

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
AGENDA**

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

**I. COMMISSION BUSINESS**

- A. Approval of February invoices
- B. Approval of February 11, 2016 minutes
- C. Approval of February 24, 2016 Special Meeting minutes
- D. Approval of March agenda
- E. Items for postponement or withdrawal
- F. Consent Agenda

**II. NEW BUSINESS**

- A. PDP-2016-01 Scariot Equipment - Preliminary Development Plan for a 15,167 sq. ft. industrial building on 3.6 acres zoned BP-1, located on the east side of Corporate Drive, south of its intersection with Endeavor Drive in the Lanes Run Business Park.
- B. PSP-2016-07 Redus Kentucky - Preliminary Subdivision Plat for a 5-lot commercial subdivision on 37.02 acres zoned B-2, located on the northeast corner of Connect Road and Paris Pike.
- C. PDP-2016-08 Clark's Pump 'n Shop Store - Preliminary Development Plan for a new gas station/convenience store with drive thru on .9 acres zoned B-2, located on the southeast corner of Paris Pike and McClelland Circle. POSTPONED
- D. PDP-2016-09 Whitehouse Electric - Preliminary Development Plan for a 4,837 sq. ft. office/warehouse building on 2.2 acres zoned I-1, located at 109 Carley Drive in the Georgetown Industrial Park.
- E. PDP-2016-10 Amerson Farms Knife Barn - Preliminary Development Plan for a 3,750 sq. ft. retail store on 3 acres zoned B-1, located on the northeast corner of Cincinnati Road and Rogers Gap Road.
- F. PDP-2016-11 Core Controls - Preliminary Development Plan for a 9,750 sq. ft. industrial building on 2 acres zoned BP-1, located on the south side of Demand Court in the Lanes Run Business Park.
- G. PDP-2016-02 CSI Group Global HQ - Preliminary Development Plan for a 11,500 sq. ft. light industrial and professional office building on 6.62 acres, located on the corner of Corporate Blvd. and Technology Court in the Lanes Run Business Park. POSTPONED

**III. OTHER BUSINESS**

- A. Kennel definition discussion
- B. Election of Officers
- C. Update of previously approved projects and agenda items

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
REGULAR MEETING  
MINUTES  
February 11, 2016**

The regular meeting was held in the Scott County Courthouse on February 11, 2016. The meeting was called to order by Chair Rob Jones at 6:00 p.m. Present were Commissioners Jeff Caldwell, Janet Holland, Regina Mizell, Byron Moran, Steve Smith, Mark Sulski, and Frank Wiseman, Director Joe Kane, Planners Megan Chan and Matt Summers, Engineer Brent Combs, and Attorney Charlie Perkins. Absent was Commissioner John Shirley.

Motion by Holland, second by Caldwell, to approve the January invoices. Motion carried.

Motion by Mizell, second by Sulski, to approve the January 14, 2016 minutes. Motion carried.

Motion by Mizell, second by Holland, to approve the February agenda. Motion carried.

Postponements/Withdrawals

There were no items for postponement or withdrawal.

Consent Agenda

A representative of the MVH Industrial Piping application agreed to their conditions of approval and there were no comments from the public or Commission. Motion by Wiseman, second by Holland, to approve the MVH Industrial Piping application. Motion carried.

A representative of the Toyota Container Yard Parking Addition application agreed to their conditions of approval and there were no comments from the public or Commission. Motion by Sulski, second by Holland, to approve the Toyota Container Yard Parking Addition application. Motion carried.

PDP-2016-04 Lena Wise Property – Preliminary Development Plan for a 7,521 sq. ft. dog kennel on 4.52 acres zoned A-1 (Agriculture), located at 1364 Lexington Road.

Mr. Summers reviewed the staff report. He stated that the applicant has received approval from the Board of Adjustment for an animal clinic and a kennel. They also received a variance for the side yard setback, reducing it to 45'. He reviewed access (including sidewalks), parking, the existing residence (which will be used by the Humane Society), and landscaping.

He stated that the fence will be privacy fencing which will absorb more noise, rather than chain link. He noted that the sign will be a monument sign, and that the kennel will be soundproofed.

Regarding concerns from the neighboring property owners, the property owner to the south has a Conditional Use Permit to allow the owner to host weddings and other events on their property. He stated that the barn on that property to the edge of the outdoor recreational area for the dogs is approximately 785'. That, with the existing tree line, privacy fence, and the proposed evergreen trees should provide an adequate buffer and minimize the noise from the dogs that reaches that farm. Additionally the applicant agreed to keep all the dogs indoors if they are given 24 hours' notice of an event on the neighboring property.

He recommended approval with ten (10) conditions of approval, plus an eleventh (11) condition that no approval is being given at this time for the areas indicated on the plan as "future gravel drive," "future building," and "future expansion area."

Chairman Jones requested adding a condition #12 that requires removing the storage container from the plan.

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

Scott Tritsch, local Veterinarian and applicant, stated that there is no facility of this kind in Scott County, and that the kennel is an important part of the eventual large animal clinic on the site. He stated that there will be more dogs in the kennel during weekday business hours because part of the business is a dog daycare. He stated that when dogs are in the kennel, they are outside for very short periods of time, and that there is an indoor exercise/play area. He stated that the Humane Society will use the existing residence for their operation at no cost, and that the area around the residence will be cleaned up and landscaped.

Mr. Tritsch described the design of the building and sign, which will have no lighting. He stated that dogs cannot be heard barking when they are inside the kennel, which will be similar in construction to their new clinic on Southgate Drive. He stated that the boarded dogs do not see each other, that the cages and outdoor exercise areas are isolated.

Commissioner Smith asked about the large animal clinic. Mr. Tritsch described that operation and stated that plans will be submitted within the year.

Gene Thomas, Scott County Health Department, stated that the sanitary sewer system for the residence should suffice for the Humane Society use, as long as it is used for three or four people, and not for animal waste.

Chairman Jones asked Mr. Kane if this use will affect possible expansion of the Urban Service Boundary. Mr. Kane stated that it is zoned A-1 and not being served by sewer, so it shouldn't encourage further development to the south.

Roger Quarles, neighboring property owner, stated that the permit for the kennel and animal clinic was issued to Jack Wise, not the applicant. If the sale of the property goes through, the permit does not go with the property, in which case the applicant will need to apply to the Board of Adjustment again. Mr. Perkins stated that he understood that the application to the Board of Adjustment was a joint application, between the applicant and Mr. Wise, in which case it would not need to go before the Board again.

Mr. Quarles stated he has asked the Board of Adjustment by letter to rehear the case on the grounds that several misstatements of fact were given to the Board of Adjustment members. He submitted the letter for the record. He felt that the operation is not a kennel, but a daycare as Mr. Tritsch described. He also stated that the same type of services are available at the vet clinic at Great Crossings, and that the distance between the kennel and the venue where they will hold public events is not 1500', but approximately half that distance. He added that it was presented that it would be an immediate, large animal clinic. He felt that these misstatements had a bearing on the decision made by the Board of Adjustment, and asked the Commission to postpone the application until it is reheard by the Board of Adjustment.

Mr. Quarles also expressed concern about noise when potential clients are looking at the venue and asked for further noise abatement measures, such as relocation of the outdoor exercise area and additional screening.

Mr. Tritsch stated that the sound barrier (berm) will be 6'-8' in height, and that to his knowledge the Board of Adjustment was told that the distance between the two facilities is 800'-900', not 1500'. He stated that no other facility in Scott County offers dog daycare, and that 30-40 dogs would generate 30-40 cars.

Commissioner Smith asked if the outdoor dog exercise area could be moved to the opposite side of the building. Mr. Tritsch stated that there are exercise areas all around the building and there is not room to move them.

Mr. Perkins stated that Mr. Quarles' letter to the Board of Adjustment will be submitted to that Board for review and determination of whether the application needs to be reviewed again. He stated that the Board retains jurisdiction over the Conditional Use

Permit, and if conditions are violated, they can revoke it. As far as the Planning Commission is concerned, the application was approved. If the Board of Adjustment would withdraw the approval, then the Planning Commission approval is invalid.

Kriss Lowry, Scott County Humane Society, was sworn in by Mr. Perkins. She stated that they will keep some cats in the house, but dogs are not kept in the residence that will be their office. If a dog is kept it would be in foster care and not be there long.

The height of the berm was discussed. Mr. Quarles felt that because of the topography, it would not act as a sound barrier.

Mr. Tritsch agreed to keep the dogs inside when Mr. Quarles is showing the wedding barn to a potential client.

Chairman Jones expressed his support for the application.

**Motion by Holland, second by Wiseman, to approve the Preliminary Development Plan subject to the twelve (12) conditions of approval. Motion carried.**

PDP-2016-05 Lloyd Road Wireless Communication Facility – Preliminary Development Plan for a 195' lattice tower with a 4' lightning arrestor located on a 10,000 sq. ft. lease area zoned A-1, located on Stamping Ground Road, north of Lloyd Road.

Ms. Chan reviewed the staff report, stating that the dirt road accessing the site from Stamping Ground Road will be upgraded to a 12' wide gravel road with a 30' access and utility easement. The tower is located 699' from the closest residence, 500' from the nearest barn, and 475' from the nearest property line. She addressed the landscaping and fencing, and noted that all 21 application requirements in the Zoning Ordinance have been met. She then summarized the 13 design requirements in the Zoning Ordinance, which have also been met.

She addressed the Comprehensive Plan, the service gap in the area, and stated that this type of tower can be found throughout the county.

She recommended approval, subject to four (4) conditions.

David Pike, representing the applicant, introduced his witnesses, and stated that all requirements have been addressed and met. He noted the exhibits and documentation that were submitted, and proceeded to review that information.

He stated again that the application complies with all requirements, including the Comprehensive Plan, Zoning Ordinance, and Subdivision and Development Regulations. He stated that there are no existing towers near enough on which to co-locate, there will be no lighting on the tower, and noted the reports from the witnesses that all indicate

the application's compliance. He noted that lay opinion and aesthetics cannot be the basis for a denial of the application, and that health and environmental effects also cannot be considered by the Planning Commission because they are preempted by the FCC, and KRS re-adopted those FCC provisions. He stated that they are operating the facility in compliance with their FCC license.

Mr. Pike stated that now approximately 70% of emergency calls are made from cell phones, making the cell towers a matter of public safety. He asked that the pre-filed reports of the witnesses constitute their testimony.

Commissioner Smith asked what will happen to the tower if the contract with the property owner expires. Mr. Pike stated that they are required by State law and the terms of the lease to remove the tower if the lease is terminated, and State law requires removal of the tower if it is not used for six months.

Chairman Jones asked when the tower will be built. Mr. Pike stated that Planning Commission approval is the final approval needed, and he would expect the tower to be built within two years, and possibly sooner. Chairman Jones asked where the application falls within the sunset clause, which requires construction within two years, with a one-year extension if requested. Mr. Perkins stated that is consistent with State law. Mr. Pike stated that he would stipulate that.

Chairman Jones confirmed that three other providers can co-locate on the tower. Mr. Pike stated that the tower has the capacity to accommodate more, but because of the location of the tower and because other providers would be located lower on the tower, more than three would be unlikely.

Chairman Jones expressed concern that, if there is such a need for emergency call service, why has there been no sign of construction of the cell tower that was approved in Stamping Ground over a year ago. Mr. Pike asked staff to submit concerns to him about other Verizon towers and he will make inquiry about them.

Chip Richardson, Stamping Ground Road property owner, stated that he and his wife purchased 158 acres to the west of the proposed tower. He stated that directly across from him is what has been called the most historically rich area in Scott County. It was the homestead of the ninth Vice President of the United States, Richard Johnson. The Choctaw Academy is there in a state of disrepair, and he has made a commitment to help restore it. He is in negotiations with the Heritage Council to place an easement for the dormitory of the Academy.

Dr. Richardson also stated that he would like to construct a grass landing strip for his own sport aviation use. A 200' tower in his path is not conducive to this use. He expressed concern about whether the tower is actually needed, doubting the applicant's statement that there is a critical need for the area. He felt there are reasons to consider

postponing the application to look at another site within the radio frequency service area.

Commissioner Wiseman felt that the tower would not affect the historic integrity of the Choctaw Academy. Dr. Richardson stated that this commercial operation is directly across the road from an historic resource that will hopefully attract tourists to Stamping Ground once it is restored.

Commissioner Holland asked Ms. Chan if a tower was approved on Green Lane on the Jacobs property. Ms. Chan replied that she would have to research the issue. Mr. Perkins stated that regardless if there is one on Green Lane, this application meets the regulations. Commissioner Sulski asked Mr. Pike if he provided a co-location report. The search area was viewed and Mr. Perkins stated that Green Lane would be outside the search area. Mr. Pike stated that if there was a tower on Green Lane, they could not co-locate on it because there has to be the correct spacing between the existing sites.

Mr. Pike listed all the approvals they have received, and stated that the objections that were heard cannot be considered.

Dr. Richardson felt that there are inadequate studies that show the opportunity to co-locate.

Mr. Perkins stated that the required scientific evidence has been submitted that legally overrides the other concerns that have been expressed. Dr. Richardson felt that that does not preclude the Commission requiring a second, independent study to verify the biased studies commissioned by the applicant. Mr. Perkins stated that that is not feasible due to time constraints, budget, and the fact that the applicant provided studies certified by experts.

Mr. Perkins stated that to accuse the applicant of submitting biased reports is the same as accusing them of malpractice, and the Commission does not need to do that. If independent studies should be required, then the process should be changed for future applicants. Commissioner Sulski noted that in the past, both sides of the argument have presented expert testimony that conflicted. Mr. Perkins stated that in that case, the Commission must question the testimony.

Dr. Richardson stated that this is the first opportunity for public comment. There is no point in having a meeting if the Commission simply checks off items on a checklist. Notice requirements were discussed. Dr. Richardson felt the time period between being noticed and the public hearing was too short.

**Motion by Wiseman, second by Caldwell, to approve the Preliminary Development Plan subject to the four (4) conditions of approval. By roll call vote, motion carried 6-2 with Sulski and Smith dissenting.**

Update of previously approved projects and agenda items

Mr. Kane asked that a workshop be scheduled to review the FY 16-17 budget because it needs to be submitted to Fiscal Court on March 3. It was decided to schedule a workshop on Wednesday, February 24, at 4:30 p.m. in the Planning Office.

H.B. 55 Hours

Mr. Kane provided the Commissioners with a list of their H.B. 55 Continuing Education hours. He noted the Bluegrass ADD Regional Planning Meeting on March 15 at 2:00 at the ADD office that could provide additional hours.

Comprehensive Plan Subcommittees

Mr. Kane stated that they would like at least one Planning Commissioner to serve on each subcommittee, and that they can call or email the office to volunteer.

The meeting was then adjourned.

Respectfully,

\_\_\_\_\_  
Rob Jones, Chair

Attest:

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

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
SPECIAL MEETING  
MINUTES  
February 24, 2016**

The special meeting was held in the Planning Office on February 24, 2015. The meeting was called to order by Chairman Rob Jones at 4:30 p.m. Present were Commissioners Janet Holland, Regina Mizell, Mark Sulski, and Frank Wiseman, Director Joe Kane, and Attorney Charlie Perkins. Absent were Commissioners Jeff Caldwell, Byron Moran, John Shirley, and Steve Smith.

FY 16-17 Budget

Mr. Kane reviewed the proposed FY 16-17 budget, noting changes from FY 15-16, including fifty cent raises (as directed by the County Judge Executive). He noted that the request for City and County funding increased only slightly from the previous year, due to several areas of savings plus an increase in projected development fees. That issue was discussed briefly.

Commissioner Holland suggested increasing the amount paid to David Owens for videotaping the Planning Commission and County Board of Adjustment meetings. She felt that he has been dependable and hasn't received a raise for several years.

**After discussion, motion by Holland, second by Wiseman, to increase the pay for David Owens from \$100 per meeting to \$125 per meeting. Motion carried.**

Raises for the Planning Commissioners and Board of Adjustment members was then discussed. It has been many years since the Planning Commissioners received a raise, and it was doubted that the Board of Adjustment members have ever received a raise.

**After discussion, motion by Holland, second by Wiseman, to raise the pay for Planning Commissioners to \$300 per month, for the Chairman to \$450 per month, and for Board of Adjustment members to \$150 per month. Motion carried.**

Mr. Kane reported that Attorney Perkins has not received an increase in pay for the past two years. With the increase in work due to ongoing lawsuits, it was agreed to raise Mr. Perkins's pay from \$32,758 to \$36,358 annually.

Mr. Kane continued reviewing the rest of the line items, most notably Plan Review software which is being explored by the City and will allow for increased efficiency in plan review by allowing on-line access by other review agencies. He also noted aerial photography, which is due to be updated, and that that item will be presented separately from the regular Commission budget. He added that he would like the GIS Department to make an H.B. 55 presentation on the aerial photography project at an upcoming meeting in the Spring.

**After discussion, motion by Sulski, second by Mizell, to recommend approval of the FY 16-17 budget with the changes discussed, for a total of \$964,182. Motion carried.**

Pending Litigation

The Commission went into closed session to discuss pending litigation.

The Commission came out of closed session. No action was taken.

Respectfully,

\_\_\_\_\_  
Rob Jones, Acting Chairman

Attest:

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

**SCARIOT EQUIPMENT COMPANY**  
**Staff Report to the Georgetown-Scott County Planning Commission**  
**March 10, 2016**

**FILE NUMBER:** PDP-2016-01

**PROPOSAL:** Preliminary Development Plan for a 15,167 square foot industrial building in Lanes Run Business Park.

**LOCATION:** West Corporate Drive

**APPLICANTS:** Scariot Equipment Company  
200 Endeavor Drive  
Georgetown, KY 40324

**ENGINEER:** Brian Hayes  
Thoroughbred Engineering  
146 South Broadway  
Georgetown, KY 40324



**STATISTICS:**

Zone	BP-1
Surrounding Zones	BP-1
Acreage	3.6 acres
Water/sewer available	Yes/Yes
Access	Access via Corporate Blvd.
Waivers Requested	None

**BACKGROUND:**

The subject property is 3.6-acre lot in the Lanes Run Business Park on the east side of Corporate Drive south of its intersection with Endeavor Drive. The Applicant is requesting Preliminary Development Plan approval for a multi-phase development that includes two buildings and a shared loading and unloading area. The initial plan is to build the southernmost 15,000 SF metal building that will have an office area in the first bay facing Corporate Blvd. The second phase includes a matching building on the north side of the lot. Each is proposed to have a main entrance from Corporate Blvd. to serve the employee/guest parking lot. A third entrance from Corporate Blvd. between the two buildings will serve a shared loading unloading area and connect the two employee parking lots. The access points have adequate separation, but will need to be reviewed and approved by the Business Park Authority Board. The land is currently owned by the City of Georgetown, but is under contract to the applicant. The land will need to

be subdivided and some exiting right-of-way abandoned and amended prior to Final Development Plan approval. Two entrances from Corporate Blvd are proposed as part of phase one.

