

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
AGENDA**

**February 9, 2017  
6:00 p.m.**

**I. COMMISSION BUSINESS**

- A. Approval of January invoices
- B. Approval of January 12, 2017 minutes
- C. Approval of February agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

**II. OLD BUSINESS**

None

**III. NEW BUSINESS**

- A. PDP-2017-01 Tracy's Landscaping Supply – Preliminary Development Plan for a landscape supply business, located on the southeast side of Paris Pike behind the existing Arby's restaurant.
- B. Georgetown USB Inclusion Request – Sharp Property

**IV. OTHER BUSINESS**

- A. FY 15-16 Audit
- B. FY 17-18 Budget
- C. Update of previously approved projects and agenda items

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
REGULAR MEETING  
MINUTES  
January 12, 2017**

The regular meeting was held in the Scott County Courthouse on January 12, 2017. The meeting was called to order by Chair Rob Jones at 6:00 p.m. Present were Commissioners Johnny Cannon, Regina Mizell, Byron Moran, Steve Smith, Mark Sulski, and Frank Wiseman, Director Joe Kane, Planners Megan Chan and Matt Summers, and Attorney Charlie Perkins. Absent were Commissioners Jeff Caldwell and John Shirley.

Motion by Sulski, second by Cannon, to approve the December invoices. Motion carried.

Motion by Mizell, second by Sulski, to approve the December 8, 2016 minutes. Motion carried.

With the changes of moving Items B and C under Other Business to the beginning of Old Business, motion by Wiseman, second by Moran, to approve the January agenda. Motion carried.

Postponements/Withdrawals

There were no items for postponement or withdrawal.

Consent Agenda

A representative of the Indian Creek Farms Property (FSP-2016-64) application agreed to their conditions of approval and there were no comments from the public or Commission. Motion by Sulski, second by Cannon, to approve the Indian Creek Farms Property application. Motion carried.

FY 15-16 Audit

Greg Miklavcic, Charles T. Mitchell Company, briefly reviewed the FY 15-16 audit. He explained the CERS unfunded pension liability issue which makes the Commission

appear to owe money when it does not. He responded to questions from Vice-Chair Sulski about that liability, and stated that we were under budget for the year.

Chairman Jones suggested postponing the vote to accept the FY 15-16 budget until the February meeting so that the Commission has more time to review it.

Mass transit discussion with Bluegrass Community Action, Taylor Veatch

Taylor Veatch, deferred the presentation to Roger Kirk, Transportation Director of Bluegrass Community Action. Mr. Kirk stated that they have studied Georgetown for several years to see if public transportation within the City of Georgetown and to and from Lexington is feasible. He stated that it will be a two-bus system and asked for input from the Planning Commission regarding the type and location of bus stops, etc. He stated that in order to receive federal funding, a tremendous amount of data and rationale need to be submitted supporting the plan. He stated that on March 1, a public meeting will be held at the Scott County Public Library at 12:00 to receive input from citizens.

Mr. Kirk stated that the proposed route is a deviated fixed route, meaning that, with sufficient notice, the bus will come to a rider's home if it is within one-half mile of the bus stop.

He stated that the Commission can help identify where bus stops should be located in order to provide the most benefit to the community. Chairman Jones stated that the plan can be put on the Commission website to help inform the community of it.

**Motion by Wiseman, second by Jones, to ask Attorney Perkins to prepare a resolution supporting the concept. Motion carried.**

Mr. Perkins stated that he will draft a resolution in general support for the proposition, stating the need for it in Georgetown and Scott County, and pledging cooperation with the efforts of Bluegrass Community Action.

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

and

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

Chairman Jones recused himself from discussion and voting.

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

Mr. Summers reviewed the staff report, stating that appropriate setbacks and landscaping buffers are shown. He stated that a note shall be included on the final plat stating that the landscaping buffer along the western property line shall be increased to 15 feet if a 6' privacy fence is not used in conjunction with trees to meet the landscaping requirements.

Jon Woodall, representing the applicant, was available for questions.

Mark Smith, local developer, stated his objection to the application based on the applicants' unresolved issues with existing and previous developments. He stated that the applicants have demonstrated on numerous occasions their lack of financial viability to complete any projects that they've done in the recent past. He cited examples of incomplete infrastructure on their projects.

Mr. Perkins spoke to the issue of whether Mark Smith's concerns are relevant to the Commission's approval of the application before them. He felt it is appropriate for the Commission to receive information that effects the applicants' ability to complete the project.

Mark Smith continued to cite instances where the applicant has not completed required infrastructure.

Susan Mahoney, Old Mill Road resident, expressed concern about the notification process, increased traffic, lighting, and the buffer between commercial and residential properties.

Mr. Summers then reviewed the development plan. He stated that the proposed uses are appropriate in a B-2 zone, and that the applicant is working with KYTC to receive an entrance permit onto Cherry Blossom Way. He addressed the parking and circulation, sidewalk, and landscape issues.

Commissioner Smith asked if the proposed right-in/right-out entrance has been approved. Mr. Summers stated that he did not know if final approval has been received.

Vice Chair Sulski asked Mr. Kane if the applicants' bonding deficiencies disallow the Commission to vote on this application at this time. Mr. Kane stated that notices were sent to the applicant about those deficiencies and the corrections were made. The issue

of the turn-around at Eagle Bend has not been corrected, but a design that works has not yet been determined.

Mr. Perkins stated that the ordinance that authorizes a block on further approvals requires written notice, a definite time period for correction, and the failure to correct. The only notice of failure he is aware of that has been sent to the applicant was for a deficiency that has been corrected.

Doug Smith, applicant, stated that the approved plat was followed and he has not been aware that it wasn't satisfactory.

Mr. Summers reviewed the buffer, lighting, and traffic issues.

James Leito, Old Mill Road resident, expressed concern about the dirt that has been dumped behind his property. He stated that it has become an 8' wall overlooking his property, and any fence that is constructed will need to be on top of the dirt mound.

Jennifer Leito, Old Mill Road resident, further described the dirt mound, stating that when it rains, the dirt washes into their backyard. She stated that they have constructed a 6' privacy fence, and the mound can be seen above the fence. She expressed concern about increased traffic, the ability to build on the lot due to all the dirt that has been hauled in, and the type of business that will occupy the building.

Mr. Woodall stated that the applicant does not know what business will occupy the larger building.

Ms. Leito asked about the approval process and being notified of further hearings. Mr. Summers explained the process to her.

Josh Banks, Banks Engineering, stated that when they submit a Final Development Plan, it will include a grading plan that addresses the issue of the dirt against the Leito property, and the landscape plan will address what type of fence and plantings will be installed.

Ms. Mahoney stated that a 6' fence or 6' trees will offer no privacy or protection from lighting or sound. She asked that the ordinance be changed to protect residents from situations such as this.

Commissioner Wiseman asked about the erosion issue. Mr. Doug Smith stated that when the State built the road, they moved fill onto this lot.

Mr. Perkins suggested that the residents contact staff and they will look into the issue.

Ms. Mahoney expressed her dissatisfaction with the neighbors not having input into the buffer issue, especially with the Raising Cane's project. Mr. Kane stated that Raising

Cane's was willing to work with the neighbors, and Mr. Perkins stated that there were many neighbors at the Board of Adjustment hearing and details were worked out then.

