

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

AGENDA
May 11, 2017
6:00 p.m.

I. COMMISSION BUSINESS

- A. Approval of April invoices
- B. Approval of April 13, 2017 minutes
- C. Approval of May agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

II. OLD BUSINESS

- A. ZMA-2017-18 Highgrove at Georgetown – Rezoning request for 80.16 acres from A-1, R-1A, and C-1 to B-2, P-1, R-1A, R-2, and R-3 PUD, located on the south side of McClelland Circle and west side of Etter Lane.
- B. PDP-2017-13 Canewood Subdivision Unit 6, Lot 1 – Preliminary Development Plan for twelve (12) townhome units on 4 lots zoned R-3 on 1.08 acres, located on the west side of Canewood Center Drive, north of Frankfort Road (U.S. 460 W). POSTPONED
- C. PDP-2017-14 Morgan Property Tract 2 – Preliminary Development Plan for a 3,750 sq. ft. commercial building and 26 parking spaces on 1.66 acres, located on the south side of Paris Pike (U.S. 460 E), between Arby's and the Elkhorn Creek.
- D. PDP-2017-15 Sunbelt Rentals – Preliminary Development Plan for a new 12,000 sq. ft. rental/sales facility of 4.05 acres, located at the intersection of Paris Pike and Connector Road, behind Bluegrass RV. POSTPONED

III. NEW BUSINESS

- A. PSP-2017-17 Oliver-Harding Property – Preliminary Subdivision Plat for the creation of a 5.59-acre tract from a 10.75 parent tract, located on the north side of Muir Lane.

IV. OTHER BUSINESS

- A. Coal Ridge discussion
- B. Update of previously approved projects and agenda items

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
April 13, 2017**

The regular meeting was held in the Scott County Courthouse on April 13, 2017. The meeting was called to order by Chair Rob Jones at 6:00 p.m. Present were Commissioners Jeff Caldwell, Johnny Cannon, Regina Mizell, Byron Moran, John Shirley, Steve Smith, and Frank Wiseman, Director Joe Kane, Planners Megan Chan and Matt Summers, Engineer Ben Krebs, and Attorney Charlie Perkins. Commissioner Sulski arrived at the meeting after the last vote.

Motion by Caldwell, second by Mizell, to approve the March invoices. Motion carried.

Motion by Mizell, second by Caldwell, to approve the March 9, 2017 minutes. Motion carried.

Motion by Smith, second by Wiseman, to approve the April agenda. Motion carried.

Postponements/Withdrawals

Chairman Jones stated that the Alliance Auto Sales Zone Change (ZMA-2017-02) has been withdrawn. He stated that the Highgrove of Georgetown (ZMA-2017-07), Canewood Subdivision Unit 6, Lot 1 (PDP-2017-13), Morgan Property Tract 2 (PDP-2017-14), and the Sunbelt Rentals (PDP-2017-15) applications have been postponed to the May meeting. Mr. Kane noted that the Highgrove of Georgetown application will be re-notified.

Consent Agenda

A representative of the Landmark Shoppes, Marketplace Circle (PDP-2017-06) application agreed with their conditions of approval and no comments were heard from the Commission or public. **Motion by Smith, second by Mizell, to approve the Landmark Shoppes, Marketplace Circle application. Motion carried.**

A representative of the Phillips Property (FSP-2017-12) application agreed with their conditions of approval and no comments were heard from the Commission or public. **Motion by Mizell, second by Smith, to approve the Phillips Property application. Motion carried.**

A representative of the Hoffman Property (PSP-2017-16) application agreed with their conditions of approval and no comments were heard from the Commission or public.
Motion by Shirley, second by Wiseman, to approve the Hoffman Property application. Motion carried.

Update of previously approved projects and agenda items

Commissioner Shirley reported that he has contacted a local automobile dealer about the purchase of a vehicle for the office, and it was proving difficult to locate a vehicle matching the criteria that was set. After discussion, it was agreed that more can be spent due to the \$6,000 we received for the Envoy that was wrecked.

Motion by Shirley, second by Mizell, to authorize the purchase of a vehicle, possibly new, not to exceed \$22,000. Motion carried.

Mr. Kane reminded the Commission of the required H.B. 55 training hours, and noted an 8-hour training conference in May. Any interested Commissioners can turn in their registration forms to the office.

Ms. Chan discussed the content of the training offered at the Spring Conference and referred Commissioners to a handout of the session description.

Mr. Kane noted the David Pike seminar coming up in June, and Chairman Jones reminded the Commission of the free webinars available in the Planning Office.

Mr. Perkins gave an update on the landfill appeal.

The meeting was then adjourned.

Respectfully,

Attest:

Rob Jones, Chair

Charlie Perkins, Secretary

HIGHGROVE ZONE CHANGE
Staff Report to the Georgetown-Scott County Planning Commission
May 11, 2017

FILE NUMBER: ZMA-2017-18

PROPOSAL: Zone change request for 35.9 acres from A-1, R-1A to R-2 (PUD); 46.99 acres is outside the USB and will remain C-1

LOCATION: South side of McClelland Circle and Bevins Lane in Georgetown

APPLICANT: Continental Real Estate Companies

ENGINEER/DESIGNER: Kevin Rich, Kevin Rich Design Studios



STATISTICS:

Existing Zones	9.96 acres zoned A-1 (Agricultural) 25.97 acres zoned R-1A (Low Density Residential) and 46.99 acres zoned C-1 (Conservation)
Proposed Zones	35.9 acres R-2 PUD (High-Density Residential), and 46.99 acres to remain C-1 (Conservation)
Surrounding Zones	R-1 (Low Density Residential), R-2 (Medium Density Residential), P-1 (Professional Office)
Acreage	82.92 (9.96 acres Giles Property) (72.96 acres Snyder Property)
Proposed Use	Assisted Living, and retirement cottages
Sq. Ft. of Buildings	40 independent cottages in 20 duplexes, 80,000 sf assisted living with 88 units
Parking	Assisted living 64 spaces (required), 97 spaces (proposed)
New street required	Yes
Linear feet of new street	+/- 4000 linear feet
Water/sewer available	Yes/Yes
Access	Via McClelland Circle and Etter Lane

BACKGROUND:

The subject property includes a 9.96-acre parcel located between Etterwood subdivision and Landmark Office Centre, south of McClelland Circle, and two larger parcels south of this, a 25.97 acre parcel zoned R-1A, previously approved for twelve (12) large single-family lots backing up to the southern Urban Service Boundary and the City limits for the City of Georgetown, and beyond that a 46.99-acre area zoned C-1 Conservation outside the city limits and outside the Urban Service Boundary consisting mostly of floodplain of Cane Run Creek.

The two larger parcels were rezoned R-1A and C-1 in 2012, with application ZMA-2012-14 (Sikura Properties). The zoning of adjacent properties includes R-3 PUD (High-Density Residential), R-1 (Single-Family Residential) and A-1 (Agricultural).

The subject property is located on the south side of McClelland Circle (U.S. 460 Bypass) and approximately one-third mile west of U.S. 25. The main access will be from McClelland Circle at Bevins Lane and a secondary access will be from Etter Lane, with a third connection shown aligned with Beachwood Drive. Dogwood Drive also includes right-of-way extended to the subject property but the road stops short of the property boundary south of Etterwood. The conditions of approval of the previous zone change on the property required a pedestrian connection at Dogwood Drive. The site has a gently sloping topography that drains north to south from McClelland Circle to Cane Run Creek.

There are existing mature treelines along the southwestern property boundaries and floodplain along the southern boundary. There is a sanitary sewer pump station west of the site and all utilities are available. The main entrance is from an unsignalized intersection also serving as a secondary access to Kroger and the Landmark Shoppes across the bypass.

Proposed Zoning and Land Use:

35.9 acres of the total 80.16-acre site is proposed to be rezoned to R-2 PUD (Medium Density Residential) and 46.99 acres will remain zoned C-1 (Conservation). The applicant is seeking the zone change from the existing A-1, R-1A and C-1 zones to allow for an assisted living facility and higher density residential use for three groups of duplex independent living cottages.

Legal Considerations:

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

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: This zone change proposal is in agreement with the adopted Comprehensive Plan in that the adopted Comprehensive Plan Future Land Use Map (last updated in 2006) designates the areas proposed for the zoning change as Professional Office, Urban Residential and Greenbelt. The large assisted living facility is compatible with the Medium-Density residential designation, in that Assisted Living Facilities are allowed as conditional uses in that district. The Residential independent living cottages are compatible in scale with the units in Etterwood subdivision and are laid out in a way to provide a good land use transition to the greenbelt. The road and sidewalk network proposed would improve vehicle and pedestrian connectivity in the area. Additionally, the applicants are not proposing to extend single-family lots beyond the urban service boundary, and are recognizing and protecting the designated Greenbelt outside the Georgetown city limits and Urban Service Boundary. For these reasons, it is in compliance with the Comprehensive Plan, Future Land Use Map and Goals and Objectives for this location adjacent to the Southern Greenbelt.