The southernmost building, the employee parking lot and the loading and unloading area on the north side of the southern building will be constructed in the first phase. The stormwater detention and water quality area will be sized for the entire site. Future building will require review and approval of an amended Final Development Plan by planning staff and approval of the building design by the Business Park Authority Board.

The subject property is zoned BP-1 and is in the Lanes Run Business Park. The BP-1 is the business park zone whose purpose is to allow light industrial and diverse high paying technological advanced jobs in a campus-type, natural setting. To achieve this, building siting, design and materials are regulated. The proposed use on the site, engineering/design, fabrication and assembly of custom machines for manufacturing is a permitted use in the Lanes Run Park under the category technical production facilities.

#### Building Standards

The Preliminary Development Plan shows a building that is 100' x 150'. The building design and materials will need to be approved by the Business Park Authority. The Business Park Authority is scheduled to meet to discuss building design and materials, but the meeting will be held after this report will be complete. The building as shown will meet minimum setbacks and the maximum building area coverage of 40% of the lot. The Planning Commission approval will be conditioned on approval of building design and materials by the Business Park Authority. It is recommend that an amended Final Development Plan be required for review and approval by Planning Commission staff at the time the future building is proposed. At that time, review and approval of the proposed design and building materials for the future building will also be required by the Business Park Authority Board.

#### Parking and Circulation and Landscaping

The proposed parking lot will be in front of the proposed building. The proposed use will have six (6) employees. The required parking for manufacturing/industrial uses is two spaces per three employees. The proposed parking is eleven (11) spaces. The proposed entrance and parking lot will require a modification of the existing cul-de-sac on Corporate Blvd. This modification of the public street and right-of-way will need to be coordinated with the City of Georgetown to assure all utilities are protected and retained in the future right-of-way and the curbing and sidewalks are reconstructed to City standards.

No internal VUA landscaping is required in loading and unloading areas. Internal VUA landscaping is required when a public or employee parking lot is 6000 square feet or 20 spaces. The proposed parking lot appears to require interior VUA landscaping. Landscaping is also required on the VUA perimeter facing Corporate Blvd. and a minimum of 10% canopy coverage is required on site. As noted earlier, there is existing right-of-way on the lot that will have to be abandoned by a future plat.

The applicant has provided a plan and calculations for interior VUA areas and landscaping. The plan appears to be able to meet all the requirements of the Landscape and Land Use Buffers Ordinance. A

specie-specific landscape plan will be required along with Final Development Plan submittal. It is requested that the existing treeline along the southern boundary of the lot be retained and protected where possible. No landscaping variances have been requested or are being recommended.

#### BIT Park Approval

The Georgetown Business Park Authority will meet on March 8, 2016. The applicant will have to return to the BIT Park Authority at a later date for approval of any future building design.

#### Stormwater

A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan.

#### Water and Sewer

The Final Development Plan shall include a Certification of Sewer by Georgetown Municipal Water and Sewer Service. Discharges of affluent shall be regulated by applicable local, state and federal agencies. There will be a hydrant required to serve the future building. Approval will be required by the Georgetown Fire Department of any future expansion.

#### Lighting and Signage

All signs shall be externally illuminated. No message board or scrolling type signs are permitted. Any freestanding monument sign shall be set back at least 10 feet from the edge of right-of-way, shall meet the BP-1 size and design standards, and shall require approval by the Business Park Authority.

Proposed building or parking lot lighting shall meet the standards for the BP-1 District. Maximum height of any lighting structures shall be 25'. Lighting structures are to be dark or neutral color. All parking, road and security lights shall be cut-off luminaries.

#### **RECOMMENDATION:**

Staff recommends **Approval** of the Preliminary Development Plan for a 15,167 parking, loading and unloading area and a future 15,167 SF industrial building, with the following conditions of approval:

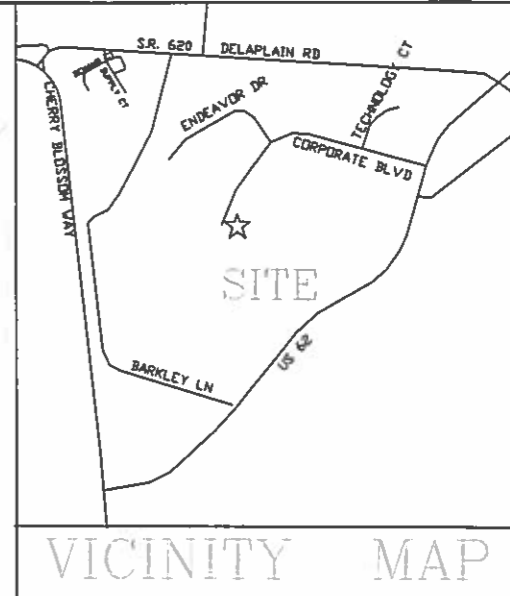
#### Conditions of Approval:

1. A Final Development Plan shall be submitted for review and approval of Planning Commission Staff for phase one construction. An amended Final Development Plan shall be submitted for review and approval of Planning Commission staff for any future phases, including the proposed future building.
2. Any future phases including signage, building design and materials will require review and approval of the Business Park Authority Board.
3. Reconstruction of the right-of-way of Corporate Blvd. shall be coordinated with the City of Georgetown.
4. No outdoor storage of materials is permitted. Existing outdoor material storage should be removed or screened from the road.

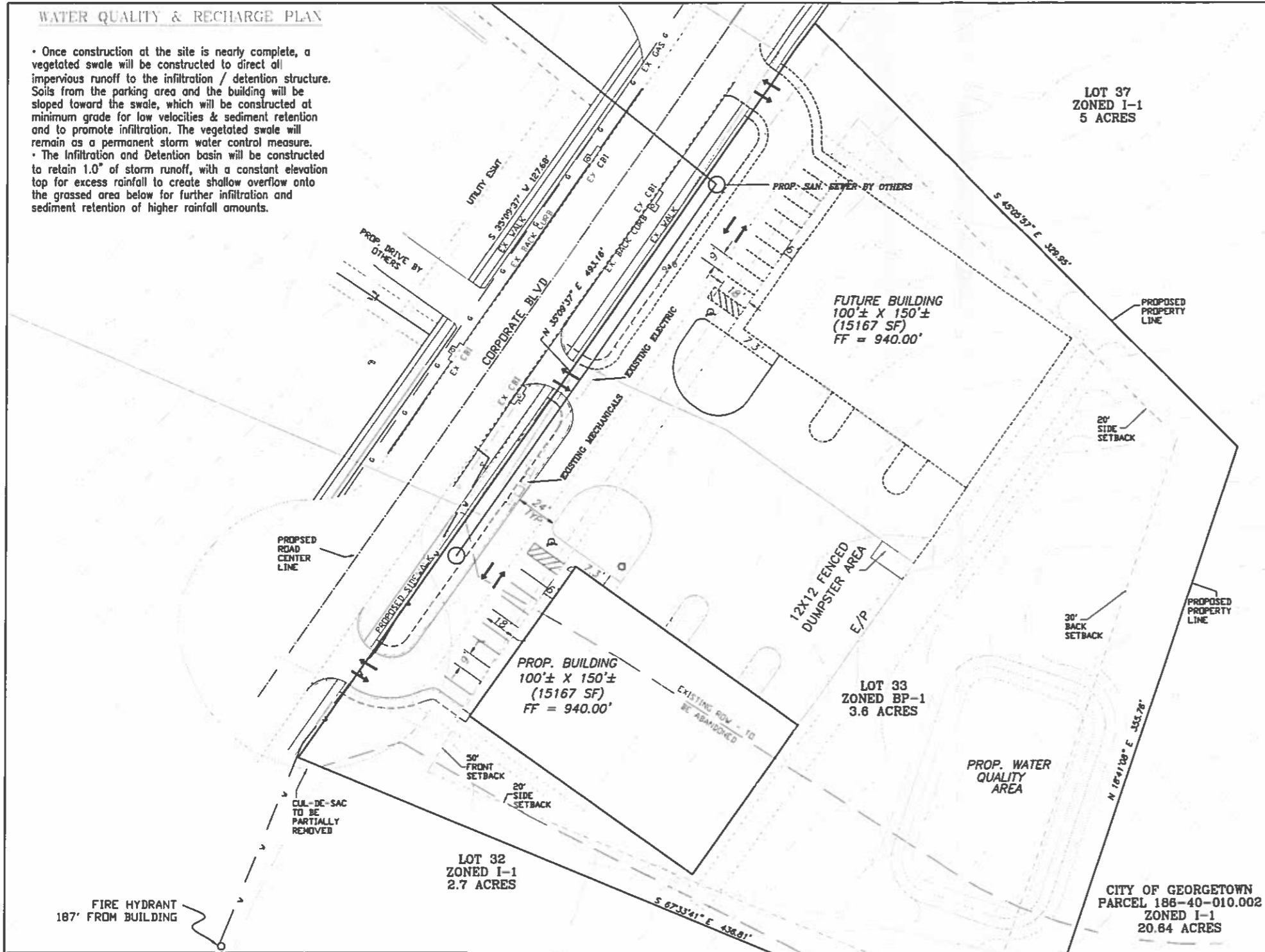
5. The applicant shall be responsible for providing landscaping which meets the minimum requirements of the Landscape and Land Use Buffer Ordinance on the Final Development Plan. A specie-specific landscape plan shall be included with the Final Development Plan. Existing treelines should be retained and protected where possible.
6. A Final Subdivision Plat shall be recorded, creating the new lot and amending the existing right-of-way prior to Final Development Plan approval.
7. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan.
8. Lighting fixtures shall meet the BP-1 standards.
9. All applicable requirements of the Georgetown Fire Department.
10. All applicable requirements of Georgetown Municipal Water and Sewer Service.
11. All applicable requirements of the *Subdivision & Development Regulations*.
12. 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.
13. 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.

**WATER QUALITY & RECHARGE PLAN**

• Once construction at the site is nearly complete, a vegetated swale will be constructed to direct all impervious runoff to the infiltration / detention structure. Soils from the parking area and the building will be sloped toward the swale, which will be constructed at minimum grade for low velocities & sediment retention and to promote infiltration. The vegetated swale will remain as a permanent storm water control measure.  
 • The Infiltration and Detention basin will be constructed to retain 1.0" of storm runoff, with a constant elevation top for excess rainfall to create shallow overflow onto the grassed area below for further infiltration and sediment retention of higher rainfall amounts.



**THOROUGHBRID ENGINEERING**  
 146 S. BROADWAY, GEORGETOWN, KY. 40324 SURVEYORS & ENGINEERS & PLANNERS (502) 863-1756



**SURVEYOR:**  
 KENNETH JOHNSON  
 146 S. BROADWAY  
 GEORGETOWN, KY  
 (502) 361-5761

- SITE TO BE USED FOR ENGINEERING/DESIGN, FABRICATION AND ASSEMBLY OF CUSTOM MACHINES FOR MANUFACTURING.
- BUILDING WILL BE DESIGNED AND FABRICATED BY AMERICAN BUILDINGS.
- IT WILL BE A CONCRETE SLAB ON GRADE, CONVENTIONAL STEEL TRUSS RIGID FRAME SPANNING 100'
- OVERALL HEIGHT 31'
- COLOR WILL BE LIGHT TAN STEEL UP HIGH WITH A BRICK OR STONE FACADE TO MEET SPECIFICATIONS.
- PROPOSED BUILDING TO BE BUILT AT PRESENT WITH FUTURE BUILDING SHOWN FOR POSSIBLE EXPANSION AT A LATER DATE.

**LAND OWNER(S):**  
 LANES RUN BUSINESS PARK ASSOCIATION  
 GEORGETOWN, KY 40324

**DEVELOPER(S):**  
 SCARIOT EQUIPMENT COMPANY  
 200 ENDEAVOR DRIVE  
 GEORGETOWN, KY 40324

**ENGINEER(S) OF RECORD:**  
 BRIAN K. HAYES, P.E.  
 KY #23196

**SITE SUMMARY:**  
 SITE AREA: 3.59± ACRES  
 ZONING: BP-1 AND I-1 ENHANCE  
 USE: ENGINEERING/DESIGN, FABRICATION, AND ASSEMBLY OF CUSTOM MACHINES FOR MANUFACTURING

**FRONTAGE:** 490± FT  
**BUILDING SETBACK:**  
 FRONT: 50 FT  
 SIDE: 12 FT  
 BACK: 25 FT  
**BUILDING COVERAGE:** 15,167± SF (10% OF LOT)  
**MAX. COVERAGE:** 40% OF LOT  
**BUILDING HEIGHT:** 31 FT  
**MAX. HEIGHT:** 3 STORIES OR 40 FT  
**SEWAGE:** KITCHEN + OFFICE MUNICIPAL (NO INDUSTRIAL WASTE)  
**SIGNAGE:** NOT PLANNED  
**GROUND MONUMENT:** 6-FT HEIGHT  
 100-SF MAX  
 10-FT SETBACK

**MAX. EMPLOYEES/SHIFT:** 6  
**PARKING REQUIRED:** 4 SPACES  
 (2 SPACES FOR EVERY 3 EMPLOYEES)  
**PARKING PROVIDED:** 11 SPACES

**PARKING (VUA):** 6,847 SF  
**INTERIOR LANDSCAPING AREA:** 1,050 SF  
**PERIMETER LANDSCAPING:** 4x255 = 1,020 SF  
**LOADING/UNLOADING VUA:** 17,437 SF  
**TOTAL VUA:** 24,284 SF

**EXISTING TREE CANOPY:** 12,573 SF  
**REQUIRED TREE CANOPY:** (5%) 7,841 SF  
**PROPOSED TREE CANOPY:** (6.2%) 9787 SF

- STANDARD REQUIREMENTS**
1. SITE SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THIS PLAN. ANY DEVIATION FROM THE PLAN, INCLUDING LANDSCAPING, SHALL FIRST BE APPROVED BY THE PLANNING DIRECTOR AND THE COMMISSION ENGINEER. MAJOR MODIFICATIONS OF THE PLAN SHALL FIRST BE APPROVED BY THE PLANNING COMMISSION.
  2. STORM DRAINAGE FACILITIES, INCLUDING RETENTION BASINS, SHALL BE MAINTAINED FOR PROPER FUNCTIONING FREE OF ANY DEBRIS, SILT, OR TRASH.
  3. A CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED AND THE BUILDING SHALL NOT BE OCCUPIED UNTIL ALL SITE IMPROVEMENTS SHOWN ON THE FINAL DEVELOPMENT PLAN LISTED IN THESE CONDITIONS ARE EITHER INSTALLED, OR A BOND OR IRREVOCABLE LETTERS OF CREDIT IS ISSUED TO THE PLANNING DIRECTOR FOR 125% OF THE COST OF THE WORK REMAINING TO BE DONE, AS SUBSTANTIATED BY COST ESTIMATES APPROVED BY THE PLANNING DIRECTOR. LANDSCAPING MUST BE CERTIFIED AS COMPLETE BY THE LANDSCAPE INSPECTOR OR BONDED AS DESCRIBED ABOVE.
  4. THERE SHALL BE NO GRADING OR CONSTRUCTION UNTIL THE FINAL DEVELOPMENT PLAN HAS BEEN APPROVED AND SIGNED BY THE PLANNING COMMISSION, EXCEPT AS CONSTRUCTION DRAWINGS ARE APPROVED BY THE PLANNING DIRECTOR FOR SITE DEVELOPMENT. THE BUILDING PERMIT SHALL NOT BE ISSUED UNTIL THE FINAL DEVELOPMENT PLAN IS APPROVED AND SIGNED.

**DATE**

OWNER'S SIGNATURE

**CERTIFICATION OF OWNERSHIP AND DEDICATION**  
 I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I (WE) HEREBY ADOPT THIS PLAN/PLAT OF THE DEVELOPMENT WITH MY (OUR) OWN FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEY, 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.

\_\_\_\_\_, 20\_\_\_\_

OWNER'S SIGNATURE

**CERTIFICATION OF PRELIMINARY DEVELOPMENT PLAN APPROVAL**

I HEREBY CERTIFY THAT THE DEVELOPMENT PLAN SHOWN HEREIN 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 AND THAT IT HAS BEEN APPROVED FOR CONSTRUCTION AND OBTAINING BUILDING PERMITS.

\_\_\_\_\_, 20\_\_\_\_

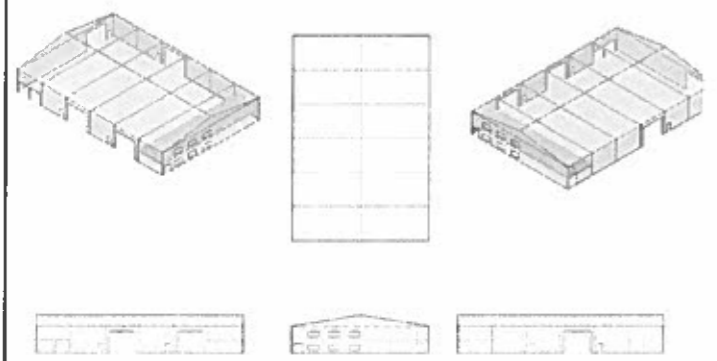
CHAIRMAN, SCOTT JOINT PLANNING COMMISSION

**CERTIFICATION OF GEORGETOWN DEVELOPMENT AUTHORITY APPROVAL**  
 I hereby certify that the development plan or subdivision plat shown hereon has been reviewed and found to comply with the Georgetown Development Authority guidelines, including any conditions of approval or exceptions, noted hereon.

