

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

AGENDA

April 13, 2023

6:00 p.m.

I. COMMISSION BUSINESS

- A. Approval of March invoices
- B. Approval of March 9, 2023 minutes
- C. Approval of April 13, 2023 agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

II. OLD BUSINESS

- A. ZMA-2022-57 Big Pine Land - POSTPONED
- B. FSP-2023-01 Marston Property - POSTPONED
- C. PDP-2023-05 AWG (American Welding & Gas Supplies) – Preliminary Development Plan for building additions totaling 35,650 SF, additional parking, and an outdoor storage area located at 400 Triport Road.
- D. PSP-2023-07 Redwood Apartment Neighborhood - POSTPONED

III. NEW BUSINESS

- E. FSP-2023-08 Arnold Estate - Final Subdivision Plat to subdivide one (1) 5.52-acre parcel from a parcel from a farm measuring 23.99 acres located at 482 Double Culvert Road.
- F. FSP-2023-09 Courtney Estate Property – Final Subdivision Plat to subdivide a 17.05-acre tract into three (3) parcels located at 2603-2630 Weisenberger Mill Road.
- G. PDP-2023-10 Scott County Humane Society – Preliminary Development Plan for a 5,100 SF building with a 1,500 SF covered-open air area located at 1376 Lexington Road.
- H. PDP-2023-11 MLS Powersports (Commonwealth of KY Unit 3, Tract 1) – Final Development Plan for 47,075 SF Commercial Building with a 24,000 SF future expansion on 41.66 acres located at NE corner of Cherry Blossom Drive and Cynthia Road.

IV. OTHER BUSINESS

- A. ZMA-2017-37 & PDP-2018-18 Pleasant Valley Condos - POSTPONED
- B. Text Amendment – RV Campgrounds – PUBLIC HEARING
- C. Update of Previously Approved Projects and Agenda Items

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
March 9, 2023**

The regular meeting was held in the Scott County Courthouse on March 9, 2023. The meeting was called to order by Chairman Charlie Mifflin at 6:00 p.m. Also present were Commissioners Rhett Shirley, James Stone, Duwan Garrett, Brad Green, David Vest, Dann Smith, Mary Singer, Harold Dean Jessie and Director Joe Kane, Planners Matt Summers and Elise Ketz, Engineer Ben Krebs, and Attorney Charlie Perkins.

Motion by Smith, second by Singer, to approve the February invoices. Motion carried.

Motion by Shirley, second by Smith, to approve the February 9, 2023 minutes. Motion carried.

Motion by Stone, second by Green, to approve the March agenda. Motion carried.

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

Postponements/Withdrawals

Chairman Mifflin stated that the applications for Big Pine Land (ZMA-2022-57), AWG (American Welding & Gas Supplies (PDP-2023-05) and Redwood Apartment Neighborhood (PSP-2023-07) are postponed until the next regularly scheduled meeting and to continue the Text Amendment – RV Campgrounds until the next regularly scheduled meeting.

Chairman Mifflin opened the public hearing for the Text Amendment – RV Campgrounds and continued until the next regularly scheduled meeting. Motion passed unanimously.

Consent Agenda

A representative of the Burchfield Property (FSP-2023-02) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Jessie, second by Singer, to approve the application. Motion carried unanimously.

Chairman Mifflin announced that Attorney Perkins swore in the new Commissioner Harold Dean Jessie prior to the start of the meeting.

PDP-2022-56 Worldwide Equipment – Preliminary Development Plan for three (3) buildings (215,000 SF total) for the operations of a heavy truck dealership and a 105,298 SF gravel storage area for trailer parking located on West Yusen Way.

Ms. Ketz stated the application is for a vacant lot in the Triport Industrial Park zoned I-1. She stated the project site is 29.639 acres. She stated the applicant is requesting one waiver for gravel trailer parking area. She stated there are three proposed buildings and two proposed entrances. She stated a traffic study was submitted and the facility should have minimal impact on traffic. She stated the project site is in the Dry Run Watershed Area.

She stated landscaping is shown along the south but not the required buffer. She stated a buffer is shown along the interstate and along the right-of-way. She stated interior VUA is shown and would be addressed before Final Development Plan approval.

She stated the first building will be a heavy truck dealership. She stated buildings two and three and the uses will be addressed before the Final Development Plan approval.

She stated the applicant did receive approval from Bluegrass Water & Utility Service and would need to connect to the public sewer.

She stated another condition of approval has been added. She stated the Final Development Plan should include adequate off-street parking.

Commissioner Jessie questioned if staff did receive the traffic study with the appropriate stamp. Ms. Ketz stated that staff did receive another traffic study with the correct stamp.

Trey Baston, Bedrock Engineering, stated he is available for questions. Chairman Mifflin questioned the application states it is for a heavy truck dealership, but the applicant is also requesting 169 vehicle spaces. Mr. Baston stated 56 spaces are for a display lot and the other spaces will be for employees and customers. He stated the rest of the parking will be for trailers that will be in the back.

Mr. Baston stated the off-street parking should be sufficient but since he does not know what the other buildings are going to be used for, if needed he can make changes to parking. He stated the applicant agrees with the conditions of approval.

Jay Fightmaster, 237 Sims Pike, questioned if this was a relocation. Mr. Baston stated it is an additional facility.

After further discussion, **Motion by Singer, second by Smith to approve the Preliminary Development Plan (PDP-2022-56) subject to (11) conditions of approval and (1) waiver. Motion carried 8 -1 with Stone dissenting.**

ZMA-2023-03 Hale Property - Zoning Map Amendment to change the zoning district from A-1 to R-1A located at 255 Sebree Road.

Chairman Mifflin opened the public hearing.

Mr. Summers stated the application is to change the zoning district for approximately a half-acre from A-1 to R-1A. He stated access is from Sebree Road. He stated water and sewer are available at the site. He stated the R-1A zone along Sebree Road is already annexed into the city. He stated the applicant plans to add a single-family home in the R-1A zone.

He stated the application is supported by the Comprehensive Plan. He stated the property is within the future land use for Urban Residential.

Chairman Mifflin closed the public hearing.

After further discussion, **Motion by Vest, second by Garrett to recommend approval of the rezoning request (ZMA-2023-03) on the basis that it complies with the comprehensive plan. Motion carried unanimously.**

PDP-2023-04 Turfmasters Landscapes – Preliminary Development Plan for gravel parking lot and plantings related to the operations of a landscaping business located at 2461 Frankfort Road.

Ms. Ketz stated the project site is 10.12 acres and zoned A-1. She stated an application was approved by the Scott County Board of Adjustments in December with one of the conditions of approval being approval by the Planning Commission.

She stated the applicant is requesting a waiver for gravel in the parking area and they are proposing 12 parking spaces.

She stated much of the property is in the floodplain. She stated the development will be at the front of the property out of the floodplain.

She stated since the property adjoins A-1 property, landscaping is not required, but she stated Condition 10 and 11 of the Conditional Use Permit require plantings along the floodplain and the west property line to reduce impact to the surrounding property owners. She stated there will be interior and VUA landscaping. She stated the application does meet the canopy requirement.

Commissioner Jessie questioned if there would be retail operations at the project site. Tony Barrett, landscape architect, stated there will be no retail operations at the site.

After further discussion, **Motion by Jessie, second by Singer to approve the Preliminary Development Plan (PDP-2023-04) subject to (8) conditions of approval and (1) waiver. Motion carried unanimously.**

PDP-2023-06 D Crane Development - Preliminary Development Plan for a 10,000 SF maintenance/office building and a 64,500 SF gravel storage area located at 224 Sims Pike.

Mr. Kane stated the project site is a 10-acre lot on the west side of Sims Pike approximately ¼ mile north of Old Delaplain Road. He stated the development plan shows a proposed 100' x 100' building sitting 200' from Sims Road. He stated the application was heard in October for rezoning of the property and is now zoned I-1 and annexed into the city. He stated to the south of the property is Online Transport.

He stated they are proposing a 50' wide concrete driveway off Sims Pike as access. He stated they are proposing a partial gravel parking lot for crane and material storage.

He stated a 15-foot-wide landscape buffer is required between I-1 property and A-1 zoned property. He stated adjoining property owners could waive the screening requirement. He stated the property owner also owns the property to the north. He stated the railroad is to the west and the south is another light industrial of the subject property business, so staff supports the request to waive the perimeter buffer between I-1 and A-1 zoned property.

He stated the applicant has requested a reduction in the amount of required interior VUA trees from 6 to 2. He stated staff supports the variance due to the long wide driveway needed for the site which inflates the VUA area square footage.

He stated the third waiver requested by the applicant is to allow gravel for the crane storage and truck parking.

He stated the project area is within the Urban Service Boundary and the surrounding area is planned industrial. He stated that was reasoning for the prior approved zone change.

He stated the main concern of the staff is the width of Sims Pike. He stated Sims Pike does not meet the minimum standards for industrial roads. He stated either the Planning Commission can deny the application or require the applicant to widen the road along their road frontage to meet the requirements. He stated staff recommends approval with the applicant widening the road.

He stated currently sewer is not available but there is enough land available for on-site sewage. He stated when sewer becomes available the applicant would be required to connect.

He stated he added a condition of approval to limit crane truck traffic during school bus hours.

Chairman Mifflin asked Mr. Kane to explain lawful non-confirming. Mr. Kane stated it is a use that does not conform to zoning but has been in use since prior to zoning or 10 years or longer with no enforcement.

Commissioner Green asked for clarification of distance the applicant would be required to widen on Sims Pike. Mr. Kane stated approximately 300' but 250' to the site entrance along the property frontage on Sims Pike.

Commissioner Jessie questioned what legally can be done to enforce limiting traffic during school bus transportation hours. Mr. Perkins stated if the applicant signs the conditions of approval it could be a legal matter for a court to decide.

Steve Baker, Midwest Engineering, stated he is available for questions.

Rob Domaschko, applicant, stated approximately 2 to 3 cranes would be going out and entering each day. He stated some days could be more.

Mr. Domaschko questioned if adding two feet to widen the road is all he needed to do. He stated he did not have a problem with that. He stated he could try to limit cranes on the road during school bus times but the business is open at that time and he could not guarantee that a crane would not be on the road. He stated he does a lot of business on county roads and has not had a problem yet.

Chairman Mifflin questioned the size of the cranes. Mr. Domaschko stated the width is approximately 8 foot and with mirrors 10 foot wide. Commissioner Garrett questioned if wide load vehicles accompany the cranes. Mr. Domaschko stated that in Kentucky accompanying vehicles are required.

Commissioner Singer questioned if a staging area could be located on Cherry Blossom Way. Mr. Domaschko stated no that is the purpose for him purchasing this to use it as a local site to stage cranes.

Commissioner Shirley questioned if there is a reference to what one of the cranes looks like. Mr. Domaschko stated he buys most of his cranes from Linkbelt.

Mr. Baker clarified that on the preliminary development plan the applicant would be responsible for widening 12' from the centerline of Sims Pike which would be an additional 2' of pavement.

Larry Jarrell, 808 Sims Pike, stated the company did a job for him before and his concern is that the road would not be wide enough for the cranes and vehicles to pass each other.

George Watson, 714 Delaplain Road, stated approximately 15 years ago fire trucks and ambulances were stranded on Sims Pike because of traffic from Online Transport and the additional cranes could create more traffic problems. He stated an ordinance was passed concerning the traffic.

He questioned the stormwater the site would create and how that would be handled. Mr. Kane stated that the applicant would be required to comply with the stormwater ordinance.

Mr. Kane stated he is not sure an ordinance was passed but according to the records on Online Transport they were cited for the entrance onto Sims Pike and had to return to the Planning

Commission. He stated that entrance was restricted to employee traffic only or agricultural traffic. He stated he thinks it was a Condition of Approval.

Phyllis Gibson, 862 Sims Pike, stated she has been living there since 1984. She stated Online Transport previously was Eastside Auto. She stated sometimes the semi-trucks miss their turn and go on down the road and turn around. She stated when meeting a semi-truck on the road they take up the whole road.

Jay Fightmaster, 237 Sims Pike, stated he is directly across from the development. He stated Online Transport uses the Sims Pike entrance just for trucks. He stated Online Transport will not widen their part of Sims Pike.

Sharon Pennington, 547 Sims Pike, stated her problem is the semi-trucks that travel Sims Pike. She stated they get lost and would back down Sims Pike. She stated she is concerned for the neighborhood's safety. She stated she does not want to see another business on that road.

Greg Schickel, 384 Sims Pike, stated he has concern with the entrance from Online Transport onto Sims Pike. He stated he wishes industrial would stay off Sims Pike and closer to the interstate.

Dallin Gibson, 862 Sims Pike, stated he was in a bad wreck on Sims Pike in 2020. He stated he feels the business should be in the industrial park.

David Norton, 1791 Rogers Gap Road, stated that two trucks cannot pass on that road. He stated the semi-trucks take up the whole road and if you meet one you are stuck.

Ed Moore, property owner, stated that cranes have been on all roads in the county. He stated the road is 20' wide from the proposed application to Cherry Blossom Way. He stated the owner of D Crane Development would like to stay in Georgetown, but he lost the last space he was renting.

Commissioner Singer questioned Mr. Moore if he still owns property on Sims Pike. Mr. Moore stated he owns adjacent property to the proposed development.

Chairman Mifflin questioned Mr. Moore how much more land he has zoned industrial. Mr. Moore stated the property is not zoned industrial but is in the future land use map as industrial.

Commissioner Singer questioned Mr. Moore if he would be willing to help widen the road for the properties he owns. He stated he would be willing to give right-of-way to help the road to get widened.

Commissioner Stone questioned what the wait time is at the intersection of Cherry Blossom Way. Mr. Moore stated there is a traffic light at the intersection.

Laird Stevens, former resident of Rogers Gap Road, stated that the decision would affect the traffic for all that live on Sims Pike as well as Rogers Gap Road. She stated she has concern for all who travel the road.

Belinda Brown, 549 Sims Pike, stated she has concern about the additional traffic affecting the school buses and making the buses late.

Juan Carpio, 549 Sims Pike, stated he has concern about the traffic. He stated the semi-trucks scare him and adding additional cranes would make the traffic worse.

Bob Viach, 740 Sims Pike, stated he has concerns about the proposed industrial use for the area without infrastructure in place. He stated he also does not understand the mixed uses for the area. He stated the intersection with the semi-trucks entering is a dangerous area.

Juliet Robertson, 458 Sims Pike, stated her concern is the traffic on Sims Pike and the road being able to handle this type of business.

Michael Brown, 549 Sims Pike, stated he is concerned about the delay the trucks/cranes could cause the school buses. He stated the additional trucks/cranes would block the intersection at Cherry Blossom Way. He stated he feels the road is not more than 18' wide.

Commissioner Jessie stated he has concern about condition of approval number 4 regarding the school buses.

Mr. Moore stated he does not feel like the cranes will block the road.

Commissioner Shirley asked for clarification of what businesses could be in the industrial zoned area. Mr. Kane stated contractor type business that require warehousing on site or mini warehouses. Mr. Kane stated that the business park does not allow heavy trucking or warehousing. He stated the reason that the businesses are going to this area is because it is the only area that allows trucking businesses. He stated there is no industrial type of land left in Georgetown.

After further discussion, **Motion by Jessie, second by Green to deny the Preliminary Development Plan (PDP-2023-06). Motion carried 7-2 with Vest and Garrett dissenting.**

Election of Officers

Motion by Green, second by Garrett, to approve the slate of officers with Charlie Mifflin as Chairman, Mary Singer as Vice Chairman, and David Vest, Rhett Shirley, and Dann Smith on the Executive Committee. Motion carried unanimously.

Approval of FY 23-24 Draft Budget

Mr. Kane presented the draft budget for FY 23-24.

Motion by Singer, second by Smith, to approve the Fiscal Year 2023-2024 proposed draft budget with Mr. Kane doing additional research on salaries and to present it before the Executive Committee. Motion carried unanimously.

Chairman Mifflin adjourned the meeting.

Attest:

Charlie Mifflin, Chairman

Charlie Perkins, Secretary

**AWG (AMERICAN WELDING & GAS)
PRELIMINARY DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission
APRIL 13, 2023**

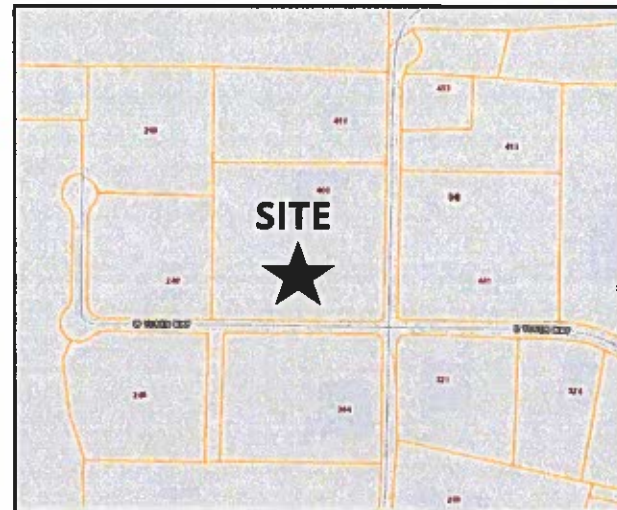
FILE NUMBER: PDP-2023-05

PROPOSAL: Preliminary Development Plan for building additions totaling 35,650 SF, additional parking, and an outdoor storage area.