Mr. Leito complained about a trench that was dug into his backyard. It was filled in later, but water continues to drain through it. Mr. Perkins stated that if the erosion control regulations are violated, a stop work order can be issued.

Ms. Mahoney felt that the Commission should be able to determine what kind of businesses can locate adjacent to residential areas.

Commissioner Smith asked for clarification about the five-foot buffer along the residential boundary. Discussion continued on that boundary and what the neighbors can do if runoff or erosion occurs onto their property.

Steve Price, Georgetown resident, stated that he was appointed to the Community Garden project in 2002. He asked if the Commissioners have a personal interest in seeing that the two properties are commercial. The Commissioners replied that they did not. He stated that the residents would benefit if they used the properties as a community garden.

Commissioner Smith agreed that it would be beneficial if commercial property owners allowed their property to be gardened instead of paying to have it mowed, but the Commission cannot deny those property owners full use of their property.

**Motion by Mizell, second by Smith, to approve the Final Subdivision Plat (FSP-2016-60) subject to the five (5) conditions of approval. By roll call vote, motion carried 6-0.**

**Motion by Mizell, second by Cannon, to approve the Preliminary Development Plan (PDP-2016-61), subject to the nine (9) conditions of approval. By roll call vote, motion carried 6-0.**

#### Revocation of Electro-Shield Transfer and Consolidation Plat

Bruce Lankford presented a plat for Electro-Shield that Mr. Perkins explained was filed out of order with the deed. The same plat has been re-recorded which puts it in proper order with the deed.

**Motion by Sulski, second by Mizell, to approve the revocation of the plat currently of record in plat cabinet 11, slide 362 in the County Clerk's office, upon the condition that Mr. Lankford's clients, who are the 2 current owners and one prior owner of the three parcels, sign the Plat Revocation as well as the Chairman and Secretary of the Planning Commission, and the Plat Revocation is attached to the plat that is being revoked. Motion carried.**

### Future Land Use and Urban Service Boundary Map presentation

Ms. Chan prefaced her presentation by stating that they are allowing a two-week period for anyone who wishes their property to be included or excluded from the Urban Service Boundary to submit an application to have their requested change considered. The submittal deadline for applications is January 26.

Ms. Chan then updated the Commission on the status of the Comprehensive Plan and presented the proposed Future Land Use and Urban Service Boundary Map. She explained the Urban Service Boundary and how its location should be determined. She stated that the proposed USB contains approximately 700 acres more than the existing USB, and is 4,000 acres larger than the current City limits.

She showed the proposed areas of change and explained the reasoning for the changes, first in the Georgetown USB and then Sadieville and Stamping Ground. The proposed Sadieville USB is 16 acres larger than the current USB. If the City were to annex all the land in the USB, the City would be five times larger than it is now. Stamping Ground's proposed USB contains 17 acres more than the existing USB, and if the City were to annex all of the land in the USB, the City would be four times larger than it is now.

She then stated that Rural Residential is a new land use category that is included on the proposed Future Land Use Map. Rural Residential would give more guidance when considering zone changes for rural residential use. It would also further support the goals of the Comprehensive Plan to preserve farmland. The first area proposed for Rural Residential use is the one-half mile area surrounding each of the three cities. The second area proposed for Rural Residential use is north of the natural boundary line that divides the prime farmland in the southern portion of the County from the northern portion of the County.

Ms. Chan noted the supplemental maps, addressing one that shows neighborhood center nodes. She then reviewed generally the entire county-wide Future Land Use Map.

Brief discussion continued on particular areas. Applications for inclusion or exclusion will be reviewed at the February 9, 2016 meeting.

### Closed Session

Mr. Kane requested that the Commission go into Closed Session to discuss a personnel issue. Motion by Sulski, second by Moran, to go into Closed Session. Motion carried.

The Commission came out of Closed Session. No action was taken.

Ms. Mahoney addressed the Commission regarding clarification of notices for projects to be heard by the Commission. She requested the language more clearly describe the type of projects and due process/how the public should respond. She also asked the Commission the process for ordinance amendments, particularly relating to landscape buffers and types of commercial uses permitted next to residential uses.

The meeting was then adjourned.

Respectfully,

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Rob Jones, Chair

Attest:

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Charlie Perkins, Secretary



**TRACY'S LANDSCAPE SUPPLY**  
**Staff Report to the Georgetown-Scott County Planning Commission**  
**February 9, 2017**

**FILE NUMBER:** PDP-2017-01

**PROPOSAL:** Preliminary Development Plan for a landscape supply business.

**LOCATION:** Southeast side of Paris Pike behind the existing Arby's restaurant

**APPLICANT:** Kenneth Tracy

**CONTACT:** Thoroughbred Engineering



**STATISTICS:**

Zone	B-2 Highway Commercial
Surrounding Zones	B-2 Highway Commercial
Acreage	.866 acres
Water/Sewer Availability	Yes/Yes
Access	shared access driveway via Paris Pike
Parking Required	Tract 2: 6 spaces;
Parking Provided	Tract 2: 8 spaces (1 handicap accessible);
Variances/Waivers	Partial gravel driveway

**BACKGROUND:**

The Project Site is roughly .86 acres in size and zoned B-2. The adjoining properties to the north, east, west and south are zoned B-2. The project site is bounded by Paris Pike to the north, Elkhorn Creek to the west, commercial properties to the east and an older mobile home park to the south.

The Applicant proposes to utilize an existing 4374 square foot metal industrial building and the surrounding lot for a retail landscape supply business. The site has been resurfaced with a new concrete pad and mulch and landscape material bins on the southern and eastern perimeter constructed with dry stacked 2 x 2 x 6 concrete blocks to a height of 8 feet. The north, east and west sides are enclosed by a new chain link fence. There are two gated entrances on the west side of the site. Public parking is proposed between the two entrances, with the remainder of the lot to be used for storage of materials and loading and unloading area.

Access to the site is via an existing gravel drive that is extended off the main entrance from Paris Pike. The access easement/driveway serves four commercial lots. The first lot contains an Arby's restaurant. Currently the driveway is only paved to the Arby's entrance. Beyond that, the gravel drive serves the Morgan tract to the west, on which there is an approved Final Development Plan for a speculative commercial building, the Tracy's Landscape tract and a vacant tract behind the Tracy's Landscape tract.

**Site Conditions:**

The proposed development includes a large metal building that is within the 50' front setback line. This building has been in place for many years, so is lawfully non-conforming. The applicant is proposing to repurpose the building as part of the current business. The B-2 zone allows up to 50% building coverage on each lot. The Applicant is proposing roughly 11.6% building coverage. The applicant has, however, paved a large portion, roughly 32,861 square feet or 87% of the lot. The property is also in the floodplain. Although there has been no filling of the floodplain, there has been work done in the floodplain, so a floodplain permit is required. The amount of impervious surface indicates that the method of stormwater control will need to be closely considered. The applicant will need to meet all requirements of the Stormwater Regulations. The Final Development Plan will require review and approval of the stormwater management plan by the Planning Commission Engineer. A floodplain permit will need to be obtained prior to Final Development Plan approval.

