

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

AGENDA

April 9, 2026

6:00 p.m.

I. COMMISSION BUSINESS

- A. Approval of March invoices
- B. Approval of March 12, 2026 minutes
- D. Approval of April 9, 2026 agenda
- E. Items for postponement or withdrawal

II. OLD BUSINESS

- A. PDP-2026-10 UK Federal Credit Union - Preliminary development plan for a bank located on Braeburn Road.

III. NEW BUSINESS

- A. PDP-2026-15 Livsmart Studios - Preliminary Development Plan for a 3-story, 89 room hotel with associated parking and landscaping located at 400 Outlet Center Drive.

IV. OTHER BUSINESS

- A. Accessory Dwelling Unit and Cluster Development Regulations - PUBLIC HEARING
- B. Personnel - Approval of Full-Time Status
- C. Subcommittee Memo Response
- D. Update of Previously Approved Projects and Agenda Items

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
March 12, 2026**

The regular meeting was held in the Scott County Courthouse on March 12, 2026. The meeting was called to order by Vice Chairman Mary Singer at 6:00 p.m. Present were Commissioners Duwan Garrett, James Stone, Harold Dean Jessie, Malissa Adair, Director Holden Fleming, Planners Elise Ketz, Rhett Shirley, Mark Carper, Toshi Tusam, Noah Smith, Engineer Ben Krebs and Attorney Charlie Perkins. Absent were Commissioners Tristin Black, Jessica Canfield, David Vest, and Brad Green.

Motion by Singer, second by Garrett, approving a Resolution recognizing Charlie Mifflin and thanking him for his service as a member and chairman of the Georgetown-Scott County Planning Commission.

Motion by Jessie, second by Stone to approve the February invoices. Motion carried.

Motion by Stone, second by Garrett to approve February 12, 2026 minutes. Motion carried.

Motion by Garrett, second by Jessie to approve the March 12, 2026 agenda. Motion carried.

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

PSP-2026-04 Gaines Farm - Preliminary Subdivision Plat for 254 single-family detached residential lots, 1 HOA pocket park, 3 connections to conservation open space amenity and roads and the review of the Area Master Plan located southwest of the intersection of Paynes Depot Road and McClelland Circle.

Ms. Ketz stated the application was postponed from last month to do an additional review of the landscaping, fencing, and stormwater requirements.

She explained the 50-foot setback and the required 6-foot-tall diamond mesh no climb fence requirement along A-1 zoned properties.

She stated the southern boundary has proposed single-family homes and apartments. She stated that in condition of approval number 25 the whole boundary should be fenced.

She stated the conservation boundary should have a fence installed between 4 to 6 feet in height. She stated she made that part of condition of approval number 26.

She stated that condition of approval numbers 27 and 28 relate to the conservation accessway. She suggested requiring gates to discourage animals and vehicles from the C-1 area.

She presented an overview of the stormwater management ordinance.

Nick Nicholson, representing the applicant, stated he feels a lot of the Planning Commission questions were addressed during workshop. He stated this application is the first phase of development. He stated this property has been designated residential for 30 years.

Caroline Greathouse, 527 Pea Ridge Road, questioned if the erosion control will continue after development and for how long. Mr. Krebs stated the applicant is required to plant grass. He stated once vegetation is established the erosion control is finalized.

Commissioner Jessie questioned who maintains the erosion control once it is finalized. Mr. Krebs stated it could be Ball Homes or the HOA. It depends on how it is written but usually the HOA is in charge.

Mr. Nicholson stated the HOA would oversee maintaining the retention basins and the conservation areas. He stated Ball Homes will oversee the HOA until all lots are sold.

Commissioner Garrett questioned when phase 3 would be completed. Mr. Nicholson stated it would be determined by the market.

Commissioner Jessie questioned Ms. Greathouse if she had documents she could present to the Planning Commission related to the flooding of her property in 2010.

Commissioner Adair questioned if the lot sizes outside of the waiver approved were resolved. Ms. Ketz stated those lots were rectified.

After further discussion, **Motion by Garrett, second by Stone, to approve PSP-2026-04 subject to 33 conditions of approval. Motion carried 4 - 1 with Jessie dissenting.**

PDP-2026-07 [Knight Hall Renovation & New Addition](#) - Preliminary development plan for the renovation and new addition to Georgetown College Knight Hall located at 315 E College Street.

Mr. Carper stated the property is in the R-2 zone. He presented the history of the building.

He stated the parking on the western side of the building will not change but on the eastern side of the building part of the parking that is on an adjacent property and will be removed.

He stated there are 150 proposed rooms with a total of 310 beds. He stated the additional wing will have similarity to the other wing.

He stated the requested variances for the height will keep the character of the building.

He stated parking on the adjacent property and the circular drive will be removed and the ADA parking spaces moved to the building access.

He stated the applicant is requesting two variances for rear yard setback.

Commissioner Jessie stated concern for the existing cemetery on the property and that it needs to be completely fenced.

Mr. Carper stated the applicant is requesting a waiver in terms of the number of parking spaces, the applicant indicating that not every student would have a car and there are parking spaces in other areas of the college.

He stated no additional VUA landscaping is required since it is a building addition and the parking is decreasing. He stated a privacy fence is proposed along the northern part of the property along with trees. He stated the applicant is proposing more than the requirement for the canopy coverage.

Kevin Elliott, Kleingers Group, stated that any concerns can be addressed before the final development plan.

Kitty Dougood, 520 E Main St, stated there are multiple people in the cemetery. She stated the rock fence around the cemetery was in good shape until a storm knocked down a tree on the fence. She stated the cemetery was maintained by a Mr. Johnson until he passed. She stated she would like to see the landscape buffer continued by the parking lot.

Audrey Carr, 356 E Main St, stated she has lived at her residence since 1986 and supports the expansion however she does not want a privacy fence. She stated she is requesting to waive the requirement or to let it just be landscaping. She stated the cemetery needs maintenance.

Lewis Wolfe, 404 E Main St, stated he has been at his residence since 1956. He stated he had some questions and they discussed who is building and funding the expansion.

Mr. Wolfe questioned the construction timeframe and who will maintain the building. He expressed concern regarding the proposed dumpster location and proposed keeping it in existing location. He stated he would prefer landscaping as the buffer.

Mr. Fleming stated that the college can address all the concerns before the final development plan is approved.

Mr. Wolfe stated he would like to see the stones replaced at the cemetery and no added landscaping.

Ms. Carr stated she agrees with Mr. Wolfe.

After further discussion, **Motion by Jessie, second by Stone, to approve PDP-2026-07 subject to**

13 conditions of approval and 3 waivers. Motion carried unanimously.

PDP-2026-10 UK Federal Credit Union - Preliminary development plan for a bank located on Braeburn Road.

Vice-Chairman Singer recused herself from the application and with the lack of a quorum the application will be postponed until the next regularly scheduled meeting.

Election of Officers

Motion by Adair, second by Stone, to approve Mary Singer as Chairman and Duwan Garrett as Vice-Chairman. Motion carried unanimously.

Motion by Singer, second by Jessie to approve Mary Singer, Duwan Garrett, Brad Green, Malissa Adair, and James Stone to Executive Committee. Motion carried unanimously.

Discussion of FY 26-27 Budget

Mr. Fleming stated that the county has requested the proposed budget. He stated he is proposing a 5% raise for employees.

Discussion of IT Services

Mr. Fleming stated that previously the Planning Commission was part of the city's IT plan with Netgain. He stated after separating due to security upgrades needed by the city, our contract with Netgain ends in March. He stated staff put IT services out to bid and have had 2 responses. He stated that the bids will be reviewed. He stated the 7.5% increase in budget is due to the separation and firewall upgrade.

Vice-Chairman Singer adjourned the meeting.

Attest:

Mary Singer, Vice Chairman

Charlie Perkins, Secretary

**UK FEDERAL CREDIT UNION
PRELIMINARY DEVELOPMENT PLAN
Staff Report for the Georgetown-Scott County Planning Commission
April 9th, 2026**

FILE NUMBER: PDP 2026-10

PROPOSAL: Preliminary development plan for a bank.

LOCATION: Braeburn Road (191-30-369.001).

OWNER: Anderson Commercial, Clay Goodman.

APPLICANT: UK Federal Credit Union, Joel Aran.

CONSULTANT: CARMAN FIRM, Chris Howard



STATISTICS:

Planned Site Acreage: 1 acre (contingent upon FSP-2026-09).

Current Site Acreage: 5.16 acres.

Existing Zone: B-4 (Community Commercial).

Surrounding Zones: R-3, R-2 (PUD), A-1, B-2, R-1C (PUD).

Proposed Use: Bank/financial services.

Access: Braeburn Road.

Access (Arterial): McClelland Circle.

Context: West of the Amerson Orchard Apartments, south of the Shell Station at 1005 Lemons Mill Rd.

Building Footprint: 3,133 square feet of general floor area (4,195 square feet including drive-through canopy).

Building Coverage: 9.63% (including drive-through canopy).

Parking Spaces: 22 (2 ADA spaces).

Paved VUA: 16,383 square feet.

Waivers Requested:

1. A 40-foot reduction of the minimum required distance between driveways (100 foot minimum) (X.1000.Q.2 of the *Subdivision and Development Regulations*).
2. Waiving the requirement of 1 tree per 40 feet of linear boundary to the south portion of the vehicular use area (section 6.13.1 of the *Landscape and Land Use Buffer Ordinance*).

3. Waiving the requirement of a 6-foot-tall no-climb boundary fence when adjoining the A-1 (6.14 of the *Landscape and Land Use Buffer Ordinance*).

SITE CHARACTERISTICS

The project site is currently a 5.16-acre parcel with access upon Braeburn Road. A subdivision plat was submitted concurrently with this application and was ministerially approved pursuant to KRS 100.275. The subdivision divided the 5.16-acre parcel into five lots ranging from 1-1.16 acres. As shown upon the plan, the site for this application is to be upon "Proposed Lot 1A" or the uppermost lot. Material from the subdivision application (FSP-2026-09) has been included for review and context.

Adjoining properties are zoned B-4 (Gas station), R-3 (Amerson Orchard Apartments), R-2 PUD (The Mansion Estates), B-2 (Planned construction for the Village at Lemons Mill), R-1C PUD (Lake Forest Estates), and A-1 (R.O.W. of McClelland Circle). Consistent with zoning, surrounding uses are low-scale commercial and low-to-high density residential.

PLAN REVIEW

Use and Zone:

The proposed use is for a financial institution/bank. Banks are listed as a permitted or by-right use in the B-4 (4.441). It should be stated that "*Community Commercial [B-4] districts should promote community attractiveness by integrating with surrounding residential areas through pedestrian connections, landscaping, and screening*" (4.44) when evaluating a Preliminary Development Plan for this zoning district.

Traffic Generation:

The Institute of Transportation Engineers Trip Generation Manual (11th Edition) provides an estimate of vehicle trips generated for financial institutions. A use of this scale, including the drive-through, will generate approximately 62 AM peak hour trips and 88 PM peak hour trips. It will not meet the threshold (100 trips or more) where a traffic impact study would be required. Traffic impact of this use, consistent with the intent of B-4 zoning, will not generate a significant degree of new traffic.

Building Layout:

The proposed development plan is for one single-story building with 3,133 square feet of gross floor area. In addition, the plan also includes a drive-through service area, the overhanging canopy of which will be 1,062 square feet. The site will have 4,195 square feet of total building coverage, equaling 9.63% of the 1-acre lot. The application will be well under the maximum B-4 lot coverage of 35%. Building height is to be 22 feet, below the B-4 maximum.

Land Use Buffering and Setbacks:

Building setbacks for both the primary structure and the drive-through canopy will meet B-4 zoning standards. There are two unique elements regarding buffering and setbacks beyond typical requirements.

The first is that on the boundary of the zone, the B-4 requires 50-foot setbacks from the property line. This is re-iterated by the *Landscape and Land Use Buffer Ordinance*, which states that the minimum setback for all buildings when adjoining the A-1 zoning district is 50 feet (6.14). The site will require fifty-foot setbacks to the bottom of the plan where the site abuts the R.O.W. of McClelland Circle.

The second unique element is under 6.12.9 of the *Ordinance*, a 50-foot land use buffer will be required where the site abuts the A-1 zoning of McClelland Circle. All setback and land use buffering requirements are met by the plan.

Access & Circulation:

The site will have a single entrance upon Braeburn Road. The Applicant has requested one waiver. The *Subdivision and Development Regulations* states that for non-residential uses, "*Accesses on the same*

side of the street shall be at least 100' from center line to center line" (X.1000.Q.2). The entrance shown indicates 60 feet from the Shell station entrance to the north. The applicant has requested relief from the 100-foot entrance distance requirement, citing two primary reasons: 1) there will be no nearby entrances on the opposite side of the street, and, 2), the planned orientation limits impervious surface towards Braeburn Road.

Staff finds that the intent of the provision is to manage access points, ensuring 100 feet of removal by default, and giving the Commission the ability to individually evaluate all entrances that are closer together: "*Where no other access is physically feasible to existing properties, the Commission may grant a variance in distance*" (X.1000.Q.2). There are no entrance points on the opposite side of the street within 250 feet to the north or 650 feet to the south. Staff finds that because there are no nearby entrances on the opposite side of the street, the requested reduction from 100 feet to 60 feet in entrance separation is appropriate in this specific case and meets the intent of the article.

Internal traffic circulation is circular due to the single access/exit point, and the drive aisle widths range from 22 to 24 feet. The Commission engineer will evaluate to ensure appropriate radii.

The application meets all requirements pertaining to pedestrian access, with existing sidewalks across the street frontage on Braeburn Road. Internal sidewalks will connect to existing pedestrian walkways to access the site. There is a crosswalk that gives access from the existing sidewalk along Braeburn Road to the primary building itself, spanning vertically across the front of the drive-through canopy area shown upon the plan.

Parking & Vehicular Use Area (V.U.A.):

The application meets all minimum parking requirements. The application proposes 22 parking spaces, 2 of which are designated as ADA. These parking areas are to be clustered to the relative west and north of the building. Per the *Ordinance*, parking requirement for the B-4 zoning district is one parking space per 250 square feet of floor area (Section 4.444.E). With 3,133 square feet of floor area for the primary building and use, the site requires 13 parking spaces in total.

The applicant has proposed the installation of 16,383 square feet of vehicular use area, to include the entrance, parking spaces, drive aisles, and drive-through/traffic circulation.

V.U.A. Interior Landscaping:

The *Landscape Ordinance* establishes requirements for interior landscaping in relation to the proposed vehicular use area (V.U.A.). For each 100 square feet of V.U.A., 10 square feet of interior landscaped area shall be provided (6.221). With 16,383 square feet of Vehicular Use Area, the application will require 1,638 square feet of interior landscaped area. The applicant has proposed installing 1,994 square feet of interior landscaping, which exceeds the V.U.A. requirement. Interior trees shall be installed at a ratio of 1 tree per 250 square feet of required interior area (6.2213), in this case equivalent to a minimum of 7 interior trees total. The application indicates 7 total trees credited towards required I.L.A., meeting this requirement. The applicant has submitted a species-specific landscape plan for Commission review at the request of staff.

VUA Perimeter Landscaping:

The *Landscape and Land Use Buffer Ordinance* (6.13.2), establishes the perimeter landscaping requirements for any V.U.A. in any zone along public or private streets, right-of-way, access, or service road. These are to include 1 tree per 40-feet of linear boundary and a 3-foot average height of continuous planting unless there is a minimum 3-foot decrease in elevation from the adjoining property to the V.U.A. The application satisfies this requirement.

The *Landscape and Land Use Buffer Ordinance* requires that when any vehicular use area adjoins any property in any zone that there be a minimum landscape buffer area of 5 feet, with 1 tree per every 40 feet of boundary (6.13.1). The north boundary of the V.U.A. meets this standard, though the south boundary does not meet the standard of 1 tree per every 40 feet of boundary. The width and buffer requirements will still be satisfied, but a waiver is requested regarding placement of the trees. The Applicant states that the standard would be unachievable based upon the width constraints between the south property boundary and the southernmost portion of the V.U.A. The plan shows a planned masonry/retaining wall to the south border of the V.U.A., ranging from 4 to 6 feet in height.

Upon review of the requested waiver, staff makes the following findings. First, the planned masonry/retaining wall, being 4 to 6 feet in height, will provide adequate visual screening which satisfies the intent of the regulation. Second, the minimum trees required by the article will still be provided, but will be placed to the southeast corner of the site. Third, the space between the edge of the south V.U.A. and the south property boundary does not reasonably allow for the planting of a tree. Fourth, the site will exceed minimum canopy coverage and satisfy the general intent of the article from which relief is sought. Fifth, the portion of the V.U.A. for which relief is sought abuts the B-4, and such intensive buffering is not critical where the zone is adjacent to itself.

Fencing:

The site directly abuts A-1 zoned land to the northwest. This A-1 zoning is a "default" for McClelland Circle, and it is not an active agricultural use. The *Landscape and Use Buffer Ordinance* requires a six-foot-tall no-climb boundary fence for the development of land adjacent to A-1 zoning (6.14).

Under the literal interpretation of the provision of this article, the six-foot no-climb boundary fence would be required upon the common boundary with the A-1 land to the west of the site (bottom of plan). The applicant has requested a waiver from the provisions of this article based on the incompatibility with the future planned Legacy Trail extension to run upon the site.

Upon review of the waiver request, staff makes the following findings. First, the A-1 zone to which this property is adjacent is not any sort of agricultural use; it is McClelland Circle. Second, the fence is incompatible in nature with the planned extension of the Legacy Trail along the northwest boundary of the parcel. Third, the required fifty-foot setbacks and landscape buffer, shown on the plan, will provide adequate degree removal and/or screening for the development.

Canopy and Street Trees:

The *Landscape and Land Use Buffer Ordinance* requires a minimum tree canopy coverage area of 24% for commercial land uses that do not have any preserved coverage area (6.2215). The site will require such a minimum canopy coverage of 24%. The preliminary development plan/landscape sheet indicates a total canopy area of 12,550 square feet in total or 28.8% of the lot. The application exceeds the minimum canopy requirement.

The *Zoning Ordinance* requires that "*Street trees shall be required at a standard of one tree per every 40 linear feet of the individual property. Placement and maintenance shall be the responsibility of the land owner*" (4.444.H). The application meets this requirement, though staff finds a single complication pertaining to it. Two such street trees along Braeburn Road (one upon both sides of the entrance as shown upon the plan) create a potential safety issue due to limiting visibility within the sight triangle of the entrance. The *Subdivision and Development Regulations* states that "*There shall be no objects, manmade or natural, above ground level within the corner sight triangles*" (1000.P.6). Staff recommends that these two trees within the sight triangle of the entrance are removed from landscaping plans prior to submission of Final Development Plan due to safety concerns.

Waiver Findings & Recommendations:

1. Staff recommends **approval** of the waiver from the *Subdivision and Development Regulations* (X.1000.Q.2) in the form of a 40-foot reduction of the minimum required distance between entrances (100-foot minimum), based on the following findings:
 - a. 60 feet, as opposed to the required 100, is not an unreasonable circumvention of the requirement.
 - b. With no entrance points along the opposite side of the street nearby, a reduction in distance is acceptable.
 - c. The reduction is an appropriate management of access points, which satisfies the intent of the article.

2. Staff recommends **approval** of the waiver from the *Landscape and Land Use Buffer Ordinance* (6.13.1) in the form of waiving the requirement for 1 tree per 40 feet of linear boundary to the south of the site, based on the following findings:
 - a. The planned masonry/retaining wall, being 4 to 6 feet in height, will provide adequate visual screening.
 - b. The minimum vegetation required by the article will still be provided.
 - c. The space between the edge of the south V.U.A. and the south property boundary does not reasonably allow for the planting of trees.
 - d. The site will exceed minimum canopy coverage and satisfy the general intent of the article from which relief is sought.
 - e. The portion of the VUA for which relief is sought abuts the B-4, and such intensive buffering may not be necessary where the zone is adjacent to itself.

3. Staff recommends **approval** of the waiver from the *Landscape and Land Use Buffer Ordinance* (6.14) in the form of waiving the requirement of a 6-foot-tall no-climb boundary fence adjoining the A-1, based on the following findings:
 - a. The A-1 zone to which this property is adjacent is not an agricultural use.
 - b. The fence is incompatible in nature with the planned extension of the Legacy Trail.
 - c. The required fifty-foot setback and fifty-foot land use buffer will provide adequate degree of removal and screening for the development.