LOCATION: 400 Triport Road

OWNER: Trail Creek Properties, LLC

CONSULTANT: Billie Motsch
Element Design



STATISTICS:

| | |
|----------------------|-----------------------------------------------------------------------|
| Current Zone | I-1 (Light Industrial) |
| Surrounding Zone(s) | I-1 |
| Site Acreage | 10.04 Acres |
| Proposed Development | Proposed Building 30,650 SF; Proposed Maintenance & Filling: 5,000 SF |
| Building Height: | 2 Stories |
| Existing Parking: | 21 (2 accessible parking space) |
| Proposed Parking: | 47 (26 new parking spaces) |
| Access | Triport Road (existing) & W. Yusen Way (proposed) |
| Waivers/Variations | None |

BACKGROUND:

The Project Site is a 10.04-acre area on the northwest corner of the intersection of Triport Road and W. Yusen Way. The site is zoned I-1 (Light Industrial) which is an appropriate zoning district for the buildings and uses proposed on the development plan. The Applicant has an existing building on the site which is about 23,400 SF in area and 21 parking spaces.

Site Layout:

The development plan proposes adding a building, 30,650 square feet (SF) in area, south of the existing building. It shows the addition of a large, paved loading/unloading area south of this proposed building

with a 5,000 SF building for propane maintenance and filling. The development plan shows a separate 5,000 SF outdoor storage area and a proposed 30,000 gallon tank.

The proposed buildings all meet local regulations for height, setbacks, and ground coverage. The proposed outdoor storage will need a conditional use permit through the Scott County Board of Adjustment. The Applicant has filed an application for the Conditional Use Permit, which is scheduled to be heard on May 4th. The proposed tank counts as a service structure, but does not require screening per Section 6.23 of the *Landscape & Land Use Buffers Ordinance* since it is in an industrial area and is 100 or more feet from the right-of-way.

Access & Traffic Impact Study

The site has an existing access point from Triport Road, which is proposed to continue functioning as the main entrance/exit for passenger vehicles. This access point will also function as an exit point for trucks leaving the site. There is a proposed entrance only for trucks from W. Yusen Way.

Traffic Impact Study

Because the Triport Industrial Park has limited access, the Applicant had a Traffic Impact Study performed to look at the impacts of the proposed development on Triport Road and the intersection of Triport Road/Cherry Blossom Way. The study indicates that all roadways will operate at a Level of Service (LOS) of "C" or better, and there are no recommendations for roadway improvements at this time.

Landscaping & Land Use Buffers:

Section 6.12: Property Perimeter Requirements

At this time, Section 6.12 of the ordinance would not apply to the proposed development.

Section 6.13: Vehicular Use Area Perimeter Requirements

Vehicular Use Areas (VUAs) must be screened from adjoining rights-of-way by:

- A buffer at least 5 feet wide
- That buffer shall contain 1 tree per 40 feet of boundary of the VUA. These trees can be medium or large species. The buffer must also have a 3-foot average height continuous planting, hedge, fence, wall, or earth mound.

This plan complies with these buffering requirements.

Section 6.22: Interior Landscaping for Vehicular Use Areas

The *Landscape and Land Use Buffers Ordinance* requires an interior landscaped area 10% the size of the VUA and for those areas to be populated with 1 tree per 250 square feet of interior landscaped area. The Preliminary Development Plan meets this requirement and no waivers/variances have been requested.

Section 6.2215: Minimum Canopy Requirements

The Applicant is proposing to save about 15% of the tract area in existing tree canopy. Therefore, additional trees are not needed to meet the canopy requirements.

Additional Considerations

Sewer

The sewer provider for this area (Bluegrass Water & Utility) indicated to the Applicant that sewer would not be available to serve the proposed expansion at this time. The Applicant has requested to be allowed to temporarily use a septic system to serve the new buildings. Staff does not support the approval of septic systems within the service area of a sewer provider operating under the Public Service Commission. Staff reached out to the Health Department (WEDCO) on this issue and received the following feedback:

"It is clear in our regulations (and I think the Scott County Code of Ordinance) that if they are in a sewer connection area, they have to hook on. The only time we can put them on an alternative (like a holding tank) would be if they could get a letter guaranteeing they can hook on to sewer within two years. They would have to get denials saying they do not, and will not ever, have that capacity for them to hook on for us to begin to talk about doing a septic system. Even then, it would not be guarantee we could get something to work."

Staff agrees with the Health Department. When a project is in the service area of a sewer provider, the project should connect to that service. The only exception to this should be in cases where a guarantee can be made by the sewer provider that a connection may be made within two years. In those exceptional circumstances, the Health Department seems to prefer a temporary solution like a holding tank instead of a septic system. Staff recommends the Planning Commission not grant any waivers to the requirements of sewer service for the Project Site. This would allow staff, the Health Department, and the Applicant to come to the best solution for this site.

Annexation

This site, and the larger Triport Industrial Park, are located within the Urban Service Boundary for the City of Georgetown. As both best planning practice and local policy, when land within the Urban Service Boundary is proposed for development (including additions to existing development), approval of this development is conditioned upon the Applicant's agreement to annexation when available. Staff recommends including a condition of approval to this application that the Applicant file a consent to annexation with the City of Georgetown prior to approval of the Final Development Plan.

RECOMMENDATION:

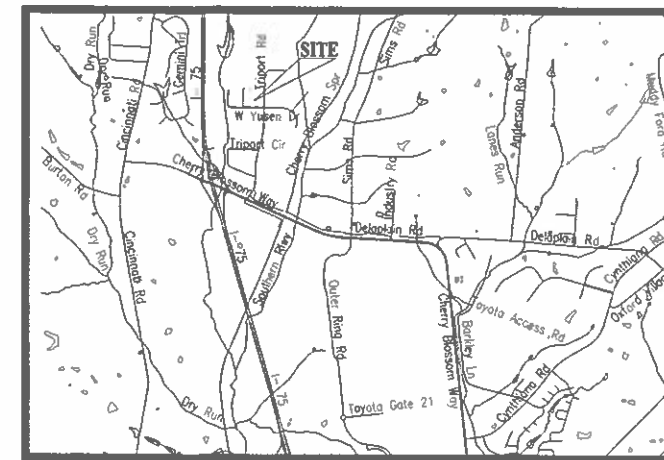
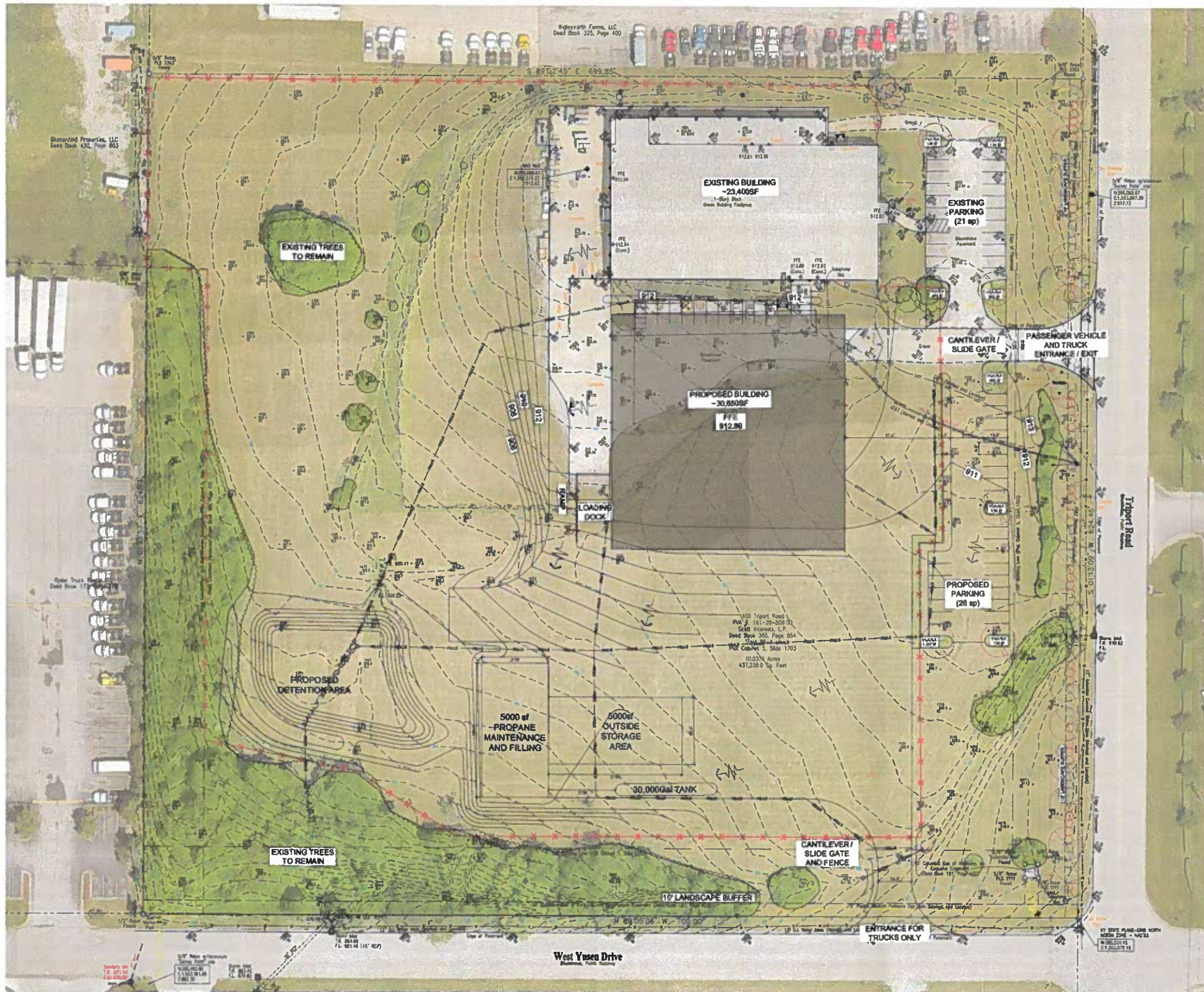
Staff recommends the Planning Commission recommend **approval** of the Preliminary Development Plan. Should the Planning Commission recommend approval, staff suggests adding the following conditions of approval.

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. 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).
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. 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.

5. The Final Development Plan shall comply with all stormwater management requirements according to the current Stormwater Manual including a post-construction stormwater management BMP O&M agreement.
6. The Final Development Plan shall comply with all requirements of the guidelines in the Dry Run Watershed BMP Study that are applicable to this site.
7. Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406 section A of the *Subdivision and Development Regulations*.
8. The Final Development Plan shall have a specie specific Landscaping Plan in compliance with the *Landscaping & Land Use Buffers Ordinance*. This shall include buffering along Lexington Road and the canopy requirements.
9. The Applicant shall file a consent to annexation agreement with the City of Georgetown prior to approval of the Final Development Plan.



VICINITY MAP
SCALE: 1"=3,000'

SITE STATISTICS:

| | |
|------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| Address of Site | 400 Tripport Road |
| Parcel Number | 161-30-008.00 |
| Deed Book & Page | 06362; PG084 |
| Tract | 88-A |
| Cabinet/Slide | PCS; Slide 1703 |
| Current Zoning | I-1: Light Industrial |
| Gross Site Area | 437,238.0 SF / 10.0376 AC |
| Building Height | 2 Stories |
| Current Use | Light Industrial |
| Proposed Use | Light Industrial, Expand Current Use |
| Total Parking Spaces Provided | 47 total (inclusive of 2 ADA spaces) 21 existing parking spaces / 26 proposed parking spaces |
| Parking VUA: Existing & Proposed (includes entrance drive on Tripport) | 7,137 SF (Existing Parking VUA) / 9,422 SF (Proposed Parking VUA) |
| Total Parking VUA | 16,559 SF |
| Total Existing Vehicular Use Area (VUA) (includes storage areas) | 37,277.88 SF |
| Total Proposed Vehicular Use Area (VUA) (includes storage areas) | 74,571.71 SF |
| Existing Tree Canopy to Remain | 85,479 SF |
| Interior Landscape Area (VUA LA) 10% of VUA Required | 18,858 SF VUA x 10% = 1,885.9 SF |
| Interior Landscape Area Proposed | 3,647 SF |
| Perimeter screening | 1 Tree/30LF and 8' continuous hedge |
| Existing Tree Canopy | 85,200 SF |
| Project within Royal Springs Aquifer | NO |
| Any Environmentally Sensitive Areas | NO |

UTILITY OWNERS

- | | | | |
|-----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
| NATURAL GAS COLUMBIA GAS OF KENTUCKY 3001 MERCER ROAD LEXINGTON, KY 40511 PH: (502) 288-9285 | WATER BLUEGRASS WATER CSWR PH: (314) 736-4872 | STATE ROADS TRANSPORTATION CABINET DEPARTMENT OF HIGHWAYS DISTRICT OFFICE NO. 7 763 NEW CIRCLE ROAD NW LEXINGTON, KENTUCKY | CABLE TIME WARNER CABLE 1617 FORDHAM DRIVE BOWLING GREEN, KENTUCKY 40324 PH: (502) 887-9240 |
| ELECTRIC KENTUCKY UTILITIES P.O. BOX 4490 MIDWAY, KENTUCKY 40347 PH: (502) 367-1384 | WASTE WATER BLUEGRASS WATER CSWR PH: (314) 736-4872 | TELEPHONE AT&T KENTUCKY 884 E MAIN STREET EXTENDED GEORGETOWN, KENTUCKY 40324 PH: (502) 887-9240 | |

OWNER'S CERTIFICATION
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 MY (OUR) FREE CONSENT. ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN, IN ACCORDANCE WITH THE GEORGETOWN-SCOTT COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, UNLESS OTHERWISE NOTED.

FOR ALL FINAL DEVELOPMENT PLANS ADD THE FOLLOWING 'STANDARD REQUIREMENTS' AFTER THE ABOVE PARAGRAPH.
SITE SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THIS PLAN, INCLUDING LANDSCAPING. SHALL FIRST BE APPROVED BY THE PLANNING DIRECTOR AND THE COMMISSION ENGINEER. MAJOR MODIFICATIONS OF THE PLAN SHALL FIRST BE APPROVED BY THE PLANNING COMMISSION.

STORM DRAINAGE FACILITIES, INCLUDING RETENTION BASINS, SHALL BE MAINTAINED FOR PROPER FUNCTIONING FREE OF ANY DEBRIS, SILT, OR TRASH.
A CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED AND THE BUILDINGS SHALL NOT BE OCCUPIED UNTIL ALL SITE IMPROVEMENTS SHOWN ON THE FINAL DEVELOPMENT PLAN AND LISTED IN THESE CONDITIONS ARE INSTALLED. REQUIRED LANDSCAPING UNABLE TO BE INSTALLED DUE TO EXTREME WEATHER CONDITIONS MAY BE SECURED FOR A PERIOD OF ONE YEAR BY SUBMITTING TO THE PLANNING DIRECTOR AN APPROVED SECURITY FOR 125% OF THE COST OF THE TOTAL WORK TO BE DONE, AS SUBSTANTIATED BY COST ESTIMATES APPROVED BY THE PLANNING DIRECTOR.

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

DATE _____ OWNER _____

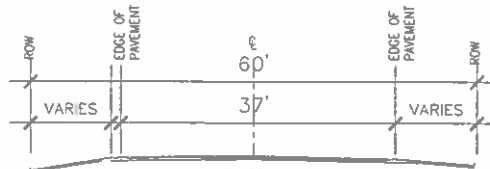
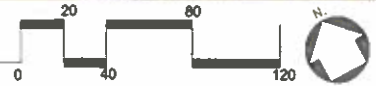
CERTIFICATION OF PRELIMINARY PLAN APPROVAL
I HEREBY CERTIFY THAT THE PRELIMINARY DEVELOPMENT PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS FOR GEORGETOWN AND SCOTT COUNTY, KENTUCKY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES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

DATE _____ CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

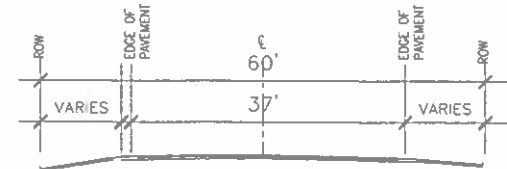
BURIED UTILITIES NOTE
BURIED UTILITIES ARE SHOWN AT THEIR APPROXIMATE LOCATION BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES AND FIELD EVIDENCE. OTHER BURIED UTILITIES MIGHT EXIST ON THE SUBJECT SITE WHICH ARE NOT SHOWN ON THIS DRAWING. USE EXTREME CAUTION DURING EXCAVATION PROCEDURES AND CONTACT B.U.D. @ 811 FOR EXACT LOCATION OF BURIED UTILITIES PRIOR TO EXCAVATION OPERATIONS.

