

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

AGENDA

May 11, 2023

6:00 p.m.

I. COMMISSION BUSINESS

- A. Approval of April invoices
- B. Approval of April 13, 2023 minutes
- C. Approval of May 11, 2023 agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

II. OLD BUSINESS

- A. FSP-2023-01 Marston Property - POSTPONED
- B. PSP-2023-07 Redwood Apartment Neighborhood - POSTPONED

III. NEW BUSINESS

- C. FSP-2023-12 Sam's Property - Final Subdivision Plat to subdivide one (1) 5.0-acre parcel from a farm measuring 54.0 acres located on Indian Creek Road.
- D. PDP-2023-13 Popeye's – Preliminary Development Plan for a 3,045 SF fast food restaurant located at 100 Darby Drive.
- E. ZMA-2023-14 112 West Penn (BGAR Properties) – Zoning Map Amendment to change the zoning district from R-2 to B-1 located south side of West Penn, west of North Broadway.
PUBLIC HEARING

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
April 13, 2023**

The regular meeting was held in the Scott County Courthouse on April 13, 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, David Vest, Dann Smith, Harold Dean Jessie and Director Joe Kane, Planners Matt Summers and Elise Ketz, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent were Commissioners Mary Singer and Brad Green.

Motion by Jessie, second by Shirley, to approve the March invoices. Motion carried.

Motion by Stone, second by Smith, to approve the March 9, 2023 minutes. Motion carried.

Motion by Garrett, second by Smith, to approve the April 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Chairman Mifflin stated that the applications for Big Pine Land (ZMA-2022-57) is withdrawn, Marston Property (FSP-2023-01), Redwood Apartment Neighborhood (PSP-2023-07) and Pleasant Valley Condos (ZMA-2017-37 & PDP-2018-18) are postponed until the next regularly scheduled meeting.

Consent Agenda

A representative of AWG (American Welding & Gas Supplies) (PDP-2023-05) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Jessie, second by Smith, to approve the application. Motion carried unanimously.

A representative of Arnold Estate (FSP-2023-08) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Garrett, second by Shirley, to approve the application. Motion carried unanimously.

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.

Ms. Ketz stated that the Planning Commission previously heard this property in May 2022 and now are subdividing one of the parcels. She stated the property is zoned A-1.

She stated there is a shared access easement for parcels 5-A, 5-B, and 5-C. She stated there is an existing family cemetery that the access easement serves.

She stated there is a floodplain on the property, but the property still has buildable space.

Rita Jones, applicant's realtor, stated the family is trying to settle the estate and divide the property. She stated there is one additional proposed entrance that will serve parcels 5-B and 5-C.

Douglas Elam, 2390 Weisenberger Mill Road, questioned if lots 5-A, 5-B, and 5-C are the proposed new lots. Ms. Ketz clarified that after all subdivisions 7 lots were created.

Mr. Elam stated that the aerial view is not current and that the tree line is gone. He stated the tree removal has changed the character of the road.

He questioned if this is a minor or major subdivision. Mr. Kane clarified this is a major subdivision because it was previously divided, and does not require a development plan.

Commissioner Jessie questioned if there is a way to save vegetation when subdivisions occur. Mr. Kane stated it is encouraged but there are no regulations that state that you cannot cut a tree on your property.

Mr. Elam questioned if there are regulations along the creek. Mr. Kane stated there are regulations in a floodplain. Mr. Krebs stated you do not have to get a permit to cut trees in the floodplain. He stated this application is in an agricultural zone and he is not aware of anything in Scott County that would prevent someone from clearing trees. He stated this application is not in a conservation zone.

Commissioner Jessie questioned if changes could be made to limit vegetation removal. Mr. Kane stated changes would have to be made to the ordinance. Mr. Krebs stated if this was in any other zone but agricultural there would be limits on removal.

Ms. Jones stated that along Weisenberger Mill were honeysuckle bushes. She stated when Ms. Courtney used to pull out of her driveway, she had a hard time seeing because of the trees. She stated they removed trees to improve sight distance for the new proposed driveway.

Mr. Elam stated his concern is preserving the trees along the creek. He stated that hopefully changes can be made that would address that.

Commissioner Jessie and Commissioner Shirley stated that maybe in the future that could be addressed. It was discussed that Division of Water or Fish and Wildlife may have some regulations.

Roy Cornett, 126 E Main Street, stating owning property in the county he does not want to have to get permission to cut down a tree on his farm.

Mr. Elam proposed that the Army Corp of Engineers may have regulations.

After further discussion, **Motion by Jessie, second by Smith to approve the Final Development Plan (FDP-2023-09) subject to (6) conditions of approval. Motion carried unanimously.**

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.

Mr. Summers stated the property and surrounding properties are zoned A-1. He stated the site is approximately 4.5 acres. He stated access is from Lexington Road. He stated the application meets all requirements and does not request any waivers/variances for this application.

He stated in November 2020 the applicant received a conditional use permit for this site.

He stated previously fencing was discussed around the proposed development. He stated the Planning Commission has recommended approval of a text amendment which would require fencing but at this time it has not been adopted by the County. Mr. Perkins stated generally it would be what is currently in place but if the applicant does not act on the plan until after the amendment takes effect, the development would need to follow the amendment.

Greg Smorstad, Banks Engineering, questioned if the new fence regulation passes who is responsible for installing the fence. Mr. Kane stated the developer is responsible for installing the fence. Mr. Summers stated that the conditional use permit is what would make this application need to install a fence when the ordinance passes.

Jeani Burge, Scott County Humane Society Board Member, questioned if they would have to fence the whole property and what type of fencing would be required. It was stated it would need to be a 6-foot diamond mesh fence. Ms. Burge stated that could be expensive for 4.5 acres. Mr. Summers stated the southern and eastern side of the property would require fencing.

Mr. Smorstad stated he has not had this type of situation happen before. Mr. Perkins read the ordinance and it was discussed.

Commissioner Shirley questioned the applicant if they planned to fence any other area not shown on the development plan. Ms. Burge stated they planned to fence off the dog run area.

Roger Quarles, 1689 Lemons Mill Road, stated he is the adjoining landowner. He stated he was part of developing the ordinance and is concerned that someone is already trying to figure out how to get out of the requirement.

He stated he also has concerns about noise. He asked if there could be a limit on dogs being out after 5:00 pm.

Commissioner Jessie stated he feels the applicant has tried to be a good neighbor by limiting the times when dogs would be outside.

Commissioner Jessie asked for clarification that presently the new ag buffer ordinance has not been adopted but by the time the final development plan comes back it might be adopted.

After further discussion, **Motion by Jessie, second by Smith to approve the Preliminary Development Plan (PDP-2023-10) subject to (8) conditions of approval. Motion carried 6-1 with Stone dissenting.**

PDP-2023-11 MLS Powersports (Commonwealth of KY Unit 3, Tract 1) – Preliminary 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 Cynthiana Road.

Mr. Kane stated the property is zoned B-5 and C-1. He stated the site is between Lanes Run Business Park, Barkley Meadows, Toyota and Pleasant Valley across the street.

He stated the property includes a floodplain area. He stated a future storage building to the west will be built but not in phase 1. He stated that the storage area will have gravel and will be fenced.

He stated the main access will be from Cynthiana Road with a secondary proposed access from Barkley Lane.