\_\_\_\_\_, 20\_\_\_\_

Development Authority Chairperson

**CONCEPTUAL DRAWINGS**



PRELIMINARY DEVELOPMENT PLAN  
**SCARIOT EQUIPMENT COMPANY**  
 Lot 33  
 CORPORATE BLVD  
 GEORGETOWN, SCOTT COUNTY, KY

DATE: 02-29-16  
 SCALE: 1" = 30'  
 DRAWN BY: KJW  
 REVISIONS:  
 ACAD NAME: SCARIOT  
 JOB NUMBER: 215

**LANDSCAPE NOTES**

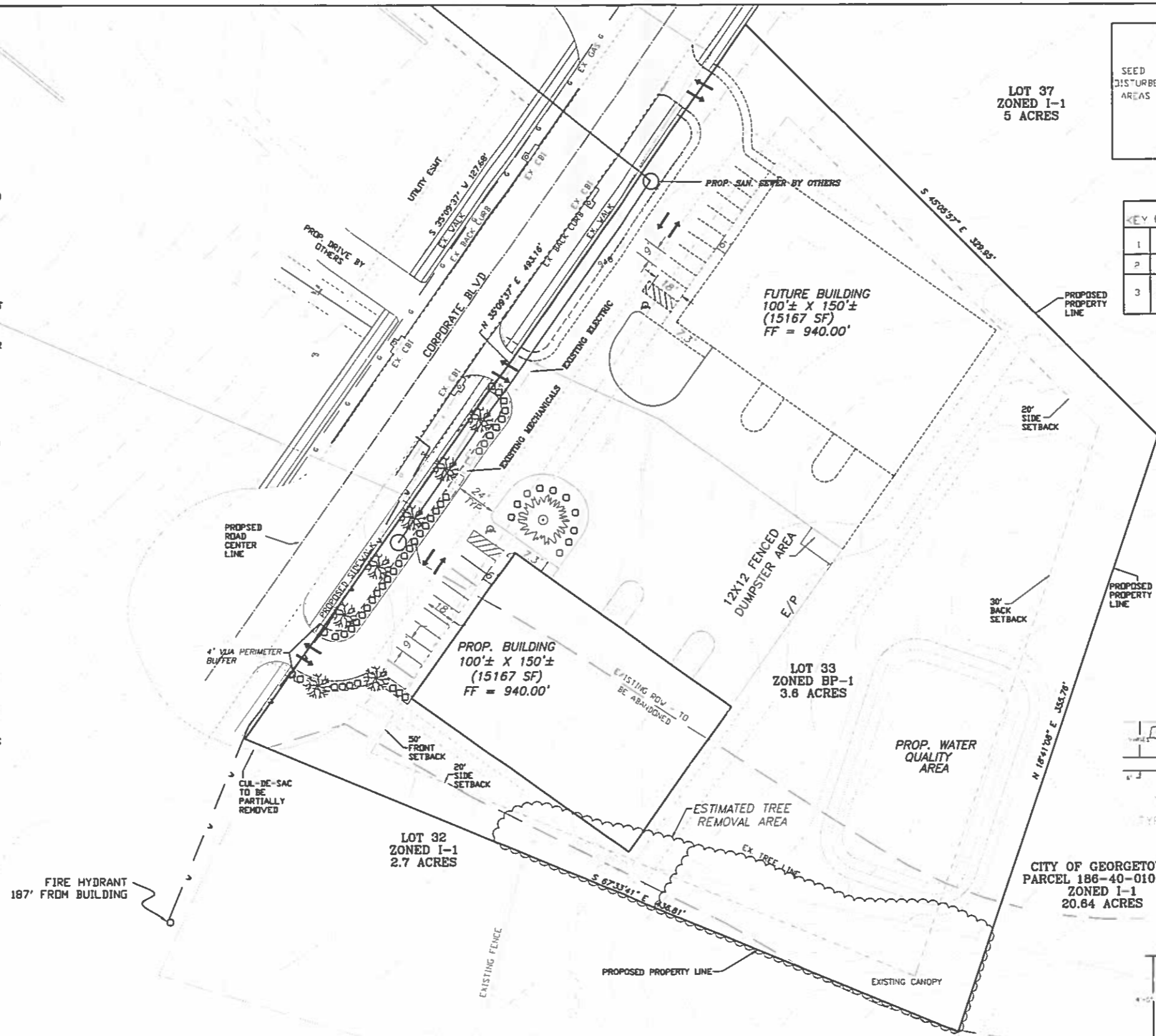
1. THIN BRANCHES AND FOLIAGE BY 1/3 RETAINING NORMAL PLANT SHAPE, BUT NEVER CUT THE LEADER. REMOVE ALL BROKEN DISEASED OR WEAK BRANCHES AND MAKE ALL CUTS FLUSH WITH AS LITTLE STUB AS POSSIBLE.
2. PLANTS SHALL RETAIN SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.
3. DO NOT BREAK ROOTBALLS AND DO NOT ALLOW AIR POCKETS TO FORM WHILE BACK-FILLING.
4. TREES SHALL BE REMOVED AND REPLACED IF DEFOLIATION OR BROWNING OCCURS WITHIN 3 DAYS OF PLANTING.
5. MULCH ALL PLANTS AND PLANT BEDS AS PER DETAILS. SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING. EXTEND MULCH BEYOND SAUCER BERM AS SHOWN.
6. ALL ROOTBALLS REMOVED FROM CANS SHALL BE SCARIFIED PRIOR TO BACKFILLING AND SCARIFY ALL EDGES AND WALLS OF PLANT PITS 4-INCHES DEEP.
7. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF PLANT MATERIAL AS PER PLANS AND SCHEDULE IS FOR CONTRACTOR CONVENIENCE ONLY.
8. PLANT MATERIAL LOCATIONS TO BE STAKED ON SITE. RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT BEFORE INSTALLATION.
9. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED.
10. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE COMMENCING CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY DAMAGE DURING CONSTRUCTION.
11. MAINTENANCE FOR PLANT MATERIAL SHALL INCLUDE WATERING, SPRAYING, MULCHING, MOWING OF LAWNS, FERTILIZING, PRUNING, ETC., AND IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR UNTIL FINAL APPROVAL BY LANDSCAPE ARCHITECT AND OWNER.
12. THE OWNER SHALL PROVIDE WATERING, AND THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE FIRST YEAR'S MAINTENANCE.
13. ALL PLANT MATERIAL ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER BEFORE, DURING, AND AFTER INSTALLATION.
14. ALL PLANT MATERIAL SHALL CONFORM TO THE SIZE AND QUALITY AS SPECIFIED IN "AMERICAN STANDARDS FOR NURSERY STOCK"-CURRENT EDITION.
15. ALL DISTURBED AREAS NOT TO BE PLANTED ARE TO BE SEEDED UNLESS OTHERWISE NOTED. SEE SEED MIXTURE ON PLANTING SCHEDULE.
16. ENTIRE AREA OF ISLAND TO BE 3" MULCH BED OVER TOPSOIL. TOPSOIL EXTENDS FROM MULCH TO SUBGRADE.
17. A 12" STRIP OF SOD SHALL BE PLACED ALONG BACK OF CURB IN ALL DISTURBED AREAS WITH THE EXCEPTION OF ISLANDS.

**SITE STATISTICS**

INTENDED USE - DESIGN THROUGH FABRICATION ZONE - BP-1 AND I-1 ENHANCE  
 TOTAL AREA - 3.59± ACRES  
 BUILDING AREA - 15,167 Sq.Ft.  
 PARKING V.U.A. - 6,847 Sq.Ft.  
 INTERIOR LANDSCAPING - 1,050 Sq.Ft.  
 LOADING/UNLOADING V.U.A. - 17,437 Sq.Ft.  
 TOTAL V.U.A. - 24,294 Sq.Ft.  
 MAX. EMPLOYEES PER SHIFT - 6  
 PARKING REQUIRED - 4 SPACES  
 (TWO SPACES FOR EVERY 3 EMPLOYEES)  
 PARKING PROVIDED - 10 SPACES  
 PROP. V.U.A. INTERIOR TREES - 1  
 PROP. V.U.A. PERIMETER TREES - 11  
 EXISTING TREE CANOPY - 13,403 Sq.Ft.  
 PROPOSED TREE CANOPY - (6.2X) 9,787 Sq.Ft.  
 REQUIRED TREE CANOPY - (5X) 7,841 Sq.Ft.

**CERTIFICATION OF GEORGETOWN DEVELOPMENT AUTHORITY APPROVAL**  
 I hereby certify that the development plan or subdivision plot shown hereon has been reviewed and found to comply with the Georgetown Development Authority guidelines, including any conditions of approval or exceptions, noted hereon.

\_\_\_\_\_, 20\_\_\_\_  
 Development Authority Chairperson

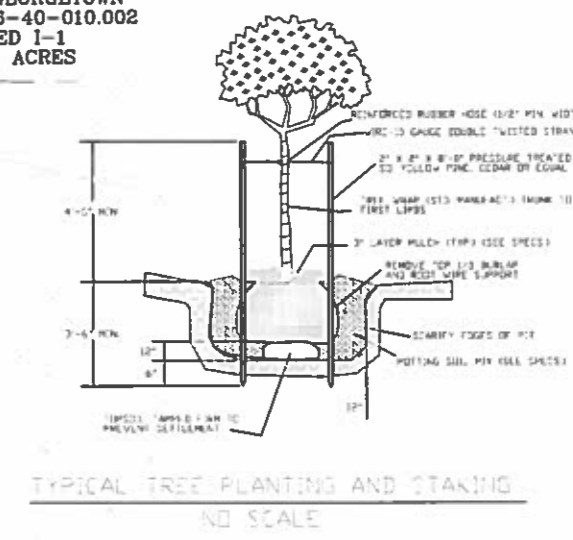
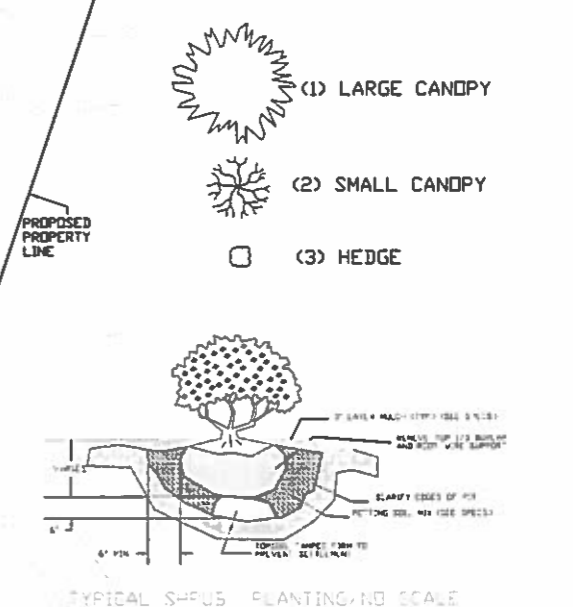


SEED DISTURBED AREAS	FESTUCA AR. NODINALCA	KENTUCKY 31 FESCUE	SEED TO GRASS 7#/1,000 SF	65% SEED MIX. SEE SPECS
	AGRESTIS ALBA	RED TOP	SEED TO GRASS 7#/1,000 SF	10% SEED MIX. SEE SPECS
	FESTUCA R. BRA	CREEPING RED FESCUE	SEED TO GRASS 7#/1,000 SF	20% SEED MIX. SEE SPECS
	TRIFOLIUM REPENS	WHITE CLOVER	SEED TO GRASS 7#/1,000 SF	5% SEED MIX. SEE SPECS

**PLANTING SCHEDULE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
1	1	GLEDITSIA TRIACANTHOS	HENRY DUSTY	3/4"	4B	40" CC UNST. ANY D
2	7	HALIS	CRABAPPLE	1 3/4" CAL.	B&B	25" CC UNST. LEAFED
3	74	EUNYMUS ALATIS 'COMACTA'	DWARF BURNING BUSH	24" 30" HT.	B&B	4" CC

NOTE: DEVELOPER MAY SUBSTITUTE TREE TYPES, WITH APPROVAL FROM THE GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION.



**THOROUGHbred ENGINEERING**  
 148 S. BROADWAY, GEORGETOWN, KY. 40324 SURVEYORS • ENGINEERS • PLANNERS (606) 863-1756  
 DATE: 02-23-16  
 DRAWN BY: KJW  
 JOB NUMBER: 215  
 SCALE: 1" = 30'  
 REVISION:  
 ACAD NAME: SCARIOT  
**SCARIOT EQUIPMENT COMPANY**  
 LANDSCAPING PLAN  
 LOT 33  
 CORPORATE BLVD  
 GEORGETOWN, SCOTT COUNTY, KY

# SEC

of Equipment Company  
200 Endeavor Dr.  
Bartlett, KY 40324  
859-983-0355  
info@sec-usa.com



CONCEPT DRAWING

THE DEVELOPER CERTIFIES THAT THE DEVELOPMENT PLAN IS IN ACCORDANCE WITH THE ZONING ORDINANCES OF THE CITY OF BARTLETT, KY AND THAT THE DEVELOPER HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BARTLETT, KY AND THE KY DEPARTMENT OF REVENUE AND THE KY DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION.

CERTIFICATION OF OWNERSHIP AND DEDICATION

I, the undersigned, being the owner of the property shown on the attached plat, hereby certify that the development plan is in accordance with the zoning ordinances of the City of Bartlett, KY and that I have obtained all necessary permits and approvals from the City of Bartlett, KY and the KY Department of Revenue and the KY Department of Transportation and Construction.

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DRAWING NUMBER: 18-001-01

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PROJECT NUMBER: 18-001

DRAWING NUMBER: 18-001-01

**REDUS KENTUCKY**  
**Staff Report to the Georgetown-Scott County Planning Commission**  
**March 10, 2016**

**FILE NUMBER:** PSP-2016-07

**PROPOSAL:** Preliminary Subdivision Plat for a 5-lot commercial subdivision.

**LOCATION:** Northeast corner of Connector Road and Paris Pike

**APPLICANTS:** Redus Kentucky, LLC  
3563 Philips Hwy., Suite 601E, Jacksonville, FL 32237

**ENGINEER:** Joel Day  
Meridian and Assoc.  
120 East Main Street  
Georgetown, KY 40324



**STATISTICS:**

Zone	B-2 (Highway Commercial)
Surrounding Zones	B-2, A-1, R-2
Acreage	37.02 acres
Water/sewer available	Yes/Yes
Access	Access via Connector Road and Paris Pike
Waivers Requested	None

**BACKGROUND:**

The subject property is 37.02-acre lot on the corner of Connector Road and Paris Pike in the City of Georgetown. The applicant is proposing to subdivide the large tract into five tracts of various sizes with a shared access and utility easement. The subject property was approved for a large shopping center with multiple outlots in 2007 as part of Thoroughbred Center Preliminary Development Plan (PDP 2007-31). The project stalled with the economic downturn in 2008 and the property was foreclosed by Wells Fargo Bank around that time. The Bank has been marketing the property for a number of years. At this point they would like to vacate the approval for the commercial center and receive approval for a preliminary subdivision plat for two smaller outlots and three large tracts. The individual tracts will be marketed to potential buyers. The lots will be accessed and served by utilities through shared access and utility easements. If approved, a Final Subdivision Plat will still be required prior to subdivision and sale of the

individual lots. Some utility improvements may still need to be made to extend utilities to serve the individual lots.

**Proposed Layout:**

The Preliminary Subdivision Plat relocates the entrance on Connector Road approximately 750 feet to the north from the location shown on Thoroughbred Center (PDP 2007-31). The proposed entrance location on Connector Road appears to have adequate site distance. Approval of the proposed entrance by Kentucky Transportation Cabinet (KYTC) will be required prior to Final Subdivision Plat approval. A traffic study along with improvements to Connector Road may be required at the time of Preliminary Development Plan submittal for the individual lots depending on the intensity of development proposed on those lots.

**Access:**

The access and utility easements generally conform to known plans in the area. The Preliminary Subdivision Plat is showing an access and utility easement along the eastern boundary of the property. There is a stub out on the Rocky Creek residential property to the east. This alignment of the access easement will allow for the future connection to Rocky Creek and for a potential connector road through the Finley property should it be developed. The access easement from Connector Road is wide enough to provide a consolidated entrance that can serve multiple properties.

**Utilities and buffers:**

All utilities are in place to serve the larger tract. However, sewer improvements and extensions and other utility extensions will be required prior to Final Plat approval for the proposed subdivided tracts. In any case, the Final Subdivision Plat will require approval from the Georgetown Fire Department, GMWSS and other utility providers. A 15' Landscape buffer is required between B-2 zoned property and agricultural and residentially zoned property. The applicant has shown the landscape buffer. The Final Subdivision Plat should amend the utility easement where necessary to avoid conflicts between the landscape buffer and proposed utility easements

**RECOMMENDATION:**

Staff recommends **Approval** of the Amended Preliminary Subdivision Plat for five commercial tracts. As part of that approval, staff suggests that the Planning Commission attach the following conditions:

Conditions of Approval:

1. All applicable requirements of the *Subdivision & Development Regulations*.
2. All applicable requirements of the *Zoning Ordinance*.
3. The Landscape Buffer between residential area and commercial area shall be amended to eliminate conflicts between the buffer and the proposed access and utility easement on the Final Subdivision Plat.
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 plan.
5. KYTC shall approve the proposed entrance location prior to Final Subdivision Plat approval.

I HEREBY CERTIFY THAT COLUMBIA GAS / KENTUCKY UTILITIES / G.A.W.S.S. / AT&T / KY-AMERICAN WATER CO. SHALL SUPPLY THE REDUS PROPERTY SHOWN HEREON WITH GAS SERVICE / ELECTRIC SERVICE / SEWER SERVICE AND THAT THE PROPOSED UTILITY EASEMENTS MEET THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER APPLICABLE REQUIREMENTS. PRELIMINARY ONLY--NOT FOR RECORDING OR USE IN TRANSFER FOR COLUMBIA GAS CO.

FOR: KUL/CE  
 PRELIMINARY ONLY--NOT FOR RECORDING OR USE IN TRANSFER FOR G.A.W.S.S.

FOR: AT&T  
 PRELIMINARY ONLY--NOT FOR RECORDING OR USE IN TRANSFER FOR KY-AMERICAN WATER CO.

\* THIS LOCATION HAS A MINIMUM SIGHT-DISTANCE OF 307', WHICH WOULD BE ADEQUATE AT A POSTED SPEED OF 45 M.P.H. SIGHT DISTANCE MUST BE VERIFIED BY KY D.O.T. AND A PERMIT GRANTED BY KY D.O.T. BEFORE CONSTRUCTION OF ENTRANCE MAY BEGUN.

KY D.O.T. ENTRANCE PERMIT REQUIRED FOR NEW ENTRANCE. FUTURE LAND USE MAY REQUIRE IMPROVEMENTS TO CONNECTOR ROAD.