PRELIMINARY DEVELOPMENT PLAN

SCALE 1" = 40'-0"



Section A-A
WEST YUSEM
60' Right of Way



Section B-B
TRIPPORT ROAD
60' Right of Way

elementdesign
landscape architecture-civil engineering-planning
1018 e. Jefferson Street
Louisville, KY 40206
p. 502.489.4221
f. 859.389.6534
www.element-site.com

AMERICAN WELDING & GASES, INC.
PRELIMINARY DEVELOPMENT PLAN
400 TRIPPORT ROAD
Georgetown, Kentucky 40234

OWNER/DEVELOPER:
Troll Creek Properties, LLC
4900 Falls Newsum Road, Ste. 120
Raleigh, NC 27609

I warrant Element Design, PLLC retains electronic copies of the drawings produced for this project. The Owner / Client agrees not to make these drawings or reproductions with or for any other project or site other than the project listed herein. The Owner / Client must not transfer, retransmit, copy or otherwise use or disseminate any drawings or information produced for this project without prior written consent from Element Design, PLLC.

Date: _____ March, 2025
Drawn by: _____ BJA
Checked by: _____ BJA / RDM
Revised: _____
Revised: _____
Revised: _____

PRELIMINARY DEVELOPMENT PLAN
PDP

**ARNOLD ESTATE
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission
April 13, 2023**

FILE NUMBER: FSP-2023-08

PROPOSAL: Final Subdivision Plat to subdivide one (1) 5.52 acre parcel from a farm measuring 23.99 acres

LOCATION: 482 Double Culvert Road

OWNER: Scotty Arnold, for the Estate of Eloise Arnold

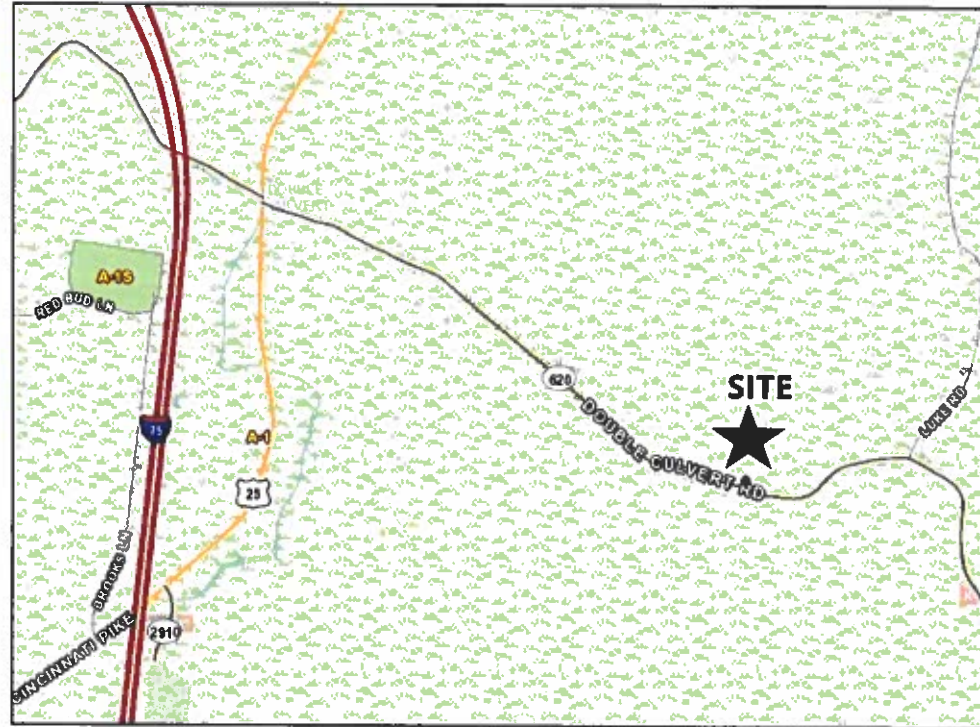
CONSULTANT: Glen Williams, Attorney & Pat Darnell, Darnell Engineering

STATISTICS:

| | |
|----------------------|----------------------------------------------------------------------|
| Zone | A-1 (Agricultural) |
| Surrounding Zone | A-1 |
| Proposed Lot Acreage | 23.99 ac (total); Parcel 1: 5.526 ac, Parcel 2 (Remainder): 18.46 ac |
| Access | Double Culvert Road [KY-620] |
| Variations/Waivers | None |

BACKGROUND:

The application before the Planning Commission is a Final Subdivision Plat to subdivide one parcel from an existing farm located at 482 Double Culvert Road. The Project Site was subdivided in 2002 and any further subdivisions require Planning Commission hearing.



Plat Review:

The proposed plat shows the appropriate setbacks, lot size, and width requirements. Parcel 1 and Parcel 2 (Remainder) will each use their own existing entrance off of Double Culvert Road.

RECOMMENDATION:

Staff recommends **approval** of the Final Subdivision Plat. If the Planning Commission approves the application, staff recommends including the following waivers, variances, and conditions of approval:

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Preliminary Subdivision Plat shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plat.
4. This Preliminary Subdivision Plat approval is valid for two years, subject to the requirements of Article 306 section A of the *Subdivision and Development Regulations*.

CERTIFICATION OF FIRE DEPARTMENT APPROVAL

I hereby certify that the development plan shown hereon has been reviewed and found to comply with the Scott County Fire Department regulations, including any conditions of approval or exceptions, noted hereon.

Date _____ Scott County Fire Department

CERTIFICATION OF THE APPROVAL OF PRIVATE SEWERAGE SYSTEMS

I hereby certify that the private sewage disposal system installed, or proposed to be installed in the development entitled: Eloise Arnold Estate fully meets the requirements of the Kentucky State Health Department and has been approved

Date _____ Scott County Health Department Official

CERTIFICATION OF GIS DEPARTMENT APPROVAL

I hereby certify that the development plan or subdivision plat shown has been reviewed and found to comply with the digital submittal requirements set forth in the Subdivision and Development Regulations.

Date _____ GIS Analyst/Technician, Georgetown-Scott County Planning Commission

CERTIFICATION OF PROVISION OF WATER ONLY

I hereby certify that Kentucky American has facilities within the water distributions conveyance system to supply the property located at #482 Double Culvert Road, that the water distribution system of said development meets the requirements of this agency and all other requirements of the proper distributions of water, and that Kentucky American shall supply said development with water service.

Date _____ General Manager Kentucky American Water

CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES

I hereby certify that Kentucky Utilities shall supply the Arnold property with electric services and that the proposed utility easements of said development meet the requirements of this agency and all other applicable requirements.

Date _____ Kentucky Utilities Representative

CERTIFICATION OF UTILITY EASEMENT DESCRIPTION

Easements grant and convey to the Kentucky Utilities, South Central Bell, & Kentucky American Water Company, their successors, assigns, and licensees, the right to install and use all lines, structures and facilities located on the easements or in such proximity thereto that to fully they might interfere with operation and maintenance of said facility. No building or other structure shall be erected, and no land or excavation or other change of grade shall be performed, upon the above easement other than that authorized. The right of ingress and egress to having granted to each of the utility easements as required in easement, utility and reference facilities within said easements. All lots hereon having an easement indicated all have 5' easements on them.

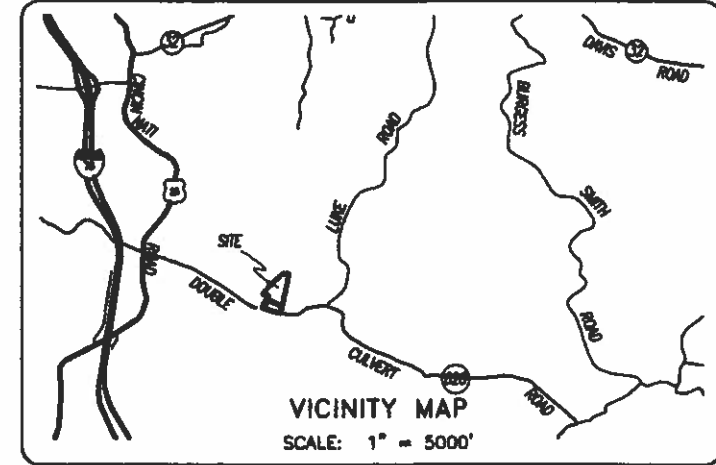
Date _____ Property Owners

Date _____ Property Owners

ADDRESS:
#482 Double Culvert Road
Georgetown, KY 40324
(Scott County)

OWNERS:
Eloise Arnold Estate
R Scott Arnold
#482 Double Culvert Road
Georgetown, KY 40324

ZONE:
A-1 (Agricultural)



OWNER'S CERTIFICATION

I (we) do hereby certify that I am (we are) the owner(s) of record of the property plotted hereon, said property being (a portion of) the same property conveyed to me (us) by _____, by deed dated _____, and recorded in Deed Book _____, page _____ in the Scott County Clerk's office, and do hereby adopt this as my (our) record plat for this property.

Witness _____ Owner

Date _____ Address _____

LAND SURVEYOR'S CERTIFICATION

I do hereby certify that the survey shown hereon was performed by me, or under my direction, by the use of record documents and field survey measurements, and all monuments indicated hereon actually exist and their size, location, and material are correctly shown. A portion of the boundary survey was performed by GPS equipment using RTK and static observations. Spectra SP 80 Base and Spectra SP 80 Rover were used for this survey, serial numbers of each are on file in the office of the surveyor. This survey meets or exceeds the accuracy requirements of a "Rural" survey as specified in 201 KAR 18:150 established by the Commonwealth of Kentucky; and bearings are rotated to Kentucky North Zone State Plane.

March 28, 2023 Date P.O. Box 175
Cynthiana, Kentucky 41031

LINETYPE LEGEND:

- Survey Boundary
- Parent Tract Line
- Road Centerline
- Building Line
- Adjacent Property Line
- Entrance Driveway Centerline
- Easement Line
- Existing Overhead Utility Lines



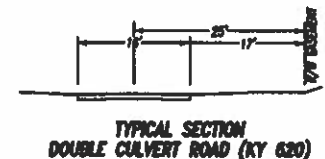
PLOTTED: 03/28/23 @ 5:00 BY APD

FINAL SUBDIVISION PLAT
ELOISE ARNOLD ESTATE
#482 DOUBLE CULVERT ROAD (KY 620)

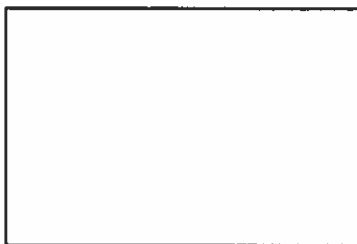
| | | | |
|------------|------------|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | SCALE | DATE | DARNELL ENGINEERING, INC. P.O. Box 175 Cynthiana, Kentucky 41031 (859) 234-8957 <small>THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLETES WITH 201 KAR 18:150.</small> |
| | 1" = 200' | 01/30/23 | |
| | FILE NO. | FIELDNAME | |
| | 23-5306 | ARNOLDEL | |
| FIELD CREW | JOB FILE | CHECKED BY | |
| JBF/WDR | ARNOLDEL | APD | |
| DRAWN BY | CHECKED BY | | |
| APD | APD | | |

NOTES:

1. Parcel 1 and Parcel 2 shown hereon are the same as that remaining portion of that tract or parcel of land described in Deed Book 153, Page 780 and the same as Tract 1 shown on Plat Cabinet 7, Sheet 181.
2. See also Will Book 22, Page 211 and Will Book 30, Page 238.
3. Property plotted hereon is subject to a water line easement in favor of Kentucky-American Water Company as recorded in Deed Book 215, Page 706.
4. Property plotted hereon is subject to that electric and telephone easement shown on Plat Cabinet 7, Sheet 181.
5. Property plotted hereon is subject to any and all easements or right-of-way of record and in existence at the date of the field survey shown hereon.
6. Property plotted hereon is subject to those restrictions set forth by the Georgetown-Scott County Planning Commission for its respective zoning.
7. Subject property is currently zoned agricultural (A-1), as well as those adjacent properties shown hereon.
8. Any further subdivision of this property shall require approval of the Georgetown-Scott County Planning Commission.
9. Property plotted hereon does not lie within a flood hazard area as shown on FEMA FIRM Community Panel No. 21208C 0125C dated January 8, 2014.
10. Any new entrance created shall require entrance permits granted by the Commonwealth of Kentucky, Department of Transportation, District Office. Any new entrance must maintain minimum of three hundred (300) feet of separation.
11. I, Allen Patrick Darnell, PE, PLS, do hereby certify that there are no recorded easements being eliminated by this plat.
12. Parcel 2 is shown hereon based on the existing legal description and does not represent actual field measurements made by Darnell Engineering, Inc. at the date of the field survey shown hereon.
13. Remaining road frontage for Parcel 2 is the 7.13" line call and is 45.94 feet which does contain an existing entrance, as shown hereon. Approximate distance between the two existing entrances shown hereon is 621 feet.

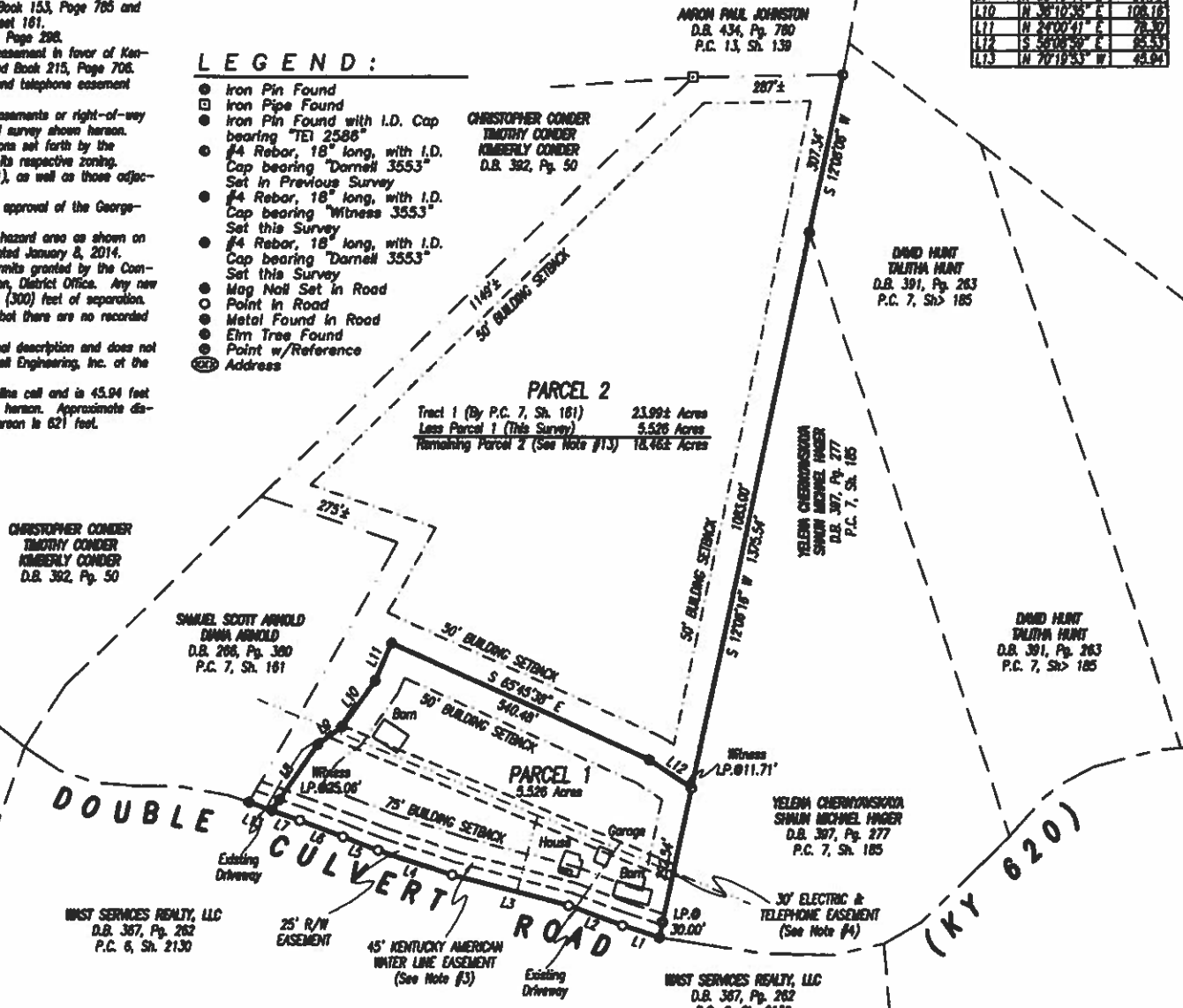


PURPOSE:
The purpose of this plat is to divide Parcel 1 from the parent tract, and leave the remainder as Parcel 2 shown hereon.