He stated the B-5 zoning has additional standards. He stated there are additional landscaping and setbacks from residential areas and the preliminary development plan meets the requirements.

He stated there is triple road frontage for the lot and the applicant is requesting a variance to allow loading and unloading from the rear of the building which is a secondary front yard facing Barkley Lane.

He stated the applicant is requesting a variance to allow gravel in the temporary storage area.

He stated the applicant also is requesting a variance to allow no new sidewalks along Cynthiana Road or Barkley Lane.

He stated staff supports the application but without direct access to Barkley Lane at this time. He stated Barkley Lane is not built to withstand truck traffic. He stated the staff thinks the one entrance off Cynthiana Road is sufficient at this time.

He stated state approval will be needed for the new entrance. He stated as a condition of approval staff is requesting a turn lane into the development from Cynthiana Road.

He stated he has added a condition of approval to limit noise from the proposed vehicle test trail around the property.

He stated a photometric plan should be submitted with the Final Development Plan since the property adjoins residential area.

Commissioner Jessie questioned if the entrance gates on Barkley Lane that were discussed at workshop be limited. Mr. Kane stated a condition of approval could be added to limit commercial use of the existing entrance. Commissioner Jessie questioned how it would be enforced. Mr. Kane stated they could be shut down since it would be a violation of the development plan. Mr. Perkins stated that the condition of approval 2 states no new connection to Barkley Lane.

Greg Smorstad, Banks Engineering, stated the applicant agrees with the conditions of approval but would like to ask the Planning Commission to consider allowing the connection to Barkley Lane. He stated after TRC comments the owner changed the plans to show truck traffic using the entrance from Cynthiana Road with a driveway around the building and to the back of the building. He stated the driveway connection to Barkley Lane lines up with Meadowlark Trail. He stated the applicant is only developing approximately 10 acres of the total 41 acres. He stated the site would have low traffic flow. He stated to the west of the entrance is where the road narrows.

Pat Mitchum, 114 Meadowlark Trail, questioned if recycle trucks still travel Barkley Lane. She stated she has concerns about safety.

Chairman Mifflin stated the Planning Commission has questions about the applicant's plans for the Barkley Lane connection. Mark Smith, the applicant, stated they have no use for Barkley Lane beyond their property. He stated they would just like to have a second entrance in case there is a problem on Cynthiana Road that would limit access to the store. He stated he thinks it would be more employee use instead of customer or truck use.

It was discussed by the Planning Commission that the possibility of Barkley Lane being abandoned in the future. Mr. Kane stated when the Business Park expands into Phase 3, Barkley Lane may have portions dug up or abandoned.

After further discussion, **Motion by Jessie, second by Smith to approve the Preliminary Development Plan (PDP-2023-11) subject to (10) conditions of approval and (3) waivers. Motion carried unanimously.**

Text Amendment – RV Campgrounds

Chairman Mifflin opened the Public Hearing.

Mr. Summers stated he will give a summary since there has been a new Planning Commissioner since the last presentation. He stated this is a text amendment to RV campgrounds. He stated staff were directed by Fiscal Court to draft some regulations to clarify regulations for neighbors and developers.

He stated under definitions Mobile Home Camp had been relabeled to RV Campground. He stated Agricultural Use, Recreational had been amended to include RV Campgrounds of 20 acres or larger.

He stated under Section 2.51.1 amendments were proposed to provide consistent language. He stated RV Campground would be a right in the A-1R zoning district and by a Conditional Use in the B-2 zoning district. He stated new RV Campgrounds would no longer be allowed as accessory uses in recreational areas.

He stated regulations were clarified about open space location and proximity to campsites. He stated setbacks were established for structures and campsites.

He stated gravel should not be used for campgrounds located within the Urban Service Boundaries.

He stated municipal water service must be available with adequate fire protection.

He stated maximum densities were set with 10 RV sites per gross acre when served by public sanitary sewer and 1 RV site per 1.75 net acre when not served by public sanitary sewer.

He stated the amendment clarifies what counts towards the maximum allowable density.

He stated that a development with less than 200 sites only requires one public road connection.

He stated that stream riparian buffer requirements must be complied with, and all campsite pads shall be out of the 1% annual flood chance area along with septic systems.

He stated in the A-1R regulations it was changed that RV Campgrounds are now permitted by right.

He stated it was clarified that RV Campgrounds can have a density higher than 1 unit per 5 acres.

Commissioner Jessie questioned if there is a limit to the number of nights that someone can stay in an RV Campground. Mr. Summers stated there is not a limit in the ordinance.

He stated a 6-foot no climb fence along the boundary and a 50-foot landscape buffer would be required.

Commissioner Vest stated he was concerned with the 1.75-acre requirement when not served by public sewer.

Mr. Summers stated in the C-1 district that RV Campgrounds are not allowed. He stated in the B-2 zoning district the language was changed from trailer camps to RV Campgrounds.

Dick Murphy, representing Kentucky Bluegrass Experience Resort, stated his client, Andrew Hopewell, owns 140 acres at 4826 Ironworks Road and wants to develop the Kentucky Bluegrass Experience Resort. Mr. Murphy stated they have four things they would like to see changed in the ordinance.

Mr. Murphy stated the property has two miles along South Elkhorn Creek that can be used for recreation.

He stated they have concern about the density requirement for sanitary sewers. He stated they would like to see it changed to maximum density of one RV site per 1.75 acres when not served by public sanitary sewer or a system approved by the state.

He stated they will present a type of system that will be better than septic and equivalent or better than municipal water service. He presented a letter from the State regarding wastewater disposal. He stated their system will work as well as a municipal system.

He stated he would also like to see the language changed in Section 4.11 regarding caretaker's residence shall not be permitted on less than five acres unless as part of a RV Campground served by public sewer or a system approved by the state.

He stated he had concern about the proposed fencing requirements. He stated 80% of the property line borders South Elkhorn Creek. He stated Mr. Hopewell agrees with fencing his property that adjoins other land but not the part that adjoins the creek. He stated they are requesting that a fence is not required where there is a stream or other natural buffer.

Commissioner Jessie questioned if this development is all in Scott County. Mr. Murphy stated part of the development is in Woodford County. Commissioner Jessie questioned if the water system was approved in Woodford County. Mr. Murphy stated they had not presented it to Woodford County yet.

Mr. Murphy stated he is requesting that the requirement of 200 or more RV sites be changed to 400 or more RV sites to need two public road connections. He stated an RV Campground generates less traffic than a single-family home. He stated an RV Campground with 500 or more sites, he is requesting that be changed to 600 or more sites before a third public road connection is required.

Andrew Hopewell, Kentucky Bluegrass Experience Resort, stated his family loves RV camping and he wants to bring it to Kentucky. He stated he wants people to experience Kentucky.

Chairman Mifflin questioned the location of the project. Mr. Hopewell clarified the location on the map of the portion in Woodford County and the portion in Scott County. Mr. Hopewell stated he would like to start building the Scott County portion first and he stated access would be from Woodford County. He stated he is located 0.3 miles from I-64.

Chairman Mifflin questioned the status of the project in Woodford County. Mr. Hopewell stated they are still in a legal battle.

Mike Dunn, Fuji Clean USA, stated he does advanced wastewater treatment around the country. He gave a brief explanation of a conventional septic system versus the advanced Fuji Clean system.

