

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
AGENDA**

**January 12, 2017
6:00 p.m.**

I. COMMISSION BUSINESS

- A. Approval of December invoices
- B. Approval of December 8, 2016 minutes
- C. Approval of January agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

II. OLD BUSINESS

- A. FSP-2016-60 Crosswinds Center Subdivision – Final Subdivision Plat to create a 0.30-acre tract and a 1.35-acre tract from a parent tract of 1.65 acres, located on the southwest corner of Cherry Blossom Way and Morgan Mill Drive.
- B. PDP-2016-61 Crosswinds Center Development Plan – Preliminary Development Plan for a 960 sq. ft. grocery and a 10,758 s. ft. commercial building, located on the southwest corner of Cherry Blossom Way and Morgan Mill Drive.

III. NEW BUSINESS

- A. FSP-2016-64 Indian Creek Farms Property – Final Subdivision Plat to create two new tracts of 6.32 and 18.11 acres, with 30.26 acres remaining in the parent tract, located on Indian Creek Road, south of Josephine Road.

IV. OTHER BUSINESS

- A. Future Land Use and Urban Service Boundary Map presentation
- B. FY 15-16 Audit
- C. Mass transit discussion with Bluegrass Community Action, Taylor Veatch
- D. Update of previously approved projects and agenda items

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
December 8, 2016**

The regular meeting was held in the Scott County Courthouse on December 8, 2016. The meeting was called to order by Chair Rob Jones at 6:00 p.m. Present were Commissioners Johnny Cannon, Byron Moran, John Shirley, Steve Smith, Mark Sulski, and Frank Wiseman, Director Joe Kane, Planners Megan Chan and Matt Summers, Engineer Brent Combs, and Attorney Charlie Perkins. Absent were Commissioners Jeff Caldwell and Regina Mizell.

Motion by Shirley, second by Cannon, to approve the November invoices. Motion carried.

Motion by Smith, second by Moran, to approve the November 10, 2016 minutes. Motion carried.

Motion by Moran, second by Cannon, to approve the December agenda. Motion carried.

Consent Agenda

There were no applications on the Consent Agenda.

Postponements/Withdrawals

FSP-2016-60 Crosswinds Center Subdivision - Final Subdivision Plat to create a 0.30-acre tract and a 1.35-acre tract from a parent tract of 1.65 acres, located on the southwest corner of Cherry Blossom Way and Morgan Mill Drive.

PDP-2016-61 Crosswinds Center Development Plan - Preliminary Development Plan for a 960 sq. ft. grocery and a 10,758 s. ft. commercial building, located on the southwest corner of Cherry Blossom Way and Morgan Mill Drive.

Bruce Lankford, representing the applicant, stated that the applicant is continuing both applications to the January meeting.

Chairman Jones opened the public hearing and informed the interested parties that the application would be heard in January. Mr. Summers stated that he reserves his

comments on the Crosswinds applications until the January meeting, and Mr. Jones and continued the public hearing until then.

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

PSP-2016-51 Abbey at Old Oxford (Price Farm) – Preliminary Subdivision Plat for 129 townhomes and 373 single-family lots on 125.69 acres, located on the northwest side of Old Oxford Road.

Chairman Jones recused himself from discussion and voting.

Mr. Kane reviewed the staff report, stating that the current application amends the application that was heard in November. The two issues of concern were the condition of Old Oxford Road and the location of the townhomes. The amendments include a reduction in the number of townhome units from 129 to 116, reducing the density to 3.7 units per net acres, and providing a stronger buffer between the townhomes and the single-family homes along Herndon and along Old Oxford Road. The applicant proposes a 50' wide buffer with a 7' high berm with a mix of deciduous and evergreen trees planted along the top.

He recommended condition of approval #1 be amended to state that all non-cul-de-sac lots shall have a minimum lot width of 55' at the building line, and cul-de-sac lots can be 50' in width but must maintain the 6,000 sq. ft. minimum lot size. He recommended two additional conditions of approval: 14) the maximum number of lots allowed is 463; and 15) plans for a construction entrance off Old Oxford Road be reviewed at the time of construction plan review.

Mr. Kane stated that he and Chairman Jones met with City representatives regarding improvements to Old Oxford Road. Although there is no money budgeted for improvements at this time, the City Engineer is going to prepare a cost estimate for widening Old Oxford Road, and also for straightening out the curve near the site.

Nick Nicholson, representing the applicant, agreed with the conditions of approval. He described the amended buffer area, stating that the area will be heavily planted. He briefly reviewed the amendments.

Larry Roach, Rhodes Lane resident, acknowledged the compromises that have been made in the plan. He asked for clarification on the HOA requirements and on the progress that has been made on the City making Old Oxford Road improvements. He stated that the construction access is a serious concern, and asked the Commission to continue the application until the City can guarantee that the road improvements will eventually be made.

Melissa Kramer, Rhodes Lane resident, stated that she is still opposed to the plan even with the amendments, because of the condition of Old Oxford Road and the inclusion of townhomes. She stated that there are many other Ball Home developments with no townhomes, and that there are vacant townhome units in developments that do not include single-family homes.

Michael Curtis, Rhodes Lane resident, expressed concern about the unsafe condition of Old Oxford Road.

Deearnest Thomas, Rhodes Lane resident, asked where Old Oxford Road becomes a County road.

Mr. Nicholson stated that Phase I does not include the townhomes. He stated that the HOA documents have been submitted to Planning staff. He stated that, generally speaking, roads are upgraded after houses are built. There is no urgency to build them until the traffic increases. He stated that the construction entrance will be addressed when the construction plans are submitted.

Buddy Goodwin, representing Ball Homes, stated that a construction entrance off Old Oxford will definitely be considered.

The HOA issue was briefly discussed.

Commissioner Wiseman felt that the City should commit to upgrading Old Oxford Road before subdivisions are approved. Mr. Perkins explained that approvals are based on the regulations and zone changes, which are based on the Comprehensive Plan, and that appropriate consideration was given to Old Oxford Road.

Commissioner Smith added that multiple approvals have been given on Old Oxford Road, prior to 2008, and it was anticipated that improvements would have been made; but the slowdown of 2008 delayed that process.

Mr. Roach felt that the Commission has the authority to obtain a commitment from the City to improve the road before approving more development.