Conceptual Plan Review:

The conceptual plan and zone change request seeks approval for the R-2 Medium-Density Residential zoning category in order to create a unified elderly housing project. The plan has many benefits, particularly high quality elderly housing in a location that conforms to the Future Land Use Map and Zoning Ordinance. The Assisted Living Facility has a large footprint, but it is oriented to take advantage of the views toward the south and is separated from existing residential areas to reduce any noise or traffic impacts on those areas.

The project proposes a large Assisted Living Facility for elderly care and then three groupings of independent living cottages on either side of the main facility and the along the main entrance road from McClelland Circle. The project is proposed to remain under private ownership and the roads and grounds maintenance will be done by the private property owner. The independent living cottages would be built as duplexes and would be leased and not sold.

Access:

The subject property will be accessed from McClelland Circle at Bevins Lane which also serves as the secondary access to Kroger and Landmark Shoppes development on the north side of McClelland Circle. The residential area along the main entrance drive is also proposed to have a public road connection to Beachwood Drive which would provide a secondary access for Etterwood subdivision residents to access the bypass. A rear entrance is also being provided at Etter Lane. No connection is shown at Dogwood Drive, although Conditions of Approval from the previous Zone Change for the property required a pedestrian connection at Dogwood Drive.

The secondary entrance at Etter Lane would provide a second driveway adjacent to the existing driveway and convert that entrance to a boulevard style divided entrance. The existing treeline should remain and could be supplemented to create a strong Greenbelt Boundary. Sidewalks are shown along all roadways

and a trail easement is proposed in the Greenbelt Area. A sidewalk connection to Dogwood Drive would be beneficial to provide better pedestrian connections between the two areas. A Conditional Use Permit will still be required for the Assisted Living Facility. Additional landscaping between the facility and the Etterwood lots or conditions could be applied by the Board of Adjustment if they think they are warranted.

Traffic study

A Traffic Study was completed by CDM Smith. It concluded that the entrance to McClelland Circle at Bevins Lane would need to be improved to provide a dedicated through and a dedicated left turn lane. In addition, a signal will likely be needed at the intersection and a signal warrant study should be conducted to determine the appropriate time to install a signal. The applicant shall update the traffic study at time of Preliminary Development Plan submittal.

Landscaping & Greenbelt:

This proposal is located along the Southern Greenbelt. The 820-foot elevation contour on the southern boundary of the site has been identified in the previous and current Comprehensive Plans as the boundary of the Southern Greenbelt. The subject property was annexed by the City of Georgetown in 2005 up to the 820 contour, and this is also the southern Georgetown USB line.

The purpose of the Greenbelt is to establish a clear boundary beyond which urban development will not be permitted. The Greenbelt boundary in practice is meant to be established at the time of development. A Greenbelt Ordinance was adopted by the City of Georgetown in 1996. It recommended that existing mature tree lines and fences be maintained or landscaping and fencing be established to create a clear and permanent boundary between urban areas and agricultural land. This greenbelt should be established at the time of development of any property along the Greenbelt. The Greenbelt area was meant to be maintained as an agricultural, parkland or open space buffer. In 2012, the Applicant rezoned a strip south of the 820 contour to the Conservation (C-1) zone district, so that it may be permanently restricted from urban development.

At the Preliminary Development Plan stage, the Applicant would be required to show appropriate tree preservation to meet the requirements of the *Greenbelt Ordinance* and/or appropriate landscape buffers to satisfy the *Landscape and Land Use Buffer Ordinance*.

RECOMMENDATION:

Based on the findings above, viewed in its entirety, the requested Zoning Map Amendment satisfies the requirements of KRS 100.213, **Staff recommends approval of the zone change request for 35.9 acres from A-1 and R-1A to R-2 PUD, south of Bevins Lane and McClelland Circle, with the following conditions:**

1. No direct access onto McClelland Circle or Etter Lane from the subject property except at the intersections shown on the conceptual plan.
2. The applicant shall obtain a Conditional Use Permit for the Assisted Living Facility from the Georgetown Board of Adjustment prior to Final Development Plan Approval.

3. Applicant shall be responsible for all off-site roadway improvements identified by the submitted traffic study or subsequent traffic study(s) submitted at time of Preliminary Development Plan review.
4. The Applicant shall widen Etter Lane to county standards along their frontage.
5. The Applicant shall provide a multi-use trail easement in the C-1 zone from Etter Lane to the adjoining property on the west.
6. As part of the PUD approval, the applicant shall follow the approved Conceptual Plan; major deviations from the Conceptual Plan shall require review and approval of the Planning Commission.
7. Property Perimeter and Vehicular Use Area landscaping shall be provided to meet the requirements of the *Landscape and Land Use Buffer Ordinance*.
8. The applicant shall comply with all requirements of the Greenbelt Ordinance including fencing and screening.
9. All stormwater and runoff shall be managed so as not to create additional off-site impacts.
10. The Applicant shall return to the Planning Commission for Preliminary Development Plan review.
11. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
12. All requirements of GMWSS regarding the provision of sanitary sewer.

ADJACENT PROPERTY OWNERS

NO.	DEED BOOK / PAGE	OWNER	PARCEL ID
1	164 / 293	ISHMAEL BAYMOND L. CO. NANCY	166-30-028.000
2	133 / 821	WANG YUN S. ZHANGCHENG LONG	166-30-027.000
3	171 / 194	GARRISON GUYE H. & W. RAY IRLING TRUST	166-30-025.000
4	142 / 184	WOOD JAMES PAUL & MARGARET	166-30-028.000
5	217 / 103	CAPPHAN ROBERT C & BEVERLY D	166-30-024.000
6	225 / 225	KENYAL HANNA	166-30-023.000
7	250 / 224	THOMAS FERNANDO S SR & VANESSA J	166-30-032.000
8	373 / 613	DANIEL MARY LEAT & DWYANE THOMAS	166-30-031.000
9	108 / 487	ROBERTS DALLA	166-30-024.000
10	118 / 253	BLACKBURN BLUFORD	166-10-005.000
11	320 / 449	CRISP MARJORIE WILNE	166-10-004.000
12	229 / 041	PEARL GARY & NUTHY	166-10-003.000
13	290 / 143	CARPENTER TERRY L	166-10-002.000
14	253 / 254	MIRALLES ANTHONY & TORNYA	166-10-005.000
15	148 / 426	RUTH VICKIE	166-10-008.000
16	154 / 439	WRIGHT JAMELL JUSTICE	166-10-009.000
17	131 / 448	POHNS BAYMOND J & LINDA	166-10-011.000
18	335 / 167	WELLS BOBBY CLAYTON & CAROLYN SUE	166-10-015.000
19	232 / 736	GOHN JAY & JARCE	166-10-018.000
20	182 / 125	RYAN CLARENCE & BLANCH	166-10-023.000
21	252 / 368	CHEATHAM DIAMOND C	166-10-027.000
22	333 / 073	PIERRY HANNA S	166-10-013.000
23	345 / 279	DWYER JAMES H & CANDACE M	166-10-049.000
24	345 / 279	DWYER JAMES H & CANDACE M	166-10-099.000
25	241 / 470	COLEY DEBBIE SUE	166-10-050.000
26	329 / 082	SILVIA PROPERTIES LLC	143-30-002.000
27	022 / 631	D J L INVESTMENTS LLC & SEA INVESTMENTS	166-30-020.000
28	264 / 444	GANDY HARVEY CHURCH	166-30-007.000
29	329 / 082	SILVIA PROPERTIES LLC	166-10-001.000

PROJECT DATA

TOTAL PROPERTY AREA	82.92 AC (2,611,992.2 SF)
IGLES PROPERTY (BYDEED PROPERTY)	72.96 AC (2,517,137.4 SF)

PROPOSED LOT NO. 1

SITE DATA	
EXISTING ZONING	A-1
PROPOSED ZONING	R-2
EXISTING LAND-USE	VACANT
PROPOSED LAND-USE	INDEPENDENT LIVING COTTAGES (DUPLEXES)
PROPERTY AREA	9.96 AC (434,025.75 SF)
SETBACKS	
FRONT YARD	30-FT
REAR YARD	25-FT
SIDE YARD	7.5-FT
BUILDING DATA	
TOTAL UNITS	16 (8 DUPLEX BLDGS)
MAXIMUM ALLOWABLE DENSITY	12.0 DU/AC
PROPOSED DENSITY	1.61 DU/AC
PROPOSED BUILDING FOOTPRINT AREA	28,000 SF (3,300 SF / BLDG)
MAXIMUM BUILDING GROUND COVERAGE	40%
PROPOSED BUILDING COVERAGE	8.3%
MAXIMUM ALLOWABLE BUILDING HEIGHT	30-FT
PROPOSED BUILDING HEIGHT	18-FT
MINIMUM PARKING SPACES REQUIRED	22 (2 SPACES / UNIT)
PROPOSED PARKING SPACES	22