Mr. Murphy stated the minor adjustments they are requesting to the ordinance would be step one of many steps for the possibility of this RV Campground to be developed. He stated the 1.75-acre requirement affects their development the most.

Roy Cornett, 126 East Main Street, stated his family owns an RV Campground in Florida. He stated the requirement for municipal sewer would stop any RV Campground development in the county.

Mr. Kane suggested continuing the public hearing until the next meeting to define the ordinance concerning density and number of entrances.

After further discussion, **Motion by Chairman Mifflin to continue the RV Campgrounds Text Amendment Public Hearing until the next regularly scheduled meeting.**

Chairman Mifflin adjourned the meeting.

Attest:

Charlie Mifflin, Chairman

Charlie Perkins, Secretary

**SAMS PROPERTY
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission
May 11, 2023**

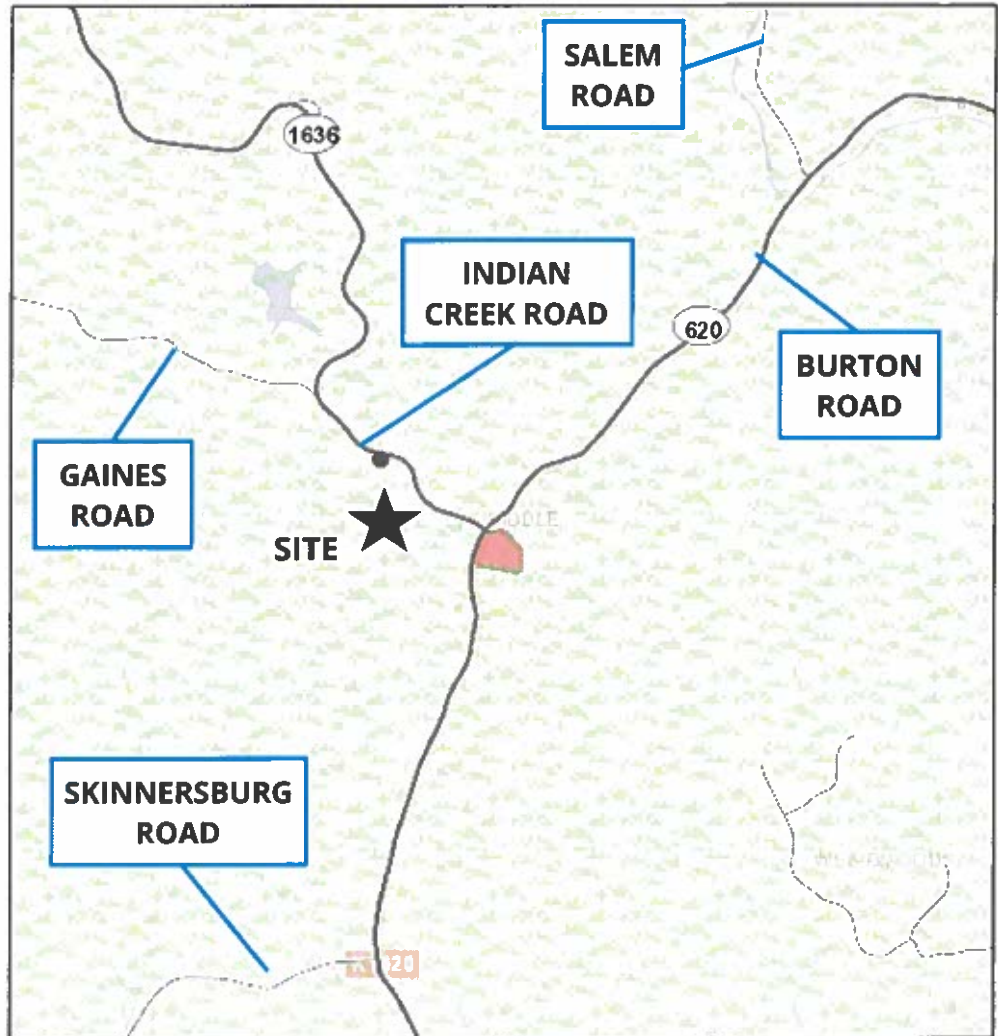
FILE NUMBER: FSP-2023-12

PROPOSAL: Final Subdivision Plat to subdivide one (1) 5.0 acre parcel from a farm measuring 54.0 acres

LOCATION: Indian Creek Road

OWNER: Rebecca Sams, with Houston & Lauren Deweese

CONSULTANT: Tom Leach, Tom Leach Land Surveying



STATISTICS:

Zone	A-1 (Agricultural)
Surrounding Zone	A-1
Proposed Lot Acreage	54.0 ac (total); Parcel 1: 5.0 ac, Parcel 2 (Remainder): 49.0 ac
Access	Indian Creek Road [KY-1636]
VariANCES/Waivers	None

BACKGROUND:

The application before the Planning Commission is a Final Subdivision Plat to subdivide one parcel from an existing farm located on Indian Creek Road. The Project Site was subdivided in 2021 and any further subdivisions require Planning Commission hearing.

Plat Review:

The proposed plat shows the appropriate setbacks, lot size, and width requirements. Parcel 1 appears to have its own entrance off of Indian Creek Road. The entrance location must be noted on the final plat, and any new entrance will require KYTC District 7 approval. Parcel 2 (Remainder) will continue to use an existing entrance off of Indian Creek 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 THE APPROVAL OF PRIVATE SEWERAGE SYSTEMS

I hereby certify that the private sewerage disposal system installed, or proposed to be installed in the development entitled: Cross Property Minor Subdivision fully meets the requirements of the Kentucky State Health Department and hereby is approved as shown.
 (date), 2023
 (County Health Department official)

CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES

I hereby certify that Bluegrass Energy shall supply the Cross Property Minor Subdivision with electric/gas/telephone services and that the proposed utility easements of said development meet the requirements of this agency and all other applicable requirements.
 (date), 2023

Company representative (title)