Commissioner Shirley commended Ball Homes on their willingness to compromise. He stated that no one disagrees that Old Oxford needs to be upgraded, and he feels it is the Commission's responsibility to communicate that need to City Council, which he and others have done. He hopes the urgency of the matter now helps make the upgrade happen soon.

Commissioner Smith stated that everyone is well aware of the need and hopefully it will be addressed next year.

Motion by Moran, second by Smith, to approve the Amended Preliminary Subdivision Plat subject to the fourteen (14) conditions of approval, and to deny the requested variance regarding the length of the cul-se-sac. Motion carried 5-1, with Sulski dissenting.

ZMA-2016-62 Sagester Zone Change – Rezoning request from R-1B to B-3 for .361 acres, located at 350 Pike Street in Sadieville. PUBLIC HEARING

Chairman Jones opened the public hearing.

Mr. Kane reviewed the staff report. He stated that the C-1 (Conservation) area should remain C-1, but the request to rezone the remainder of the tract to B-3 (Downtown Commercial) is consistent with the Comprehensive Plan. The use proposed by the applicant is similar to the previous use. Any different use in the future may require a development plan.

He recommended approval with the one condition that the floodplain area remain C-1.

Bruce Lankford, representing the applicant, agreed with the condition.

Chairman Jones closed the public hearing.

Motion by Shirley, second by Sulski, to recommend approval of the rezoning request on the basis that it is consistent with the Comprehensive Plan, and subject to the one condition of approval. By roll call vote, motion carried unanimously.

PDP-2016-63 Clarks Pump 'n Shop Store – Preliminary Development Plan for a new gas station/convenience store with drive-thru, located on the southwest corner of Paris Pike and McClelland Circle.

Mr. Kane reviewed the staff report. He stated that most of the development issues are in order. One area of note is that because the pavement extends to the edge of the State right-of-way, a portion of the perimeter landscaping will be in the right-of-way. Staff is requesting that the applicant acquire a letter from the State approving the location of the buffer and the plantings.

He also noted that the canopy requirement is met, partially by off-site trees. He has requested the applicant to place a statement on the Final Development Plan that if any of the off-site trees die or are removed, new plantings shall be required on the site to meet the canopy requirement.

He then addressed the access issue. Because the existing entrance is close to McClelland Circle, he included a condition that the applicant make a reasonable effort to acquire a

cross-access easement and driveway connection to the adjoining Valero site. He asked Mr. Perkins if a cross access easement can be forced on an already-developed property. Mr. Perkins stated that the Commission has no authority to require the adjacent property to make changes.

Mr. Kane noted that the Fire Department is requiring a hydrant at the entrance because the nearest hydrant is across the street.

Jason Harrod, Engineer and representing the applicant, stated that the existing fuel tanks will remain and be tested by the State. If necessary, they will be replaced. He stated that the applicant hopes to obtain a cross access easement with the adjoining property owner and will bear whatever costs are involved.

Chairman Jones expressed concern about traffic congestion with RVs when Camping World opens.

Commissioner Smith asked about sidewalks. That issue was discussed briefly.

Mr. Harrod expressed concern about the requirement and expense to install a fire hydrant. He stated that the hydrant across the road has the capacity to serve the site. He felt the hydrant placement was requested to serve other properties. Mr. Perkins felt that the Commission does not have the authority to require a single commercial development to install a fire hydrant that also serves other properties. Discussion continued at length on the fire hydrant.

Motion by Sulski, second by Wiseman, to approve the Preliminary Development Plan, subject to the ten (10) conditions of approval. Motion carried.

2017 Filing and Application Deadline schedule

Motion by Sulski, second by Shirley, to approve the Filing and Application Deadline Schedule for 2017. Motion carried.

The meeting was then adjourned.

Attest:

Respectfully,

Charlie Perkins, Secretary

Rob Jones, Chair

CROSSWINDS CENTER SUBDIVISION
Staff Report to the Georgetown-Scott County Planning Commission
January 12, 2016

FILE NUMBER: FSP-2016-60

PROPOSAL: Final Subdivision Plat to create a 0.30-acre tract and a 1.35-acre tract from a parent tract of 1.65 acres.

LOCATION: Southwest corner of Cherry Blossom Way and Morgan Mill Drive

APPLICANT: Doug Smith

CONTACT: Joel Day



STATISTICS:

Zone	B-2 Highway Commercial
Surrounding Zones	B-2 Highway Commercial & R-3 High Density Residential
Acreage	1.65 acres
Water/Sewer Availability	Yes/Yes
Access	Morgan Mill Drive
Variances/Waivers	None

BACKGROUND:

The Project Site is roughly 1.35 acres in size and zoned B-2. The adjoining properties to the north, east, and south are zoned B-2, Highway Commercial, and the property to the west is zoned R-3, High Density Residential. The project site is bounded by Cherry Blossom Way to the east, and Morgan Mill Drive to the north. The Applicant proposes subdividing the property into two tracts. Tract 2 is proposed to be 0.30 acres and Tract 3 is proposed to be 1.35 acres. This subdivision plat is being submitted concurrently with a development plan for the two lots (PDP-2016-61).

Site Layout:

The proposed Tract 2 will be located just north of the existing Advanced Eyecare clinic. Tract 3 will be located to the north of Tract two, and be bounded on the north by Morgan Mill Drive. The Applicant is showing all appropriate setbacks for the front and rear yards. There are no side yard setbacks to be applied to this site since the only side yards on the proposed subdivision are adjoining other B-2 zoned properties. The plat shows an appropriate 5-foot landscaping buffer along the rear property line.

Before recording, a note should be included on the plat that the landscaping buffer should be increased to 15 feet if a privacy fence is not used in conjunction with trees to meet the landscaping requirements.

The Applicant is showing all the necessary signature blocks for the utility companies including: telephone, electric, gas, and water/sewer.

RECOMMENDATION:

Staff recommends approval of the Final Subdivision Plat to subdivide the 1.65-acre parent tract into two tracts of 0.30 acres and 1.35 acres. If the Commission grants approval of the application, staff recommends the following conditions be attached:

Conditions of Approval:

1. All applicable requirements of the *Subdivision & Development Regulations*.
2. All applicable requirements of the *Zoning Ordinance*.
3. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
4. Any revisions or amendments to the approved Final Subdivision Plat must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
5. The Applicant should include a note stating that the landscaping buffer along the western property line shall be increased to 15 feet if a 6-foot privacy fence is not used in conjunction with trees to meet the landscaping requirements of the *Landscape and Land Use Buffers Ordinance*.