**Parking and Circulation:**

Access to the Project Site is via a private access easement/commercial driveway from Paris Pike. On Paris Pike there is a left turn-in for west bound traffic to safely stack while turning into the driveway. Internally, the access is paved to the entrance to the Arby's parking lot and is gravel for the remaining distance. The standard requirement has been that all entrances and parking lots for public use on commercial lots are to be paved with asphalt or concrete. In the past variances have been allowed in Industrial districts for areas of outdoor storage or long term vehicle parking. The applicant is proposing to concrete a 20' wide access drive beyond the first entrance, then continue the gravel to the second entrance. If the second entrance will be open for public use it is recommended that the pavement continue beyond the second entrance.

The proposed use has been determined to require 6 parking spaces; 1 per 400 sq. ft. of display area (1); 1 per 1000 sq. ft. of warehouse area (4); and 1 per company vehicle (1). The applicant is proposing 8 spaces, including one handicap spot. Likely, most of the vehicle traffic will be for loading and unloading. Direction arrows and signage will likely be needed to direct loading and unloading vehicles.

Because of the probability that there will be a lot of loading and unloading going on and likely a front end loader on site, it is recommended that the second entrance remain open for vehicle traffic to allow better and safer flow of vehicle traffic on site. If the second entrance is to be used by the public, it should be concrete as well and not remain gravel.

**Landscaping**

The applicant is redeveloping an existing site, so some flexibility to the landscaping requirements may be necessary.

*Property Perimeter Landscaping:* The Applicant is showing all required landscaping buffers to meet the perimeter landscaping requirements in either hedge or concrete dry stacked wall. The required trees are grouped on the perimeter in areas where there is room for planting. The perimeter requirement of one tree spaced every 40 feet would require a total of 15 trees on the VUA perimeter. Fifteen trees are proposed, planted along the eastern, northern and southern boundaries. None are proposed along the Sexton lot to the south, since there is no available space.

*VUA Perimeter Landscaping:* No property perimeter buffer is required since it is surrounded by B-2 property. There is an existing water main and the grassed area of the lot narrows on the north side of the lot, so the trees proposed are mainly grouped in a grassy area to the north and east of the building.

*Interior VUA Landscaping:* the required Interior VUA area is calculated based on the customer parking area. The loading and unloading area is not included. The interior VUA area is 4788 sq. ft. The required area is 10% of that or 479 sq. ft. within which one tree per 250 sq. of area is required or two interior trees. Two small trees are proposed in an interior VUA island adjacent to the building.

*Canopy:* Tract 2 will require a total canopy coverage of 9053 square feet (24% since there is no canopy being preserved on the site). The Applicant is proposing a total of 7 large trees, 9 medium trees and 2 small trees to be planted on the site, which will provide roughly 9050 square feet of canopy coverage.

## **RECOMMENDATION:**

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

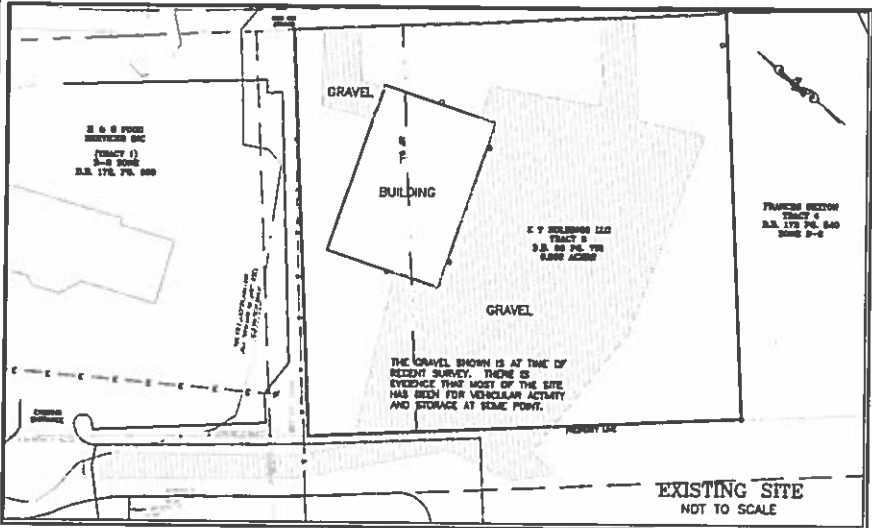
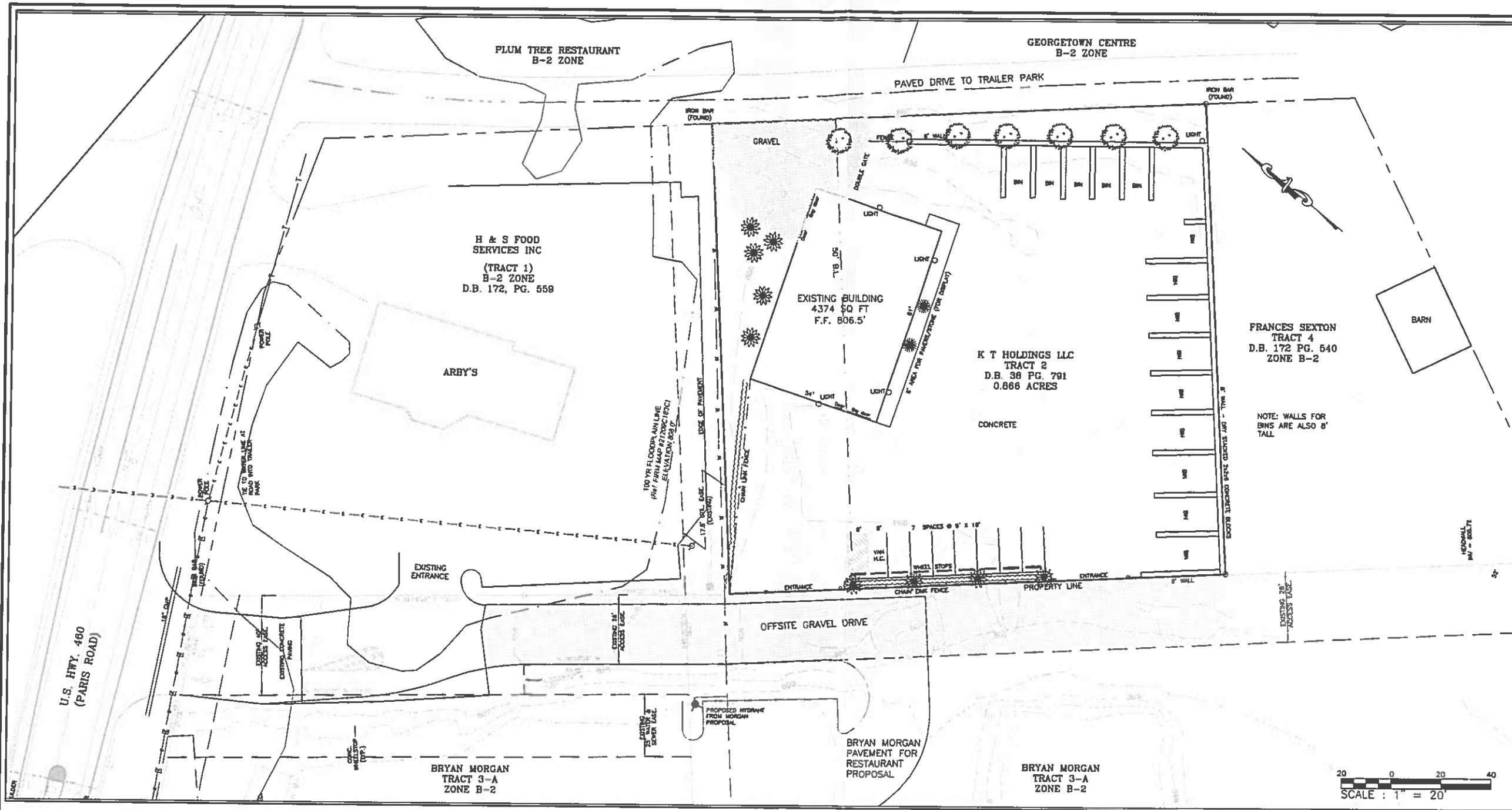
If the Commission grants approval of the application, staff recommends the following conditions be attached:

### Conditions of Approval:

1. Any revisions or amendments to the approved Preliminary Development Plan shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
2. A species specific landscape plan shall be included with the Final Development Plan.
3. A floodplain permit is required prior to Final Development Plan approval unless waived by the Kentucky Division of Water.
4. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan.
5. The shared private access drive shall be hard pavement, asphalt or concrete, beyond all public entrances.
6. All applicable requirements of the *Subdivision & Development Regulations*.
7. All applicable requirements of the *Zoning Ordinance*.
8. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
9. Prior to any construction or grading, a Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to

review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.

10. The Applicant shall work with the utility companies to either find appropriate tree species for placement in the utility easements or petition the Planning Commission to allow these trees to be placed elsewhere on site.



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

\_\_\_\_\_  
(OWNER'S SIGNATURE)

**CERTIFICATION OF PRELIMINARY PLAN APPROVAL**

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

\_\_\_\_\_  
(CHAIRMAN, SCOTT JOINT PLANNING COMMISSION)

**SITE STATISTICS**

INTENDED USE - RETAIL SALE OF LANDSCAPING SUPPLIES\*  
 ZONE B-2  
 TOTAL AREA - 0.866 ACRES  
 BUILDING AREA - 4374 SQ FT  
 REQUIRED PARKING - 8  
 1 PER 400 SQ FT FOR DISPLAY AREA (200) = 1  
 1 PER 1000 SQ FT FOR WAREHOUSE AREA (4174) = 4  
 1 PER COMPANY VEHICLE = 1  
 PROPOSED PARKING - 8 (ONE H.C.)  
 EXISTING IMPERVIOUS AREA - 21,158 SQ FT  
 PROPOSED IMPERVIOUS AREA - 32,881 SQ FT  
 TOTAL V.U.A. - 4788 SQ FT  
 REQUIRED INTERIOR LANDSCAPE AREA - 479 SQ FT  
 PROPOSED INTERIOR LANDSCAPE AREA - 6'x81' NEXT TO BLDG=486 SQ FT  
 REQUIRED INTERIOR TREES - 2  
 PROPOSED INTERIOR TREES - NONE  
 REQUIRED V.U.A. PERIMETER TREES - 15  
 PROPOSED V.U.A. PERIMETER TREES - 15  
 REQUIRED PROPERTY PERIMETER TREES - NONE  
 PROPOSED PROPERTY PERIMETER TREES - NONE  
 REQUIRED CANOPY - 24% = 9053 SQ FT  
 PROPOSED CANOPY - 7 LARGE TREES @ 750 SQ FT  
 - 9 MEDIUM TREES @ 400 SQ FT  
 - 2 SMALL TREES @ 100 SQ FT  
 =9050 SQ FT

\* THIS PROPERTY HAS BEEN COMMERCIAL AND INDUSTRIAL USES FOR MANY YEARS - H&R MECHANICAL, J.P. LEWIS STONE, BASE OFFICE FOR GRADING CONTRACTOR.

**VARIANCE REQUEST**

OFFSITE GRAVEL DRIVE AREA IS TO THE BENEFIT OF THREE PROPERTY OWNERS. THE APPLICANT ALSO FEARS THAT FUTURE CONSTRUCTION TRAFFIC WILL DAMAGE PAVEMENT. THE APPLICANT WOULD LIKE TO SEE THE DRIVE PAVED IN TWO TO THREE YEARS, BASED ON SHARING AGREEMENT. THEREFORE, AT THIS TIME, THE APPLICANT IS REQUESTING A VARIANCE TO POSTPONE PAVING THE ACCESS EASEMENT AREA.

- PROPOSED SMALL TREE
- PROPOSED MEDIUM TREE
- PROPOSED LARGE TREE
- PROPOSED HEDGE

OWNER/ DEVELOPER  
 K.T. Holdings, LLC  
 (Kenneth Tracy)  
 8700 U.S. Highway 127 North  
 Frankfort, KY 40601

**PRELIMINARY DEVELOPMENT PLAN  
 TRACY'S LANDSCAPING SUPPLIES**

**THOROUGHbred  
 ENGINEERING**  
 SURVEYORS • ENGINEERS • PLANNERS  
 110 E. MAIN ST. SUITE 208 GEORGETOWN, KY. 40324 (602) 863-1756

PROJECT NO. <b>486</b>	DWG FILE NO.
DRAWN BY <b>JRD</b>	CHECKED
SCALE FOR REVISION	
DATE <b>JANUARY 23, 2017</b>	
DRAWING NAME <b>KENWEN DWG INCL 20111224RD.dwg</b>	
SHEET NO.	

PDP

**Georgetown USB Inclusion Request  
Sharp Property**

**Planning Staff Report to the Planning Commission  
February 9, 2017**

**PROPOSAL:** Inclusion of Sharp Property within the northern Georgetown Urban Service Boundary.

**LOCATION:** North of Cherry Blossom Way and east of US 25, west of I-75 Exit 129 Interchange

**APPLICANT:** William Sharp and Arianne Tanton

**ATTORNEY:** R. Bruce Lankford



**SITE STATISTICS:**

Zone	A-1
Surrounding Zones	A-1, B-2, R-2
Acreage	69.23 (60 +/- acres will remain after ROW purchase)
Proposed FLUse	Commercial/Residential
Sq. Ft. of Buildings	N/A
Water/sewer available	Yes/Yes Private Sewer Delaplain Disposal
Access	Access is from Cherry Blossom Way and US 25
FLUMap Designation	Agricultural/Commercial