FINDINGS:

1. The project site is planned to be a 1 acre parcel, zoned B-4 (currently 5.16 acres).
2. The subdivision upon which this development plan is contingent is being considered as FSP-2026-09, evaluated by staff ministerially under KRS 100.275.
3. The development plan shows 3,133 square feet of general floor area, with 4,195 square feet of total building coverage (9.63%); well under the building coverage maximum of the B-4. The application proposes 16,383 square feet of vehicular use area.
4. The proposed use of a bank/financial institution aligns an allowable by-right use in the B-4.
5. Per ITE metrics, the proposal will not require a traffic study or generate a significant degree of new traffic.
6. The development plan requests three waivers and meets all other requirements. Staff recommends approval of all waivers.
7. The development would satisfy the intent of the B-4 (Community Commercial) zoning district.
8. The following regarding waiver #1 (*Subdivision and Development Regulations*, X.1000.Q.2):
 - a. 60 feet, as opposed to the required 100, is not an unreasonable circumvention of the requirement.
 - b. With no entrance points along the opposite side of the street nearby, a reduction in distance is acceptable.
 - c. The reduction is an appropriate management of access points, which satisfies the intent of the article.
9. The following regarding waiver #2 (*Landscape and Land Use Buffer Ordinance*, 6.13.1):

- a. The planned masonry/retaining wall, being 4 to 6 feet in height, will provide adequate visual screening.
 - b. The minimum vegetation required by the article will still be provided.
 - c. The space between the edge of the south V.U.A. and the south property boundary does not reasonably allow for the planting of trees.
 - d. The site will exceed minimum canopy coverage and satisfy the general intent of the article from which relief is sought.
 - e. The portion of the VUA for which relief is sought abuts the B-4, and such intensive buffering may not be necessary where the zone is adjacent to itself.
10. The following regarding waiver #3 (*Landscape and Land Use Buffer Ordinance* (6.14)):
- a. The A-1 zone to which this property is adjacent is not an agricultural use.
 - b. The fence is incompatible in nature with the planned extension of the Legacy Trail.
 - c. The required fifty-foot setback and fifty-foot land use buffer will provide adequate degree of removal and screening for the development.

RECOMMENDATION:

Staff recommends **approval** of the proposed Preliminary Development Plan for a bank with 3,133 square feet of gross floor area and 1,065 square feet of drive-through canopy area to be located upon Braeburn Road. Should the Commission approve the application, staff recommends the following waivers and conditions of approval.

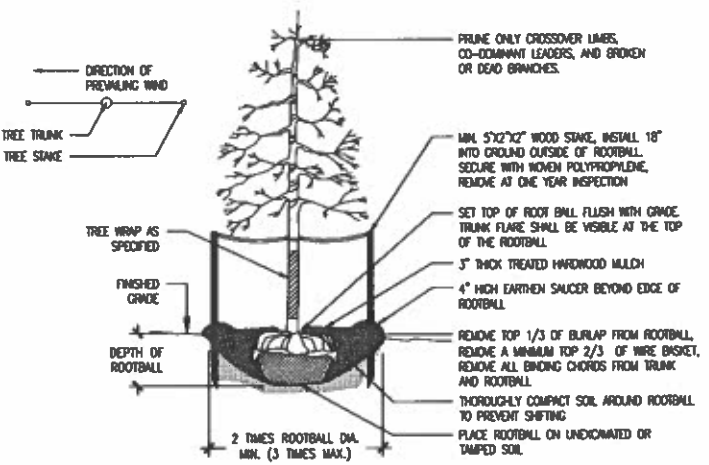
Waivers:

1. A 40-foot reduction of the minimum required distance between driveways (100 foot minimum) (X.1000.Q.2 of the *Subdivision and Development Regulations*).
2. Waiving the requirement of 1 tree per 40 feet of linear boundary to the south portion of vehicular use area (section 6.13.1 of the *Landscape and Land Use Buffer Ordinance*).
3. Waive the requirement of a 6-foot-tall no-climb boundary fence when adjoining the A-1 (6.14 of the *Landscape and Land Use Buffer Ordinance*).

Conditions of Approval:

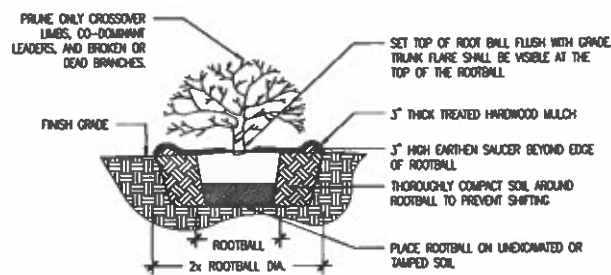
1. All applicable requirements of the *Zoning Ordinance* and *Subdivision and Development Regulations*.
2. This Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406 section A of the *Subdivision and Development Regulations*.
3. Any revisions or amendments to the approved Preliminary Development Plan shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
4. Prior to any construction or grading, a Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.
5. 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. The Final Development Plan shall comply with all stormwater management requirements according to the current Stormwater Manual including a post-construction stormwater management BMP O&M agreement.
7. A photometric plan shall be submitted and approved as part of the Final Development Plan. The Applicant shall direct lighting away from adjoining property and not have any off-site impact.
8. A species-specific landscape plan shall be included with the Final Development Plan indicating all trees to be preserved during construction.

9. Any and all conditions that may be imposed for FSP-2026-09.
10. All requirements of the Georgetown Fire Department regarding fire hydrant locations and emergency vehicle accessibility.
11. The applicant must work directly with utility providers regarding details of service to the site, and all requirements of utility providers must be met.
12. The applicant shall be responsible for all offsite road and public water and sewer improvements required to serve the proposed development.
- 13.

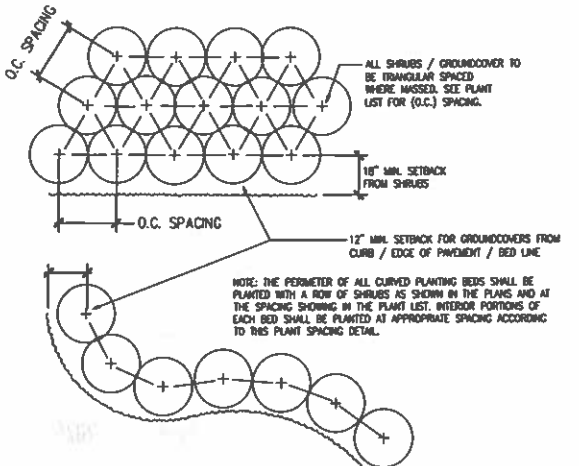


NOTE: ANY SERIES OF TREES PLACED IN A PARTICULAR ARRANGEMENT MAY BE FIELD CHECKED FOR ACCURACY. ANY TREES MISPLACED ARE SUBJECT TO REJECTION.

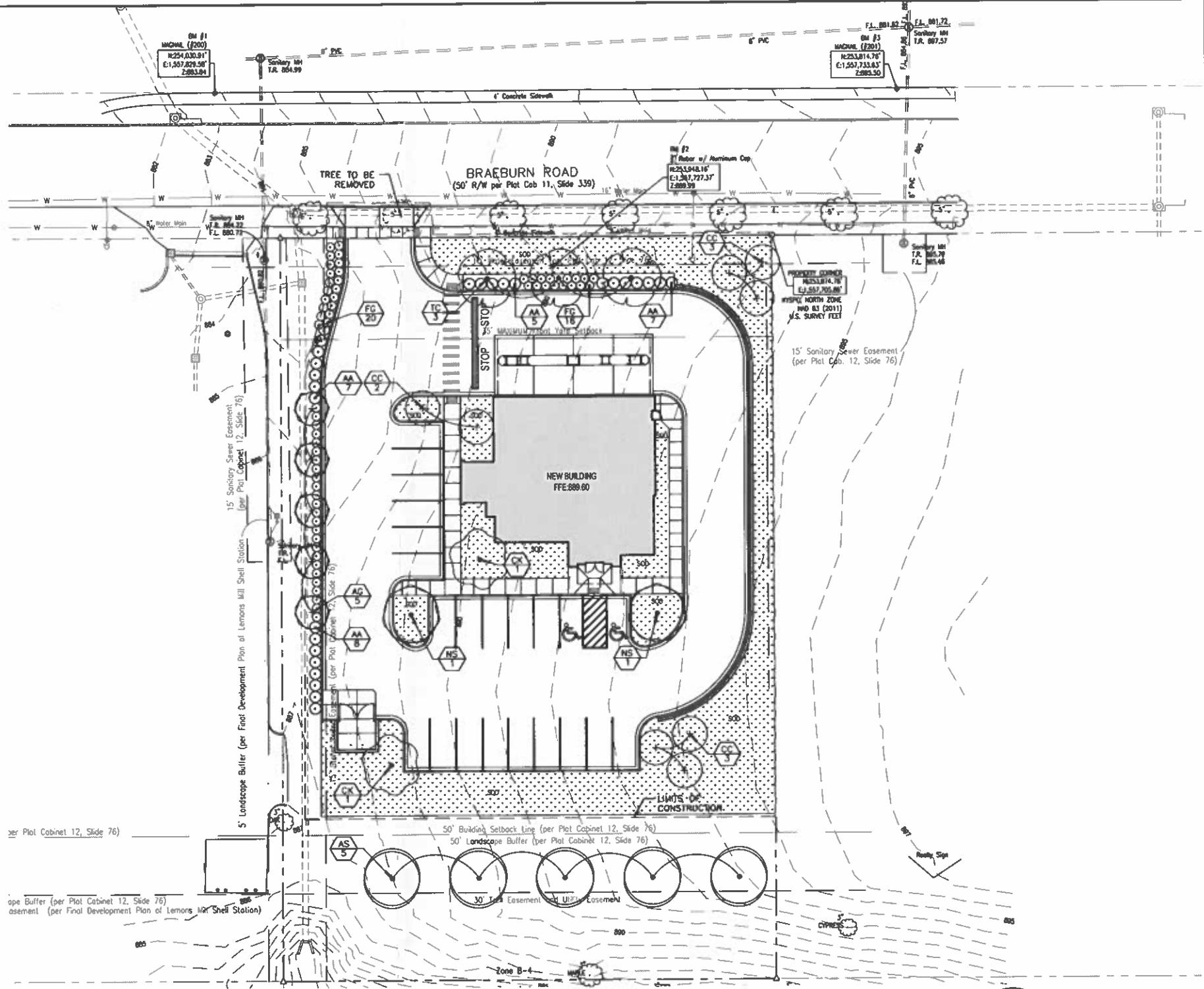
A TREE PLANTING
SCALE: 1" = 1'-0"



B SHRUB PLANTING
SCALE: 1" = 1'-0"



C SHRUB SPACING
SCALE: 3/4" = 1'-0"



LANDSCAPE PLAN

PLANT SCHEDULE

CODE	QTY	REMARKS	BOTANICAL NAME	COMMON NAME	CONT.	CAL.
TREES						
AS	5		<i>Acer saccharum</i> 'Mill 0285'	Green Mountain® Sugar Maple	0 & 0	2.5' Cal
AC	5		<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	0 & 0	1.5' Cal
CC	8		<i>Cercis canadensis</i>	Eastern Redbud	0 & 0	1.5' Cal
CK	2		<i>Cedrus deodora</i>	American Yellowwood	0 & 0	2' Cal
NS	2		<i>Nyssa sylvatica</i> 'David Odem'	Afterburner® Tupelo	0 & 0	2' Cal
TC	5		<i>Tilia cordata</i>	Whiteleaf Linden	0 & 0	2' Cal
SHRUBS						
AA	24		<i>Aronia melanocarpa</i> 'Autumn Magic'	Autumn Magic Black Chokeberry	5 gal	48" e.c.
FC	72		<i>Fothergilla gardenii</i>	Dwarf Fothergilla	5 gal	36" e.c.
SOD (8,650 SF)						

UTILITY NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "B.U.D." (PHONE NO. 811) FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS AND WATER LINES). WHEN CONTACTING THE KENTUCKY 811 CALL CENTER, PLEASE STATE THE WORK TO BE DONE IS FOR A PROPOSED MSW SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS. IF ANY UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION EXTREME CAUTION SHOULD BE EXERCISED AND THE UTILITY COMPANY NOTIFIED IMMEDIATELY. ANY DAMAGES SHALL BE REPAIRED IMMEDIATELY AT THE DIRECTION OF THE UTILITY COMPANY, INCLUDING TEMPORARY AND PERMANENT WORK.



University of Kentucky Federal Credit Union
Braeburn Road
Georgetown, Scott County, KY 40324

Owns:
University of Kentucky Federal Credit Union
1730 Alyshaba Way
Lexington, KY 40509
859.284.4200

Landscape Architect/Civil Engineer:
CARMAN
310 Old Vine Street, Suite 200
Lexington, Kentucky 40507
859.254.9803

Architect:
JRA Architects
301 E Vine Street
Lexington, KY 40507
859.252.0781

PRELIMINARY DEVELOPMENT PLAN
REVIEW

DATE: 02/25/2025
DRAWN BY: CTH
PROJECT NUMBER: 23.135
REVISIONS:

CARMAN
LANDSCAPE ARCHITECTURE
URBAN PLANNING
CIVIL ENGINEERING

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SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
C8.0

BEFORE YOU DIG, CALL KENTUCKY 811 (UNDERGROUND 811) TWO TO THREE WORKING DAYS IN ADVANCE OF DIGGING.

FSP-2026-09

LAND SURVEYOR'S NOTES

THIS PLAT IS BASED ON A BOUNDARY SURVEY OF THE AMERSON FARM & EDNA LOU KLEINHENZ PROPERTY AS RECORDED IN DEED BOOK 84, PAGE 431 & DEED BOOK 151, PAGE 570. THE SURVEY WAS PERFORMED BY INTEGRATED ENGINEERING (NIKA PRIME AE GROUP, INC.) ON JUNE 9, 2011 BY METHOD OF RANDOM TRAVERSE WITH AN UNADJUSTED ERROR OF CLOSURE OF 1/78,606. THE TRAVERSE WAS NOT ADJUSTED FOR CLOSURE.

THE ORIGIN OF BEARINGS AND COORDINATES IS BASED ON NAD 83 (2011) KENTUCKY STATE PLANE NORTH ZONE DATUM, U.S. SURVEY FOOT.

LOT CORNERS ARE MONUMENTED BY A 5/8" REBAR 18" LONG WITH A BLUE SURVEY CAP STAMPED "PLS 3185 CHAMBLISS" UNLESS OTHERWISE NOTED HEREON.

THIS IS AN URBAN SURVEY AS DEFINED IN 201 KAR 18:150, THE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS. THIS SURVEY COMPLIES WITH SAID STANDARDS. THIS PLAT WAS PREPARED BY ME OR PERSONS UNDER MY DIRECT SUPERVISION.

CERTIFICATE OF ACCURACY

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

JAMES M. CHAMBLISS, PLS 3185 DATE

CERTIFICATION OF OWNERSHIP AND DEDICATION

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

ANDERSON AMERSON, LLC DATE 08 372 PG 691, CAB 12, PG 376

CERTIFICATION OF WATER & SEWER SERVICES

I HEREBY CERTIFY THAT GEORGETOWN MUNICIPAL WATER & SEWER SERVICE (GMWSS), BY AND THROUGH THE CITY OF GEORGETOWN, KY, HAS FACILITIES WITHIN THE WATER DISTRIBUTION AND SANITARY SEWER COLLECTION AND CONVEYANCE SYSTEM TO SUPPLY THE PROPERTY LOCATED AT AMERSON FARM AND KLEINHENZ PROPERTIES, TRACT 2, LOTS 1A, 1B, 1D & 1E WITH WATER AND SANITARY SEWER SERVICE. CERTIFICATION FOR WATER SERVICE OUTSIDE THE CITY LIMITS OF GEORGETOWN, KY IS LIMITED TO DOMESTIC SERVICE ONLY. FIRE FLOW PROTECTION IS NOT GUARANTEED. PROVISION OF DEVELOPMENT, CONSTRUCTION, AND SERVICE IS CONTINGENT UPON THE DEVELOPER OBTAINING A CURRENT APPROVED AVAILABILITY OF CAPACITY REQUEST FROM THE GMWSS BOARD OF COMMISSIONERS; AND GMWSS REVIEW AND APPROVAL OF ALL PLANS AND SPECIFICATIONS FOR REQUIRED ON-SITE AND OFF-SITE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO WATER LINES, ELEVATED STORAGE TANKS, BOOSTER PUMP STATIONS, GRAVITY AND FORCE MAIN SANITARY SEWER LINES, PUMP STATIONS, AND RELATED APPURTENANCES FOR THE PROPOSED SYSTEM CONSTRUCTION OF THE PROPOSED WATER DISTRIBUTION AND SANITARY SEWER COLLECTION AND CONVEYANCE SYSTEM SHALL BE AT THE COST OF THE DEVELOPER WITHOUT REIMBURSEMENT BY GMWSS AND CONSTRUCTED ACCORDING TO GMWSS AND KENTUCKY DIVISION OF WATER APPROVED PLANS AND SPECIFICATIONS. EASEMENTS REQUIRED FOR THE PROPOSED WATER DISTRIBUTION AND SANITARY SEWER COLLECTION AND CONVEYANCE SYSTEM SHALL BE ACQUIRED BY THE DEVELOPER AND DEDICATED TO GMWSS.

GENERAL MANAGER DATE

CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES

I HEREBY CERTIFY THAT KENTUCKY UTILITIES SHALL SUPPLY AMERSON FARM & KLEINHENZ PROPERTIES, TRACT 2, LOTS 1A, 1B, 1C, 1D & 1E WITH ELECTRIC SERVICES AND THAT THE PROPOSED UTILITY EASEMENTS OF SAID DEVELOPMENT MEET THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER APPLICABLE REQUIREMENTS.

COMPANY REPRESENTATIVE DATE

I HEREBY CERTIFY THAT BELL SOUTH SHALL SUPPLY AMERSON FARM & KLEINHENZ PROPERTIES, TRACT 2, LOTS 1A, 1B, 1C, 1D & 1E WITH TELEPHONE SERVICES AND THAT THE PROPOSED UTILITY EASEMENTS OF SAID DEVELOPMENT MEET THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER APPLICABLE REQUIREMENTS.

COMPANY REPRESENTATIVE DATE

CERTIFICATION OF FIRE DEPARTMENT APPROVAL

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

FIRE DEPARTMENT REPRESENTATIVE DATE

CERTIFICATION OF GIS DEPARTMENT APPROVAL

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

GIS MANAGER/ANALYST DATE GEORGETOWN-SCOTT COUNTY PLANNING COMM.

CERTIFICATION OF UTILITY EASEMENT DESCRIPTION

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

OWNER DATE

CERTIFICATION OF GMWSS INFRASTRUCTURE

THE OWNERSHIP OF WATER AND/OR SANITARY SEWER INFRASTRUCTURE THERETO EXISTING OR INSTALLED AND LOCATED WITHIN EASEMENTS AND RIGHT OF WAYS, SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF GEORGETOWN, BY AND THROUGH GEORGETOWN MUNICIPAL WATER AND SEWER SERVICE (GMWSS), FOR OPERATION, FOR A PERIOD OF ONE (1) YEAR FROM THE FIRST PAID AND INSTALLED RESIDENTIAL COMMERCIAL OR INDUSTRIAL WATER AND SEWER CONNECTION, ANY AND ALL MAINTENANCE COSTS INCURRED BY GMWSS AS A RESULT OF FAULTY EQUIPMENT OR INSTALLATION WILL BE REVOICED TO THE DEVELOPER FOR REIMBURSEMENT TO GMWSS.

OWNER/DEVELOPER DATE

STORM WATER MAINTENANCE NOTES:

THE DEVELOPER SHALL MAINTAIN ALL DETENTION/RETENTION BASINS, WATER QUALITY UNITS AND GREEN SPACE AREAS FREE AND CLEAR OF ALL DEBRIS, TRASH, SILT AND OTHER OBSTRUCTIONS, IN SUCH A FASHION AS NOT TO CREATE A POTENTIAL OR ACTUAL HEALTH OR SAFETY HAZARD; INCLUDING MOVING AND THE CARE OF LANDSCAPE ITEMS; INCLUDING THE SOODING AND/SEEDING OF ERODED AREAS TO PROVIDE VEGETATIVE COVER, UNTIL SUCH TIME AS THE CITY ACCEPTS MAINTENANCE. NO FENCE, OR OTHER OBSTRUCTION, MAY BE CONSTRUCTED, OR ANY OTHER ALTERATION OF THE APPROVED CONDITIONS MADE WITHIN THE EASEMENT WITHOUT THE WRITTEN APPROVAL OF THE CITY OF GEORGETOWN.

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.

NOTES:

STORMWATER MANAGEMENT IS LOCATED OFFSITE IN A BASIN AS SHOWN ON PLAT CABINET 12 PAGE 76.

UTILITY COMPANIES SHALL HAVE ACCESS TO ALL OPEN SPACE AREAS FOR THE PROVISION AND MAINTENANCE OF SERVICE.

ALL MAINTENANCE AND REPAIRS ON THE SANITARY SEWER LATERALS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

STREET LIGHTS SHOWN HEREON ARE FROM PLAT CABINET 12, PAGE 78.

TRACT 2, LOT 1C IS A NON-BUILDABLE LOT UNTIL INFRASTRUCTURE IS INSTALLED AND APPROVED BY GMWSS, AND AN AMENDED PLAT IS RECORDED.

ANY FURTHER SUBDIVISION OF THE SUBJECT PROPERTY SHALL REQUIRE REVIEW AND APPROVAL BY THE PLANNING COMMISSION.

HIGHWAY CL & R/W PLANS

EXISTING CENTERLINE AND RIGHT OF WAY OF McCLELLAND CIRCLE BASED UPON THE KYTC HIGHWAY AND RIGHT-OF-WAY PLANS OF PROJECT STP-480-1(B) 1998 AS-BUILTS.

LEGEND

- PROPERTY LINE/CORNER
ADJOINER PROPERTY LINE
BUILDING LINE
EASEMENT LINE
CONCRETE CURB
EDGE OF PAVEMENT
HYDRANT
LIGHT POLE

McCLELLAND CIRCLE R/W VARIES

30' LANDSCAPE BUFFER, U.E. & TRAIL ESMT.