\* PROPOSED JOINT ENTRANCE

**SITE STATISTICS**

ZONING BUSINESS (B-2)

NUMBER OF LOTS 5

MIN. LOT SIZE 1.28 AC.

MAX. LOT SIZE 11.16 AC.

TOTAL AREA 37.02 AC.



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

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

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

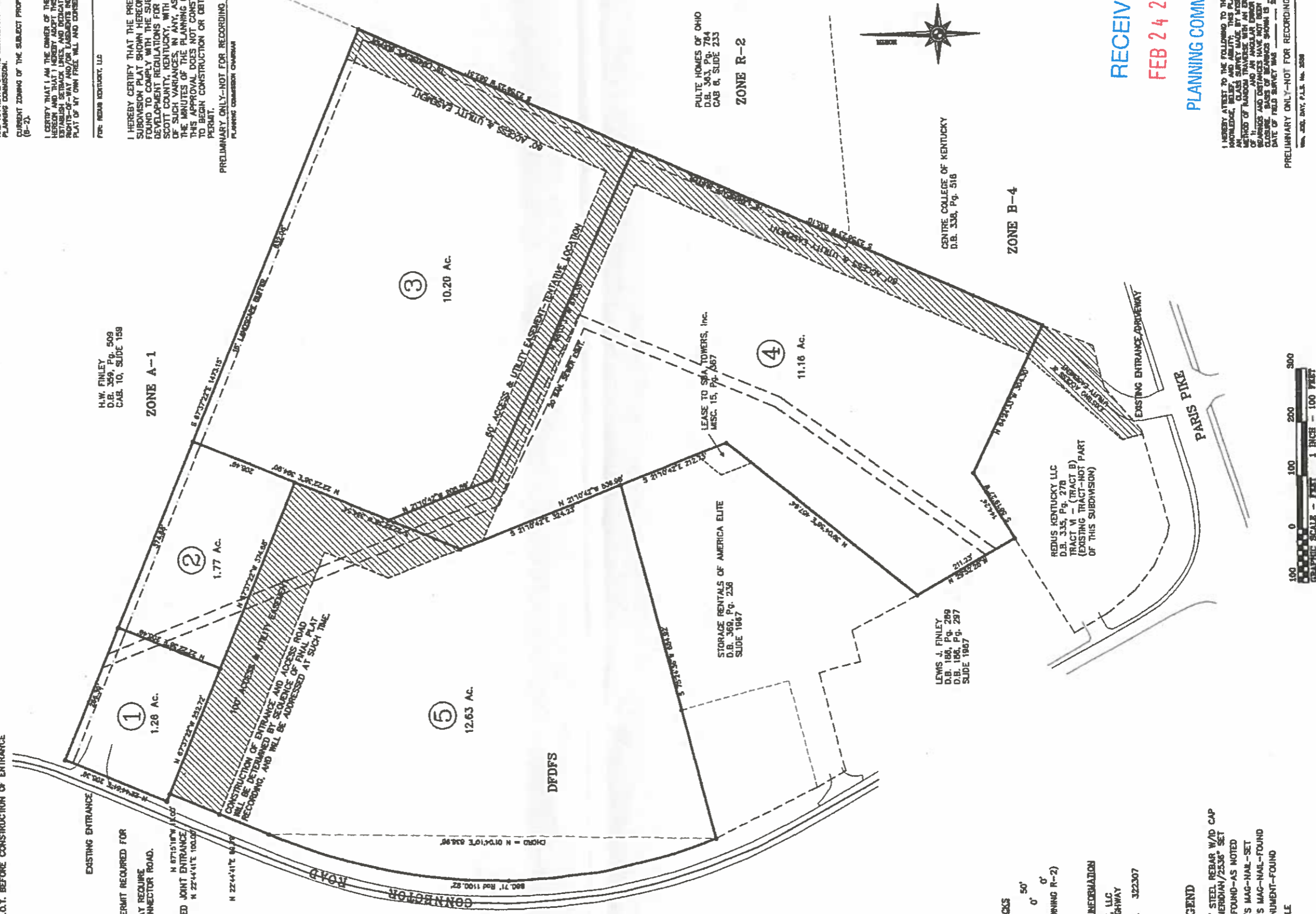
I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AND THAT I HEREBY ADAPT THIS PLAN OF SUBDIVISION, ESTABLISH SETBACK LINES, AND DEDICATE ANY PUBLIC RIGHTS TO THE PUBLIC AS SHOWN AND NOTED UPON THIS PLAT TO MY OWN FREE WILL AND CONSENT.

FOR: REDUS KENTUCKY, LLC DATE

I HEREBY CERTIFY THAT THE PRELIMINARY SUBDIVISION PLAT 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, IN 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.

PRELIMINARY ONLY--NOT FOR RECORDING OR USE IN TRANSFER

PLANNING COMMISSION CHAIRMAN DATE



**B-2 ZONE SETBACKS**

FRONT 50'

SIDEYARD 0'

REAR 0'

(25' WHERE ADJOINING R-2)

**OWNER CONTACT INFORMATION**

REDUS KENTUCKY, LLC  
 3565 PHILLIPS HIGHWAY  
 SUITE 601E  
 JACKSONVILLE, FL 322307  
 HANK BURNEY  
 (770) 262-7457

- LEGEND**
- 1/2" x 16" STEEL REBAR W/D CAP
  - MARKED "MERIDIAN/2556" SET
  - IRON BAR FOUND--AS NOTED
  - SURVEYOR'S MAG--NAIL-SET
  - SURVEYOR'S MAG--NAIL-FOUND
  - R.O.W. MONUMENT--FOUND
  - UTILITY POLE

RECEIVED  
 FEB 24 2016  
 PLANNING COMMISSION

I HEREBY ATTEST TO THE FOLLOWING TO THE BEST OF MY KNOWLEDGE, CLASS SURVEY MADE BY MERIDIAN ASSOCIATES, INC. IN ACCORDANCE WITH THE METHOD OF RANDOM TRAVERSE WITH AN ERROR-OF-CLOSURE OF 1:100,000 AND AN ANGULAR ERROR OF CLOSURE OF 1:100,000. THE SURVEY WAS ASSISTED FOR CLOSE BY MEASUREMENTS SHOWN AS DATE OF FIELD SURVEY WAS 2016.

PRELIMINARY ONLY--NOT FOR RECORDING OR USE IN TRANSFER



**MERIDIAN ASSOCIATES**  
 120 EAST MAIN STREET - SUITE A  
 GEORGETOWN, KENTUCKY 40324  
 TELEPHONE (606) 663-0070  
 jday@meridianassoc.com

FEBRUARY 15, 2016

PRELIMINARY SUBDIVISION PLAT  
**REDUS KENTUCKY, LLC**  
 CONNECTOR ROAD & PARIS PIKE  
 GEORGETOWN, SCOTT COUNTY, KENTUCKY

NOT A BOUNDARY SURVEY--DOES NOT COMPLY WITH 201 KAR 18:150

**CLARKS PUMP 'N SHOP STORE**  
**Staff Report to the Georgetown-Scott County Planning Commission**  
**March 10, 2016**

**FILE NUMBER:** PDP-2016-08

**PROPOSAL:** Preliminary Development Plan for new Gas Station/Convenience Store with drive thru.

**LOCATION:** 2001 Paris Pike

**APPLICANTS:** Clark Central, LLC.  
101 Wheatley Road  
Ashland, KY 40004

**ENGINEER:** Jason Harrod  
BCD, Inc.  
1962 Filiatreau Lane  
Bardstown, KY 40004



**STATISTICS:**

Zone	B-2
Surrounding Zones	B-2
Acreage	0.9 acres
Water/sewer available	Yes/Yes
Access	Access via Paris Pike
Waivers Requested	None

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**BACKGROUND:**

Postponed until the April 14<sup>th</sup> Planning Commission meeting

**WHITEHOUSE ELECTRIC**  
**Staff Report to the Georgetown-Scott County Planning Commission**  
**March 10, 2016**

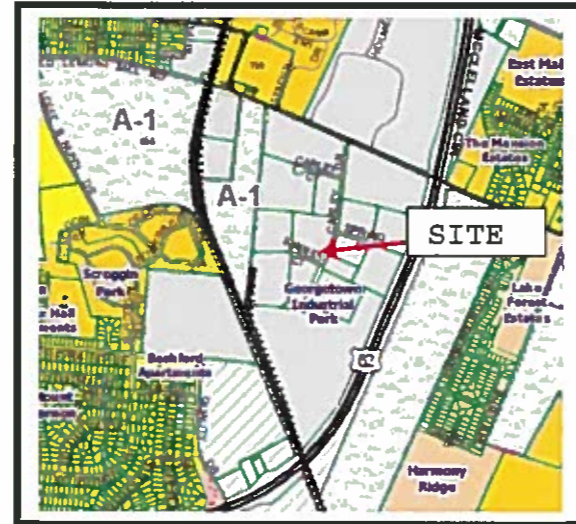
**FILE NUMBER:** PDP-2016-09

**PROPOSAL:** Preliminary Development Plan for a 4837 sf office/warehouse building in Georgetown Industrial Park.

**LOCATION:** 109 Carley Drive

**APPLICANTS:** Whitehouse Electric  
475 Connector Road  
Georgetown, KY 40324

**ENGINEER:** John W. Hunt, PE, PLS  
MLH Civil Engineers, PLLC  
P.O. Box 910379  
Lexington, KY 40591



**STATISTICS:**

Zone	I-1
Surrounding Zones	I-1
Acreage	2.2 acres
Water/sewer available	Yes/Yes
Access	Access via Carley Drive
Waivers Requested	gravel storage yard

**BACKGROUND:**

The subject property is 2.2-acre lot on the northwest corner of Carley Drive and Summer Court in Georgetown Industrial Park in the City of Georgetown. The Applicant is proposing to build a 4837 square foot office and warehouse building with an equally sized future addition shown.

The employee parking is sized for the current use only. The proposed use is an Electrical Contractor Office for 950 SF and the remaining building will be a warehouse for the storage of bulk materials and equipment for the electrical contracting business. The outside area will include a large fenced equipment and material storage yard. A portion of the outdoor storage area is proposed to be graveled. There is a secondary access proposed from Summer Court. The subject property was previously approved for an Ashley Furniture warehouse (PDP 2008-06). The previous approval will be vacated if the new Preliminary Development Plan is approved. The subject property is in the Royal Springs Aquifer

Recharge Area and review of the Royal Spring Wellhead Protection Committee was required. That meeting was held on February 25<sup>th</sup>. The recommendation of that Committee was that the loading and unloading area be incorporated into the paved area and that the gravel storage area be limited to non-hazardous materials.

**Proposed Layout:**

The Preliminary Development Plan proposes a rectangular building with the entrance facing Carley Drive. The main parking area will be in front of the building. Nineteen parking spaces are proposed, fourteen of which are shown in the front lot. Five spaces are shown in an asphalt parking pad in the rear of the property. The paved front lot is shown with a gate on the west side that will access a large gravel equipment and material storage yard. The lot is triple frontage with an access road to Minova in the rear of the lot.

The proposed outdoor storage will require a conditional use permit from the Scott County Board of Adjustment. The application for the outdoor storage CUP is scheduled to be heard by the SCBOA on Thursday March 3<sup>rd</sup>. That meeting will be held after this staff report is complete. Compliance with the requirements of the SCBOA will be made a condition of approval of this staff report.

The use proposed is a permitted use in the I-1 (Light Industrial) zone district, subject to it meeting all the standards of the Zoning Ordinance setback and area requirements and the site design standards of the Subdivision and Development Regulations.

**Parking and Circulation:**

The proposed Development Plan meets the minimum parking requirements. The standard used is one space per 150 SF of office area, one space per every two employees and one space per every service vehicle. With this standard eighteen (18) spaces are required; nineteen (19) spaces are being provided. The plan shows a curb cut in the center of the lot on Carley Drive that will direct vehicles straight onto the site. The main parking lot will be to the right off the main drive; straight will take you to a gate and through the gate the main gravel storage yard and loading and unloading area. It is recommended that at a minimum the loading and unloading area and any heavily used areas be paved. Only areas that will be material storage areas should be left unpaved.

The proposal shows a secondary access off Summer Court. It is recommended that the concrete parking pad in the storage area be moved to the front of the lot and combined with other paved areas to separate vehicle areas from material storage areas. No sidewalks exist along the public streets in the Industrial Park. No new sidewalks are proposed.

**Utilities:**

All utilities are in place, including hydrants. The Final Development Plan will require approval from the Georgetown Fire Department and GMWSS.

**Wellhead Protection:**

The requirements of the Wellhead Protection Committee will be incorporated and made part of the Planning Commission conditions of approval.

**Landscaping:**

The applicant is proposing interior and perimeter VUA landscaping. In addition, a Conditional Use Permit is required for the outdoor storage and a perimeter fence and screening is required around the material storage yard. The required canopy coverage for the zone is 10%. Additional landscaping may be required by the Board of Adjustment for screening of the storage area.

A final specie-specific landscape plan will be required meeting requirements of the Landscape and Land Use Buffers Ordinance at the time of Final Development Plan submittal

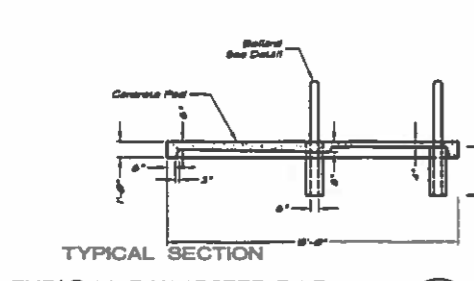
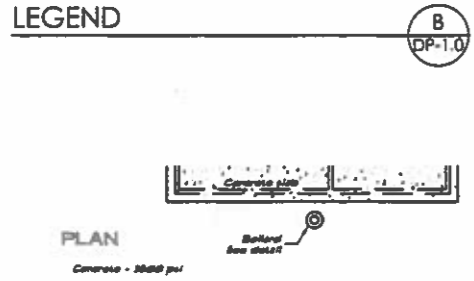
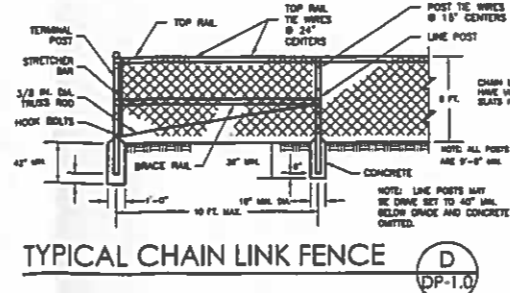
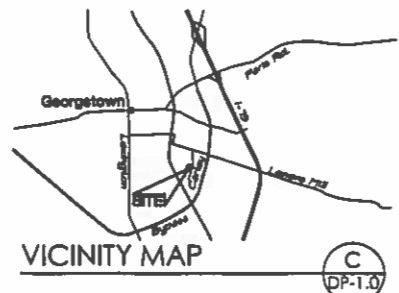
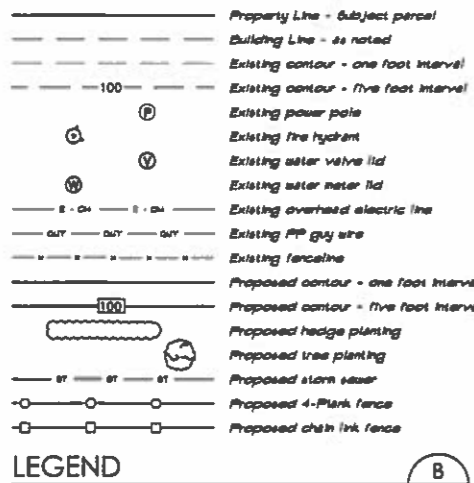
**RECOMMENDATION:**

Staff recommends **Approval** of the Preliminary Development Plan for an Industrial office/warehouse building and storage yard. As part of that approval, staff suggests that the Planning Commission attach the following variance and conditions:

Variance: Variance for a gravel outdoor storage yard. Storage yard shall not include loading dock areas. No outdoor storage of hazardous materials are permitted. Outdoor storage areas shall be screened according to the requirements of the Georgetown Board of Adjustment.

## Conditions of Approval:

1. Any revisions or amendments to the approved development must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
2. All applicable requirements of the *Subdivision & Development Regulations*.
3. All applicable requirements of the *Zoning Ordinance*.
4. The Applicant shall meet all the requirements of the Wellhead Protection Committee.
5. A Final specie-specific landscape plan shall be submitted along with the Final Development Plan.
6. Outdoor storage shall be approved by the Georgetown Board of Adjustment prior to Final Development Plan approval. Any additional screening required by the GBOA shall be incorporated into the Final Development Plan.
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. The Final Stormwater Management Plan and calculations shall be reviewed and approved by the Planning Commission Engineer prior to approval of the Final Development Plan.
9. Prior to any construction or grading, a Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the Applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.
10. All applicable requirements of the Georgetown Fire Department.
11. All applicable requirements of Georgetown Municipal Water and Sewer Service.