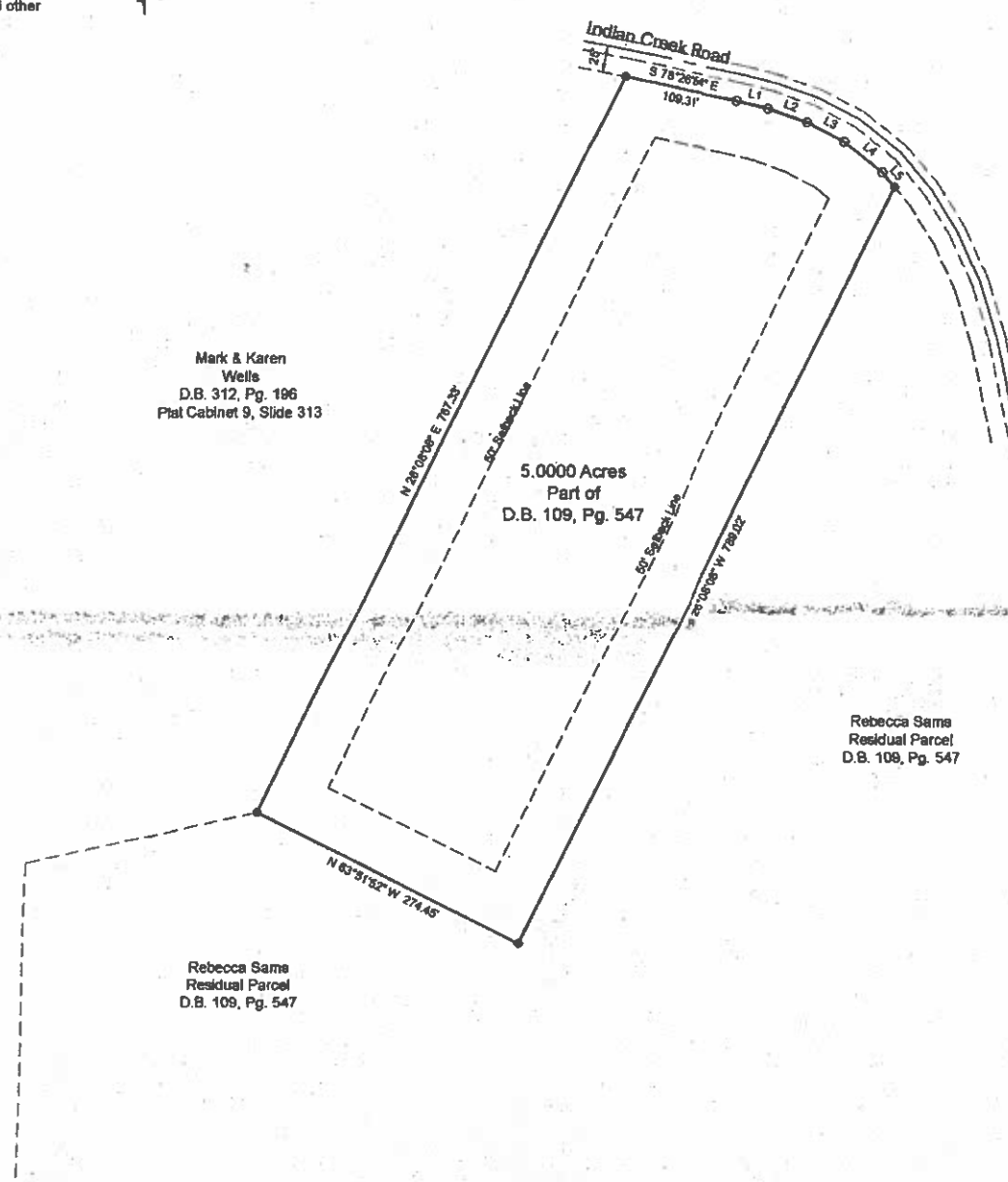
CERTIFICATION OF PROVISION OF WATER SERVICE

I hereby certify that Kentucky American has reviewed the plans and specs for the proposed water distribution system for Cross Property, that the water distribution system of said development meets the requirements of this agency and all other requirements of the proper distribution of water, and that Kentucky American shall supply said development with water services.
 (date), 2023

General Manager

LINE	BEARING	DISTANCE
L1	S 78°07'39" E	30.26'
L2	S 71°18'51" E	38.91'
L3	S 82°53'44" E	39.34'
L4	S 40°44'30" E	17.94'
L5	S 40°44'30" E	117.24'

RECORD BEARING
 GRID NORTH
 KENTUCKY NORTH ZONE



Mark & Karen Wells
 D.B. 312, Pg. 196
 Plat Cabinet 9, Slide 313

Rebecca Sams
 Residual Parcel
 D.B. 109, Pg. 547

Rebecca Sams
 Residual Parcel
 D.B. 109, Pg. 547

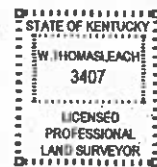
Purpose of Survey
 To create one 5,000 acre agricultural tract.

Owner
 James & Rhonda Cross
 1215 Double Culvert
 Sadieville, KY 40370

- LEGEND**
- IRON PIN SET (1/2" X 18" REBAR WITH YELLOW CAP STAMPED LEACH 3407)
 - POINT
 - FOUND 1/2" IRON PIN LS #2586
 - △ 2" MAG NAIL SET
 - ▨ UTILITY EASEMENT

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plat/plan of the development with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open spaces to public or private use as shown, in accordance with the Georgetown-Scott County Subdivision and Development Regulations, unless otherwise noted. For all Final Development Plans add the following "Standard Requirements" after the above paragraph.
 (date), 2023



I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECTION UTILIZING BOTH RECORD DOCUMENTS AND FIELD SURVEY MEASUREMENTS. FIELD INFORMATION WAS PERFORMED BY RTK GPS SURVEY USING A SPECTRA SP 80 BASE AND SPECTRA SP 80 ROVER. THE SERIAL NUMBERS OF WHICH ARE ON FILE IN THE OFFICE OF THE SURVEYOR. THIS SURVEY MEETS THE ACCURACY REQUIREMENTS OF AN RURAL SURVEY AS SPECIFIED IN 201 KAR 10.150 ESTABLISHED BY THE COMMONWEALTH OF KENTUCKY.
 W. Thomas Leach
 W. Thomas Leach PLS 3407
 Date: 3/25/23

- Note:**
- Any further subdivision will require approval of the Georgetown - Scott County Planning Commission.
 - Subject Property and surrounding properties are all zoned A-1.
 - Subject to all easements and right of ways recorded or unrecorded.
 - No cemetery found on site of subject property.
 - Current source deed is located in Deed Book 109, Page 547.
 - Current Deed Information acquired from Scott County P.V.A. Office.
 - Only readily visible utilities are shown as part of this survey.



Vicinity Map
 N.T.S.

Legal Description

5,000 Acres
 Lying and being in Scott County, Kentucky on the South side of Indian Creek Road, 0.3 miles Northwest of Burton Pike and more particularly described as follows to-wit:

Unless otherwise stated any monument referred to as a set iron pin is a 1/2" iron pin with cap stamped Leach 3407. All set Mag Nails are 2" in length with a yellow plastic cap stamped Leach 3407. The bearings stated herein are referred to Grid North (Kentucky North Zone).

Beginning at a set iron pin on the existing 25' right of way of Indian Creek Road a corner to Mark & Karen Wells (D.B. 312, Pg. 313); thence S 78°26'54" E a distance of 109.31' to a point; thence S 78°07'39" E a distance of 30.26' to a point; thence S 71°18'51" E a distance of 38.91' to a point; thence S 82°53'44" E a distance of 39.34' to a point; thence S 51°44'29" E a distance of 45.70' to a point; S 40°44'30" E a distance of 17.94' to a set iron pin; thence leaving said right of way with 2 new made lines partitioning the Grantor's property, S 26°08'08" W a distance of 789.02' to a set iron pin; thence N 63°51'52" W a distance of 274.45' to a found 1/2" iron pin with no cap a corner to Mark & Karen Wells (D.B. 312, pg. 313); thence with the line of Wells, N 26°08'08" E a distance of 787.33' to a set iron pin; which is the point of beginning, having an area of 217788.20 square feet, 5,000 acres.

The above description is in accordance with a survey made by W. Thomas Leach with Tom Leach Land Surveying on the 20th March 2023.

W. Thomas Leach
 W. Thomas Leach PLS 3407

This being a part of the property described in Deed Book 109, Page 547 in the Scott County Court Clerk's Records in Georgetown, Kentucky.



THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPIES WITH 201 KAR 10.150

MINOR SUBDIVISION

REBECCA SAMS PROPERTY

**ON THE SOUTH SIDE OF INDIAN CREEK ROAD
 0.3 MILES NORTHWEST OF BURTON PIKE
 SCOTT COUNTY, KENTUCKY**

SCALE: 1" = 100'
 DATE: 3/23/2023
 DRAWN BY: W.T. LEACH
 JOB NO.: 23-41
 Surveyed: 3/20/2023
 File name: 120 Indian Cr.

Tom Leach
 Land Surveying
 P.O. Box 125
 106 Jenni Lane
 Dry Ridge, KY 41035
 859-393-2847
 tomleach16@gmail.com

POPEYE'S PRELIMINARY DEVELOPMENT PLAN

Staff Report to the Georgetown-Scott County Planning Commission MAY 11, 2023

FILE NUMBER: PDP-2023-13

PROPOSAL: Preliminary Development Plan for a 3,045 SF fast food restaurant.

LOCATION: 100 Darby Drive

OWNER: Fouzbox Development LLC

CONSULTANT: Tyler Dixon, PLA
Carman



STATISTICS:

Current Zone	B-2 (Highway Commercial)
Surrounding Zone(s)	B-2
Site Acreage	0.97 Acre
Proposed Development	3,045 SF Building
Building Height:	19 Feet
Proposed Parking:	21 (2 Accessible Spaces)
Access	Financial Way & Darby Drive
Waivers/Variations	None

BACKGROUND:

The Project Site is a 0.97-acre lot surrounded by Champion Way (KY-32), Darby Drive, and Financial Way. The site is zoned B-2 (Highway Commercial) which is an appropriate zoning district for the buildings and uses proposed on the development plan. The site was previously approved for a restaurant. Construction on the site was stopped by the previous owner and the project ended.

Site Layout:

The development plan proposes a 3,045 square feet (SF) building located centrally on the site. The building is shown to be surrounded by a parking lot and drive-thru, with vehicular access from both Financial Way and Darby Drive. The proposed buildings all meet local regulations for height, setbacks, and ground coverage.

Access

The development plan proposes vehicular access to the site from both Financial Way and Darby Drive. These are both local public roads, and the entrances are proposed to each be 40 feet wide. The entrances have been located so they will line up with existing entrances on neighboring properties.

Pedestrian access to the site is proposed with sidewalks along Financial Way and Darby Drive. At this time, no sidewalk is proposed along Champion Way. This arterial road currently does not have any pedestrian facilities for this site to connect to, and pedestrian improvements along this corridor would be best undertaken by the Kentucky Transportation Cabinet.

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.

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 10% of the tract area in existing tree canopy. Therefore, 22% canopy coverage is required to meet local regulations. This plan complies with this requirement.

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. 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*. This shall include buffering along Lexington Road and the canopy requirements.

SITE DATA

PROPERTY OWNER	FOUZXBOX DEVELOPMENT LLC	
PROPERTY ADDRESS	100 DARBY DR. GEORGETOWN, KY 40324	
PARCEL NUMBER	190-10-010.000	
ZONING	B-2 HIGHWAY COMMERCIAL	
OVERALL AREA	EXISTING	PROPOSED
USE	VACANT	FAST FOOD RESTAURANT
SITE AREA	9704 ACRES 42,271.3 SQ. FT.	9704 ACRES 42,271.3 SQ. FT.
IMPERVIOUS AREA	.0516 AC 2,247.7 SQ. FT.	.53 AC 22,930.9 SQ. FT.
PERVIOUS AREA	.9188 AC 40,023.6 SQ. FT.	.44 AC 19,340.4 SQ. FT.
BUILDING DATA	ALLOWED	PROVIDED
MAX. BUILDING HEIGHT	6 STORIES / 75 FT.	19 FT.
BUILDING SQ. FT.	N/A	3,045 SQ. FT.
BUILDING COVERAGE	50%	7.20%
BUILDING SETBACKS	REQUIRED	PROVIDED
MIN. FRONT YARD SETBACK *	50 FT.	E: 64' N: 52.65' W: 81.19' S: 72.35'
MIN. SIDE YARD SETBACK	0 FT.	N/A
MIN. REAR YARD SETBACK	0 FT.	N/A
PARKING	REQUIRED	PROPOSED
PARKING SIZE	MIN. 180 SQ. FT.	≥ 180 SQ. FT.
REQUIRED PARKING	21	21
REQUIRED A.D.A. PARKING (FOR 1-25 PARKING SPACES)	1 VAN ACCESSIBLE	2 VAN ACCESSIBLE
TOTAL PROPOSED PARKING		21 (19 STANDARD, 2 ADA)

* ALL YARDS ARE CONSIDERED FRONT YARDS FOR THE SUBJECT PROPERTY

SIGNAGE REGULATIONS	SIGN HEIGHT	SIGN AREA	SIGN SETBACK
POLE/PYLON SIGN	25 FT.	MAX 150 SQ. FT.	MIN. 10 FT.
INTERSTATE**	110 FT.	MAX 150 SQ. FT. PER FACE	

**Requires Conditional Use Permit through the Georgetown Board of Adjustment

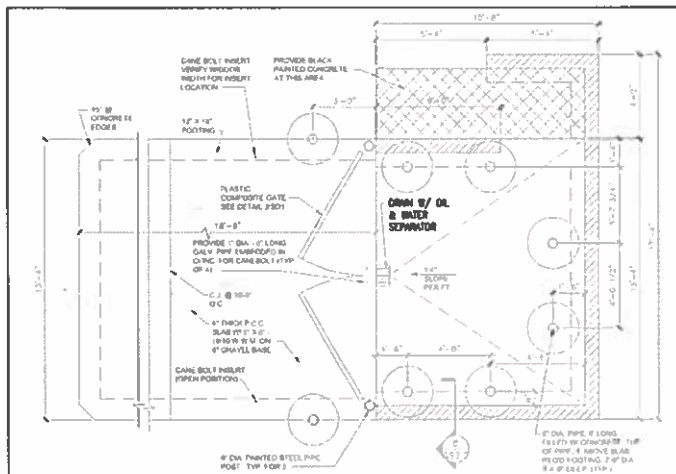
PARKING REQUIREMENTS CALCULATION:

ONE (1) OFF-STREET SPACE PER 150 S.F. OF FLOOR AREA PLUS

REQUIRED PARKING:
3,045 / 150 = 21 SPACES MIN.

NOTES:

1. THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE ROYAL SPRINGS AQUIFER RECHARGE AREA.
2. PARKING LOT LIGHTS TO BE CUT-OFF TYPE TO PREVENT LIGHT TRESPASS ONTO NEIGHBORING PROPERTIES.
3. A KYTC ENTRANCE PERMIT IS NOT REQUIRED.
4. THE EXISTING SIDEWALK ON DARBY DRIVE OF THE PROPERTY SHALL BE REPLACED BY THE DEVELOPER DURING CONSTRUCTION.



DUMPSTER ENCLOSURE ENLARGEMENT
SCALE: N.T.S.

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), 20____

Chairman, Georgetown-Scott County Planning Comm.