LEGEND

- 1/2" x 18" STEEL REBAR W/D CAP MARKED "MERIDIAN/2536"-SET
- ⊙ 1/2" IRON BAR W/NO ID CAP-FOUND

OWNER CONTACT INFORMATION

DOUG SMITH
 DORIS J. SMITH
 134 EAST MAIN STREET
 GEORGETOWN, KY 40324
 (502) 863-1733

* UNLESS OTHERWISE DETERMINED BY CONDITIONS OF DEED OR CONTRACT/AGREEMENT SUPERSEDING THIS PLAT, THE PRIVATE ROAD/Joint ENTRANCE/SHARED ACCESS SHOWN SHALL BE JOINTLY MAINTAINED BY THE OWNERS OF EACH TRACT SERVED ON A PERCENTAGE BASIS THAT IS THE SQUARE FOOTAGE OF EACH LOT EXPRESSED AS A PERCENTAGE OF THE TOTAL DEVELOPMENT. (SEE PLAT ⊙ CAB. 10, SLIDE 312)

I HEREBY CERTIFY THAT AT&T SHALL SUPPLY THE SMITH PROPERTY SHOWN HEREON WITH TELECOMMUNICATIONS SERVICES AND THAT THE PROPOSED UTILITY EASEMENTS MEET THE REQUIREMENTS OF THIS AGENCY.

AUTHORIZED REPRESENTATIVE _____ DATE _____

I HEREBY CERTIFY THAT KU/LGE SHALL SUPPLY THE SMITH PROPERTY SHOWN HEREON WITH ELECTRIC SERVICE AND THAT THE PROPOSED UTILITY EASEMENTS MEET THE REQUIREMENTS OF THIS AGENCY.

AUTHORIZED REPRESENTATIVE _____ DATE _____

I HEREBY CERTIFY THAT COLUMBIA GAS OF KENTUCKY SHALL SUPPLY THE SMITH PROPERTY SHOWN HEREON WITH GAS SERVICE AND THAT THE PROPOSED UTILITY EASEMENTS MEET THE REQUIREMENTS OF THIS AGENCY.

AUTHORIZED REPRESENTATIVE _____ DATE _____

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION & DEVELOPMENT REGULATIONS FOR GEORGETOWN AND SCOTT COUNTY, KENTUCKY WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING WITH THE COUNTY CLERK.

PLANNING COMMISSION SECRETARY _____ DATE _____



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

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

ANY NEW ENTRANCE WILL FROM HIGHWAY 62 WILL REQUIRE A KYDOT ENTRANCE PERMIT.

NO NEW ENTRANCES ARE CURRENTLY PROPOSED.

CURRENT ZONING OF THE SUBJECT PROPERTY IS HIGHWAY COMMERCIAL (B-2).

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

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION OF MY OWN FREE WILL AND CONSENT.

DOUG SMITH 11-22-16
 DORIS J. SMITH 11-22-16

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

PRELIMINARY ONLY-NOT FOR RECORDING OR TRANSFER

GMWSS AUTHORIZED REPRESENTATIVE _____ DATE _____

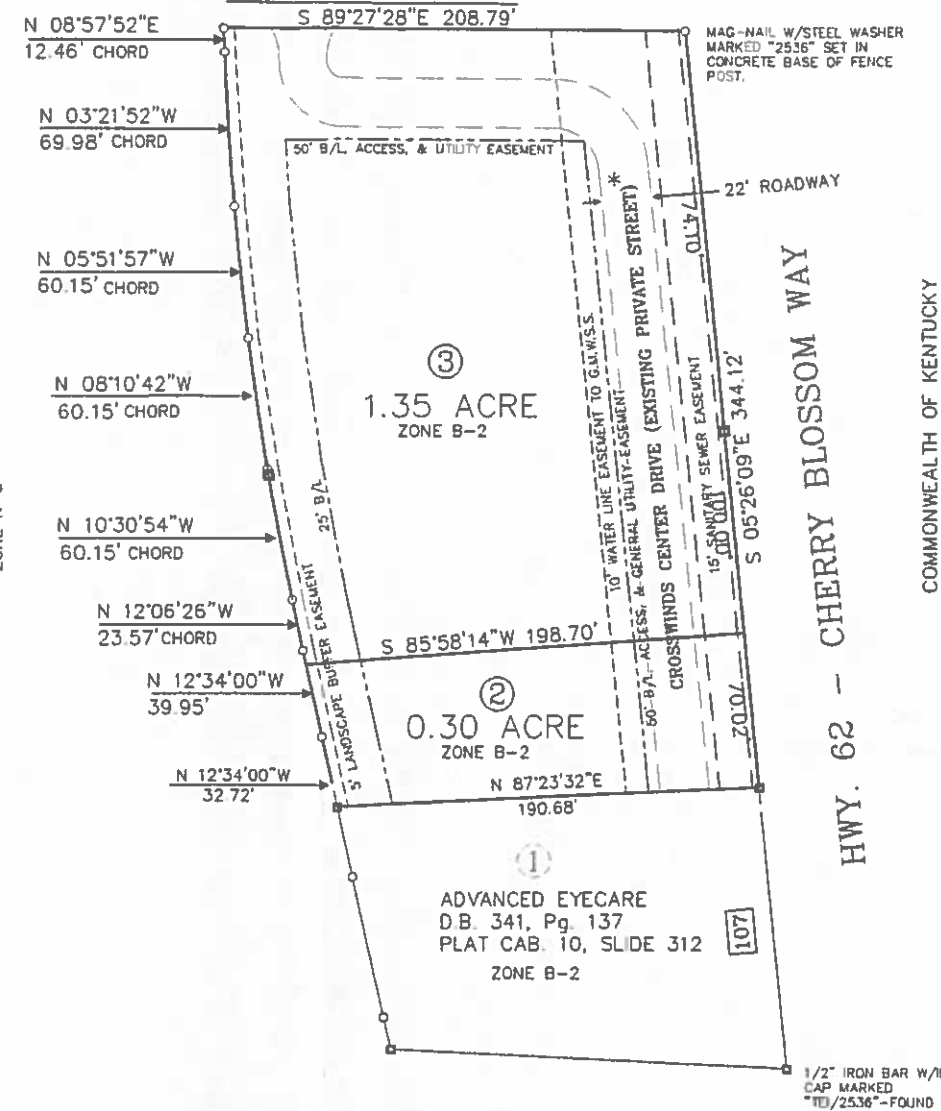
I HEREBY ATTEST TO THE FOLLOWING TO THE BEST OF MY KNOWLEDGE, BELIEF, AND ABILITY: THIS PLAT DEPICTS A CLASS "A" (URBAN) SURVEY MADE BY MYSELF USING THE METHOD OF RANDOM TRAVERSE WITH AN ERROR-OF-CLOSURE OF 1:17,622 AND AN ANGULAR ERROR OF 00-00-09". BEARINGS AND DISTANCES HAVE NOT BEEN ADJUSTED FOR CLOSURE. BASIS OF BEARINGS SHOWN IS RECORD BEARING. DATE OF FIELD SURVEY WAS MAY 26, 2005.

