application	Project Name	Type	Status
2005-36	Paynes Landing Units 5-15 (Section 2)	RES	Warranty Period
2015-05	Pemberley Cove	RES	Warranty Period
2018-29	Penn Ave Baptist Parking - Stamping Gro	DEV-C	Under Review
2017-24	Pinnacle At Mallard Point	RES	Under Construction
2017-44	Planet Fitness (Shoppes @ Cherry Pointe)	DEV-C	Under Construction
2004-51	Pleasant Valley Phase 4B, 4C, & 4F	RES	Approved/Bonded
2004-51	Pleasant Valley Phase 4D & 4E	RES	Approved/Bonded
2004-51	Pleasant Valley Phase 5	RES	Under Review
2008-47	Pleasant Valley Sec 2, Ph 2, Unit 3(Urban	RES	Approved/Bonded
2008-47	Pleasant Valley Section 2, Ph2, Unit 2	RES	Approved/Bonded
2005-04	Pleasant Valley Section 2, Phase 1	RES	Warranty Period
2005-04	Pleasant Valley Section 2, Phase 2 - Unit 1	RES	Warranty Period
2018-18	Pleasant Valley, Section II - Townhomes P	DEV-R	Under Review
2004-51	Pleasant Valley, Unit 4A	RES	Warranty Period
2016-51	Price Farm (Abbey Phase 2 Unit 1A) (Ball	RES	Approved/Bonded
2016-51	Price Farm (Abbey Phase 2 Unit 1B) (Ball	RES	Approved/Bonded
2006-63	Rocky Creek Farm Section 3B, Phase 3	RES	Final Inspection
2005-02	Rocky Creek Reserve - Unit 1 Sect 1,2,3A	RES	Dedication/Final Work
2005-02	Rocky Creek Reserve (Remaining-Ball Ho	RES	Under Construction
2013-30	Rocky Creek-Meadows-Sec 1C	RES	Approved/Bonded
2016-01	Scariot	DEV-C	Under Construction
2017-33	Self-Storage_1047 Paris Pike - Phase 1	DEV-C	Under Construction
2018-62	Sleep-in/Mainstay_Cherry Blossom Conn	DEV-C	Under Review
2017-56	Southland Christian Church	DEV-C	Under Construction
Minor DP	Stonewall First Church of God - Grading	DEV-C	No Activity
2018-24	Sunbelt Rentals	DEV-C	Under Construction
2018-38	Sutton Place Remaining (Phase to be nam	RES	Under Review
2015-29	Sutton Place, Phase 3, Section 1	RES	Approved/Bonded

Application	Project Name	Type	Status
2015-29	Sutton Place, Phase 3-B	RES	Approved/Bonded
2018-56	Texas Roadhouse (ML Georgetown)	DEV-C	Under Review
2005-22	Thoroughbred Acres Unit 11(Commercial	DEV-C	Approved/Bonded
2017-08	Thoroughbred Acres Unit 7D, Section 1	RES	Final Inspection
2019-14	Titan Project (QSI Banking)_Technology	DEV-C	Under Construction
2017-53	Top Gun Safe Auto Sales	DEV-C	No Activity
2019-04	Tri-Village Storage_Connector Rd	DEV-C	Under Construction
2004-26	Village at Lanes Run - Phase 1, Section 1	RES	Dedication/Final Work
2018-61	Village at Lanes Run - Phase 2, Section 3	RES	Under Construction
2010-22	Village at Lanes Run- Phase 2, Section 1	RES	Dedication/Final Work
2011-30	Village at Lanes Run- Phase 2, Section 2	RES	Approved/Bonded
2018-40	Vuteq Parking Expansion 2018	DEV-C	Complete
2006-06	Ward Hall Property - Phase 1B & 1C (Re	RES	Dedication/Final Work
2006-06	Ward Hall Property - Unit 1	RES	Warranty Period
2003-82	White Oak Condominiums Phase 2	DEV-R	Warranty Period
2003-82	White Oak Condominiums Phase 4 (Rema	RES	Final Inspection
2016-13	Winding Oaks Cluster	RES	Approved/Bonded
2018-05	Woodland Park (Betty Yancey) Phase 1	RES	Under Construction
<b>Total Number of Active Projects:</b>		100	