50' BUILDING SETBACK

TYPICAL LOT SETBACKS N.T.S.

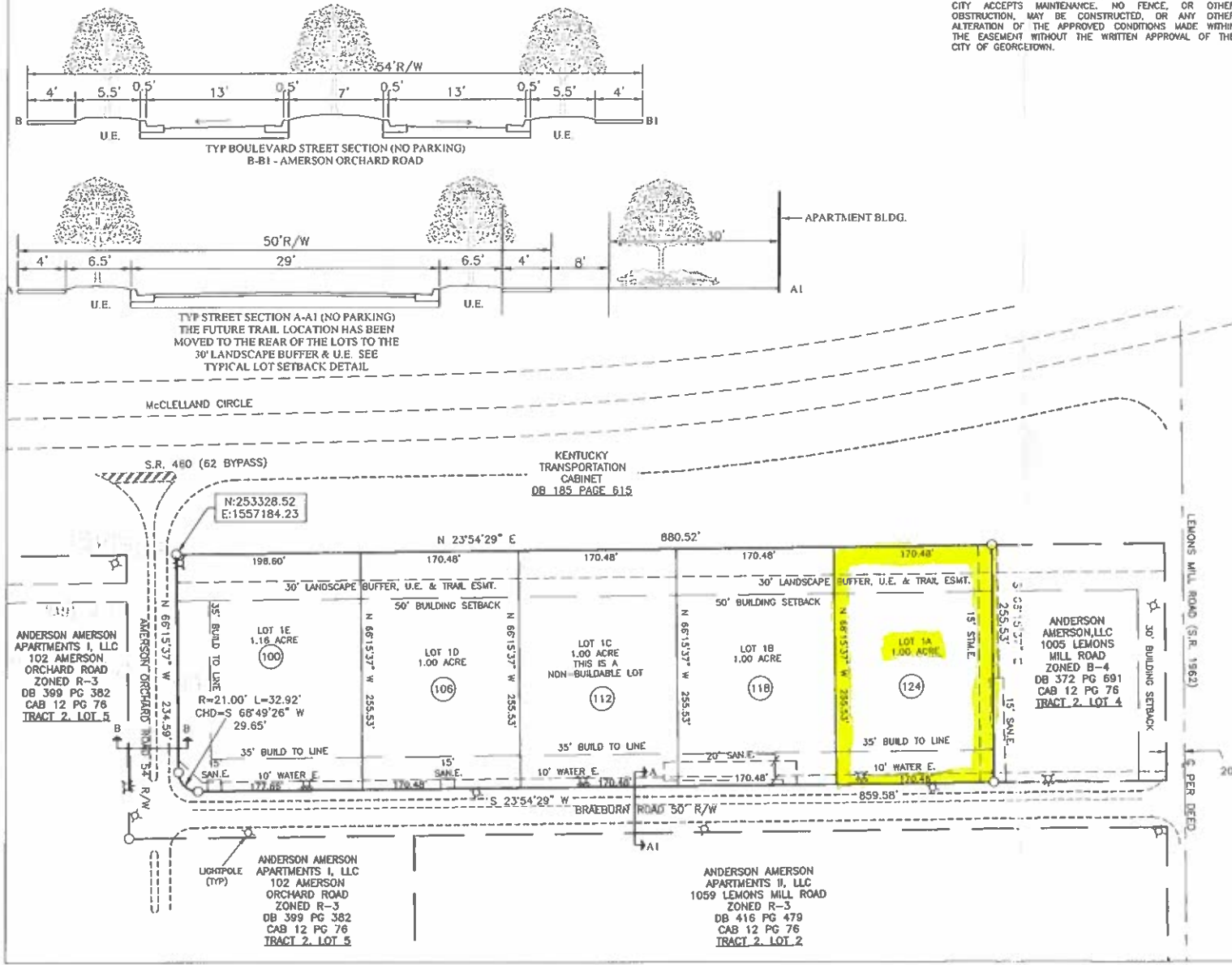
STREET ADDRESS

35' BUILD TO LINE

10' WATER ESMT.

BRAEBURN ROAD 50' R/W

P:\Projects\2025\251018 Amerson North Comm Final Plat\509-CAD\520-Survey\524-Working\WorkingDrawings\251018 Amerson North Comm FRP.dwg [18X24 FRP] 12-23-25 4:04 PM James Chambliss



PRIME logo
651 Perimeter Drive, Suite 300
Lexington, Kentucky 40517
859.368.0145
www.primeeng.com

FINAL SUBDIVISION PLAT
AMERSON FARM & KLEINHENZ
PROPERTIES, TRACT 2, LOT 1
LEMONS MILL ROAD
PVA PARCEL #191-30-369.001
GEORGETOWN, KENTUCKY

CLIENT
ANDERSON AMERSON, LLC
1255 PROVIDENCE PKWY, STE 250
LEXINGTON, KENTUCKY

OWNER
ANDERSON AMERSON, LLC
1255 PROVIDENCE PKWY, STE 250
LEXINGTON, KENTUCKY

DATE: DECEMBER 2025
PROJECT NO.: 251018
SURVEYED BY: JAMES CHAMBLISS
DRAWN BY: JAMES CHAMBLISS
SCALE: 1" = 100'

STATE OF KENTUCKY
JAMES M. CHAMBLISS
3185
LICENSED PROFESSIONAL LAND SURVEYOR
SEAL
SURVEYOR OF RECORD

SEAL
ENGINEER OF RECORD

LIVSMART STUDIO HOTEL

PDP-2026-15

Staff Report to the Georgetown-Scott County Planning Commission

April 9, 2026

FILE NUMBER: PDP-2026-15

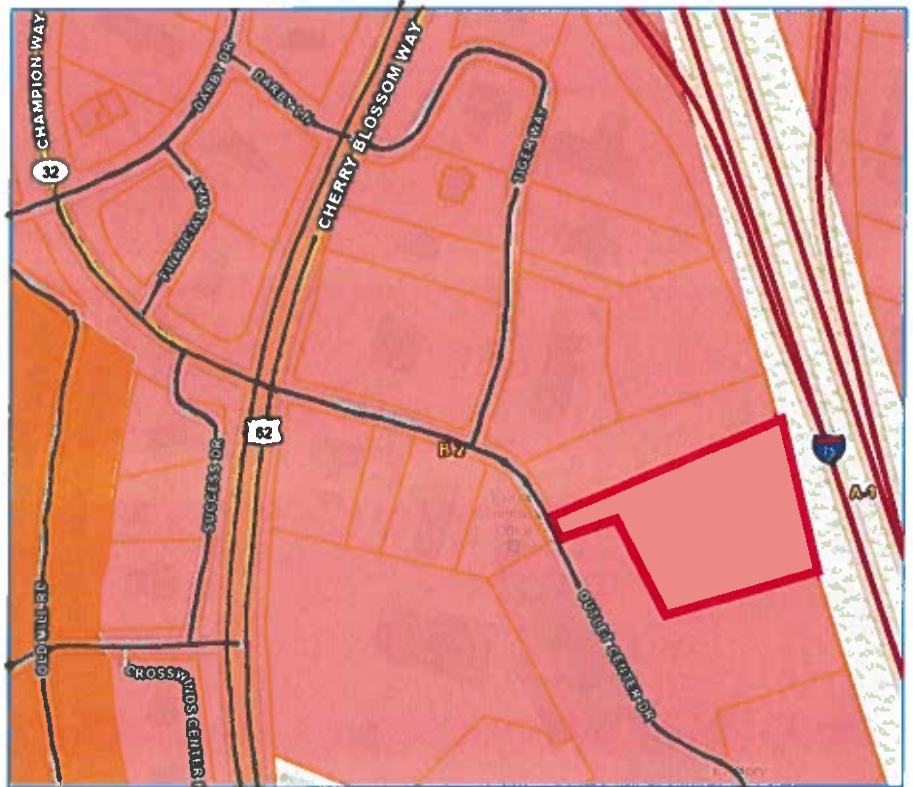
PROPOSAL: Preliminary Development Plan for a 3-story, 89 room hotel with associated parking and landscaping

LOCATION: 400 Outlet Center Drive (#190-10-088.000)

OWNER: Georgetown Interstate LLC

APPLICANT: GCC Development LLC

CONSULTANT: Grace Construction Consultants,
Wayde Morrow PE & Klay Dunham



STATISTICS:

Zone:	B-2 Highway Commercial
Surrounding Zone(s):	B-2, A-1 (Agricultural)
Acreage:	2.78 ac
Access:	Outlet Center Drive to Cherry Blossom Way [US-62]
Existing Use:	Vacant
Proposed Use:	Hotel (89 rooms)
Building Height [Zone Max]:	38 feet and 3 stories [75 feet and 6 stories]
Building Area [Lot Coverage]:	14,700 SF per floor [12.13% lot coverage]
Variances & Waivers	<ol style="list-style-type: none">1. Signage along building face2. Parking spaces per guest room3. Property perimeter landscaping along I-754. Vehicular use area perimeter landscaping location5. Ratio of interior landscape area to vehicular use area

BACKGROUND:

The subject property is a B-2 Highway Commercial 2.78-acre parcel located at 400 Outlet Center Drive ("Project Site"). The Project Site is a "flag-shaped" parcel located at the terminus of Outlet Center Drive with frontage and access onto Outlet Center Drive and frontage onto I-75.

The Project Site is vacant and there is no record of an approved development plan for the property. The proposed use as a hotel is a by-right use for the Highway Commercial zone.

SITE LAYOUT:

The development plan depicts a driveway from Outlet Center Drive to a 90-space parking lot and 3-story hotel with first floor area of 14,700 SF. The building is shown along the south boundary of the parcel.

Setbacks & Lot Layout

The building standards for the B-2, Highway Commercial, zone are as follows:

- 50-foot front yard setback
- 0-foot side yard setback
- 0-foot rear yard setback
- 6-story and 75-foot maximum height
- 50% maximum building ground coverage of lot

The proposed hotel satisfies the minimum building setback, maximum number of stories and maximum height requirements. The hotel also satisfies the requirements for maximum building lot coverage, as the proposed development would result in building ground coverage of 12.13%.

Building Signage

The Applicant has included a sign plan for the proposed development. The proposal includes one monument sign located at the entrance and two wall signs located on the north and south façades of the building. The freestanding sign regulations for the B-2, Highway Commercial, zone are as follows:

- 8-foot-tall maximum height for ground-monument freestanding signs
- 50-square-foot sign area per side maximum area for ground-monument freestanding signs
- 10-foot setback for all freestanding signs

The proposed monument sign measures 8 feet in height and 32 square feet in sign area, located 25 feet from the property line, which meets the requirements for ground-monument signs in the zone.

The wall sign regulations for the B-2, Highway Commercial, zone are as follows:

- 1 square foot of sign area for each 1 linear foot of building frontage, with a maximum sign area of 150 square feet
 - o Building signage must face a public or private street

The proposed wall signs measure 91 square feet in sign area, located on the north and south sides of the building. Per the regulations, wall signage is only permitted on those sides which face public or private streets, or in this case along the west and east sides of the building. The Applicant is requesting a waiver to this requirement to install the wall signage along non-road frontage (north and south façades) and foregoing the signage along the frontage sides (east and west façades) of the building.

In a letter regarding the request, the Applicant states that, while the property is considered double frontage, the shape of the lot, building orientation, and circulation patterns impact the visibility of the signage when installed in accordance with the regulations. The Applicant notes that motorists looking to identify the user would be travelling north or south on either Outlet Center Drive or I-75. The wall signage as required would not be visible to those motorists because it would be limited to a small area on the shorter face of the building that would be perpendicular to the direction they would be travelling. The

proposal of installing wall signage would not clutter up the area as they are not requesting to install any additional large freestanding interstate signage, rather they would utilize the building for both the use as a hotel as well as an advertisement for the use. They state that their request for wall signage size and location would be consistent with other hotels in the general vicinity while remaining proportional to the building itself. Ultimately, Staff recommends approval of the waiver as the signage would not impact the character of the general vicinity and that the signage would facilitate safe travel for motorists looking for the hotel.

Access:

The site is accessed by one entrance onto Outlet Center Drive. Outlet Center Drive does not have sidewalks on the east side of the roadway, so construction of a sidewalk is not required at this time.

Parking:

Per the *Subdivision & Development Regulations*, hotels require one parking space per room, one space per three employees, and four additional spaces per 50 guest rooms, or in the case of the Project Site 98 parking spaces (with 4 ADA spaces). The Applicant requests a waiver to this requirement, instead proposing allocating one parking space for each hotel room plus one additional space for staff. The development plan shows the Project Site having 90 parking spaces; 1 being designated for electric vehicles, and 5 being designated as ADA accessible (4 standard and 1 for ADA electric vehicles).

In a supplemental letter submitted by the Applicant, they state that the typical business model for a hotel result in a "staggered parking demand" where there is limited overlap between guests, variation in check-in/check-out times, and single-vehicle guest arrivals. Furthermore, the Applicant notes that the industry standard is one space per room for limited-service and select-service hotels, which they state the proposed use satisfies as the hotel does not provide conference room nor other ancillary uses typical for all-service hotels. Finally, the Applicant states reducing the number of parking spaces would reduce the environmental impact of site development as additional parking areas would increase impervious area and stormwater runoff while reducing the area for landscape buffer installation.

After review of the proposed site development, Staff recommends in favor of the waiver request. When referencing the *ITE Parking Generation Manual, 6th Edition*, the parking requirements for a limited-service hotel would be 0.66 spaces per one guest room. Furthermore, the proposed development does not include several of ancillary uses like recreation, restaurants, and meeting rooms facilities referenced in the requirements for on-site parking. The intent of regulations is to ensure that sites are developed with consideration for their unique use and site needs, and staff finds that a reduction in the required parking by eight spaces is in line with the *Ordinance*.

Stormwater Management:

Stormwater is proposed to be handled by three stormwater detention areas located north of the parking lot, east of the hotel building, and southwest of the hotel building. Maintenance and construction of the stormwater system would be subject to all applicable local, state, and federal regulations, including the filing of a Stormwater Management agreement.

Landscaping & Land Use Buffers:

Section 6.12: Property Perimeter Requirements

The *Landscape & Land Use Buffers Ordinance* requires a 10-foot-wide buffer area between double frontage lots and any non-accessing arterial or freeway, and for those areas to be populated with 1 tree per 30 feet of linear boundary plus a 6-foot-tall continuous buffer. There exist some mature trees along this boundary that satisfy this requirement, but there are potential areas where an additional tree or buffer needs to be installed or repaired.

The Applicant is requesting a waiver to the requirement for the location of the 10-foot-buffer and the installation of the 6-foot-tall continuous buffer requirements. In a submitted letter, the Applicant states that the request for relocation of the 10-foot-buffer is due to numerous utility easements and lines being installed parallel to the interstate. They propose establishing a 40-foot-wide no impact area where the easements are located so as to not interfere with those utility easements and lines. The Applicant states that they would not remove the existing vegetation in the 40-foot-wide buffer area. The Applicant proposes the installation of the required trees outside of the utility easement in accordance with the regulation. Ultimately, Staff recommends in favor of this request given that the width of preserved planting area would greatly exceed the requirements and that the existing mature plantings meets the intent of the *Landscape and Land Use Buffers Ordinance*.

Section 6.13: Vehicular Use Area Perimeter Requirements

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

Section 6.22: Interior Landscaping for Vehicular Use Areas

The *Landscape & Land Use Buffers Ordinance* requires an interior landscaped area 10% the size of the VUA and for those areas to be populated with 1 tree per 250 square feet of interior landscaped area. The plan shows 38,718 SF of VUA, equivalent to 3,972 SF of ILA required for the property. The Applicant requests a waiver to the requirement to install 6.5% ILA, equivalent to 2,518 SF of ILA on the property, and 13 ILA trees.

In a letter submitted regarding the request, the Applicant states that the Project Site is a "flag-shaped" parcel, thus requiring a longer driveway than what is typical for the area. They calculate that the Project Site requires an additional 5,351 SF of VUA to connect the proposed parking lot and building to Outlet Center Drive that would otherwise not be required if the lot was a more rectangular shape. The size and layout of the property is dictated by the stormwater management requirements and utility easements and lines, thus reducing the usable areas. If the Applicant were to be required to satisfy the ILA area requirements, they would have to reduce the stormwater management areas or ask for a greater variance to the number of required parking spaces for the site development. Staff recommends in favor of this request given the unique lot shape and the utility easements and stormwater management area requirements reduce the areas where the site can be developed.

Section 6.2215: Minimum Canopy Requirements

The Applicant proposes the preservation of an unspecified area of existing tree canopy, however the planting of 21,350 SF of new canopy as part of the required property perimeter, vehicular use area perimeter, and interior landscape areas, equivalent to 17.6% of the total site area. Without information on the retained tree canopy, it cannot be determined if the landscape plan satisfies the landscaping requirement. The Applicant is aware of the requirement. The final landscape plan shall need include the preserved tree canopy and satisfy the requirements of the *Ordinance*.

RECOMMENDATION:

Staff recommends **Approval** of the Preliminary Development Plan for a 3-story hotel with 89 guest rooms at the property addressed 400 Outlet Center Drive. If the Planning Commission approves the application, staff recommends including the following waivers/variances and conditions of approval:

Waiver/Variance:

1. Waiver for wall sign installation to allow for 91 square feet of wall signage to be installed along the north and south sides of the building.
2. Waiver to the number of parking spaces on site from 98 spaces to 90 spaces.
3. Waiver to the property perimeter landscaping location and 6-foot-tall continuous buffer requirement along the east property line directly adjacent to I-75 (Section 6.12.5).
4. Waiver to the ratio of interior landscape areas required from 10% (3,972 SF) to 6.5% (2,518 SF).

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance, Subdivision & Development Regulations, and Landscape & Land Use Buffers Ordinance*.
2. Any revisions or amendments to the approved Preliminary Development Plan shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
4. Prior to any construction or grading, a Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.
5. The Final Development Plan shall comply with all stormwater management requirements according to the current Stormwater Manual including a post-construction stormwater management BMP O&M agreement.
6. Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406 section A of the *Subdivision and Development Regulations*.
7. The Applicant shall receive Georgetown Fire Department approval as part of the Final Development Plan.
8. The Final Development Plan shall satisfy the requirements for minimum site tree canopy and shall include a specie specific landscape plan.



RECEIVED

MAR 26 2026

PLANNING COMMISSION

Georgetown-Scott County Planning Commission

Applicant: Grace Construction Consultants

Property: Outlet Center Drive

RE: Variance Request for Building Signage Orientation

1. Variance Requested

The applicant respectfully requests a variance from **Section 7 of the Georgetown-Scott County Sign Ordinance**, which implies that wall-mounted signage must face the primary road frontage. The request seeks approval to place two wall-mounted building signs on building façades oriented in the line of sight of travelers on **Interstate 75** and **Outlet Center Drive**, respectively.

2. Existing Conditions and Site Context

The subject property is currently undeveloped but with two distinct public frontages. One frontage provides visibility from Interstate 75, a regional transportation corridor, while the second frontage addresses Outlet Center Drive, a local roadway serving adjacent commercial development.

Due to the site layout, building orientation, and circulation patterns, the applicant proposes to show signage on the broad front and rear sides of the building rather than the narrow ends.

3. Justification for the Variance

The proposed signage locations are intended to:

- A. Provide clear identification of the hotel from both public frontages, consistent with the way the site functions and is accessed.
- B. Improve wayfinding and reduce driver confusion by allowing signage to be visible from the direction of travel most used by guests.
- C. Maintain compliance with all other applicable sign ordinance standards.

The requested variance does not increase the number of signs, sign area, or intensity beyond what is otherwise permitted. It only modifies the orientation of wall-mounted signage to increase visibility.

Consistency with Ordinance Intent

The intent of the sign ordinance—to promote safe, orderly, and effective communication while minimizing visual clutter—is preserved. The proposed signage placement:

- A. Does not create additional visual impacts beyond what is already permitted.
- B. Is proportional to the scale and use of the building.
- C. Reflects common signage treatment for hotels located near interstate corridors and commercial districts.



4. Conclusion

The applicant respectfully requests that the Variance Request be granted.

This request is meant to align with the intent of the sign ordinance as set forth by the Georgetown-Scott County Ordinances and Regulations.