PRELIMINARY ONLY-NOT FOR RECORDING OR TRANSFER

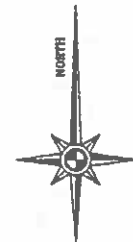
Wm. JOEL DAY, P.L.S. No. 2536 _____ DATE _____

MORGAN MILL DRIVE

GEORGETOWN LANDING SUBDIVISION-PHASE II
 PLAT SLIDE No. 373
 ZONE R-3



COMMONWEALTH OF KENTUCKY
 D.B. 169, Pg. 502



1 INCH = 50 FEET



GEORGETOWN NEWSPAPERS
 D.B. 203, Pg. 232
 ZONE B-2

MERIDIAN ASSOCIATES, LLC
 SURVEYORS
 120 EAST MAIN STREET, GEORGETOWN, KY 40324
 TELEPHONE (502) 863-8070 - FACSIMILE (502) 863-0019

NOVEMBER 22, 2016

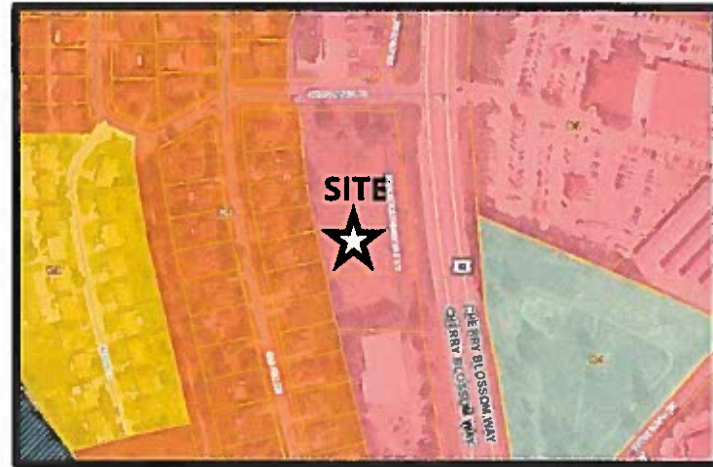
SUBDIVISION PLAT OF
SMITH PROPERTY
 DOUG C. SMITH & DORIS J. SMITH-D.B. 253, Pg. 170
 CROSSWINDS CENTER DRIVE GEORGETOWN, SCOTT COUNTY, KY

NOT VALID UNLESS THIS PRINT CARRIES THE ORIGINAL SEAL AND SIGNATURE

CROSSWINDS CENTER DEVELOPMENT PLAN
Staff Report to the Georgetown-Scott County Planning Commission
January 12, 2016

FILE NUMBER: PDP-2016-61

PROPOSAL: Preliminary Development Plan for a 960 SF grocery (Tract 2) and a 10,758 SF commercial building (Tract 3).



LOCATION: Southwest corner of Cherry Blossom Way and Morgan Mill Drive

APPLICANT: Doug Smith

CONTACT: Josh Banks

STATISTICS:

Zone	B-2 Highway Commercial
Surrounding Zones	B-2 Highway Commercial & R-3 High Density Residential
Acreage	1.65 acres
Water/Sewer Availability	Yes/Yes
Access	Crosswinds Center Path via Morgan Mill Drive
Parking Required	Tract 2: 7 spaces; Tract 3: 74 spaces
Parking Provided	Tract 2: 7 spaces (1 handicap accessible); Tract 3: 74 spaces (4 handicap accessible)
Variances/Waivers	None

BACKGROUND:

The Project Site is roughly 1.65 acres in size and zoned B-2. The adjoining properties to the north, east, and south are zoned B-2, and the property to the west is zoned R-3. The project site is bounded by Cherry Blossom Way to the east, and Morgan Mill Drive to the north. On a separate application the Applicant is proposing to subdivide the project site of 1.65 acres into two tracts. For consistency, staff will review this application by referring to the tracts as they are labeled on the proposed subdivision plat. Tract 2 refers to the smaller southern lot of 0.30 acres. Tract 3 refers to the larger northern tract of 1.35 acres. The Applicant proposes a 960 square foot drive thru grocery and vehicular use area on Tract 2. The Applicant is proposing a 11,025 square foot commercial building on Tract 3.

Site Layout:

The proposed development meets the B-2 district's requirements for setbacks. The proposed development is allowed to have up to 50% building coverage on each lot. The Applicant is only proposing roughly 7.3% and 18.8% coverage on Tracts 2 & 3 respectively.

Parking and Circulation:

Access to the Project Site is from Morgan Mill Drive. The Applicant is also proposing a new right-in-right-out entrance from Cherry Blossom Way. Internally, the properties in Crosswinds Center have access via Crosswinds Center Path, which is designated on previously recorded plats as an access easement with a private maintenance agreement.

Tract 2 requires 7 parking spaces for a 960 square foot building. The Applicant is proposing 7 spaces. The Applicant intends the building to be drive thru only without any customers entering the building.

Tract 3 requires 74 parking spaces for a 11,025 square foot commercial building. The Applicant is proposing 74 total parking spaces for this site, with 4 of those being handicap accessible.