PROPOSED LOT NO. 2

SITE DATA	
EXISTING ZONING	B-1A
PROPOSED ZONING	R-2 (RESIDENTIAL USE PERMIT REQUIRED)
EXISTING LAND-USE	HORSE FARM / VACANT
PROPOSED LAND-USE	ASST LIVING FACILITY & INO LIVING COTTAGES
PROPERTY AREA	15.83 AC (689,514.90 SF)
SETBACKS	
FRONT YARD	30-FT PER ASST LIVING FACILITY ORDINANCE
REAR YARD (MAIN BUILDING)	30-FT
SIDE YARD	30-FT
BUILDING DATA	
ASSISTED LIVING FACILITY UNITS	80
ASSISTED LIVING	60
INDEPENDENT LIVING COTTAGE UNITS	20 (4 DUPLEX BLDGS)
TOTAL UNITS	100
AVERAGE ASST LIVING ROOM SIZE	130 - 610 SF
MAXIMUM ALLOWABLE DENSITY	15.0 DU/AC (12 DU/AC PER 6.2 * 1.25)
PROPOSED DENSITY	5.56 DU/AC
PROPOSED BUILDING FOOTPRINT AREA	14,000 SF
ASSISTED LIVING FACILITY (8,000 SF)	
INNOVATIVE LIVING COTTAGES (6,000 SF / BLDG)	
MAXIMUM BUILDING GROUND COVERAGE	40%
PROPOSED BUILDING COVERAGE	13.8%
MAXIMUM ALLOWABLE BUILDING HEIGHT	40-FT PER ASST LIVING FACILITY ORDINANCE
PROPOSED BUILDING HEIGHT	40-FT
MINIMUM PARKING SPACES REQUIRED	64 (AL 48 (3 SPACES / UNIT) + 16 (2 SPACES / UNIT))
PROPOSED PARKING SPACES	97 (AL 81 + 16)

PROPOSED LOT NO. 3

SITE DATA	
EXISTING ZONING	B-1A
PROPOSED ZONING	R-2
EXISTING LAND-USE	HORSE FARM / VACANT
PROPOSED LAND-USE	INDEPENDENT LIVING COTTAGES
PROPERTY AREA	10.14 AC (441,574.94 SF)
SETBACKS	
FRONT YARD	30-FT
REAR YARD	25-FT
SIDE YARD	7.5-FT
BUILDING DATA	
TOTAL UNITS	16 (8 DUPLEX BLDGS)
MAXIMUM ALLOWABLE DENSITY	12.0 DU/AC
PROPOSED DENSITY	1.58 DU/AC
PROPOSED BUILDING FOOTPRINT AREA	28,000 SF (3,300 SF/BLDG)
MAXIMUM BUILDING GROUND COVERAGE	40%
PROPOSED BUILDING COVERAGE	8.3%
MAXIMUM ALLOWABLE BUILDING HEIGHT	30-FT
PROPOSED BUILDING HEIGHT	18-FT
MINIMUM PARKING SPACES REQUIRED	22 (2 SPACES/UNIT)
PROPOSED PARKING SPACES	22

PROPOSED LOT NO. 4

SITE DATA	
EXISTING ZONING	C-1
PROPOSED ZONING	C-1
EXISTING LAND-USE	HORSE FARM
PROPOSED LAND-USE	HORSE FARM / OPEN SPACE
PROPERTY AREA	46.99 AC (2,048,884.4 SF)

NOTES

- UTILITY EASEMENT DESCRIPTION: EASEMENTS GRANT AND CONVEY TO KENTUCKY UTILITIES, COLUMBIA GAS, A.T.S.T. TIME WARNER, AND OTHER APPROPRIATE UTILITY COMPANIES, THEIR SUCCESSORS, ASSIGNS AND LESSEES, THE RIGHT TO TRIM OR REMOVE ANY AND ALL TREES, STRUCTURES AND OBSTACLES LOCATED ON THE BASEMENTS OR IN SUCH PROXIMITY THEREIN THAT BY FALLING THEY MAY INTERFERE WITH THE OPERATION AND MAINTENANCE OF SAID FACILITIES. NO BUILDING OR OTHER STRUCTURE SHALL BE ERCTED AND NO LANDFILL OR EXCAVATION OR OTHER CHANGE OF GRADE SHALL BE PERFORMED UPON THE SAID BASEMENT AFTER INSTALLATION OF FACILITIES. THE RIGHT OF ingress AND egress IS HEREBY GRANTED TO USERS OF THE UTILITY EASEMENT AS REQUIRED TO CONSTRUCT, OPERATE, MAINTAIN AND REPAIR FACILITIES WITHIN SAID EASEMENTS. ALL LOT LINES NOT INDICATING EASEMENTS SHALL HAVE AN EASEMENT ON EACH SIDE OF THE LOT LINE UNLESS OCCUPIED BY A RESIDENTIAL STRUCTURE.
- DRAINAGE EASEMENT DESCRIPTION: DRAINAGE EASEMENTS CONTAIN STORMWATER CHANNELS, STORMWATER STORAGE AREAS/FACILITIES AND ACCESS RIGHTS FOR MAINTENANCE OF SUCH FACILITIES. NO CHANGE, ALTERATION OR CONSTRUCTION THAT WOULD OBSTRUCT THE FLOW OF STORMWATER IS ALLOWED. THERE SHALL BE NO STORAGE OR DISPOSAL OF GRASS CLIPPINGS, TRASH, DEBRIS, OR OTHER POTENTIAL OBSTRUCTIONS THAT MAY WASH INTO STORMWATER CHANNELS OR STORAGE AREAS.
- INTERIOR CONNECTIONS: SANITARY SEWERS, STORMWATER MANAGEMENT, ENTRANCE DESIGN AND EXISTING TREES SHALL BE EVALUATED WITH THE PRELIMINARY DEVELOPMENT PLAN AND CONSTRUCTION DOCUMENTS.
- STORM SEWERS, STORMWATER RETENTION BASINS AND SANITARY SEWERS SHALL MEET THE SPECIFICATIONS AND APPROVAL OF THE PLANNING COMMISSION ENGINEER.
- ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED SUCH COVER WILL CONSIST OF ANNUAL GRASSES OR SMALL GRASS. SLOPES EXCEEDING 4:1 SHALL HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING OR SOD IN ORDER TO PREVENT EROSION.
- THIS CONCEPTUAL PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED ON A RECORDED SURVEYOR'S PLAN.
- GRADING, BUILDING FINISH FLOOR ELEVATIONS AND HANDICAP PARKING SPACE LOCATIONS ARE SUBJECT TO CHANGE BASED ON FINAL CONSTRUCTION PLANS.
- ALL ROADS AND DRIVES NOT INTENDED TO BE PRIVATELY OWNED AND MAINTAINED.
- COTTAGE BUILDINGS (DUPLEXES) ARE NOT INTENDED FOR SUBDIVISION OR INDIVIDUAL SALE.
- ADDITIONAL 10-FT OF RIGHT OF WAY ALONG PROPOSED LOT #3 FRONTAGE TO BE DEDICATED TO DEED OR SAVED PLAT PRIOR TO CONSTRUCTION APPROVAL OF PROPOSED PARCEL. A. IMPROVEMENTS TO ETTER LANE TO BE PROVIDED PRIOR TO USE OF ENTRANCE ON ETTER LANE.

PURPOSE OF PLAN

THE PURPOSE OF THIS PLAN IS TO REFLECT A CONCEPTUAL DEVELOPMENT OF THIS PROPERTY IN CONFORMANCE WITH THE ZONE CHANGE REQUEST.

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I (AM) WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ACCEPT THIS PLAT PLAN OF THE DEVELOPMENT WITH MY (OUR) FREE CONSENT. ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND CORRECT ALL STREETS, ALLEYS, WALLS, FENCES, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN, IN ACCORDANCE WITH THE GEORGETOWN CITY CLUSTER SUBDIVISION AND DEVELOPMENT REGULATIONS, UNLESS OTHERWISE NOTED.

