

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION**

**AGENDA**

**November 8, 2018**

**6:00 p.m.**

**I. COMMISSION BUSINESS**

- A. Approval of October invoices
- B. Approval of October 11, 2018 minutes
- C. Approval of November agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

**II. OLD BUSINESS**

- A. PSP-2018-42 & PDP-2018-43 Amerson North Townhomes - Preliminary Development Plan and Preliminary Subdivision Plat for 136 Townhome Units and associated lots located east of McClelland Circle, south of the apartments, and west of Harmony Ridge.
- B. PDP-2018-51 Amerson Property Amended Concept Plan - Amended Concept Plan for the Amerson Property Development located west of Harmony Ridge and Lemons Mill Elementary, south of Lemons Mill Road, east of McClelland Circle.

**III. NEW BUSINESS**

- A. ZMA-2018-54 Stamping Ground Used Car Lot - Zone change request for approximately 0.94 acres from B-1 to B-2 located at 3365 Main Street, Stamping Ground. PUBLIC HEARING
- B. PSP-2018-55 & PDP-2018-56 ML Georgetown Paris - Preliminary Subdivision Plat and Preliminary Development Plan for a 7,000 square foot retail building located at southwest corner of Paris Pike and McClelland Circle.
- C. PSP-2018-57 Price Farm - POSTPONED

**IV. OTHER BUSINESS**

- A. Update of Previously Approved Projects and Agenda Items
- B. Approval of permanent status for Jeremy Reynolds

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
REGULAR MEETING  
MINUTES  
October 11, 2018**

The regular meeting was held in the Scott County Courthouse on October 11, 2018. The meeting was called to order by Chair Rob Jones at 6:00 p.m. Present were Commissioners Charlie Mifflin, James Stone, Mark Sulski, Jeff Caldwell and Steve Smith, Director Joe Kane, Planners Matt Summers and Mikaela Gerry, and Attorney Charlie Perkins. Absent was Commissioners Frank Wiseman, Byron Moran and Regina Mizell and Engineer Ben Krebs.

Motion by Sulski, second by Mifflin, to approve the September invoices. Motion carried.

Motion by Mifflin, second by Caldwell, to approve the September 13, 2018 minutes. Motion carried.

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

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

Postponements/Withdrawals

Chairman Jones stated that the applications for Amerson North Townhomes (PSP-2018-42 and PDP-2018-43) and Amerson Property Amended Concept Plan (PDP-2018-51) have been postponed to the regular November meeting.

Consent Agenda

A representative of the Humphries Property application (FSP-2018-49) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Smith, second by Sulski, to approve the Final Subdivision Plat. Motion carried.

A representative of the 121 Southgate Drive application (PDP-2018-52) agreed with their conditions of approval and two variances, and no comments were made by the Commission or Public. Motion by Sulski, second by Caldwell, to approve the Preliminary Development Plan. Motion carried.

PSP-2018-46 Harbor Village Phase 3 – Amended Preliminary Subdivision Plat for Unit 1, Phase 3 and Amended Master Plan located west side of US 25 (Cincinnati Pike) at Rogers Gap.

Mr. Kane reviewed the staff report and stated the subdivision started in the 1980's with the the first phase being built in the 1990's. The original application included three lakes with one being built in the first phase. In the early 2000's the master plan was amended and the second lake was removed. He stated in 2005 a Preliminary Plat was approved named Phase 2, Unit 3 and Phase 3, Unit 1. Harbor Village Drive was not extended and Phase 3 was not constructed. He stated in 2012, the bank took back the property and a potential buyer requested approval to amend the Preliminary Plat for Phase 3 to reduce the number of lots to one and to eliminate the lake. He stated the Planning Commission was sued by a couple residents of Harbor Village over the change. The case was decided in the Planning Commission's favor in 2017.

He stated this application is to withdraw the Amended Preliminary Plat from 2012 and to resubmit the Preliminary Plat from 2005 with some modifications. He stated this application removes the lake and replaces it with a large lot and two smaller HOA stormwater management lots and extends a trail system from earlier phases. He stated before anything can be developed beyond this area, that a new master plan must be submitted.

He stated the average lot size is half an acre. He stated a variance has been requested to allow the roadway to be 24-foot in width with 60-foot right-of-way to match the existing road.

He stated he is recommending approval with fifteen (15) conditions. He stated the number of lots should be reduced to 44 and that lot 80 should be common area.

Nathan Billings, representing applicant, stated lakes 2 and 3 were not significant features of the development. In 2002 a Preliminary Subdivision Plat for Phase 2 was approved. In 2004 an Amended Master Plan removed the second lake and added lots for Phase 2 to make a total of 85 lots. He stated the Amended Master Plan showed Harbor Village and Mallard Point connected. He stated the plan showed 319 total lots for Harbor Village. He stated in 2005 the lake was added back in and the number of lots was reduced to 80. He stated a pedestrian trail was added to the plan but the lake was reduced in size. In 2012 the prior plan was suspended but a zone change was discussed if the owner kept the property as a single A-1 lot or three agricultural lots.

He stated the current owner acquired the property earlier this year from the bank who owned the property in 2012.

He stated the applicant is proposing 45 single family lots, common area, and a trail area.



He stated that between the 2004 and 2012 master plan there is still 64 lots available for Phase 4.

He stated the plan that was submitted in September showed 45 lots but 46 actual lots were shown. He stated the applicant is requesting 45 lots.

He stated the applicant agrees with the conditions of approval except for two items. He stated the applicant thinks a new HOA should be established after meeting with the existing HOA board and that the number of lots should be 45.

He stated that the applicant suggests that the HOA should have an access easement for storm water management but would agree to storm water management being included in the common area controlled by the HOA.

Commissioner Sulski questioned if the pedestrian trail was even feasible if it is in a low lying area. Mr. Billings stated it had been in the plan since 2002.

Commissioner Smith stated he would rather see a cul-de-sac at the end of Harbor Village Drive.

Commissioner Mifflin questioned if the applicant plans to build the houses or sell the lots. Mr. Billings stated they will sell the lots.

Chairman Jones questioned Mr. Kane's preference regarding the storm water management. He stated he preferred the storm water management being located in the common area.

Chairman Jones questioned the number of lots presently in Harbor Village. Mr. Kane stated there are 197 current developed lots.

Chairman Jones questioned the number of lots allowed per entrance. Mr. Kane stated over 200 lots require a second entrance, but this subdivision was previously approved with only one entrance.

Commissioner Sulski stated he preferred one HOA for the entire subdivision.

Austin Compton, Harbor Village resident, stated he has concerns regarding no lake being built and the value of the homes to be built. Mr. Billings stated their standards will equal the present value of homes in the subdivision or might exceed the current value since the lots will be larger.

Amanda Bailey, Harbor Village resident, stated she had concerns with construction equipment damaging the roads. Mr. Perkins stated the county would address any concerns with damage to the roads.

Commissioner Smith questioned if the Harbor Village HOA was willing to accept Phase 3 as part of the existing HOA. It was stated that 51% of the existing HOA had to agree.

Wendy Frier, Harbor Village resident, stated that getting a 51% agreement among the HOA should be doable.

Commissioner Smith questioned if the number of lots was 44 or 45. Mr. Kane stated if all requirements are met he is in agreement with either number.

Mr. Compton stated he did not understand how Harbor Village and Mallard Point could connect in the future since property had been sold. Mr. Billings stated the property had been acquired on the Harbor Village side but there is one piece of property on the Mallard Point side needed in order for a connection to be made.

Chairman Jones stated it was nice to see an existing subdivision being completed instead of another new farm being developed.

**Motion by Sulski, second by Smith, to approve the Preliminary Subdivision Plat (PSP-2018-46) subject to one (1) variance and fifteen (15) conditions of approval with additional conditions of stormwater management area to be included in common area controlled by the HOA, a cul-de-sac instead of a hammerhead and an addition to condition nine (9) to include subject to approval by existing HOA or otherwise by separate HOA with continuing character of existing Harbor Village. Motion carried.**

PDP-2018-47 & FSP-2018-53 105 - 107 Marketplace Circle - Preliminary Development Plan to construct a 2,000-square foot bank and a Preliminary Subdivision Plat to create a buildable lot.

Ms. Gerry reviewed the staff report. She stated the property is located at 105 Marketplace Circle and would share parking with the current businesses located at the property. She stated the site was previously subdivided in 2013 and Lot 4A was created as a non-buildable lot due to the underground detention system. She stated GMWSS did not provide water and sewer to the site at the time because it was planned only for detention.

She stated the lot lines at 107 Marketplace Circle would be adjusted if the plat is approved because of the sign placed on the site.

She stated there would be 65 parking spaces if the Preliminary Development Plan is approved instead of the 92 approved parking spaces shown on the Final Development Plan for 107 Marketplace Circle. She stated the parking spaces would meet the parking requirement.

She stated the applicant has requested two variances, a waiver to the property perimeter screening along McClelland Circle and a waiver to the VUA screening along the eastern boundary due to the shared parking area.

She stated staff has concern that the proposed building would affect the underground detention system.

Commissioner Sulski has concern about the underground detention.

Jihad Hallany, Vision Engineering, representing applicant, stated applicant agrees with the conditions of approval except applicant prefers not to have to return to full Commission with the Final Development Plan. He stated the applicant would address the underground detention concern.

**Motion by Sulski, second by Caldwell, to approve the Preliminary Development Plan and Final Subdivision Plat (PDP-2018-47 & FSP-2018-53) subject to seven (7) conditions of approval and two (2) variances. Motion carried.**

FSP-2018-50 Partymiller Property – Final Subdivision Plat to divide one tract into four tracts, creating two (2) 5.00-acre tracts, one 6.23-acre tract, and a 34-acre remainder tract located at 3159 Newtown Pike.

Ms. Gerry reviewed the staff report. She stated it is zoned A-1 (Agricultural). She stated the applicant meets all the requirements. She stated any new proposed entrances would need KYTC approval.

Commissioner Mifflin questioned if Tract C had to show a proposed entrance before approval. Ms. Gerry stated she was not sure of the applicant's plan but any proposed entrance would need KYTC approval.

Keith Winstead, Thoroughbred Engineering, representing applicant, stated Tract B and C has no current plans, the applicant plans to build on Tract A, and the remainder Tract to be sold back to the family farm.

Dorothy Klein, Coal Ridge resident, stated the Coal Ridge residents had concern if the barn would be used for events. Mr. Winstead stated applicant has no plans to use the barn for events.



She stated the residents had concern for the plans of the remainder tract. It was stated that any further plans for the property would have to come before the Planning Commission.

Grant Bolt, Newtown Pike resident, stated he wanted clarification if homes built on Tract B and C would compare to current homes. It was stated that the Planning Commission could not control that.

Lynn Strathnan, Heritage resident, asked for clarification of Agricultural zoning and what the property could be used for.

Tim Strathnan, Heritage resident, stated his concern is what the property could be used for. It was stated the Planning Commission cannot control that.

Mrs. Strathnan asked for clarification of who governs Agricultural land in Scott County.

Mr. Winstead stated the applicant's intent for the three lots is for single-family homes.

Mrs. Strathnan questioned if only Tract A is going to have a house built why the other two lots were being divided. It was stated that for future financial gain the applicant might sell the lots.

Mrs. Strathnan questioned how she would receive notification if the remaining tract is developed.

Fran Lockwood, family of the applicant, stated the family has no future development plans.

**Motion by Sulski, second by Mifflin, to approve the Final Subdivision Plat (FSP-2018-50) subject to six (6) conditions of approval. Motion carried.**

#### Open Space Standards

Chairman Jones opened the public hearing.

Matt Summers stated that the goal is to change how net density is used to calculate the number of lots allowed on a piece of land to using gross density.

He stated gross density is calculated based on number of units divided by number of acres.

He stated net density is calculated on the number of total dwelling units divided by gross acreage minus the right-of-way.

He stated calculating number of lots by using gross density should eliminate confusion for the developer and the Planning Commission.

He stated they are assuming that 20% of the land will be used in infrastructure and based the conversion from net density to gross density upon that.

He stated the change would not affect the A-1, A-5, or C-1 zoning districts.

He stated that the proposed open space changes would be added to Article 5 of the Subdivision and Development Regulations.

He stated the change would only apply to urban residential developments of 20 lots or larger.

He stated the HOA would be responsible for maintaining the open space areas.

He stated up to 50% of unsuitable land can be used to meet the open space requirements.

Chairman Jones questioned what recent applications this change would have applied to. Mr. Summers stated the Harbor Village Phase 3 and Betty Yancey Griffith property would be examples.

Commissioner Sulski questioned if impact fees had ever been discussed. Mr. Perkins stated the Planning Commission has never implemented fees because the State has not made a clear ruling on fees.

Chairman Jones closed the public hearing.

Motion by Sulski, second by Mifflin, to recommend to City Council changes to Article 5 regarding Open Space requirements and density adjustments. Motion carried.

#### Edgewater Subdivision

Mr. Kane stated there is a spring at the entrance of the subdivision along a waterline that has caused a failure. GMWSS has agreed to use their contractor and process to repair the road. He stated an agreement between GMWSS (contractor Dearing Excavating) and the Planning Commission has been prepared for approval by both boards.

Motion by Jones, second by Sulski, to approve the Memorandum of Work for Edgewater Subdivision. Motion carried.

#### Bonding Ordinance

Mr. Kane stated to accept surety or bond letters we have an ordinance that the bank must be within 120 miles since most banks require that to call a bond/surety notice to be hand delivered.



He stated a developer has used US Bank and a local branch can not accept a letter calling the bond. He stated that US Bank has stated they will accept a faxed letter. After further discussion, it was stated that the use of US Bank was acceptable if they agree to confirm by fax or email receipt of the letter.

Motion by Sulski, second by Caldwell, to approve this application's bond letter outside of the 120 miles range of the ordinance. Motion carried.

The meeting was then adjourned.

Attest:

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

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

**AMERSON NORTH TOWNHOMES  
PRELIMINARY DEVELOPMENT PLAN & PRELIMINARY SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission  
October 22, 2018**

**FILE NUMBER:** PSP-2018-42 &  
PDP-2018-43

**PROPOSAL:** Preliminary Development  
Plan and Preliminary  
Subdivision Plat for 136  
Townhome Units and  
associated lots.

**LOCATION:** East of McClelland Circle, South of the  
apartments, and West of Harmony  
Ridge

**CONTACT:** Mike Craft  
Anderson Communities

**ENGINEER:** Stephen Garland, PE  
Integrated Engineering

**STATISTICS:**

Zone	R-3 (PUD)
Surrounding Zones	R-1C (Harmony Ridge), R-3, & B-4
Acreage	12.77 acres (11.31 net acres)
Net Density	12.13 Dwelling Units / Net Acre
Dwelling Units	136 Townhome Units (all 2-bedroom units)
Parking Required	340 Spaces
Parking Proposed	359 spaces (272 garage spaces; 87 on-street spaces)
Water/sewer available	Yes/Yes
Access	Amerson Way, Schoolhouse Road, and Amerson Orchard Apartments
VariANCES/Waivers	

**BACKGROUND:**

The Project Site is part of the larger Amerson Farms mixed-use development. The 90.53-acre farm was rezoned in 2009 to high-density residential (R-3 PUD) and commercial (B-4 PUD). This portion of the overall development is north of the main commercial corridor, west of Harmony Ridge neighborhood,



south of the Amerson Orchard Apartments, and east of McClelland Circle. This area, as indicated by the zoning, was always intended to have a residential use.