Sincerely,

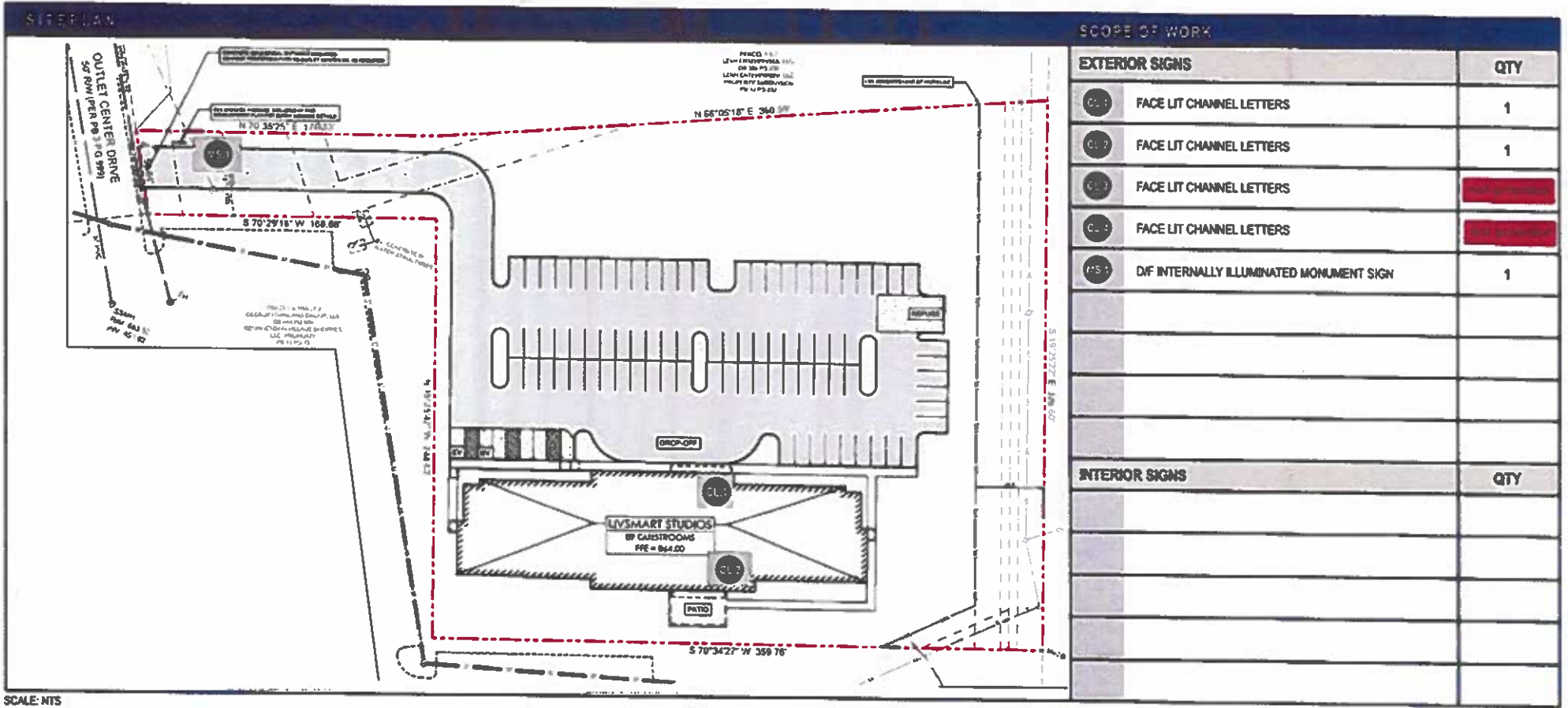
Wayde Morrow, PE | Civil Engineer
AL, FL, GA, KY, NC, SC, TN


GRACE Grace Construction Consultants
Development | Construction | Procurement

Chattanooga, TN 37411

Attachments / Exhibits

- Development Plan
- Signage Package



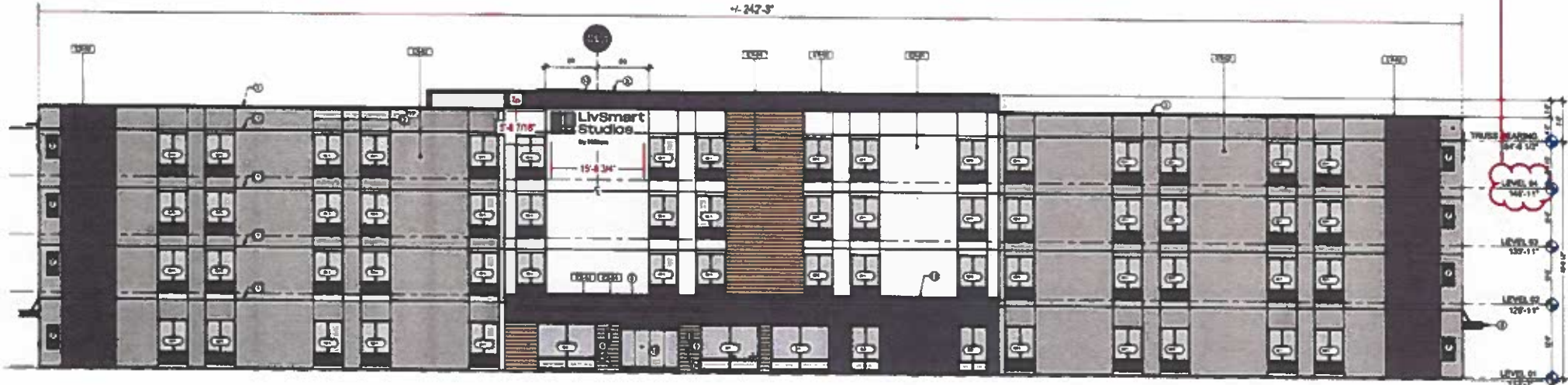
SCOPE OF WORK

EXTERIOR SIGNS		QTY
CL 1	FACE LIT CHANNEL LETTERS	1
CL 2	FACE LIT CHANNEL LETTERS	1
CL 3	FACE LIT CHANNEL LETTERS	
CL 4	FACE LIT CHANNEL LETTERS	
MS 1	D/F INTERNALLY ILLUMINATED MONUMENT SIGN	1
INTERIOR SIGNS		QTY

JONES SIGN Your Vision. Accomplished.	REQUIRED <input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING OTHER: _____	LANDLORD APPROVAL _____ DATE _____ CLIENT APPROVAL _____ DATE _____	LivSmart Studios	SHEET NUMBER 3.0
	<small>This is an original, unpublished drawing by Jones Sign Co., Inc. It is for your personal use in conjunction with a project being planned for you by JONES SIGN. It is not to be shown to anyone outside of your organization, nor is it to be used, reproduced, copied or subleased in any fashion. Use of this design or the below elements of this design in any sign done by any other company, without the express written permission of JONES SIGN, is forbidden by law and carries a civil forfeiture of up to 75% of the purchase price of the sign. JONES SIGN art envelopes to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying consistency of surface materials and printing used. All lines and dimensions are illustrated for client's conception of project and are not to be understood as being exact size or exact scale.</small>			

SOUTH ELEVATION

4th STORY IS NOT PROPOSED FOR THIS PROJECT



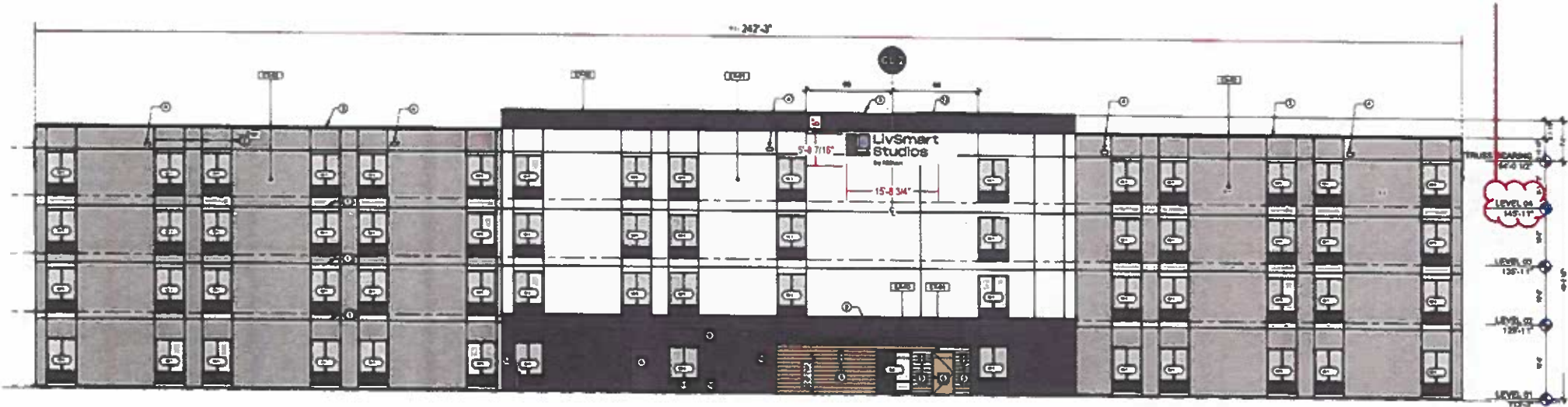
FRONT ELEVATION - PROPOSED SIGNAGE
SCALE: 1/16" = 1'-0"

** ALL ITEMS SHOWN ARE SUBJECT TO CORPORATE BRANDING APPROVAL, SITE SURVEY VERIFICATION AND THE LOCATION'S MUNICIPALITY CODE REQUIREMENTS

	REQUIRED: <input checked="" type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING OTHER:	LANDLORD APPROVAL _____ DATE _____ CLIENT APPROVAL _____ DATE _____		SHEET NUMBER 4.0
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NORTH ELEVATION

4th STORY IS NOT
PROPOSED FOR
THIS PROJECT



REAR ELEVATION - PROPOSED SIGNAGE
SCALE: 1/16" = 1'-0"

** ALL ITEMS SHOWN ARE SUBJECT TO CORPORATE BRANDING APPROVAL, SITE SURVEY VERIFICATION AND THE LOCATION'S MUNICIPALITY CODE REQUIREMENTS.

JONES SIGN Your Vision. Accomplished. <small>A COMMERCIAL SIGNAGE COMPANY</small>	REQUIRED: <input checked="" type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING OTHER:		LANDLORD APPROVAL _____ DATE _____		SHEET NUMBER 5.0
			CLIENT APPROVAL _____ DATE _____		

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CL.1, CL.2, CL.3, CL.4 FACE LIT CHANNEL LETTERS - REMOTE POWER SUPPLY (QTY 4)

OVERALL SQUARE FOOTAGE: 89.7



NIGHT VIEW
NOT TO SCALE

**Illuminated Channel Letters
PRODUCT ID**

Light Colored Building (Green Day / White Night)

- Channel Logo- 3' X .040\" (76mm X 1mm) Pre-finished Black Aluminum Returns**
- T (25mm) Black Trim Cap
 - 3mm Pre-Finished White ACM Backs
 - Face Material: 3/16\" (5mm) 7328 White Acrylic (WRT30)
 - Face Decoration: 1st Surface Digitally Printed Vinyl to Match Pantone® 6187 C Green, Pantone® 7681 C Blue and Pantone® 6075 C Purple with White Keyline

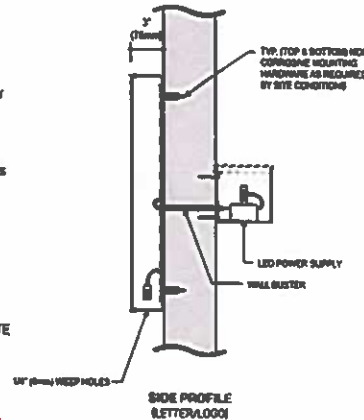
- Channel Letters- 3' X .040\" (76mm X 1mm) Pre-finished Black Aluminum Returns**
- T (25mm) Black Trim Cap
 - 3mm Pre-Finished White ACM Backs
 - Face Material: 3/16\" (5mm) 2447 White Acrylic (WRT31)
 - Face Decoration: 1st Surface Digitally Printed Dual Color Vinyl to match Pantone® 6187 C Green

Mount: Flush Using Non-corrosive Hardware as Necessary for Wall Type

Illumination- GE 7100K or StoanLED 6500K White LED as Required. LED's to be Laid Out in a Fashion that Eliminates Any Hot Spots or Shadows. Contact GE or StoanLED for LED Layouts

UL Labels Required / Install in Accordance with NEC

ALL ILLUMINATED SIGNAGE REQUIRE THE CLIENT'S ELECTRICIAN TO FURNISH AND INSTALL A COMPLETE PHOTOCELL AND/OR TIME CLOCK TO ALLOW SIGNS TO OPERATE AT DESIGNATED INTERVALS. HOWEVER, SIGNS SHALL NEVER OPERATE ON A 24/7 BASIS

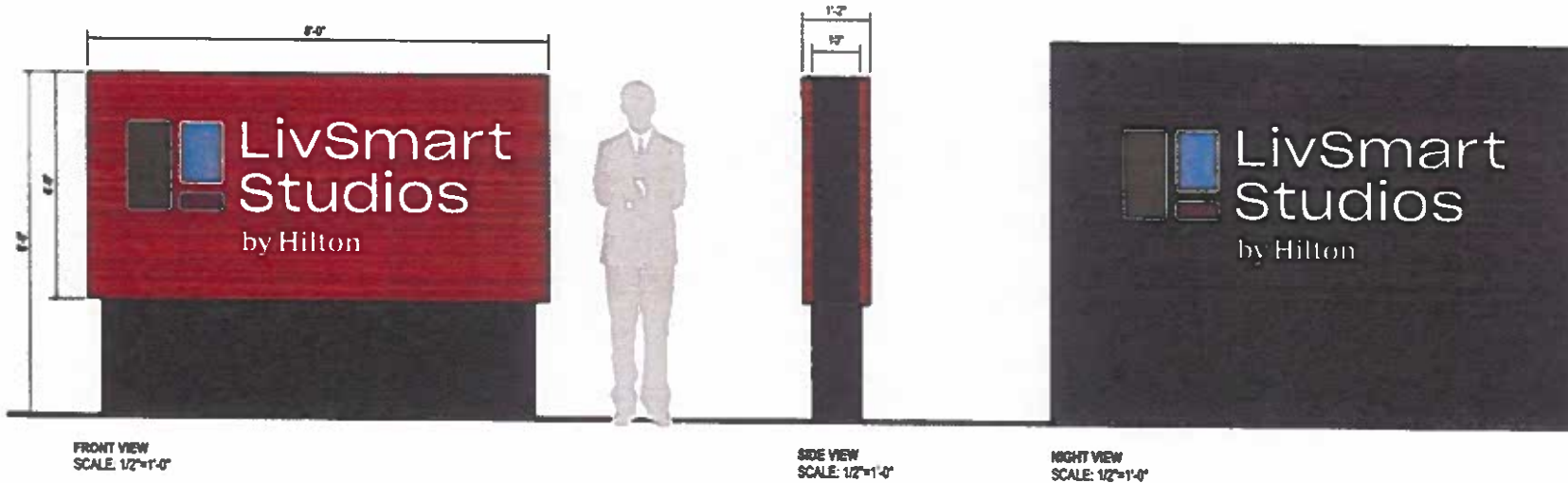


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JONES SIGN Your Vision. Accomplished. <small>A SIGNAGE SOLUTION</small>	REQUIRED <input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING OTHER:	LANDLORD APPROVAL _____ DATE _____ CLIENT APPROVAL _____ DATE _____	LivSmart Studios	SHEET NUMBER 8.0
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MS.1 D/F INTERNALLY ILLUMINATED GROUND LEVEL MONUMENT SIGN (QTY 1)

OVERALL SQUARE FOOTAGE: 32



Ground-level Monument

PRODUCT ID

Cabinet Specifications:

- Construction-**
 - 1 1/2" (38mm) Deep Fabricated Aluminum Frame
Decoration- Exterior Finish: Painted to Match Benjamin Moore 2128-10 Black Beauty

Face Specifications:

- Construction-** .080" (2mm) Routed Aluminum Shoe Box Face with 1/8" (3mm) White Polycarbonate Backer Panel
Decoration-
 - Copy: White Show Thru
 - Logo: Digitally Printed Vinyl Applied 1st Surface to Match Pantone® 6187 C Green, Pantone® 7681 C Blue, Pantone® 6075 C Purple with White Keylines (White not Printed, Keylines are Show Thru Substrate)
 - Option 1 Background: Custom Printed Woodgrain on Vinyl Wrapped with 2" (51mm) Returns on Each Face (If Single Sided Only Wrap One Side)

Pole Cover:

- 10" (254mm) Deep Aluminum Angle Frame Construction
- .063" (2mm) Aluminum Skins Painted to Match Benjamin Moore 2128-10 Black Beauty
- Front and End Skins Glued, Back Skins Attached with Pan-Head Screws

Aluminum- GE 7100K or SloanLED 6500K White LED as Required. LED's to be Laid Out in a Fashion that Eliminates Any Hot Spots or Shadows

Mounting- Plate/match Plate to Meet ASCE 7-10 115 MPH Wind Load

WOODGRAIN PRINT FILE PROVIDED BY HILTON

ALL PAINT FINISHES TO BE SATIN UNLESS OTHERWISE SPECIFIED

ALL ILLUMINATED SIGNAGE REQUIRE THE CLIENT'S ELECTRICIAN TO FURNISH & INSTALL A COMPLETE PHOTOCELL AND/OR TIME CLOCK TO ALLOW SIGNS TO OPERATE AT DESIGNATED INTERVALS HOWEVER, SIGNS SHALL NEVER OPERATE ON A 24/7 BASIS

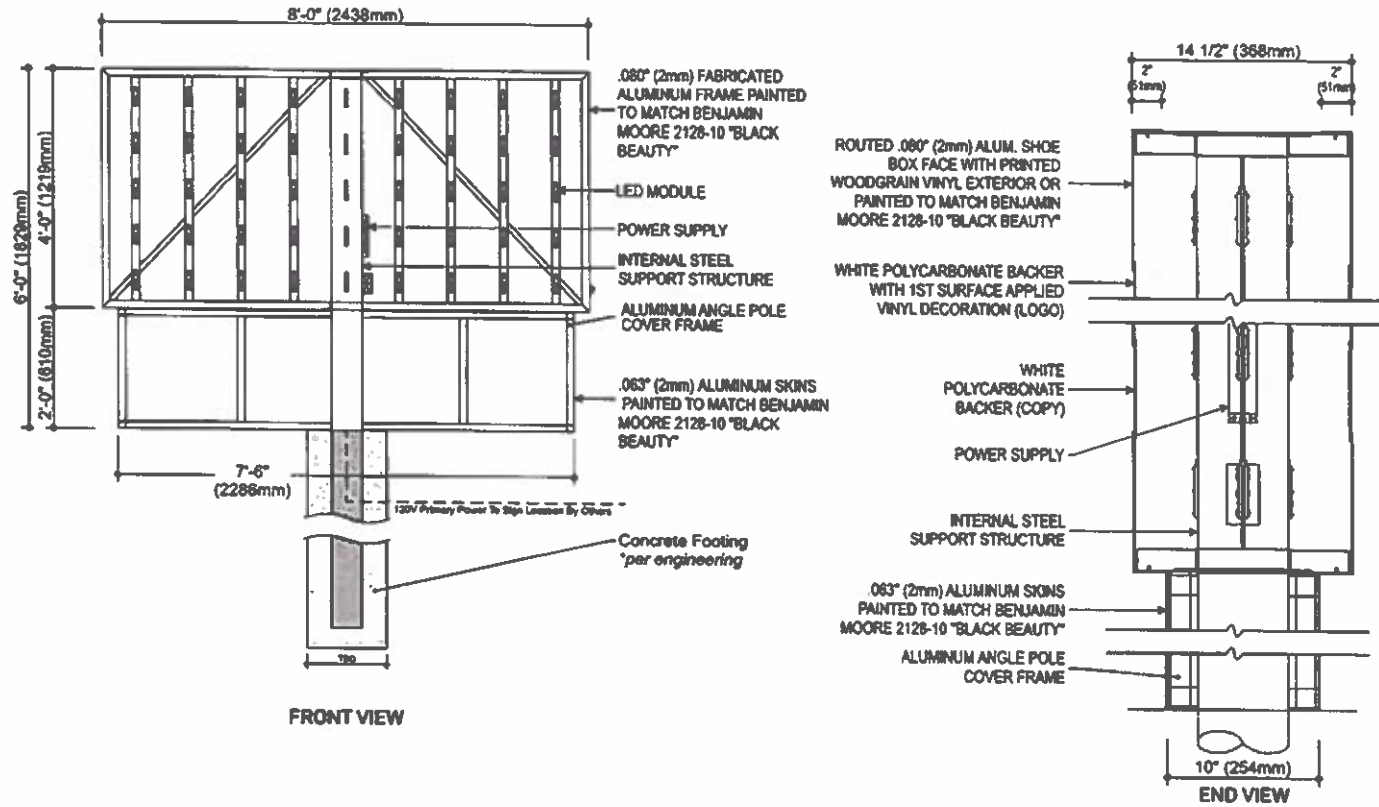
UNDERGROUND ELECTRICAL PRIMARY SERVICE PROVIDED TO SIGN BY CUSTOMER'S ELECTRICIAN, SIGN CONTRACTOR TO MAKE FINAL CONNECTION AS DETERMINED PER LOCAL SIGN ORDINANCES

*** ALL ITEMS SHOWN ARE SUBJECT TO CORPORATE BRANDING APPROVAL, SITE SURVEY VERIFICATION AND THE LOCATION'S MUNICIPALITY CODE REQUIREMENTS

	REQUIRED: <input checked="" type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING OTHER:	LANDLORD APPROVAL _____ DATE _____		SHEET NUMBER <h1>9.0</h1>
		CLIENT APPROVAL _____ DATE _____		

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MS.1 CLIENT SUPPLIED DETAILS



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JONES SIGN Your Vision. Accomplished. <small>A Communication Solution</small>	REQUIRED <input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input checked="" type="checkbox"/> ENGINEERING OTHER:	LANDLORD APPROVAL _____ DATE _____ CLIENT APPROVAL _____ DATE _____		SHEET NUMBER 10.0
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Georgetown-Scott County Planning Commission
Applicant: Grace Construction Consultants
Property: Outlet Center Drive

MAR 26 2026

PLANNING COMMISSION

RE: Variance Request for an Alternative Parking Ratio

1. Variance Requested

The applicant respectfully requests a variance to allow a 1.0 parking space per guestroom ratio, in lieu of the parking ratio otherwise required by the Georgetown-Scott County Zoning Ordinance for hotel uses.