**KEY ISSUES/COMMENTS:**

**BACKGROUND**

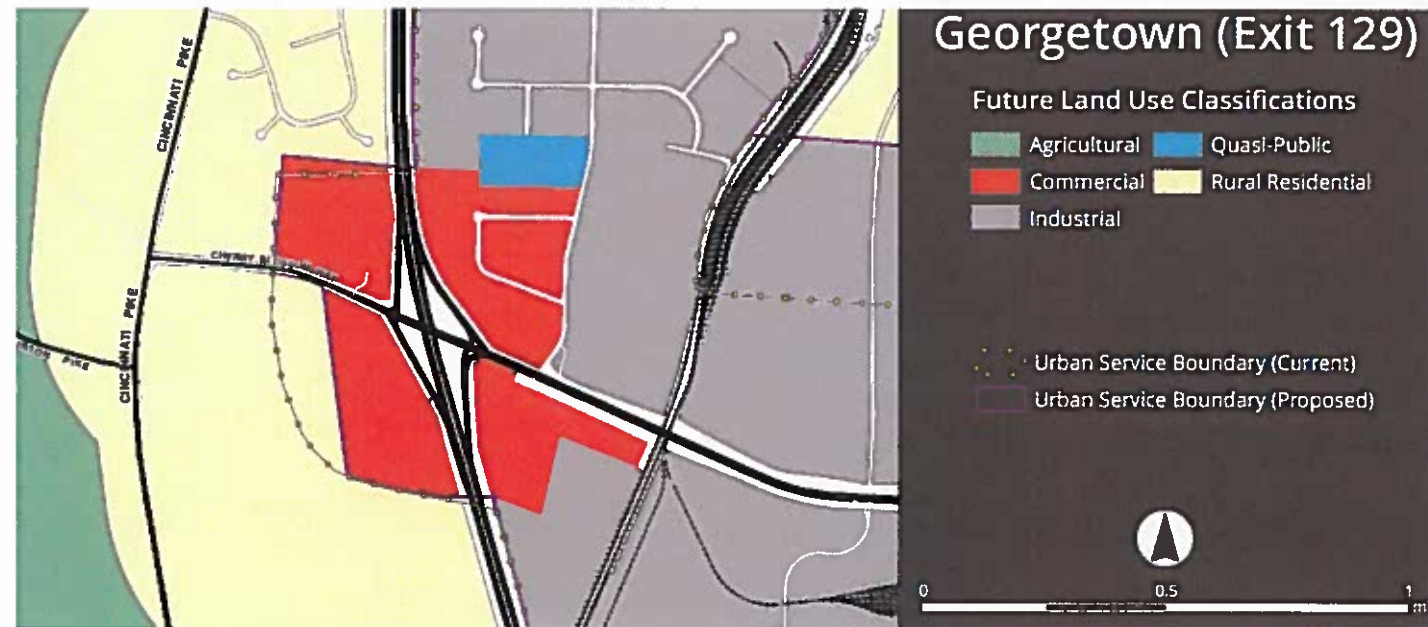
The applicant is requesting to include all of an approximately 69-acre parcel located north of Cherry Blossom Way between Exit 129 of I-75 and US 25 into the Georgetown Northern Urban Service Boundary. This large parcel includes roughly 1800 feet of frontage on US 25 and 1800 feet of frontage on KY 620 Cherry Blossom Way. The parcel is rolling farmland that is currently being used to graze cattle. There are mature treelines at the property boundaries and an existing stone fence along US 25.

## 2016 COMPREHENSIVE PLAN PROPOSED USB

The subject parcel is partially included in the current Northern Georgetown Urban Service Boundary. The proposed 2016 Comprehensive Plan does not recommend significant expansion of the Northern Urban Service Boundary (USB) in this area. Rather, the recommendation is to adjust the northern boundary of the USB to follow the property line shared with Deer Lake subdivision and remove a farm south of Cherry Blossom Way that is under Conservation Easement protection. No additional area was included in the proposed 2016 map in this area.

Approximately 28 acres of the Sharp property is already included in the current Georgetown USB in two parcels. One parcel, 7.78 acres in size, abuts I-75 behind the existing Shell gas station and approximately 18 acres of the eastern portion of the 69.23 acre farm that is part of this application. The area of the farm generally east of the main farm entrance is within the current USB. The applicant is asking that the USB be expanded to include the remainder of the farm. The farm parcel is 69.23 acres in size currently, but the Kentucky Transportation Cabinet is proposing to purchase approximately 9 acres as part of the Northern Bypass realignment. That area will become part of the future road right-of-way.

Generally, it was determined by the Land Use Committee and staff that development pressures had not increased in this area, that there was a large area of Commercially planned land at the interchange already included in the Urban Service Boundary, available for development. Further, this farm is within the alignment of the proposed Northern Bypass and it was determined that it would be premature to expand the USB and expand the area proposed for Commercial development until such time as the roadway improvements in the area are complete.



The area north of Cherry Blossom Way would be a logical location for commercial or higher density residential development. However, the roadway improvements planned for Cherry Blossom Way are only in the ROW acquisition stage and no construction timeline is set. Access will be improved when the Northern Bypass is constructed. Access will also be readily available to the Exit 129 Interchange of I-75.

There is a mature residential subdivision to the north and major arterial frontage along Cherry Blossom Way and US 25. Sewer access is available from the Delaplain Disposal system and public water and all utilities are available to the site. Fire protection is available with the County Fire department headquarters on the opposite side of US 25. However, a buffer and/or land use transition should occur along the boundary with Deer Lake subdivision.

Further reasoning for not including the whole parcel at this time is to encourage orderly growth by ensuring the ability to annex urban growth as it occurs. The USB should not be extended too far beyond the city limits in order to discourage urban development at the edges far from existing city limits, where it is then impossible or impractical for the city to annex the higher density urban development.

### **Urban Service Boundary Goals and Objectives**

*The Goals and Objectives listed in the Community Form chapter of the Comprehensive Plan should also help guide decisions about Urban Service Boundaries. It includes objectives useful for evaluating and selecting the most appropriate locations for the boundaries.*

1. Supply: Maintain an adequate supply of developable land to accommodate anticipated growth and allow sufficient market flexibility over a 10-year planning period.
2. Location: The Urban Service Boundary for each city should be located so as to allow for the most cost-efficient provision of public facilities and services. Since urban development of land within the USB requires annexation. The USB should not expand too far beyond the current city limits, thereby discouraging leap frog development of land that is not contiguous to city limits.
3. Selection Criteria: Formalize the use of the criteria adopted by the Planning Commission Urban Land Use Subcommittee in June, 2016.
4. Annexation: Annexation policies should reinforce the Urban Service Boundary. Development within urban service boundaries that requires public services should be annexed.
5. Deviations: In certain unique and very limited situations, the Planning Commission may wish to consider and allow minor deviations from the recommended USB location to avoid a substantially unjust outcome for particular properties. These limited situations could include properties where pre-existing zoning for urban development extends outside the proposed USB; or properties that would be divided by the boundary to create parcels that would be otherwise unusable for any reasonable purpose. However, in making these minor adjustments, the concept and integrity of the USB must be maintained.
6. Small Area Development: Additional small area development plans may need to be considered for US 460W, US 62W and US 25N, and other similar corridors as they become community concerns to the Planning Commission.

### **Criteria and Guidelines**

1. The USB should be located so as to:
  - a. Achieve or enhance major themes and goals of the Comprehensive Plan.
  - b. Encourage balanced and incremental growth that is cost effective and efficient use of public facilities.
  - c. Provide sufficient quantity of land to accommodate 10 years of projected population growth and economic development.
  - d. Enable, encourage and stabilize and not conflict with evolving patterns or rural land preservation and protection.
2. The USB should be located to direct development away from:
  - a. Significant or scenic landscapes, as defined in the Comprehensive Plan (see Heritage and Cultural Resource Protection).