**KEY ISSUES/COMMENTS:**

**Layout:**

The townhome units and lots are arranged in a manner that allows almost all of them to face some open space. The Applicant is proposing 23 buildings with the smallest having 4 units and the largest having 9 units. Behind each dwelling is proposed a small open space and a detached garage. These rear-facing garages allow the townhomes to better address the streets and open spaces.

Size of Building (Dwelling Units/Building)	Number of Buildings	Dwelling Units
4	2	8
5	4	20
6	13	78
7	3	21
9	1	9
<b>Total</b>	<b>23</b>	<b>136</b>

The proposed development is showing around 20.1% of the Project Site as preserved open space. Some of these areas are proposed as buffer space between the townhomes and neighboring developments, but more than half of the proposed opens space will be within the development for the comfortable enjoyment of the residents (Lots 137 & 138).

**Access/Parking:**

Vehicular access to the Project Site will be from Amerson Way and an extension of Schoolhouse Road, which will be constructed in the future. The southernmost road proposed with this development is proposed to be a public road connecting Schoolhouse Road and Amerson Way. This will form a loop allowing for better access by emergency services and public services. There is an additional connection proposed to the north to the apartment complex. All of the other interior streets on the Project Site will be private streets, not intended for public maintenance. All the dwellings will have rear-access from either the private streets or access alleys. The private streets are proposed to have a minimum width of 26 feet (back-of-curb to back-of-curb) and allow on-street parking. The amount of on street parking proposed varies depending on the cross section. The access alleys will have a width of 18-26 feet and will not allow for parking.

The parking proposed with this development exceeds the requirements of the Zoning Ordinance. The proposed development requires 340 parking spaces, and the Applicant is proposing 359 spaces. 272 of these spaces are the 2-car garages proposed with each dwelling unit, and 87 additional parking spaces are proposed on-street throughout the development as parallel parking.

Sidewalks are proposed throughout the development, providing a means of pedestrian access. Sidewalks are shown on both sides of the cross sections of the proposed streets. Additionally, the



Legacy Trail is proposed to come along the southern and western side of the Project Site. The Applicant will need to construct this section of the trail at the time the townhomes are built.

**Landscaping:**

*Section 6.12 – Property Perimeter Landscaping*

Double frontage lots are required to be screened from arterial roads that they do not have direct access to. Residential properties are required to have a 20-foot landscaping buffer populated by 1 tree per 30 feet (or fraction thereof) of group A or B trees plus a 6-foot tall planting, hedge, wall, fence, or earth mound. It appears the applicant is showing an appropriate landscaping buffer along McClelland Circle. At the time of Final Development Plan, the appropriate species will need to be identified to meet this requirement.

The Applicant is also showing an appropriate buffer along the eastern boundary with Harmony Ridge. This buffer area will need to be populated by 1 tree per 40 feet of boundary and a planting, hedge, fence, wall, or earth mound 6 feet in height. Similarly, the Applicant will need to submit a species-specific Landscape Plan with the Final Development Plan, so staff can verify the species and that the height of the proposed hedges will meet the requirements of the ordinance.

*Section 6.13 – Vehicular Use Area Perimeter Landscaping*

The Application meets the requirements for this section.

*Section 6.22 – Interior Landscaping for Vehicular Use Areas*

The Applicant’s plan shows an appropriate number of trees and landscaped area to meet this requirement.

*Section 6.2215 – Canopy Requirements*

Multi-family developments will need to provide 20% canopy coverage to meet the requirements of Section 6.2215. The Applicant is proposing 150 large trees (or their equivalent) with this development. This represents 112,500 square feet of canopy coverage or 20.2%.

**FINDINGS:**

1. The proposed development meets the requirements of the Zoning Ordinance and the Subdivision and Development Regulations.

**RECOMMENDATION:**

Staff recommends **Approval** of the Preliminary Development Plan/Preliminary Subdivision Plat for the development of 136 townhome units and the associated Preliminary Subdivision Plat. Should the Planning Commission approve the application, staff recommends the following conditions be attached:

Conditions

1. The Development Plan is subject to all conditions from ZMA-2009-21 and the Amended Concept Plan (PDP-2018-51).
2. The Applicant shall construct the section of the Legacy Trail shown on the Preliminary Development Plan when the townhomes are built.

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. All development must meet the requirements of the Georgetown Stormwater Manual.
5. Prior to any construction or grading, the applicant shall meet with the Planning Commission Engineer and the Development Inspector to review construction policies and establish inspection schedules.
6. Any revisions or amendments to the approved Preliminary Plan must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
7. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
8. Prior to (as part of) the Final Plan approval, the applicant shall provide the Planning Commission staff (GIS Division) with a digital copy of the approved Plan.
9. A specie-specific landscape plan shall be provided along with the Final Development Plan.
10. The preliminary approval is valid for two years, subject to the requirements of Articles 306 & 406 of the *Subdivision and Development Regulations*.

**NOT FOR RECORDING**

**NORTH TOWNHOUSE LAYOUT**  
 PROPOSED USE: TOWNHOMES  
 LOT STATISTICS:  
 TOTAL: 136 UNITS PER GROSS ACRES  
 12.77 - 0.64 ACRES PUBLIC ROW = 12.13 ACRES (NET)

NUMBER OF TOWNHOUSE UNITS: 136  
 HOA COURTYARD OPEN SPACE AREA: 2 LOTS  
 REMAINDER: 1 LOT  
 AVERAGE UNIT SIZE: 1,488 SF ± 0.03 AC  
 TYPICAL LOT FRONTAGE: 20'  
 MINIMUM LOT FRONTAGE SHOWN: 30'  
 TYPICAL FRONT YARD SETBACK: 10'  
 SIDE YARD: 0' FOR CONTIGUOUS UNITS  
 REAR YARD: 7' AT BUILDING ENDS  
 LOTS PROJECT TO CENTERLINE OF ACCESS EASEMENT

**BUILDING COVERAGE**  
 R-3 DENSITY: 16 UNITS PER ACRE ALLOWED  
 10.65 UNITS PER GROSS ACRES SHOWN  
 11.21 UNITS PER NET ACRE  
 37% COVERAGE OF LOT (40% ALLOWED)

**PARKING**  
 BEDROOM UNITS = 136 UNITS X 2 = 272 BEDROOMS  
 REQ'D 136 UNITS X 2.5 SPACES = 340 SPACES  
 AVAILABLE: 136 UNITS = 272 GARAGE SPACES  
 ON STREET REQUIRED: 68 SPACES  
 ON STREET AVAILABLE: 87 SPACES

**OPEN SPACE (COURTYARD LOT #137)**  
 26,821.4 SQ FT = 0.62 ACRE

**OPEN SPACE (COURTYARD LOT #138)**  
 32,936.50 SQ FT = 0.76 AC

**OPEN SPACE (30' BUFFER ALONG HARMONY RIDGE)**  
 19,712.4 SQ FT = 0.45 AC

**OPEN SPACE (30' BUFFER ALONG U.S. 460)**  
 19,503.3 SQ FT = 0.44 AC

**OPEN SPACE SOUTH OF LOTS #26 AND #50**  
 10,432.50 SQ FT = 0.24 AC

**OPEN SPACE SOUTH OF LOTS #136**  
 2,954.26 SQ FT = 0.06 AC

**TOTAL OPEN SPACE**  
 1.91 ACRE REQUIRED (15%+ GROSS ACREAGE)  
 2.37 ACRE SHOWN = 20% (This section, open space provided may apply to remainder of development)

**CANOPY REQUIRED 20% COVERAGE**  
 = 12.77 X 20% = 2.55 ACRE = 111,251 SQ FT  
 NUMBER OF TREES PLANTINGS REQUIRED AT 750 SQ FT (OR EQUIV.) = 149  
 PROPOSED 20%  
 TREE PLANTINGS: 150 LARGE TREES AT 750 SQ FT (OR EQUIVALENT)

**VIA OF PARALLEL PARKING AREAS**  
 = 14,432 SQ FT  
 INTERIOR VUA REQUIRED (100'w) = 1,443 SF  
 INTERIOR PLANTINGS = 1,443 250 = 6 TREES  
 INTERIOR VUA SHOWN = 2,150 SF (15%)

**NOTES**

- EASEMENT FOR UTILITY PURPOSES SHALL EXIST OVER ALL AREAS NOT OCCUPIED BY ANY BUILDING STRUCTURE.
- LOCATION OF HYDRANTS SHOWN PRELIMINARY. FINAL LOCATION SHALL BE PER CONSTRUCTION DOCUMENTS.
- PRELIMINARY SUBDIVISION PLAN (PSP) SHALL CONFORM TO ALL PREVIOUS CONDITIONS OF APPROVAL FROM ZMA 2009-21.
- R-3 DENSITY: 16 UNITS PER ACRE.
- KENTUCKY UTILITIES SHALL HAVE A BLANKET EASEMENT WITH LOCATIONS OF UTILITY APPROVED BY OWNER.
- SANITARY SEWER EASEMENTS SHOWN ARE PRELIMINARY.
- NO PARKING IN PUBLIC CU-DE-SAC OF AMERSON WAY.

**CERTIFICATE OF PRELIMINARY PLAN APPROVAL**

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

CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION DATE

**CERTIFICATION OF OWNERSHIP AND DEDICATION**

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF THE DEVELOPMENT WITH MY (OUR) FREE CONSENT. DEVELOPMENT PLAN IS APPROVED AND SIGNED.

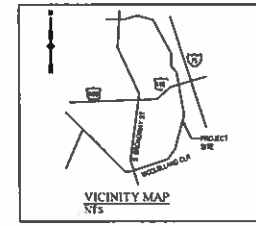
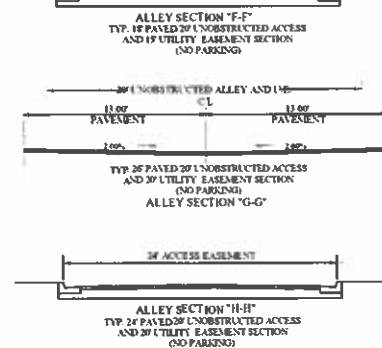
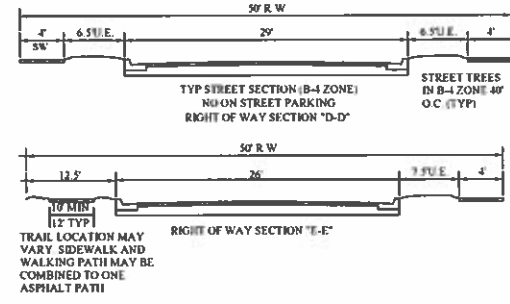
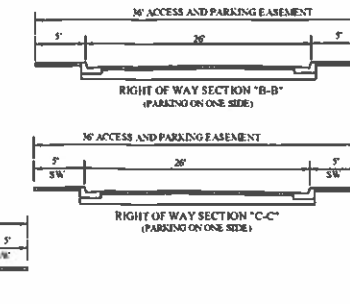
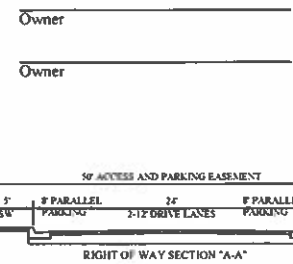
OWNER

DATE



**PRIVATE STREET/ACCESS EASEMENT MAINTENANCE NOTE**

THE OWNER/OWNERS OF THIS PROPERTY AND ANY SUCCESSORS IN TITLE AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR CONSTRUCTION, MAINTENANCE, RECONSTRUCTION, SNOW REMOVAL, CLEANING OR ANY OTHER NEEDS RELATED TO THE PRIVATE STREET/ACCESS EASEMENT SHOWN ON THIS DEVELOPMENT PLAN/PLAT. THIS AGREEMENT RELIEVES THE CITY OF GEORGETOWN/CITY OF STAMPSVILLE/GEORGETOWN/CITY OF SCOTT COUNTY GOVERNMENT FROM ANY SUCH RESPONSIBILITIES. IF THE OWNER/OWNERS REQUEST THAT THE PRIVATE STREET/ACCESS EASEMENT BE DEDICATED AS PUBLIC STREETS, THE OWNER/OWNERS BEAR THE FULL EXPENSE OF ANY RECONSTRUCTION REQUIRED TO COMPLY WITH CITY/COUNTY STANDARDS PRIOR TO DEDICATION AND ACCEPTANCE AND ALL CONDITIONS OUTLINED IN SECTION 4-D, HAVE BEEN MET.



**BEARING DATUM**

BEARING DATUM FOR THIS PLAN IS BASED UPON KENTUCKY STATE PLANE COORDINATE SYSTEM (NORTH ZONE) NORTH AMERICAN DATUM OF 1983.

**HIGHWAY C/L AND R/W PLANS**

EXISTING CENTERLINE AND RIGHT-OF-WAY OF GEORGETOWN BYPASS BASED UPON THE KYTC DEPT. OF HWYS HIGHWAY AND RIGHT-OF-WAY PLANS OF PROPOSED PROJECT STP-460-(B) 1998 AS-BUILTS.

**PROPERTY RESEARCH DISCLAIMER**

NO TITLE COMMITMENT OR FORMAL TITLE EXAMINATION WAS PERFORMED ON THIS PROPERTY AT THE TIME OF SURVEY. SOME EASEMENTS, RECORDED OR UNRECORDED, MAY AFFECT THE PROPERTY.

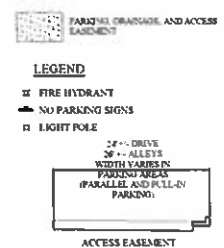
**OWNER INFORMATION:**

PAUL J. KLEINHENZ  
 PAUL E. KLEINHENZ  
 AARON J. KLEINHENZ  
 101 JOSIE TRAIL, GEORGETOWN KY 40324  
 ANDERSON AMERSON, LLC  
 1720 SHARKEY WAY  
 LEXINGTON, KY 40511

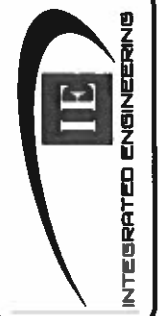
**PURPOSE OF THIS PLAT:**

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SUBDIVIDE LOTS 1-136. R-3 ZONED LOTS. ANY FURTHER SUBDIVISION WILL REQUIRE REVIEW AND APPROVAL OF THE PLANNING COMMISSION.