DATE: 2017

SIGNATURE OF OWNER OR OWNERS

SIGNATURE OF OWNER OR OWNERS

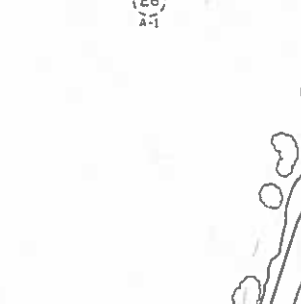
TYPICAL COTTAGE FOOTPRINT (NTS)



PROPOSED LOT NO. 1



PROPOSED LOT NO. 2



PROPOSED LOT NO. 3



PROPOSED LOT NO. 4



TYPICAL SECTION PRIMARY DRIVE A-A'



TYPICAL SECTION SECONDARY DRIVE B-B'



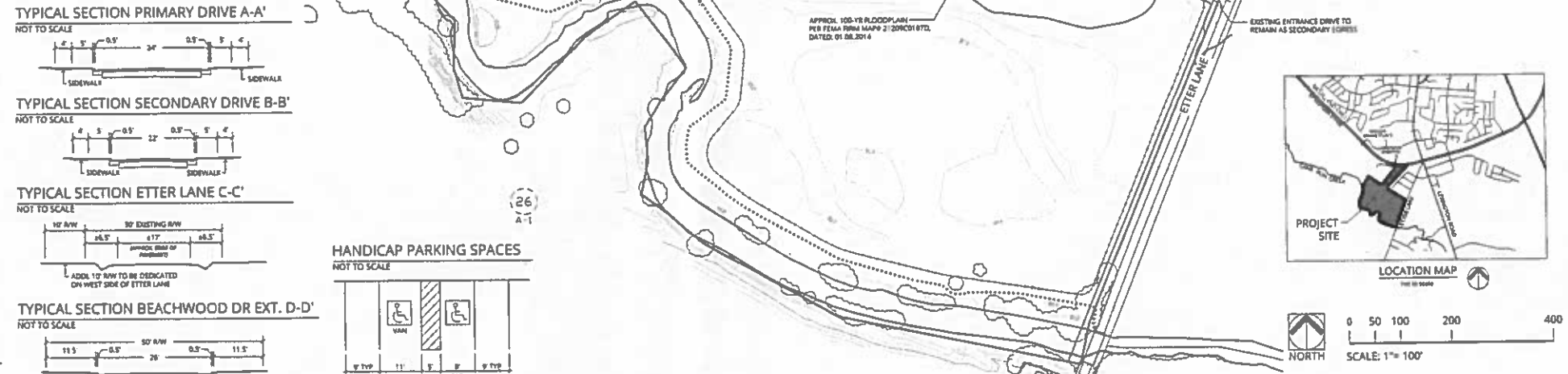
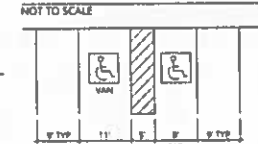
TYPICAL SECTION ETTER LANE C-C'



TYPICAL SECTION BEACHWOOD DR EXT. D-D'



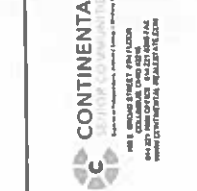
HANDICAP PARKING SPACES



THIS DOCUMENT IS AN INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF RICH DESIGN STUDIOS AND IS FOR USE IN THIS PROJECT ONLY. THIS PLAN IS PREPARED FOR USE IN CONNECTION WITH THE AUTHOR'S AGREEMENTS, CONDITIONS, EXCLUSIONS, AND ADVERTISEMENTS. WITHOUT WHICH THE DESIGN RESULT CAN NOT BE ASSURED. ANY ALTERATIONS, REVISIONS, OR USE IN PART OR IN WHOLE, FOR ANY PURPOSES WITHOUT THE AUTHOR'S WRITTEN CONSENT MAY VIOLATE EXISTING LEGAL STATUTES.

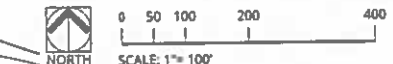
CONCEPTUAL HIGHGROVE AT GEORGETOWN

IGLES PROPERTY (PARCEL ID: 166-30-021.000)
 MCCLELLAND CIRCLE, GEORGETOWN, KENTUCKY 40324
 SWYDER PROPERTY (PARCEL ID: 166-10-001.002)
 270 ETTER LANE, GEORGETOWN, KENTUCKY 40324



TITLE	CONCEPT PLAN FOR ZONE CHANGE
DATE ISSUED	04.03.2017
SCALE	1 INCH = 100 FT
DRAWN BY	KWR
CHECKED BY	KWR
PROJECT NO.	POP-2017-07
REVISIONS	DATE
TBC COMMENTS	04.26.17

SHEET NO. 1

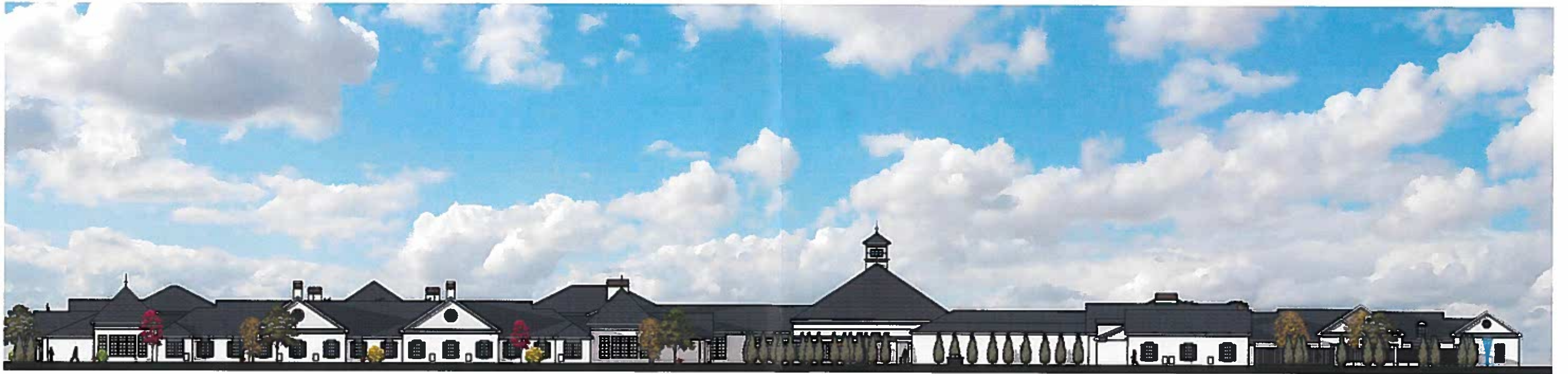




ENTRY PERSPECTIVE



ENTRY ELEVATION



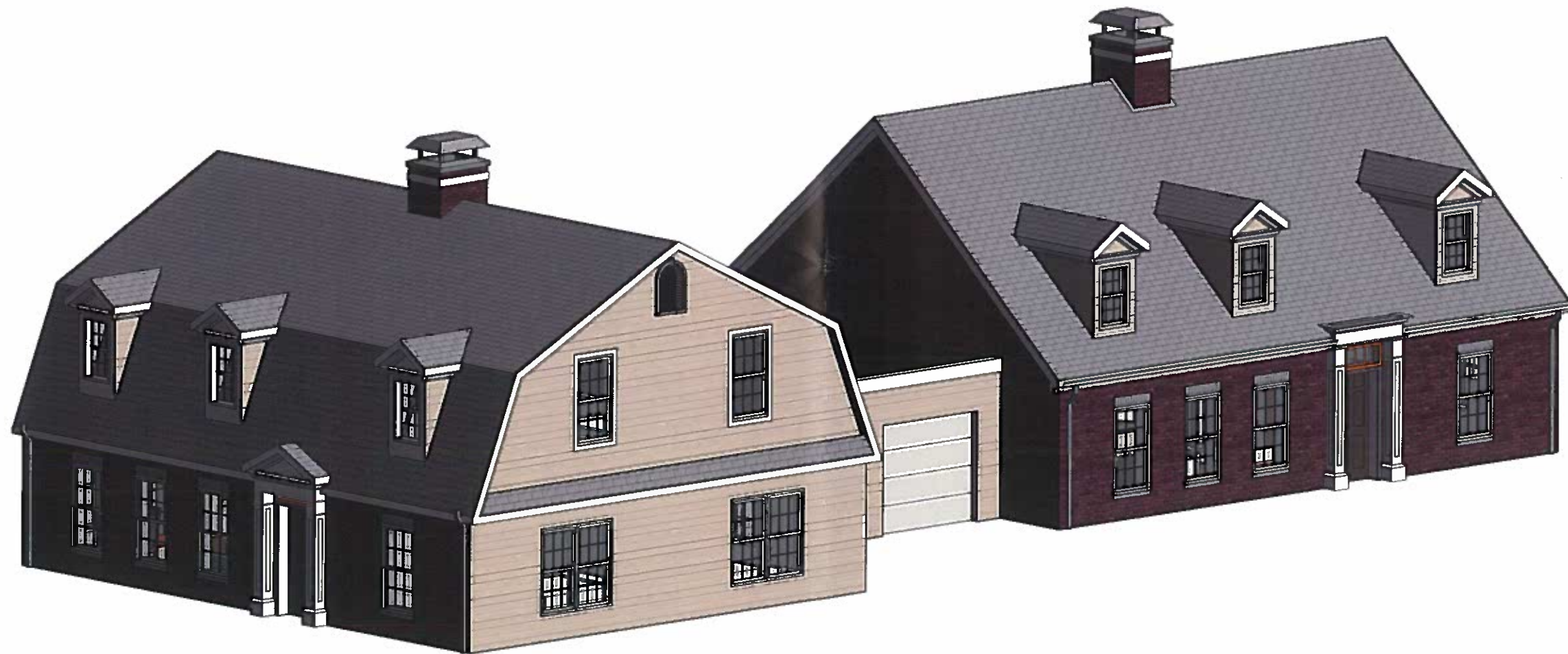
REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



MORGAN PROPERTY TRACT 2

Staff Report to the Georgetown-Scott County Planning Commission
May 11, 2017

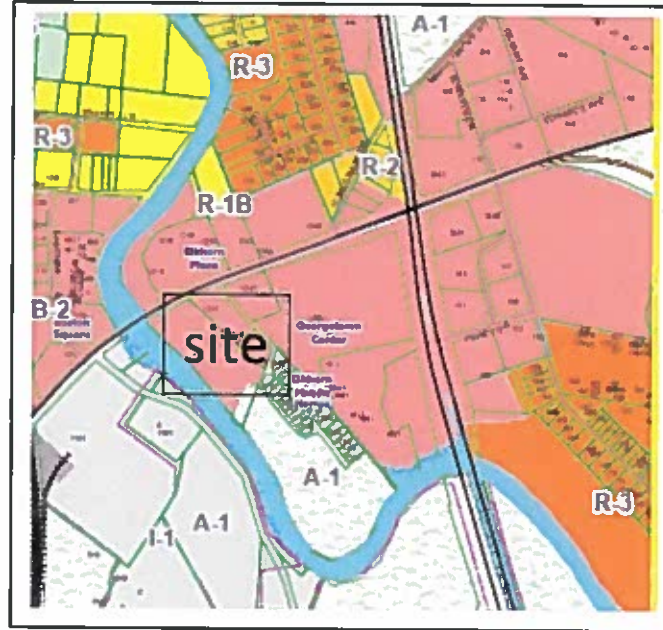
FILE NUMBER: PDP-2017-14

PROPOSAL: Preliminary
Development Plan for a
3,750 square foot retail
building.