The Applicant is showing a 6-foot sidewalk along Cherry Blossom Way, and a 4-foot sidewalk along Morgan Mill Drive. It may be acceptable to size the sidewalk along Morgan Mill Drive to match the existing sidewalk along this street. The existing sidewalk along Morgan Mill Drive will need to be reconstructed where it is in disrepair, and handicap accessible crossings will need to be included both at the existing entrance to Morgan Mill Drive, and at the crossing of the proposed entrance to Cherry Blossom Way.

The engineer has indicated the Final Development Plan for Tract 2 should show thicker, yellow paint to better distinguish the parking area to the north from the driving area surrounding the building.

Land Use Buffers and Landscaping:

Property Perimeter Landscaping: The Applicant is showing all required landscaping buffers to meet the perimeter landscaping requirements. Between the B-2 and R-3 properties, the Applicant is proposing a 6-foot privacy fence in conjunction with Group A trees spaced every 40 feet.

VUA Perimeter Landscaping: The Applicant is showing landscaping around the VUA perimeter with Group A trees spaced 40 feet apart and a continuous hedge screening the VUA from Morgan Mill Drive and Cherry Blossom Way.

There is also a requirement for a VUA perimeter landscaping buffer between Tracts 2 and 3. This requires a 3-foot tall continuous hedge and a tree every 40 feet. The Applicant will include this on the landscaping sheet of the Final Development Plan.

Interior VUA Landscaping: Tract 2 requires 3 trees to meet the interior VUA landscaping requirements, and the Applicant is showing 3 trees in the plan. Tract 3 requires 11 trees, and the Applicant is showing 14 trees in the plan. Some of these trees are proposed for placement in different utility easements.

Staff recommends the Applicant work with the utility companies to perhaps find a species of smaller tree the utilities might accept rather than the large trees proposed on the plan. If an agreement with the utility companies cannot be reached, staff recommends moving those trees proposed for interior landscaping elsewhere on the site.

Canopy: Tract 2 will require a total canopy coverage of 3,136 square feet (24% since there is no canopy being preserved on the site). The Applicant is proposing a total of 7 large trees to be planted on the site, which will provide roughly 5,250 square feet of canopy coverage. Tract 3 will require a total canopy coverage of 14,113 square feet (24% since there is no canopy being preserved on the site). The Applicant is proposing a total of 31 large trees to be planted on the site which will provide roughly 23,250 square feet of canopy coverage. In terms of the size of trees selected by the Applicant, there is some room in the canopy requirements to choose smaller trees if it will work better with the existing utility easements.

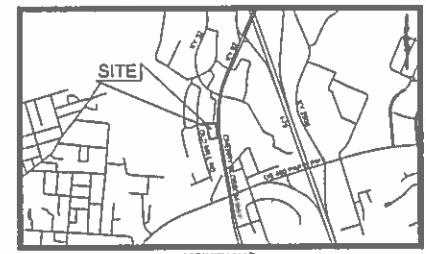
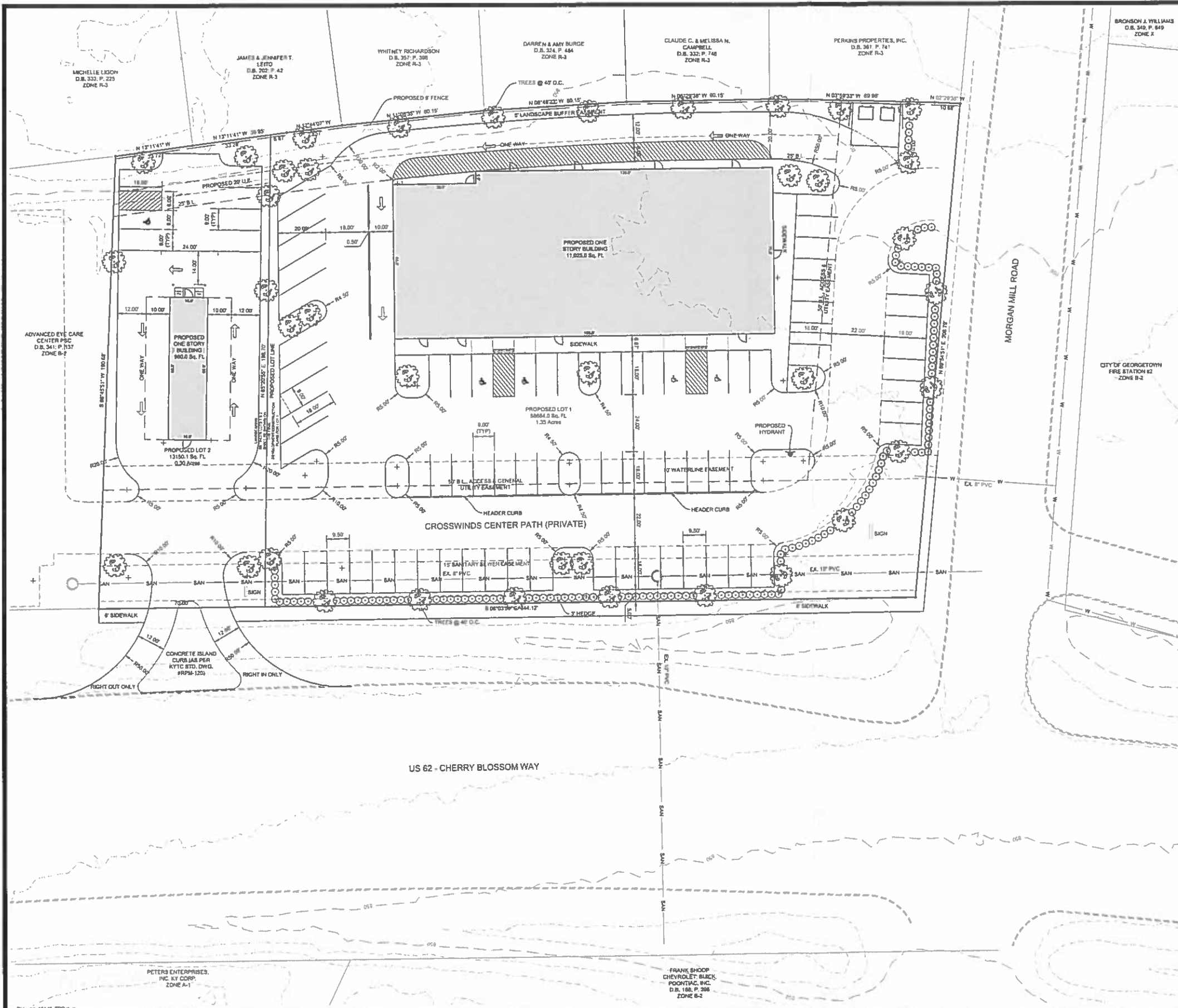
RECOMMENDATION:

Staff recommends **Approval** of the Preliminary Development Plan.