**ZONING OF PROPERTY IS R-3 (PUD)**



PROJECT NO. 110059  
 DATE: AUGUST 2018  
 DRAWN BY: SEC/DL  
 CHECKED BY:



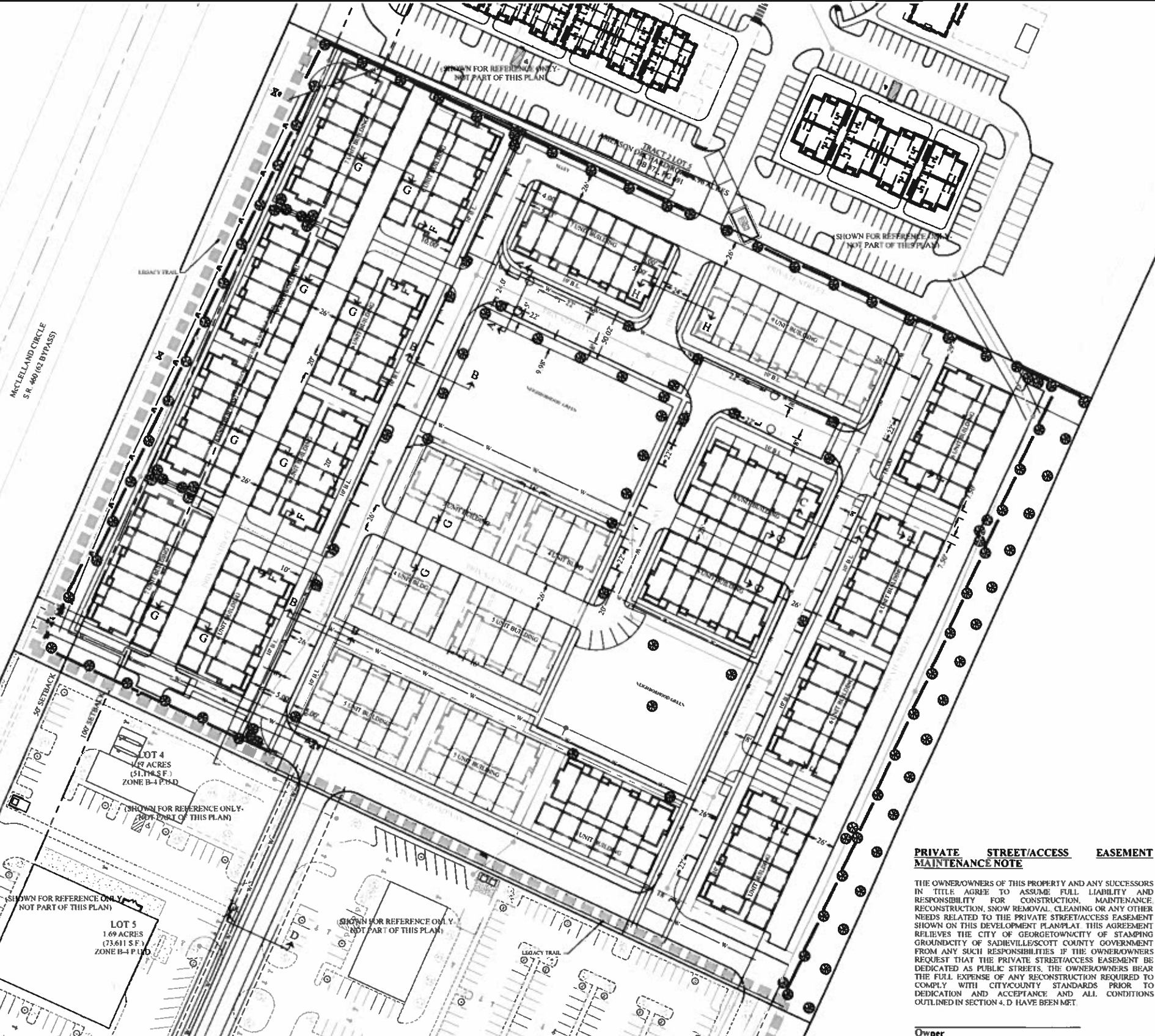
AMERSON NORTH TOWNHOMES  
 GEORGETOWN  
 SCOTT COUNTY, KENTUCKY  
 ANDERSON COMMUNITIES  
 1720 SHARKEY WAY, LEXINGTON, KY 40511  
 P (859) 231-0099 - F (859) 231-3726

DESCRIPTION OF REVISION

PRELIMINARY SUBDIVISION PLAT

SHEET NO. PSP





**NOTES:**

EASEMENT FOR UTILITY PURPOSES SHALL EXIST OVER ALL AREAS NOT OCCUPIED BY ANY BUILDING STRUCTURE.

LOCATION OF HYDRANTS SHOWN PRELIMINARY. FINAL LOCATION SHALL BE PER CONSTRUCTION DOCUMENTS.

PRELIMINARY SUBDIVISION PLAN (PSP) SHALL CONFORM TO ALL PREVIOUS CONDITIONS OF APPROVAL FROM ZMA 2009-21.

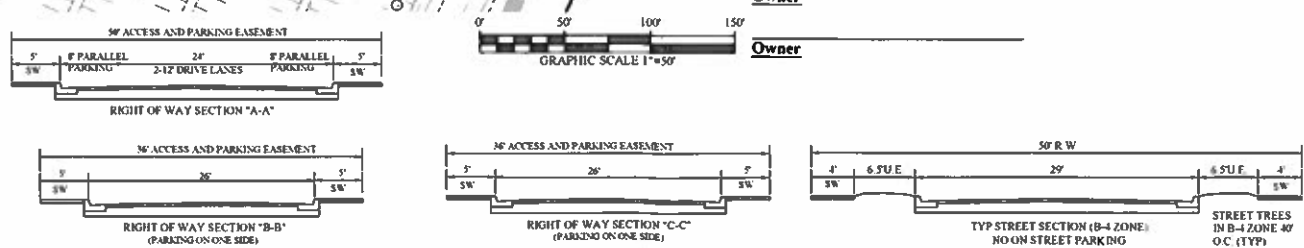
R-3 DENSITY: 16 UNITS PER ACRE.

KENTUCKY UTILITIES SHALL HAVE A BLANKET EASEMENT WITH LOCATIONS OF UTILITY APPROVED BY OWNER.

SANITARY SEWER EASEMENTS SHOWN ARE PRELIMINARY.

**NOTES:**

PRIVATE STREETS SHALL MEET ALL SUBDIVISION REGULATIONS INCLUDING DESIGNER CERTIFICATION TO PUBLIC STANDARDS, SURETY PROVISION, AND MINIMUM WIDTHS AND ACCESSIBILITY STANDARDS.



**PRIVATE STREET/ACCESS EASEMENT MAINTENANCE NOTE**

THE OWNER/OWNERS OF THIS PROPERTY AND ANY SUCCESSORS IN TITLE AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR CONSTRUCTION, MAINTENANCE, RECONSTRUCTION, SNOW REMOVAL, CLEANING OR ANY OTHER NEEDS RELATED TO THE PRIVATE STREET/ACCESS EASEMENT SHOWN ON THIS DEVELOPMENT PLAN. THIS AGREEMENT RELIEVES THE CITY OF GEORGETOWN/CITY OF STAMPA/ COUNTY OF SADIENVILLE/SCOTT COUNTY GOVERNMENT FROM ANY SUCH RESPONSIBILITIES IF THE OWNER/OWNERS REQUEST THAT THE PRIVATE STREET/ACCESS EASEMENT BE DEDICATED AS PUBLIC STREETS. THE OWNER/OWNERS BEAR THE FULL EXPENSE OF ANY RECONSTRUCTION REQUIRED TO COMPLY WITH CITY/COUNTY STANDARDS PRIOR TO DEDICATION AND ACCEPTANCE AND ALL CONDITIONS OUTLINED IN SECTION 4, D, HAVE BEEN MET.

**NORTH TOWNHOUSE LAYOUT**  
 PROPOSED USE: TOWNHOMES  
 LOT STATISTICS:  
 TOTAL: 356,189.78 SQ FT. 12.77 ACRES (GROSS)  
 12.77 - 0.64 ACRE PUBLIC ROW = 12.13 ACRES (NET)

NUMBER OF TOWNHOUSE UNITS: 136  
 HOA COURTYARD OPEN SPACE AREA: 2 LOTS  
 REMAINDER: 1 LOT  
 AVERAGE UNIT SIZE: 1,488 SF. 0.03 AC  
 TYPICAL LOT FRONTAGE: 20'  
 MINIMUM LOT FRONTAGE SHOWN: 20'  
 TYPICAL FRONT YARD SETBACK: 10'  
 SIDE YARD: 0' FOR CONTIGUOUS UNITS  
 SIDE YARD: 7.5' AT BUILDING ENDS  
 REAR YARD: 0'. LOTS PROJECT TO CENTERLINE OF ACCESS EASEMENT

**PARKING**  
 BEDROOM UNITS = 136 UNITS X 2 = 272 BEDROOMS  
 REQ'D: 136 UNITS X 1.5 SPACES = 204 SPACES  
 AVAILABLE: 136 UNITS = 272 GARAGE SPACES  
 ON STREET REQUIRED: 68 SPACES  
 ON STREET AVAILABLE: 87 SPACES

OPEN SPACE (COURTYARD LOT #137)  
 28,821.4 SQ FT = 0.62 AC

OPEN SPACE (COURTYARD LOT #138)  
 32,936 SQ FT = 0.76 AC

OPEN SPACE (10' BUFFER ALONG HARMONY RIDGE)  
 19,712.4 SQ FT = 0.45 AC

OPEN SPACE (10' BUFFER ALONG U.S. 460)  
 19,503.3 SQ FT = 0.44 AC

OPEN SPACE SOUTH OF LOTS #26 AND #30  
 10,432 SQ FT = 0.24 AC

OPEN SPACE SOUTH OF LOTS #136  
 2,554.26 SQ FT = 0.06 AC

TOTAL OPEN SPACE  
 1.91 ACRE REQUIRED (15% GROSS ACREAGE)  
 2.37 ACRES SHOWN = 20.0% (This section, open space provided may apply to remainder of development)

CANOPY REQUIRED 20%+ COVERAGE  
 = 12.77 X 20% = 2.55 ACRE = 111,252 SQ FT  
 NUMBER OF TREES PLANTINGS REQUIRED  
 AT 750 SQ FT (OR EQUIV.) = 149  
 PROPOSED 20%+  
 TREE PLANTINGS 150 LARGE TREES AT 750 SQ FT (OR EQUIVALENT)

VIA OF PARALLEL PARKING AREAS  
 = 14,432 SQ FT  
 INTERIOR VIA REQUIRED (10%+) = 1,443 SF  
 INTERIOR PLANTINGS = 1,443 250 = 6 TREES  
 INTERIOR VIA SHOWN = 2,150 SF (15%+)

**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 OF THE DEVELOPMENT WITH MY (OUR) FREE CONSENT. DEVELOPMENT PLAN IS APPROVED AND SIGNED

OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

**CERTIFICATE OF PRELIMINARY PLAN APPROVAL**

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

CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_

**NOTES**

SIGN LOCATIONS, STOP BARS, STOP SIGNS, AND DIRECTIONAL ARROWS SHALL BE PER KYTC, MUTCD, AND LOCAL GUIDELINES.

STORM SEWER SHOWN IS PRELIMINARY.

GRADING SHOWN IS PRELIMINARY.

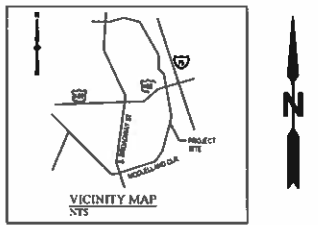
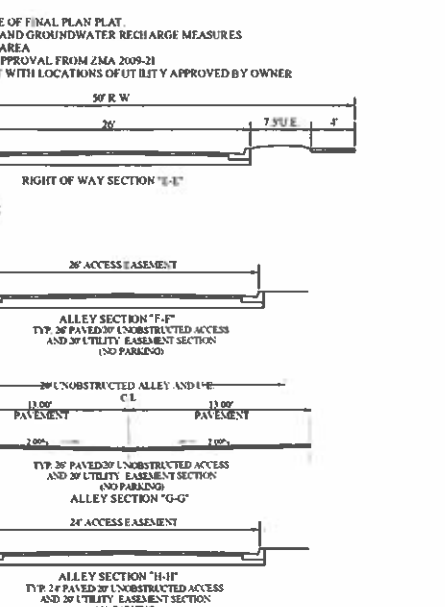
STREET LIGHT LOCATIONS SHALL BE DESIGNATED AT TIME OF FINAL PLAN PLAT.

DETENTION IS EXISTING AND CONTAINS WATER QUALITY AND GROUNDWATER RECHARGE MEASURES.

AREAS SHOWN ARE NOT IN THE ROYAL SPRINGS AQUIFER AREA.

PDP SHALL CONFORM TO ALL PREVIOUS CONDITIONS OF APPROVAL FROM ZMA 2009-21.

KENTUCKY UTILITIES SHALL HAVE A BLANKET EASEMENT WITH LOCATIONS OF UTILITY APPROVED BY OWNER.



SEAL

**INTEGRATED ENGINEERING**

---

PROJECT: AMERSON NORTH TOWNHOMES  
 GEORGETOWN, KENTUCKY  
 SCOTT COUNTY, KENTUCKY

ANDERSON COMMUNITIES  
 1720 SHARKEY WAY, LEWINGTON, KY 40311  
 P: (659) 231-0099 F: (659) 231-3726  
 OWNER

---

PROJECT NO.: 110058  
 DATE: AUGUST 2018  
 DRAWN BY: SEC/BL  
 CHECKED BY:

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DESCRIPTION OF REVISION

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**PRELIMINARY DEVELOPMENT PLAN**

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SHEET NO. **PDP**

**AMERSON PROPERTY AMENDED CONCEPT PLAN  
PRELIMINARY DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission  
November 8, 2018**

**FILE NUMBER: PDP-2018-51**

**PROPOSAL:** Amended Concept Plan for  
the Amerson Property  
Development

**LOCATION:** West of Harmony Ridge and Lemons  
Mill Elementary, south of Lemons  
Mill Road, east of McClelland Circle

**CONTACT:** Mike Craft  
Anderson Communities

**ENGINEER:** Stephen Garland, PE  
Integrated Engineering



**STATISTICS:**

Zones	B-4 (PUD) & R-3 (PUD)
Surrounding Zones	R-1C (Single-Family Residential), A-1 (Agricultural)
Acreage	90.53 Acres
Proposed Gross Density	9.09 Dwelling Units / Gross Acre
Dwelling Units	589 Dwelling Units Proposed
Water/sewer available	Yes/Yes
Access	McClelland Circle, Lemons Mill Road, and Pleasant View Drive

**BACKGROUND:**

The Project Site is the 90.53-acre property identified in application ZMA-2009-21 which was rezoned in 2010 to R-3 PUD and B-4 PUD. At the time of rezoning, the Concept Plan and the supporting documents submitted by the Applicant indicated that the 64.8 acres of residential property would be developed as shown in Table 1.

In August 2014, the Applicant received Preliminary Development Plan approval for 336 apartment units on 26 acres, and in September 2016, the Final Development Plan for this project was approved.



Table 1: Approved Dwelling Units from Concept Plan (ZMA-2009-21)

Residential Type	Dwelling Units
<b>Apartments</b>	336
<b>Townhomes</b>	37
<b>Single Family Homes</b>	113
<b>Total</b>	486

In January 2018, a 7-acre portion of the area planned for townhome and single family residential was approved for Southland Christian Church. At the time this staff report was written, the Final Development Plan for this project is nearly complete.

In June 2018, 13 acres of the area planned for single-family residential was approved for 117 townhome units.

The Applicant has an application, scheduled for hearing this month, seeking approval to develop 12.8 acres of residentially zoned property into 136 townhome units. This 12.8 acre site is the only remaining residentially zoned part of the development that has not already received Preliminary Plan approval from the Planning Commission.

The Applicant has submitted a written statement, included in your packet, justifying both the increase in density, and replacing single-family development with townhomes.