CERTIFICATION OF OWNERSHIP AND DEDICATION

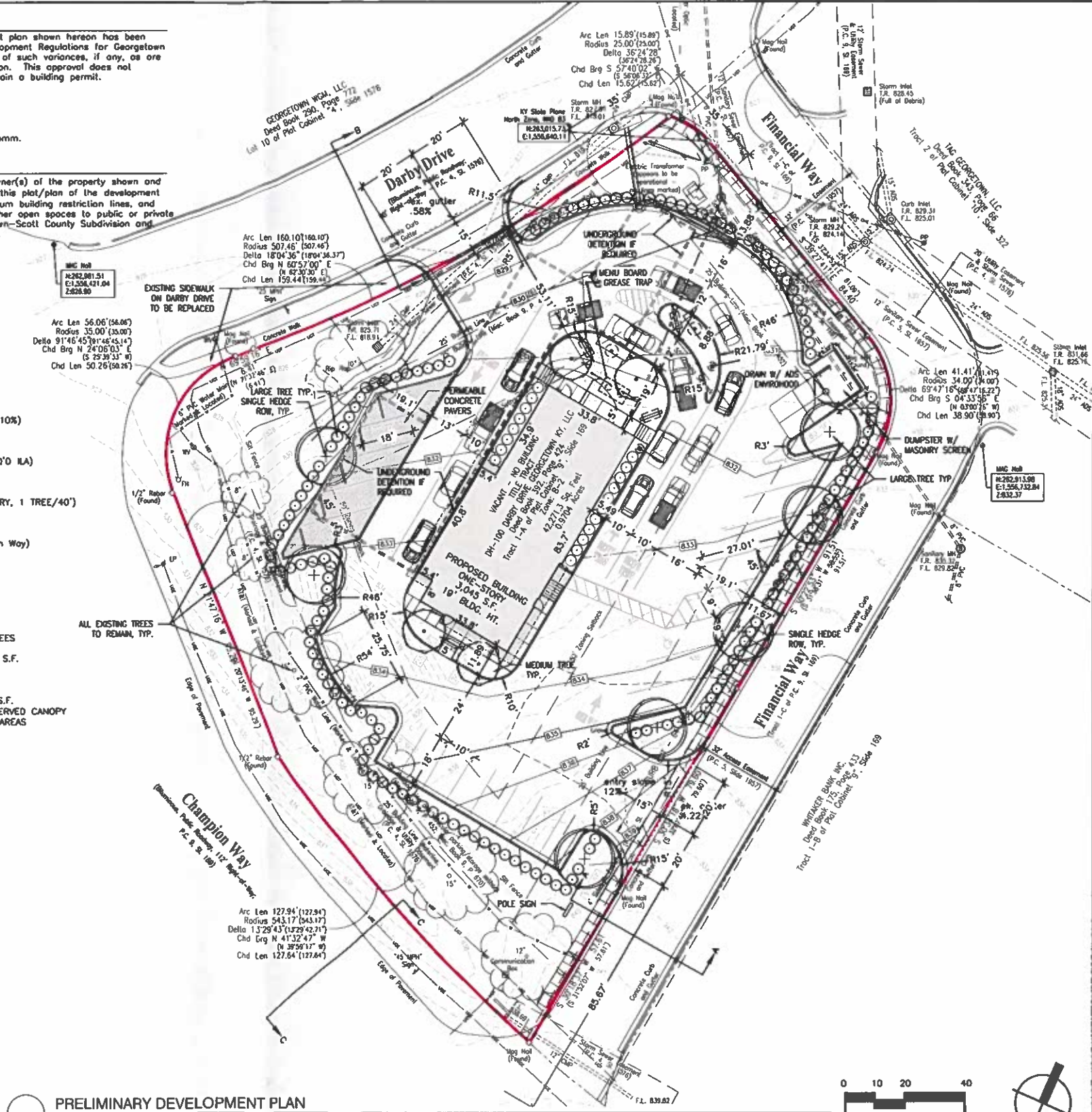
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plat/plan of the development with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open spaces to public or private use as shown, in accordance with the Georgetown-Scott County Subdivision and Development Regulations, unless otherwise noted.

_____ (date), 20____

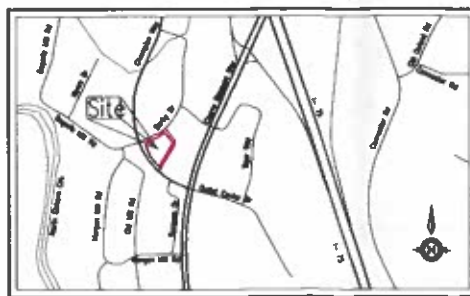
(owner or owners)

LANDSCAPE STATISTICS

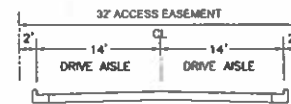
- VEHICULAR USE AREA: 19,841 S.F.
- INTERIOR LANDSCAPE AREA REQUIRED: 1,985 S.F. (10%)
- INTERIOR LANDSCAPE AREA PROVIDED: 2,398* S.F.
- INTERIOR TREES REQUIRED: 8 (1 TREE/250 SF REQ'D ILA)
- INTERIOR TREES PROVIDED: 8
- VIA PERIMETER TREES REQUIRED: 15 (590' BOUNDARY, 1 TREE/40')
- VIA PERIMETER TREES PROVIDED: 15
- PROPERTY PERIMETER TREES REQUIRED: 6 (Champion Way)
- PROPERTY PERIMETER TREES PROVIDED: 6
- EXISTING LANDSCAPE MATERIAL:
 1. 10" MAPLE, CREDIT 2 TREES
 2. 12" MAPLE, CREDIT 2 TREES
 3. (2) 8" PEAR, CREDIT 3 TREES
 4. (3) 15" MAPLE, CREDIT 9 TREES
- TOTAL EXISTING LANDSCAPE MATERIAL CREDIT: 17 TREES
- TREE CANOPY COVERAGE REQUIRED (22%): - 9,300 S.F.
- TREE CANOPY PRESERVED: 4,275/42,271 (10.1%)
- TREE CANOPY COVERAGE PROVIDED: (22.5%) 9,525 S.F.
- 7 LARGE TREES @ 750 S.F. (5,250) + 4,275 PRESERVED CANOPY
- * ILA EXCEEDS AREA LISTED - 350 SF MAX IN ILA AREAS (ILA DISPLAYED AS _____)



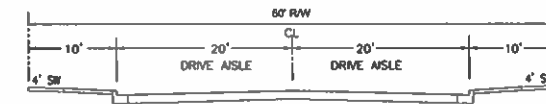
PRELIMINARY DEVELOPMENT PLAN
SCALE: 1"=20'-0"



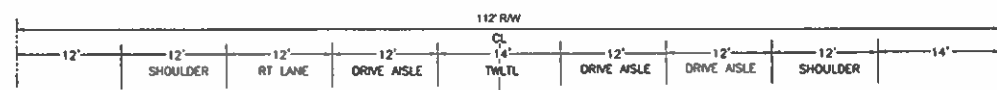
VICINITY MAP - 1" = 800'



FINANCIAL WAY (A-A)



DARBY DRIVE (B-B)



CHAMPION WAY (C-C)

POPEYE'S

100 Darby Drive
Scott County
Georgetown, KY 40324

Owner:
Fouzbox Development LLC
PO Box 11903
Alexandria, LA 71315-7903

Developer:
Fouzbox Development LLC
Contact: Michael Carbo
432 S. Broadway
Lexington, Kentucky 40508
859.440.2224

Landscape Architect/Civil Engineer:
CARMAN
310 Old Vine Street, Suite 200
Lexington, Kentucky 40507
859.254.9803



NOT FOR CONSTRUCTION

Preliminary Development Plan

04/03/2023

DRAWN BY: WTD
APPROVED BY: JLC
PROJECT NUMBER: 23.114
REVISIONS:

4/26/2023: PDF AGENCY CORRECTIONS

CARMAN

LANDSCAPE ARCHITECTURE
URBAN PLANNING
CIVIL ENGINEERING

SHEET TITLE:
PRELIMINARY DEVELOPMENT PLAN

SHEET NUMBER:

PDP

112 WEST PENN AVENUE ZONING MAP AMENDMENT

Staff Report to the Georgetown-Scott County Planning Commission MAY 11, 2023

FILE NUMBER: ZMA-2023-14

PROPOSAL: Zoning Map Amendment to change the zoning district from R-2 and B-1.