If the Commission grants approval of the application, staff recommends the following conditions be attached:

Conditions of Approval:

1. 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).
2. A species specific landscape plan shall be included with the Final Development Plan indicating all trees to be preserved during construction.
3. VUA perimeter landscaping needs to be included, on the landscape plan, between the two lots shown on the development plan.
4. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan.
5. All applicable requirements of the *Subdivision & Development Regulations*.
6. All applicable requirements of the *Zoning Ordinance*.
7. 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.
8. 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.
9. The Applicant shall work with the utility companies to either find appropriate tree species for placement in the utility easements or petition the Planning Commission to allow these trees to be placed elsewhere on site.



OWNER
DOUG C. & DORIS SMITH
134 E. MAIN STREET
GEORGETOWN, KY 40324
502-863-1733

DEVELOPERS
PROPOSED LOT 1
DOUG C. & DORIS SMITH
134 E. MAIN STREET
GEORGETOWN, KY 40324
502-863-1733

PROPOSED LOT 2
HAYDEN COMPANY
208 S. MAIN STREET
NICHOLASVILLE, KY 40358

CERTIFICATE OF PRELIMINARY PLAN APPROVAL

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ACCEPT THE PLAT PLAN OF THE DEVELOPMENT WITH MY (OUR) FREE CONSENT. I 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.

- GENERAL NOTES**
- THIS PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED UPON A RECORDED SUBDIVISION PLAT.
 - THIS PLAN MAY BE AMENDED WITH THE APPROVAL OF THE PLANNING COMMISSION.
 - ACCESS SHALL BE LIMITED TO THE POINTS INDICATED ON THIS PLAN.
 - ENTRANCE DETAILS ARE SUBJECT TO THE APPROVAL OF THE KENTUCKY TRANSPORTATION CABINET.
 - ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED. SUCH COVER SHALL CONSIST OF ANNUAL GRASSES OR SMALL GRAINS. SLOPES EXCEEDING 4:1 WILL HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING OR SOODING IN ORDER TO PREVENT EROSION.
 - NO GRADING, STRIPPING, EXCAVATION, FILLING, OR OTHER DISTURBANCES OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO THE APPROVAL OF AN EROSION CONTROL PLAN.
 - NO BUILDING PERMITS SHALL BE ISSUED UNTIL A FINAL DEVELOPMENT PLAN IS APPROVED BY THE PLANNING COMMISSION.
 - CONTOUR INTERVAL: 3 FOOT CONTOURS GENERATED FROM DIGITAL ELEVATION MODEL (DEM) DOWNLOADED FROM COMMONWEALTH OFFICE OF TECHNOLOGY.
 - FOR SOURCE OF TITLE, REFER TO DEED BOOK 253 PAGE 170.
 - A KENTUCKY TRANSPORTATION CABINET PERMIT IS REQUIRED FOR THIS DEVELOPMENT.
 - A GREASE TRAP SHALL BE REQUIRED FOR LOT 1. NO GREASE TRAP IS REQUIRED FOR LOT 2.
 - A BACK-FLOW PREVENTER SHALL BE REQUIRED FOR LOT 1.
 - WATER METERS SERVING LOT 1 SHALL BE GROUPED TOGETHER. CASINO BELIEVERS FOR SERVICE LINES SHALL BE REQUIRED AND SHALL MEET THE REQUIREMENTS OF THE WATER SUPPLIER.
 - SITES WILL MEET THE STORM WATER ORDINANCE REQUIREMENTS.
 - ALL EXCHANGE SHALL BE IN COMPLIANCE WITH THE GEORGETOWN SIGN ORDINANCE.
 - DOOR LOCATIONS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LOCATIONS TO BE DETERMINED WHEN BUILDING PLANS ARE PREPARED.

PARKING STATISTICS

LOT 1 REQUIRED PARKING	74 SPACES
(11,025/150=73.5=74)	
PROVIDED PARKING	74 SPACES
LOT 2 REQUIRED PARKING	7 SPACES
(900/125=7.2=7)	
PROVIDED PARKING	8 SPACES

INTERIOR LANDSCAPE AREA STATISTICS

LOT 1	VEHICULAR USE AREA (VUA): 28622.2 SQ. FT.
	AREA REQUIRED: 10% = 2862.2 = 2856.3 SQ. FT.
	AREA PROVIDED: 2914 SQ. FT.
	REQUIRED INTERIOR TREES: 14 TREES
	(1 TREE PER 200 SQ. FT. = 2856/200=14.28)
	INTERIOR TREES PROVIDED: 11 TREES
LOT 2	VEHICULAR USE AREA (VUA): 6123.6 SQ. FT.
	AREA REQUIRED: 10% = 612.36 = 612.4 SQ. FT.
	AREA PROVIDED: 637 SQ. FT.
	REQUIRED INTERIOR TREES: 14 TREES
	(1 TREE PER 200 SQ. FT. = 612.4/200=3.06)
	INTERIOR TREES PROVIDED: 3 TREES

PERIMETER LANDSCAPE AREA STATISTICS

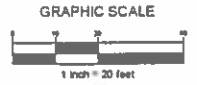
LOT 1	REQUIRED PERIMETER LANDSCAPE TREES: 8
	(1 TREE @ 40' O.C. = 282 LF / 40' = 7.05)
	PERIMETER TREES PROVIDED: 8
	REQUIRED PERIMETER V.U.A. LANDSCAPE TREES: 13
	(1 TREE @ 40' O.C. = 448 LF / 40' = 11.2)
LOT 2	REQUIRED PERIMETER LANDSCAPE TREES: 2
	(1 TREE @ 40' O.C. = 88 LF / 40' = 2.2)
	PERIMETER TREES PROVIDED: 2
	REQUIRED PERIMETER V.U.A. LANDSCAPE TREES: N/A