# GSCPC Active Subdivision Projects

Status	Application number	Project Name
<b>Under Construction</b>	Number of Projects: 5	
	2017-43	Fox Run Subdivision - Phase 1
	2017-24	Pinnacle At Mallard Point
	2005-02	Rocky Creek Reserve (Remaining-Ball Homes)
	2018-61	Village at Lanes Run - Phase 2, Section 3
	2018-05	Woodland Park (Betty Yancey) Phase 1
<b>Final Inspection</b>	Number of Projects: 3	
	2006-63	Rocky Creek Farm Section 3B, Phase 3
	2017-08	Thoroughbred Acres Unit 7D, Section 1
	2003-82	White Oak Condominiums Phase 4 (Remaining)
<b>Dedication/Final Work</b>	Number of Projects: 10	
	2005-47	Cherry Blossom Subdivision Phase 7 & 8
	2005-26	Edgewood Subdivision - Phase 1
	2004-49	Falls Creek Phase 1 - Unit 1
	2004-49	Falls Creek Phase 1- Units 2, 3, 4, & 5
	2004-02	Leesburg Landing
	2006-28	McClelland Springs Subdivision Phase 2A
	2005-02	Rocky Creek Reserve - Unit 1 Sect 1,2,3A,3B,4
	2004-26	Village at Lanes Run - Phase 1, Section 1
	2010-22	Village at Lanes Run- Phase 2, Section 1
	2006-06	Ward Hall Property - Phase 1B & 1C (Remainder)
<b>Approved/Bonded</b>	Number of Projects: 17	
	2003-35	Buffalo Springs Phase 1
	2016-47	Canewood Unit 1-C Sect 4
	2006-86	December Estates Cluster Subdivision
	2013-11	Deer Run - Phase 3A
	2013-11	Deer Run - Phase 3B
	2008-40	Paynes Crossing Phase 4 - Section 1 & 2
	2004-51	Pleasant Valley Phase 4B, 4C, & 4F
	2004-51	Pleasant Valley Phase 4D & 4E
	2008-47	Pleasant Valley Sec 2, Ph 2, Unit 3(Urban Groupe)
	2008-47	Pleasant Valley Section 2, Ph2, Unit 2
	2016-51	Price Farm (Abbey Phase 2 Unit 1A) (Ball Homes)
	2016-51	Price Farm (Abbey Phase 2 Unit 1B) (Ball Homes)
	2013-30	Rocky Creek-Meadows-Sec 1C
	2015-29	Sutton Place, Phase 3, Section 1
	2015-29	Sutton Place, Phase 3-B
	2011-30	Village at Lanes Run- Phase 2, Section 2

Status	Application number	Project Name
	2016-13	Winding Oaks Cluster

# GSCPC Active Development Projects

Status	Application number	Project Name	Type
<b>Under Construction</b>		<b>Number of Projects: 18</b>	
	2014-22	Amerson Apartments North	DEV-R
	2018-22	Amerson South Townhomes	DEV-R
	2017-49	Ashton Grove Senior Living (Highgrove)	DEV-C
	2019-09	Bastian Solutions - Bristol Group - Corporate Blvd	IND
	2018-25	Bluegrass RV Storage_3036 Paris Pike	DEV-C
	2014-21	Central Church of God-Coleman Lane	DEV-C
	2015-22	Cherry Blossom Townhomes Phase 5 (Haddix triplex)	DEV-R
	2018-41	Commonwealth T&M - Endeavor - Grading Only	DEV-C
	2015-27	Country Boy Brewing_2019 Expansion	DEV-C
	2019-23	Ecofibre - Hemp Black. Corporate Dr.	DEV-C
	2016-03	MVH Industrial Piping (204 Endeavor)	IND
	2017-44	Planet Fitness (Shoppes @ Cherry Pointe)	DEV-C
	2016-01	Scariot	DEV-C
	2017-33	Self-Storage_1047 Paris Pike - Phase I	DEV-C
	2017-56	Southland Christian Church	DEV-C
	2018-24	Sunbelt Rentals	DEV-C
	2019-14	Titan Project (QSI Banking)_Technology Ct	DEV-C
	2019-04	Tri-Village Storage_Connector Rd	DEV-C
<b>Final Inspection</b>		<b>Number of Projects: 5</b>	
	2016-38	Cyron Holdings	IND
	2016-30	Fur Sher - C-Logic Commercial (5460 Leestown)	DEV-C
	2018-15	Landmark Office Centre Parking Exp (Kelly-Owen)	DEV-C
	2018-47	Landmark Shoppes-105 Marketplace - Credit Union	DEV-C
	2018-11	Oxford Place - Village Market Path Extension	DEV-C