LEGEND:

- Iron Pin Found
- Iron Pipe Found
- Iron Pin Found with I.D. Cap bearing "TEI 2586"
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553" Set in Previous Survey
- #4 Rebar, 18" long, with I.D. Cap bearing "Witness 3553" Set this Survey
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553" Set this Survey
- Map Nail Set in Road
- Point in Road
- Metal Found in Road
- Elm Tree Found
- Point w/Reference
- ⊙ Address



| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 77°00'57" W | 73.97 |
| L2 | N 65°42'12" W | 109.88 |
| L3 | N 75°14'21" W | 228.91 |
| L4 | N 71°42'46" W | 150.57 |
| L5 | N 65°30'00" W | 72.90 |
| L6 | N 69°04'25" W | 67.80 |
| L7 | N 70°19'53" W | 35.90 |
| L8 | N 54°38'20" E | 151.85 |
| L9 | N 5°10'44" E | 36.78 |
| L10 | N 30°10'35" E | 108.16 |
| L11 | N 2°00'41" E | 78.30 |
| L12 | S 50°08'50" E | 85.53 |
| L13 | N 70°19'53" W | 49.94 |

WIST SERVICES REALTY, LLC
D.B. 387, Pg. 282
P.C. 6, Sh. 2130

WIST SERVICES REALTY, LLC
D.B. 387, Pg. 282
P.C. 6, Sh. 2130

**COURTNEY ESTATE
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission
April 13, 2023**

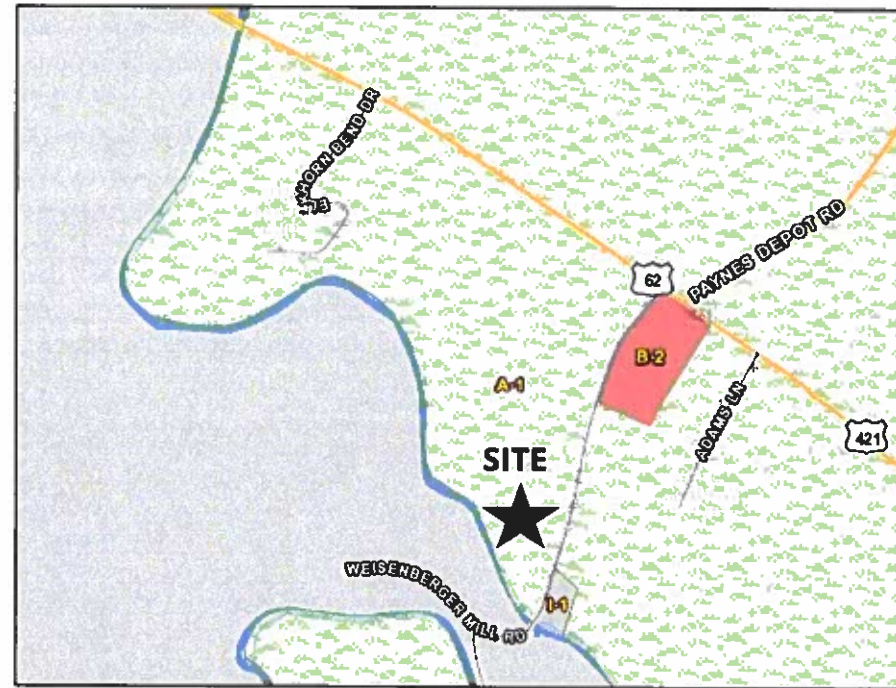
FILE NUMBER: FSP-2023-09

PROPOSAL: Final Subdivision Plat to subdivide a 17.05 acre tract into three (3) parcels

LOCATION: 2603-2630 Weisenberger Mill Road

OWNER: Rita Jones, for Wilma Courtney Estate

CONSULTANT: Pat Darnell, PLS Darnell Engineering



STATISTICS:

| | |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Zone | A-1 (Agricultural) |
| Surrounding Zone | A-1 |
| Proposed Lot Acreage | 17.05 ac (total); Parcel 5-A (2630 Weisenberger Mill): 5.345 ac, Parcel 5-B (2760 Weisenberger Mill): 5.848 ac, Parcel 5-C (2756 Weisenberger Mill): 5.859 ac |
| Access | Weisenberger Mill Road |
| Variances/Waivers | None |

BACKGROUND:

The application before the Planning Commission is a Final Subdivision Plat to subdivide a 20.2 acre remainder into three (3) parcels. The Project Site was previously subdivided in 2007 in which a 5.00 acre tract was subdivided from the parent tract. In May 2022, the Project Site was approved for subdivision into five (5) parcels, one of which being the remainder which is proposed for further subdivision as part of this application. Any future subdivisions are required to receive approval from the Planning Commission.

Plat Review:

The proposed plat shows the appropriate setbacks and utility easements and meets the lot size and width requirements. The property is in part within the 100 year floodplain of the South Elkhorn Creek. The plat shows the appropriate floodplain area and establishes the 50-foot building setback line from the floodplain edge. All existing structures and driveways must be shown on the plat. A note must be included that states that entrances are subject to Scott County Roads Department review and approval before filing of the final plat.

Access:

The Applicant proposes using two shared entrances to the parcels, one new entrance to the benefit of Parcels 5-B and 5-C approximately 1,040 feet from southernmost property line and one existing entrance to the benefit of Parcels 5-A, 5-B, and 5-C located 479 feet from the southernmost property line. The owners of said properties are responsible for maintenance of the shared entrances.

There is an existing family cemetery noted on the Project Site, located in the northwest corner of Parcel 5-A. The Applicant proposes a 20-foot-wide cemetery access easement which will follow a proposed access easement through Parcels 5-C and 5-B, after which would follow the shared boundary between Parcels 5-B and 5-A to the northern-most property line, at which it will follow the shared boundary between Parcel 5-A and the property addressed 2772 Weisenberger Mill Road.

RECOMMENDATION:

Staff recommends **Approval** of the Final Subdivision Plat. Should the Planning Commission approve the application, Staff recommends including the following conditions of approval:

Conditions of Approval:

1. Project Site is subject to all applicable requirements of the *Zoning Ordinance and Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Preliminary Subdivision Plat shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plat.
4. This Preliminary Subdivision Plat approval is valid for two years, subject to the requirements of Article 306 section A of the *Subdivision and Development Regulations*.
5. The Final Plat shall satisfy the requirements of the Scott County Fire Department prior to Final Plat approval.
6. All entrances will need approval from the Scott County Roads Superintendent and submitted to the Planning Commission staff prior to Final Plat approval.

CERTIFICATION FOR WATER ONLY SERVICE - Outside City Limits

I hereby certify that Georgetown Municipal Water & Sewer Service (GMWSS), by and through the City of Georgetown, KY, has the facilities within the water distribution system to supply the property located at 2603 Weisenberger Mill Road (Parcel 5-A, Parcel 5-B, and Parcel 5-C) with water service. Certification for water service within the city limits of Georgetown, KY is limited to domestic service only. The fire protection is not provided. Protection of development, construction, and service is contingent upon the developer obtaining a current approved Certificate of Capacity from the GMWSS Board of Commissioners, and GMWSS review and approval of all plans and specifications to include in-site and off-site improvements including but not limited to, waterline, elevated storage tanks, booster pump stations, and related appurtenances for the proposed system. Construction of the proposed water distribution system shall be at the cost of the developer without reimbursement by GMWSS and constructed according to GMWSS and Kentucky Division of Water approved plans and specifications. Easements required for the proposed water distribution system shall be acquired by the developer and dedicated to GMWSS.

Date _____ General Manager, GMWSS

NOTES:

- Parcel 5-A, Parcel 5-B, and Parcel 5-C platted hereon are the same as Parcel 5 shown on Plat Cabinet X, Sheet XXX and a portion of that property described in D.B. 431, Pg. 36.
- Property platted hereon is subject to that Temporary Construction Easement in favor of the Commonwealth of Kentucky, Transportation Cabinet, Department of Highways, as recorded in Deed Book 404, Page 724.
- Property shown hereon is subject to that water line easement in favor of the Georgetown Municipal Water and Sanitary Sewer Commission as recorded in Deed Book 183, Page 499 and Deed Book 192, Page 615.
- Property shown hereon is subject to that previous conveyance for right-of-way purposes in favor of the Commonwealth of Kentucky, State Highway Commission as recorded in Deed Book 61, Page 231.
- Property shown hereon is subject to any and all easements or right-of-way of record and in existence at the date of the field survey shown hereon.
- Property shown hereon is subject to those restrictions set forth by the Georgetown-Scott County Planning Commission for its respective zoning.
- Any further division of this property shown hereon shall require approval of the Georgetown-Scott County Planning Commission.
- Property shown hereon and all adjacent properties are currently zoned agricultural (A1).
- Access to Parcel 5-A and Parcel 5-B shall follow that Forty (40) Foot Access Easement 'A' being shown hereon and created by this plat. Same being acknowledged by the Owner's Certification hereon. All three parcels platted hereon shall share in the maintenance thereof.
- All Fifty (50) Foot Building Setbacks are also hereby reserved for Utility Easements. Same being acknowledged by the Owner's Certification hereon.
- See Also W.B. Book 30, Page 372 and Plat Cabinet 13, Sheet 134.
- Any new entrance shall require approval of the Scott County Road Department.

CERTIFICATION OF UTILITY EASEMENT DESCRIPTION

Easements grant and convey to the Kentucky Utilities, South Central Bell, Georgetown Municipal Water & Sewer Service (GMWSS), their successors, assigns, and heirs, the right to take or cause any and all lines, structures and devices located on the easements or to such property through that in being they might lawfully with operation and maintenance of said facility. No building or other structure shall be erected, and no health or sanitation or other change of grade shall be performed, upon the same easement 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 replace facilities within said easements. All lots less than having an easement indicated will have 5' easements on them.

Date _____ Property Owners
Date _____ Property Owners

CERTIFICATION OF FIRE DEPARTMENT APPROVAL

I hereby certify that the development plan shown hereon has been reviewed and found to comply with the Scott County Fire Department regulations, including any conditions of approval or exceptions, noted hereon.

Date _____ Scott County Fire Department

CERTIFICATION OF THE APPROVAL OF PRIVATE SEWERAGE SYSTEMS

I hereby certify that the private sewage disposal system installed, or proposed to be installed in the development entitled: Wilma L. Courtney Estate fully meets the requirements of the Kentucky State Health Department and has been approved as shown hereon.

Date _____ Scott County Health Department Official

CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES

I hereby certify that Kentucky Utilities shall supply the Wilma L. Courtney Estate property with electric service and that the proposed utility easements of said development meet the requirements of this agency and all other applicable requirements.

Date _____ Kentucky Utilities Representative

LAND SURVEYOR'S CERTIFICATION

I do hereby certify that the survey shown hereon was performed by me, or under my direction, by the use of record documents and field survey measurements, and all monuments indicated hereon actually exist and their size, location, and material are correctly shown. A portion of the boundary survey was performed by GPS equipment using RTK and static observations. Spectra SP 80 Base and Spectra SP 80 Rover were used for this survey, serial numbers of each are on file in the office of the surveyor. This survey meets or exceeds the accuracy requirements of a "Rural" survey as specified in 201 KAR 18:150 established by the Commonwealth of Kentucky; and bearings are related to Kentucky North Zone State Plane.

Date March 28, 2023 P.O. Box 175
Cynthiana, Kentucky 41031

OWNER'S CERTIFICATION

I/we do hereby certify that I am (we are) the owner(s) of record of the property platted hereon, said property being (a portion of) the same property conveyed to me (us) by Edmond H. Courtney (See Also Note #11), by deed dated October 8, 2021, and recorded in Deed Book 431, page 36 in the Scott County Clerk's office, and do hereby adopt this as my (our) record plat for this property.

Witness _____ Owner
_____ Owner
Address _____
Date _____ Address _____

FLOODPLAIN NOTE:

Flood plain indicated hereon is scaled from FEMA FIRM Community Panel 21209C 0175D and 21239C 0045D dated December 21, 2017 and does not represent an actual field survey by Darnell Engineering, Inc. Any dwelling located on this property which is suspected to be in the flood plain should have the finished floor elevation calculated in order to correctly determine if it lies below the 100 year flood elevation. There shall be no development of any type within the flood plain without local and state permit approval.

NOTES (Continued):

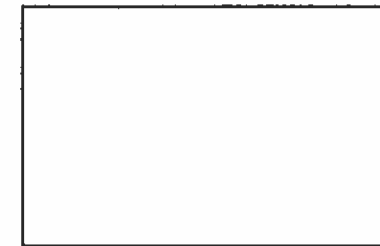
- No more than three (3) tracts may be accessed by a gravel drive. If more than three (3) tracts are accessed by a gravel drive, the drive must be upgraded to current public/private road standards.
- Twenty (20) foot cemetery access and forty (40) foot shared access easement is hereby created by this plat, and acknowledged by the Owner's Certification hereon.

WATER LINE NOTES:

- If applicable, a testable backflow preventer (BFP) will be required on the customer side of the water meter. BFP's shall be owned and maintained by the property owner and tested yearly. Properties ten (10) acres or greater are required to install a BFP.
- Owner shall not cause the grade to be less than thirty (30) inches or more than sixty (60) inches. Any grade changes greater than said depths shall have prior written approval from GMWSS.
- When a Water Main relocation is required, it shall be at the cost of the owner.
- Any construction over the existing water main shall maintain proper cover per the GMWSS Standard Specifications.
- Each parcel will be limited to a 3/4" residential water meter.

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L.1 | S 11°20'37" W | 101.39 |
| L.2 | S 11°13'50" W | 148.61 |
| L.3 | N 81°02'21" E | 163.17 |
| L.4 | S 11°19'50" W | 25.03 |
| L.5 | S 17°14'39" W | 69.26 |
| L.6 | S 17°15'15" W | 36.03 |
| L.7 | S 18°37'23" W | 237.20 |
| L.8 | S 17°32'05" W | 100.50 |
| L.9 | S 16°28'24" W | 68.43 |
| L.10 | S 18°43'35" W | 59.88 |
| L.11 | S 28°11'33" W | 70.97 |
| L.12 | S 33°44'05" W | 62.02 |
| L.13 | S 81°02'21" E | 163.17 |
| L.14 | N 45°16'28" W | 21.37 |
| L.15 | N 36°39'59" W | 373.69 |
| L.16 | N 36°39'59" W | 210.58 |
| L.17 | N 27°19'08" W | 58.70 |
| L.18 | N 05°31'29" W | 62.21 |
| L.19 | N 57°21'12" W | 63.21 |

- ERNEST COLLINS WEISENBERGER**
D.B. 326, Pg. 609 (Scott County)
- BRONN K. PRYOR**
D.B. 284, Pg. 27 (Woodford County)
- DOUGLAS K. ELAM**
MICHAEL J. ELAM
D.B. 223, Pg. 101 (Woodford County)
- RHODES PATRICK BELL**
SARAH CLAY BELL
D.B. 295, Pg. 233 (Woodford County)
- WENESSA E. SEITZ**
D.B. 278, Pg. 234 (Woodford County)
- CHARLES P. WHEELER**
D.B. 206, Pg. 385 (Woodford County)



LEGEND:

- Iron Pin Found
- Iron Pin Found with I.D. Cap bearing "T. Justice 3661"
- ▲ Iron Pin Found with I.D. Cap bearing "T. Justice 3661"
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553"
- Set in Previous Survey
- #4 Rebar, 18" long, with I.D. Cap bearing "Witness 3553"
- Set this Survey
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553"
- Set this Survey
- Mag Nail Set in Road
- Point of Right-of-Way
- Center of Creek
- Center of Access & Utility Easement
- Railroad Spike Found
- Address

COMMONWEALTH OF KENTUCKY
STATE HIGHWAY COMMISSION
D.B. 61, Pg. 231

JOHN T. COURTNEY
DEVA M. COURTNEY
D.B. 421, Pg. 218
P.C. 8, Sh. 251
(5.00 Acres)

PEGGY COLUMBA
D.B. 326, Pg. 101
P.C. 8, Sh. 353
(5.0075 Acres)

RICHARD W. CLEMERSON
NANCY G. CLEMERSON
D.B. 267, Pg. 367
P.C. 6, Sh. 2118
(Lot 4)

RYNARD L. COLEMAN
CAROL JEWELL
D.B. 233, Pg. 741
P.C. 5, Sh. 1794
(Lot 3)

EMRY DEROSSETT
WANN DEROSSETT
D.B. 332, Pg. 321
P.C. 5, Sh. 1794
(Lot 2)

PARCEL 2
MATTHEW JAMES ZAGULA
MIREMA ZAGULA
D.B. 435, Pg. 713
P.C. 13, Sh. 134
(11.000 Acres)

PARCEL 3
WILMA L. COURTNEY ESTATE
D.B. 431, Pg. 36
(5.194 Acres)

PARCEL 1
ARDET MURKIN
MARLENA MURKIN
D.B. 435, Pg. 716
P.C. 13, Sh. 134
(11.000 Acres)