LOCATION: south side of Paris Pike
at Elkhorn Creek

APPLICANT: Bryan Morgan

CONSULTANT: Fred Eastridge, PE
Thoroughbred
Engineering



STATISTICS:

Zone	B-2 Highway Commercial
Surrounding Zones	Primarily B-2 Highway Commercial
Proposed Use	Retail
Site Acreage	2.246 acres
Building Area	3,750 Square Feet
Max. Building coverage	50%
Building Coverage	3.6%
Parking Required	25
Parking Provided	26 spaces; including not including additional spaces shared with cross access parking agreement covering Tract 1 parking lot
New Street Required	No
Water/Sewer Availability	Yes/Yes
Access	existing entrance US Hwy. 460 (Paris Pike)
Variances/Waivers	None

KEY ISSUES/COMMENTS:

The subject property is one of five tracts that share a private driveway from US 460 east of Elkhorn Creek. There are two businesses currently operating there, an Arby's restaurant and Tracy's Landscape Supply. The Morgan Property Tract 1 has an approved Final Development Plan first approved in the 1980's, then amended in 2009. Tract 1 and Tract 2 have had fill placed to bring them out of the 100-year flood zone based on floodplain permits issued by the Kentucky Division of Water. All five lots, including Tract 2 are zoned B-2, Highway Commercial.

This application is requesting preliminary approval for Tract 2 to add a retail building which would have a portion of the parking area shared with previously approved Morgan Property Tract 1.

Tract 2 is proposed to include a 50 x 75'-square feet restaurant or retail building on 2.246 acres. (.55 acres to the north of the proposed building contains sixteen parking spaces that will be used by Tract 1). A shared parking agreement occurs between Tracts 1 and 2 because of those buildings' proximity to each other.

Even without the shared parking agreement, Tract 2 would have enough parking, but the shared parking agreement is required for the size building shown on Tract 1 and is part of the previous approval for Tract 1. There is not a drive-thru proposed nor would one be practical on this site because of the proximity of Elkhorn Creek.

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 3,750 square-foot structure is well under the 50% maximum building ground coverage allowed.

Vehicular Access & Pedestrian Circulation:

Driveways & Access: Primary access to the site is from U.S. Hwy. 460 in a shared private commercial driveway twenty-four feet wide. The entrance is unsignalized. However, there is a left turn lane westbound on U.S. 460 into the shared private commercial drive.

Parking Spaces: Based on the 1 per 150 sf parking standard for commercial retail centers, a total of 25 spaces are required for the new building. The parking count on Tract 2 after completion of the new building will be 26 spaces.

Sidewalks: Sidewalks are being provided in front of the building. There is a sidewalk connection shown along the new private entrance drive. The applicants propose to construct this sidewalk at the time the Legacy Trail is constructed in this area or tract 2 is used as a restaurant. It is staffs' recommendation that this sidewalk be planned for and constructed regardless of the retail use of the building on Tract 1 or Tract 2.

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:

- Property perimeter buffer planting is proposed to be met by utilizing existing landscaping.

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

The Applicants plan will satisfy the requirements from Section 6.13 (listed above).

Section 6.14: Minimum Canopy Requirements

The canopy standards for commercial sites require 24% canopy at maturity. The applicant has indicated that it will be met with twenty-four (24) large trees planned for the site.

Stormwater: A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan. The subject property is technically still in the floodplain, since updated maps have not been adopted that reflect the elevation changes created by the recent fill. New structures in the floodplain require approval by the Board of Adjustment according to the locally adopted Floodplain Ordinance. A variance will be required by the Georgetown Board of Adjustment for the new building prior to Final Development Plan approval and certification.

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: A location is shown for a proposed freestanding sign. This appears to be an appropriate location. However, 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.

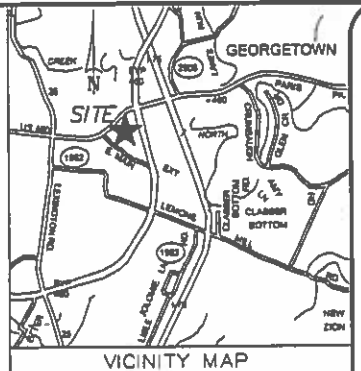
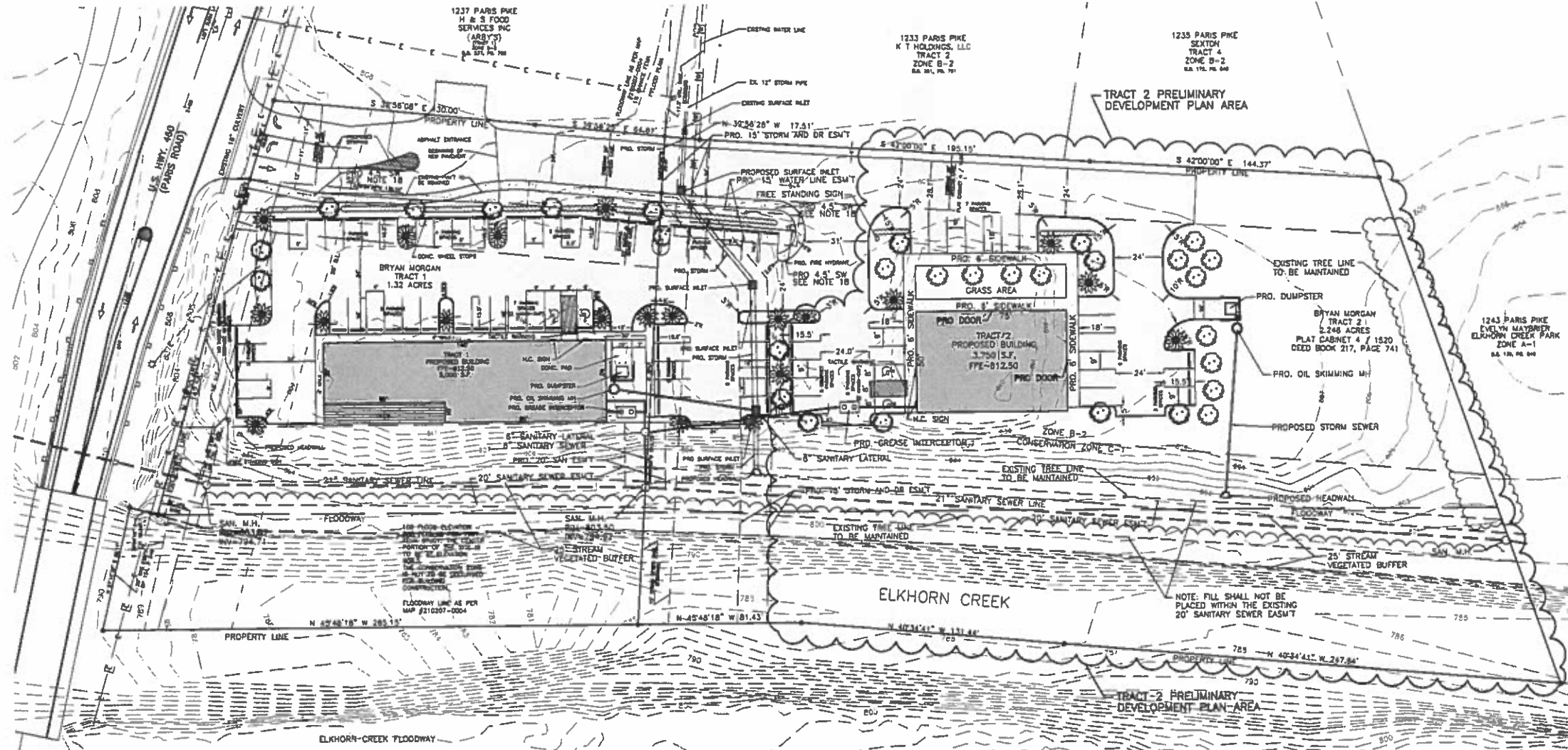
RECOMMENDATION:

Staff recommends approval of the Preliminary Development Plan for a 3,750 SF restaurant/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. Applicant shall comply with any requirements of the City of Georgetown Municipal water and Sewer Service.
4. Applicant shall comply with any requirements of the City of Georgetown Fire Department.
5. Applicant shall comply with any requirements of the City of Georgetown Floodplain Ordinance.
6. 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.
7. Applicants shall provide a maintenance agreement for the shared commercial drive prior to Final Development Plan approval.
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.