2. Proposed Parking Rationale

The proposed parking supply is based on:

- A. The operational characteristics of the proposed hotel brand and program
- B. Historical parking demand observed at comparable hotels
- C. A deliberate effort to reduce unnecessary impervious surface coverage

A. Operational Demand Characteristics

Hotels typically experience staggered parking demand due to:

- a. Varying check-in and check-out times
- b. Single-vehicle guest arrivals
- c. Limited overlap between guests, staff, and visitor parking

B. Historical Parking Observations

Industry-standard hotel planning commonly supports a 1.0 space per guestroom ratio for limited-service and select-service hotel types, particularly when:

- a. No significant event or large conference space is provided
- b. The primary demand is overnight guest parking
- c. Ancillary uses do not generate independent peak demand

C. Impervious Surface Reduction and Site Design Efficiency

Providing parking more than demonstrated demand would:

- a. Increase impervious surface area unnecessarily
- b. Expand stormwater runoff volumes
- c. Reduce opportunities for landscape buffering



3. Consistency with Ordinance Intent

The purpose of parking regulations—to ensure sufficient parking while preventing adverse impacts—is met. The proposed ratio:

- a. Provides adequate parking for the intended use
- b. Does not create spillover impacts
- c. Balances functional demand with responsible site planning

3. Conclusion

The applicant respectfully requests that the Variance Request be granted.

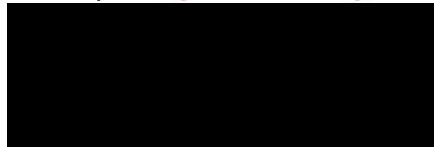
This request is meant to align with the intent of the Parking Requirements set forth by the Georgetown-Scott County Ordinances and Regulations.

Sincerely,

Wayde Morrow, PE | Civil Engineer
AL, FL, GA, KY, NC, SC, TN



Grace Construction Consultants
Development | Construction | Procurement



Attachments / Exhibits

- Development Plan



MAR 26 2026

PLANNING COMMISSION

Georgetown-Scott County Planning Commission
Applicant: Grace Construction Consultants
Property: Outlet Center Drive

RE: Variance Request for a Reduction in Required Internal Island Area and Reduction in Buffer Planting Requirements

1. Variance Requested

- A. The applicant respectfully requests a variance to allow a 3.5% reduction to the required amount of Internal Island Area provided.
- B. The applicant respectfully requests a variance to allow for a reduction in the density of plantings required along the I-75 Frontage.

A. Reduction in Required Internal Island Area

The applicant understands that the requirement for *Internal Island Area* is 10% of the *Provided Vehicle Use Area*. This Development Plan proposes to provide 6.5% i.e. 3.5% reduction.

38,718 SF Provided Vehicle Use Area

2,518 SF Provided Internal Island Area = 6.5%

The parcel, being a "flag lot", is burdened by needing a longer drive aisle to reach the parking lot thus requiring more vehicle use area (approximately 5,351 SF) than would be necessary for a rectangular shaped parcel. If the flag were removed from the Provided Vehicle Use Area calculation and the Provided Internal Island Area were to remain the same:

33,367 SF Provided Vehicle Use Area

2,518 SF Provided Internal Island Area = 7.5%

B. Reduction in Required Buffer Planting

The applicant has proposed a planting plan on Sheet L1 to demonstrate how this site will have a Landscape Buffer along the I-75 frontage that complies with the intent of the Landscape Ordinance.

The applicant proposes to leave a 40' undisturbed buffer along the I-75 frontage of the subject parcel. Several utility and drainage easements exist along this frontage. The applicant proposes to leave the entire 40' easement corridor undisturbed, except for the small disturbances that may be required to obtain utility service.



DEVELOPMENT | CONSTRUCTION | PROCUREMENT

Existing vegetation in this 40' wide corridor will remain undisturbed and parking lot perimeter planting will in tandem satisfy the intent of the Landscape Ordinance.

Sincerely,

Wayde Morrow, PE | Civil Engineer
AL, FL, GA, KY, NC, SC, TN



Grace Construction Consultants
Development | Construction | Procurement



Attachments / Exhibits

- Development Plan
- Landscape Plan

PARCEL 1 & 2
LEKH ENTERPRISES, LLC.
DB 388 PG 339
LEKH ENTERPRISES, LLC
PROPERTY SUBDIVISION
PB 12 PG 232
B-2 ZONING



5726 MARLIN RD.
CHATTANOOGA, TN 37411
(423) 208-9833



REVISION	DESCRIPTION	DATE
1	REVISED PER GSC STAFF COMMENTS	03/25/2026

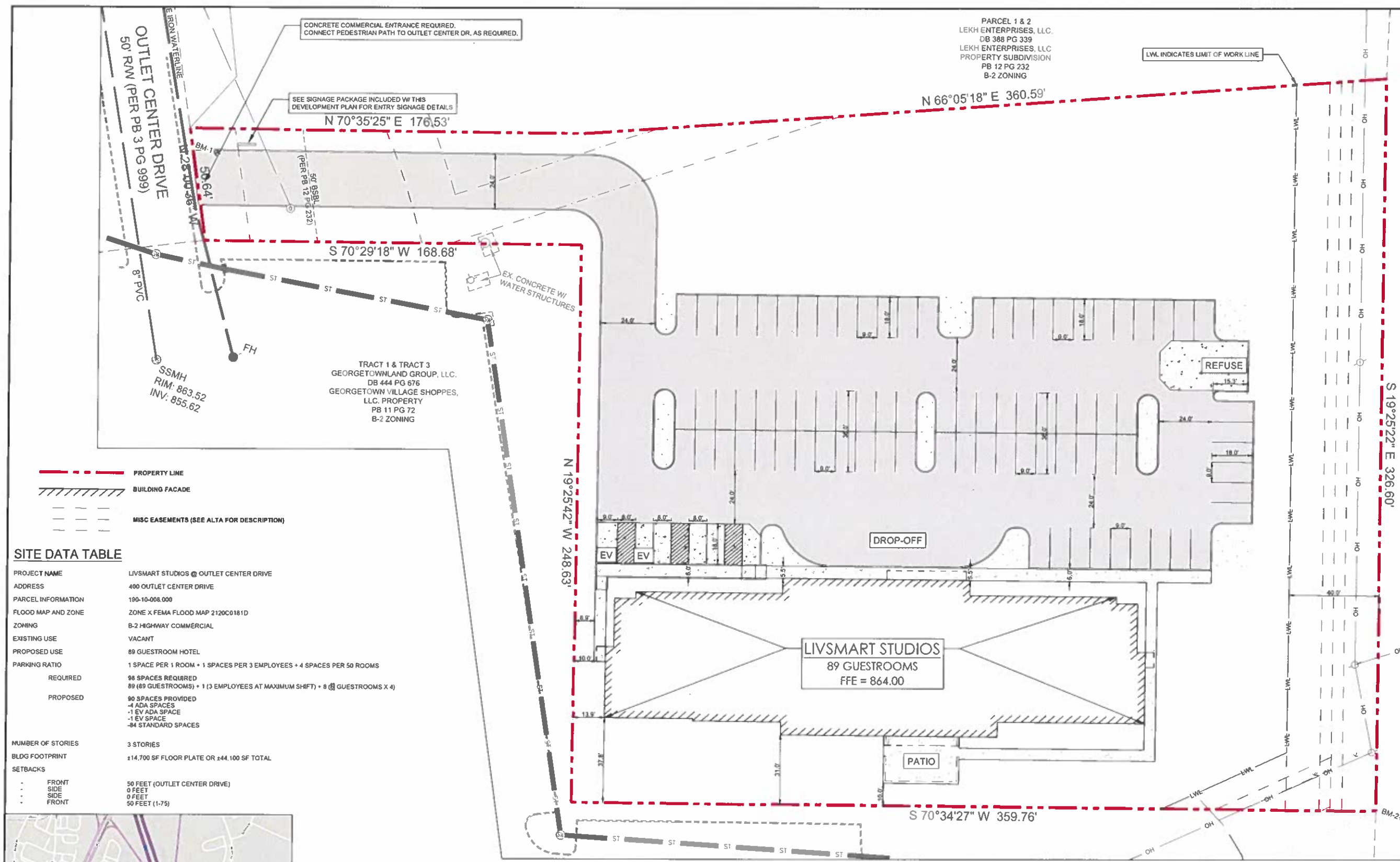
LIVSMART STUDIOS
400 OUTLET CENTER DRIVE
GEORGETOWN, KY

NOT FOR CONSTRUCTION

DRAWN BY:	JWM
DESIGNED BY:	JWM
CHECKED BY:	GCC
DATE:	MAR 2026

DESIGN DEVELOPMENT
PROJECT # 2541
GEORGETOWN/SCOTT COUNTY

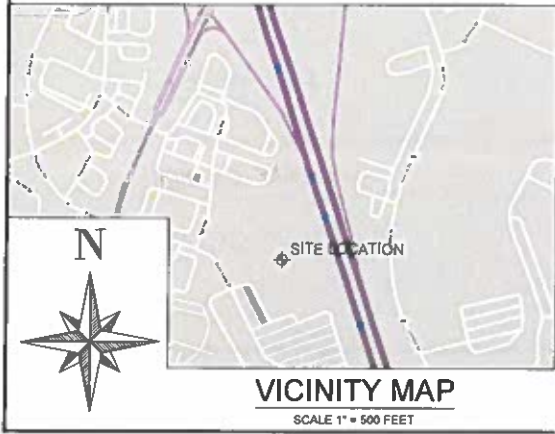
DEVELOPMENT PLAN



- PROPERTY LINE
- BUILDING FACADE
- MISC EASEMENTS (SEE ALTA FOR DESCRIPTION)

SITE DATA TABLE

PROJECT NAME	LIVSMART STUDIOS @ OUTLET CENTER DRIVE
ADDRESS	400 OUTLET CENTER DRIVE
PARCEL INFORMATION	190-10-008.000
FLOOD MAP AND ZONE	ZONE X FEMA FLOOD MAP 2120C0181D
ZONING	B-2 HIGHWAY COMMERCIAL
EXISTING USE	VACANT
PROPOSED USE	89 GUESTROOM HOTEL
PARKING RATIO	1 SPACE PER 1 ROOM + 1 SPACES PER 3 EMPLOYEES + 4 SPACES PER 50 ROOMS
REQUIRED	98 SPACES REQUIRED 89 (89 GUESTROOMS) + 1 (3 EMPLOYEES AT MAXIMUM SHIFT) + 8 (8 GUESTROOMS X 4)
PROPOSED	90 SPACES PROVIDED -4 ADA SPACES -1 EV ADA SPACE -1 EV SPACE -84 STANDARD SPACES
NUMBER OF STORIES	3 STORIES
BLDG FOOTPRINT	±14,700 SF FLOOR PLATE OR ±44,100 SF TOTAL
SETBACKS	FRONT 50 FEET (OUTLET CENTER DRIVE) SIDE 0 FEET SIDE 0 FEET FRONT 50 FEET (1-75)

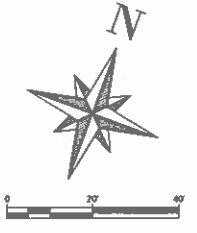
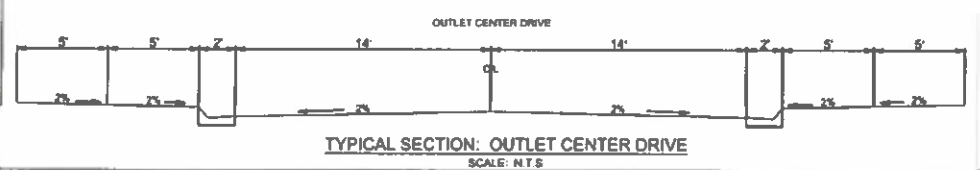


DEVELOPMENT NOTES

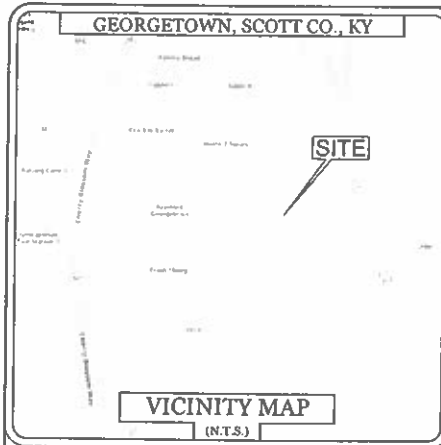
- A NEW COMMERCIAL CONCRETE ENTRANCE IS REQUIRED TO BE CONSTRUCTED WITHIN THE ROW
- GEO TECHNICAL INVESTIGATIONS ARE REQUIRED AS WELL AS A MITIGATION PLAN FOR THE HISTORIC KARST FEATURE (KGS).
- THIS DEVELOPMENT IS SUBJECT TO ALL CURRENT STORMWATER MANAGEMENT RULES AS DETERMINED BY THE CITY OF GEORGETOWN AND DEVELOPMENT MUST MEET ALL CURRENT STORMWATER MANAGEMENT SWM BMP MANUAL REQUIREMENTS.
- KENTUCKY UTILITIES RESERVES THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS FOR SERVICE.

VARIANCE REQUESTS

- BLDG MOUNTED SIGN ORIENTATION CHANGE WITHOUT EXCEEDING ALLOWABLE SIZE (REFERENCE SIGNAGE PLANS)
- PARKING RATIO REDUCTION USING AN ALTERNATE PARKING RATIO (REFER TO THIS DEVELOPMENT PLAN FOR PROPOSED PARKING LAYOUT)
- 1.75 LANDSCAPE BUFFER DENSITY REDUCTION TO ACCOUNT FOR THE 40' UNDISTURBED BUFFER WITH EXISTING VEGETATION (REFERENCE L1 FOR PROPOSED BUFFER PLANTING)
- INTERIOR LANDSCAPE ISLAND AREA REDUCTION (REFERENCE L1 FOR LANDSCAPE ISLAND AREA PLANTING)



THIS DRAWING SET IS PREPARED USING U.S. SURVEY FEET AS THE STANDARD UNIT OF MEASUREMENT FOR ALL DIMENSIONS AND GEOSPATIAL CONTROL DATA. REFERENCED TO THE NAD83 (2011). NADVD88.



LANDSCAPE BUFFER NOTES:

- Any double frontage lot (as defined by the *Subdivision Regulations*) in any zone except A-1, unless the lot is used for a vehicle sales facility or service station and adjoins any freeway or arterial street not providing direct access to the property requires a minimum buffer area of 20' for residential zones, & 10' for all other zones adjacent to freeway or arterial with 1 tree per 30' of linear boundary 0 FT, Group A or B only; plus, a continuous 6' high planting, hedge, wall, fence (not to exceed 8' in height at street grade) or earth mound. Such plantings are to be shown on a unified plan for the development.

Refer to variance application request.

TOTAL VEHICULAR USE AREA: 38,718 SF
 REQUIRED INTERIOR LANDSCAPING: 3,871.8 SF (10%)
 PROVIDED INTERIOR LANDSCAPING: 2,518 SF (6.5%)
 (SEE VARIANCE REQUEST)

REQUIRED CANOPY COVER: 29,063 SF (24%)
 PROVIDED CANOPY COVER: 29,750 SF (24.57%)

DEVELOPMENT SUMMARY:

PROJECT NAME	LIVSMART STUDIOS @OUTLET CENTER DRIVE
ADDRESS	400 OUTLET CENTER DRIVE
PARCEL INFORMATION	190-10-008-000
SITE AREA	2.78 AC
EXISTING ZONING	B-2 HIGHWAY COMMERCIAL
PROPOSED ZONING	B-2 HIGHWAY COMMERCIAL
EXISTING USE	VACANT
PROPOSED USE	89 GUESTROOM HOTEL
REQUIRED PARKING	98 SPACES
PARKING RATIO	1 SPACE PER ROOM - 1 SPACE PER 3 EMPLOYEES + 4 SPACES PER 50 ROOMS
REQUIRED	98 SPACES REQUIRED
PROPOSED	90 TOTAL
	84 STANDARD SPACES
	4 ADA SPACES
	1 EV ADA SPACE
	1 EV SPACE
HEIGHT OF STRUCTURE	3-STORY
BUILDING FOOTPRINT	44-14,700 SF (+/- 44,100 SF TOTAL)