PARCEL 2
MATTHEW JAMES ZAGULA
MIREMA ZAGULA
D.B. 435, Pg. 713
P.C. 13, Sh. 134
(11.000 Acres)

PARCEL 4
WILMA L. COURTNEY ESTATE
D.B. 431, Pg. 36
(5.358 Acres)

PARCEL 5-A
5.345 Acres

PARCEL 5-B
5.848 Acres

PARCEL 5-C
5.889 Acres

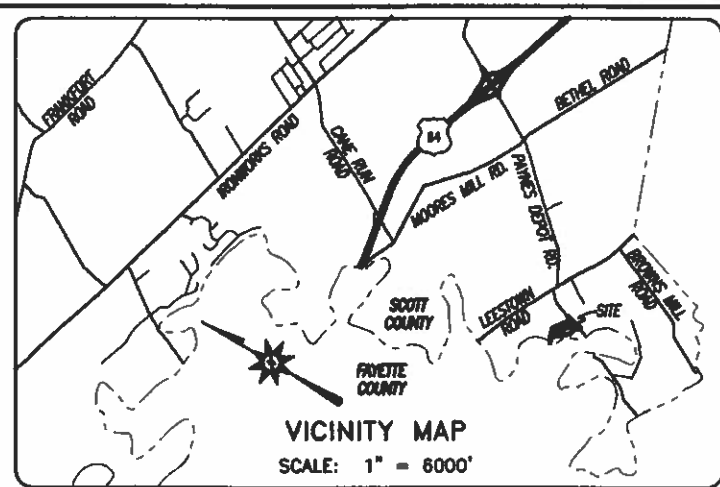
FINAL SUBDIVISION PLAT
WILMA L. COURTNEY ESTATE
#2603 WEISENBERGER MILL ROAD

| | | | |
|-------------------------------------------------------------------------------------------|-----------------------|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR | SCALE 1" = 200' | DATE 02/27/23 | DARNELL ENGINEERING, INC. P.O. Box 175 Cynthiana, Kentucky 41031 (859) 234-8957 <small>*THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150.*</small> |
| | FILE NO. 22-4965 | FILED BY COURTNEYEV | |
| | FIELD CREW JBF/WDR | GRID FILE COURTNEYW | |
| | DRAWN BY APD | CHECKED BY APD | |

CERTIFICATION OF FINAL SUBDIVISION PLAT APPROVAL

I hereby certify that the development plan shown hereon has been found to comply with the Subdivision and Development Regulations for Georgetown and Scott County, Kentucky, with the exceptions of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for construction and obtaining building permits.

Date _____ Chairman, Georgetown-Scott County Planning Commission



PURPOSE:
The purpose of this plat is to survey and divide the parent tract into Parcel 5-A, Parcel 5-B, and Parcel 5-C as shown hereon.

ADDRESS:
2603 Weisenberger Mill Road
Murray, KY 40357
(Scott County)

OWNERS:
Wilma L. Courtney Estate
2603 Weisenberger Mill Road
Murray, KY 40357

ZONE:
A-1 (Agricultural)

PLOTTED: 03/28/23 @ 5:00 BY APD

**SCOTT COUNTY HUMANE SOCIETY
PRELIMINARY DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission
APRIL 13, 2023**

FILE NUMBER: PDP-2023-10

PROPOSAL: Preliminary Development Plan for a 5,100 SF building with a 1,500 SF covered-open air area.

LOCATION: 1376 Lexington Road

OWNER: Scott County Humane Society

CONSULTANT: Jason Banks
Banks Engineering, Inc.



STATISTICS:

| | |
|-------------------------|---------------------------------------------------------------------------|
| Zone | A-1 (Agricultural) |
| Surrounding Zone(s) | A-1 |
| Site Acreage (Net) | 4.52 Acres |
| Building Height | 20 feet, 5 inches |
| Proposed Building Size | 6,600 SF Total (Main Building: 5,100 SF; Covered Open-Air Area: 1,500 SF) |
| Proposed Parking Access | 16 spaces (2 ADA Accessible) |
| Variances/Waivers | Lexington Road (US 25) None |

BACKGROUND:
The Applicant is seeking approval of a site plan to construct a 6,600 SF building for the Scott County Humane Society. In November of 2020, the Scott County Board of Adjustment approved a conditional use permit for the site to allow the site to be used as a pet adoption center. As part of their Conditional Use Permit, the Applicant indicated they would not be keeping any dogs overnight at the Project Site. Dogs would be brought to the site only for training and meeting potential adopters. At the same hearing, the Board approved a variance to reduce the side yard setback on the north side from 50 feet to 35 feet.

PLAN REVIEW:

The Project Site is a 4.5-acre lot with access from Lexington Road. The proposed building will sit on the western side of the lot (closer to Lexington Road), leaving a large space in the rear. The proposed parking for the building is on the west and south sides of the building. The development plan shows an adequate amount of off-street parking.

There is a proposed covered open-air area on the north side of the building for pet adopters to get acquainted with the pets. There is also a 40 ft. x 100 ft. fenced area on the north side of the building for dog exercise.

Access:

Vehicular access to the site is proposed from Lexington Road. The Applicant will need to get approval for all modifications to the existing entrance from the Kentucky Transportation Cabinet (KYTC). Additionally, the Applicant will need to coordinate with any utility providers with easements/lines along the US 25 right-of-way and the frontage of the Project Site.

Stormwater Management:

The Preliminary Development Plan shows a potential stormwater detention area south of the parking lot.

Landscaping & Buffering:*Section 6.12: Property Perimeter Requirements*

The landscaping and buffering requirements of Section 6.12 do not apply to this site.

Section 6.13: Vehicular Use Area Perimeter Requirements

The Preliminary Development Plan meets the requirements for VUA perimeter landscaping.

Section 6.22: Interior Landscaping for Vehicular Use Areas

The Applicant is meeting the requirement for the amount of VUA landscaped area and the number of trees required in those areas.

Section 6.2215: Minimum Canopy Requirements

The Preliminary Development Plan meets the requirements for canopy coverage.

Section 6.23: Landscaping for Service Structures

The Preliminary Development Plan meets the requirements for screening around the dumpster.

Miscellaneous Buffering

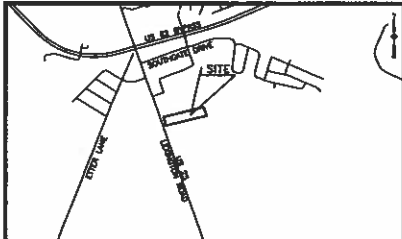
At the Board of Adjustment hearing, a question was posed by a neighbor regarding fencing around the proposed development. There are no local ordinances at this time which would require buffering or fencing between two properties in the A-1 zone. The Planning Commission has heard and recommended approval of a text amendment which may require such fencing, but at this time it has not yet been adopted by the legislative bodies.

RECOMMENDATION:

Staff recommends **approval** of the Preliminary Development Plan. Should the Planning Commission approve the application, staff recommends including the following conditions of approval:

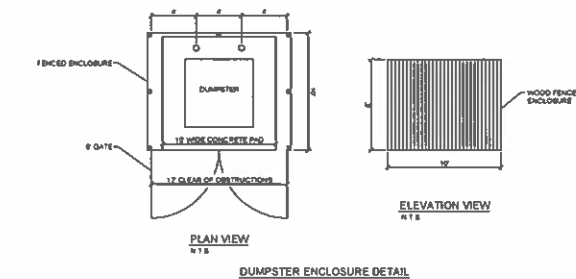
Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. 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).
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. 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.
5. The Final Development Plan shall comply with all stormwater management requirements according to the current Stormwater Manual including a post-construction stormwater management BMP O&M agreement.
6. This Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406 section A of the *Subdivision and Development Regulations*.
7. The Final Development Plan shall have a specie specific Landscaping Plan in compliance with the *Landscaping & Land Use Buffers Ordinance*.
8. The Applicant shall abide by all conditions of the Conditional Use Permit numbered S-2020-39.

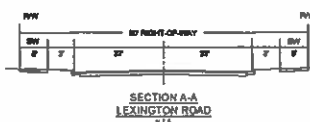


VICINITY MAP - NTS

NOTE: ACTUAL CONFIGURATION MAY VARY DIMENSIONS SHOWN IN THE DETAIL ARE VERIFIABLE



DUMPSTER ENCLOSURE DETAIL



| SITE STATISTICS | |
|--------------------------------------------------|-----------------|
| SITE AREA(SQ. FT.) | 186,882 SQ. FT. |
| SITE AREA(ACRES) | 4.32 AC. |
| ZONE | A-1 |
| NO. OF LOTS | 1 |
| GROSS BLDG. FLR. AREA | 5,100 SQ. FT. |
| FLOOR AREA RATIO | .02 |
| PARKING REQ.* | 5 (1 HCP) |
| PARKING PROV. | 18 (2 HCP) |
| VEHICLE USE AREA (VUA) | 12,728 SQ. FT. |
| REQ. INT. LANDSCAPE (VUA) *10 | 1,273 SQ. FT. |
| PROP. INT. LANDSCAPE | 1,334 SQ. FT. |
| * (1 SP. PER VEHICLE BASED ON MAXIMUM OCCUPANCY) | |
| ST FRONTAGE (LEXINGTON) | 210 LF. |

COLUMBIA GAS NOTES

- NO COVER SHALL BE REMOVED OR PILL ADDED WITHIN TWENTY-FIVE (25) FEET OF THE HIGH-PRESSURE GAS LINE WITHOUT APPROVAL OF THE COLUMBIA ENGINEERING DEPARTMENT.
- ANYONE EXPOSING, EXCAVATING, OR DIGGING WITHIN TWENTY-FIVE (25) FEET OF THE HIGH-PRESSURE GAS LINE SHALL HAVE COLUMBIA PERSONNEL ON SITE. CONTACT SPANION BARKER, FIELD OPERATIONS LEADER, AT 858-508-7440.
- ANY PROPOSED UTILITY AND/OR FIBER OPTIC LINES SHALL CROSS COLUMBIA GAS LINES AT OR AS NEAR PRACTICAL TO 90 DEGREES.
- ALL PROPOSED LINE/FACILITY CROSSINGS SHALL MAINTAIN GREATER THAN EIGHTEEN (18) INCHES SEPARATION FROM COLUMBIA GAS LINES AND FACILITIES.
- ANY PROPOSED ELECTRIC AND FIBER OPTIC LINES SHALL CROSS BELOW COLUMBIA GAS LINES AND BE ENCASED FOR TWENTY-FIVE (25) FEET ON BOTH SIDES OF LINE.
- ALL UNDERGROUND UTILITIES CROSSING COLUMBIA GAS FACILITIES SHALL BE INSTALLED WITH WARNING TAPE, MARKER POSTS, OR BOTH. COLUMBIA GAS SHALL HAVE 24-HOUR / 7 DAYS A WEEK UNRESTRICTED ACCESS TO THE ENTIRE LINE FOR THE PURPOSES OF MAINTENANCE, INSPECTING, OPERATING, REPLACING, AND REPAIRING THE LINE AND WILL NOT REQUIRE PRIOR NOTIFICATION TO PROPERTY OWNER.
- IF ANY EXPOSURE OF THE HIGH-PRESSURE GAS LINE IS PLANNED, OWNERS/SELECT WITH CORROSION SHALL BE NOTIFIED PRIOR TO EXPOSURE AT 858-502-2555 AND BE GIVEN THE OPPORTUNITY TO BE ON SITE.
- IF ANY BLASTING IS PLANNED TO OCCUR, A BLASTING PLAN SHALL BE SUPPLIED TO THE COLUMBIA GAS ENGINEERING DEPARTMENT AT LEAST TWO (2) WEEKS IN ADVANCE. ALL RECOMMENDATIONS BY THE ENGINEERING DEPARTMENT SHALL BE ADHERED TO.
- IF ANY BLASTING IS PLANNED TO OCCUR, A BLASTING PLAN SHALL BE SUPPLIED TO THE COLUMBIA GAS ENGINEERING DEPARTMENT AT LEAST TWO (2) WEEKS IN ADVANCE. ALL RECOMMENDATIONS BY THE ENGINEERING DEPARTMENT SHALL BE ADHERED TO.
- THE HIGH-PRESSURE GAS LINE SHALL BE FIELD LOCATED (WITH ELEVATIONS) PRIOR TO THE APPROVAL OF A FINAL DEVELOPMENT PLAN.

PURPOSE OF DEVELOPMENT PLAN:

THE PURPOSE OF THIS DEVELOPMENT PLAN IS TO ADD A 5,100 SF BUILDING AND ASSOCIATED SITE IMPROVEMENTS TO SITE.

GENERAL NOTES

- THIS DEVELOPMENT PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED UPON A RECORDED SUBDIVISION PLAT.
- THIS DEVELOPMENT PLAN MAY BE APPROVED WITH THE APPROVAL OF THE GEORGETOWN - SCOTT COUNTY PLANNING COMMISSION.
- ACCESS TO THIS PROPERTY SHALL BE LIMITED TO THE POINTS INDICATED HEREON, OR AS MAY BE AMENDED.
- ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED, CONSISTING OF ANNUAL GRASSES OR SMALL GRAINS. SLOPES EXCEEDING 4:1 SHALL HAVE ADDITIONAL PROTECTION OF MULCHING OR SOGDING TO PREVENT EROSION. LANDSCAPING AND BUFFERING OF THIS PROPERTY SHALL COMPLY WITH THE GEORGETOWN / SCOTT COUNTY LANDSCAPE AND LAND USE BUFFER ORDINANCE.
- NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO THE APPROVAL OF AN EROSION CONTROL PLAN. SUCH PLAN MUST BE SUBMITTED IN ACCORDANCE WITH THE GEORGETOWN / SCOTT COUNTY STORMWATER MANAGEMENT AND BANSARY SEVERS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ALL GEORGETOWN / SCOTT COUNTY ENGINEERING MANUALS.
- ALL STREETS SHOWN HEREON ARE EXISTING.
- THIS DEVELOPMENT PLAN SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF GEORGETOWN - SCOTT COUNTY ENGINEERING AND KYTC WHERE APPLICABLE.
- THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL 21209C01B10 DATED DECEMBER 21, 2017.
- THE LOCATION OF ADDITIONAL FIRE HYDRANT(S) AND/OR FIRE DEPARTMENT CONNECTION(S), AS REQUIRED, SHALL BE APPROVED BY GEORGETOWN - SCOTT COUNTY.
- NO BUILDING PERMITS SHALL BE ISSUED UNLESS AND UNTIL A FINAL DEVELOPMENT PLAN IS APPROVED BY THE GEORGETOWN - SCOTT COUNTY PLANNING COMMISSION.
- ANALYSES FOR STORMWATER MANAGEMENT WILL BE PROVIDED WITH THE IMPROVEMENT PLANS.
- STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE GEORGETOWN - SCOTT COUNTY STORMWATER QUANTITY AND QUALITY MANAGEMENT NEEDS PER THE REQUIREMENTS OF THE STORMWATER MANUAL.
- STORMWATER DETENTION SHALL BE PROVIDED ON SITE.
- AN ENCROACHMENT PERMIT WILL BE REQUIRED FOR ENTRY DRIVE ONTO US-25.

SURVEY NOTES

- CONTOUR INTERVAL: 1 FOOT. CONTOURS GENERATED FROM DIGITAL ELEVATION MODEL (DEM) DOWNLOADED FROM COMMONWEALTH OFFICE OF TECHNOLOGY.
- BOUNDARY SHOWN WAS TAKEN FROM PRIOR PLAT OF RECORD LOGGED IN PLAT CABINET "U", SLIDE 300 IN THE SCOTT COUNTY CLERK'S OFFICE.
- EXISTING EASEMENTS SHOWN WERE TAKEN FROM PRIOR PLAT OF RECORD LOGGED IN PLAT CABINET "U", SLIDE 350 IN THE SCOTT COUNTY CLERK'S OFFICE.
- SOURCE OF DEEDS: 1378 LEXINGTON ROAD - PART OF LOT 2, LORR A, AND JOHN SALDERS, PLAT CABINET "U", SLIDE 350, DEED BOOK 382, PAGE 84 OF RECORD IN THE SCOTT COUNTY CLERK'S OFFICE.