ECSI, LLC
 Engineering Consultants International
 340 S. BROADWAY • LEXINGTON, KY • 40508 • 859-233-2103 • FAX 859-256-3394

PRELIMINARY DEVELOPMENT PLAN
MORGAN PROPERTY
 (PREVIOUSLY B & B MORGAN TIRES)
 1205 PARIS ROAD - TRACT 2
 GEORGETOWN, SCOTT COUNTY, KENTUCKY

SITE STATISTICS ~ TRACT 1

INTENDED USE - RESTAURANT ZONE - B-2 (BUSINESS)	
NUMBER OF LOTS: 1	
TOTAL AREA: 1.87 AC (1.32 AC TRACT 1 and 0.55 AC PORTION OF TRACT 2)	
PROPOSED BLDG. AREA: 3,000 S.F.	
REQUIRED PARKING: 1 SPACE/150 S.F. = 33 SPACES	
PROPOSED PARKING: 53 SPACES	
HC PARKING REQUIRED: 2	
HC PARKING PROVIDED: 2	
TOTAL V.I.A.: 10,268 S.F.	
REQ'D. INT. G/S: 1,828.8 S.F. (@10% OF V.I.A.)	
PROP. INT. G/S: 2,062 S.F.	
REQ'D. V.I.A. TREES: 1 TREE/250 S.F. = 8	
PROP. V.I.A. TREES: 8	
PERIMETER TREES REQUIRED: 8	
PRO. PERIMETER TREES: 8	
REQ'D. TREE CANOPY AREA: 10,523 S.F. (1.87 AC @ 0.24 = 0.45 AC)	
REQ'D. NUMBER OF CANOPY TREES: 28 (750 S.F. LARGE TREES)	
PROP. NUMBER OF CANOPY TREES: 28 (LARGE TREES)	
(8 V.I.A. TREES, 9 PERIMETER TREE AND 17 ADDITIONAL TREES)	
PERIMETER SHRUBS REQUIRED: 84	
PRO. PERIMETER SHRUBS: 84	

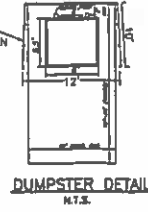
SITE STATISTICS ~ TRACT 2

INTENDED USE - RESTAURANT ZONE - B-2 (BUSINESS)	
NUMBER OF LOTS: 2,248 AC	
TOTAL AREA: 10.50 AC (PORTION OF TRACT 2 BEING LEASED BY TRACT 1)	
PROPOSED BLDG. AREA: 3,750 S.F.	
REQUIRED PARKING: 1 SPACE/150 S.F. = 25 SPACES	
PROPOSED PARKING: 21 SPACES + 5 COMPACT SPACES = 26	
HC PARKING REQUIRED: 1	
HC PARKING PROVIDED: 1	
TOTAL V.I.A.: 8,373 S.F.	
REQ'D. INT. G/S: 838 S.F. (@10% OF V.I.A.)	
PROP. INT. G/S: 2,055 S.F.	
REQ'D. V.I.A. TREES: 1 TREE/250 S.F. = 4	
PROP. V.I.A. TREES: 4	
PERIMETER TREES REQUIRED: 3	
PRO. PERIMETER TREES: 3	
REQ'D. TREE CANOPY AREA: 17,424 S.F. (1.88 AC @ 0.24 = 0.40 AC)	
REQ'D. NUMBER OF CANOPY TREES: 24 (750 S.F. LARGE TREES)	
PROP. NUMBER OF CANOPY TREES: 24 (LARGE TREES)	
(4 V.I.A. TREES, 3 PERIMETER TREE AND 17 ADDITIONAL TREES)	
PERIMETER SHRUBS REQUIRED: 18	
PRO. PERIMETER SHRUBS: 18	

(TRACT 1 IS NOT PART OF THIS PRELIMINARY DEVELOPMENT PLAN. TRACT 1 IS SHOWN FOR INFORMATIONAL PURPOSES ONLY)

LEGEND

[Symbol]	BITUMINOUS ASPHALT PAVEMENT
[Symbol]	EXISTING PAVEMENT TO BE REMOVED
[Symbol]	8' WOOD FENCE SCREEN
[Symbol]	881 - EXISTING 1' CONTOUR
[Symbol]	890 - EXISTING 5' CONTOUR



CERTIFICATION OF OWNERSHIP AND DEDICATION

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 PLAN/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 SUB-DIVISION AND DEVELOPMENT REGULATIONS, UNLESS OTHERWISE NOTED.

BRYAN MORGAN

DATE: _____, 2017

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 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 CO.
 PLANNING COMMISSION

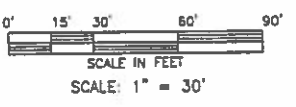
DATE

LANDSCAPING STATISTICS

- V.I.A. INT. TREES (8 eq.) - 1 3/4" CALIPER (RED MAPLE, CHINA WALKER, OR EQUAL LARGE TREE)
- PROPERTY PERM. TREES (8 eq.) - 1 3/4" CALIPER (PIN OAK, CHINESE ELM, RED OAK, OR EQUAL LARGE TREE)
- V.I.A. & PROPERTY PERM. HEDGE (1,098 L.F.) - 3" H.C. (DWARF BURNING BUSH - 12" HIGH AT PLANTING)

- NOTES**
- BUILDING PERMIT OR LAND DISTURBANCE PERMITS SHALL NOT BE ISSUED FOR TRACT 2 UNTIL A FINAL DEVELOPMENT PLAN IS CERTIFIED FOR TRACT 2.
 - ALL LANDSCAPING REQUIREMENTS WILL BE MET.
 - APPLICANT WILL WORK WITH GEORGETOWN FIRE CHIEF TO PROVIDE APPROPRIATE FIRE PROTECTION TO BUILDING.
 - APPLICANT WILL WORK WITH UTILITY COMPANIES TO PROVIDE APPROPRIATE CONNECTIONS TO BUILDING.
 - THE DUMPSTER WILL HAVE A MIN. OF 150 GALLON OIL SKIMMING TRAP.
 - STORM WATER QUANTITY AND DISCHARGE OUTLET IS NOT REQUIRED FOR THIS AREA AS PER THE ELKHORN CREEK STORM STUDY BY THE CITY OF GEORGETOWN. WATER QUALITY CONTROL SHALL BE PROVIDED.
 - STORMWATER QUALITY AND INFILTRATION SHALL BE PROVIDED BY USE OF PERVIOUS PAVEMENTS OR INFILTRATION BASIN.
 - THERE SHALL BE NO GRADING OR CONSTRUCTION UNTIL A GRADING AND SOIL EROSION CONTROL PLAN IS APPROVED BY THE PLANNING COMMISSION ENGINEER.
 - THE FINAL DEVELOPMENT PLAN FOR TRACT 1 HAS BEEN CERTIFIED BY GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION (GSCPC) IN DECEMBER 2016.

- THE GREASE INTERCEPTOR SHALL BE A MINIMUM 1,000 GAL AND SHALL BE SUBMITTED AND APPROVED BY THE GSWSS PRIOR TO INSTALLATION. THE METHOD USED FOR SIZING THE GREASE INTERCEPTOR SHALL BE INCLUDED IN THE SUBMITTAL.
- NO FILL SHALL BE PLACED ON THE EXISTING 20' WIDE PERMANENT SANITARY SEWER EASEMENT, IF ANY FILL THAT HAS RECENTLY BEEN PLACED ON THE 20' SANITARY SEWER EASEMENT SHALL BE REMOVED.
- THERE SHALL BE RECIPROCAL ACCESS AND PARKING BETWEEN TRACTS 1 AND 2.
- IF AT THE TIME THE OWNER REQUEST A BUILDING PERMIT TO CONSTRUCT THE BUILDING ON TRACT 2 BEFORE THE UPDATED FIRM FLOOD MAPS ARE ADOPTED, THE OWNER WILL NEED BOA VARIANCE APPROVAL TO BUILD IN THE FLOOD PLAIN.
- TRACT 2 WILL NEED A PERMIT FROM THE KY DOW TO CONSTRUCT ALONG AND ACROSS A STREAM FOR THE CONSTRUCTION OF THE PROPOSED BUILDING.
- PORTION OF THE PARKING AND VIA FOR TRACT 1 IS ON TRACT 2.
- TRACT 2 DEVELOPMENT MAY NOT BE USED AS A CRITICAL FACILITY AS DEFINED IN THE FLOOD DAMAGE PREVENTION ORDINANCE DUE TO LACK OF ACCESS OUTSIDE THE SPA.
- THE DEVELOPMENT OF TRACT 2 SHALL MEET ALL GEORGETOWN STORMWATER MANAGEMENT REQUIREMENTS INCLUDING NEW POST-CONSTRUCTION CERTIFICATION AND MAINTENANCE REQUIREMENTS.
- AT SUCH TIME THE LEGACY TRAIL IS CONSTRUCTED IN THIS AREA OR TRACT 2 IS USED AS A RESTAURANT THE OWNER OF TRACT 2 SHALL CONSTRUCT THE 4.5' SIDEWALK FROM PARIS ROAD (US HWY 460) AS SHOWN ON THIS PLAN.
- NO LARGE TREES SHALL BE PLACED IN THE WATER LINE AND SANITARY SEWER EASEMENTS.