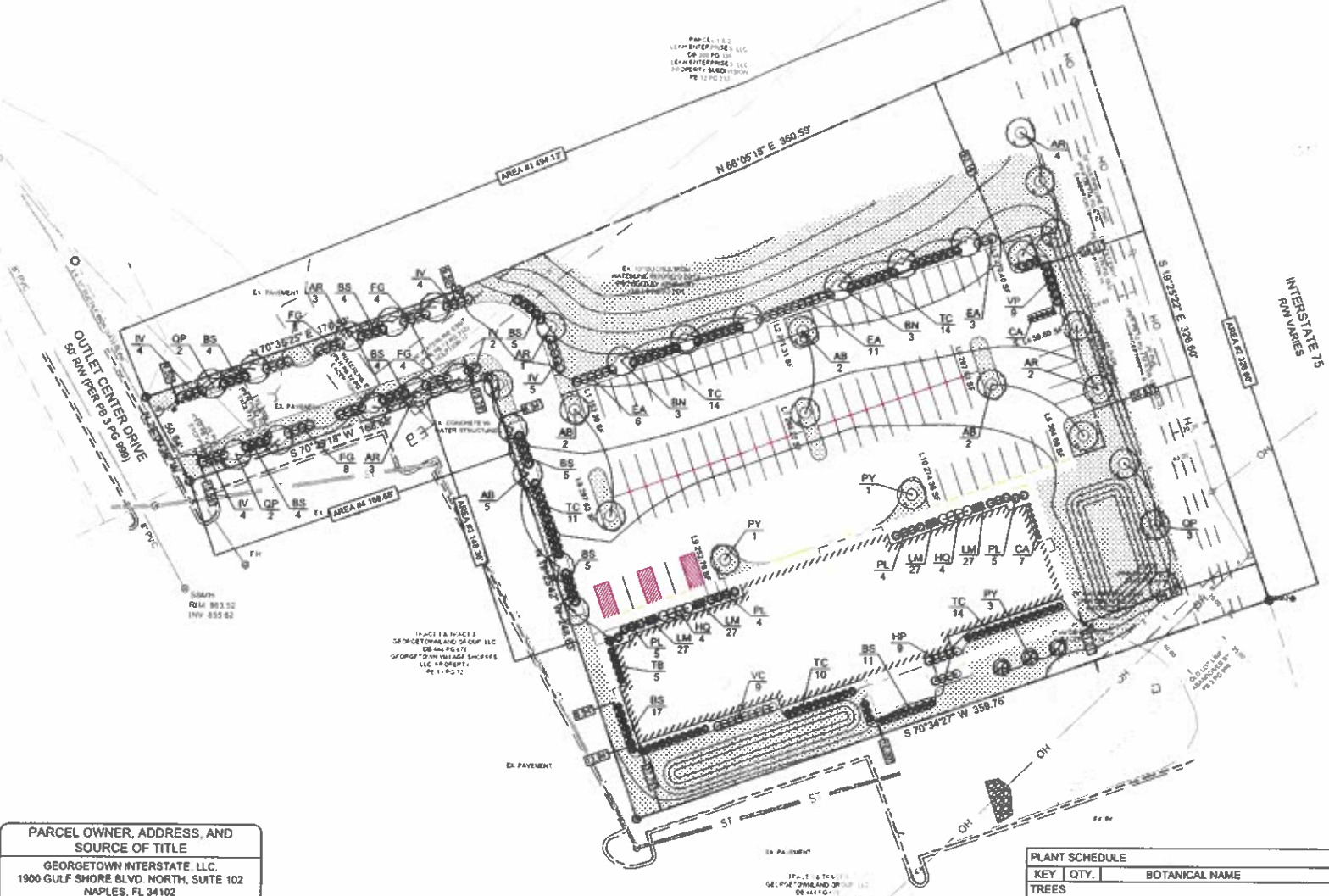
REVISIONS

LANDSCAPE NOTES

- PLANT MATERIALS SHALL CONFORM IN SIZE AND GRADE TO AMERICAN STANDARDS FOR NURSERY STOCK. PLANT MATERIALS SHALL BE OF STANDARD QUALITY TRUE TO NAME AND TYPE, AND FIRST CLASS REPRESENTATIVES OF THEIR SPECIES OR VARIETY. PLANTS SHALL BE CAREFULLY LABELED AND SIZES NOTED. RIGHT IS RESERVED TO REJECT PLANTS CONSIDERED AS UNSATISFACTORY. REJECTED PLANTS SHALL BE REMOVED FROM SITE. PLANTS SHOULD NOT BE PRUNED PRIOR TO DELIVERY. HEADING-BACK PLANTS TO MEET SIZES INDICATED IN DRAWINGS SCHEDULE WILL NOT BE PERMITTED.
- PLANTS & TREES**
 - CONTRACTOR SHALL STAKE THE LOCATION OF EACH TREE AND SHRUB IN ACCORDANCE WITH THE LOCATIONS SHOWN ON THE DRAWINGS. STAKING AND LAYOUT WORK SHALL BE DONE SUFFICIENTLY IN ADVANCE OF PLANTING OPERATION TO PERMIT THE LANDSCAPE ARCHITECT TO CHECK, REVISE IF DESIRED, AND APPROVE THE LOCATIONS BEFORE DIGGING OPERATIONS BEGIN.
 - EXCAVATE PLANTING BEDS AND POCKETS TO A DEPTH REQUIRED FOR PLANTINGS.
 - ANY ROCK OR OTHER UNDERGROUND OBSTRUCTION SHALL BE REMOVED TO DEPTH NECESSARY TO PERMIT PLANTING ACCORDING TO THESE SPECIFICATIONS.
 - IN GENERAL, CONTRACTOR SHALL THOROUGHLY WATER ALL PLANTED AREAS AFTER PLANTING AND IN DRY WEATHER USE ENOUGH WATER TO THOROUGHLY SOAK ALL TREE PITS BEFORE PLANTING. CONTRACTOR SHALL MAKE NECESSARY ARRANGEMENTS IN ADVANCE OF START OF THE WORK TO ENSURE THAT AN ADEQUATE SUPPLY OF WATER AND WATERING EQUIPMENT ARE AVAILABLE WHEN REQUIRED.
- MULCHING**
 - MULCH TOP OF ROOT BALL AND SAUCER WITHIN 48 HOURS TO A MIN. DEPTH OF 2" AND TO A DEPTH NOT TO EXCEED 3"
 - ALL SHADE AND FLOWERING TREES SHALL BE MULCHED WITH THREE (3) INCHES THICK (SETTLED) AND COVERING AN AREA TWELVE (12) INCHES GREATER THAN THE DIAMETER OF PIT.
- PLANT MAINTENANCE**
 - MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE FOR 90 DAYS AFTER THE LAST PLANT HAS BEEN INSTALLED.
 - ALL PLANTS SHALL BE KEPT IN A GROWING, HEALTHY CONDITION BY WATERING, PRUNING, SHEARING, SPRAYING, TIGHTENING OF GUYS (IF USED), STRAIGHTENING OF PLANTS WHICH LEAN OR SAG, LIFTING PLANTS WHICH DEVELOP MORE THAN NORMAL SETTLEMENT, WEEDING, AND BY ANY OTHER NECESSARY OPERATION OF MAINTENANCE. KEEP ALL PLANTING AREAS FREE OF WEEDS AND UNDESIRABLE GRASSES.
 - DURING THE MAINTENANCE PERIOD, PLANTS IN AN UNHEALTHY OR BADLY IMPAIRED CONDITION SHALL BE REMOVED AND REPLACED IMMEDIATELY USING SPECIFIED MATERIAL.
- ACCEPTANCE AND GUARANTEE**
 - ANY PLANT REQUIRED UNDER THIS CONTRACT THAT IS DEAD OR WITHOUT SATISFACTORY GROWTH, AS DETERMINED BY THE LANDSCAPE ARCHITECT, SHALL BE REMOVED AND REPLACED IN NEXT SPECIFIED PLANTING SEASON. ANY REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED AND REPLANTED IN SAME LOCATION FROM WHICH DEAD PLANT WAS REMOVED AND SHALL BE REPLACED AT NO ADDITIONAL COST.
 - ALL PLANT MATERIAL SHALL HAVE A ONE YEAR WARRANTY FOR REPLACEMENT.
- DURING THE BIDDING PROCESS, NO PLANTS MAY BE SUBSTITUTED FOR A DIFFERENT PLANT. THE PLAN MUST BE BID AS DRAWN.
- THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO COME BACK AFTER ONE YEAR OF ACCEPTANCE OF THE PLANTING TO REMOVE ANY STAKES OR GUY WIRES THAT MAY HAVE BEEN USED.
- ANY DISCREPANCY BETWEEN THE PLANTING PLAN AND THE PLANT SCHEDULE SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE.
- THE OWNER RESERVES THE RIGHT TO ALTER THE PLANTING PLAN ONLY AS SHOWN IN THE AREA OF THE FOUNDATION.

MULCH ALL SHRUBS THAT ARE SHOWN IN GROUPINGS SHALL BE MULCHED IN A PLANT BED WITH SHREDDED HARDWOOD MULCH TO A MINIMUM OF 2" AND NOT GREATER THAN 3" IN DEPTH. IN AREAS OF STEEP SLOPES A FINE GRADE (WEARLY (NYN518E)) PLASTIC NETTING MAY BE USED TO STABILIZE THE MULCH BED.

ANNUALS & PERENNIALS: ANY DESIRED ANNUALS AND PERENNIALS MAY BE DETERMINED BETWEEN THE PROPERTY OWNER AND THE LANDSCAPE CONTRACTOR FOR DESIRED COLOR PALETTE.



PERIMETER PLANTINGS

AREA 1	TOTAL LINEAR FOOTAGE: 494.12 FT 5' BUFFER WIDTH
STANDARD:	1 TREE PER 40 LF PLUS 3' H. PLANTING HEDGE BUFFER
REQUIRED PLANTINGS:	12 TREES & 3' H. PLANTING HEDGE BUFFER
PROVIDED PLANTINGS:	12 TREES & 94 SHRUBS FOR A 3' H. PLANTING HEDGE BUFFER
AREA 2	TOTAL LINEAR FOOTAGE: 328.60 FT 10' BUFFER WIDTH
STANDARD:	1 TREE PER 30 LF PLUS 6' H. PLANTING HEDGE BUFFER
REQUIRED PLANTINGS:	11 TREES & 6' H. PLANTING HEDGE BUFFER (SEE VARIANCE REQ.)
PROVIDED PLANTINGS:	(SEE VARIANCE REQ.)
	8 TREES & 0 SHRUBS FOR NO PLANTING HEDGE BUFFER
AREA 3	TOTAL LINEAR FOOTAGE: 148.36 FT 5' BUFFER WIDTH
STANDARD:	1 TREE PER 40 LF PLUS 3' H. PLANTING HEDGE BUFFER
REQUIRED PLANTINGS:	4 TREES & 3' H. PLANTING HEDGE BUFFER
PROVIDED PLANTINGS:	5 TREES & 21 SHRUBS FOR A 3' H. PLANTING HEDGE BUFFER
AREA 4	TOTAL LINEAR FOOTAGE: 168.68 FT 5' BUFFER WIDTH
STANDARD:	1 TREE PER 40 LF PLUS 3' H. PLANTING HEDGE BUFFER
REQUIRED PLANTINGS:	4 TREES & 3' H. PLANTING HEDGE BUFFER
PROVIDED PLANTINGS:	5 TREES & 26 SHRUBS FOR A 3' H. PLANTING HEDGE BUFFER

PARCEL OWNER, ADDRESS, AND SOURCE OF TITLE

GEORGETOWN INTERSTATE LLC
 1900 GULF SHORE BLVD. NORTH, SUITE 102
 NAPLES, FL 34102
 DEED BOOK 448 PAGE 664
 PLAT BOOK 12 PAGE 232

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BENCHMARK DATA:

BENCHMARK 1
 1" IRON PIN FOUND IN THE EAST RIGHT OF WAY OF OUTLET CENTER DRIVE
 N: 396994.46
 E: 5269260.66
 ELEV. 862.51

BENCHMARK 2
 1" ALUMINUM DISK MONUMENT STAMPED "2914" FOUND IN THE WEST RIGHT OF WAY OF INTERSTATE 75
 N: 3969838.27
 E: 5269865.42
 ELEV. 859.81

FLOODPLAIN INFORMATION

THE PROPERTY SHOWN HEREON DOES NOT LIE IN A FLOOD PRONE AREA ACCORDING TO (FIRM) FLOOD INSURANCE RATE MAP FOR SCOTT COUNTY, KENTUCKY. SAID AREA IS SHOWN ON MAP #21209C0181D, WITH AN EFFECTIVE DATE OF DECEMBER 21, 2017.

PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
TREES						
AB	12	ACER BUERGERIANUM 'STREETWISE'	TRIDENT MAPLE	1 3/4" CAL.	CONT. / B & B	WELL BRANCHED
AR	12	ACER RUBRUM 'RED SUNSET'	RED MAPLE	1 3/4" CAL.	CONT. / B & B	WELL BRANCHED
BN	6	BETULA NIGRA 'DURA HEAT'	RIVER BIRCH	1 3/4" CAL.	CONT. / B & B	SINGLE STEM
PY	5	PRUNUS X YEDOENSIS	YOSHINO CHERRY	5'-6" HT	CONT. / B & B	WELL BRANCHED
QP	7	QUERCUS PHELLOS	WILLOW OAK	1 3/4" CAL.	CONT. / B & B	WELL BRANCHED
SHRUBS						
BS	59	BUXUS SEMPERVIRENS 'VARDAR VALLEY'	COMMON BOX	24" HT.	CONT. / B & B	WELL BRANCHED
EA	20	EUONYMUS ALATUS 'COMPACTUS'	DWARF-WINGED BURNING BUSH	24" HT.	CONT. / B & B	WELL BRANCHED
FG	24	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	24" HT.	CONT. / B & B	WELL BRANCHED
HP	9	HYPERICUM PROLIFICUM	SHRUBBY ST. JOHN'S WORT	24" HT.	CONT. / B & B	WELL BRANCHED
HQ	8	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	24" HT.	CONT. / B & B	WELL BRANCHED
IV	19	ILEX VERTICILLATA 'RED SPRITE'	COMMON WINTERBERRY	24" HT.	CONT. / B & B	WELL BRANCHED
PL	18	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN CHERRY LAUREL	24" HT.	CONT. / B & B	WELL BRANCHED
TB	5	TAXUS BACCATA 'REPANDENS'	EUROPEAN YEW	24" HT.	CONT. / B & B	WELL BRANCHED
TC	63	TAXUS X MEDIA 'DENSIFORMIS'	YEW	24" HT.	CONT. / B & B	WELL BRANCHED
VC	9	VIBURNUM CARLESII	KOREANSPICE VIBURNUM	24" HT.	CONT. / B & B	WELL BRANCHED
VP	9	VIBURNUM X PRAGENSE	PRAGENSE VIBURNUM	24" HT.	CONT. / B & B	WELL BRANCHED
GROUND COVERS / ORNAMENTAL GRASS						
CA	12	CALAMAGROSTIS ACUTIFLORA KARL FOERESTER	FEATHER REED GRASS	5 GALLON		
LM	108	LIRIOPE MUSCARI	BIG BLUE LIRIOPE	1 QUART 12" ON CENTER		

AREA OF SOD: 5,220 SQUARE YARDS
 SOD TO BE A LOCALLY GROWN TYPE FESCUE. SOD TO BE PLACED WITHIN 24 HOURS OF HARVEST.

LivSmart Studios
 by Hilton

OUTLET CENTER DR.
 GEORGETOWN, KY 40324
 SCOTT COUNTY, KY

ACES
 ARNOLD CONSULTING
 ENGINEERING SERVICES, INC.
 P.O. BOX 1338
 BOWLING GREEN, KY 42101
 PHONE (270) 768-9445

JOB NUMBER: 26-3048-L
 DATE: 03-24-2026
 SCALE: 1" = 40'
 DRAWN: B. SHIRLEY
 CHECKED: D. WHITLEY
 APPROVED: B. ZACKERY

L1
 LANDSCAPE PLAN



ARTICLE II

2.1 DEFINITIONS

- **ACCESSORY DWELLING UNIT (A.D.U.):** A separate dwelling unit, containing habitable space, bathroom(s), and a kitchen, within a single-family dwelling or a separate structure associated with a single-family dwelling which is incidental and subordinate to the primary residential use of the property. Accessory dwelling units are further defined as follows:
 - A. **ACCESSORY DWELLING UNIT, DETACHED:** Those accessory dwelling units that are lawfully constructed within existing outbuildings, or stand alone, where the ADU does not share a common wall with the primary residential dwelling unit. ADUs that are connected to a primary residential structure only by a covered breezeway or similar appurtenant structure shall be considered detached.
 - B. **ACCESSORY DWELLING UNIT, ATTACHED:** Those accessory dwelling units that share a common wall or floor/ceiling with the primary dwelling unit and do not meet the definition of detached accessory dwelling unit.
- **AGRICULTURAL USES:** Agricultural use means the use of a tract of at least five (5) contiguous acres for the production of agricultural or horticultural crops; including but not limited to livestock, livestock products, poultry, poultry products, grain, hay, pastures, soybeans, tobacco, timber, orchard fruits, vegetables, flowers or ornamental plants, including provisions for dwellings for persons and their families who are engaged in the above agricultural use on the tract.
 - A. **AGRICULTURAL USE, RESIDENTIAL:** Agricultural residential use means residential use in an A-1 agricultural zone, including Accessory Dwelling Units. The density of which such uses shall not exceed one dwelling unit per five contiguous acres held under common title and residential cluster development into A-1 zone, in any agricultural zone. Accessory Dwelling Units, as defined by this Ordinance, shall not count against such a density maximum.

2.5 SPECIFIC USE REGULATIONS

2.5.17 ACCESSORY HOUSING

1. **Purpose**
 - a. Scott County recognizes the benefits that accessory housing can provide as a housing alternative where such benefits consider and are balanced with other community goals.
 - b. The purpose and intent of this chapter is to:
 - i. Ensure that accessory housing remains clearly an incidental and subordinate use to the existing single-family dwelling.

- ii. Protect the rural and neighborhood character in areas where accessory housing is allowed.
- iii. Accommodate unique or special housing needs and circumstances.
- iv. Provide for the general convenience of area landowners to accommodate family and guests with independent living quarters.
- v. Create alternative housing opportunities that promote more efficient use of existing or planned public and private transportation facilities and utilities.
- vi. Encourage accessory housing where public and private utilities, transportation facilities, and other facilities already exist.

2. Applicability

- a. Accessory housing units are allowed land uses in all residential and agricultural zones where otherwise consistent with the standards of this chapter and the Scott County Code. Accessory housing includes accessory dwelling units (ADUs).
- b. Accessory housing which conforms to the standards in this chapter shall not be considered to exceed the allowable density for the lot upon which it is located.
- c. Accessory Dwelling Units shall be considered a residential use which is consistent with the comprehensive plan and zoning designation for the lot.

3. General Requirements: The requirements listed below apply to all accessory housing.

a. Certificate of Occupancy.

- i. A certificate of occupancy is required to be obtained from the Building Official and posted within the accessory housing unit.
- ii. The code inspection required to obtain a certificate of occupancy in an existing structure shall be restricted to the portion of the structure to be occupied by the accessory housing unit and shall apply only to new construction, and not the existing components of the primary dwelling.

b. Structure Type.

- i. Accessory housing units shall not be travel trailers, recreational vehicles, buses, truck storage containers, or similar manufactured units which are not originally intended to be used for permanent residences.
- ii. If such structures are occupied for a period of 90 or more calendar days in the same year, such occupation shall be considered a violation of this chapter and subject to enforcement.

c. Water and Wastewater Disposal.

- i. Accessory housing units shall be required to utilize the same potable water source as the primary dwelling.
- ii. Accessory housing shall not be permitted unless the water supply and sewage disposal facilities are adequate for the number of

bedrooms and meet all applicable local or state health department requirements.

d. Recording.

- i. To ensure continued compliance with owner-occupancy and other ordinance requirements by current, as well as any subsequent owners, a registration of the accessory housing unit in the form of a notice to title shall be filed and recorded with the County.
- ii. The notice to title shall be on a form provided by the Administrator and filled out completely by the applicant prior to filing.
- iii. The notice to title shall run with the land and serve as notice to all future purchasers/owners of the subject property of the presence of the accessory housing unit and applicable restrictions regarding accessory housing units contained in the *Scott County Zoning Ordinance*.
- iv. Proof of registration, in the form of a copy of the filed document, shall be submitted to the Georgetown – Scott County Planning Commission prior to issuance of a certificate of occupancy
- v. Said registration may only be removed upon a demonstration to the Georgetown – Scott County Planning Commission that the accessory housing unit has been lawfully removed from the subject property, or the portion of the subject property containing the accessory housing unit is legally subdivided from the remainder of the property pursuant to local regulations.

e. Sale or Transfer of Accessory Housing Units.

- i. Accessory housing units shall not be sold as separate dwelling lots from the subject property, unless the portion of the subject property containing the accessory housing unit is legally subdivided from the remainder of the property pursuant to local regulations.

f. Density.

- i. There shall be no more than one accessory housing unit allowed per lot.

4. Additional Standards: In addition to the general requirements listed above, accessory dwelling units shall be subject to the following requirements.

a. Size.

- i. Size of Detached ADU. Detached ADUs shall not exceed 50 percent of the gross floor area of the primary dwelling unit, nor exceed 1,250 square feet in gross floor area. This requirement shall not apply to any detached ADU 400 square feet or less.
- ii. Size of Attached ADU. Attached ADUs shall not exceed 35 percent of the gross floor area of the primary dwelling unit.

b. Density.

- i. The property on which an ADU is to be located must be a legally created parcel.

- ii. The property on which a detached ADU is to be located shall be at least 5 acres in size.
- c. Occupancy.
 - i. The owner of the parcel shall live either in the primary dwelling or ADU as their primary residence. For the purpose of this standard, "primary residence" shall mean occupancy by the underlying property owner for no less than 120 days during a calendar year.
 - ii. ADUs may be used for occupation by family members, guests, renters, lessees, and estate caretakers/groundskeepers.
 - iii. The ADU may not be used as a short-term rental.
- d. Design.
 - i. When development abuts or is accessed by a state or county road, all building entrances shall be located so that only one entrance faces the road frontage of the development.
 - ii. On-site parking area shall be provided.
 - iii. Access for vehicle ingress and egress shall share the same legal access onto a public or private road as the primary dwelling unit and no new access shall be established for the ADU.
 - iv. The primary dwelling and the ADU may be no more than 300 linear feet from each other.

ARTICLE II DEFINITIONS

American Association of State Highway and Transportation Officials (AASHTO): A nonprofit association that represents highway and transportation departments across the nation and serves as a liaison between State departments of transportation and the Federal government.

Agricultural or Horticultural Use: For the purpose of this regulation, ~~Agricultural and horticultural use shall be defined as agricultural uses are defined in the Zoning Ordinance, Article II, General Regulations, 2.1 Definitions, 2. Agricultural Uses. That definition, in appropriate part, is as follows:~~

~~"Agricultural use means the use of a tract of at least five (5) contiguous acres for the production of agricultural or horticultural crops; including but not limited to livestock, livestock products, poultry, poultry products, grain, hay, pastures, soybeans, tobacco, timber, orchard fruits, vegetables, flowers, or ornamental plants, including provisions for dwellings for persons and their families who are engaged in the above agricultural use on the tract, but not including residential building development for sale or lease to the public."~~ "Agricultural and Horticultural use" shall have the same definition as "Agricultural Uses" outlined in Article II, Section 2.1 of the Georgetown-Scott County Zoning Ordinance.

Cluster Subdivision: ~~A major subdivision of agriculturally zoned land that separates dwelling lot from agricultural reserve at a ratio of one acre to four acres minimum with a total density not to exceed 1 unit per 5 acres.~~

A major residential subdivision of agriculturally-zoned land creating four (4) or more parcels of agriculturally-zoned land, that separates residential dwelling lots from preserved agricultural lots with a total density not to exceed 1 residential dwelling unit per 2 acres. Such agricultural preserve must meet or exceed a minimum of fifty (50) percent of the total acreage.

Institute of Transportation Engineers (ITE): Shall refer to the official accredited group of engineers, planners, consultants, and other transportation professionals that monitor national traffic and mobility trends.

Traffic Impact Study (TIS): An assessment conducted by credible or accredited traffic engineers with the purpose of analyzing how new or redeveloped property will affect existing transportation networks.

Kentucky Revised Statute (KRS): Codified statutory laws governing the state of Kentucky.