TREE PRESERVATION PLAN

- TREE PROTECTION AREAS (TPAs) SHALL BE FENCED WITH A MINIMUM 5 FEET TALL FENCING LOCATED ALONG THE DRIPLINE OF THE TREE CANOPY WITH SIGNS POSTED EVERY 100 FEET THAT READ "TREE PROTECTION AREA" WRITTEN APPROVAL OF THE INSTALLED FENCING BY THE URBAN FORESTER (U.F.) SHALL BE OBTAINED PRIOR TO ISSUANCE OF PERMITS OR OTHER CONSTRUCTION ACTIVITY. THE FENCE SHALL BE MAINTAINED IN GOOD ORDER FOR THE DURATION OF THE PROJECT AND NOT BE MOVED WITHOUT PRIOR PERMISSION TO THE URBAN FORESTER. NO TREE REMOVAL, GRUBBING, OR CLEARING IN THE TPA SHALL BE PERMITTED WITHOUT PRIOR APPROVAL OF GEORGETOWN - SCOTT COUNTY PLANNING COMMISSION.
- ALL OTHER REQUIRED TREES SHALL CONFORM WITH THE GEORGETOWN / SCOTT COUNTY PLANNING MANUAL. ALL TREES SHALL BE PLANTED A MINIMUM OF 10 FEET FROM BUILDINGS. TREES TO BE LOCATED WITHIN UTILITY EASEMENTS MUST FIRST CALL KENTUCKY UNDERGROUND CALL-BEFORE-YOU-DIG 1-800-732-6007.
- ALL EXISTING TREES SHOWN (NOTED AS TREE SYMBOL WITH AN 'X') SHALL REMAIN AND ARE TO BE PROTECTED. OTHER TREES SHOWN ON PLAN ARE NEW TREES TO BE PLANTED.

TREE CANOPY STATISTICS

| | |
|-----------------------------------------------------------------------------------|-----------------|
| SITE AREA | 186,882 SF |
| REQUIRED TREE CANOPY AREA | 23,625 SF (12%) |
| EXISTING TREE CANOPY COVERAGE | 12,180 SF (6%) |
| CANOPY REQUIRED | 11,445 SF (6%) |
| (EQUIVALENT OF 18 LARGE TREES OR A COMBINATION OF LARGE, MEDIUM, AND SMALL TREES) | |
| TREES PROPOSED: | 17 LARGE TREES |

CONDITIONAL ZONING RESTRICTIONS

PROHIBITED USES

- MULTI-FAMILY RESIDENTIAL STRUCTURES
- CLUSTER DEVELOPMENT LOTS
- MAJOR RESIDENTIAL SUBDIVISIONS OF TRACTS BETWEEN FIVE AND LESS THAN TEN ACRES
- MAJOR RESIDENTIAL SUBDIVISION IS THE DIVISION OF LAND INTO FOUR OR MORE RESIDENTIAL TRACTS INCLUDING THE PARENT TRACT.

CONDITIONAL USE PERMIT NOTES:

- THE SCOTT COUNTY BOARD OF ADJUSTMENT APPROVED A CONDITIONAL USE PERMIT TO ALLOW THE SCOTT COUNTY HUMANE SOCIETY TO CONDUCT THEIR OPERATIONS AT 1364 LEXINGTON ROAD, SCOTT COUNTY, KY. (S-2018-02)

ROYAL SPRING AQUIFER NOTES:

- THIS PROJECT DOES NOT LIE WITHIN THE ROYAL SPRING AQUIFER RECHARGE AREA.

CERTIFICATION OF OWNERSHIP AND DEDICATION

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

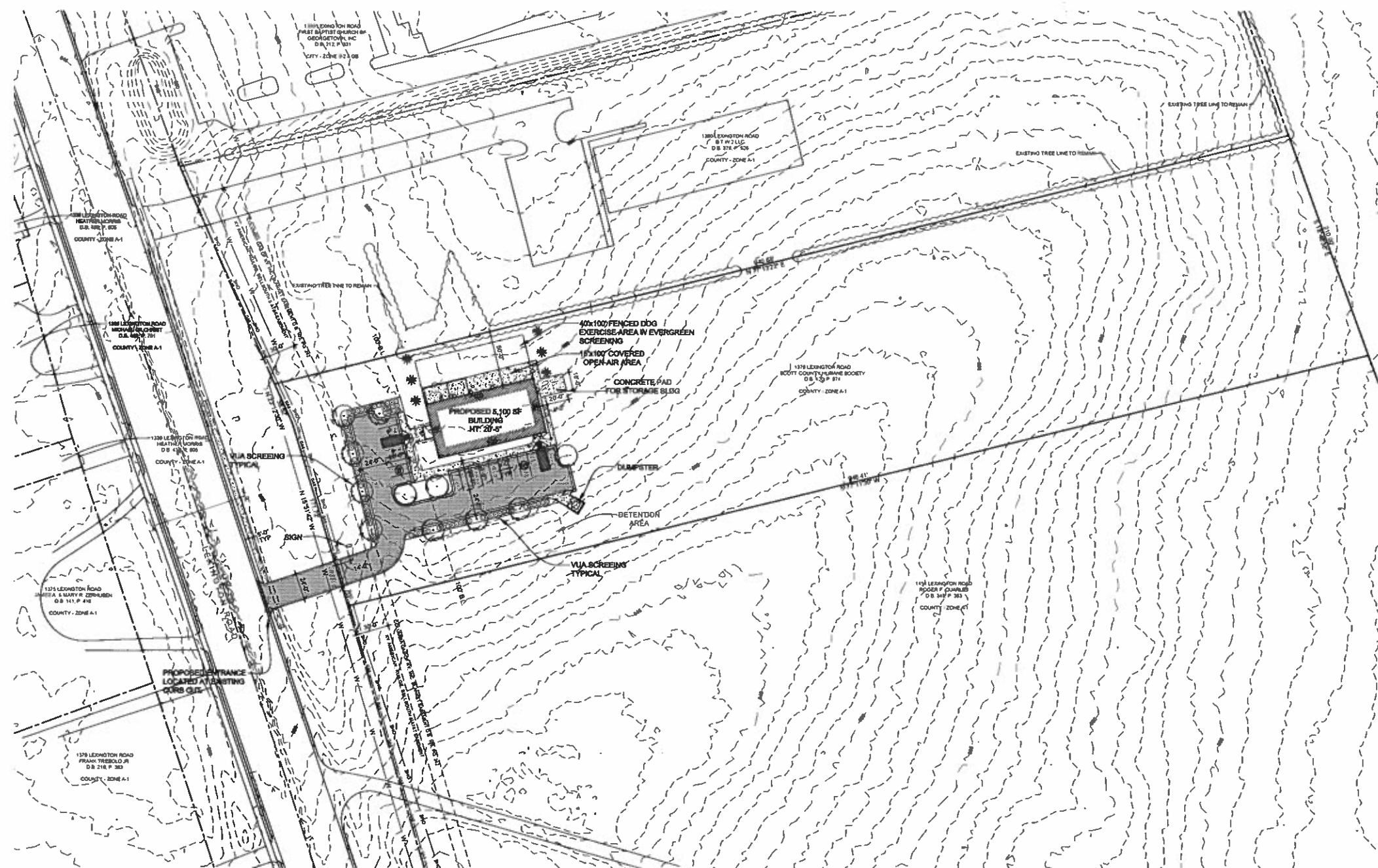
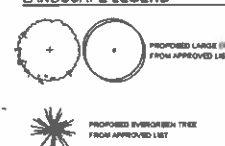
OWNER SIGNATURE _____ DATE _____

CERTIFICATION OF PRELIMINARY PLAN APPROVAL

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

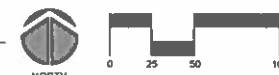
CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION _____ DATE _____

LANDSCAPE LEGEND



PRELIMINARY DEVELOPMENT PLAN

SCALE: 1"=50'-0"



ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF BANKS ENGINEERING, INC. ANY REPRODUCTION OR PROMOTION IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION OF BANKS ENGINEERING, INC.

Drawing: 2018A_PDP.dwg

OWNER
SCOTT COUNTY HUMANE
SOCIETY
751 SLOANE DRIVE, STE 13, GEORGETOWN, KY, 40324

SCOTT COUNTY HUMANE
SOCIETY
1378 LEXINGTON ROAD, GEORGETOWN, KY, 40324
PRELIMINARY DEVELOPMENT PLAN



| | |
|---------|---------------|
| DATE | MAR. 01, 2023 |
| BY | [Signature] |
| NO. | 1 |
| DATE | |
| NO. | 2 |
| DATE | |
| NO. | 3 |
| DATE | |
| NO. | 4 |
| DATE | |
| NO. | 5 |
| SHEET | PDP |
| DATE | 2018B |
| OWNER | GWS |
| PROJECT | JOB |

MLSG HOLDINGS
PRELIMINARY DEVELOPMENT PLAN
Staff Report to the Georgetown-Scott County Planning Commission
April 13, 2023

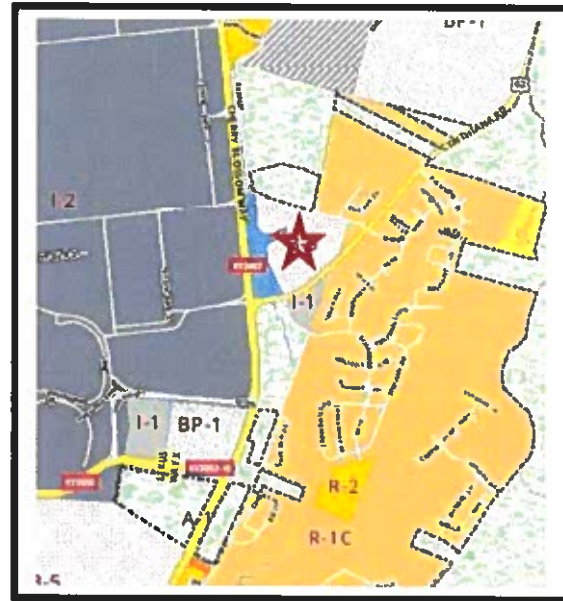
FILE NUMBER: PDP-2023-11

PROPOSAL: Final Development Plan for 47,075 SF Commercial Building with a 24,000 SF future expansion on 41.66 acres.

LOCATION: NE corner of Cherry Blossom Drive and Cynthiana Road

APPLICANT: MLSG Holdings, LLC

DESIGNER: Jason Banks, Banks Engineering, Inc.



STATISTICS:

| | |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------|
| Zone | B-5 Commercial, C-1 Conservation |
| Surrounding Zones | BP-1, R-1C, I-1, A-1 |
| Proposed Use | Off-Road Vehicle Sales, General Retail |
| Site Acreage | 41.86 acres |
| Building Area | 47,075 SF (phase 1) |
| Max. Building coverage | 50% |
| Building Coverage | 2.95% |
| Building Height | 29'-3" |
| Parking Required | 75 spaces (1 space per employees max. shift, 1 space per customer at peak time, based on existing site) |
| Parking Provided | 94 spaces (80 auto, 4 handicap, 10 truck and trailer) |
| New Street Required | No |
| Water/Sewer Availability | Yes/Yes |
| Access | Barkley Lane and Cynthiana Road (US 62) |
| Variances/Waivers | Loading and Unloading in Front Yard, request for no new sidewalks along existing roads. Temporary gravel storage area |

BACKGROUND:

The subject property consists of an approximately 36.6-acre portion of a larger 41.66-acre tract, zoned B-5, General Commercial Park. The site also includes 5-acres of floodplain, which is to remain undeveloped, zoned C-1 Conservation. The site is northeast of the intersection of Cherry Blossom Way and Cynthiana Roads. The parcel is bordered on the north by the Barkley Meadows subdivision and the Lanes Run Business Park, phase 3. Its main access is from Cynthiana Road, a State controlled roadway.

The subject property received zoning approval for a change from A-1 to B-5 Commercial Park on 36.6-acres in June, 2009 (ZMA-2009-10). Approximately 5-acres was zoned C-1 (Conservation) at the same time. There are two lots to the north between the subject property and Barkley Lane. One lot is a remnant parcel owned by KYTC and one lot has an older house that is currently occupied.

The subject property is a triangular shaped parcel between the Toyota Plant and a developing residential community to the north named Barkley Meadows and a larger residential subdivision, Pleasant Valley, across Cynthiana Road to the east, which is nearing completion. There is also a mini-storage facility across Cynthiana Road to the south. The Toyota Plant is to the west. In general, this is a transitional commercial property between Industrial areas and growing residential subdivisions.

The Lanes Run Business Park takes up much of the remaining land immediately to the north. The main tributary of Lanes Run Creek follows the western boundary of the subject property, and a smaller drainage area juts out east into the site and is fed by the outfall of the Barkley Meadows stormwater pond.

The site is somewhat overgrown and moderately sloped. Existing trees and plantings should be retained or supplemented to enhance the buffer between the new commercial building and the residential areas adjoining.

Traffic Study

No local Traffic Study was warranted, based on the peak traffic generation for the proposed use being under the threshold of 100 peak hour trips. A KYTC Encroachment Permit will be required for the new commercial entrance onto Cynthiana Road (US 62).

The Preliminary Development Plan shows two driveway entrances. The main entrance is from Cynthiana Road, a state arterial roadway and a secondary entrance is from Barkley Lane. The Barkley Lane entrance is shown as a more direct driveway connection to the proposed dock and loading and unloading area on the north side of the building.

Barkley Lane is built to residential city standards with 26' feet of pavement and curbs from Cynthiana Road to the main entrance to Barkley Meadows subdivision, phase one. Barkley Lane narrows beyond the subdivision entrance to a rural roadway section with approximately 16' of pavement width. The road continues around the perimeter of the Lanes Run business park until it intersects with Enterprise Way in the business park.

Staff is concerned with truck and delivery traffic on Barkley Road and would recommend, at least initially, that this driveway entrance from Barkley Lane be eliminated.

Preliminary Development Plan Review:

Setbacks and Building Standards:

The B-5 zone district requires the following standard setbacks:

Front: 25 feet local streets; 50 feet State routes

Side: 10 feet

Rear: 20 feet; 30 feet if serviced from the rear

Periphery Boundary: 50 feet; 100 feet where adjacent to Residential or Agricultural zone

The proposed building locations on the Preliminary Development Plan meet the required B-5 building setbacks. The Applicant is proposing to develop only phase one at this time with a 47,075 SF building, and associated driveways and parking. The footprint of the proposed structure will cover approximately 2.95% of the lot area, under the 50% maximum building ground coverage allowed. A 24,000 SF storage building is proposed to be built west of the main building at a later date along with a future café proposed on the east side of the main building.

The applicant is proposing to temporarily gravel and fence the area shown for the future 24,000 SF storage building and use it as an enclosed outdoor storage area. The applicant received a CUP for outdoor storage from the Scott County Board of Adjustment on April 3, 2022. The use of gravel for vehicle or equipment storage would still require a waiver from the Planning Commission Board for the pavement surface, as this is a Subdivision and Development Regulation requirement not a Zoning Requirement and the authority to waive this requirement lies with the Planning Commission Board.

Vehicular Access & Pedestrian Circulation:

Driveways & Access: Primary access to the Project Site is from Cynthiana Road, a state roadway. A secondary access is proposed from Barkley Lane, a local residential street. The Applicant has indicated they will follow KYTC procedures if the encroachment permit requires off-site improvements to the Cynthiana Road intersection. Planning Commission staff recommends that turn lanes be required at the main entrance for safety reasons. Staff also recommends removal of the driveway connection to Barkley Lane.

Parking Spaces: The parking requirement is determined by uses proposed in the buildings. The general retail requirement is 1 space per 150 SF of area. The applicant is proposing a standard based on the number of employees on maximum shift (35) and customers based on peak time (40) using their existing facility as a guide. Staff is satisfied with using this standard. The applicant is also proposing ten (10) pull thru truck-trailer spots. There is sufficient area on site for future expanded parking areas if needed or if there is a future change in use.

Sidewalks: Internally, the Applicant is proposing sidewalks along the front of the building(s). No sidewalks are proposed along Cynthiana Road or Barkley Lane.

The Preliminary Development Plan is showing an existing vehicle test trail on site. Staff recommends that any vehicle test trails be at least 500 feet from residences in Barkley Meadows and be used only during daylight hours, to reduce any potential noise impacts to residential areas.

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:

- The B-5 zone requires a 25-foot landscaping buffer between the Project Site and the adjoining residential property, with a double row of evergreen and deciduous trees planted 15' on center. The applicant is showing existing or new landscaping to meet the requirements of the *Landscape and Land Use Buffers Ordinance*.

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

- Requires VUA perimeter screening for areas greater than 1,800 SF or used by 5 or more vehicles.
- VUA perimeter screening is required when facing public and private streets.
- When VUA faces a public or private street right-of-way, access road, or service road, trees must be from Group A, B, or C plus a 3' average height continuous planting, hedge, fence, wall or earth mound or a 3' decrease in elevation from the adjoining property to the vehicular use area (Row 2).

Interior Landscaping for Vehicle Use Areas; Section 6.22:

- Requires interior VUA landscaping for all lots greater than 6,000 SF or used by 20 or more vehicles. Loading areas and driveways are counted since this is not an industrial site.
- For each 100 sq. ft., or fraction thereof, of vehicular use area, ten (10) sq. ft. of landscaped area shall be provided.
- 1 tree/250 SF of interior VUA area is required.

The Applicant has shown that they can satisfy the requirements from Section 6.13 and 6.22 (listed above).

Section 6.14: Minimum Canopy Requirements

The applicant will be required to show they meet the canopy coverage with a specie-specific final landscape plan on the Final Development Plan. The Preliminary Development Plan has indicated that they will meet the canopy requirements with 125 new tree plantings. No variances to the landscaping are requested.