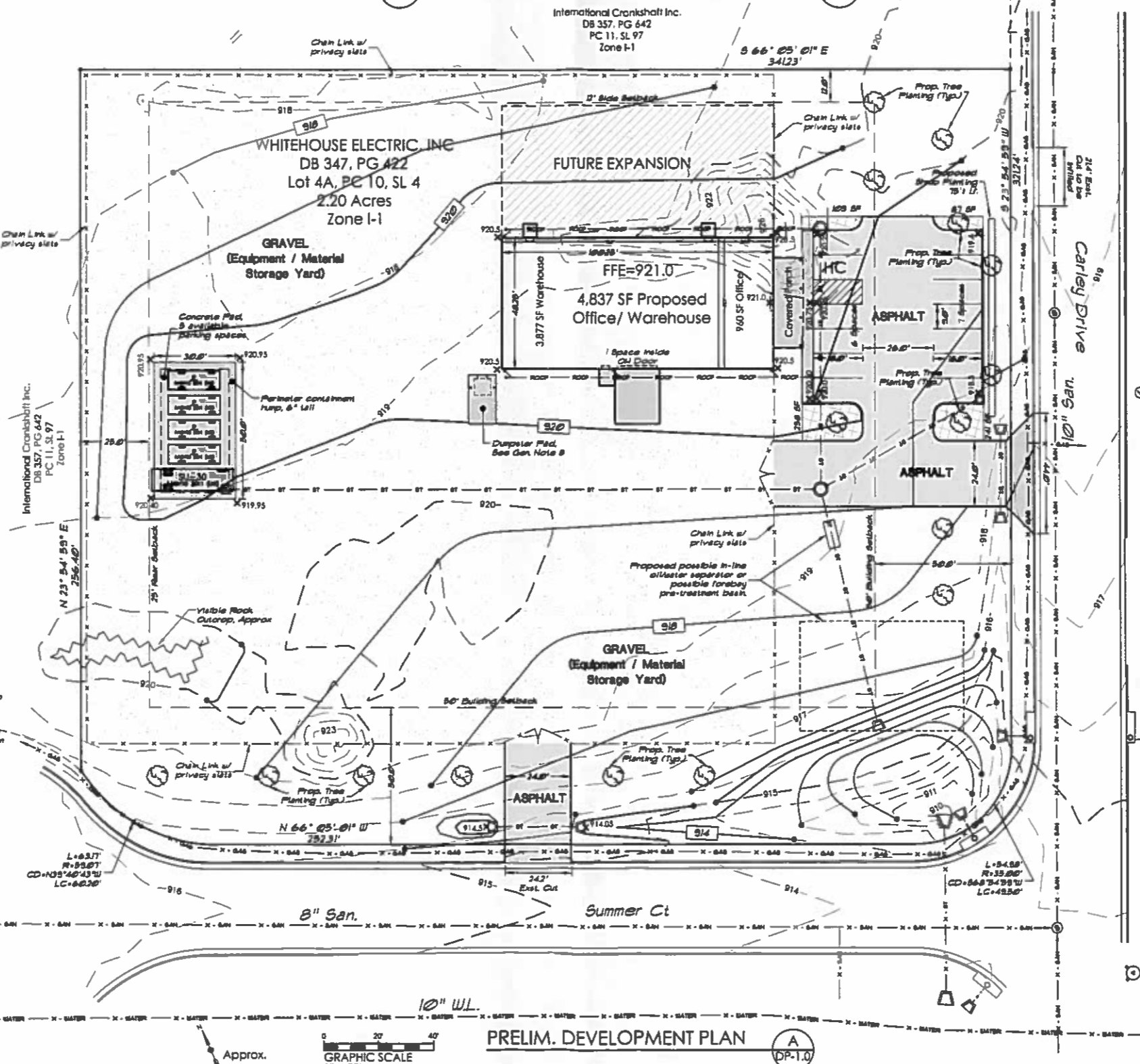
**REQUIRED NOTES:**

1. Non-Residential Uses: Identified adjacent areas were investigated in the vicinity of this investigation as performed by (geotechnical engineer) on (date) and is on file with the offices of the Planning Commission and City Engineer, where applicable. The report details the activities used to explore these areas and any recommendations regarding non-suitable areas (from the plat/plan) and treatment areas suitable for construction.
2. Structures located adjacent to the closed contour of a sinkhole or adjacent to an immediate sinkhole change area shall not be permitted to have a basement or first floor elevation lower than an elevation USGS Data or other comparable source, to be determined on a case-by-case basis, said elevation being at least two (2) feet above the 100 year 24-hour storm event (maximum) assuming no outflow from the sinkhole. Minimum Floor Elevations for such lots are referenced and shown on the plat.

**GSCPC NOTES**

- 1) Existing site survey as performed by MLH Civil, survey data of 08 March 2014. Indicated property lines from information provided to MLH Civil, not field verified by MLH Civil.
- 2) Existing underground utility lines from surveyed surface features and surface markings from B-4-U-Dig locate service. Underground utilities are graphically connected as straight lines between visible surface features. No assurance is offered that they actually follow straight lines. Field verify critical elevations or locations prior to beginning construction.
- 3) Elevations north-south from NSG Control Monument M1204.
- 4) This is not a boundary survey and is not eligible for recording.
- 5) No grading, stripping, excavation, filling or other disturbance of the natural ground cover shall take place prior to approval of an erosion control plan, submittal of NCG, and submittal of contractor's CDP plan.
- 6) All areas disturbed by grading shall have temporary vegetative cover provided. (Such cover shall consist of annual grasses or small grains.) Slopes exceeding 4:1 shall have additional protection of mulching to prevent erosion.
- 7) Manhole covers shall not be covered by grading, sodding, or any other construction operation.
- 8) Proposed dumpster location as indicated. Owner uses a private dumpster service and pickup is only as needed (on-demand).

**GENERAL NOTES**



**NOTE:** Contact B-4-U-Dig (1-800-757-6007) prior to any site disturbance/demolition.

**NOTE:** Contractor to complete and submit Notice of Intent (NOI) application to KPCOB Branch Division of Water and provide BMP plan prior to beginning site disturbance.

**GEORGETOWN STORMWATER MANUAL**  
This project shall comply with the current Georgetown Stormwater Manual.

**OWNER:** Whitehouse Electric, Inc. 475 Connector Road, Georgetown, KY 40324  
859-863-0288  
champton@whitehouseelectric.com

**PURPOSE OF DEVELOPMENT PLAN**  
The purpose of this Preliminary Development Plan is to create 4,837 SF building area, along with the ancillary parking, loading / unloading, and storage areas.

**VARIANCE REQUEST**  
Request variance to:  
1) Allow gravel paving in the equipment storage yard (as indicated)

**TRC Review Comments:**

**DRUGS**  
• Owner will have to provide sewer tap for parcel, none existing.  
• Backflow preventer will be required on the customer side of the meter

**FIRE**  
• Knox Box will be required for gate access after hours, exact location TBD.

**SITE STATISTICS**

SITE AREA	2.2 acres
Zoning	(-1) Light Industrial
Exist. Site Use	Vacant, Warehouse
Building Height	26' +/-
Building Floor Area	4,837 Sq. Ft.
Req. Parking	18 spaces
960 SF Office / 150	= 7 Spaces
16 Employees (Warehouse)	= 8 Spaces
3 Service Trucks	= 3 Spaces
Parking Provided	19 spaces
Zone Perimeter Landscaping	- None Required
Site Landscaping (10%)	9,598 Sq. Ft. Required
9,598/750	13 Large Trees (8750 SF)
Interior Landscaping	6,483 Sq. Ft.
VIA	646 Sq. Ft.
Req. Interior LDSCP(10%)	720 Sq. Ft.
Prop. Interior LDSCP	3
Req. Interior Trees	3
Prop. Interior Trees	75' +/- Lh. Ft.
Prop. Hedge	

**GSCPC CERTIFICATION OF PRELIMINARY PLAN APPROVAL**

I hereby certify that the Preliminary Development Plan shown hereon has been found to comply with the Subdivision and Development Regulations for Georgetown and Scott County, Kentucky, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission. This approval does not constitute approval to begin construction or obtain a building permit.

Chairman, Georgetown-Scott County Planning Comm. \_\_\_\_\_ Date \_\_\_\_\_

**OWNER 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.

**CERTIFICATIONS**

Owner \_\_\_\_\_ Date \_\_\_\_\_

**MLH CIVIL ENGINEERS, PLLC**  
3320 CLAYS MILL #208  
PO BOX 910378  
LEXINGTON KY 40591



**PRELIMINARY DEVELOPMENT PLAN**  
**WHITEHOUSE ELECTRIC**  
WHITEHOUSE ELECTRIC  
109 CARLEY DRIVE  
GEORGETOWN, KY

**DATE** 22 FEB 16  
**FILE** WHE1301AA  
**DRAWN** JWH  
**REVISION**

**DRAWING** DP-1.0  
1 OF 1

**AMERSON FARMS KNIFE BARN**  
**Staff Report to the Georgetown-Scott County Planning Commission**  
**March 10, 2016**

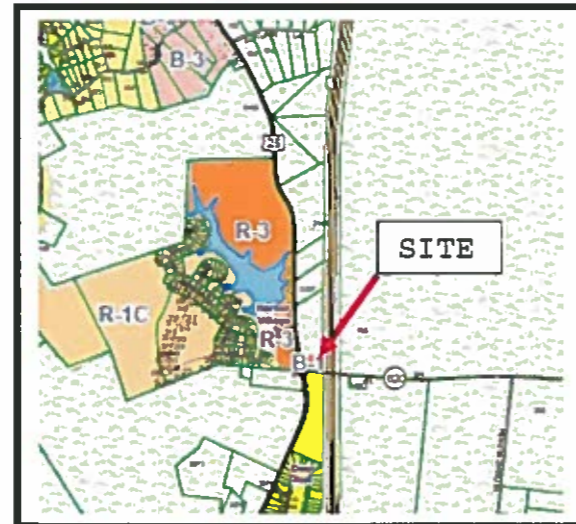
**FILE NUMBER:** PDP-2016-10

**PROPOSAL:** Preliminary Development  
Plan for a 3,750 sf retail  
store on 3 acres.

**LOCATION:** Rogers Gap Road and  
Cincinnati Road

**APPLICANTS:** Paul Kleinhenz  
101 Josie Trail  
Georgetown, KY 40324

**ENGINEER:** Arthur Jones  
Thoroughbred Engineering  
146 South Broadway  
Georgetown, KY 40324



**STATISTICS:**

Zone	B-1
Surrounding Zones	B-1, A-1
Acreage	3.0 of a 5.0 acre site
Water/sewer available	Yes/Potential Yes
Access	Access via Rogers Gap Road
Waivers Requested	None

**BACKGROUND:**

The subject property is 3-acre portion of a larger 5-acre tract on the northeast corner of Rogers Gap Road and Cincinnati Road in central Scott County. The Applicant is proposing to split the lot into two tracts and build a 3750 square foot retail building on the southernmost 3-acre tract. The northern remaining tract will be approximately 2 acres in size and is shown as future development on this plan.

A 1.22-acre portion of the subject property was zoned B-1 in 2002 (ZMA-2002-05) and received concept plan approval for a convenience store/gas station. The gas station was proposed on the southwest corner of the lot. The remainder of the lot was zoned A-1 and it is presumed that the undeveloped area was going to be used as a perimeter buffer and for the septic system drain field. The Planning Commission, at that time, discussed the uses allowed in the B-1 (neighborhood commercial) zone in the county. The Planning Commission determined that the purpose of neighborhood commercial zoning was to serve the larger neighborhood service area. In the county, it was asserted that this neighborhood

area would be larger than in the city and neighborhood goods and services would include fuel and convenience food and retail items.

In 2009 (ZMA 2009-16), the owner of the property asked for rezoning to a more intense commercial category, B-2 (highway commercial) for a larger area 13.748 acres in size, which including two tracts north of Rogers Gap, east of Cincinnati Road and west of I-75. The uses proposed for the property were a larger convenience store/gas station with an attached office center and a horse trailer sales and service business. After discussion among the Planning Commissioners, it was determined that the uses proposed were allowed in the B-1 District and the B-1 District is more appropriate for the area and was in compliance with the Comprehensive Plan's aim of providing opportunities for limited commercial development in the county that served the rural needs. The Planning Commission recommended at that time to amend the zoning request to from B-2 on 13.748 acres to B-1 on 5.227 acres. The applicant agreed to the amended request. The B-1 zoning was expanded to the 5.227 acre tract by vote of the Fiscal Court later that year.

The current request is for Preliminary Development Plan approval for a use similar to the horse trailer sales and service. The Planning Commission will have to affirm that the current proposed use is appropriate in the B-1 zone district. The defined intent of the B-1 District in the Zoning Ordinance is as follows, "This district is to be used for retail trade and personal services enterprises which will meet regular needs of the occupants of surrounding residential areas."

The proposed use is the Amerson Farms knife barn. It is a retail store that sells knives, outdoor merchandise, outdoor sheds and playground equipment and is also a Ryder truck rental dealership.

**Proposed Layout:**

The Preliminary Development Plan proposes a 3,570 square foot metal retail building on the west side of the 3-acre tract which will be surrounded by parking and served by one entrance from Rogers Gap Road. The proposed entrance location will need approval from the Kentucky Transportation Cabinet (KYTC) since Rogers Gap is a State roadway. No preliminary encroachment permit information has been provided by the applicant. There is also a secondary future entrance shown onto Cincinnati Road. That will also require KYTC approval. It is our preference that no direct access to Cincinnati Road be granted if access to Rogers Gap is available. Rogers Gap is a lower speed roadway. The proposed subdivision of the lots is contingent upon there being access to the sewer main that skirts the property. If no public sewer is available, the applicant must maintain a 5-acre minimum lot size. If the lot is split, it shall be served by public sewer and a cross access easement shall be recorded between the two lots.

**Parking and Circulation:**

The proposed Development Plan meets the minimum parking requirements based on the standard of one space per 150 SF of floor area for retail. A cross access easement is shown between the two lots. Aisle width and parking aisle sizes meet our standards. The handicap spaces are provided near the front of the building, which will face Cincinnati Road. However, the handicap spaces are provided in parallel parking bays. The parallel parking shall be sized and striped to meet ADA requirements. Additional directional signage and striping will be required to clarify traffic flow on the Final Development Plan.

**Utilities:**

All utilities are in place, including hydrants. It's possible some water meters and laterals may need to be relocated. In any case, the Final Development Plan will require approval from the Georgetown Fire Department and GMWSS.

**Landscaping:**

The applicant has shown interior, perimeter and canopy landscaping that appears to meet the requirements of the Landscape and Land Use Buffers Ordinance. A specie-specific landscape plan will be required at the time of Final Development Plan approval. The specie-specific plan will be reviewed for final conformance and canopy coverage will be determined based on proposed species. The required canopy coverage is 24%.

**Stormwater:**

The applicant has proposed a large detention/water quality area in a low spot on site in the southwest corner of the lot. There appears to be plenty of area to provide adequate water quality treatment and stormwater detention. The stormwater management plans and calculations will require approval of the Planning Commission engineer at the time of Final Development Plan approval.

**Utilities/Fire:**

The Final Development will require approval of Scott County Fire Department for hydrant location. Public water is available to the site as well as electric. Public sewer is required to be used in order to split the lot as proposed. If a septic system is proposed the lot may not be split and the area of the proposed two-acre tract would have to be used for a septic system drainage area. Certification of Public or Private Sewage system will be required at time of Final Development Plan approval.

**Scott County Board of Adjustment:**

The applicant has proposed selling outdoor prefabricated sheds that will be stored on the lot. Outdoor storage requires a Conditional Use Permit from the Board of Adjustment. That approval will be required prior to moving that component of the business to this site. Any additional screening or modification of the site plan based on SCBOA conditions shall be reflected on the Final Development Plan.

**RECOMMENDATION:**

Staff recommends **Approval** of the Amended Preliminary Development Plan for a 3750 square foot retail building. As part of that approval, staff suggests that the Planning Commission attach the following conditions:

**Conditions of Approval:**

1. Any revisions or amendments to the approved development must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
2. All applicable requirements of the *Subdivision & Development Regulations*.
3. All applicable requirements of the *Zoning Ordinance*.

4. The Applicant shall provide a cross access easement and agreement between the two proposed lots.
5. The Applicant shall certify that public sewer is available to serve both lots as a condition of splitting the tract. All tracts on private septic systems must be a minimum of 5 acres in size.
6. Outdoor storage shall be approved by the Scott County Board of Adjustment.
7. No billboards or off-site signage is permitted on the lot. All signage shall meet the requirements of the Sign Ordinance for the B-1 District.
8. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
9. The Final Stormwater Management Plan and calculations shall be reviewed and approved by the Planning Commission Engineer prior to approval of the Final Development Plan.
10. 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.
11. All applicable requirements of the Scott County Fire Department.
12. All applicable requirements of Georgetown Municipal Water and Sewer Service.

- SITE TO BE USED FOR RETAIL SALES
- BUILDING WILL BE DESIGNED AND FABRICATED BY MORTON BUILDINGS.
- IT WILL BE A CONCRETE SLAB ON GRADE, CONVENTIONAL STEEL TRUSS RIGID FRAME SPANNING 41'-9"
- OVERALL HEIGHT 17'.
- COLOR IS TO BE DETERMINED.