- b. Prime agricultural land.*
- c. Major environmentally sensitive and geologic hazard areas.*
- 3. *Urban development should be compact and must be contiguous. The USB should include existing development that is contiguous to the existing or planned urban area.*
- 4. *The USB should follow significant natural or man-made features, such as large lakes; minor and major drainage boundaries; parks; railroads and principal arterials or freeways, whenever appropriate.*
- 5. *The USB line should be located along the tops of ridgelines within drainage basins to allow for efficient sewer and stormwater design and construction within the USB, while not putting unnecessary development pressure on land outside the USB.*
- 6. *The USB should follow property lines when there is not a logical physical or natural boundary that breaks a property into separate development areas.*
- 7. *The USB should not encroach on the Greenbelt.*
- 8. *The Greenbelt is shown between the centerline of Cane Run and the 820-ft contour line. As land is zoned for development, the Greenbelt and USB boundaries shall be adjusted based on existing conditions on the property. If the boundary is amended, the total acreage within the Greenbelt shall not be reduced. Where possible, the boundary shall follow parcel lines and natural boundaries.*
- 9. *The northeastern portion of the USB is located along the eastern boundary of the Lanes Run Watershed. As land is zoned for development, the USB boundary shall be adjusted based on existing conditions on the property. Where possible, the boundary shall follow parcel lines and natural boundaries.*

#### URBAN SERVICE BOUNDARY CONCEPT

The Urban Service Boundary concept is a technique of growth management whose purpose is to promote orderly and efficient expansion of the city by defining the geographic boundary of land that the City has determined they are willing and able to provide with urban services. The area within the Urban Service Boundary should be compact and contiguous enough that efficient expansion of services can be made to serve the land area within it without large unsustainable public expenditures.

#### CONCLUSION

The Recommendation of staff based on discussion with the Land Use Committee was that there was sufficient developable land within the existing USB to serve the anticipated population growth and market demand for commercial and industrial land. The long term ideal growth pattern for Georgetown will be to grow to the north and inside the future bypass. However, it was determined that it was premature to expand the USB beyond its current location at Exit 129 until the bypass extension was complete or at least nearing construction or until there was more market demand for commercial development on the 80+ acres already within the USB and planned for commercial growth west of Exit 129.

If the entirety of the Sharp farm is to be included within the proposed 2016 Georgetown Urban Service Boundary at this time, it is recommended that the northern most section of the farm along US 25 that is separated from the remainder by an existing tree and fence line be designated urban residential to provide a buffer and transition to the Moon Lake subdivision.