OWNER'S INFORMATION
 BRYAN MORGAN
 P.O. BOX 936
 HURLAN, KY 40631

DATE: 03/01/2017

PROJECT: 8803-003

DESIGNED: FRE

DRAWN: FRE

CHECKED:
 REVISIONS:
 03/23/2017 - GSCPC
 COMMENTS DATED
 03/20/2017

PDP

OLIVER-HARDING PROPERTY
Staff Report to the Georgetown-Scott County Planning Commission
May 11, 2017

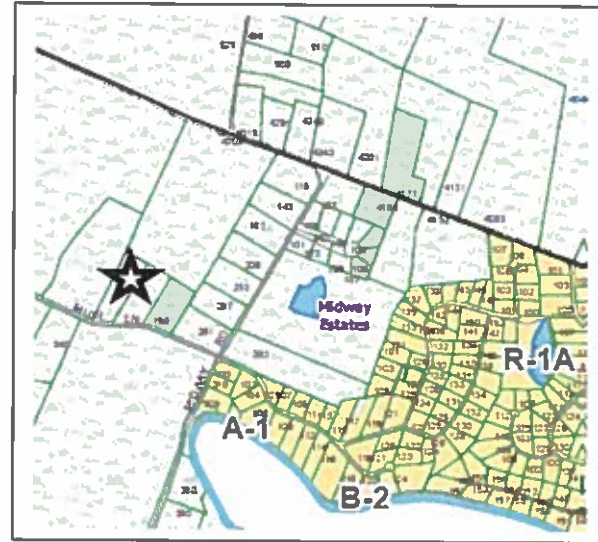
FILE NUMBER: PSP-2017-17

PROPOSAL: Final Subdivision Plat for the creation of a 5.59-acre tract from a parent tract of 10.75 acres.

LOCATION: North side of Muir Lane

APPLICANT: Cathie Oliver and Alfred Harding

Consultant: Jared D. Stevens Land Surveying



STATISTICS:

Zone	A-1 Agricultural
Surrounding Zones	A-1 Agricultural
Acreage	10.75 acres (Tract 10-A: 5.16 acres, Tract 10-B: 5.59 acres)
Water/Sewer Availability	Yes/No
Access	Muir Lane
Variances/Waivers	None

BACKGROUND:

The parent tract is 10.75 acres in size and zoned A-1. The adjoining properties are all zoned A-1. The Subject Property was split once in the past and then consolidated. The Applicant is proposing to re-subdivide the property along the previous line creating one (1) new 5.59-acre tract, leaving a remainder of 5.16 acres.

Site Layout:

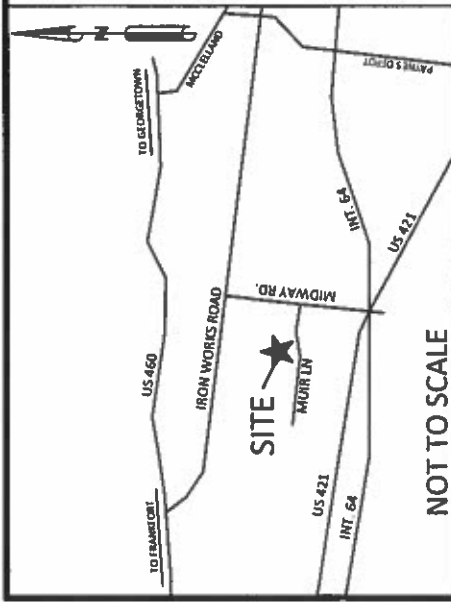
The proposed Tract 10-B will have roughly 250 feet of road frontage on Muir Lane, a county road. Lot 10-A will be behind Lot 10-B. The proposed lot sizes and setbacks meet the requirements of the Zoning Ordinance.

There are existing structures that do not meet the setback requirements, but these non-conformities were pre-existing and not caused by the proposed subdivision. Any new structures on either the newly created tract 1-A or the remainder tract will need to meet the 50-foot setback requirement.

RECOMMENDATION:

Staff recommends **Approval** of the Final Subdivision Plat with the following conditions of approval:

1. All applicable requirements of the *Subdivision & Development Regulations*.
2. All applicable requirements of the *Zoning Ordinance*.
3. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
4. The Applicant will need to secure certifications from the Health Department, water provider, and electric provider before the plat will be recorded.



NOT TO SCALE

VICINITY MAP

SURVEY FOR:
CATHIE W. OLIVER
 DEED BOOK 384 PAGE 12
ALFRED W. HARDING
 301 MUIR LANE
 GEORGETOWN, KY 40324
 DB 375 PG 233
 DB 353 PG 398

SITE STATISTICS
 7.17 AGRICULTURAL DISTRICT
 TOTAL AREA: 10.75 ACRES
 NUMBER OF LOTS CREATED: 1
 AVERAGE LOT SIZE: 5.375 ACRES

JUAN CARLOS SAMBRO
 143 MIDWAY RD.
 DEED BOOK 376 PAGE 325
 REMAINING PARCEL B
 CAB 11 PAGE 280
 A-1 ZONING

LINE	BEARING	DISTANCE
L1	N 29°45'27" E	28.11'
L2	S 29°52'24" W	38.10'
L3	N 24°35'17" E	13.72'
L4	N 60°38'21" W	48.81'
L5	S 27°28'05" W	30.00'
L6	S 27°28'05" W	10.57'
L7	N 24°35'23" E	14.43'

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- UTILITY LINE
- BUILDING LINE
- UTILITY ESMT
- PIN MONUMENT FOUND (IPF)
- 5/8" REBAR, PLS 3819 UNLESS NOTED
- POWER POLE
- PIN MONUMENT SET (IPS)
- MAG NAIL & WASHER FOUND

UNLESS OTHERWISE NOTED, ANY MONUMENT REFERRED TO AS FOUND ON THIS SURVEY IS A 5/8" DIAMETER STEEL REBAR WITH THE LETTERS "S" OR "P" AND THE SURVEY NUMBER STAMPED THEREON. ANY MONUMENT REFERRED TO AS A MAG NAIL AND WASHER FOUND IS A MIN. 3/16" LONG MAG NAIL WITH A 1/2" DIAMETER WASHER STAMPED "7. STEVENS PLS 3839"

SURVEY NOTES:
 SURVEY COMPLETED: OCTOBER 12, 2016
 PLAT COMPLETED: APRIL 24, 2017
 CLASS OF SURVEY: RURAL
 KY COUNTY: SCOTT
 GPS EQUIPMENT USED: TOPCON HIPER LITE L1/L2/L3, RTK
 RELATIVE POSITIONAL ACCURACY: DOES NOT EXCEED 0.10
 200 PPM
 BEARINGS AND DISTANCES ARE NOT BASED ON AN ADJUSTED TRVERSE
 MONUMENT DATUM, NAD 83
 VERTICAL DATUM: MVD 88
 GEIOD MODEL: OS
 BASIS OF BEARINGS: GRID (BY SINGLE ZONE)
 DEED SOURCE: DB 375 PG 233 & DB 353 PG 398
 PLAT SOURCE: PC 11 51 375
 THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLETES WITH 201 KAR 18.150
 ALL MONUMENTS ARE ESTABLISHED BY GPS UNLESS OTHERWISE NOTED
 ANY MONUMENT WITH A "S" SYMBOL IN THE DESCRIPTION WAS DERIVED FROM SIDESHOTS TAKEN FROM GPS
 ESTABLISHED CONTROL POINTS.
 THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT DISCLOSE ALL INFORMATION DISCLOSED IN AN ACCURATE AND CURRENT TITLE REPORT.
 THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR APPARENT.
 SUBJECT PROPERTY IS SERVED BY EXISTING UTILITIES. BUILDINGS, ROADS, PONDS AND OTHER TOPOGRAPHIC INFORMATION MAY BE BASED ON AERIAL IMAGERY.



CERTIFICATION OF OWNERSHIP AND DEDICATION
 I (we) hereby certify that I (we and our) (the owner(s) of the property shown and described hereon and that I (we) hereby accept this subdivision of the development with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, paths, 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 _____ (date), 2017
 Owner _____ (date), 2017

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-Scott County and that the proposed subdivision, as shown, is in accordance with the rules of the Planning Commission. Upon consideration of the Commission Engineer of the approval of the water quality protection plan and all construction plans, construction may begin.
 _____ (date), 2017
 Chairman, Georgetown-Scott County Planning Comm.