**KEY ISSUES/COMMENTS:**

The main issues to consider with this application are:

1. Is it appropriate to amend the Concept Plan to eliminate all single-family detached housing from the development?
2. Is it appropriate to increase the residential density from 7.5 dwellings per gross acre to 9.1 dwellings per gross acre and increase the total dwelling units from 486 to 589?
3. Does the proposed road layout allow for efficient pedestrian and vehicular circulation?

The Applicant is not proposing changes to areas that have already received preliminary or final approvals. This and past Planning Commissions have already determined that these developments were appropriate and permissible.

**Layout:**

The boundaries of the zoning districts have not been changed and are not proposed to change with this application, so the general relationship between the proposed commercial and residential components of the development are not proposed to be altered. There are commercial outlots in the northwestern section of the development. The main commercial focus of the development centers around Pleasant View Drive, which is still intended to be constructed as a main street style development with street parking, pedestrian access, and buildings addressing the central corridor.



The northernmost residential component of the development is being developed as apartments (336 units). The Applicant is proposing a townhome development (136 units) between the apartments and the main commercial corridor of the development. South of the main commercial corridor, the Applicant received Preliminary Development Plan approval from the Planning Commission and a Conditional Use Permit from the Board of Adjustment for a church. South of the church development, the Applicant was approved for a townhome development (117 units).

Table 2: Dwelling Units Proposed with PDP-2018-51

Residential Type	Dwelling Units
<b>Apartments</b>	336
<b>North Townhomes</b>	136
<b>South Townhomes</b>	117
<b>Total</b>	589

**Access/Circulation:**

There are five (5) vehicular accesses to the site:

1. Pleasant View Drive from McClelland Circle,
2. Amerson Orchard Road from McClelland Circle,
3. Pleasant View Drive from Harmony Ridge,
4. Schoolhouse Road from Jodphur Lane, and
5. Braeburn Road from Lemons Mill Road.

Internally, the Project Site is to be served by a network of public and private streets. The private streets are planned within the townhome developments, with the public streets providing access to the commercial sites and to the entrances of the residential components.

All streets in the development are proposed to have sidewalks on both sides for pedestrian access. Additionally, the Legacy Trail is proposed to come through the development (shown as a dashed line on the plan). The trail will be a minimum of 10 feet wide, with 12 feet being the typical width.

**Buffering/Open Space:**

As a part of the 2010 rezoning the Applicant agreed to:

1. Provide a landscape buffer adjacent to Harmony Ridge neighborhood meeting the minimum requirements in the Landscape and Land Use Buffer Ordinance plus a six feet tall fence, hedge, or earth mound.
2. A setback of 50 feet between any multi-family buildings and Harmony Ridge neighborhood. An additional foot of setback shall be added for every foot of proposed building over the maximum 30 feet height allowed in the district.
3. A minimum of 10% gross area of the development shall be provided in usable open space.

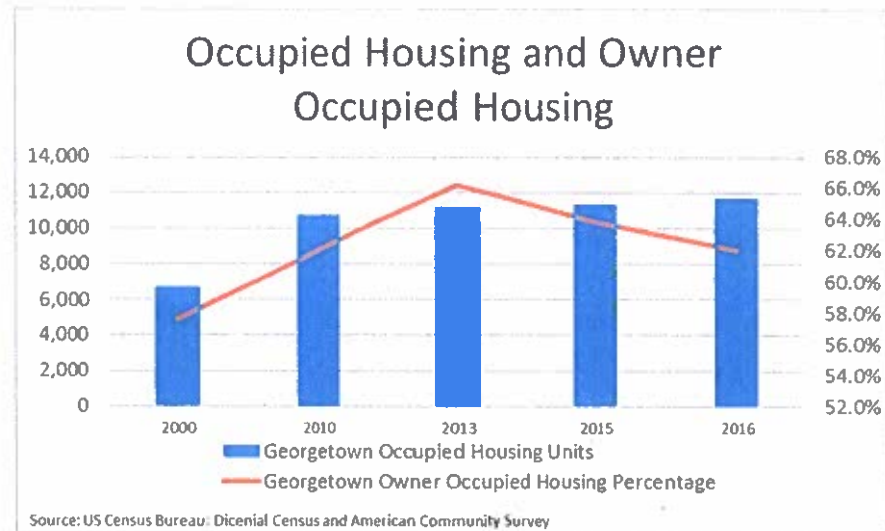
The proposed Concept Plan shows landscaping buffers of an appropriate width between the development and Harmony Ridge. The species of plants populating this buffer will be monitored at the time of Preliminary and Final Development Plan approval. The Concept Plan also shows all buildings meeting the appropriate setback from the property line between Amerson Property and the Harmony Ridge neighborhood. The Concept Plan also shows an appropriate amount of land

being held as open space. The conditions from the zone change required a minimum of 10% open space, and the Applicant is proposing just over 17% of the gross acreage to be open space.

**Additional Analysis:**

1. The Applicant states, "market conditions have substantially changed in the eight (8) years since the original concept plan was proposed for the Amerson Orchard Property and the Applicant believes that residents of the area need expanded housing choice options – namely townhomes." Nationally and locally there has been a shift towards a greater proportion of residential needs being met through rental properties (See Chart 1). From 2013 to 2016, the percentage of owner occupied housing in Georgetown decreased from 66.2% to 62.0%. There are many factors leading to this trend as the Applicant notes in their supporting justification statement.

Chart 1



2. There are several single-family neighborhoods within a half mile of the Amerson Development, some of which are still developing. Any need for single-family development in the area can be met with these existing, and still building neighborhoods. The 2016 Comprehensive Plan identifies a need for diversity in the housing stock of Scott County. Looking at the larger area defined by Lemons Mill Road, Lisle Road, McClelland Circle, and the Railroad/Lisle Road Soccer Complex, there are apartment units (high-density) and townhome units (medium-density) proposed by the Concept Plan. Harmony Ridge, Fox Run, Sutton Place, the Sparks Farm, and Cassidy Heights all offer detached single-family residential with various lot sizes (low-density).
3. Increasing the density from 7.5 units per gross acre (2010 Concept Plan) to 9.1 units per gross acre (2018 Concept Plan) corresponds to an increase of 103 dwelling units. This Concept Plan has a net density of 12.1 dwelling units per net acre. The maximum density for the R-3 zoning district is 16 units per net acre.
4. The proposed Concept Plan makes greater use of private streets than the Concept Plan approved in 2010. These private streets can be found internal to the townhome developments proposed and allow the Applicant to use a slightly narrower access easement width than allowed with

public streets. All streets, both public and private, will have sidewalks on both sides to promote a walkable community. The maintenance, snow removal of these private streets will be the responsibility of either the property owner, or an owners' association.

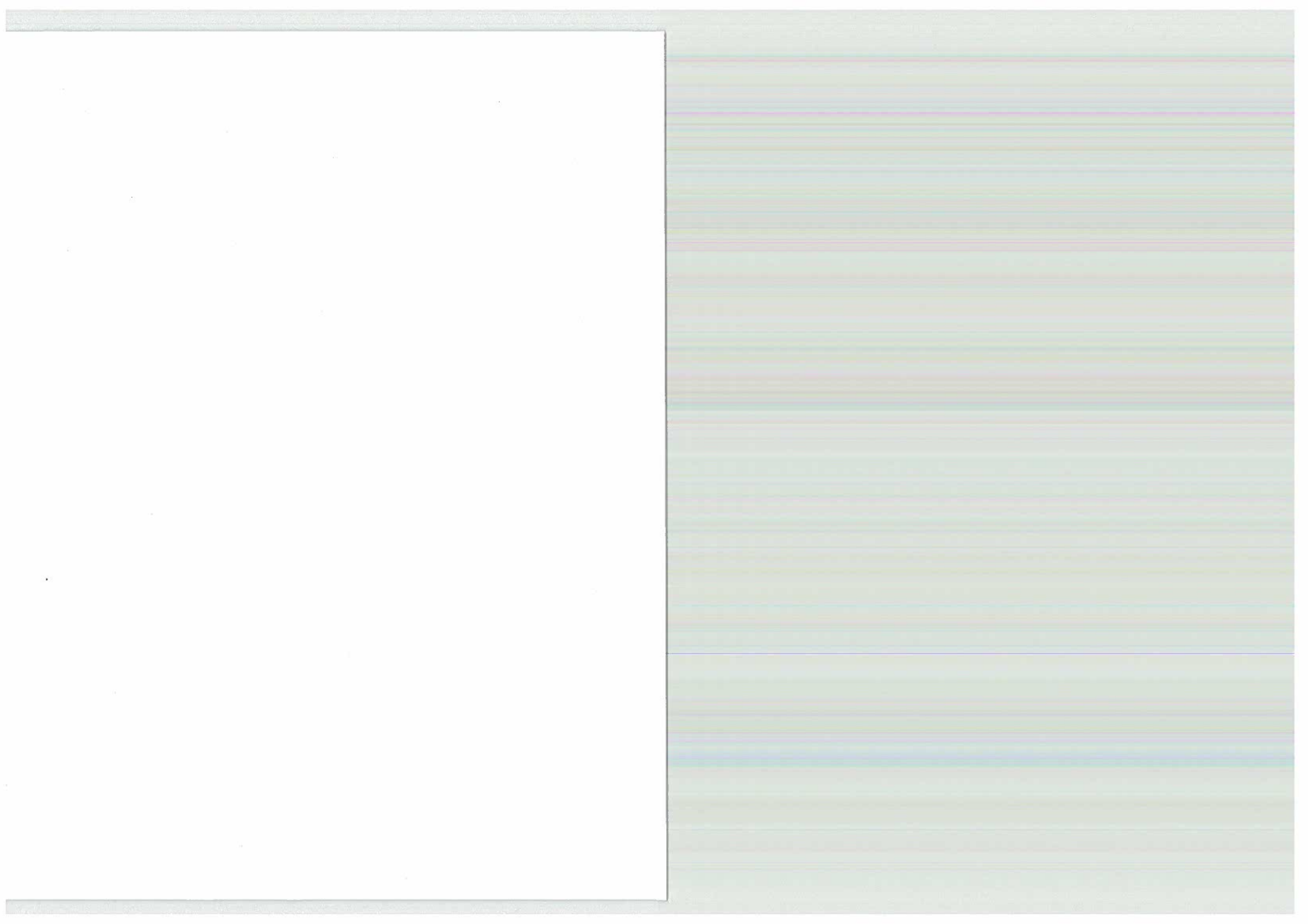
**RECOMMENDATION:**

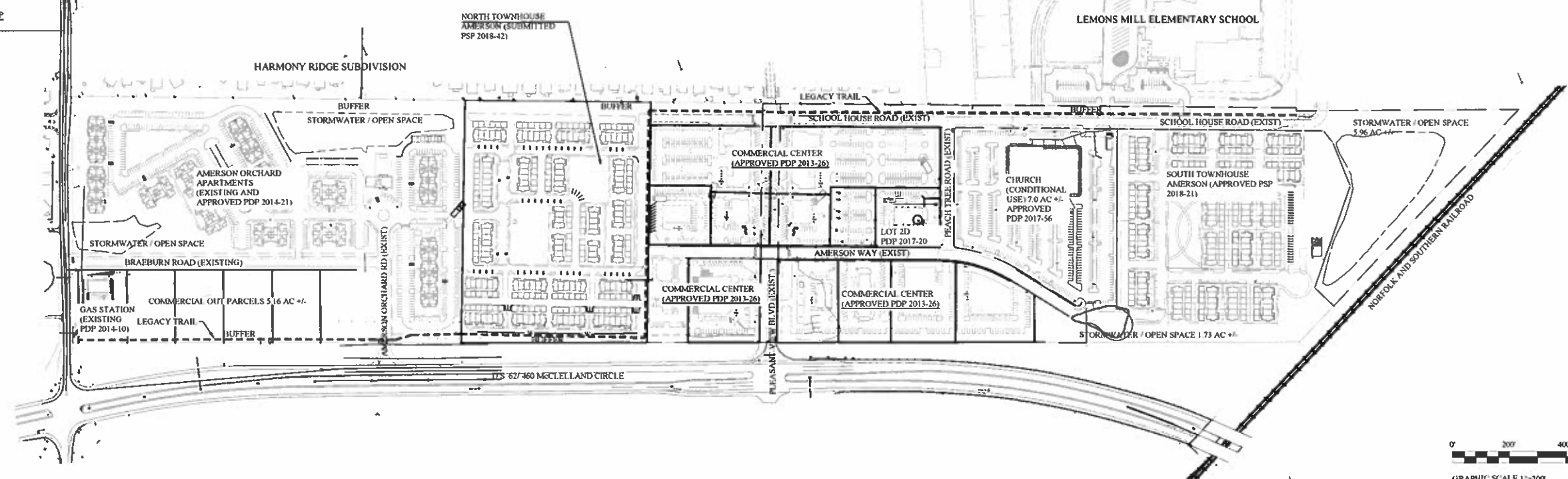
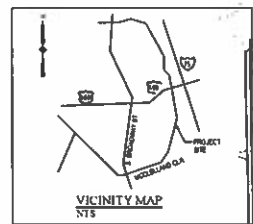
If the Planning Commission approves the Amended Concept Plan, staff recommends the following conditions be attached:

Conditions

1. The Development Plan is subject to all conditions from ZMA-2009-21, except condition #9 which limited the development to 486 dwelling units.
2. The Applicant shall construct the Legacy Trail, as shown on this Concept Plan, with each phase of the development.
3. Any revisions or amendments to the approved Concept Plan must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
4. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.