Stormwater: There is a large detention basin proposed for the Project Site. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer meeting all requirements of the Georgetown Stormwater Manual prior to approval of the Final Development Plan.

Lighting: 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.

Signs: A freestanding sign is proposed as part of the development to the south of the main entrance. All signage will need to comply with the *Sign Ordinance* including meeting the size requirements and required setbacks. One freestanding sign is permitted in the B-5 District.

Board of Adjustment:

The applicant was approved by the Scott County Board of Adjustment on April 3rd, 2023 for an outdoor display area on either side of the main entrance on Cynthiana Road and an outdoor storage area in the location where the future 24,000 SF warehouse building is proposed, west of the main building. The Conditional Use Permit for outdoor sales and display included the condition that the vehicles display shall be limited to the hours of 9am to 6pm and that the storage area be fenced around its perimeter and screened on the north and south sides

Conclusion:

The Preliminary Development Plan has been submitted and meets the general requirements of the B-5 District. Three variances are required. Planning staff supports the three variances as noted in the staff report. Before Final Approval staff will still review the technical aspects of the proposal, such as the final construction details and stormwater management plan and details.

The Preliminary Development Plan shows the retention of a significant number of trees on site to provide a buffer from adjoining residential areas. Staff recommends the removal of the driveway connection to Barkley Lane to reduce the likelihood of delivery truck and residential vehicle conflict.

A fuel tank with a fuel containment vault (8' x 8') is shown behind the building near the loading dock. An oil-water separator is shown on the sanitary sewer line to remove any contaminants from indoor vehicle cleaning areas with floor drains tied to the sanitary sewer system. The fuel tank shall comply with any state or federal guidance or regulations on above ground fuel storage.

RECOMMENDATION:

Staff recommends approval of the Preliminary Development Plan for MLS Motorsports, with the following variances and conditions of approval:

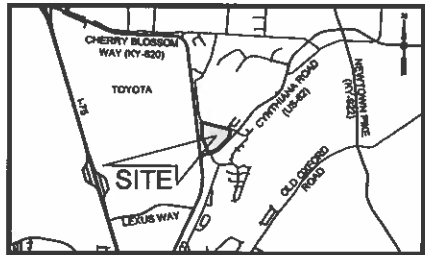
Variances:

1. To allow loading and Unloading on rear of building which is the secondary front yard as measured from Barkley Lane.
2. To allow no new sidewalks to be built along Cynthiana or Barkley Lanes.
3. To allow gravel as the surface in the temporary storage area west of the main building.

Conditions of Approval:

1. Road improvements on Cynthiana Road required to serve the development shall be determined and constructed at the applicants expense, as part of phase one, Final Development Plan approval. At a minimum, a north bound turn lane into the development from Cynthiana Road shall be required.
2. No new improved driveway connection shall be constructed connecting the site to Barkley Lane.

3. A photometric plan shall be submitted along with the Final Development Plan showing no off-site lighting impacts.
4. Existing vehicle test trail shall be limited to daytime use and shall be modified to remain greater than 500 feet from residential structures.
5. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan. Development must meet all requirements of the Georgetown Stormwater Manual.
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. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
8. Prior to any construction or grading, a Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.
9. The Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406, section A, of the *Subdivision and Development Regulations*.
10. A final specie-specific landscape plan shall be provided along with the Final Development Plan.



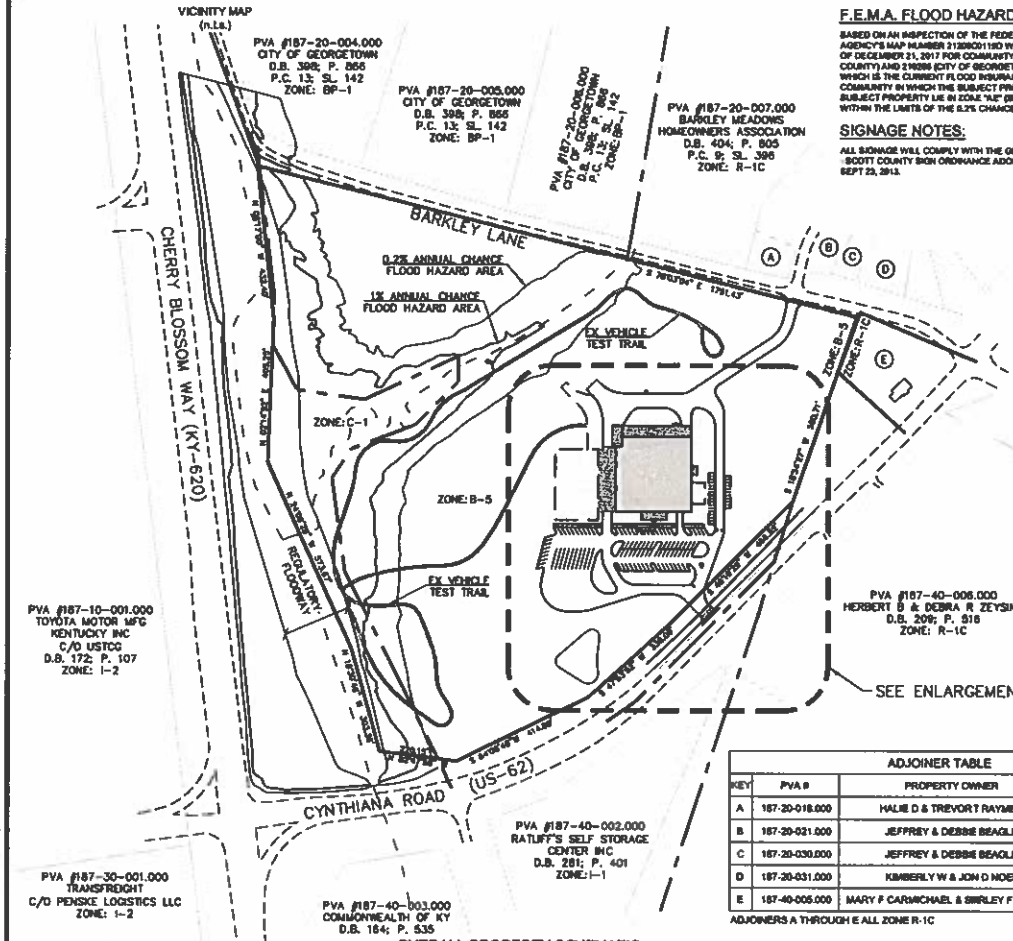
UTILITY NOTE:
ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER, KENTUCKY 811 SAFELY (8.00.7) (TOLL FREE PHONE NO. 1-800-782-8007) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER HAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS AND WATER LINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND MARKING ALL UTILITIES. REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

KENTUCKY UNDERGROUND PROTECTION INC.
KENTUCKY STATE LAW REQUIRES CONTRACTORS TO CALL TWO BUSINESS DAYS PRIOR TO DIGGING. CALL 811 OR 1-800-782-8007 FOR A LOCATOR REQUEST. ANY ORGANIZATION THAT IS NOT A PART OF KUP INC. SHALL BE CONTACTED INDIVIDUALLY.

UNDERGROUND UTILITIES
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORD DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT HE HAS MADE A REASONABLE ATTEMPT TO LOCATE ALL UTILITIES. INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SURVEY NOTE:
THESE PLANS DO NOT CONSTITUTE A BOUNDARY SURVEY AND ARE NOT INTENDED FOR LAND TRANSFER. THEY DO NOT MEET THE MINIMUM STANDARDS FOR A BOUNDARY SURVEY. THE SOLE PURPOSE OF THIS SHEET IS FOR USE IN OBTAINING A BUILDING PERMIT.

PUBLIC UTILITIES
WATER: KENTUCKY AMERICAN WATER COMPANY
SEWER: GEORGETOWN MUNICIPAL WATER & SEWER SERVICE
ELECTRIC: KENTUCKY UTILITIES COMPANY
GAS: COLUMBIA GAS
TELEPHONE: BELL SOUTH TELECOMMUNICATION



LEGEND

- BOUNDARY LINE
- ZONE
- BUILDING SETBACK LINE
- ADJACENT RIGHT-OF-WAY
- ADJACENT PROPERTY LINE
- EXISTING CONTOUR - MAJOR
- EXISTING CONTOUR - MINOR
- EXISTING STREAM
- WATERLINE
- SANITARY SEWER LINE
- STORM SEWER
- OVERHEAD ELECTRIC LINE
- UNDERGROUND UTILITY
- EXISTING TREE LINE
- FIRE HYDRANT
- WATER VALVE
- UTILITY POLE
- GUY WIRE
- SANITARY SEWER MANHOLE
- LIGHT POLE

SITE STATISTICS
SCALE: 1" = 250'

TOTAL AREA: 41.88 ACRES (PER PLAT CABINET 2 SLIDE 583)
AREA IN LOTS: 41.88 ACRES (PER PLAT CABINET 2 SLIDE 583)
ON SITE TOPO SURVEY AREA: 10.48 ACRES
NO. OF LOTS: 1
L.F. OF STREET: N/A
EXISTING ZONING: B-5 & C-1
GROSS A.C. F.L. AREA: 47,075 S.F.
BUILDING HEIGHT: 29'-3"

PARKING STATISTICS
TOTAL AUTO SPACES PROVIDED: 84 (80 STANDARD, 4 ACCESSIBLE)
TOTAL TRUCK/TRAILER SPACES PROVIDED: 10
PARKING CALCULATED BASED ON FOLLOWING:
1 SPACE / EMPLOYEE ON MAX SHIFT (35 EMPLOYEES)
1 SPACE / CUSTOMER AT PEAK TIME (40 CUSTOMERS)

LANDSCAPING STATISTICS
VEHICLE WASH AREA (VWA): 124,119 S.F.
REG. INT. LANDSCAPE (10% OF VWA): 12,412 S.F.
PROPOSED INT. LANDSCAPE: 14,304 S.F.
PERIMETER VVA LENGTH: 2,533 L.F.
REQUIRED PERIMETER TREES (1 TREE / 40'): 61 TREES
PROPOSED PERIMETER TREES: 61

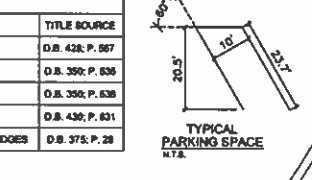
ADJOINER TABLE

| KEY | PVA # | PROPERTY OWNER | TITLE SOURCE |
|-----|----------------|-------------------------------------|------------------|
| A | 187-20-018.000 | HALES D & TREVOR T RAYMER | D.B. 428; P. 887 |
| B | 187-20-021.000 | JEFFREY & DEBBIE BEAGLE | D.B. 390; P. 838 |
| C | 187-20-030.000 | JEFFREY & DEBBIE BEAGLE | D.B. 390; P. 838 |
| D | 187-20-031.000 | KIMBERLY W & JOHN D NOEL | D.B. 430; P. 621 |
| E | 187-40-005.000 | MARY F CARMICHAEL & SIMPLY F HEDGES | D.B. 375; P. 28 |

ADJOINERS A THROUGH E ALL ZONE R-1C

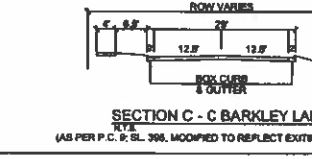
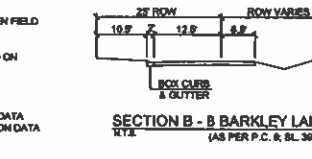
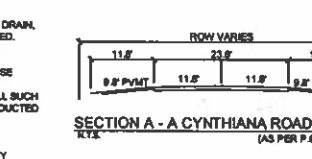
REQUESTED VARIANCES:

- REQUEST TO ALLOW FOR LOADING / UNLOADING TO TAKE PLACE IN THE FRONT YARD.
- THE PROPOSED DEVELOPMENT ON THIS SITE TAKES PLACE IN AN AREA THAT HAS ROAD FRONTAGE ON TWO SIDES (US-62 & BARKLEY LANE). THE REAR OF THE BUILDING, WHERE LOADING AND UNLOADING WILL OCCUR, FACES BARKLEY LANE. THE PROPOSED BUILDING IS SET -47' INSIDE THE PROPERTY LINE. THERE IS EXISTING VEGETATION THAT WILL PROVIDE A SCREEN BEHIND THE MAJORITY OF THE PROPOSED DEVELOPMENT AND THE ADJACENT SINGLE FAMILY HOMES ACROSS BARKLEY LANE. THE PORTION OF PROPERTY THAT DOES NOT HAVE EXISTING VEGETATION WILL HAVE PERIMETER VVA SCREENING AND A 25' LBA WITH AN EVERGREEN TREE EVERY 10' AND A DOUBLE SHRUB ROW. WE HAVE ALSO ADDED ADDITIONAL DECIDUOUS SCREENING TO LESSEN ANY IMPACT THIS MAY HAVE ON THE ADJACENT SINGLE FAMILY PROPERTIES.
- REQUEST TO WAIVE THE REQUIREMENT OF A SIDEWALK TO RUN THE LENGTH OF THE PROPERTY ALONG THE IMPROVED SECTION OF BARKLEY LANE.
- PLAT CAB 2, BL. 398 SHOWED A SIDEWALK BEING INSTALLED ON BOTH SIDES OF BARKLEY LANE. HOWEVER WHEN THE IMPROVEMENTS WERE MADE, NO SIDEWALK WAS INSTALLED ON THE SOUTHERN SIDE. A NEW SIDEWALK WOULD BE INSTALLED. IT WOULD DEAD END INTO THE SINGLE FAMILY LOT THAT IS LOCATED AT THE CORNER OF BARKLEY LANE AND US-62.



GENERAL NOTES:

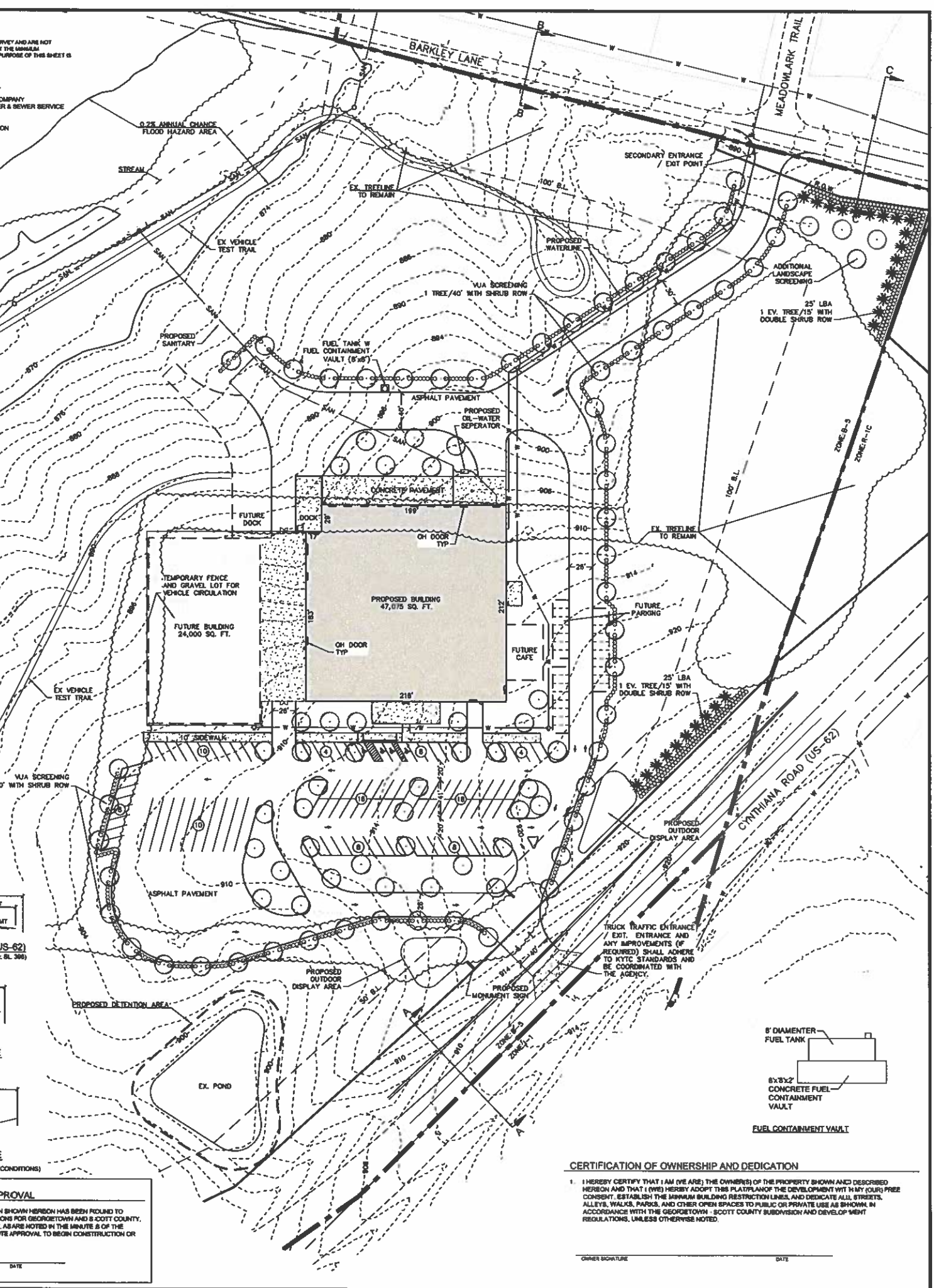
- THE MEANDERING LINES, IF ANY, SHOWN HEREON ARE USED FOR AN APPROXIMATE CALCULATION OF AREAS. THE CREEK, STREAM, RIVER, DRAIN, ROAD, ETC. IS THE ACTUAL PROPERTY LINE UNLESS OTHERWISE NOTED.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD. ALTHOUGH COURTHOUSE RESEARCH WAS CONDUCTED IN AN ATTEMPT TO LOCATE ALL SUCH ENCUMBRANCES, THE SURVEYOR CAN MAKE NO GUARANTEE THAT ALL SUCH RESTRICTIONS ARE HEREBY SHOWN. A DETAILED TITLE SEARCH CONDUCTED BY AN ATTORNEY MAY BE NECESSARY IN ORDER TO DETERMINE THE EXISTENCE OF ALL RESTRICTIONS.
- SOURCE OF DEEDS: D.B. 436; P.082 OF RECORD IN THE SODDIT COUNTY CLERK'S OFFICE.
- BOUNDARY SHOWN HEREON IS PRELIMINARY ONLY AND HAS NOT BEEN FIELD SURVEYED.
- THERE IS NO EVIDENCE OF RECENT EARTHWORK HAVING OCCURRED ON THIS SITE.
- NO BUILDINGS OBSERVED ON THE SITE.
- CONTOURS SHOWN HEREON ARE A COMPOSITE OF FIELD ACQUIRED DATA AND DATA OBTAINED FROM KY PROGNOSIS, KENTUCKY ELEVATION DATA FOUND AT: [HTTP://WWW.KYGEOMATICS.COM](http://www.kygeomatics.com)
- A KYTC ENCROACHMENT PERMIT WILL BE REQUIRED FOR THE PROPOSED ENTRANCE ONTO US-62.