LOCATION: South side of West Penn, west of North Broadway in the City of Georgetown

APPLICANT: BGAR Properties, LLC

CONTACT: Harold F. Simms



STATISTICS:

Current Zone	R-2 (Medium Density Residential)
Proposed Zone	B-1 (Neighborhood Commercial)
Surrounding Zone(s)	R-2 and B-2
Site Acreage	.438 acres
Access	West Penn Avenue

BACKGROUND:

The Project Site is a .438-acre parcel on West Penn Avenue in the City of Georgetown. The property is gently sloped from east to west with a metal industrial building on the center of the lot. The property is adjacent to a tributary of Royal Spring and its floodplain to the west. The Model Mill, a former flour mill, is directly to the north, the rear yard of Elijah Craigs historic "Millspring" residence is to the south and an existing legally non-conforming auto-repair business is operating on the adjacent lot to the east. West Penn Avenue is a short dead-end street which intersects with North Broadway approximately 200 feet to the east and terminates with a driveway to a single-family house to the northwest of the subject property. West Penn Avenue serves as the access road to five lots in total and dead ends at the subject property.

This area was originally part of a 27-acre tract owned by Elijah Craig, founder of Georgetown. According to Wikipedia, it is the site of the first industrial park west of the Alleghenies. It was also the site of the first papermill in the region and one of the first production sites for Kentucky Bourbon.

West Penn Avenue is an approximately 18'-wide city street. The uses on the street have historically been industrial or non-retail commercial. All the properties on West Penn Avenue are currently zoned R-2 (medium-density residential) and the majority have been operating in the recent past as lawfully-non-conforming non-residential uses. A Board of Adjustment case in 2014 set standards for continuance of the non-conforming uses in the two structures south of West Penn and restricted the uses allowed to a range of non-environmentally hazardous uses.

The broader surrounding area is a mixture of land uses including residential, lawfully non-conforming industrial and commercial uses.

Concept Plan Review:

The Concept Plan provided shows a single entrance serving an employee and customer parking lot and a proposed 4,000 square foot pre-engineered metal building that is proposed to be used as an indoor batting/sports training facility. If the zone change is approved a Preliminary and Final Development Plan will be required to be approved for the site prior to construction.

The site layout appears to be acceptable, but will be reviewed in more detail at the Preliminary Development Plan stage. The Final Development Plan should conform to all the requirements of the Zoning and Subdivision and Development Regulations, including stormwater, parking lot design and landscaping.

LEGAL CONSIDERATIONS:

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

Section 100.213 Findings necessary for proposed map amendment – Reconsideration.

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

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

Part 1: In analyzing whether the Comprehensive Plan supports the Zoning Map Amendment, staff looks primarily at the Future Land Use Map and the adopted Goals & Objectives of the plan for guidance. The Comprehensive Plan's Future Land Use (FLU) Map shows the subject property having a **Commercial**

designation. This designation supports the proposed redevelopment of the lot with non-retail neighborhood commercial use.

While the Future Land Use Map's designation is an important factor, it is also important to ensure that the proposed Zoning Map Amendment will fit in with the character of the surrounding area. Any zone changes or development of property in this area should follow growth and land use policies of the Comprehensive Plan and have adequate infrastructure in place or planned for construction, to support the use proposed.

The proposed indoor sports training facility is a use that would be permitted in the Neighborhood Commercial (B-1) zone. Because of the limited access to the site and the proximity of the flood plain and other residential uses, a neighborhood commercial zone would be most appropriate for the subject property.

The applicant completed all notifications and advertisements required to satisfy the notice requirements for a zoning map amendment. The zone change notice was advertised in the Georgetown News-Graphic on April 28th 2023.

Based on the analysis above, staff finds that this application is in agreement with the Comprehensive Plan, Future Land Use Map, and a zone change to B-1 (Neighborhood Commercial) would be appropriate.

FINDINGS:

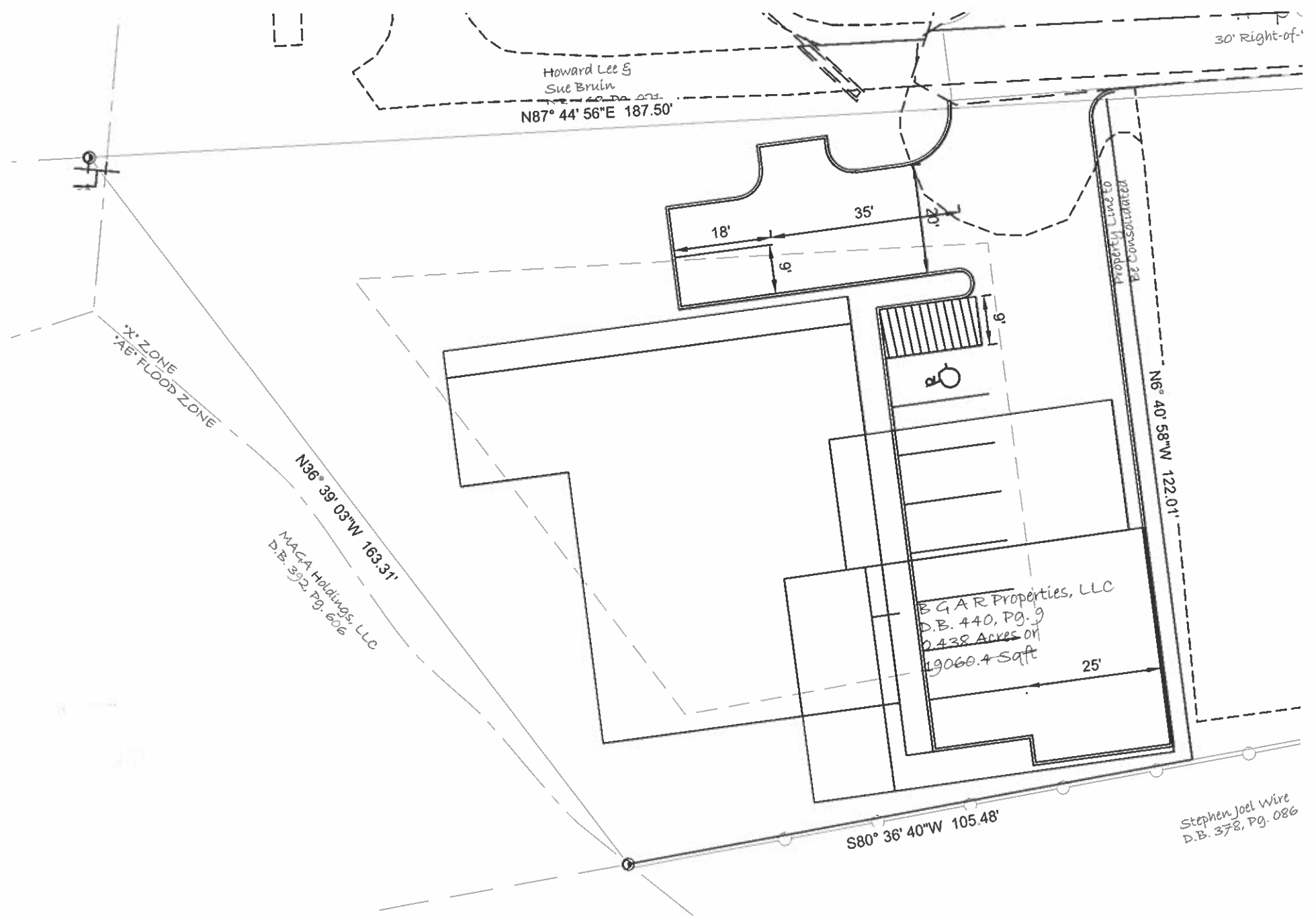
1. The Zoning Map Amendment meets the findings necessary described in KRS 100.213.
2. The site if redeveloped in compliance with current Zoning and Subdivision and Development Regulations would