TREE CANOPY CALCULATIONS

LOT 1	EXISTING CANOPY: 0.0 SQ. FT.
	REQUIRED CANOPY: 11723.6 SQ. FT.
	PROPOSED CANOPY: 15200 SQ. FT.
	(20 GROUP A TREES @ 750 SQ. FT. EACH)
LOT 2	EXISTING CANOPY: 0.0 SQ. FT.
	REQUIRED CANOPY: 2500.0 SQ. FT.
	PROPOSED CANOPY: 3000 SQ. FT.
	(4 GROUP A TREES @ 750 SQ. FT. EACH)

SITE STATISTICS

ZONE	B-2
MINIMUM LOT SIZE	0.30 ACRES
MIN. AREA	1.04 ACRES
TOTAL GROSS ACRES	1.88 ACRES
AREA OF LOTS	1.88 ACRES
NUMBER OF LOTS	2
BUILDING COVERAGE	
LOT 1	16.2%
LOT 2	7.3%



In no event shall the Client copy or use any of the electronic, print, or other information, designs, models, reports, photographs, computer software, surveys, stipulations, specifications and other data instruments, and processes provided by Banks Engineering, Inc. in connection with the Project (the "Information") for any purpose other than that stated above or in relation to any project other than the Project without the prior written permission of the Banks Engineering, Inc. Banks Engineering, Inc. shall not be responsible or liable for any such actions but shall be entitled to receive additional equitable remuneration in connection with its grant of consent.

DATE	REVISION
11-30-18	PARKING LAYOUT LOT 2 REVISION PER MATT SUMMERS

Drawn By: CSB
Checked By: JCB
Project: [REDACTED]
Date: Nov. 2018
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BANKS ENGINEERING, INC.
1211 JESSAMINE STATION
NICHOLASVILLE, KY 40324
Phone: (502) 681-0020

BANKS Engineering, Inc.
BANKS ENGINEERING, INC.
1211 Jessamine Station, Nicholasville, Kentucky 40324
Phone: (502) 681-0020

SMITH PROPERTY
105 CROSSWINDS CENTER PATH
GEORGETOWN, SCOTT COUNTY, KY
DOUG & DORIS SMITH
134 E. MAIN STREET, GEORGETOWN, KY 40324

PRELIMINARY DEVELOPMENT PLAN

INDIAN CREEK FARMS PROPERTY
Staff Report to the Georgetown-Scott County Planning Commission
January 12, 2017

FILE NUMBER: FSP-2016-64

PROPOSAL: Final Subdivision Plat to create two new tracts of 6.32 and 18.11 acres, with 30.26 acres remaining in the parent tract.

LOCATION: Indian Creek Road, south of Josephine Road

APPLICANT: DGS Development Ltd.

SURVEYOR: Joel Day



STATISTICS:

Zone	A-1 (Agricultural)
Surrounding Zones	A-1 (Agricultural)
Acreage	Tract 1 (new): 6.32 acres Tract 2 (new): 18.11 acres Tract 3 (remainder): 30.26 acres
Proposed Use	Agricultural/Residential
Access	Via existing entrances and one new entrance on Indian Creek Road
Variance Requested	None

BACKGROUND:
The subject property contains 54.69 acres, and is located on the east side of Indian Creek Road, south of Josephine Road in northern Scott County. The subject property and land surrounding is zoned A-1, Agricultural. The proposed subdivision will create two new tracts, with proposed access via driveways from Indian Creek Road. Two tracts will utilize existing driveways. One new driveway will be required to serve Tract 3.

This application is considered a major subdivision and required to be reviewed by the Planning Commission because the property was previously subdivided after 1999. That plat, recorded in Cabinet 8, Slide 234, subdivided a five-acre tract from the original farm and required all further subdivisions to be approved by the full Planning Commission.

Plat Review:

The proposed subdivision meets all planning requirements at this time. All three tracts show the required 50-foot setbacks on all property lines and have at least 250 feet of width at the building line. The Health Department will need to conduct a site evaluation for all three lots to certify that an on-site septic system is feasible, but have not indicated any anticipated problems.

The Applicant has coordinated with the GIS department to apply for the new addresses. A KYTC permit will be required for a new entrance from Indian Creek Road (KY 1636). The location appears to be feasible, but final approval from KYTC will be needed prior to platting.

RECOMMENDATION:

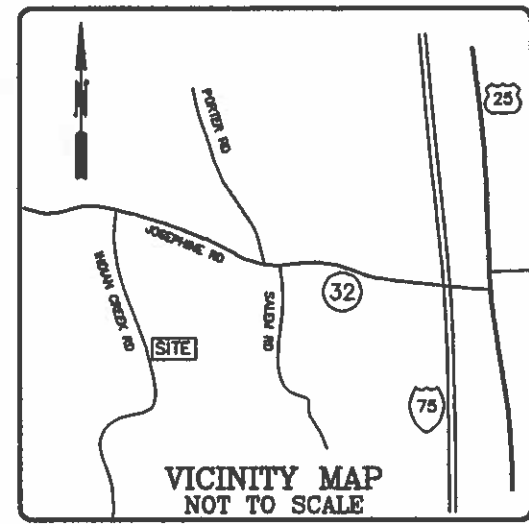
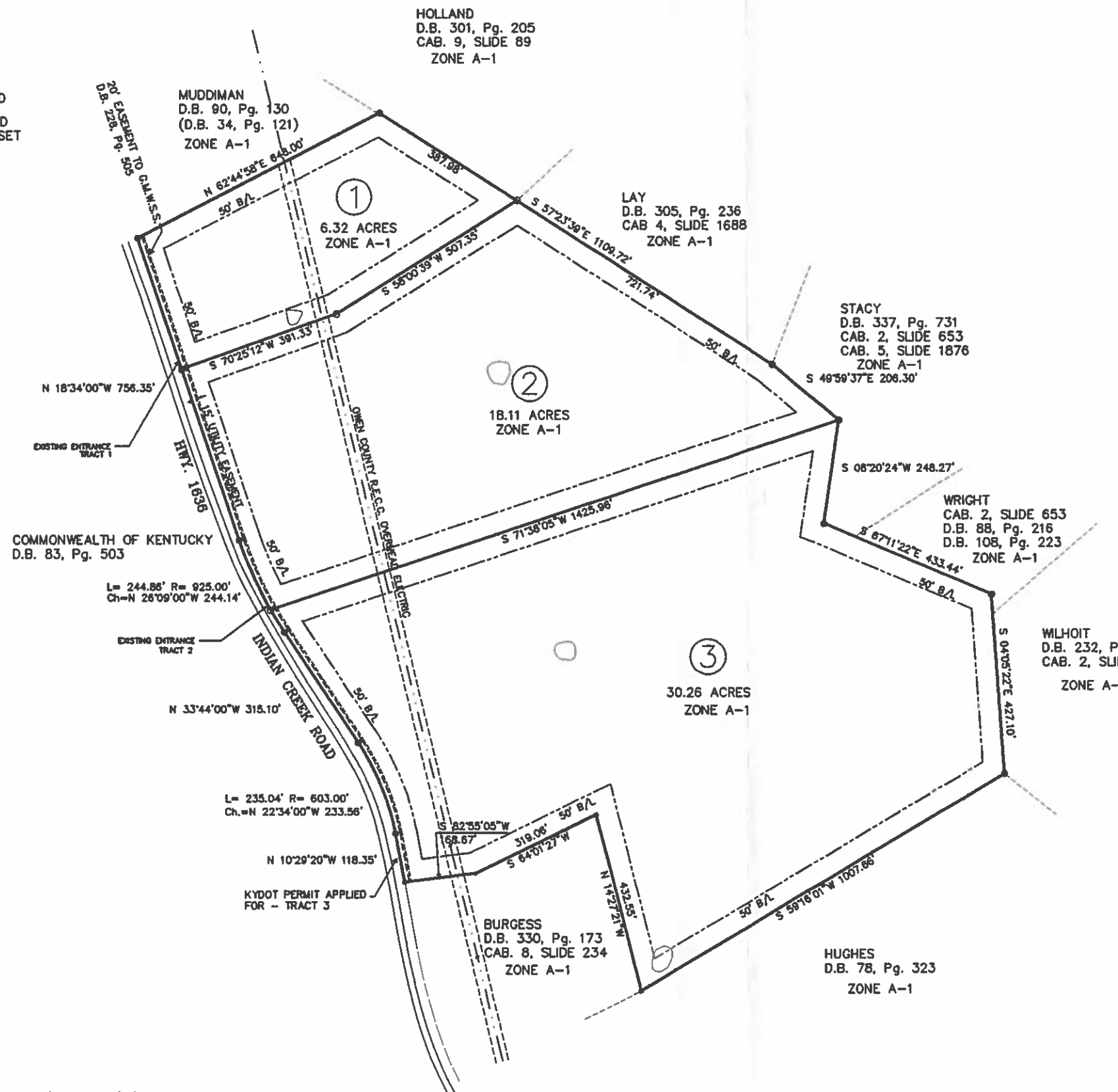
Approve the Final Subdivision Plat to create three tracts of 6.32, 18.11 and 30.26 acres, with the following conditions of approval:

Conditions of Approval:

1. Any future subdivisions, revisions, or amendments to the approved subdivision plat must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
2. All applicable requirements of the *Zoning Ordinance*.
3. All applicable requirements of the *Subdivision & Development Regulations*.
4. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved subdivision plat.
5. KYTC entrance permit shall be required for new entrance to Tract 3.
6. Utility companies shall certify the final plat to ensure all necessary easements are in place.

LEGEND

- 1/2" IRON BAR W/ID CAP MARKED "LS2536" - FOUND
- ⊙ 1/2" x 18" STEEL BAR W/ID CAP MARKED "LS2536" - SET
- ⚡ UTILITY POLE



THE PURPOSE OF THIS PLAT IS TO DEPICT THE DIVISION OF THE SUBJECT PROPERTY INTO THREE TRACTS. FURTHER SUBDIVISION OF THIS PROPERTY WILL REQUIRE REVIEW AND APPROVAL BY THE GEORGETOWN-SCOTT COUNTY JOINT PLANNING COMMISSION. NEW ENTRANCES REQUIRE A KY DOT ENTRANCE PERMIT. NO EXISTING UTILITY OR DRAINAGE EASEMENTS ARE ELIMINATED OR OTHERWISE ALTERED BY THIS DIVISION.

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION OF MY OWN FREE WILL AND CONSENT.

PRELIMINARY ONLY-NOT FOR RECORDING OR USE IN TRANSFER
 DGS DEVELOPMENT Ltd. DATE
 508 FARRELL DRIVE
 FORT WRIGHT, KENTUCKY
 DWIGHT SCHELL
 (859) 331-4888

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

PRELIMINARY ONLY-NOT FOR RECORDING OR USE IN TRANSFER
 HEALTH DEPARTMENT REPRESENTATIVE DATE

I HEREBY ATTEST TO THE FOLLOWING TO THE BEST OF MY KNOWLEDGE, BELIEF, AND ABILITY: THIS PLAT DEPICTS A RURAL CLASS SURVEY MADE BY MYSELF USING THE METHOD OF RANDOM TRAVERSE WITH AN ERROR-OF-CLOSURE OF 1:27867 AND AN ACCUMULATED ANGULAR ERROR OF 00-01-37". BEARINGS AND DISTANCES HAVE NOT BEEN ADJUSTED FOR CLOSURE. BASIS OF BEARINGS SHOWN IS OBSERVED MAGNETIC BEARING ON OCTOBER 20, 2004. LAST DATE OF FIELD SURVEY WAS NOVEMBER 15, 2016.
 PRELIMINARY ONLY-NOT FOR RECORDING OR USE IN TRANSFER
 Wm. JOEL DAY, P.L.S. No. 2536 DATE



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

DECEMBER 27, 2016

FINAL SUBDIVISION PLAT
INDIAN CREEK FARMS
 DGS DEVELOPMENT, Ltd. - D.B. 383, Pg. 354/CAB. 11, SLIDE 378
 INDIAN CREEK ROAD, SADIEVILLE, SCOTT COUNTY, KENTUCKY

NOT VALID UNLESS THIS PRINT CARRIES THE ORIGINAL SEAL AND SIGNATURE