**GAS STATION**  
PDP 2014-10 APPROVED

PROPOSED USE: GAS STATION  
 ZONE: B-4  
 LOT STATISTICS  
 48,040 SQ. FEET  
 1.10 ACRES  
 BUILDING STATISTICS  
 3,936 SF SHOWN  
 17 PARKING SPACES REQUIRED  
 20 PARKING SPACES SHOWN  
 ADA REQUIRED/SHOWN 2  
 VUA=26,122 SF  
 10% VUA INTERIOR LANDSCAPING REQUIRED= 2,612 SF  
 VUA INTERIOR LANDSCAPING SHOWN= 1,875 SF

**AMERSON APARTMENTS (APPROVED PDP 2014-21)**  
ZONE: R-3  
(TO BE DEVELOPED AS A PUD)

PUD DIMENSION AREA REGULATIONS  
 MULTI-FAMILY AREA  
 NUMBER OF LOTS: 12 BUILDINGS  
 336 DWELLING UNITS  
 TOTAL GROSS ACREAGE: 25.9 ACRES  
 ACREAGE IN R.W. 2.3 ACRES  
 LANDSCAPING WILL BE SUBMITTED WITH FINAL DEVELOPMENT PLAN  
 TURN LANES WILL BE SHOWN AT TIME OF FINAL DEVELOPMENT PLAN  
 PDP SHALL CONFORM TO ALL PREVIOUS CONDITIONS OF APPROVAL FROM ZMA 2009-21  
 OPEN SPACE REQUIRED: 10% GROSS AREA  
 PROVIDED 24% GROSS AREA 271,249 SF 62 ACRES (This section, open space provided may apply to remainder of development)

**NORTH TOWNHOUSE LAYOUT PSP 2018-42**

PROPOSED USE: TOWNHOMES  
 LOT STATISTICS  
 TOTAL: 58,189 SQ. FT. 12.77 ACRES (GROSS)  
 12.77 - 0.64 ACRE PUBLIC ROW = 12.13 ACRES (NET)  
 NUMBER OF TOWNHOUSE UNITS: 136  
 HOA COURTYARD OPEN SPACE AREA: 2 LOTS  
 REMAINDER: 1 LOT  
 BUILDING COVERAGE:  
 R-3 DENSITY: 16 UNITS PER ACRE ALLOWED  
 10.64 UNITS PER GROSS ACRE SHOWN  
 11.21 UNITS PER NET ACRE  
 37% COVERAGE OF LOT (40% ALLOWED)  
 PARKING:  
 PARKING  
 BEDROOM UNITS = 136 UNITS X 2 = 272 BEDROOMS  
 REQ'D: 136 UNITS X 2.5 SPACES = 340 SPACES  
 AVAILABLE: 136 UNITS = 272 GARAGE SPACES  
 ON STREET REQUIRED: 68 SPACES  
 ON STREET AVAILABLE: 87 SPACES

TOTAL OPEN SPACE  
 1.91 ACRE REQUIRED (15% GROSS ACREAGE)  
 2.57 ACRE SHOWN = 20.0% (This section, open space provided may apply to remainder of development)

**SOUTHLAND CHRISTIAN CHURCH**  
PDP 2017-56 APPROVED

SITE STATISTICS  
 TOTAL SITE  
 GROSS AREA OF SITE = 7.0 ACRES  
 NET AREA OF SITE = 7.0 ACRES  
 ZONE OF SITE: R-3 PUD  
 PROPOSED BUILDING SQUARE FOOTAGE:  
 R-3 PUD = 34,840 SF  
 CONTAINS ALL OF PREVIOUS LOT 3 ON PDP 2013-26, CONTAINING 2.02 ACRES (88,209 SF)  
 ZONE R-3 PUD  
 Total Open Space = 1.17 Acres (10% of site)

**SOUTH TOWNHOUSE APPROVED PSP 2018-21**

PROPOSED USE: TOWNHOMES  
 LOT STATISTICS:  
 TOTAL: 58,627.5 SQ. FT. 13.65 ACRES (GROSS)  
 13.65 - 0.30 ROW = 12.35 ACRES NET  
 NUMBER OF TOWNHOUSE UNITS: 117  
 HOA COURTYARD OPEN SPACE AREA: 1 LOT  
 PUMP STATION: 1 LOT  
 REMAINDER: 1 LOT  
 TOTAL NET ACREAGE ACCESS ESMT: 2.74 ACRES  
 BUILDING COVERAGE:  
 R-3 DENSITY: 16 UNITS PER ACRE ALLOWED  
 8.96 UNITS PER GROSS ACRE SHOWN / 9.14 UNITS PER NET ACRE  
 TOTAL BUILDING SQ. FT. = 130,136 SF = 3.9 ACRES  
 30% COVERAGE OF LOT (40% ALLOWED)  
 AMERSON WAY CUL-DE-SAC RIGHT OF WAY  
 13,147.4 SQ. FT. = 0.30 ACRE  
 PARKING:  
 AVAILABLE: 117 UNITS X 2.5 SPACES = 293 SPACES  
 ON STREET REQUIRED: 59 SPACES  
 ON STREET AVAILABLE: 78 SPACES

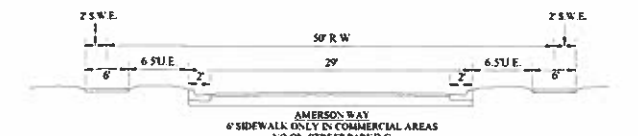
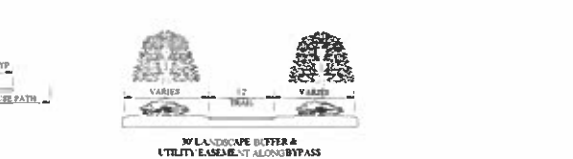
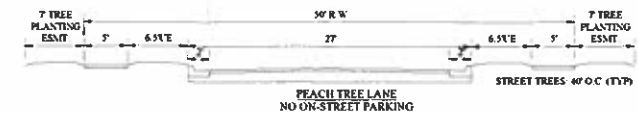
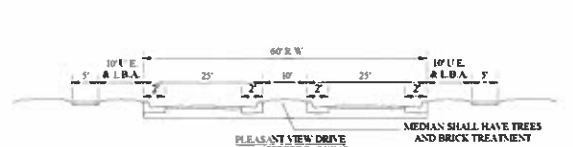
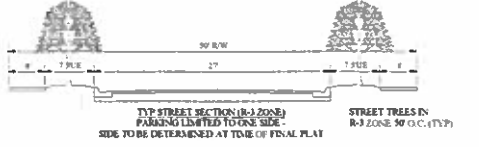
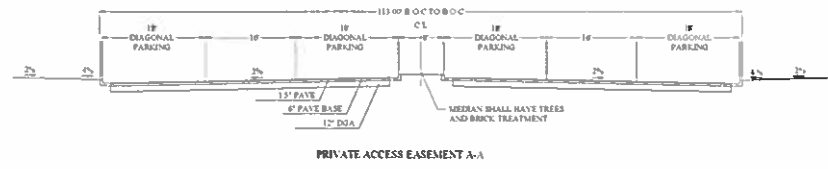
TOTAL OPEN SPACE  
 1.31 ACRE REQUIRED (10% GROSS ACREAGE)  
 1.37 ACRE SHOWN = 10.5%

**LOT AREA SUMMARY**

90.533 ACRES TOTAL AREA OF PROPERTY  
 B-4 (PUD) AREA  
 COMMERCIAL LOTS 1A, 1B, 1C, 2A, 2B, 2C, 2D, 4, 5, 6, 7, 8, 9 = 18.34 AC  
 NORTH TRACT 2 LOT 1 = 5.16 AC  
 TRACT 2 LOT 4 = 1.16 ACRE (GAS STATION LOT, EXISTING)  
 TOTAL: 24.66 ACRES  
 R-3 (PUD) AREA  
 19.33 AC NET (21.22 AC GROSS (APARTMENTS))  
 9.98 ACRES (SINGLE FAMILY AREA - North of Pleasant View Blvd)  
 10.31 ACRES (SINGLE FAMILY AREA - South of Pleasant View Blvd)  
 TOTAL: 39.62 ACRES  
 CONDITIONAL USE R-3 AREA  
 7.00 AC -- (CHURCH)  
 STORMWATER / OPEN SPACE  
 0.59 AC -- LEMONS MILL DETENTION BASIN (within apartment area)  
 1.50 AC -- APARTMENT DETENTION BASIN (within apartment area)  
 5.96 AC -- SOUTHERN REGIONAL DETENTION BASIN  
 1.73 AC -- SOUTHERN CHANNEL AREA  
 5.23 AC -- 50' PERIMETER LANDSCAPE BUFFER  
 0.42 AC -- APARTMENT PARKING LOT ISLAND  
 STORMWATER / OPEN SPACE TOTAL: 15.43 ACRES (17% OF TOTAL 90.53 AC)  
 10% RECOMMENDED BY ZMA 2009-21  
 RIGHT OF WAY:  
 2.21 AC -- SCHOOL HOUSE ROAD (South of Pleasant View)  
 1.34 AC -- AMERSON WAY (South of Pleasant View)  
 0.48 AC -- AMERSON WAY (North of Pleasant View)  
 0.48 AC -- PEACHTREE ROAD  
 1.61 AC -- BRAEBURN DRIVE AND AMERSON ORCHARD BOULEVARD  
 0.30 AC -- Amerson Way Cul-de-Sac  
 TOTAL RIGHT OF WAY: 6.46 --

SUMMARY OF UPDATE STATISTICS:  
 CONCEPT PLAN (ZMA 2009-21)  
 SINGLE FAMILY DETACHED HOUSING: 113 UNITS  
 SINGLE FAMILY ATTACHED TOWNHOMES: 37 UNITS  
 MULTI-FAMILY APARTMENTS: 336 UNITS  
 TOTAL: 486 UNITS  
 Density: 7.5 gross based on 64.8 acres  
 AMENDED CONCEPT PLAN (PDP 2018-51)  
 SINGLE FAMILY ATTACHED TOWNHOMES: 117 UNITS  
 SINGLE FAMILY ATTACHED TOWNHOMES: 135 UNITS  
 MULTI-FAMILY APARTMENTS: 336 UNITS  
 TOTAL: 588 UNITS  
 Density: 9.1 gross based on 64.8 acres

PURPOSE OF AMENDMENT NOTE:  
 TO AMEND THE CONCEPT PLAN FOR AMERSON PROPERTY AND TO REFLECT THE EXISTING CONDITIONS AND THE APPROVED DEVELOPMENT PLAN ON THE CONCEPT PLAN.



SEAL

INTEGRATED ENGINEERING  
 166 Progress Place, Suite 220  
 Lexington, KY 40509  
 P: (606) 231-0099 F: (606) 231-3726  
 (606) 307-0145

PROJECT: AMERSON COMMERCIAL  
 GEORGETOWN  
 SCOTT COUNTY KENTUCKY

OWNER: ANDERSON COMMUNITIES  
 1720 SHARKEY WAY - LEANINGTON, KY 40511  
 P: (606) 231-0099 F: (606) 231-3726

PROJECT NO.: 110058  
 DATE: NOVEMBER 2017  
 DRAWN BY: SEG  
 CHECKED BY:

DESCRIPTION OF REVISION

CONCEPTUAL SITE PLAN  
(AMENDED)

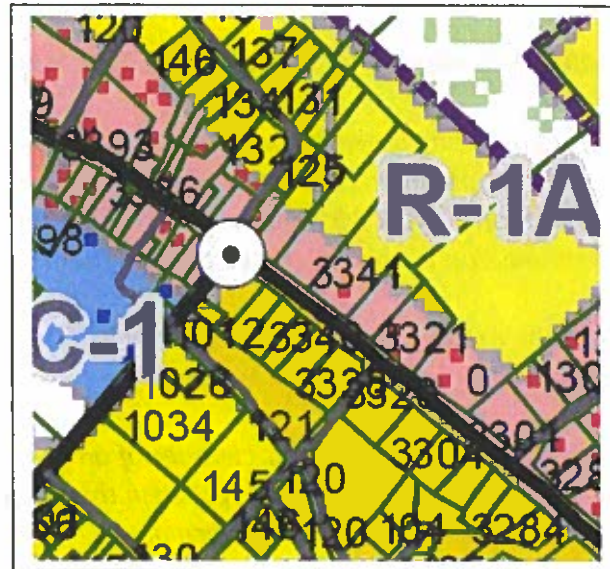
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CP-1

P:\110058 - Amerson\CONCEPT PLAN\110058 - Amerson Concept Plan\CP1.dwg  
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**STAMPING GROUND USED CAR LOT  
ZONE CHANGE**

**Staff Report to the Georgetown-Scott County Planning Commission  
November 8, 2018**

**FILE NUMBER:** ZMA-2018-54  
**PROPOSAL:** Zone change request for approximately 0.94 acres from B-1 to B-2.  
**LOCATION:** 3365 Main Street, Stamping Ground  
**APPLICANT:** Rob and Kayla Jones



**STATISTICS:**

Existing Zone	B-1 (Neighborhood Commercial)
Proposed Zone	B-2 (Highway Commercial)
Surrounding Zones	B-1 (Neighborhood Commercial) and R-1A and R-1B (Single Family Residential)
Acreage	0.94 acres
Proposed Use:	Used Car lot
New street required	No
Water/sewer available	Yes/Yes
Access	Main Street
Variance Requested	None

**BACKGROUND:**

The subject property is a 0.94-acre tract located northeast of the intersection of Main Street (KY 227) and Woodlake Road. The subject property currently contains a gravel drive and a small storage building. The proposed use is a used car lot.

The current zoning of B-1 is inappropriate for this type of auto-related use. There was a used car lot on the property in the past and the owner had the property registered with the State for many years. However, there has not been active use of the property for used car sales for over a year. The previous used car lot was considered a lawfully nonconforming use. If nonconforming uses are inactive for 12 months, they lose their nonconforming status and must conform to the underlying zoning requirements. Used car lots require a B-2 Highway Commercial zoning.



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

**LEGAL CONSIDERATIONS:**

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

***Section 100.213 Findings necessary for proposed map amendment – Reconsideration.***

1. *Before any map amendment is granted, the planning commission . . . must find that the map amendment is in agreement with the adopted comprehensive plan, or, in the absence of such a finding, that one (1) or more of the following apply and such finding shall be recorded in the minutes and records of the planning commission or the legislative body or fiscal court:*

- a. That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate;*
- b. That there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area.*

**Part 1:** The Comprehensive Plan provides guidance for consideration of zone change requests. The requested B-2 zoning district partially complies with the Comprehensive Plan's Future Land Use Map (FLU Map). The latest Future Land Use Map completed for Stamping Ground is from 1991 and designates the area of this site as Commercial. The FLU Map does not differentiate between neighborhood and highway commercial, but all the commercial property in this area is designated neighborhood commercial. There are multiple applicable Commercial Goals in the Community Form Section of the 2016 Plan.

CF 1.3: Focus revitalization efforts in existing centers of activity.

CF 2.1: Allow for flexibility in land use and design pattern within zone districts.

CF 2.3: Invest in downtown Georgetown, Sadieville and Stamping Ground as the heart of each city.

The intent of the 2016 Plan as planning staff would interpret it is that the commercial development in Stamping Ground should promote self-sufficiency by providing for commercial businesses that serve local needs and that redevelop or reuse existing buildings and infrastructure to the degree possible, while maintaining the small town atmosphere.

Generally, it is assumed that Main Street was zoned B-1, Neighborhood Commercial to encourage neighborhood-scale small business and office uses that were compatible with adjoining residential areas and the small town scale. Highway Commercial (B-2) is designed for a wider range of commercial development as it is the most inclusive district. Uses allowed include used car lots, restaurants with drive-thrus and retail uses aimed at the travelling public.

Therefore, Part 1 partially applies, and parts A and B should be considered as well.

Part A may partially apply, if it is assumed the previous used car lot on the site was appropriate use of the site and should be zoned into conformance.

Part B does not appear to apply, but the applicant may present evidence to the contrary.

The Planning Commission recently updated the Comprehensive Plan and the Future Land Use Map for Stamping Ground. Stamping Ground has also been working with the Kentucky League of Cities on its strategic plan implementation. Both plans seek to redevelop Stamping Ground by building on the small town atmosphere and the unique strengths of Stamping Ground.

**CONCEPTUAL PLAN REVIEW:**

No conceptual plan was submitted with the application for a zone change. It is staff's understanding that the proposed use will utilize the existing building on site.

**Site Layout:**

The existing site is undeveloped with only a gravel surface on a portion of the site and a prefabricated storage structure on the rear of the lot. The building sits on a 0.94-acre lot in Stamping Ground.

**Access:**

The proposed lot has vehicular access from Main Street (KY 227). There is no clear Vehicular Use Area (VUA) on the project site to indicate parking, ingress/egress, or loading/unloading areas. There are sidewalks along KY 227.

The driveway and vehicle use area should be improved to meet the requirements of the Zoning Ordinance. Section 2.73 (C) states, "Parking, loading and unloading spaces and the access thereto shall be surfaced in a manner adequate to eliminate dust and mud, and to eliminate damaging run-off onto abutting or nearby properties." This makes it clear that there need to be improvements to the entrances, parking and loading/unloading areas on the project site with the appropriate installation of gravel or some other suitable material. Parking spaces for the project site should be paved.