ARTICLE X
SITE DESIGN STANDARDS FOR SUBDIVISION AND DEVELOPMENT

1020 CLUSTER SUBDIVISION

- A. ~~Cluster development density: one dwelling unit per five acres (1du/5ac).~~
- B. ~~Lot size: 1.75 minimum, with a maximum of 2.0 acres for all lots on traditional septic fields. Developments with approved public utility septic systems may be approved for a minimum lot size of 0.5 acre. All applications for cluster residential development must receive approval by the Health Department prior to Planning Commission approval of a final plat. Areas devoted to septic treatment for cluster development with approved public utility septic systems or other community septic systems may not be counted as part of any preserved tract.~~
- C. ~~The remaining acreage (i.e., 3.0-4.5 acres per cluster lot/dwelling unit) must be preserved for agriculture or open space. The preserved acreage must be set aside in one lot and must be contiguous with the boundary of the residential lots. A note shall be placed on the Final Plat restricting future subdivision of the reserved area. Non-contiguous property cannot be tethered as preserved acreage.~~
- D. ~~If a property is proposed for both cluster development and 5-acre tract development, each type of development must be reviewed by the Planning Commission as a separate application.~~
- E. ~~The maximum number of cluster lots is based on the acreage of the farm proposed for cluster development. All property associated with a cluster development should be under the ownership of the applicant(s) or under contract to the applicant(s), prior to preliminary approval of the cluster development by the Planning Commission.~~
- F. ~~For cluster developments containing 100 lots or more, accel/decel lanes, turn lanes, and secondary access points will be required [Note: see also Item L-6].~~
- G. ~~Individual lot standards are as follows:~~
 1. ~~Lot size: 0.5 acre minimum, 2.0 acre maximum (outside the floodplain).~~

- Lot width: 150' minimum at the building setback line (The lot cannot exceed a 2:1 depth to width ratio).
2. ~~Front Yard Setback: 50'; however, for corner lots (or double frontage lots) the setback along an existing public road = 75' (from edge of pavement).~~
 3. ~~Rear Yard Setback: 100'; however, for lots that abut any property other than other cluster residential lots, a minimum 50' tree preservation easement must be established adjacent to the common property line, and within the required rear yard setback, where no existing vegetation could be removed/disturbed, unless demonstrated to be sick or dead. The preservation area shall also include required or additional landscaping/buffering as outlined in this Item.~~
 4. ~~Side Yard Setback: 25' OR 100' if side yard abuts any property other than another cluster lot; in such circumstance, the side yard shall be treated as a rear yard regarding building setbacks and landscape buffers.~~
- H. ~~Environmentally Sensitive Areas may not be included within the cluster lot development, without a variance to increase the allowable lot size by the amount of acreage that is environmentally sensitive; otherwise, these areas must be part of the preserved acreage.~~
- I. ~~All cluster proposals that include more than 30 lots (includes cluster lots and preserved lots) shall submit, for review and approval, a traffic impact study (TIS) per the attached guidelines and procedures. The TIS will be required prior to final plat review and approval of the 30th lot. If it is determined that the parent tract has been prematurely subdivided in order to avoid this requirement, the Planning Commission may require the TIS based on the configuration of the parent tract and any existing lots at the time these regulations were adopted. The required TIS may be waived upon recommendation of the Commission staff, where the road upon which the cluster is proposed is adequate for the anticipated traffic generated by the development. The adequacy of the road will be reviewed based on the carrying capacity of the existing roads based on the ITE Trip Generation Manual, 6th (or latest) Edition and the AASHTO Policy on Geometric Design of Highways and Streets, 1990 (or latest) Edition.~~
- ~~All cluster proposals will be subject to the road improvement policies established in the *Comprehensive Plan – Transportation Element* and subject to the carrying capacity of the existing roads based on the ITE Trip Generation Manual, 6th (or latest) Edition and the AASHTO Policy on Geometric Design of Highways and Streets, 1990 (or latest) Edition.~~

J. ~~Cluster lots may share a common rear lot line with other cluster lots subject to all Health Department requirements.~~

K. ~~Required Landscaping/Buffering: Landscaping and buffering shall be required as follows [Note: existing screening/trees may be used towards these requirements subject to review and approval of the Planning Commission]:~~

- ~~1. Where cluster lots abut any property other than other cluster residential lots (as described in Item I), a minimum 50' tree preservation easement shall be established adjacent to the common property line, and within the required rear yard setback, where no existing vegetation could be removed/disturbed, unless demonstrated to be sick or dead. The preservation area shall also include required or additional landscaping/buffering as determined by the following formula: there shall be a double row of evergreens/deciduous trees on 40' centers and fencing. The ratio of evergreens and deciduous trees shall not exceed 2:1.~~
- ~~2. Where cluster lots abut an existing road, trees shall be required on 30' centers along the existing road frontage of the cluster lots. The ratio of evergreens and deciduous trees shall not exceed 2:1.~~
- ~~3. All proposed landscaping shall exclude any species of trees and shrubs that may be deemed harmful to livestock.~~
- ~~4. Proposed cluster lots may be located adjacent to the public road and existing property lines subject to the Planning Commission review and approval and subject to the landscaping standards in this item.~~

L. ~~Sufficiency of infrastructure:~~

~~New road construction required, as follows (items 1-8 apply to both public and private roads, unless otherwise noted):~~

- ~~1. Pavement width: 20'
Pavement depth: 8" base (rock); 2" binder; 1" asphalt~~
- ~~2. Shoulders: Public Roads = 6" gravel plus 6' earth shoulders on each side
Private Roads = 2' gravel shoulders on each side.~~
- ~~3. Ditches & Cross Drains: Both sides of the road must be ditched at a 2:1 slope. Cross drains for driveways and roads (existing or new) are also required (to allow stormwater to flow to the nearest drainage structure).~~
- ~~4. Cul de sacs: Cul de sac geometry shall conform to the requirements contained in Appendix VII. Alternative cul-de-sac designs may be allowed where approved by the Fire~~

~~Chief and the Commission Engineer/Planning Director, so long as all lots have sufficient and safe access for emergency vehicles.~~

- ~~5. Turn Lanes/Accel & Decel Lanes: For cluster developments containing 100 lots or more, accel/decel lanes, turn lanes, and secondary access points will be required.~~
 - ~~6. Entrance improvements at county/state roads shall include 55' radii at intersections and 100' taper for the new street back to the edge of the public road. For accesses onto a state road, a copy of the approved entrance permit must be submitted prior to final plat review and approval.~~
 - ~~7. Stub streets must be provided to adjacent property where future connectivity will enhance the overall development.~~
 - ~~8. A note is required on the final plat regarding Scott County's policy on road dedication and acceptance if the roads are to be public; a homeowners' agreement is required for private roads showing ownership and maintenance.~~
- ~~M. Any cluster proposal for mobile homes must be located within 5 minute response time of a fire station and have adequate water pressure for fire protection, including the installation of fire hydrants per Item N.~~
- ~~N. All cluster lots shall have municipal water. In addition, fire hydrants are required to be installed where the appropriate (required) size water lines are present (in order to maximize fire protection).~~
- ~~O. One dwelling credit must remain with the preserved acreage.~~
- ~~P. Fencing: Each cluster development shall be fenced at its edges prior to final plat approval, with #9 diamond mesh wire or equivalent with 16' fencing plank on top, and post spacing 8' on center. A note is required on the final plat regarding this requirement. A note is also required that prospective owners of any property are subject to any requirements of the Kentucky Fence Law (KRS 256.10 et seq.). The required fence may not be bonded.~~
- ~~Q. Notice of the cluster application is required to be sent to all adjacent property owners by First Class Mail and a sign must be placed on the property. The notices and the sign must contain information regarding the nature of the proposal, date and time of the Planning Commission meeting, location of the Planning Commission meeting, and the Planning Commission's address and phone number where additional information may be obtained. The notices and the sign must be mailed/installed at least 14 days prior to the Planning Commission's meeting, but not more than 21 days. The~~

~~day of the Planning Commission meeting should be excluded in calculating this number.~~

- ~~R. All applicable standards of the *Subdivision & Development Regulations* will be required, including Erosion Control, Drainage Plans, and Construction Plans.~~
- ~~S. The final plat of the cluster development and reserved property including all required restrictive covenant/deed restrictions, and homeowner's association documents (if applicable), shall note and convey that the acreage reserved for agricultural/open space is restricted to its noted use. This covenant shall terminate at such time as the property is annexed into a city and approved by the appropriate legislative body of that city for a zone classification change (rezoning) to an urban use.~~
- ~~T. A note is required on the final plat, "Prospective purchasers of residential lots are placed upon notice that hunting and fishing within accepted safety guidelines and agricultural use and production, including the use of machinery in the normal course of activity, are common and legal practices in the A-1 zone. It is understood that these uses must be expected to occur in and around A-1 developments. These practices, if conducted within accepted safety guidelines, shall not constitute a nuisance within the meaning of KRS 401.500 et seq. Also see the Kentucky Right to Farm Act".~~
- ~~U. The developer must note on the preliminary and final subdivision plat(s) the types of dwellings (e.g. mobile homes, conventional frame construction, manufactured homes, etc.) which shall be permitted within this development. This requirement shall avoid potential buyer misunderstanding of the consequences of their investment.~~
- ~~V. A note shall be placed on the final plat that the preserved area cannot be further subdivided. Property that is set aside as "preserved acreage," by a recorded plat, cannot be removed from "preserved" status unless the entire cluster development is annexed. A copy of the land use and deed restrictions, including preservation areas must be reviewed and approved by the Planning Commission and recorded with the Scott County Clerk's Office; a note shall be placed on the final subdivision plat indicating the recording reference.~~
- ~~W. Preserved acreage has no Conditional Uses permitted. These tracts are not eligible for consideration of Conditional Use Permits~~

~~by the Board of Adjustment.~~

~~X. The Planning Commission may require a master plan of the entire farm illustrating overall cluster/rural lot layout, access, internal road system, fencing, landscaping/buffering.~~

~~Y. All cluster lots shall have access to internal roads only, no direct access (driveways) onto the existing public road.~~

~~Z. Existing stone fences may not be removed or altered except where the proposed road is to be installed, including the required sight triangle. Any portions of a stone fence removed for the above~~

~~reasons, must be replaced elsewhere on the property.~~

~~AA. All applicants for cluster residential subdivision approval must provide a copy of the soils map for the subject property or a soil certification from the USDA NRCS office prior to Planning Commission review and approval. Soils that are less desirable for agriculture are preferential for cluster lot location as a means of maintaining preserved acreage for agricultural purposes.~~

~~BB. A Homeowner's Agreement is required for cluster proposals. Until such time as Scott County accepts any roads designed to public road standards, the ownership and maintenance of the roads, right-of-ways, and any drainage structures will be the responsibility of the homeowners.~~

DEFINITIONS/KEY TERMS:

~~AASHTO—American Association of State Highway and Transportation Officials.~~

~~ITE—Institute of Transportation Engineers.~~

~~TIS—Traffic Impact Study.~~

~~KRS—Kentucky Revised Statutes.~~

~~Preserved Area—The 3.0-4.5 acres remaining from each cluster dwelling unit that must be maintained for agricultural use.~~

~~Agricultural Use—as defined in Article II of this ordinance.~~

A. Cluster development density: Cluster density shall not exceed one dwelling unit per two acres. A cluster development must result in no fewer than four parcels.

- B. Lot size: Cluster developments shall be a maximum of 2.0 acres for all lots outside the preserve acreage. Lots with approved septic systems may be approved for a minimum lot size of 0.5 acre. All applications for cluster residential development must receive approval by the Health Department prior to Planning Commission approval of a final plat. All applicants for cluster residential development with lots proposed smaller than 1.75 acres must receive approval by the Health Department prior to Planning Commission approval of the preliminary plat. Preserved acreage tracts may be no smaller than 25 acres.
- C. The preserved acreage must be no less than 50% of the total development acreage and must be preserved for agriculture or open space. The preserved acreage for the entire cluster subdivision is not required to be contiguous, but must be set aside in increments no less than 25 contiguous acres each. A note shall be placed on the Final Plat restricting future subdivision or development of the reserved area. Non-contiguous property cannot be tethered as preserved acreage.
- D. If a property is proposed for both cluster development and 5-acre tract development, each type of development must be reviewed by the Planning Commission as a separate application.
- E. The final plat for any cluster development must depict the area of all septic system installations as well as a 100% preserve area. Both septic system installation areas and preserve areas must be noted as non-buildable areas on the plat.
- F. The maximum number of cluster lots is based on the acreage of the farm proposed for cluster development. All property associated with a cluster development should be under the ownership of the applicant(s) or under contract to the applicant(s), prior to preliminary approval of the cluster development by the Planning Commission.
- G. For cluster developments containing 100 lots or more, accel/decel lanes, turn lanes, and secondary access points will be required.
- H. Individual lot standards are as follows:
1. Lot size: 0.5 acre minimum, 2.0 acre maximum (outside the floodplain).

2. Lot width: 150' minimum at the building setback line (The lot cannot exceed a 2:1 depth-to-width ratio).
 3. Front Yard Setback: Shall be the same as all other residential setbacks in the A1 zone.
 4. Rear Yard Setback: 50';
 5. Side Yard Setback: 25' OR 50' if side yard abuts any property other than another cluster lot.
- I. Environmentally Sensitive Areas may be included in the preserve acreage. These areas may not be included within the any other lots within the development, without a variance to increase the allowable lot size by the amount of acreage that is environmentally sensitive; otherwise, those areas must be part of the preserved acreage.
- J. All cluster proposals will be subject to the road improvement policies established in the adopted subdivision regulations and subject to the carrying capacity of the existing roads based on the ITE Trip Generation Manual, 11th (or latest) Edition and the AASHTO Policy on Geometric Design of Highways and Streets, 1990 (or latest) Edition.
- K. Cluster lots may share a common rear lot line with other cluster lots subject to all Health Department requirements.
- L. Required Landscaping/Buffering & Fencing: All Cluster developments are required to meet relevant requirements of the adopted Landscape & Land Use Buffer Ordinance.
1. Proposed cluster lots may be located adjacent to the public road and existing property lines subject to the Planning Commission review and approval and subject to the landscaping standards in this item.
- M. The lot width of preserved acreage tracts shall be no less than 100 feet at the narrowest point.
- N. No preserved acreage tracts created through cluster development shall be eligible for agricultural conditional uses as defined in section 4.12 of the Zoning Ordinance. Such tracts are not eligible for consideration of Conditional Use Permits by the Board of Adjustment.
- O. Preserve acreage may be used for septic systems serving the cluster lots of the development, contingent upon the following:

1. The location of the septic system in the reserve area must be recorded as a non-buildable sewer easement on the final plat.
 2. The developer shall increase the acreage of the reserve area in an increment of one acre per every acre utilized by the septic system. Calculation for this requirement will always be rounded up to the nearest whole number (for example, 0.4 acres of planned septic installation shall require an additional acre of agricultural preserve to be provided).
- P. All cluster lots shall have public water supply. In addition, fire hydrants are required to be installed where the appropriate (required) size water lines are present (in order to maximize fire protection).
- Q. One dwelling credit must remain with the preserved acreage.
- R. Notice of the cluster application is required pursuant to Planning Commission noticing requirements
- S. All applicable standards of the Subdivision & Development Regulations will be required, including Erosion Control, Drainage Plans, and Construction Plans.
- T. The final plat of the cluster development and reserved property including all required restrictive covenant/deed restrictions, and homeowner's association documents (if applicable), shall note and convey that the acreage reserved for agricultural/open space is restricted to its noted use. This covenant shall terminate at such time as the property is annexed into a city and approved by the appropriate legislative body of that city for a zone classification change (rezoning) to an urban use.
- U. A note is required on the final plat, "Prospective purchasers of residential lots are placed upon notice that hunting and fishing within accepted safety guidelines and agricultural use and production, including the use of machinery in the normal course of activity, are common and legal practices in the A-1 zone. It is understood that these uses must be expected to occur in and around A-1 developments. These practices, if conducted within accepted safety guidelines, shall not constitute a nuisance within the meaning of KRS 401.500 et.seq. Also see the Kentucky Right to Farm Act".
- V. The developer may note on the preliminary and final subdivision plat(s) the types of dwellings (e.g. mobile homes, conventional frame construction,

manufactured homes, etc.) which shall be permitted within this development. This requirement shall avoid potential buyer misunderstanding of the consequences of their investment.

- W. A note shall be placed on the final plat that the preserved area cannot be further subdivided. Property that is set aside as "preserved acreage," by a recorded plat, cannot be removed from "preserved" status unless the entire cluster development is annexed. A copy of the land use and deed restrictions, including preservation areas must be reviewed and approved by the Planning Commission and recorded with the Scott County Clerk's Office; a note shall be placed on the final subdivision plat indicating the recording reference.
- X. The Planning Commission may require a master plan of the entire farm illustrating overall cluster/rural lot layout, access, internal road system, fencing, landscaping/buffering.
- Y. All cluster lots shall have access to internal roads only, no direct access (driveways) onto the existing public road.
- Z. Existing stone fences may not be removed or altered except where the proposed road is to be installed, including the required sight triangle. Any portions of a stone fence removed for the above reasons must be replaced elsewhere on the property.
- AA. All applicants for cluster residential subdivision approval are encouraged to provide a copy of the soils map for the subject property or a soil certification from the USDA-NRCS office prior to Planning Commission review and approval. Soils that are less desirable for agriculture are preferential for cluster lot location as a means of maintaining preserved acreage for agricultural purposes.
- BB. A Homeowner's Agreement is required for cluster proposals. Until such time as Scott County accepts any roads designed to public road standards, the ownership and maintenance of the roads, right-of-ways, and any drainage structures will be the responsibility of the homeowners.



PLANNING COMMISSION MEMORANDUM

Date: April 2, 2026

Reference: Recommendations of the City of Georgetown's Planning and Zoning Advisory Committee

This memorandum is in response to the recommendations of the City of Georgetown Planning and Zoning Advisory Committee established in October of 2025 and submitted to the Georgetown City Council in January of 2026.

SECTION I. PRIORITIZATION OF COMMITTEE RECOMMENDATIONS

The Planning and Zoning Advisory Committee of the City of Georgetown presented 7 recommendations related to Planning & Zoning. What follows are the seven recommendations reordered to reflect the Planning Commissions prioritization of the recommendations as well as a brief commentary explain the reasoning behind this prioritization.

- 1. Review the six (6) proposed zoning text amendments recommended to the City Council by the Georgetown-Scott County Planning Commission to determine the extent to which each proposed amendment addresses the Committee's recommendations.**

The Planning Commission believes this single action to be the most crucial step in improving the current Zoning Ordinance.

The six Zoning Ordinance text amendments recommended to the City Council by the Planning Commission, also represents the Planning Commission's efforts to improve the Zoning Ordinance. Final decisions related to the six ZOTA's would create clarity for future discussions related to changes to the Zoning Ordinance and may address many of the concerns brought up in the subcommittee's memo. New recommendations for changes to the Zoning Ordinance before the existing ZOTAs are addressed could result in confusion, redundant efforts, and versioning issues.

- 2. Consider adopting an Urban Service Boundary ordinance.**

The City currently utilizes a "Greenbelt" ordinance to establish the southern boundary of the Urban Service Area. An ordinance defining the entirety of the Urban Service Boundary would help create consistency between the Comprehensive Plan, Future Land Use Map and formal City policy. Additionally, this action would allow the city to be proactive in identifying areas of future growth and expansion/



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- 3. Consider implementing form-based codes or a hybrid approach in specific areas of the city to shift the focus from strictly what “uses” are allowable to “how” buildings and spaces look and function, promoting walkability, mixed-use, and desired urban character.**

Form Based Codes can be highly effective tools in helping create and preserve design features of a community. The Planning Commission believes that Form Based Codes could be utilized at community gateways and in historic areas of Georgetown to protect character while allowing for a variety of uses that may otherwise be incompatible with the areas without design and form guidelines.

- 4. Consider conducting an audit of definitions and procedures in the Zoning Ordinance for clarity, consistency, and ease of understanding.**

As the Zoning Ordinance is updated, definitions should always be considered as a part of the update. Additionally, the Planning Commission concurs that clarity, consistency, and ease of use are all important attributes of an effective Zoning Ordinance.

- 5. Consider adopting a standalone Zoning Ordinance for the City of Georgetown.**

There are already several sections of the Current Georgetown – Scott County Zoning Ordinance that only apply in either Georgetown or the unincorporated areas of Scott County. A formal division of the document could streamline update procedure as changes would only go before the affected legislative body. Nothing in a division of the code would prohibit the local legislative bodies and the Planning Commission working together to coordinate consistency between the documents.

- 6. Consider implementing an online portal for zoning applications, permits, and access to ordinance documents and maps to improve efficiency, accessibility, and transparency for all stakeholders involved in the local land use and planning processes.**

The Georgetown – Scott County Planning Commission makes many maps, ordinances, applications, checklists, flow charts, and other resources available to the public through our website, gscplanning.com, currently. One feature that is not currently available is an online application and payment portal that would allow community members to apply and pay online without physically visiting our office. This option should be reviewed and integrated as soon as feasible.

- 7. Consider developing an inventory of vacant, abandoned, or underused properties.**

The Planning Commission understands the value of developing an inventory of vacant, abandoned, or underused properties. Staff is willing and able to assist in any evaluation of property to determine potential uses as they align with the Zoning Ordinance. Additionally, our GIS capabilities would allow us to visualize any such inventory to help understand trends or identify areas of focus.



SECTION II. ADDITIONAL QUESTIONS

In addition to the specific recommendations from the committee, individual committee members submitted additional comments for consideration of City Council. Some of these comments were addressed as questions and will be addressed from the Planning Commission's perspective. Questions posed by the Committee members are in **BOLD** the response from the Commission is *ITALICIZED*.

*Note: Many of the questions put forth in section two of the committee's memorandum are "should" questions and could be construed as questions specifically related to policy creation by the City of Georgetown. No part of the following should be in any way understood to impose on the City of Georgetown any specific policy or in any way restrict the City of Georgetown from making independent policy decisions.

Q: Does the city's current review process adequately ensure transparency and public input?

A: The Planning Commission believes that its current noticing and meeting requirements not only meet the state standards of transparency and outreach but often times go above and beyond including additional workshops, outreach events, and stakeholder meetings. The Planning Commission will continue to look for ways to involve the public in the planning process and encourages the community to participate in any way they can.

Q: Can timelines for development plan reviews be improved to reduce delays without compromising oversight? Also, could predictable target timelines be published for applicants?

A: Preliminary Plan Sets and Subdivisions are currently reviewed on a 6-week timeline that is published at the beginning of each calendar year. The Planning Commission believes this timeline is the minimum necessary to conduct an effective review. The timelines are published and available on our website.

Q: Should Article II include incentives or streamlined review for mixed-use, walkable, or pedestrian-oriented projects consistent with CF 2.1 and CF 2.3?