Exhibit M

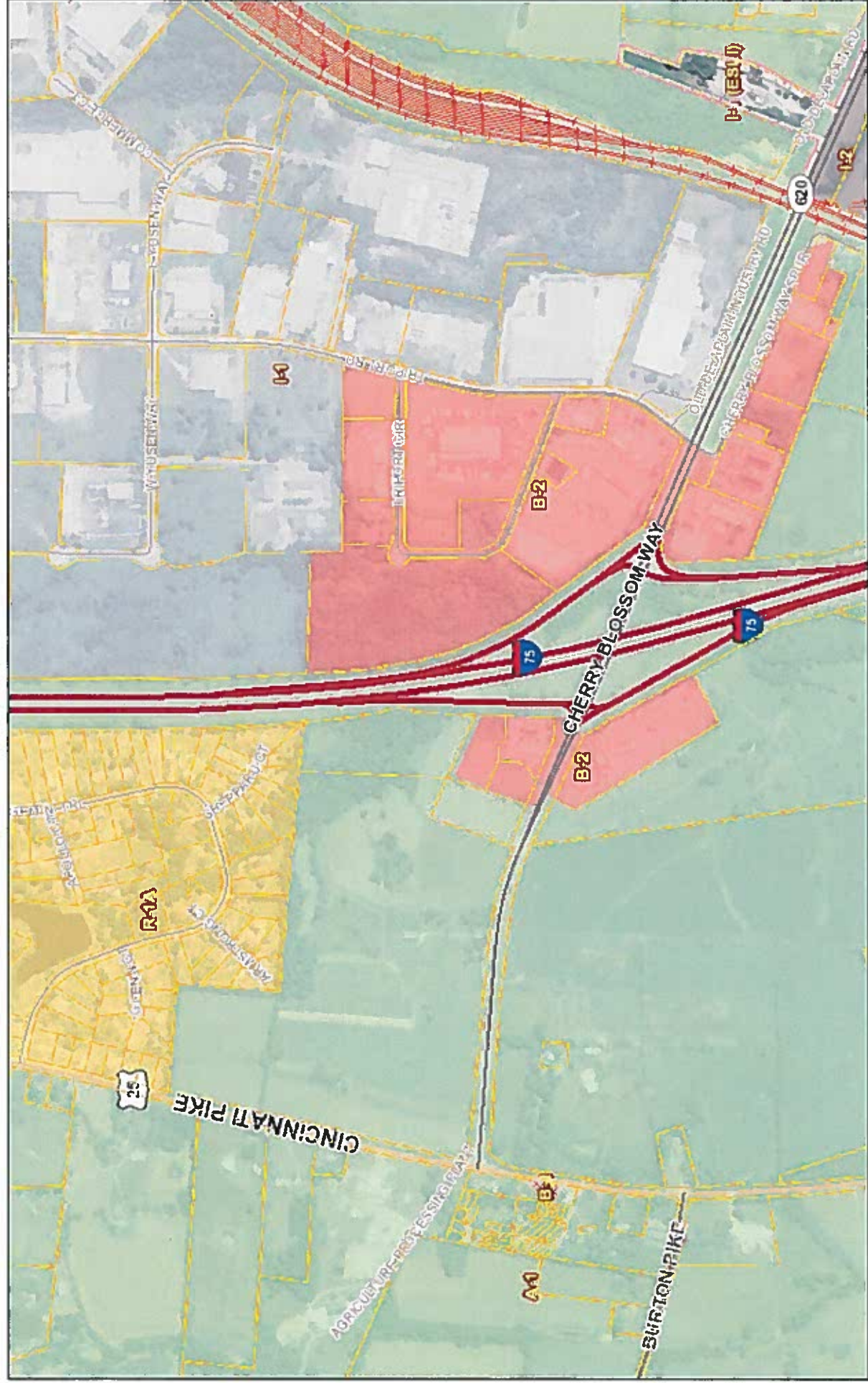
Sharp/Tanton  
Property

CINCINNATI PIKE

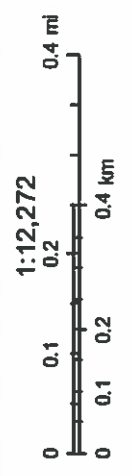
CHERRY BLOSSOM WAY

OLD RIVER

# Scott County Zoning



February 2, 2017



GSCPC  
GSCPC, Scott County PVA

Whitney/Wade

# Scott County Floodplains

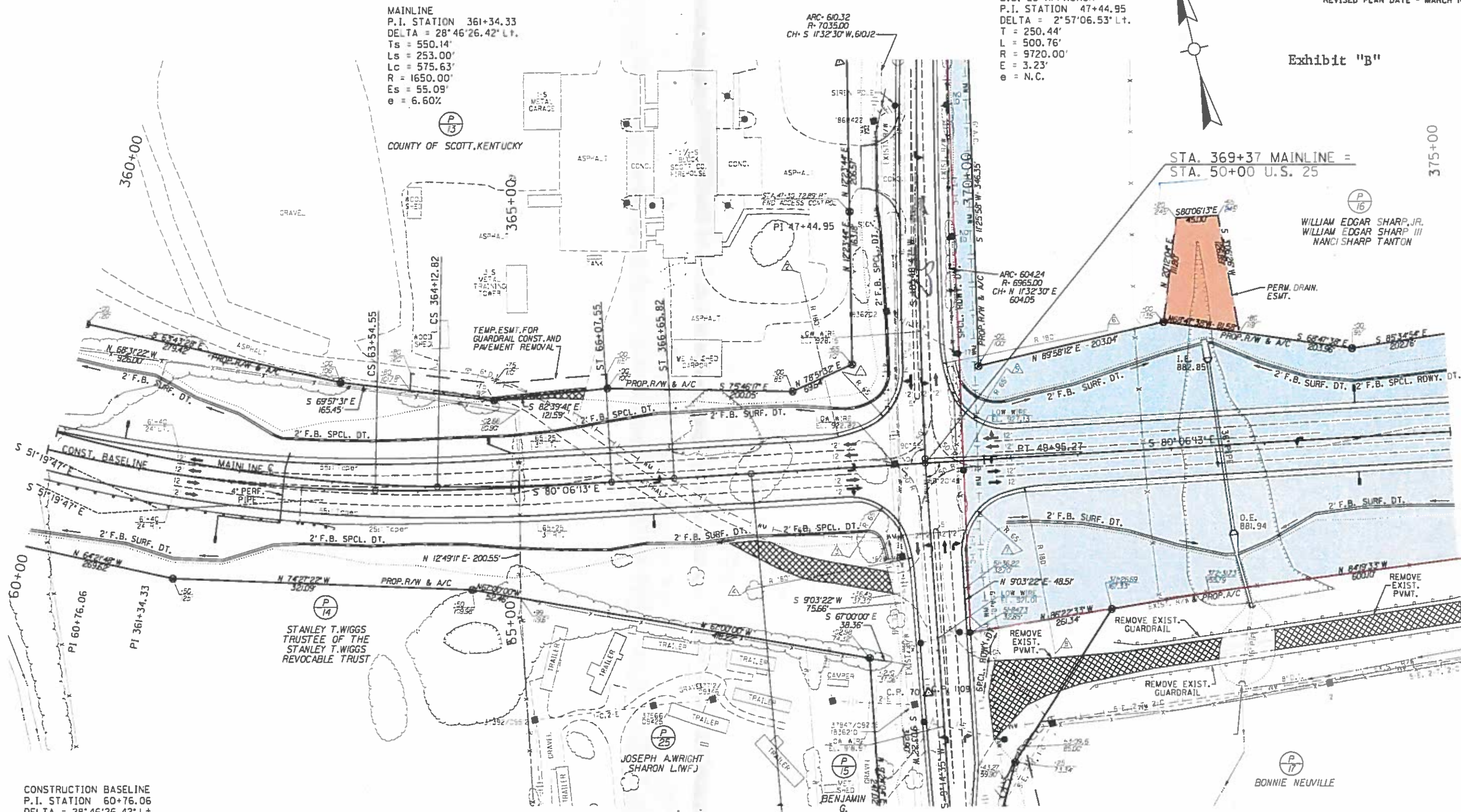


Exhibit "B"

U.S. 25 APPROACH  
P.I. STATION 47+44.95  
DELTA = 2°57'06.53" Lt.  
T = 250.44'  
L = 500.76'  
R = 9720.00'  
E = 3.23'  
e = N.C.

STA. 369+37 MAINLINE =  
STA. 50+00 U.S. 25

WILLIAM EDGAR SHARP, JR.  
WILLIAM EDGAR SHARP III  
NANCI SHARP TANTON



MAINLINE  
P.I. STATION 361+34.33  
DELTA = 28°46'26.42" Lt.  
Ts = 550.14'  
Ls = 253.00'  
Lc = 575.63'  
R = 1650.00'  
Es = 55.09'  
e = 6.60%

CONSTRUCTION BASELINE  
P.I. STATION 60+76.06  
DELTA = 28°46'26.42" Lt.  
Ts = 550.14'  
Ls = 253.00'  
Lc = 575.63'  
R = 1650.00'  
Es = 55.09'  
e = 6.60%  
Runoff = 253.00'  
Runout = 76.67'

# RIGHT OF WAY PLANS

STATION EQUATION  
CONST. BASELINE STA. 67+58.21 =  
MAINLINE STA. 367+50

FROM M.L. STA. 352+00 TO M.L. STA. 367+50  
CONSTRUCTION IS REFERENCED TO THE  
"CONSTRUCTION BASELINE"

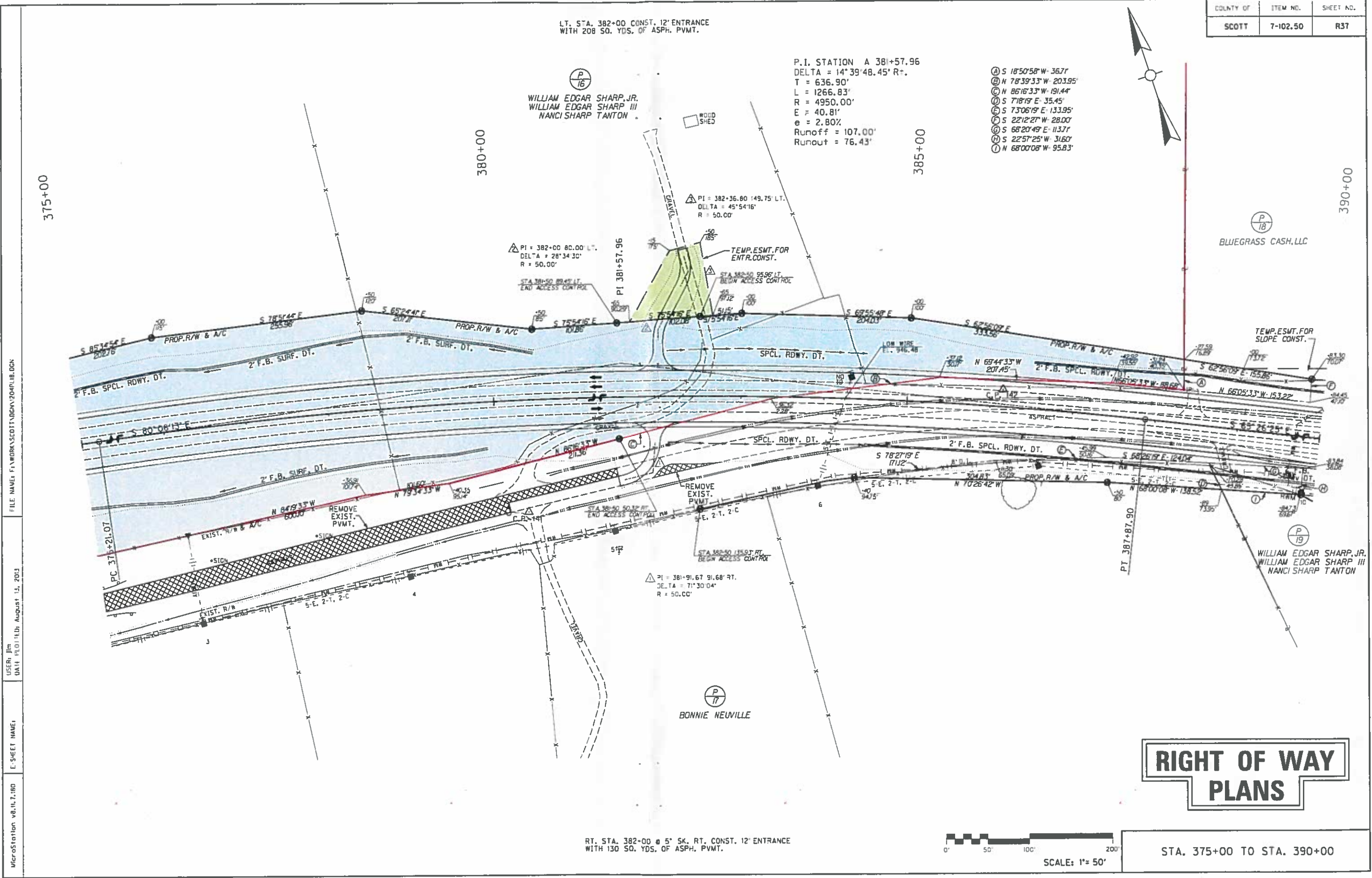
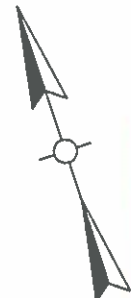
- △ 368+51.82 - 102.66
- △ 368+55.25 - 21.00
- △ 366+50.00 - 96.00
- △ 367+38.33 - 23.49
- △ 370+30.00 - 96.00
- △ 371+40.00 - 29.51
- △ 370+15.35 - 99.48
- △ 370+63.45 - 21.00