**SITE SUMMARY:**  
 SITE AREA: 3.0 ± ACRES  
 ZONING: B-1  
 USE: RETAIL  
 SEWAGE: RETAIL RESTROOMS ONLY (TO BE CONNECTED TO EXISTING SANITARY SEWER FORCE MAIN)  
 FIRE HYDRANT: 500-800 FT NORTH OF PROPERTY (ACCORDING TO SCOTT CO. FIRE DEPT.)  
 FRONTAGE: 895.57 LF  
 BUILDING SETBACK:  
 FRONT: 25 FT  
 SIDE: 0 FT  
 BACK: 20 FT  
 BUILDING COVERAGE: 3,570 ± SF (29% OF LOT)  
 MAX. COVERAGE: 75% OF LOT  
 BUILDING HEIGHT: 17 FT (1 STORY)  
 MAX. HEIGHT: 75 FT (6 STORIES)

**SIGNAGE:**  
 GROUND MONUMENT: HEIGHT SF MAX -FT SETBACK

**PARKING REQUIRED:** 24 SPACES  
**PARKING PROVIDED:** 25 SPACES  
**PARKING AREA:** 11,437 SF  
**INTERIOR LANDSCAPING AREA:** 1,421 SF  
**VEHICULAR USE AREA (VUA):** 14,068 SF (LOADING & UNLOADING)  
**TOTAL PAVED AREA:** 25,505 SF  
**PERIMETER LANDSCAPING:** 2,920 SF  
**EXISTING TREE CANOPY:** 7,500 SF (5.7%)  
**PROPOSED TREE CANOPY TO BE ADDED:** 23,981 (18.4%)  
**REQUIRED TREE CANOPY:** 23% OR 30,056 SF

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

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

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

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

DATE

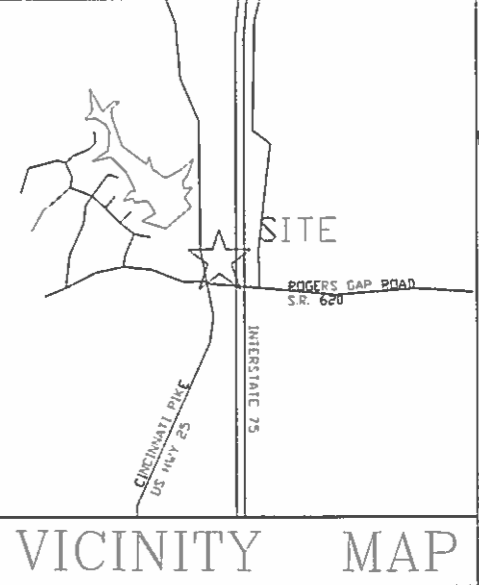
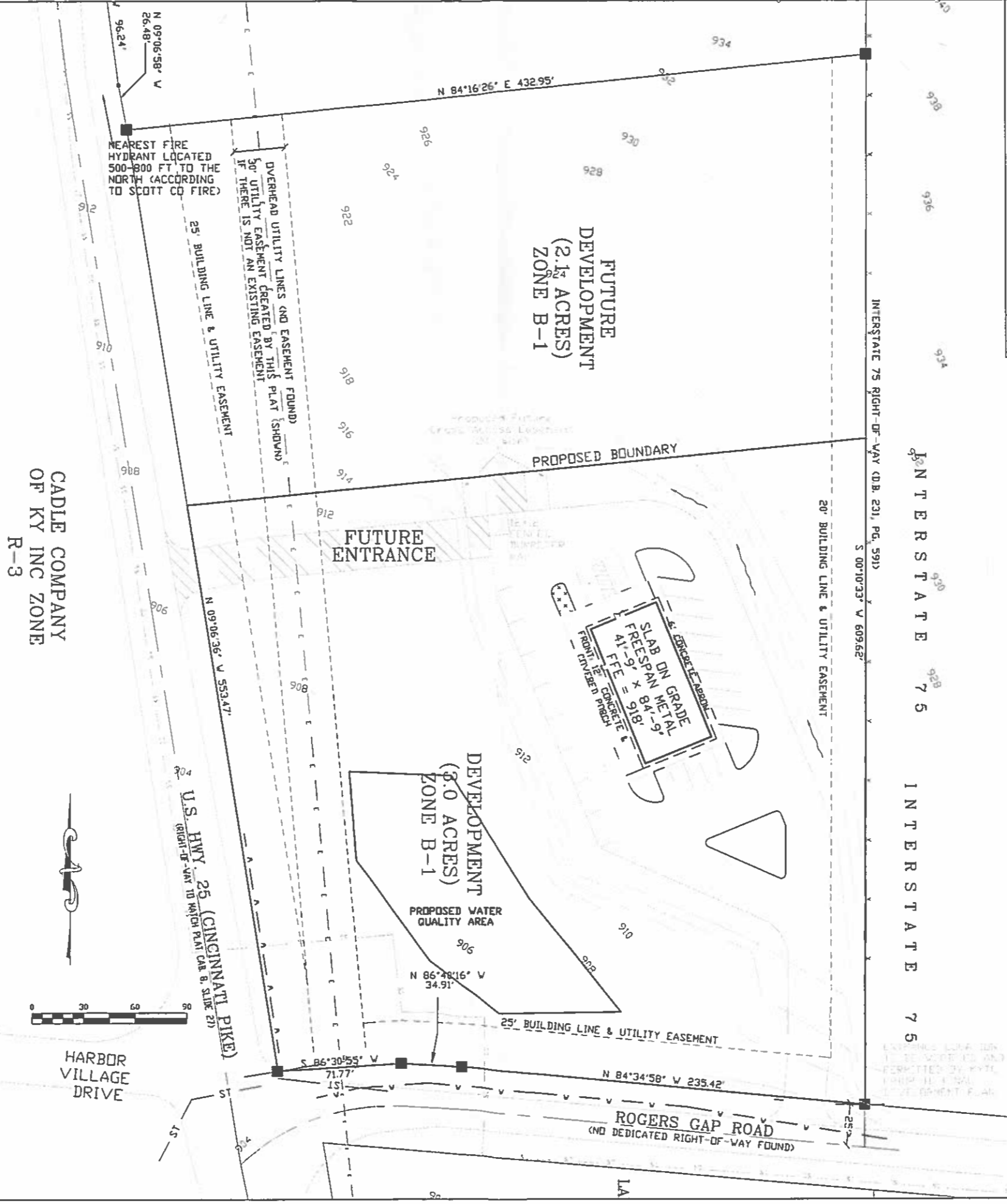
OWNER'S SIGNATURE

**WATER QUALITY & RECHARGE PLAN**

- Once construction at the site is nearly complete, a vegetated swale will be constructed to direct all impervious runoff to the infiltration / detention structure. Soils from the parking area and the building will be sloped toward the swale, which will be constructed at minimum grade for low velocities & sediment retention and to promote infiltration. The vegetated swale will remain as a permanent storm water control measure.
- The Infiltration and Detention basin will be constructed to retain 1.0" of storm runoff, with a constant elevation top for excess rainfall to create shallow overflow onto the grassed area below for further infiltration and sediment retention of higher rainfall amounts.

CADLE COMPANY  
 OF KY INC ZONE  
 R-3

HARBOR VILLAGE DRIVE



**SITE STATISTICS**  
 LAND OWNER: AMERSON FARMS  
 KNIFE BARN  
 2731 CINCINNATI PIKE  
 GEORGETOWN, KY

**ENGINEER(S) OF RECORD:**  
 DARRIN E. CROUCHER, P.E.  
 KY #

**LAND SURVEYOR(S) OF RECORD:**  
 KENNETH JOHNSON, PLS # 3325

**PROPERTY OWNERS:** AMERSON FARMS  
 2731 CINCINNATI PIKE  
 GEORGETOWN, KY  
 (PHONE NUMBER)

**DEVELOPER:** AMERSON FARMS  
 (STREET ADDRESS)  
 GEORGETOWN, KY  
 (CITY/STATE)  
 (PHONE NUMBER)

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

OWNER'S SIGNATURE

CERTIFICATION OF PRELIMINARY DEVELOPMENT PLAN APPROVAL

I HEREBY CERTIFY THAT THE 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 AND THAT IT HAS BEEN APPROVED FOR CONSTRUCTION AND OBTAINING BUILDING PERMITS.

**THOROUGHbred ENGINEERING**  
 140 S. BROADWAY, GEORGETOWN, KY 40024 SURVEYORS • ENGINEERS • PLANNERS (502) 863-1766

PRELIMINARY DEVELOPMENT PLAN  
**AMERSON FARMS**  
 KNIFE BARN  
 2731 CINCINNATI PIKE  
 GEORGETOWN, SCOTT COUNTY, KY

DATE:	02-01-16
DRAWN BY:	JAF
REVISION:	
ACAD NAME:	FDP
JOB NUMBER:	214

**LANDSCAPE NOTES**

1. THIN BRANCHES AND FOLIAGE BY 1/3 RETAINING NORMAL PLANT SHAPE, BUT NEVER CUT THE LEADER. REMOVE ALL BROKEN DISEASED OR WEAK BRANCHES AND MAKE ALL CUTS FLUSH WITH AS LITTLE STUB AS POSSIBLE.
2. PLANTS SHALL RETAIN SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.
3. DO NOT BREAK ROOTBALLS AND DO NOT ALLOW AIR POCKETS TO FORM WHILE BACK-FILLING.
4. TREES SHALL BE REMOVED AND REPLACED IF DEFOLIATION OR BROWNING OCCURS WITHIN 3 DAYS OF PLANTING.
5. MULCH ALL PLANTS AND PLANT BEDS AS PER DETAILS. SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING. EXTEND MULCH BEYOND SAUCER BERM AS SHOWN.
6. ALL ROOTBALLS REMOVED FROM CANS SHALL BE SCARIFIED PRIOR TO BACKFILLING AND SCARIFY ALL EDGES AND WALLS OF PLANT PITS 4-INCHES DEEP.
7. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF PLANT MATERIAL AS PER PLANS AND SCHEDULE IS FOR CONTRACTOR CONVENIENCE ONLY.
8. PLANT MATERIAL LOCATIONS TO BE STAKED ON SITE. RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT BEFORE INSTALLATION.
9. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED.
10. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE COMMENCING CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY DAMAGE DURING CONSTRUCTION.
11. MAINTENANCE FOR PLANT MATERIAL SHALL INCLUDE WATERING, SPRAYING, MULCHING, MOVING OF LAWNS, FERTILIZING, PRUNING, ETC., AND IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR UNTIL FINAL APPROVAL BY LANDSCAPE ARCHITECT AND OWNER.
12. THE OWNER SHALL PROVIDE WATERING, AND THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE FIRST YEAR'S MAINTENANCE.
13. ALL PLANT MATERIAL ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER BEFORE, DURING, AND AFTER INSTALLATION.
14. ALL PLANT MATERIAL SHALL CONFORM TO THE SIZE AND QUALITY AS SPECIFIED IN "AMERICAN STANDARDS FOR NURSERY STOCK"-CURRENT EDITION.
15. ALL DISTURBED AREAS NOT TO BE PLANTED ARE TO BE SEEDED UNLESS OTHERWISE NOTED. SEE SEED MIXTURE ON PLANTING SCHEDULE.
16. ENTIRE AREA OF ISLAND TO BE 3" MULCH BED OVER TOPSOIL. TOPSOIL EXTENDS FROM MULCH TO SUBGRADE.
17. A 12" STRIP OF SOD SHALL BE PLACED ALONG BACK OF CURB IN ALL DISTURBED AREAS WITH THE EXCEPTION OF ISLANDS.

**SITE STATISTICS**

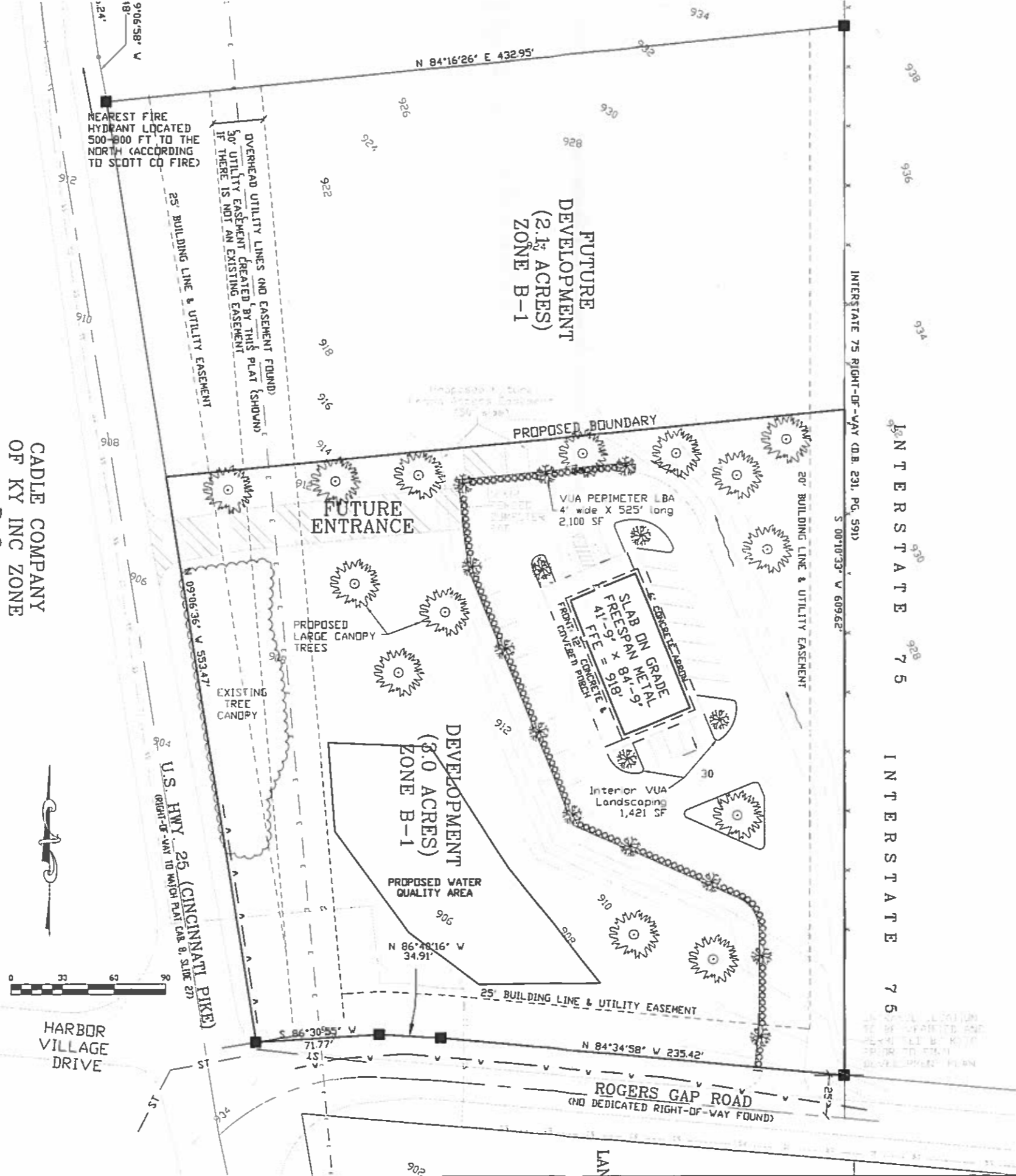
INTENDED USE - RETAIL ZONE - B-1  
 TOTAL AREA - 30± ACRES  
 BUILDING AREA - 3,538 Sq.Ft.  
 PARKING V.U.A. - 11,437 Sq.Ft.  
 INTERIOR LANDSCAPING - 1,421 Sq.Ft.  
 PARKING REQUIRED 24 SPACES (ONE SPACE FOR EVERY 150 SF)  
 PARKING PROVIDED 25 SPACES  
 PROP. V.U.A. INTERIOR TREES - 5  
 PROP. V.U.A. PERIMETER TREES - 9  
 EXISTING TREE CANOPY (5.7%) 7,500 Sq.Ft.  
 ADDITIONAL CANOPY (18.4%) 23,522 Sq.Ft.

**CERTIFICATION OF GEORGETOWN DEVELOPMENT AUTHORITY APPROVAL**  
 I hereby certify that the development plan or subdivision plot shown hereon has been reviewed and found to comply with the Georgetown Development Authority guidelines, including any conditions of approval or exceptions, noted hereon.

Development Authority Chairperson

CADLE COMPANY  
 OF KY INC ZONE

HARBOR VILLAGE DRIVE



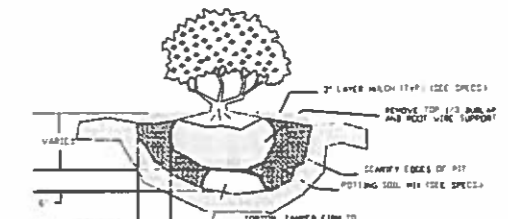
**PLANTING SCHEDULE**

KEY QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT REMARKS
1 14	GLEDTISIA TRIACANTHOS	HONEY LOCUST (THORNLESS)	1 3/4" CAL.	B&B 40' OC UNSHEARED
2 13	MALUS	CRABAPPLE	1 3/4" CAL.	B&B 25' OC UNSHEARED
3 80	EUDONYMOUS ALATUS 'COMPACTA'	DWARF BURNING BUSH	24"-30" HT.	B&B 4' OC

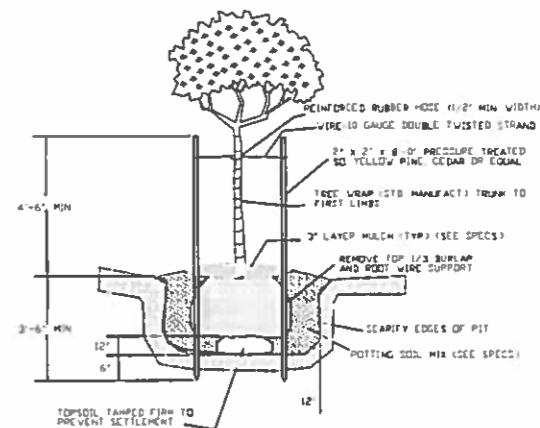
NOTE: DEVELOPER MAY SUBSTITUTE TREE TYPES, WITH APPROVAL FROM THE GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION.