**Landscaping:**

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

**Waivers**

None requested

**RECOMMENDATION:**

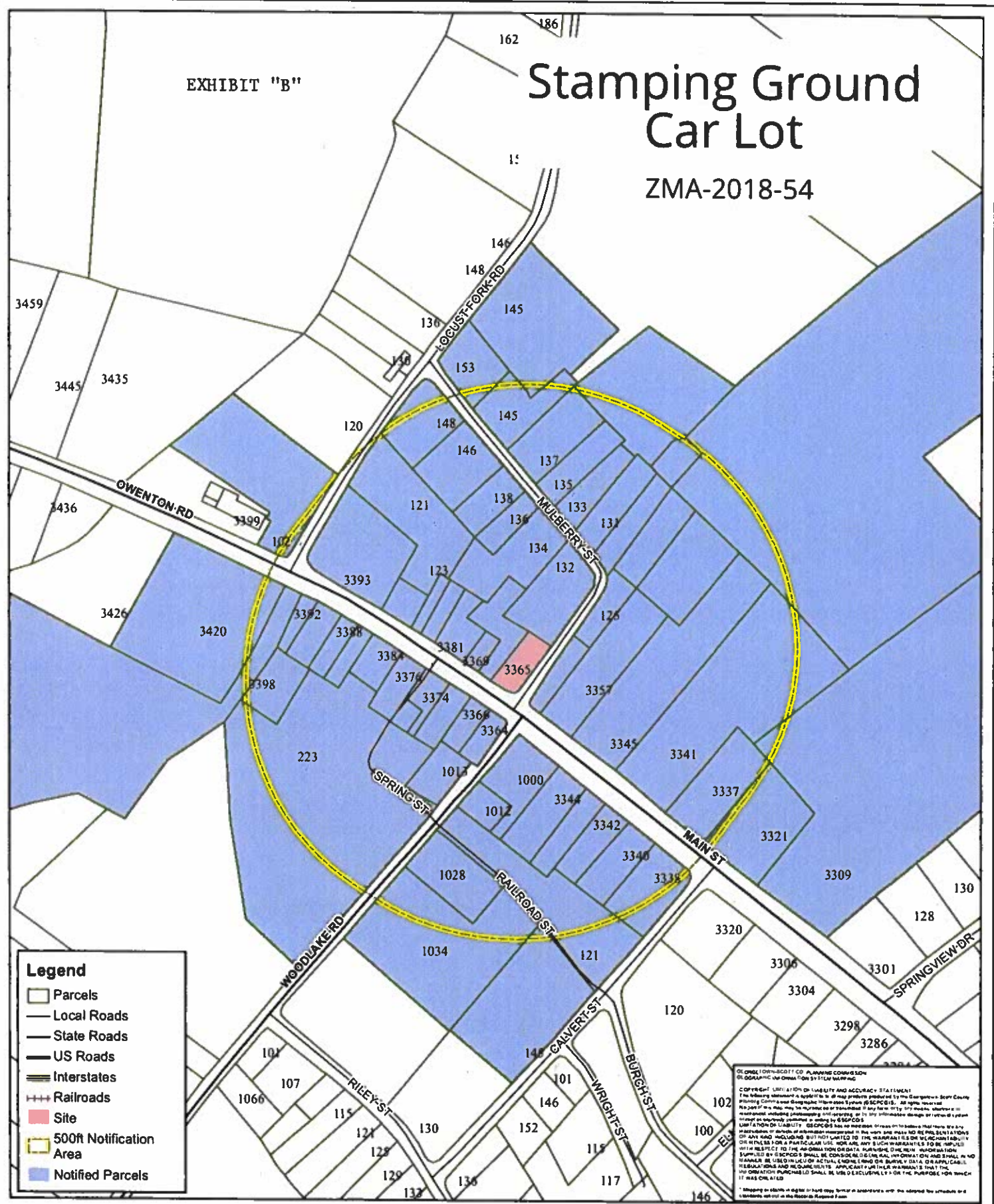
Based on the findings that the requested zone change satisfies the requirements of KRS 100.213, staff recommends **Approval** of the zone change request for 0.94 acres located on the northwest side of the intersection of Main Street (KY 227) and Mulberry Street.



EXHIBIT "B"

# Stamping Ground Car Lot

## ZMA-2018-54

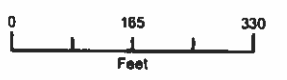


**Legend**

- Parcels
- Local Roads
- State Roads
- US Roads
- Interstates
- Railroads
- Site
- 500ft Notification Area
- Notified Parcels

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Map created by the Georgetown-  
 Scott County Planning Commission GIS  
 230 E Main St, Georgetown, KY 40324  
 502-867-3701 www.gscplanning.com  
 ZMA\_2018\_54\_Stamping\_Ground\_Car\_Lot.mxd  
 Printed 10/3/2018 JHF



**Notification Map**  
 Georgetown, Kentucky

Parcels from the Scott County PVA. Parcels are NOT Survey Grade. For Reference Purposes Only. & Subject to Change at Any Time.



**ML GEORGETOWN PARIS LLC**  
**Staff Report to the Georgetown-Scott County Planning Commission**  
**November 8, 2018**

**FILE NUMBER:** PSP 2018-55 and PDP-2018-56

**PROPOSAL:** Preliminary Development Plan for a 7,000 square foot retail building.

**LOCATION:** SW corner of Paris Pike and McClelland Circle

**APPLICANT:** Georgetown Centre Partners, LTD.

**CONSULTANT:** Brent Combs, PE  
Thoroughbred Engineering



<b>STATISTICS:</b>	
Zone	B-2 Highway Commercial
Surrounding Zones	Primarily B-2 Highway Commercial
Proposed Use	Restaurant
Site Acreage	1.54 acres
Buidling Area	7,000 Square Feet
Max. Building coverage	50%
Building Coverage	9.7%
Parking Required	47 spaces
Parking Provided	84 spaces; including cross access parking agreement covering remainder of retail center
New Street Required	No
Water/Sewer Availability	Yes/Yes
Access	existing entrances Paris Pike, McClelland Circle
Variances/Waivers	none

**KEY ISSUES/COMMENTS:**

The subject property is in a large retail center, known as Georgetown Centre, zoned B-2, Highway Commercial on the south side of Paris Pike and west of McClelland Circle. The larger commercial center is subdivided into three parcels, parcels A, B and C.

This application is requesting preliminary approval to subdivide a new lot and amend a previously approved Development Plan for parcel A to add a 7,000 SF freestanding restaurant in the corner of the existing parking lot. Parcel A is 8.731 acres in size, with the former Kmart building as the only structure currently on site. The former Kmart building is 115,128 square feet in size, and includes the former Kmart retail store and garden center. Parking is shared on multiple lots.

The uses on Parcel B include 28,000 square feet of retail shops on 3.478 acres. The use on Parcel C is a Big Lots store (formerly Winn Dixie) approximately 35,000 square feet in size on 4+ acres. The applicant Georgetown Centre Partners, LTD owns Parcels A and B. Parcel C is owned by the Deerfield Company, Inc. According to the applicant there is a blanket cross access and egress easement over the entire property that includes shared parking. The majority of shared parking occurs between Parcels B and C because of those buildings' proximity to each other. The parking lot for parcel C is underutilized.

The subject parcel (parcel A) currently includes 399 parking spaces in front of the building and ninety-nine (99) spaces to the side and rear of the Kmart building. This is approximately 1 space per 200 SF of gross building area. Based on observation, parking on the site is vastly underutilized.

Redevelopment of the underutilized parking lot would be preferable to building on a new site at the edge of town, especially if it would help to revitalize this commercial area.

The building proposed is a 7,000 square foot, one story sit down restaurant that would face internally to the Kmart lot. No drive-thru is proposed at this time. Restaurants are permitted uses in the B-2 district.

**Preliminary Development Plan Review:**

**Setbacks and Building Standards:**

The B-2 zone district requires the following standard setbacks:

- Front: 50 feet
- Side: 0 feet
- Rear: 0 feet

The proposed building location meets the setback requirements. The 7,000 square foot structure is proposed to be built on its own lot 1.54 acres in size. The building area coverage will be well below the maximum 50% building ground coverage allowed.

**Vehicular Access & Pedestrian Circulation:**

***Driveways & Access:*** Primary access to the site is from two existing driveways. One signalized intersection at McClelland Circle and one unsignalized intersection from Paris Pike. There is a secondary unsignalized intersection at the west end of the property from Paris Pike. Raised curb and gutter are shown around the

exterior edges of the Vehicle Use Area. There are no sidewalks along the perimeter of the parking lot on the frontages of Paris Pike and McClelland Circle.

**Parking Spaces:** Based on the parking standard for commercial retail centers, a total of 47 spaces are required for the new building and use. The construction of the new building will involve tearing up a section of the existing parking lot that is currently underutilized. The drive aisles will be reconstructed around the building as well as the parking in front of the building. Ninety (90) parking spaces will be removed for construction of the new building. Eighty-four spaces will be added, for a net loss of six (6) spaces. The parking count on parcel A after completion of the new building will be 84 spaces or 1 space per 83 SF of gross building area.

**Sidewalks:** Sidewalks are being provided around the building. No sidewalk connections are proposed to the adjoining frontage since no sidewalks exist along adjoining roads.

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

**Property Perimeter Requirements; Section 6.12:**

- No property perimeter buffering is required for this application

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

The Applicant has satisfied the requirements from Section 6.13 (listed above). The applicant will be required to replace any missing perimeter VUA trees and shrubs and add trees and landscaping to the proposed new island areas satisfying our requirements.

**Section 6.14: Minimum Canopy Requirements**

This is a redevelopment of an existing site. Therefore no new canopy requirements are imposed.

**Stormwater:** There is a stormwater plan for the existing site and the proposed building is going into an area that is already paved. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan.

**Lighting and Signage:** The photometric plan will be reviewed in detail as part of the Final Development Plan review. Staff recommends that all exterior lighting should be designed to minimize off-site impacts.

**Signage:** The layout of the building and that fact that it is a redevelopment of an existing commercial center means that sign variances will likely be required. Variances to the sign ordinances can only be granted through the Georgetown Board of Adjustment. That can occur anytime prior to the signs being erected and is not tied to Final Development Plan approval. All signage will require a sign permit from the Building Inspection department. It is recommended that no new freestanding signs be allowed, since there are shared entrance signs already erected.

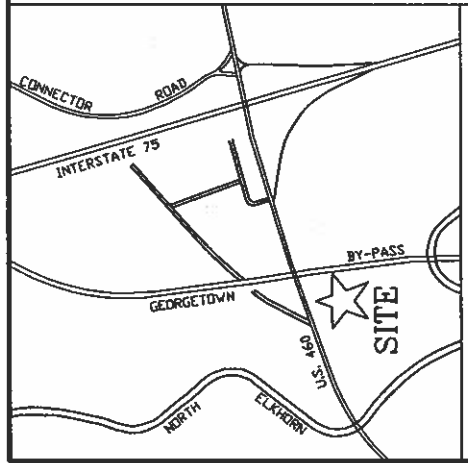
**RECOMMENDATION:**

Staff recommends **Approval** the Preliminary Subdivision Plat to create a 1.54-acre commercial lot and **Approval** of a Preliminary Development Plan for a 7,000 SF retail building, with the following conditions of approval:



Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan.
3. All parking stalls shall have the required aisle width outside any restricted loading areas.
4. A shared access, parking and maintenance agreement shall be in place prior to or concurrent with platting of new lot.
5. All requirements of Georgetown Municipal Water and Sewer Service shall be met.
6. No freestanding advertising signs shall be permitted for this building.
7. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
8. Prior to any construction or grading, a Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.



**VICINITY MAP**

**INTENT**  
 THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL "D" FROM PARCEL "A" AS SHOWN

**PROPERTY OWNER**  
 GEORGETOWN CIVIC, PAK MKS 11D  
 1157 LEPISHKO ROAD  
 GEORGETOWN, KY 40324  
 DEED BOOK 192, PAGE 194  
 DEED BOOK 199, PAGE 304

**SEE REFERENCE TO OWN OR KNOWN UTILITIES**

I (WE) HEREBY CERTIFY THAT I (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 RESTRICTIONS AND LINES OVER SPACES TO PUBLIC OR PRIVATE USES SHOWN IN ACCORDANCE WITH THE GEORGETOWN-SCOTT COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, UNLESS OTHERWISE NOTED.

DATE: \_\_\_\_\_ (DATE), 20\_\_\_\_

OWNER OR OWNERS

**CERTIFICATE OF THE AVAILABILITY OF UTILITY SERVICES**

I HEREBY CERTIFY THAT

SHALL SUPPLY THE \_\_\_\_\_  
 WITH ELECTRIC AND TELEPHONE SERVICES AND THE PROPOSED UTILITY EASEMENTS OF SAID DEVELOPMENT MEETS WITH THE REQUIREMENTS OF AGENCY AND ALL OTHER APPLICABLE REQUIREMENTS.

DATE: \_\_\_\_\_ (DATE), 20\_\_\_\_

ELECTRIC CO OFFICER

**CERTIFICATION OF PROVISION OF SEWER ONLY**

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

DATE: \_\_\_\_\_ (DATE), 20\_\_\_\_

GENERAL MANAGER

**CERTIFICATION OF PRELIMINARY PLAT APPROVAL**

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, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION. UPON CERTIFICATION OF THE COMMISSION ENGINEER OF THE APPROVAL OF THE WATER QUALITY PROTECTION PLAN AND ALL CONSTRUCTION PLANS, CONSTRUCTION MAY BEGIN.