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 SODDIT COUNTY, KENTUCKY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTE S OF THE PLANNING COMMISSION. THIS APPROVAL DOES NOT CONSTITUTE APPROVAL TO BEGIN CONSTRUCTION OR OBTAIN A BUILDING PERMIT.

Chadwick, 3600TOWN-SCOTT COUNTY PLANNING COMMISSION 3/18/21



CERTIFICATION OF OWNERSHIP AND DEDICATION

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

OWNER SIGNATURE: _____ DATE: _____

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OWNER
MLSG HOLDINGS LLC
1030 PARIS PIKE, GEORGETOWN, KY 40324

DEVELOPER
MLSG HOLDINGS LLC
1030 PARIS PIKE, GEORGETOWN, KY 40324

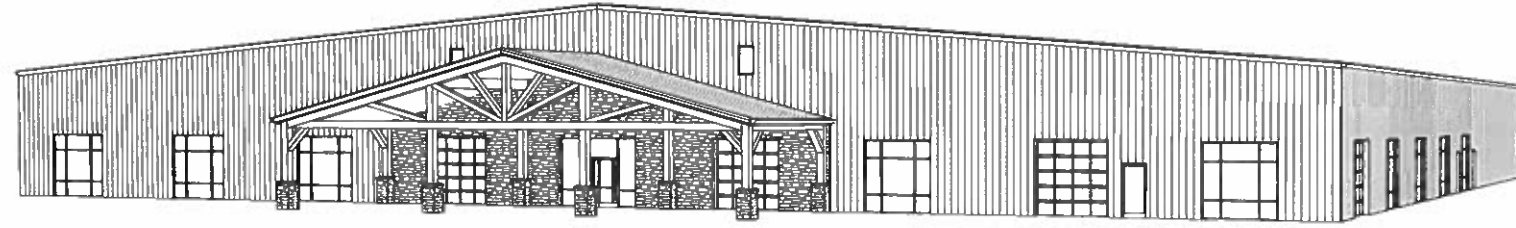
MLS POWERSPORTS
COMMONWEALTH OF KENTUCKY PROPERTY UNIT 3 TRACT 1
U.S. HIGHWAY 62/BARKLEY LANE
GEORGETOWN, SCOTT COUNTY, KY 40324

PRELIMINARY DEVELOPMENT PLAN

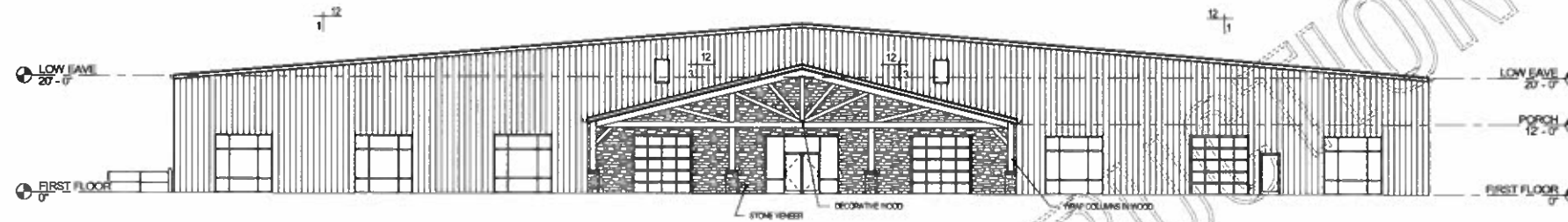
BANKS ENGINEERING
1211 RESAURNE STATION (INCORPORATED IN KY) (800.881.0020) | BANKSENGINEERING.NET

DATE: MARCH 01, 2023

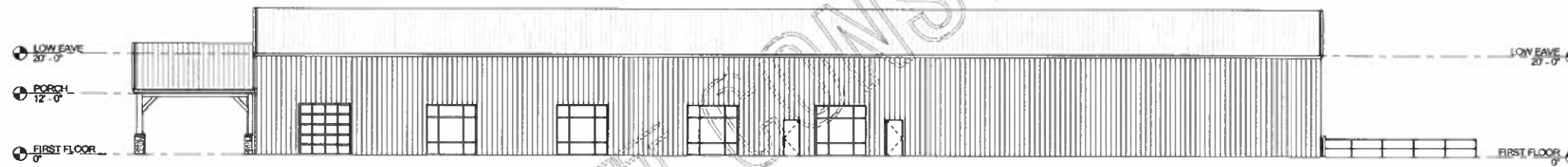
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CHECKED: JDB



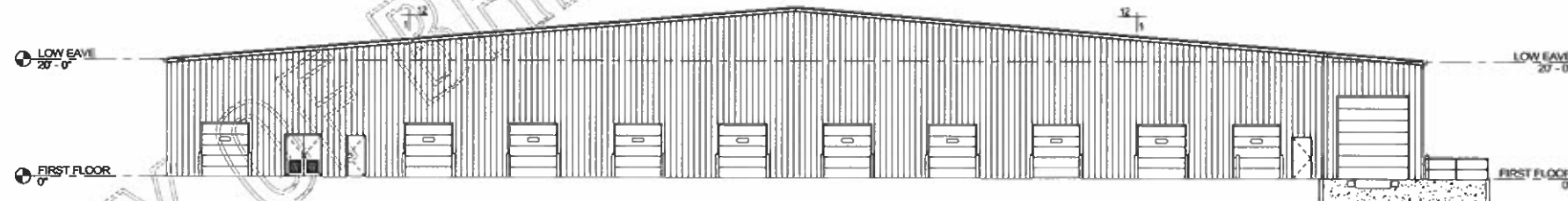
3D View 1



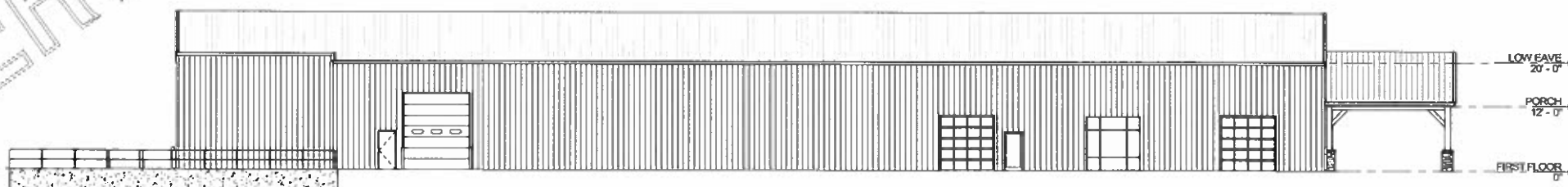
1 Elevation 1 - a
3/32" = 1'-0"



2 Elevation 2 - a
3/32" = 1'-0"



3 Elevation 3 - a
3/32" = 1'-0"



4 Elevation 4 - a
3/32" = 1'-0"

PROPERTY OF BRETT CONSTRUCTION COMPANY

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BRETT CONSTRUCTION CO.
 261 Walker Avenue • Ste. 203 • Longport, NJ 08044
 Phone: 609-226-7601 Fax: 609-291-6528

| | |
|---------------------|-------------------------------|
| DRAWN: MLM | PROJECT TITLE: GEORGETOWN, NJ |
| CHECKED: _____ | DATE: 03/22/23 |
| ELEVATIONS | |
| JOB NO. 23- | DWG NO. 3586 |
| SCALE 3/32" = 1'-0" | SHEET NO. A-2 |

3/22/2023 11:14:32 AM

PRELIMINARY
NOT FOR CONSTRUCTION

Text Amendment – RV Campgrounds

Section 2.1 - Definitions

Agricultural Use, Recreational: An outdoor recreational use, i.e., fishing, boating, hunting, riding, etc., involving a tract of real estate in excess of 250 acres which incorporates part-time residential use, e.g., hunting or fishing lodges which are not primary dwellings for the occupants. This also includes lots of 20 acres or larger to be developed as a RV Campground (as defined in this ordinance).

RV Campground (also: Mobile Home Camp, also-Trailer Camp, and Overnight Camping Area): An area designed exclusively for the accommodation of overnight and other temporary lodging where the traveler or transient usually provides his own accommodations (in a travel trailer, van, camper, or other mobile vehicle, etc.). This definition does not include camping areas designed exclusively for tent or other primitive camping.

Section 2.51.1

For the purposes of these regulations, four basic types of mobile homes development have been defined. They are: (1) mobile homes parks; (2) mobile home subdivisions; (3) RV Campgrounds ~~mobile home camps (or trailer parks)~~; and (4) a mobile home on a single lot...

Section 2.51.1 (A) Mobile Home Parks and Mobile Home Subdivisions: May be permitted as a conditional use only in R-2 and R-3 districts. ~~Mobile home camping areas~~ RV Campgrounds may be permitted in the A-1R district or by conditional use in B-2 district, or as accessory uses in recreational areas. All mobile home parks shall be subject to the standards of development established in the Subdivision Regulations...

When the Enforcement Officer has determined the application for mobile home parks or ~~trailer camps~~ RV Campgrounds complete, including payment of fees, the application is sent to the Board of Adjustment and/or Planning Commission who shall proceed to consider the application in accordance with state and local regulations, the same manner as set forth in Paragraph 2.33 and in KRS 100.217 through 100.263.

Section 2.51.1 (D) (2) RV Campgrounds ~~Mobile Home Camps (or camping areas for trailers)~~ are permitted in the A-1R zoning district or as a conditional use only in the B-2 district or as conditional accessory uses in major recreational areas.

- a. The same application, unless changes were granted, that is submitted to the Board of Adjustment and/or Planning Commission, shall be submitted to the Department of Health for their consideration.
- b. The minimum lot for each ~~trailer~~ campsite is 3,000 square feet.

- c. RV Campground developments should reserve 10% of the gross acreage useable open space. Adequate open space and recreation areas shall be provided in accessible locations.
 - a. Useable open space excludes riparian buffers, sinkholes, and other environmentally sensitive areas.
 - b. Open space(s) should be located centrally, and each campsite should be located within 1,320 feet of an open space.
 - c. Campsites should have pedestrian facilities allowing off-road access to open spaces.
 - d. Open spaces should contain diverse recreation amenities to serve the patrons of the development.
- d. Accessory commercial uses are permitted, but no closer than 100 feet from the nearest campsite, trailer or camping lot.
- e. The layout and lot arrangement shall provide maximum privacy for campsites from adjoining properties and roads. This may be achieved through landscaping, natural features, radial or alternative lot arrangements, etc.
- f. The surface of the parking area shall be improved, either paved or (8") compacted gravel or as approved by the Board. Setbacks for RV Campground structures and campsites shall be 50 feet from all property lines; except along U.S. Routes where the setback shall be 100 feet from the right-of-way.
- g. All roads vehicular use areas shall be improved as approved by the Board Planning Commission or Planning Commission Director.
 - a. Gravel shall not be used for RV Campgrounds within the Urban Service Boundaries.
- h. All lots and streets shall be properly drained.
- i. RV Campgrounds must be able to be served by municipal water.
- j. RV Campgrounds must be able to have adequate water pressure and flow rates for fire protection. In addition, fire hydrants shall be installed where requested by the local fire department.
- k. RV Campground developments shall have a maximum density of 10 RV sites per gross acre when serve by public sanitary sewer.
- l. RV Campground developments shall have a maximum density of one (1) RV site per one-and-three-quarters (1.75) net acres when not served by public sanitary sewer.
- m. For RV Campgrounds designed in conjunction with cabins, primitive camping, lodges, or other temporary accommodations, each of these units will count toward the maximum density allowed under items (k) and (l) above.
- n. RV Campgrounds with two hundred (200) or more RV sites shall have two (2) public road connections. RV Campgrounds with five hundred (500) or more sites shall have a third public road connection. For the purposes of this section, cabins, primitive camping sites, lodges, or other temporary accommodation units count toward the maximum

number of sites served by a single public road connection. To meet the requirements of this section, a connection must be constructed to the minimum requirements of a city/county road and connect the development to a public road.

- o. Development of an RV Campground shall comply with all Stream Riparian Buffer requirements of the Stormwater BMP Manual.
- p. RV campsite pads shall be outside the 1% annual flood chance area (100-yr. floodplain), and shall be at least two (2) feet in elevation above the 1% annual flood chance area.
- q. All on-site septic systems shall be located outside the 1% annual flood chance area (100-yr. floodplain) and at least twenty-five (25) feet from any riparian buffer.

Section 4.11 (E) – Permitted Uses in the A-1R Zone

Section 4.11 (E) (3) Dwellings within the development, including part-time recreational dwellings and a full-time caretaker's residence, shall not be permitted on tracts of less than five acres each unless as part of a RV Campground served by public sewer:

Section 4.11 (E) (6) It is recognized that an Agricultural Recreational development can adversely impact surrounding properties and public facilities. Examples of adverse impacts include, but are not limited to noise, odor, light, light flashes, traffic, etc. Because of these potential impacts, the Commission shall review any proposed Agricultural Recreational development for impacts and impose such reasonable conditions of approval as are necessary to alleviate any adverse impact on surrounding areas and public facilities. Adverse impact on surrounding areas which cannot be alleviated through reasonable conditions of approval shall be grounds for the Commission's denial of a requested zone classification change to A-1R.

Section 4.11 (E) (7) RV Campgrounds of 20 acres or larger are permitted in the A-1R zoning district.

- a. The calculation of maximum density for the development shall include all permanent or temporary residences of caretakers.
- b. Fencing: RV Campgrounds must provide a fence of at least six (6) feet in height along the property boundaries with A-1 zoned property and rights-of-way with diamond mesh wire or equivalent no-climb wire and post spacing 8-ft. on center. The required fence must be installed prior to public use and may not be secured by bond or other surety.
- c. Landscaping: Establish a 50-ft. preservation easement by plat along the boundaries with non – A-1R zoned property and rights-of-way. Such an easement shall prohibit the removal or disturbance of existing vegetation unless demonstrated to be invasive, sick, or dead. This easement shall contain any required fencing. It shall also contain the following tree lines:

- i. A double row of evergreen/deciduous trees spaced 40 ft. on centers. The ratio of evergreens and deciduous shall not exceed 2:1. Where the campground abuts a public road, the trees shall be 30 ft. on center. The tree plantings may be waived by the Planning Commission or Planning Commission Director where existing tree lines provide adequate screening.
- ii. All landscaping shall exclude any species that may be deemed harmful to livestock.

Section 4.22 - Conservation District Conditional Uses

Section 4.22 Conditional Uses

- B. Public and private camps and campgrounds excluding RV Campgrounds.
- C. Residential or seasonal dwellings provided that all Health Department requirements are met, and the lot size is not less than one acre in size.

Section 4.422 - Highway Commercial District Conditional Uses

Section 4.422 Conditional Uses

- F. RV Campgrounds Trailer Camps