A: The Georgetown – Scott County Zoning Ordinance includes provisions for "Planned Development Projects". Where community benefit can be demonstrated and a proposed development aligns with community goals, incentives in should be considered. What these incentives are or how they would be implemented should be discussed further, but the PUD pathway is available for implementation. As stated earlier, there is little room to reduce the review timeline.



Q: Should the development review process include clearer expectations or checklists for applicants to reduce resubmittals and uncertainty?

A: Formal development review process and checklists are established by ordinance and currently available on the website. The Planning Commission collaborates closely with applicants and encourages the use of “preapplication” meetings to help address applicant questions before they even apply to reduce the likelihood for the need of a resubmittal. However, when improvements to this process can be identified, improvements should be made.

Q: Do existing zoning classifications still reflect Georgetown’s current growth patterns, or is there a need for new districts such as Mixed-Use or Transitional zoning?

A: The Planning Commission utilizes both a Future Land Use Map as well as a Current Zoning Map to identify both the future & current zoning needs of the community. When an application for a zone change is submitted that would not align with the future land use map, the KRS provides standards by which staff would review the application, and the Planning Commission could recommend on. This two-step approach is well suited to ensuring the zoning map remains an effective tool for land use management.

Q: How should we handle inconsistencies between the comprehensive plan and the zoning map?

A: It is unlikely that the comprehensive plan would be inconsistent with the zoning map. However, it is possible that the Zoning Ordinance texts may not align fully with all the goals of the comprehensive plan, as the comprehensive plan is by nature an aspirational guiding document, not a development regulation. With this understanding, however, the Planning Commission recommends that moving forward an “implementation text amendment” be adopted at the same time as the comprehensive plan is endorsed to ensure that development regulations are modified to immediately begin implementing community goals.

Q: Should we create clearer standards for transitions between zoning districts to protect neighborhood character while supporting infill (CF 4.4)?

A: Development standards and form-based codes could be used to buffer uses established in separate zones. Form Based Codes can be particularly effective in integrating “infill development” into existing neighborhoods.



Q: Should Article IV better support “missing middle” housing types (duplexes, townhomes, small multifamily) in appropriate areas, consistent with the Comprehensive Plan?

A: The much of the City is zoned R-2 and would support much of the “missing middle”, however, the R-2 zone limits structures to no more than 6 dwelling units per building limiting neighborhood scale multifamily. Additionally, the R-1 zones do not allow duplexes or any other form of “Missing middle” housing. This should be addressed moving forward.

Q: Should the City consider an ordinance to officially recognize the USB?

A: As discussed in section 1 above, yes.

Q: Does extending or keeping the USB fixed better align with the comprehensive plan’s goals for controlled growth and infrastructure stability?

A: The USB, established as part of the Future Land Use Map, is updated every five years in line with the needs of the community. By nature, the USB is fixed until such a time as that map is updated. If the City adopts an independent ordinance establishing the USB, that line would be fixed until such a time as the ordinance is amended. Both ways align with the comprehensive plan.

Q: Should we consider measurable criteria (i.e., Infrastructure capacity or service response times) for future USB adjustments?

A: The Planning Commission does use measurable criteria when establishing the USB. This should continue.

Q: The comprehensive plan encourages compact, connected growth. How do we balance that with market and development pressure outside the USB?

A: Simply put, urban development should not occur outside the USB. If urban development is proposed outside the USB, the USB should be amended prior to approval of the development if the development is desired and found to conform to development regulations.

Q: CF 3.1 and EN 3.1 both emphasize farmland and sensitive environmental areas. Can we map those overlays to guide future boundary decisions?

A: Yes. The Conservation Zone is identified on the zoning map, floodplain maps are available, and soil maps are utilized for agricultural purposes.



Q: Should USB modifications be tied to completion of infrastructure improvements identified in the capital improvement plan (IF 2.1)?

A: Rather than tying USB expansion to infrastructure improvement projects, it may be more effective to simply tie the USB to the ability to provide urban service where there is capacity.

Q: Should the City establish a formal review cycle (i.e., every 5–10 years) for evaluating the USB?

A: As stated above, the USB is currently updated every five years as a part of the comprehensive plan. If a formal review timeline is established by the City, it would be beneficial to have the update completed no less than six months before the beginning of the comprehensive plan review so that any changes to the USB would be reflected in the Comprehensive Plan review and amendment.

Q: Should [vacant/abandoned/underutilized] properties be prioritized for redevelopment before extending infrastructure outside the USB?

A: Yes, understanding that prioritization cannot compel private property owners to develop land.

Q: Can we incentivize redevelopment of vacant parcels or abandoned properties?

A: The City could establish many incentive programs outside the purview of the Planning Commission. These could include tax deferral or forgiveness, infrastructure support funds, local community development grants, and the like. The Planning Commission by comparison is less able to offer incentives but could look to develop specific development regulations that allow greater flexibility for development when aligned with community goals and objectives.

Q: Should redevelopment of vacant or abandoned properties receive expedited review, fee reductions, or zoning flexibility when aligned with Comprehensive Plan goals?

A: See above. Also note that any fees waived by the Planning Commission are in a sense subsidized by the rest of the community through taxpayer funding. It has always been the stance of the Planning Commission that the developer should be responsible for the cost of development.



Q: Should we formalize [best practices] into a policy statement?

A: As a policy statement, this could be integrated into the community's goals and objectives.

Q: Should the “best practices” framework be advisory rather than mandatory, to allow flexibility for unique projects?

A: As recommended above, the policy statement would be advisory as a part of the comprehensive plan.

Q: Should we consider the concepts in the New Urbanism Guide regarding proposed developments in the future?

A: Yes, understanding there are many perspectives on land use development, and all policy frameworks must be adapted through local development regulations.

Q: Is the County's 5 Acre rule hampering residential development in the County, thus putting a strain on the City?

A: The 5 Acre minimum lot size and maximum density requirement was established to help preserve the rural character of unincorporated Scott County. By nature, this development regulation is designed to limit development in our rural areas. However, as stated above, urban development should be limited to the USB and should not take place in the unincorporated areas of the County. Cities are best suited for and benefit from urban development and efforts should be made to reduce or eliminate sprawl.

Q: What can the City do to be better prepared for proposed manufactured housing developments, ADUs, and RV parks in the future?

A: The City should review existing standards for mobile home and RV developments and ensure they reflect the community's needs. Additionally, the City should direct the Planning Commission to begin drafting an ADU ordinance specific to Georgetown.

Q: Should minimum street design standards be re-evaluated to account for increased on-street parking, emergency access, and larger modern vehicles?

A: Street standards should be evaluated for efficacy using the above criteria as well as the facilitation of walkability, multi modal and micro transit options, connectivity, and complete street design philosophy.



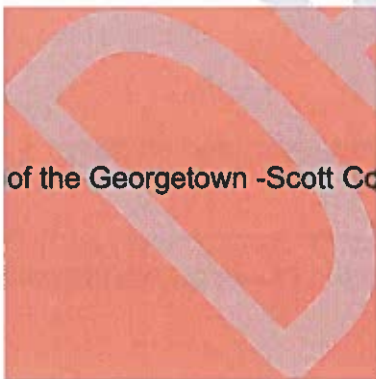
Q: How should zoning and subdivision regulations better account for emergency services access and response times as density increases?

A: The Planning Commission invites our public safety partner organizations to provide any and all recommendations that would facilitate their mission. Additionally, the Planning Commission is thankful for the thoughtful comments and participation of these agencies in our monthly Technical Review Committee meetings. We would also encourage additional collaboration in the long-range planning efforts of the community.

Q: Is our current regulatory framework unintentionally steering the city toward a predominantly rental housing market, and if so, should we evaluate whether that aligns with our adopted goals?

A: The Planning Commission cannot speculate on the larger macro-economic forces that drive housing ownership structures. With this said, the Zoning Ordinance should allow for a variety of housing options and should ensure that development regulations apply equally whether the final housing unit is to be individually owned or rented.

In Service,



Members of the Georgetown -Scott County Planning Commission.

List of all Active Projects/Status

Application	Project Name	Type	Status
2024-25	150 Mt Vernon Dr - Parking addition	DEV-C	No Activity
2025-26	214 Colony Blvd - Townhomes	DEV-R	Under Review
2017-33	American Mini (Self-Storage_1047 Paris Pike)-Ph 1	DEV-C	No Activity
2020-47	American Mini-Storage (South) Expansion	DEV-C	Under Construction
2017-20	Amerson - Schoolhouse Road Unit 1	DEV-C	Approved/Bonded
2017-20	Amerson Commercial Grading and Site Work	DEV-C	Approved/Bonded
2018-43	Amerson North Townhomes	DEV-R	Under Construction
2025-02	Baptist Healthcare MOB - 115 Amerson Way	DEV-C	Under Construction
2025-03	Bluegrass Baptist - 2085 Ironworks Road	DEV-C	Under Review
2024-62	Bluegrass Storage - 3036 Paris Pike	DEV-C	Under Review
2003-35	Buffalo Springs (Phase 2) Stamping Ground	RES	Approved/Bonded
2021-10	Cherry Blossom Subdivision - Phase 9	RES	Approved/Bonded
2015-22	Cherry Blossom Townhomes Phase 5 (Haddix triplex)	DEV-R	No Activity
2024-43	Cherry Blossom Village, Phase 10 (11-D)	RES	Under Review
2025-09	Country Boy Brewing - Hiview - 6325 Cinc	DEV-C	Under Construction
2018-32	Crossings at Wyndamere (Ph4) - Conner Path	DEV-C	No Activity
2023-21	Dan Cummins Auto - 215 Connector Rd	DEV-C	Final Inspection
2024-06	Drake & Ditardi (944 E Main) - Site Grading	DEV-C	Final Inspection
2023-31	Eckart Supply - Corporate Blvd	DEV-C	Final Inspection
2023-56	Fairfield Inn Update - 200 Tiger Way	DEV-C	Final Inspection
2011-29	Falls Creek Drive extension	DEV-C	Approved/Bonded
2021-11	Falls Creek Phase 2 (Res) Townhomes	DEV-R	Under Construction
2021-04	Falls Creek Residential - Phase 2	RES	Approved/Bonded
2017-43	Fox Run - Phase 2	RES	Approved/Bonded
2021-06	Georgetown Auto Sales - 136 Darby Dr	DEV-C	No Activity
2024-48	Georgetown Commons - Phase 1 (Tract 2 Build-out)	DEV-C	Under Construction
2024-47	Georgetown Commons - Subdivision Infrastructure	DEV-C	Under Construction
2024-48	Georgetown Commons - Tract 1 - Big Box	DEV-C	Under Review
2024-48	Georgetown Commons - Tract 3 - Lynx Apartments	DEV-R	Under Review
2025-01	Goodwill Industries - 100 Ashton Grove	DEV-C	Under Construction

Application	Project Name	Type	Status
2023-36	Grace Christian Church - Gymnasium	DEV-C	Under Construction
2019-39	Harbor Village Unit 1, Phase 3C	RES	Approved/Bonded
2023-50	Hucks Market - 1000 Lemons Mill	DEV-C	Under Construction
2018-52	Jimmy Johns - 121 Southgate Dr	DEV-C	Under Construction
2018-15	Landmark (South, Kelley-Owen) Parking Exp	DEV-C	Under Review
2025-10	Lemons Mill Shipping Containers - 793 Lemons Mill	DEV-C	Under Review
Util	LGE & KU Substation - Pavilion Dr	DEV-C	Under Construction
2023-57	Limestone Farms Distillery - 1438 Paynes Depot	DEV-C	No Activity
2024-46	Marketplace-460 & McClelland (Publix)	DEV-C	Under Construction
2006-28	McClelland Springs Ph IIB & IIC	RES	No Activity
2006-30	McClelland Springs Ph IIB & IIC Section A (Delong)	RES	Approved/Bonded
2002-62	Minnfield Townhomes 1 & 2 - Barbara Blvd	DEV-R	No Activity
2023-32	Moonlight Investments, LLC - Corporate Blvd	DEV-C	Final Inspection
2009-20	Morgan Property	DEV-C	No Activity
2017-14	Morgan Property (Tract 2) 2017	DEV-C	No Activity
2023-38	Online Transport Storage-656 Old Delaplain	DEV-C	Under Construction
2025-41	Oser Paint & Flooring -Proposed Warehouse Addition	DEV-C	Final Inspection
SCS	Oxford Elementary School - 2425 Cynthia Rd	DEV-C	Under Construction
2022-34	Parkview Medical Outlot-Grading of Excess	DEV-C	Final Inspection
2021-44	Penn Alley Townhomes - Tivoli Path Bldg 1	DEV-R	Under Construction
2025-11	Penn Alley Townhomes (Buildings B&C)	DEV-R	Under Review
2017-24	Pinnacle At Mallard Point	RES	Approved/Bonded
2004-51	Pleasant Valley Phase 5 (Remainder)	RES	Under Construction
2004-51	Pleasant Valley Phase 5-A	RES	Approved/Bonded
2018-57	Price Farm (Abbey) Ph 3 Unit 2A, 2B, 2C, 2D	RES	Dedication/Final Work
2022-51	Price Farm (Abbey) Townhomes - Herndon Blvd	DEV-R	Under Construction
2018-57	Price Farm(Abbey) Ph3 Units 1A, 1B, 1C, 1D	RES	Warranty Period
2018-57	Price Farm(Abbey) Phase 4	RES	Under Construction
2023-33	Pure Air KY - 117 Eastside Dr	DEV-C	No Activity
2021-42	R&L Carriers - Cherry Blossom Spur	DEV-C	Under Construction
2022-21	Redwood Apartments - Old Oxford (Finley)	DEV-R	Under Construction
2024-34	Rumpke Parking & Storage - 225 W Yusen	DEV-C	Under Construction

Application	Project Name	Type	Status
2023-10	Scott Co Humane Society - 1376 Lexington Rd	DEV-C	Under Construction
2007-43	Scott Co Safe Storage Phase 2	DEV-C	Under Review
2022-14	Singer Property - Phase 1 (822 Cinc Pike)	RES	No Activity
2019-02	South Crossing - Phase 1 Units 1A, 1B, 1C	RES	Warranty Period
2019-02	South Crossing - Phase 1 Units 1D, 1E, 1F	RES	Warranty Period
2023-48	South Crossing Subdiv - Phase 2, Units 2D & 2E	RES	Approved/Bonded
2023-48	South Crossing Subdivision - Phase 2	RES	Final Inspection
2024-57	St Francis & St John New Parish Life at Cardome	DEV-C	Under Construction
2017-47	Stamping Ground Church of God - 2811 SG Rd	DEV-C	Under Construction
2018-38	Sutton Place Remaining - Phase 4	RES	No Activity
2024-29	Tee Times - 1040 Paris Pike	DEV-C	Complete
2005-22	Thoroughbred Acres Unit 11(Commercial Subdivision	DEV-C	Approved/Bonded
Minor	TMMK - Paint Reborn 2 - SW1-Parking and Roadwor	DEV-C	Under Construction
2025-30	TMMK - PEMC Phase 2 - Parking Exp	DEV-C	Under Construction
2025-58	TMMK Paint Reborn SW4 - Northwest Trailer Yard	DEV-C	Under Construction
2024-27	TMMK Solar Project - Lexus & Cherry Blossom	DEV-C	Final Inspection
2023-51	Triport Circle (Motor Pool) Truck Wash	DEV-C	Final Inspection
2021-20	Village at Lanes Run - Ph 3, Sect 2 (Briggs)	RES	Dedication/Final Work
2021-20	Village at Lanes Run - Ph 3, Sect 3 (2B) (Briggs)	RES	Approved/Bonded
2018-61	Village at Lanes Run - Phase 2, Sect 3-C (Haddix)	RES	Warranty Period
2004-26	Village at Lanes Run - Phase 3, Sect 1A (Charles)	RES	Warranty Period
2004-26	Village at Lanes Run - Phase 3, Sect 1B (Charles)	RES	Dedication/Final Work
2022-05	Village at Lanes Run - Phase 4, Remaining	RES	Under Review
2022-05	Village at Lanes Run - Phase 4, Sect 1	RES	Approved/Bonded
2022-05	Village at Lanes Run - Phase 4, Sect 2A	RES	Under Construction
2023-34	Village at Lemons Mill(Welch) - Infrastructure	DEV-C	Under Construction
2025-63	Vuteq 2026 Building/Parking Expansion	DEV-C	Under Construction
2011-03	Ward Hall Unit 2B - 460W (Ball)	RES	Under Review
2023-30	Wawa - McClelland and E Main	DEV-C	Complete
2018-05	Woodland Park - Phases 3 & 4	RES	No Activity
2018-05	Woodland Park (Betty Yancey) Phase 2	RES	Approved/Bonded

Application	Project Name	Type	Status
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Total Number of Active Projects:	93
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GSCPC Active Development Projects

Status	Application number	Project Name	Type
Under Construction		Number of Projects: 28	
	2020-47	American Mini-Storage (South) Expansion	DEV-C
	2018-43	Amerson North Townhomes	DEV-R
	2025-02	Baptist Healthcare MOB - 115 Amerson Way	DEV-C
	2025-09	Country Boy Brewing - Hiview - 6325 Cinc	DEV-C
	2021-11	Falls Creek Phase 2 (Res) Townhomes	DEV-R
	2024-48	Georgetown Commons - Phase I (Tract 2 Build-out)	DEV-C
	2024-47	Georgetown Commons - Subdivision Infrastructure	DEV-C
	2025-01	Goodwill Industries - 100 Ashton Grove	DEV-C
	2023-36	Grace Christian Church - Gymnasium	DEV-C
	2023-50	Hucks Market - 1000 Lemons Mill	DEV-C
	2018-52	Jimmy Johns - 121 Southgate Dr	DEV-C
	Util	LGE & KU Substation - Pavilion Dr	DEV-C
	2024-46	Marketplace-460 & McClelland (Publix)	DEV-C
	2023-38	Online Transport Storage-656 Old Delaplain	DEV-C
	SCS	Oxford Elementary School - 2425 Cynthiana Rd	DEV-C
	2021-44	Penn Alley Townhomes - Tivoli Path Bldg I	DEV-R
	2022-51	Price Farm (Abbey) Townhomes - Herndon Blvd	DEV-R
	2021-42	R&L Carriers - Cherry Blossom Spur	DEV-C
	2022-21	Redwood Apartments - Old Oxford (Finley)	DEV-R
	2024-34	Rumpke Parking & Storage - 225 W Yusen	DEV-C
	2023-10	Scott Co Humane Society - 1376 Lexington Rd	DEV-C
	2024-57	St Francis & St John New Parish Life at Cardome	DEV-C
	2017-47	Stamping Ground Church of God - 2811 SG Rd	DEV-C
	Minor	TMMK - Paint Reborn 2 - SW1-Parking and Roadwork	DEV-C
	2025-30	TMMK - PEMC Phase 2 - Parking Exp	DEV-C
	2025-58	TMMK Paint Reborn SW4 - Northwest Trailer Yard	DEV-C
	2023-34	Village at Lemons Mill(Welch) - Infrastructure	DEV-C
	2025-63	Vuteq 2026 Building/Parking Expansion	DEV-C
Final Inspection		Number of Projects: 9	
	2023-21	Dan Cummins Auto - 215 Connector Rd	DEV-C
	2024-06	Drake & Ditardi (944 E Main) - Site Grading	DEV-C
	2023-31	Eckart Supply - Corporate Blvd	DEV-C
	2023-56	Fairfield Inn Update - 200 Tiger Way	DEV-C
	2023-32	Moonlight Investments, LLC - Corporate Blvd	DEV-C
	2025-41	Oser Paint & Flooring -Proposed Warehouse Addition	DEV-C
	2022-34	Parkview Medical Outlot-Grading of Excess	DEV-C
	2024-27	TMMK Solar Project - Lexus & Cherry Blossom	DEV-C

Status	Application number	Project Name	Type
	2023-51	Triport Circle (Motor Pool) Truck Wash	DEV-C

GSCPC Active Subdivision Projects

Status	Application number	Project Name
Under Construction	Number of Projects:	3
	2004-51	Pleasant Valley Phase 5 (Remainder)
	2018-57	Price Farm(Abbey) Phase 4
	2022-05	Village at Lanes Run - Phase 4, Sect 2A
Final Inspection	Number of Projects:	1
	2023-48	South Crossing Subdivision - Phase 2
Dedication/Final Work	Number of Projects:	3
	2018-57	Price Farm (Abbey) Ph 3 Unit 2A, 2B, 2C, 2D
	2021-20	Village at Lanes Run - Ph 3, Sect 2 (Briggs)
	2004-26	Village at Lanes Run - Phase 3, Sect 1B (Charles)
Approved/Bonded	Number of Projects:	12
	2003-35	Buffalo Springs (Phase 2) Stamping Ground
	2021-10	Cherry Blossom Subdivision - Phase 9
	2021-04	Falls Creek Residential - Phase 2
	2017-43	Fox Run - Phase 2
	2019-39	Harbor Village Unit 1, Phase 3C
	2006-30	McClelland Springs Ph IIB & IIC Section A (DeLong)
	2017-24	Pinnacle At Mallard Point
	2004-51	Pleasant Valley Phase 5-A
	2023-48	South Crossing Subdiv - Phase 2, Units 2D & 2E
	2021-20	Village at Lanes Run - Ph 3, Sect 3 (2B) (Briggs)
	2022-05	Village at Lanes Run - Phase 4, Sect 1
	2018-05	Woodland Park (Betty Yancey) Phase 2