- (1) LARGE CANOPY TREE
- (2) SMALL CANOPY TREE
- (3) HEDGE

SEED DISTURBED AREAS	FESTULA ARUNDINALEA	KENTUCKY 31 FESCUE	SEED TO GRASS 7#/1,000 SF	6% SEED MIX. SEE SPECS
	AGROSTIS ALBA	RED TOP	SEED TO GRASS 7#/1,000 SF	10% SEED MIX. SEE SPECS
	FESTULA RUBRA	CREeping RED FESCUE	SEED TO GRASS 7#/1,000 SF	20% SEED MIX. SEE SPECS
	TRIFOLIUM REPENS	WHITE CLOVER	SEED TO GRASS 7#/1,000 SF	5% SEED MIX. SEE SPECS



TYPICAL SHRUB PLANTING/NO SCALE

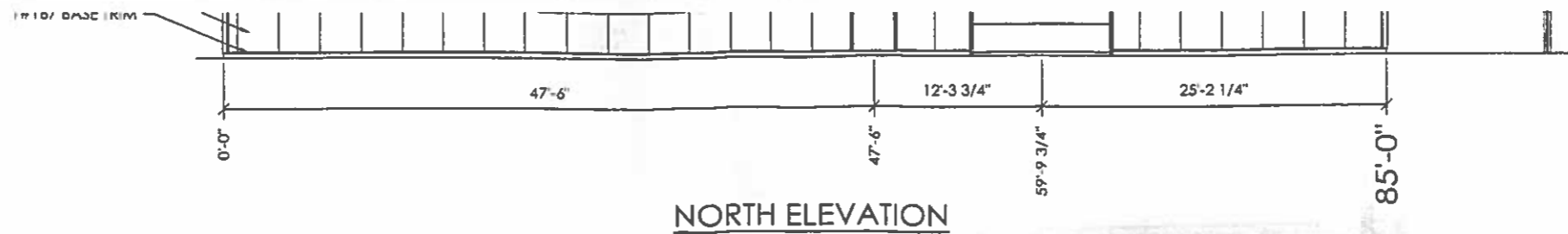


TYPICAL TREE PLANTING AND STAKING NO SCALE

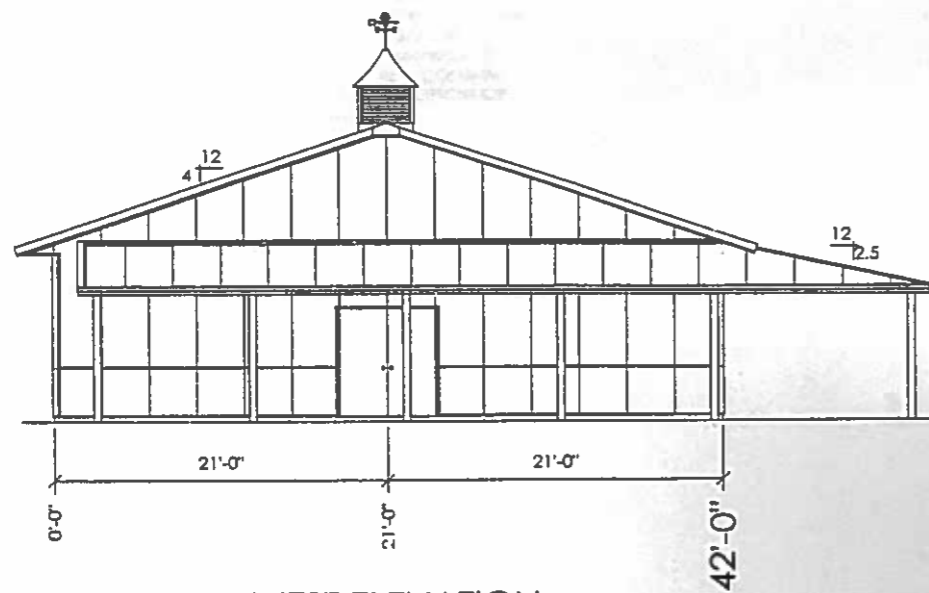
**THOROUGHbred ENGINEERING**  
 146 S. BROADWAY, GEORGETOWN, KY. 40324 SURVEYORS • ENGINEERS • PLANNERS (602) 863 - 1766

DATE: 02-23-18  
 DRAWN BY: JAF  
 JOB NUMBER: 214  
 SCALE: 1" = 30'  
 REVISION: PDP

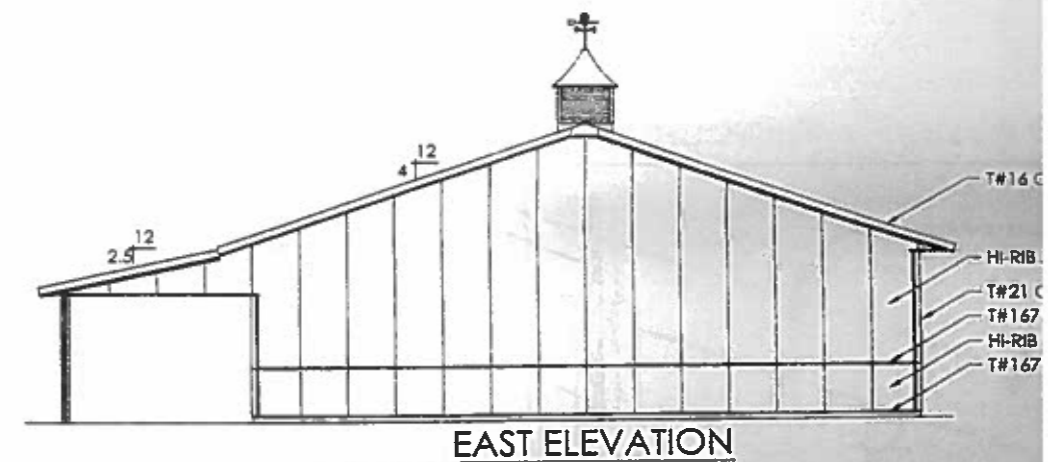
LANDSCAPING PLAN  
**AMERSON FARMS**  
 KNIFE BARR  
 2731 CINCINNATI PIKE  
 GEORGETOWN, SCOTT COUNTY, KY



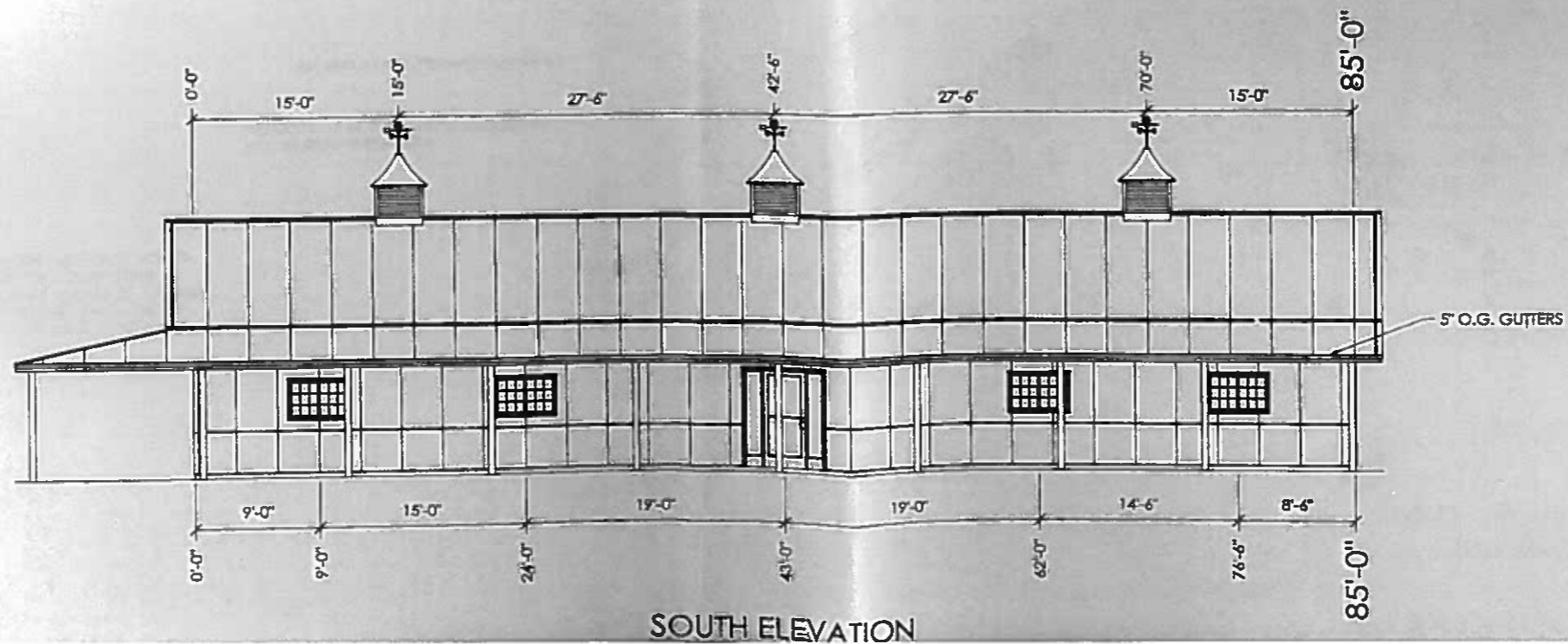
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

**CORE CONTROLS**

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

**FILE NUMBER:** PDP-2016-11

**PROPOSAL:** Preliminary Development Plan for a 9,750 sf industrial building in Lanes Run Business Park.

**LOCATION:** Demand Court

**APPLICANTS:** Bob Church  
116 Venture Court, Ste. 9  
Georgetown, KY 40324

**ENGINEER:** Arthur Jones  
Thoroughbred Engineering  
146 South Broadway  
Georgetown, KY 40324



**STATISTICS:**

Zone	BP-1
Surrounding Zones	BP-1, R-2
Acreage	2 acres
Water/sewer available	Yes/Yes
Access	Access via Demand Court
Waivers Requested	None

**BACKGROUND:**

The subject property is a 2-acre lot south of Demand Court in Lanes Run Business Park west. The applicant is proposing to build a 50' x 195' industrial building that will include a 3750 square foot office space and a 6000 square foot fabrication and storage area. Lanes Run Business Park west is zoned I-1 enhanced. I-1 is light industrial zoning; enhanced means the building and site design must conform with BP-1 enhanced design and development standards. The standards are in place to achieve a campus-type feel in a natural setting. The proposed use for an engineering/technical fabrication facility is permitted in I-1(enhanced) zoning. The applicant owns two adjoining lots. Only Lot 2B is proposed for development at this time.

Building Standards

The subject property shows a wide but narrow rectangular building facing the cul-de-sac at the end of Demand Court. The proposed building dimensions are 50' deep x 195' wide. The BP-1 standards

recommend that long flat facades be broken up by bump outs, recesses or changes in materials to eliminate boxy flat-faced buildings that have no character or visual interest. The office area is differentiated from the storage fabrication area by a change in roof height. It is recommended that the office area be further differentiated from the fabrication and storage part of the building by a change in materials type, orientation or other means. The building design and materials will need to be approved by the Business Park Authority and further discussion can take place as part of that process. The Business Park Authority is scheduled to meet on March 8, after this report will be complete. Approval of the Business Park Authority will be required prior to Final Development Plan approval. The building as shown will meet minimum setbacks and the maximum building coverage area for the lot.

#### Parking and Circulation and Landscaping

The proposed parking lot is proposed to be less than 6000 square feet, so no interior landscape islands are required. No internal VUA landscaping is required in loading and unloading areas. Internal VUA landscaping is required when a public or employee parking lot is expanded to 6000 square feet or 20 spaces. The perimeter VUA landscaping shown meets the minimum requirements. In addition, the minimum of 10% canopy coverage appears to be met with the tree protection area shown.

The applicant has provided a plan and calculations for interior VUA areas and landscaping. The plan appears to be able to meet all the requirements of the Landscape and Land Use Buffers Ordinance. A specie-specific landscape plan will be required along with Final Development Plan submittal. No landscaping variances have been requested or are being recommended.

The loading and unloading areas face the street. The BP-1 guidelines discourage front facing loading areas. Based on the proposed perimeter VUA landscaping and the central entrance drive, some screening of the loading dock will be achieved by the perimeter landscaping. It may be helpful to plant a grouping of trees to the left of the entrance to further screen the loading and unloading areas.

#### BIT Park Approval

The Georgetown Business Park Authority will meet on March 8, 2016 to review and approve the building design and materials. Since that meeting will occur after this report is complete, approval of the Business Park Board will be added as a condition of approval. Any additional requirements applied by the Business Park Board shall be addressed in the Final development Plan submittal.

#### Stormwater

A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan.

#### Water and Sewer

The Final Development Plan shall include a Certification of Sewer by Georgetown Municipal Water and Sewer Service. Discharges of affluent shall be regulated by applicable local, state and federal agencies. There will be a hydrant required to serve the future building. Approval will be required by the Georgetown Fire Department of any future expansion.

#### Lighting and Signage

All signs shall be externally illuminated. No message board or scrolling type signs are permitted. Any freestanding monument sign shall be set back at least 10 feet from the edge of right-of-way, shall meet the I-1\* size and design standards and shall require approval by the Business Park Authority.

Proposed building or parking lot lighting shall meet the standards for the I-1\* District. Maximum height of any lighting structures shall be 25'. Lighting structures are to be dark or neutral color. All parking, road and security lights shall be cut-off luminaries.

**RECOMMENDATION:**

Staff recommends **Approval** of the Preliminary Development Plan for an expanded parking, loading and unloading area and a future 10,500 SF industrial building, with the following conditions of approval:

Conditions of Approval:

1. No outdoor storage of materials is permitted. Existing outdoor material storage should be removed or screened from the road.
2. The applicant shall be responsible for providing landscaping which meets the minimum requirements of the Landscape and Land Use Buffer Ordinance on the Final Development Plan. A specie-specific landscape plan shall be included with the Final Development Plan.
3. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan.
4. Lighting fixtures shall meet the I-1\* standards.
5. All applicable requirements of the Georgetown Fire Department.
6. All applicable requirements of the Business Park Authority.
7. All applicable requirements of Georgetown Municipal Water and Sewer Service.
8. All applicable requirements of the *Subdivision & Development Regulations*.
9. All applicable requirements of the *Zoning Ordinance*.
10. 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.
11. 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.

- SITE TO BE USED FOR ENGINEERING/DESIGN, FABRICATION AND ASSEMBLY OF CUSTOM ELECTRIC MACHINE CONTROL SYSTEMS FOR MANUFACTURING (COMMERCIAL CONTROLS)
- BUILDING WILL BE DESIGNED AND FABRICATED BY (BUILDING COMPANY YET TO BE SELECTED)
- IT WILL BE A CONCRETE SLAB ON GRADE, CONVENTIONAL STEEL TRUSS RIGID FRAME SPANNING 50'
- OVERALL HEIGHT 24'.

PROPERTY OWNERS:  
CORE CONTROLS  
116 VENTURE, SUITE 9  
LEXINGTON, KY 40511  
859.225.0560 x102

**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 PLAN/PLAT OF THE DEVELOPMENT WITH MY (OUR) OWN FREE CONSENT, ESTABLISH THE ROADWAY BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEY, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN, IN ACCORDANCE WITH THE GEORGETOWN-SCOTT COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, UNLESS OTHERWISE NOTED.

OWNER'S SIGNATURE

**ACTION EQUIPMENT SOLUTIONS  
LOT 2A  
ZONED I-1  
1.270 ACRES**



**SITE STATISTICS**  
LAND OWNER:  
CORE CONTROLS  
116 VENTURE, SUITE 9  
LEXINGTON, KY

ENGINEER OF RECORD:  
ARTHUR JONES, P.E.  
KY #29460

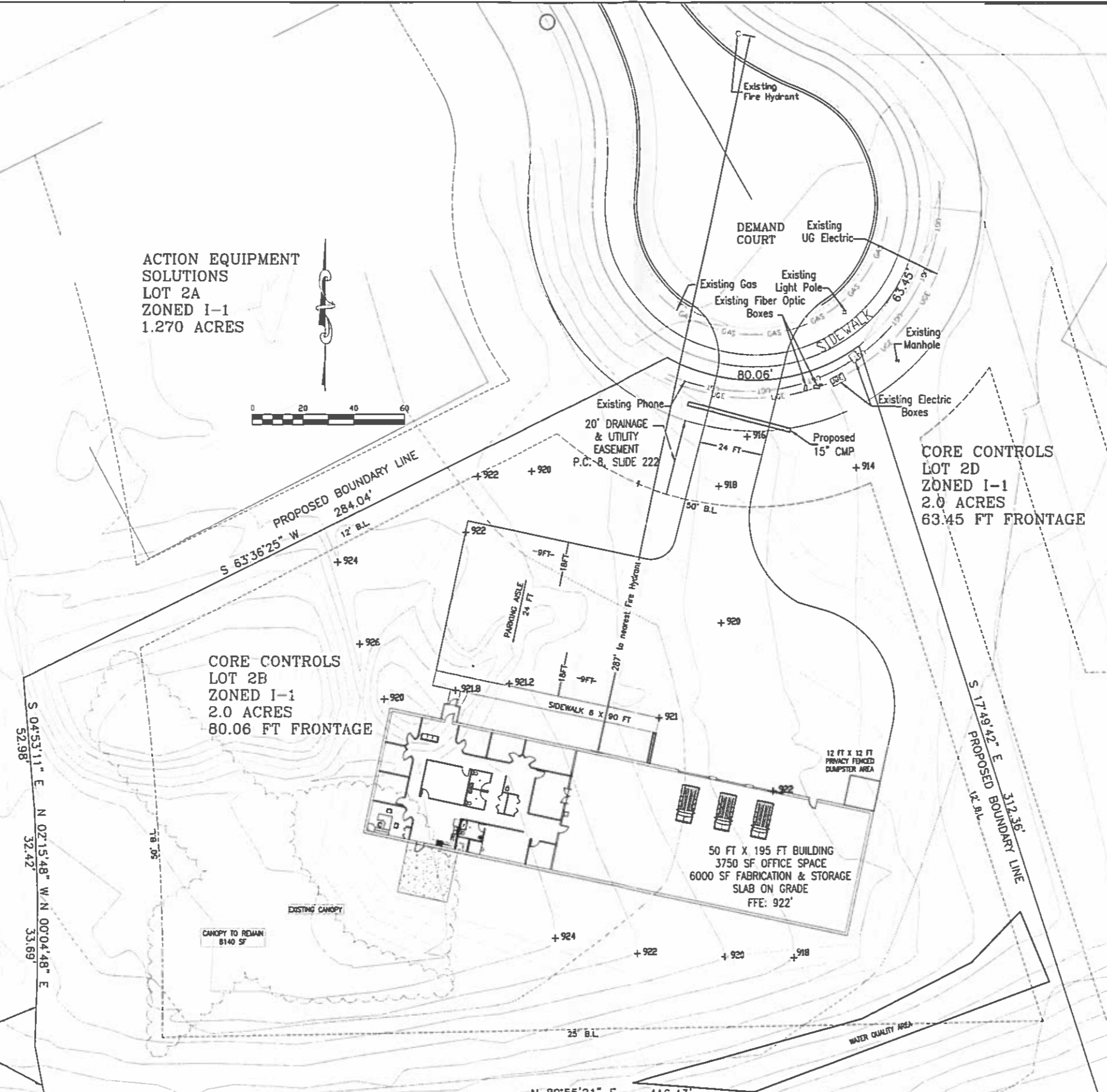
LAND SURVEYOR OF RECORD:  
KENNETH JOHNSON, PLS #3325

**SITE SUMMARY:**

SITE AREA:	2.0 ± ACRES
ZONING:	I-1
USE:	OFFICE
FRONTAGE:	80
BUILDING SETBACK:	
FRONT:	50 FT
SIDE:	12 FT
BACK:	25 FT
BUILDING COVERAGE:	9,750 SF (11.2% OF LOT)
MAX COVERAGE:	50 % OF LOT
SEWAGE:	OFFICE RESTROOMS & KITCHEN ONLY (NO INDUSTRIAL WASTE)
BUILDING HEIGHT:	1 STORY - 24 FT
MAX HEIGHT:	6 STORIES OR 75 FT
SIGNAGE:	NONE
GROUND MONUMENT:	N/A
HEIGHT:	SF MAX
-FT SETBACK:	
PARKING REQUIRED:	13 SPACES
(ONE SPACE PER 300 SF OFFICE)	
PARKING PROVIDED:	17 SPACES
PARKING AREA:	5,026 SF
VEHICULAR USE AREA (VUA):	9,620 SF
(LOADING / UNLOADING & STORAGE)	
INTERIOR LANDSCAPING SPACE:	0 SF
PERIMETER LANDSCAPING: 302ft x 4ft=	1,208 SF
EXISTING TREE CANOPY:	11,516 SF (13.2%)
PROPOSED TREE CANOPY:	8,140 SF (9.3%)
REQUIRED TREE CANOPY:	4,356 SF (5%)

**WATER QUALITY & RECHARGE PLAN**

- Once construction at the site is nearly complete, a vegetated swale will be constructed to direct all impervious runoff to the infiltration / detention structure. Soils from the parking area and the building will be sloped toward the swale, which will be constructed at minimum grade for low velocities & sediment retention and to promote infiltration. The vegetated swale will remain as a permanent storm water control measure.
- The Infiltration and Detention basin will be constructed to retain 1.0" of storm runoff, with a constant elevation top for excess rainfall to create shallow overflow onto the grassed area below for further infiltration and sediment retention of higher rainfall amounts.