- Notes:**
- Any further subdivision will require review and approval by the Planning Commission.
 - No more than three tracts may utilize a gravel drive unless upgraded to current county road standards.
 - Roadway to be maintained by the owners of Tracts 10A and 10B as shown hereon and the owner of Tract 3 as shown in Plat Cab 11 page 375

PURPOSE OF PLAN:
 1. TO DIVIDE AMENDED TRACT 10 AS SHOWN ON PLAT OF RECORD IN PLAT CABINET 11, SLIDE 375 INTO TRACTS 10A AND 10B AS SHOWN HEREON.

MINOR SUBDIVISION PLAT

AMENDED TRACT 10 INTO TRACTS 10A AND 10B
 MUIR LANE
 GEORGETOWN, SCOTT COUNTY, KENTUCKY

PROJECT: OLIVER - HARDING	NAME	DATE
SCALE: 1" = 120'	STEVENS	4/24/17
	STEVENS	4/24/17
	STEVENS	4/24/17
	AS BUILT	

JARED D. STEVENS LAND SURVEYING
 503 MEMORIAL TRAIL, FRANKFORT, KENTUCKY
 PHONE 869/290-6569
 EMAIL: jared@jdstevensurvey.com

COAL RIDGE PRESERVED AREA AMENDMENT
Staff Report to the Georgetown-Scott County Planning Commission
May 11, 2017

FILE NUMBER: PSP-2017-19

PROPOSAL: Transfer and Consolidation of 2+ acres from one preserved area to another, and across a road planned for public dedication

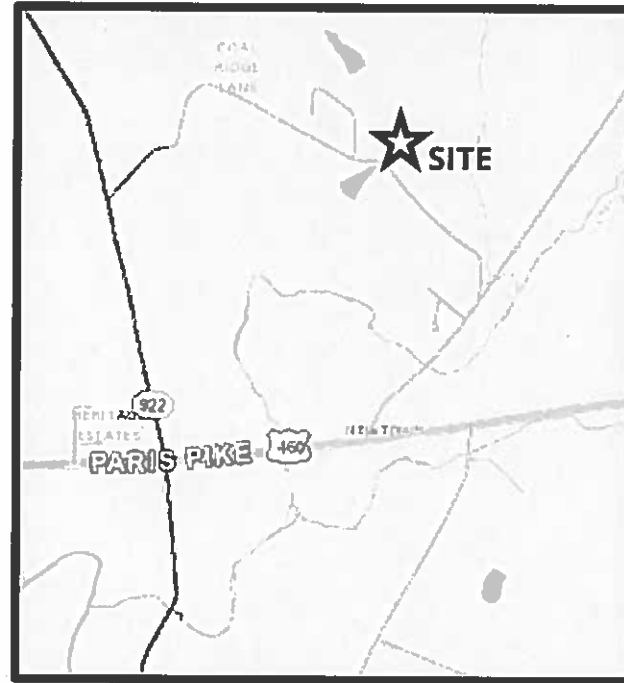
LOCATION: Coal Ridge Lane, adjacent to Coal Ridge Golf Course

APPLICANT: Anthony Adams

SURVEYOR: None

SITE STATISTICS:

Zone	A-1 Agricultural
Surrounding Zones	A-1 Agricultural
Access	Coal Ridge Lane
VariANCES/WAIVERS	Waiver to minimum lot size / Interpretation of parcels spanning road



BACKGROUND:

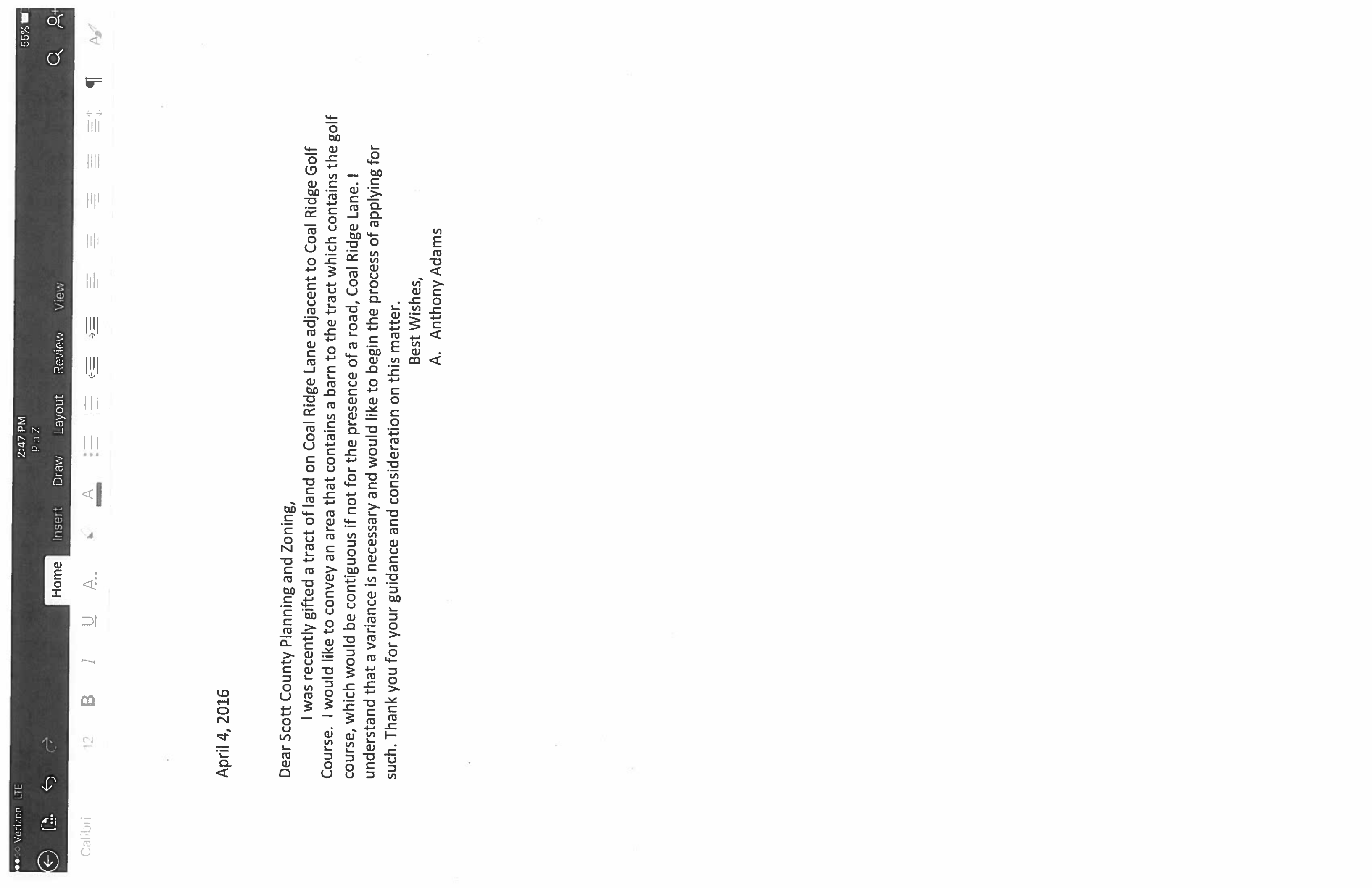
The subject property is within the Ridgeview Estates (Coal Ridge) Cluster Preserved Area. It is located on a preserved parcel of approximately 85.615 acres on the north side of Coal Ridge Lane. The Applicant wishes to transfer at least two (2) acres from this tract to the Golf Course cluster property of approximately 72.615 acres. These properties are separated by Coal Ridge Lane, which is intended for public dedication. If a 2-acre parcel is allowed for transfer, it will not function in one contiguous piece with the parcel it is to be transferred to, and does not meet the minimum lot size requirements. This does not match current practice for the creation of new lots. Typically, roads through rural lots only occur where a new road or realignment from an outside source creates the situation, not the owner.

An alternative the Applicant could pursue is a long-term lease of the area to the Golf Course. An additional alternative would be to create a parcel of at least 5 acres, in case it was to become usable at some future date. However, there is no dwelling credit associated with this piece, and no foreseeable reason to allow for an unbuildable lot, even if it meets the standard minimum lot size.

RECOMMENDATION:

Because this transfer would create an unbuildable tract, staff does not find this request to be in keeping with the intent of the preserved areas.

Staff recommends **denial** of the request to amend the preserved area to create an unbuildable parcel. The Planning Commission may wish to make an official interpretation of this matter, or send the matter to the Scott County Board of Adjustment for further review.



April 4, 2016

Dear Scott County Planning and Zoning,

I was recently gifted a tract of land on Coal Ridge Lane adjacent to Coal Ridge Golf Course. I would like to convey an area that contains a barn to the tract which contains the golf course, which would be contiguous if not for the presence of a road, Coal Ridge Lane. I understand that a variance is necessary and would like to begin the process of applying for such. Thank you for your guidance and consideration on this matter.

Best Wishes,

A. Anthony Adams