DATE: \_\_\_\_\_ (DATE), 20\_\_\_\_

CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMM

**UTILITY NOTES**

SURVEY PERFORMED BY THOROUGHRED ENGINEERING EQUIPMENT USED: CARLSON BRX5 GNSS RECEIVER COORDINATE SYSTEM: NAD 83 NORTH BASE NAD 83 VERTICAL BASE ON NAD 83

**SURVEYOR NOTES**

1) ANY FURTHER DIVISION OF THE PROPERTIES SHOWN HEREON WILL REQUIRE REVIEW AND APPROVAL OF "GSCPC" THE GEORGETOWN SCOTT COUNTY PLANNING COMMISSION.  
 2) PROPERTY IS SUBJECT TO ANY EASEMENTS OF RECORD NOT SHOWN HEREON.  
 3) ANY NEW ENTRANCES WILL NEED A PERMIT FROM KYTC

**ADDITIONAL NOTE**

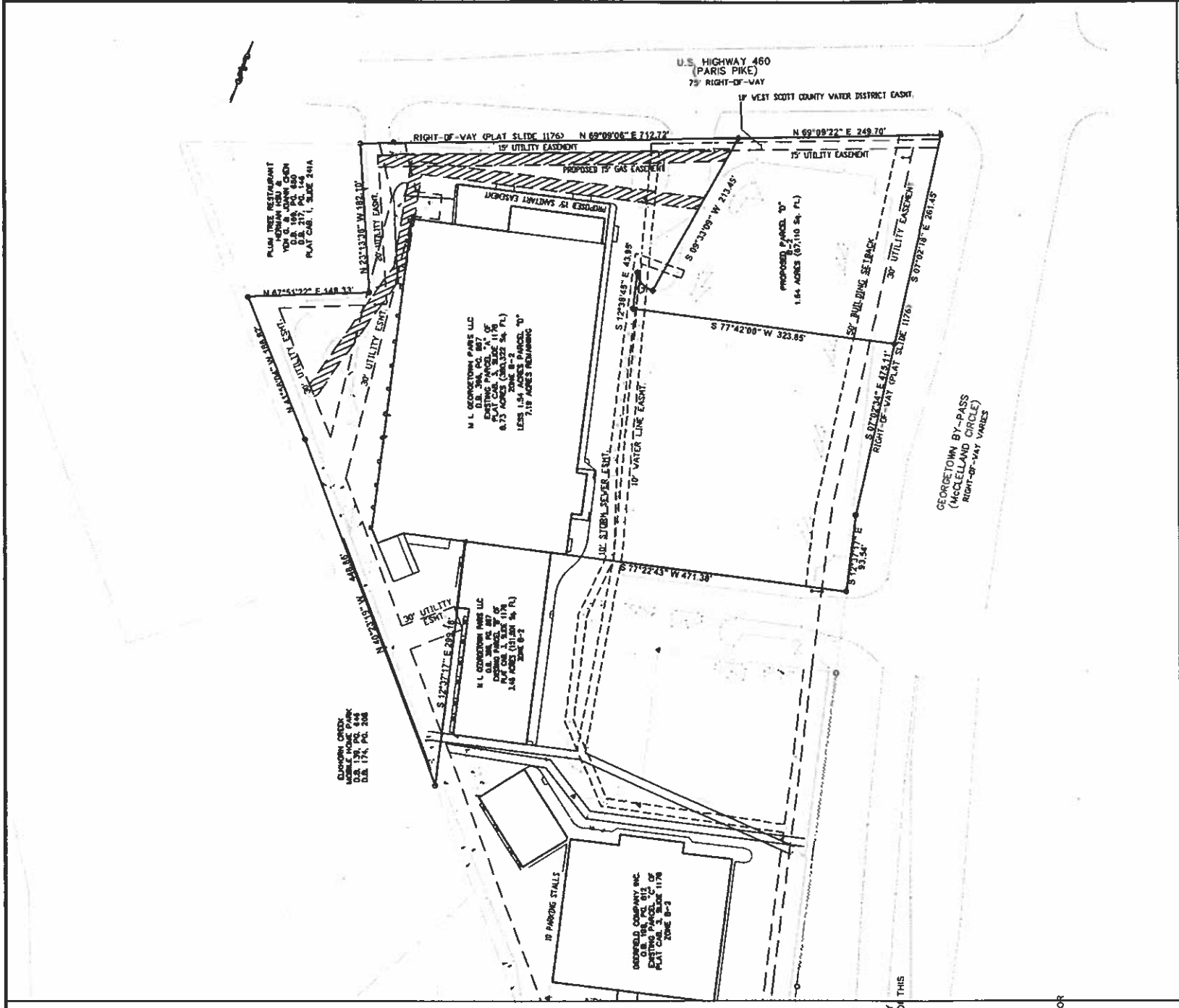
PROPERTY OWNERSHIP INFORMATION PROVIDED HEREIN IS BASED ON INFORMATION OBTAINED FROM READILY AVAILABLE SOURCES (I.E., SCOTT COUNTY CLERK (Deed Book 192 Pg. 181), SCOTT COUNTY PVA, ETC.). THEREFORE, NO WARRANTY IS PROVIDED REGARDING THE ACCURACY OF OWNERSHIP INFORMATION OR THE APPROXIMATE GRAPHICAL REPRESENTATIONS OF SUCH ADJOINING PROPERTY LINES INCLUDING EASEMENTS ETC.)

STATE OF KENTUCKY		PROJECT NAME 1501 Paris Pike, Lexington, KY 40508	
KENTH G. WHISTLER	DATE 04-28-2018	REVISION DATE	
LICENSED PROFESSIONAL LAND SURVEYOR	REVIEWED BY KOW	DRAWING NAME	SURVEYRESTAURANTSUB.dwg

**PRELIMINARY SUBDIVISION PLAT  
 GEORGETOWN CENTRE  
 1501 PARIS PIKE  
 Georgetown, Scott County, Ky 40324**



THOROUGHRED ENGINEERING  
 P.O. BOX 481 LEXINGTON, KY 40588  
 (502) 863-1756  
 CIVIL DESIGN, LAND SURVEYING,  
 GEOTECHNICAL ENGINEERING, DRILLING SERVICES,  
 IBC-CEI-CONSTRUCTION SERVICES



**CERTIFICATE OF ACCURACY**

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

METHOD OF SURVEY WAS CONDUCTED BY GPS RTK (REAL TIME KINEMATIC). POSITIONAL ACCURACY IS LESS THAN 10 TO 200 PPM. THE HORIZONTAL DATUM IS NAD 1983. THE BEARINGS SHOWN HEREON ARE BASED ON THE KENTUCKY NORTH ZONE STATE PLANE COORDINATE SYSTEM DERIVED FROM A GPS SURVEY THE DIRECTIONS AND DISTANCES SHOWN ON THE PLAT ARE NOT BASED ON AN ADJUSTED SURVEY. SURVEY SHOWN HEREON IS AN URBAN CLASS SURVEY AND MEETS ALL THE REQUIREMENTS THEREOF. ALL PROPERTY CORNERS INDICATED HAVE BEEN MONUMENTED WITH AN IRON PIN (16" LENGTH, 1/2" DIAMETER) AND CAP STAMPED #870 UNLESS OTHERWISE NOTED HEREON.

**LEGEND**

- 1/2" DIAMETER 16" LONG WITNESS IRON BAR 60" FROM CORNER
- MAGNETIC NAIL 1 1/2" LONG WITH I.D. WASHER "TE 3963"
- MONUMENTATION IF ANY AS NOTED
- FOUND 1/2" IRON BAR
- SET 16"x1/2" IRON BAR WITH CAP STAMPED "LS8970"
- PROPERTY BOUNDARY LINE
- PROPOSED BOUNDARY LINE
- ADJOINERS APPR. BOUNDARY

**NOTES**

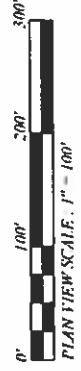
THERE IS A NONPLATABLE BLANKET CROSS ACCESS INGRESS AND EGRESS EASEMENT OVER THE ENTIRE VEHICULAR AREA INCLUDING PARKING, D.B. 192, PG. 479, SHARED PARKING AGREEMENT LISTED IN D.B. 192, PG. 479.

**SURVEYOR**

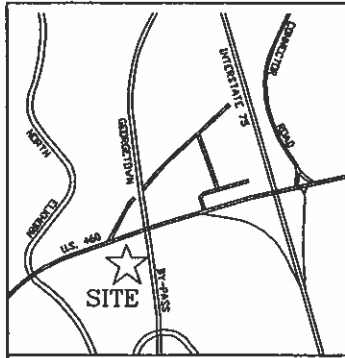
DATE: 2018-09-28  
 KENTH G. WHISTLER  
 THOROUGHRED ENGINEERING  
 110 F. MAIN ST SUITE 205  
 GEORGETOWN, KY 40324

**DATE OF SURVEY**

2018 09 28



PLAT SHOWN HEREON REPRESENTS A PARTIAL BOUNDARY SURVEY AND COMPLEES WITH 201 KAR 18 150



VICINITY MAP  
Scale = N1S

- PROPERTY CORNERS**
- 1/2" DIAMETER 18" LONG WITNESS IRON BAR 60" FROM CORNER
  - MAGNETIC NAIL 1 1/2" LONG WITH L.D. WASHER, T8 3093"
  - MONUMENTATION IF ANY AS NOTED
  - FOUND 1/2" IRON BAR
  - SET 18"x1/2" IRON BAR WITH CAP STAMPED "LS3870"

**ZONE B-2, HIGHWAY CORRIDOR:**  
**MINIMUM BUILDING RESTRICTIONS:**  
 BUILDING LINES:  
 MAIN STRUCTURE:  
 FRONT YARD = 30 feet  
 SIDE YARD = 0 feet  
 REAR = 0 feet  
 ACCESSORY STRUCTURE:  
 FRONT YARD = 30 feet  
 SIDE YARD = 0 feet  
 REAR = 0 feet  
 MAXIMUM BUILDING HEIGHT = 8 STORIES or 75 FEET  
 MINIMUM LOT AREA IF SERVED BY SANITARY SEWER MAIN = 7500 SF  
 MINIMUM LOT AREA WITHOUT SANITARY SEWER = 5 ac.  
 MINIMUM LOT COVERAGE = 50% OF LOT

**SEE STATUTES:**  
 SEE AREA = 1.54 ACRES  
 ZONE B-2  
 AREA OF PUBLIC ROAD IS NOT APPLICABLE  
 AREA OF BUILDING = 7,000 SQ. FT.  
 PROPOSED BUILDING HEIGHT = 24'  
 WIDTOR WA = 32,340 SQ. FT.

- LEGEND**
- DISTING CONTOUR
  - DISTING OVERHEAD TELEPHONE
  - DISTING OVERHEAD ELECTRIC
  - DISTING GAS
  - DISTING STORM SEWER PIPE
  - DISTING SANITARY SEWER PIPE
  - DISTING WATER
  - PROPOSED WATER
  - PROPOSED STORM
  - PROPOSED UNDERGROUND ELECTRIC
  - PROPOSED UNDERGROUND CABLE
  - PROPOSED GAS
  - PROPOSED SANITARY SEWER LATERAL
  - DISTING SANITARY SEWER MANHOLE
  - DISTING STORM INLET
  - DISTING STORM MANHOLE
  - DISTING UTILITY POLE

**DISTING PARKING PARCEL "A"**  
 488 SPACES

**REQUIRED PARKING RETAIL:**  
 RETAIL AREA = PARKING REQUIRED  
 0-10,000 Sq Ft. = 1 SPACE PER 150 SQ. FT.  
 10,001 - 30,000 Sq Ft. = 1 SPACE PER 200 SQ. FT.  
 30,001 - 100,000 Sq Ft. = 1 SPACE PER 250 SQ. FT.  
 RETAIL AREA = 72,641 Sq Ft.  
 10,000/150 = 67 SPACES  
 19,999/200 = 100 SPACES  
 43,642/250 = 175 SPACES  
 341 SPACES TOTAL REQUIRED FOR RETAIL

**REQUIRED PARKING CHURCH CENTER:**  
 1 SPACE PER 1,000 SQ. FT.  
 2 SPACES PER 3 EMPLOYEES  
 1 SPACE PER OPERATION VEHICLES  
 CHURCH AREA = 3,581 Sq Ft.  
 3,581/1000 = 3.58 (4) SPACES  
 2 SPACES FOR EMPLOYEES  
 NO OPERATION VEHICLES  
 TOTAL = 6 SPACES

**REQUIRED PARKING WAREHOUSE:**  
 1 SPACE PER 1.5 EMPLOYEES LARGEST SHIFT  
 8 EMPLOYEES/1.5 = 4 SPACES  
 REQUIRED PARKING TOTAL:  
 361 SPACES FOR EXISTING BUILDING

**PREVIOUSLY APPROVED PDP-2016-54**  
 PROPOSED PARKING:  
 RETAIL AREA = PARKING REQUIRED  
 0-10,000 Sq Ft. = 1 SPACE PER 150 SQ. FT.  
 10,001 - 30,000 Sq Ft. = 1 SPACE PER 200 SQ. FT.  
 RETAIL AREA = 14,000 Sq Ft.  
 14,000/150 = 93 SPACES  
 1,800/200 = 9 SPACES  
 3,581/1000 = 3.58 (4) SPACES  
 REQUIRED PARKING CHURCH CENTER = 351 SPACES  
 REQUIRED PARKING PROPOSED = 87 SPACES  
 TOTAL REQUIRED = 438 SPACES  
 DISTING PARKING LOST = 90 SPACES  
 NEW PROPOSED PARKING = 18 SPACES  
 TOTAL LOST = 40 SPACES (40-90-118)  
 TOTAL PROPOSED = 418 SPACES

**Landscaping:**  
 VAN Area 32,340 Sq Ft.  
 Required Interior Landscaping: 3,235 Sq. Ft.  
 Proposed Interior Landscaping Area: 4,533 Sq. Ft.  
 Required Interior Trees = 13  
 Proposed Interior Trees = 13

**Existing Particular Trees = 11**  
 Required Particular Trees = 585/40 = 15  
 Proposed Particular Trees = 4

**Existing Tree Canopy: 10,500 SF = 13,935**  
 Proposed Tree Canopy: 11 trees 8,250 SF = 12,250  
 Required Tree Canopy = 25  
 Proposed Tree Canopy: 17 trees 12,750 SF = 18,000

**CURRENT PROPOSAL:**  
 1 SPACE PER 150 SQ. FT. OF RESTAURANT AREA  
 REQUIRED PARKING = 47 SPACES  
 PROPOSED PARKING = 78 SPACES + 6 HANDICAP = 84 TOTAL

**REQUIRED PARKING EXISTING = 351 SPACES**  
 REQUIRED PARKING PROPOSED = 47 SPACES  
 TOTAL REQUIRED = 398 SPACES  
 EXISTING PARKING LOST = 90 SPACES  
 NEW PROPOSED PARKING = 84 SPACES  
 TOTAL LOST = 6 SPACES (40-90-118)  
 TOTAL PROPOSED = 402 SPACES

**CERTIFICATION OF OWNERSHIP AND ENDORSEMENT**

I (THE UNDERSIGNED) CERTIFY THAT I AM (THE OWNER) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (THE UNDERSIGNED) HAVE FULL AND COMPLETE CONTROL OF THE PROPERTY AND THE RIGHT TO DEVELOP THE SAME. I HEREBY CERTIFY THAT I AM (THE OWNER) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (THE UNDERSIGNED) HAVE FULL AND COMPLETE CONTROL OF THE PROPERTY AND THE RIGHT TO DEVELOP THE SAME. I HEREBY CERTIFY THAT I AM (THE OWNER) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (THE UNDERSIGNED) HAVE FULL AND COMPLETE CONTROL OF THE PROPERTY AND THE RIGHT TO DEVELOP THE SAME.