**CERTIFICATION OF GEORGETOWN DEVELOPMENT AUTHORITY APPROVAL**

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

DATE

DEVELOPMENT AUTHORITY CHAIRPERSON

**CERTIFICATION OF PRELIMINARY DEVELOPMENT PLAN APPROVAL**

I HEREBY CERTIFY THAT THE 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 AND THAT IT HAS BEEN APPROVED FOR CONSTRUCTION AND OBTAINING BUILDING PERMITS.

DATE

COMMISSION, SCOTT JOINT PLANNING COMMISSION

LOT 60 - CITY OF GEORGETOWN  
D.B. 173, PG. 76

**THOROUGHBRID ENGINEERING**  
 ENGINEERS & PLANNERS (502) 863-1756  
 146 S. BROADWAY, GEORGETOWN, KY 40324 SURVEYORS & ENGINEERS & PLANNERS (502) 863-1756  
 PRELIMINARY DEVELOPMENT PLAN  
 CORE CONTROLS  
 CIVIL, GEO. SURVEY, INSPECTION  
 DEMAND COURT  
 GEORGETOWN, SCOTT COUNTY, KY

DATE	02/01/2016
DRAWN BY	JAF
REVISION	
ACAD NAME	
JOB NUMBER	218
PRELIM PLAN	

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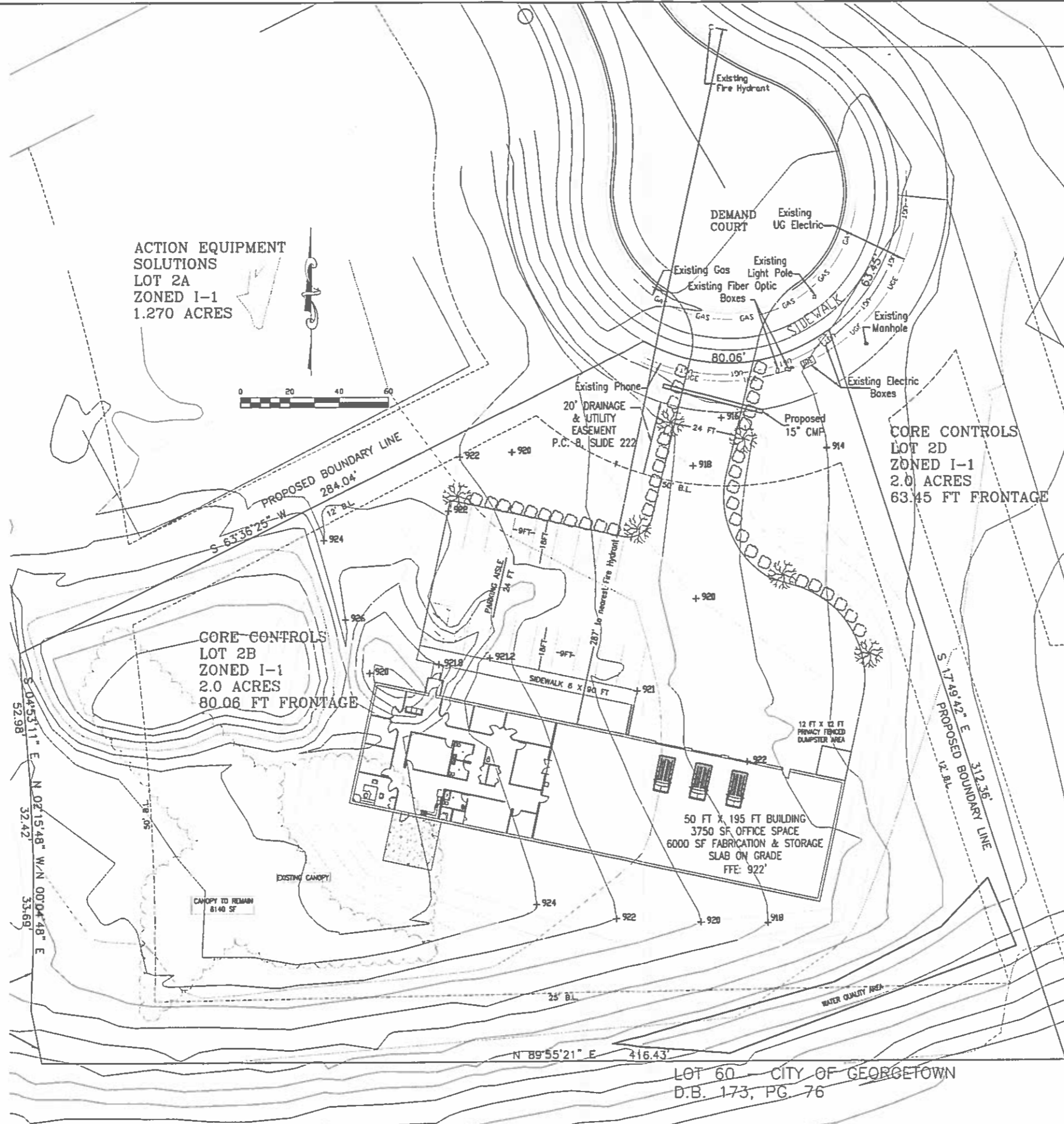
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\_\_\_\_\_  
 Development Authority Chairperson

**SITE STATISTICS**

INTENDED USE - DESIGN & FABRICATION OF COMMERCIAL CONTROLS  
 ZONE - I-1  
 TOTAL AREA - 2.0± ACRES  
 BUILDING AREA - 9,750 SF  
 TOTAL V.U.A. - 14,646 SF  
 PARKING AREA - 5,026 SF  
 LOADING / UNLOADING AREA - 9,620 SF  
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 PARKING PROVIDED - 17 SPACES  
 PROP. V.U.A. INTERIOR TREES - 0  
 PROP. V.U.A. PERIMETER TREES - 6  
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 PROPOSED TREE CANOPY - 8,140 Sq.Ft.(9.3%)  
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**ACTION EQUIPMENT SOLUTIONS**  
 LOT 2A  
 ZONED I-1  
 1.270 ACRES



**PLANTING SCHEDULE**

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NOTE: DEVELOPER MAY SUBSTITUTE TREE TYPES, WITH APPROVAL FROM THE GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION.



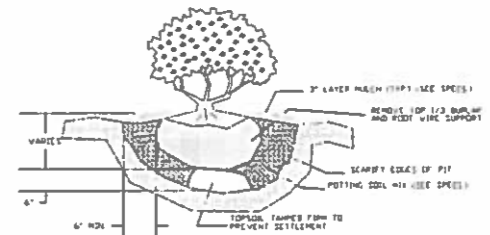
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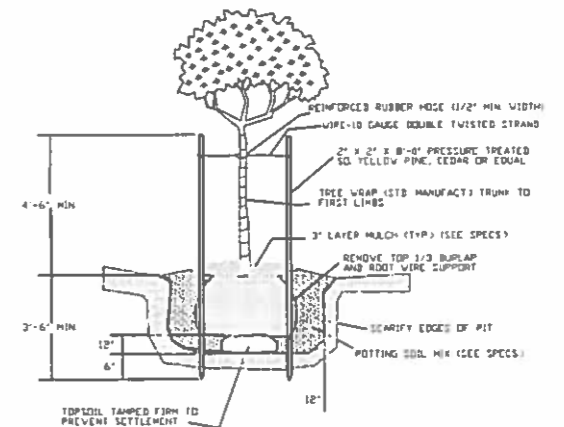
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(3) HEDGE

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	FESTULA PUBRA	CREeping RED FESCUE	SEED TO GRASS 7#/1,000 SF	20% SEED MIX. SEE SPECS.
	TRIFOLIUM REPENS	WHITE CLOVER	SEED TO GRASS 7#/1,000 SF	5% SEED MIX. SEE SPECS.



TYPICAL SHRUB PLANTING/NO SCALE



TYPICAL TREE PLANTING AND STAKING  
 NO SCALE

**THOROUGHbred ENGINEERING**  
 SURVEYORS • ENGINEERS • PLANNERS  
 146 S. BROADWAY, GEORGETOWN, KY. 40324

DATE: 02-01-16  
 DRAWN BY: JAF  
 JOB NUMBER: 218  
 PRELIM PLAN

LANDSCAPING PLAN  
**CORE CONTROLS**  
 CIVIL, GEO. SURVEY, INSPECTION  
 DEMAND COURT  
 GEORGETOWN, SCOTT COUNTY, KY.

LOT 60 - CITY OF GEORGETOWN  
 D.B. 173, PG. 76

# CORE CONTROLS

116 Venture Court Suite 9  
Lexington, KY 40511  
859.225.0560



NOT APPROVED FOR CONSTRUCTION

REV	DESCRIPTION	DATE
1	ISSUE	08/08
2	ISSUE	08/08
3	ISSUE	08/08
4		
5		
6		
7		
8		
9		
10		

DRAWING NAME:  
**CONCEPTUAL VIEW  
CORE CONTROLS OFFICES  
FLOOR PLAN**

DRAWING NO.	#
DRAWN BY: M. BHATTACK	
APPROVED BY: S. CHURCH	
DATE: 11/24/19	
SCALE: 1/8"=1'-0"	

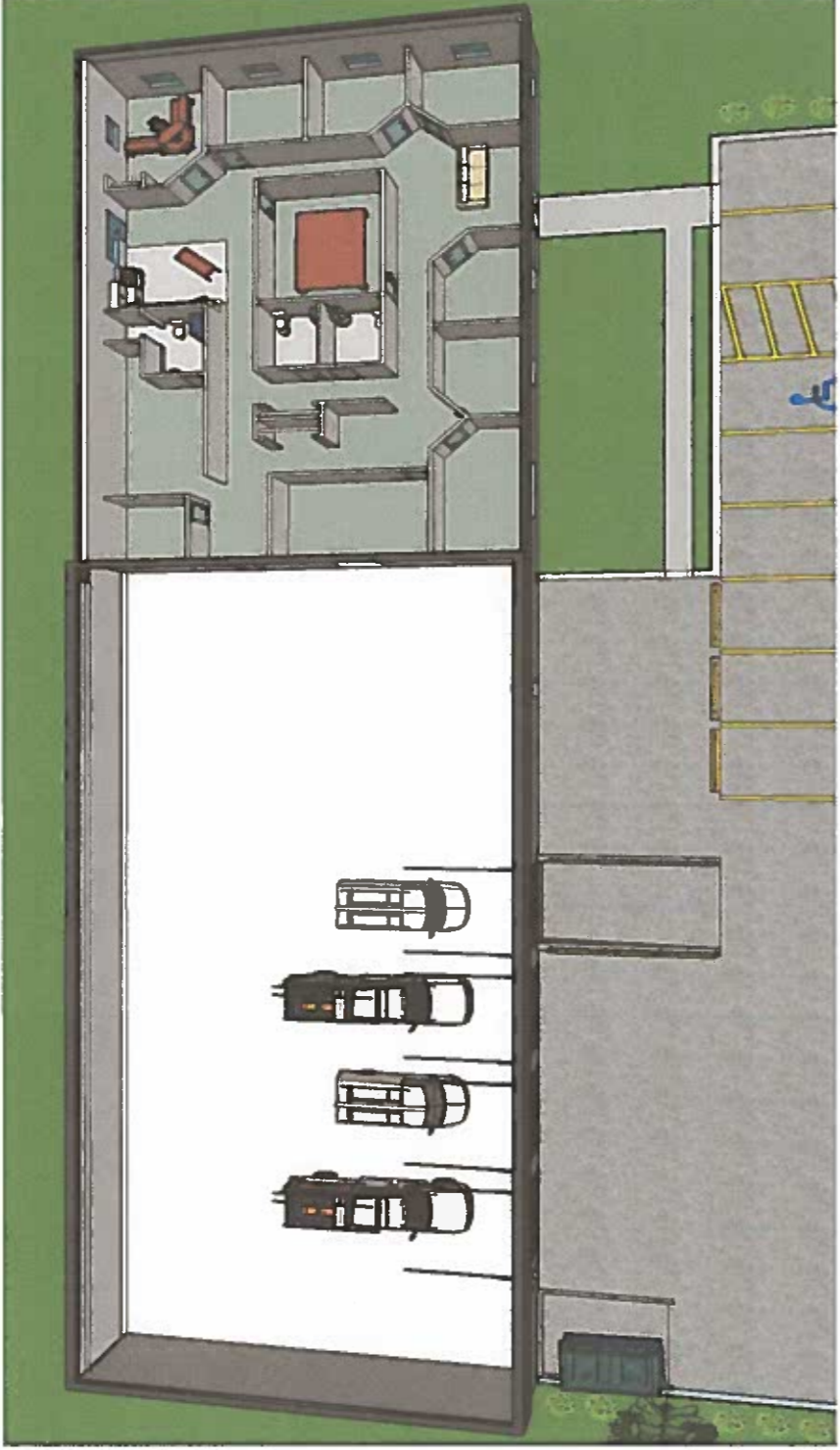
# CORE CONTROLS

116 Venture Court Suite 9  
Lexington, KY 40511  
859.225.0560

REV.	DESCRIPTION	DATE
1	ISSUE	08/04/15
2	REVISED	08/04/15
3	ISSUE	08/04/15
4		
5		
6		
7		
8		
9		
10		

DRAWING NAME:  
**CONCEPTUAL VIEW  
CORE CONTROLS OFFICES  
FLOOR PLAN**

DRAWING NO.	
	#
DRAWN BY: M. SHATTUCK	
APPROVED BY: S. CHURCH	
DATE: 11/20/15	
SCALE: 1/8"=1'-0"	



# **DRAFT**

## **SCOTT COUNTY FISCAL COURT ORDINANCE NO. 2016-\_\_**

### **AN ORDINANCE REGULATING THE NUMBER OF DOGS TO BE OWNED OR POSSESSED BY A RESIDENT OF SCOTT COUNTY, KENTUCKY WITHOUT A KENNEL CONDITIONAL USE PERMIT AND AMENDING THE DEFINITION OF KENNEL IN THE GEORGETOWN- SCOTT COUNTY ZONING ORDINANCE**

WHEREAS, numerous citizens in Scott County, Kentucky have complained about dogs running at large causing disturbances, not being under control of the owners or persons maintaining custody and control of dogs and maintaining large numbers of dogs without zoning oversight or approval in all areas of the county.

WHEREAS, the Scott County Fiscal Court recognizes the rights of citizens to possess and to keep dogs, it further recognizes the rights of citizens to enjoy the peace and quietude of their property and the public thoroughfares which they travel, free from any nuisance created by dogs running at large.

WHEREAS, the Scott County Fiscal Court has determined that there is a legitimate and necessary need to limit the number of dogs a resident may own, maintain, keep or possess without a kennel conditional use permit to ten (10) dogs.

**BE IT ORDAINED BY THE FISCAL COURT OF SCOTT COUNTY,  
COMMONWEALTH OF KENTUCKY:**

#### **SECTION ONE: REQUIREMENTS**

Any person or organization with more than ten (10) dogs over the age of six (6) months shall constitute a kennel which shall require a conditional use permit to operate. Licensed veterinarian practices, lawfully operating in Scott County shall be exempt from the requirements of this ordinance. An individual or organization operating a dog rescue or similar operation, which owns, maintains, possess or keeps more than ten (10) dogs over the age of six (6) months shall be required to obtain a kennel conditional use permit. Any individual or organization that desires to obtain zoning approval for a kennel shall apply for a kennel conditional use permit through the Scott County Board of Adjustment.

#### **SECTION TWO: DEFINITIONS**

- A. "Owner" -for the purpose of this ordinance, shall mean any person having an interest in or right of possession to a dog or any person having control, custody or possession of any dog, or having any dog residing consistently at a location.

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- B. "Kennel" – A commercial business for the sale or temporary boarding of three (3) or more dogs over the age of six (6) months, not including those owned by the resident or property owner; or any person or organization for-profit or otherwise keeping more than a total of ten (10) dogs over the age of six (6) months on their premises.

### **SECTION THREE: CHARGING OFFICIAL**

The animal control officer, code enforcement officer or any peace officer shall be permitted to issue a citation or file a criminal complaint giving notice of the charge of any violation of this ordinance. The animal control officer shall have all powers vested to him by the county and KRS 436.605.

### **SECTION FOUR: SEPARATE VIOLATIONS FOR EACH INCIDENT**

Each incident which results in a violation of this ordinance shall constitute a separate offense.

### **SECTION FIVE: SEVERABILITY**

If any section, phrase, or provision of this ordinance is for any reason declared to be invalid, such declaration will not affect the validity of the remainder of the sections, phrases, or provisions of this ordinance.

### **SECTION SIX: CONFLICT**

To the extent any resolution, ordinance, or parts thereof is in conflict, the provisions of this ordinance will prevail and be given effect.

### **SECTION SEVEN: PENALTIES**

Any person or organization that owns, maintains, possesses or keeps more than ten (10) dogs without a kennel conditional use permit, shall be fined not less than one hundred dollars (\$100.00) nor more than five hundred dollars (\$500.00), upon conviction for violating the provisions of this ordinance. Each day's continuance of any violation of this ordinance shall constitute a separate offense.

### **SECTION EIGHT: SEIZURE OF DOGS**

Any dog or dogs kept in violation of this ordinance may be seized and impounded by any animal control officer or law enforcement officer and may be confined at an animal shelter until all violations are remedied and all fines and court costs are satisfied. The animal shelter may transfer title to any dog impounded for a period greater than ten (10) days. Any person or organization that owns, maintains, possess or keeps more than ten (10) dogs without a kennel permit, shall be responsible for the reasonable costs of the Scott County Fiscal Court, Georgetown-Scott County Planning Commission and the said animal shelter, for the costs associated with zoning enforcement and the removal of the said dogs and the boarding and care of the dogs.

### **SECTION NINE: EFFECTIVE DATE**

This ordinance shall be effective immediately, upon the passage and adoption of this ordinance