STA. 360+00 TO STA. 375+00

FILE NAME: F:\WORK\SCOTT\00001204\17.DGN  
 DATE PLOTTED: March 8, 2016  
 USER: jlm  
 SHEET NAME: F SHEET NAME:  
 MicroStation v8i1.1.180

COUNTY OF	ITEM NO.	SHEET NO.
SCOTT	7-102.50	R37



LT. STA. 382+00 CONST. 12' ENTRANCE WITH 208 SQ. YDS. OF ASPH. PVMT.

P.I. STATION A 381+57.96  
 DELTA = 14° 39' 48.45" Rt.  
 T = 636.90'  
 L = 1266.83'  
 R = 4950.00'  
 E = 40.81'  
 e = 2.80%  
 Runoff = 107.00'  
 Runout = 76.43'

- Ⓐ S 18°50'58" W 36.71'
- Ⓑ N 78°39'33" W 203.95'
- Ⓒ N 86°16'33" W 191.44'
- Ⓓ S 7°18'19" E 35.45'
- Ⓔ S 73°06'19" E 133.95'
- Ⓕ S 22°12'27" W 28.00'
- Ⓖ S 68°20'49" E 113.71'
- Ⓗ S 22°57'25" W 31.60'
- Ⓘ N 68°00'08" W 95.83'

WILLIAM EDGAR SHARP, JR.  
 WILLIAM EDGAR SHARP III  
 NANCI SHARP TANTON

BLUEGRASS CASH, LLC

WILLIAM EDGAR SHARP, JR.  
 WILLIAM EDGAR SHARP III  
 NANCI SHARP TANTON

BONNIE NEUVILLE

RT. STA. 382+00 @ 5' SK. RT. CONST. 12' ENTRANCE WITH 130 SQ. YDS. OF ASPH. PVMT.

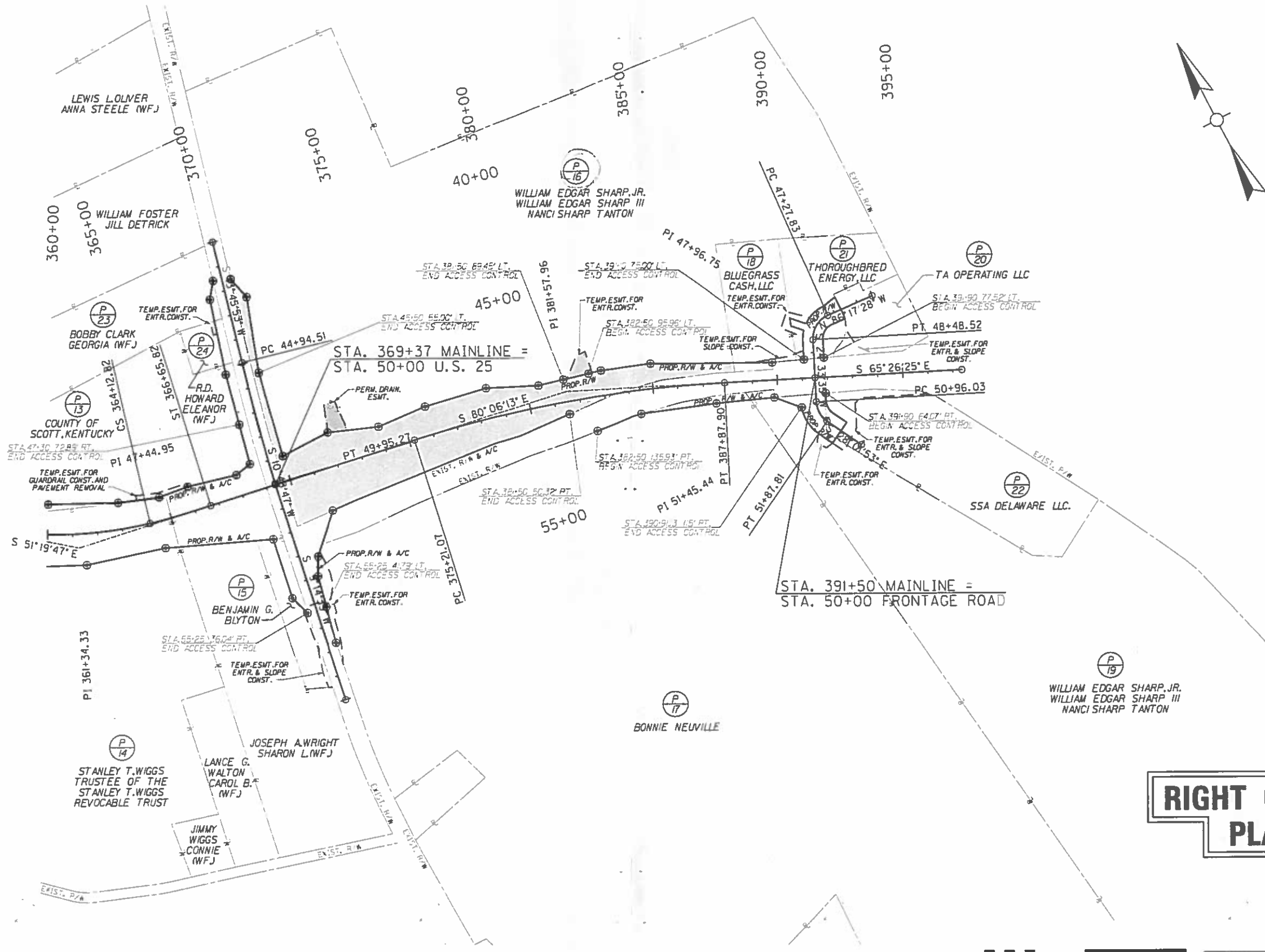


# RIGHT OF WAY PLANS

STA. 375+00 TO STA. 390+00

FILE NAME: F:\WORK\SCOTT\0624\118.DWG  
 USER: Jim  
 DATE: 11/01/11  
 August 13, 2013  
 E. SHEET NAME:  
 MicroStation v8.11.2.180

FILE NAME: F:\MIDWEST\SCOTT\CONV\SCOTT\5016.DWG  
 USER: Jim  
 DATE PLOTTED: December 14, 2013  
 E SHEET NAME:  
 MicroStation v8i1.7.180



# RIGHT OF WAY PLANS



RIGHT OF WAY STRIP MAP  
 STA. 360+00 TO STA. 397+00