**(OWNER'S SIGNATURE)**

**CERTIFICATION OF PRELIMINARY DEVELOPMENT PLAN APPROVAL**

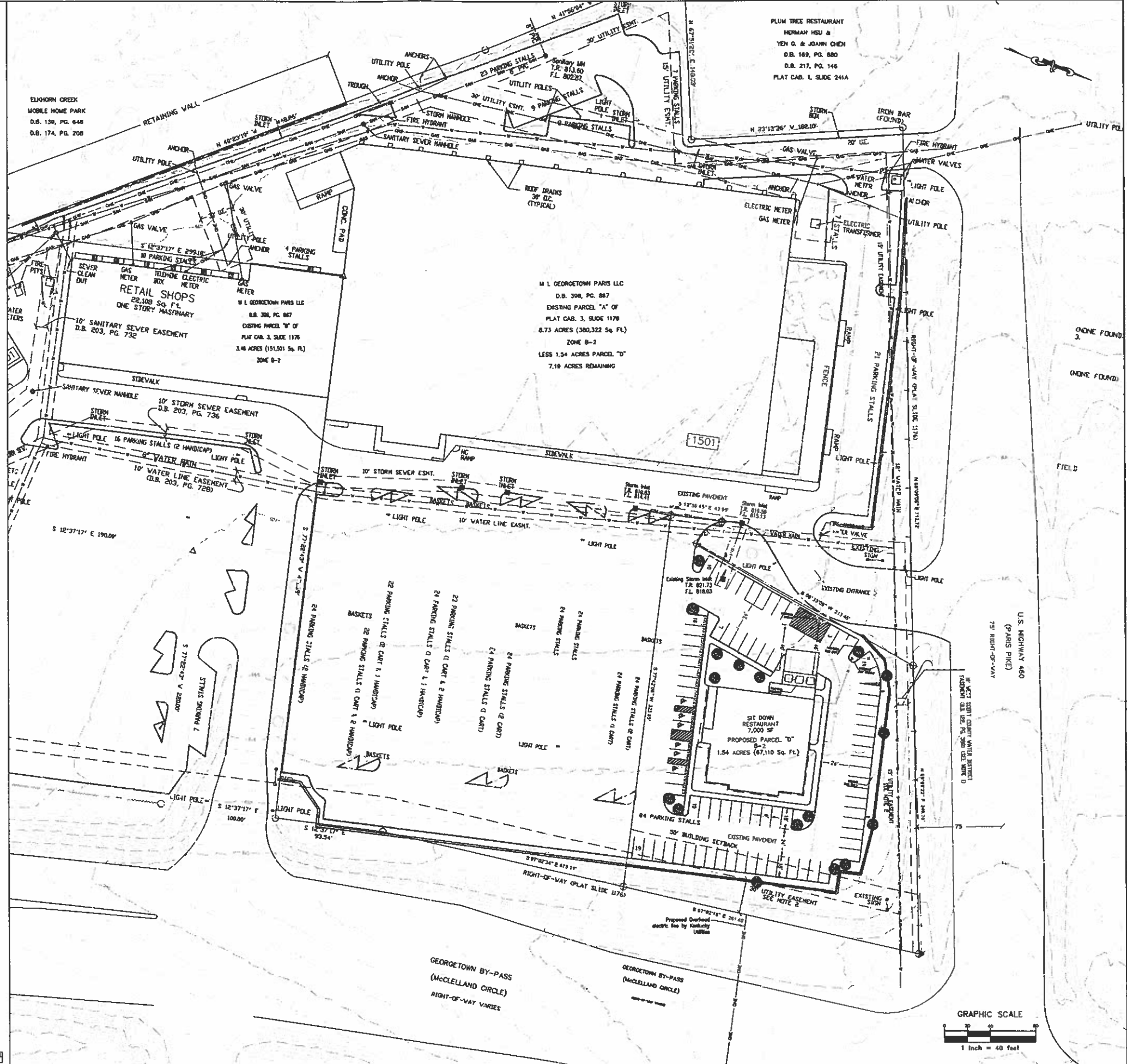
I HEREBY CERTIFY THAT THE DEVELOPMENT PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS FOR GEORGETOWN AND SCOTT COUNTY, KENTUCKY, IN ACCORDANCE WITH THE DEPARTMENT OF REVENUE, IF ANY, AS ARE NOTED IN THE NOTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR CONSTRUCTION AND OBTAINING BUILDING PERMITS.

**(CHURCH, SCOTT JOINT PLANNING COMMISSION)**

**NOTES:**

- EASEMENT DESCRIBED AS BEING 10' WIDE AND 552' LONG FROM LENA FINLEY, JR. AND MARY JO FINLEY, HUSBAND AND WIFE, TO WEST SCOTT COUNTY WATER DISTRICT, DATED JUNE 28, 1967, OF RECORD IN DEED BOOK 122, PAGE 348, IN THE SCOTT COUNTY CLERK'S OFFICE, (CHURCH HEREON)
- EXISTING BUILDING SET-BACK LINES, CONDITIONS, RESTRICTIONS AND NOTES SET FORTH ON THE RECORDED PLATS OF RECORD IN PLAT SLIDES 1024, 1078, 1197, AND 1174 IN THE SCOTT COUNTY CLERK'S OFFICE, (CHURCH HEREON)
- THERE IS A NON-PLAZABLE BLANKET CROSS ACCESS EGRESS EASEMENT OVER THE ENTIRE VEHICULAR AREA INCLUDING PARKING, D.B. 182, PG. 478, SHOWN PARKING AGREEMENT LISTED IN D.B. 181, PG. 478.
- BEFORE FINAL DEVELOPMENT APPROVAL, A COMPLETE SET OF CONSTRUCTION PLANS WILL NEED TO BE REQUIRED TO BE REVIEWED AND APPROVED BY THE PLANNING COMMISSION.
- BEFORE FINAL DEVELOPMENT APPROVAL, SEWER CONNECTION FEES WILL BE REQUIRED. OTHER SERVICE CONNECTIONS TO BE COORDINATED WITH UTILITY COMPANIES.
- NO NEW ENTRANCES ARE PROPOSED ON THIS PLAN.

**UTILITIES:**  
 ELECTRIC: KENTUCKY UTILITIES  
 GAS: COLUMBIA GAS  
 TELEPHONE: AT&T, WINSTON  
 WATER: KENTUCKY AMERICAN WATER CO.  
 SEWER: GEORGETOWN MUNICIPAL WATER AND SEWER SERVICE



**THOROUGHBRIDGE ENGINEERING**  
 P.O. BOX 481, LEXINGTON, KY 40588  
 (502) 863-1756  
 CIVIL DESIGN, LAND SURVEYING,  
 GEOTECHNICAL ENGINEERING, DRILLING SERVICES,  
 IBC SPECIAL INSPECTIONS, MATERIAL TESTING,  
 CM-CET-CONSTRUCTION SERVICES

**AMENDED PRELIMINARY DEVELOPMENT PLAN**  
 (PDP-2016-54)  
**GEORGETOWN CENTRE**  
 1631 PARIS PIKE  
 GEORGETOWN, KY 40324

PROJECT NO:	DRAWN BY:
DATE:	JRD
09/27/2016	CHECKED BY:
NOT FOR CONSTRUCTION	
REVISION:	DATE:
DRAWING NAME:	
POPTEXASROADHOUSE.DWG	

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# GSCPC Active Development Projects

Status	Application number	Project Name	Type
<b>Under Construction</b>		<b>Number of Projects: 22</b>	
	2014-22	Amerson Apartments North	DEV-R
	2017-20	Amerson Commercial - Lot 2D (Bigby Coffee)	DEV-C
	2017-20	Amerson Commercial Grading and Site Work	DEV-C
	2017-49	Ashton Grove Senior Living (Highgrove)	DEV-C
	2017-05	Bluegrass RV	DEV-C
	2014-21	Central Church of God-Coleman Lane	DEV-C
	2015-22	Cherry Blossom Townhomes Phase 5 (Haddix triplex)	DEV-R
	2018-41	Commonwealth T&M - Endeavor - Grading Only	DEV-C
	2011-17	Falls Creek Townhomes, Lot 6-15B	DEV-C
	2011-29	Heritage Apartments	DEV-R
	2015-23	Hill-N-Dale apartments	DEV-R
	2017-08	Home 2 Suites by Hilton	DEV-C
	2018-27	International Crankshaft 2018 Expansion	DEV-C
	2018-37	Kroger Marketplace - Parking Lot Addition	DEV-C
	2016-03	MVH Industrial Piping (204 Endeavor)	IND
	2017-44	Planet Fitness (Shoppes @ Cherry Pointe)	DEV-C
	2016-01	Scariot	DEV-C
	2016-33	TMMK CDD Restoration(near Trailor City #1	DEV-C
	2015-25	TMMK Trailor Yard CDD-Grading Only	DEV-C
	2017-53	Top Gun Safe Auto Sales	DEV-C
	2015-20	Toyota Tsusho - Corporate Services Bldg	DEV-C
	2018-40	Vuteq Parking Expansion 2018	DEV-C
<b>Final Inspection</b>		<b>Number of Projects: 3</b>	
	2016-30	Fur Sher - C-Logic Commercial (5460 Leestown)	DEV-C
Minor DP		Stonewall First Church of God - Grading & Parking	DEV-C
	2016-33	TMMK Paint Reborn - Site work/Foundation	DEV-C

# GSCPC Active Subdivision Projects

Status	Application number	Project Name
<b>Under Construction</b>	Number of Projects: 9	
	2017-43	Fox Run Subdivision - Phase 1
	2017-24	Pinnacle At Mallard Point
	2004-51	Pleasant Valley Phase 4
	2016-51	Price Farm - Phase 1 (Ball Homes)
	2005-02	Rocky Creek Reserve (Remaining-Ball Homes)
	2013-30	Rocky Creek-Meadows-Sec 1C
	2017-08	Thoroughbred Acres Unit 7D, Section 1
	2003-82	White Oak Condominiums Phase 4 (Remaining)
2018-05	Woodland Park (Betty Yancey) Phase 1	
<b>Dedication/Final Work</b>	Number of Projects: 20	
	2005-47	Cherry Blossom Subdivision Phase 7 & 8
	2010-17	Cherry Blossom Townhomes-Phase 4
	2003-86	Colony Unit 10
	2005-34	East Main Estates Units 1 & 2
	2005-26	Edgewood Subdivision - Phase 1
	2004-49	Falls Creek Phase 1 - Unit 1
	2004-49	Falls Creek Phase 1- Units 2, 3, 4, & 5
	2004-02	Leesburg Landing
	2006-28	McClelland Springs Subdivision Phase 2A
	2005-36	Paynes Landing Unit - 10
	2005-36	Paynes Landing Unit - 12A
	2005-36	Paynes Landing Unit 5 & Unit 11 (Canewood Reserve)
	2005-36	Paynes Landing Unit 6 (Canewood Reserve)
	2005-36	Paynes Landing Units 7, 8, 9 & 14
	2005-02	Rocky Creek Reserve - Unit 1 Sect 1,2,3A,3B,4
	2003-71	Stonecrest Subdivision Units 1A, 1C, 1D, 1E
	2004-26	Village at Lanes Run - Phase 1, Section 1
	2010-22	Village at Lanes Run- Phase 2, Section 1
	2006-06	Ward Hall Property - Phase 1B & 1C (Remainder)
2006-06	Ward Hall Property - Unit 1	
<b>Approved/Bonded</b>	Number of Projects: 13	
	2018-41	Buffalo Springs Phase 1
	2016-47	Canewood Unit 1-C Sect 4
	2006-86	December Estates Cluster Subdivision
	2013-11	Deer Run - Phase 3A
	2013-11	Deer Run - Phase 3B
	2003-68	Paynes Crossing Phase 4 - Section 1 & 2

## List of all Active Projects/status

Application	Project Name	Type	Status
2014-22	Amerson Apartments North	DEV-R	Under Construction
2017-20	Amerson Commercial - Lot 2D (Bigby Co	DEV-C	Under Construction
2017-20	Amerson Commercial Grading and Site W	DEV-C	Under Construction
2017-49	Ashton Grove Senior Living (Highgrove)	DEV-C	Under Construction
2017-05	Bluegrass RV	DEV-C	Under Construction
2018-25	Bluegrass RV Storage 3036 Paris Pike	DEV-C	Under Review
2018-41	Buffalo Springs Phase 1	RES	Approved/Bonded
2016-47	Canewood Unit 1-C Sect 4	RES	Approved/Bonded
2015-40	Canewood Unit 2 Townhouses (Lots 47-7	DEV-R	Complete
2017-13	Canewood Unit 6, Lot 1 Townhomes	DEV-R	Under Review
2014-21	Central Church of God-Coleman Lane	DEV-C	Under Construction
2005-47	Cherry Blossom Subdivision Phase 7 & 8	RES	Dedication/Final Work
2015-22	Cherry Blossom Townhomes Phase 5 (Had	DEV-R	Under Construction
2010-17	Cherry Blossom Townhomes-Phase 4	RES	Dedication/Final Work
2015-22	Cherry Blossom Townhomes-Phase 5	DEV-R	Approved/Bonded
2003-86	Colony Unit 10	RES	Dedication/Final Work
2001-30	Colony Unit 11	RES	Warranty Period
2018-41	Commonwealth T&M - Endeavor - Gradin	DEV-C	Under Construction
2016-38	Cyron Holdings	IND	Complete
2006-86	December Estates Cluster Subdivision	RES	Approved/Bonded
2013-11	Deer Run - Phase 3A	RES	Approved/Bonded
2013-11	Deer Run - Phase 3B	RES	Approved/Bonded
2018-10	Dog Haus Development	DEV-C	Under Review
2005-34	East Main Estates Units 1 & 2	RES	Dedication/Final Work
2005-26	Edgewood Subdivision - Phase 1	RES	Dedication/Final Work
2007-55	Enclave (Meldean) Subdivision	RES	Complete



Application	Project Name	Type	Status
2005-36	Paynes Landing Unit 6 (Canewood Reserv	RES	Dedication/Final Work
2005-36	Paynes Landing Units 7, 8, 9 & 14	RES	Dedication/Final Work
2015-05	Pemberley Cove	RES	Warranty Period
2018-29	Penn Ave Baptist Parking - Stamping Gro	DEV-C	Under Review
2017-24	Pinnacle At Mallard Point	RES	Under Construction
2017-44	Planet Fitness (Shoppes @ Cherry Pointe)	DEV-C	Under Construction
2004-51	Pleasant Valley Phase 4	RES	Under Construction
2004-51	Pleasant Valley Phase 4D & 4E	RES	Approved/Bonded
2008-47	Pleasant Valley Sec 2, Ph 2, Unit 3(Urban	RES	Approved/Bonded
2008-47	Pleasant Valley Section 2, Ph2, Unit 2	RES	Approved/Bonded
2005-04	Pleasant Valley Section 2, Phase 1	RES	Warranty Period
2005-04	Pleasant Valley Section 2, Phase 2 - Unit 1	RES	Warranty Period
2004-51	Pleasant Valley Subdivision Units 1-A &	RES	Warranty Period
2018-18	Pleasant Valley, Section II - Townhomes P	DEV-R	Under Review
2004-51	Pleasant Valley, Unit 3-A Section 1 & Uni	RES	Warranty Period
2004-51	Pleasant Valley, Unit 3A, Sec2 - Ball Hom	RES	Warranty Period
2004-51	Pleasant Valley, Unit 4A	RES	Warranty Period
2016-51	Price Farm - Phase 1 (Ball Homes)	RES	Under Construction
2006-63	Rocky Creek Farm Section 3B, Phase 3	RES	Under Review
2017-08	Rocky Creek Phase 5, Section 1 (Falmout	RES	Warranty Period
2005-02	Rocky Creek Reserve - Unit 1 Sect 1,2,3A	RES	Dedication/Final Work
2005-02	Rocky Creek Reserve (Remaining-Ball Ho	RES	Under Construction
2006-63	Rocky Creek Section 3A	RES	Warranty Period
2006-63	Rocky Creek Section 3B, Phase 1	RES	Warranty Period
2006-63	Rocky Creek Section 3B, Phase 2	RES	Warranty Period
2017-08	Rocky Creek Unit 1A/Unit 1E (Johnstone	RES	Warranty Period
2013-30	Rocky Creek-Meadows-Sec1A-1, 1A-2, 1	RES	Warranty Period
2013-30	Rocky Creek-Meadows-Sec1C	RES	Under Construction