RECOMMENDATION:

Based on the findings above, staff recommends Approval, subject to the following conditions of approval.

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. A Preliminary and Final Development Plan shall be approved by the Planning Commission prior to new construction on site.



Stephen Joel Wire
D.B. 378, Pg. 086

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 served by public sanitary sewer.
- l. RV Campground developments shall have a maximum density of five (5) RV sites per acre when not served by public sanitary sewer.
- m. RV Campgrounds operating on a private sewer system must have a recorded agreement with the legislative body regarding semi-annual inspections and maintenance of the private sewer system.
 - a. Failure of the Owner to provide the legislative body with semi-annual reports of the status of the private sewer system shall be grounds for the closure of the campground until such reports are provided to the legislative body.
 - b. Failure of the Owner to maintain the private sewer system in good operation and free of violations from the local Health Department and/or State Cabinet for Health and Family

Services shall be grounds for closure of the campground until the private sewer system is certified to be operating in compliance with all federal, state, and local regulations.

- n. 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.
- o. RV Campgrounds with two hundred (200) or more RV sites shall have two (2) public road connections/accesses. RV Campgrounds with five hundred (500) or more sites shall have a third public road connection.
 - a. 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.
 - b. Internal driveways must be constructed to the minimum requirements of a public road in the applicable jurisdiction and connect the development to an existing public road of adequate width.
 - c. Campgrounds entrances must connect to a collector or arterial roads with a pavement width of at least 20 feet with a 3-foot shoulder.
- p. Development of an RV Campground shall comply with all Stream Riparian Buffer requirements of the Stormwater BMP Manual.
- q. 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.
- r. 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

GSCPC Active Development Projects

Status	Application number	Project Name	Type
Under Construction		Number of Projects: 21	
	2022-34	Aldi (Parkview Medical Ph2 Bldg D) 135 American	DEV-C
	2020-47	American Mini-Storage (South) Expansion	DEV-C
	2018-43	Amerson North Townhomes	DEV-R
	2015-22	Cherry Blossom Townhomes Phase 5 (Haddix triplex)	DEV-R
	2021-07	Core Controls - 155 Enterprise Way	DEV-C
	2021-41	Cosswinds Center (105 Crosswinds) Skyline/Dunkin	DEV-C
	2018-32	Crossings at Wyndamere (Ph4) - Conner Path	DEV-C
	2022-43	Dearinger Property Expansion - 904 E. Main	DEV-C
	2019-31	Hotel Development - 150 Ikebana Dr	DEV-C
	2020-25	Innovative Holdings - 185 Industry Road - Grading	DEV-C
	2021-40	KY Farm Bureau - 101 Trackside	DEV-C
	2019-49	Parkview Medical Plaza - Phase 1, S Broadway	DEV-C
	2017-05	Patriot RV Bldg Addition - Paris Pike	DEV-C
	2018-18	Pleasant Valley, Section II - Phase 3 Condominiums	DEV-C
	2021-42	R&L Carriers - Cherry Blossom Spur(Tree Removal)	DEV-C
	2011-29	Traditions Apartments (Falls Creek) Phase 2 & 3	DEV-R
	2022-31	Triple J Farm Store - McClelland Cir	DEV-C
	2023-04	Turfmasters Landscaping - Frankfort Pike	DEV-C
	2021-50	United Talent Parking Expansion - Kaden Ln	DEV-C
	2022-13	Universal Piping - Enterprise Way	IND
	2003-56	White Oak Village - Development (Units)	DEV-R
Final Inspection		Number of Projects: 6	
	2017-33	American Mini (Self-Storage_1047 Paris Pike)-Ph 1	DEV-C
	2013-09	Northside Christian Church - 101 Ferguson	DEV-C
	2020-18	Ohnheiser Co, LLC - 167 Industry Rd	DEV-C
	2019-03	South Crossing - Apartments	DEV-R
Minor DP		TMMK NI Trailer Yard Expansion (North-East)	DEV-C
	2021-24	Whitaker Prop Distrib Center - Carley/Kaden	DEV-C

GSCPC Active Subdivision Projects

Status	Application number	Project Name
Under Construction	Number of Projects:	6
	2019-01	Cherry Blossom Subdivision - Phase 9
	2021-04	Falls Creek Residential - Phase 2
	2017-43	Fox Run - Phase 2
	2006-30	McClelland Springs Ph IIB & IIC Section A (Delong)
	2004-51	Pleasant Valley Phase 5
	2021-20	Village at Lanes Run - Ph 3, Sect 2 (Briggs)
Final Inspection	Number of Projects:	1
	2018-05	Woodland Park (Betty Yancey) Phase 2
Dedication/Final Work	Number of Projects:	2
	2017-43	Fox Run Subdivision - Phase 1
	2018-61	Village at Lanes Run - Phase 2, Sect 3-B (Charles)
Approved/Bonded	Number of Projects:	14
	2006-80	Barkley Meadows (Duncan/Fightmaster) Phase 2
	2019-13	Cherry Blossom Townhomes - Phase 6
	2006-86	December Estates Cluster Subdivision
	2019-39	Harbor Village Unit 1, Phase 3C
	2019-46	Jones Prop - Willow Brook Ln Ext
	2017-24	Pinnacle At Mallard Point
	2008-47	Pleasant Valley, Sect II, Phase 2, Unit 4 (street)
	2018-57	Price Farm (Abbey) Ph 3 Unit 2A, 2B, 2C, 2D
	2018-57	Price Farm(Abbey) Ph3 Units 1A, 1B, 1C, 1D
	2019-02	South Crossing - Phase 1 Units 1A, 1B, 1C
	2019-02	South Crossing - Phase 1 Units 1D, 1E, 1F
	2018-61	Village at Lanes Run - Phase 2, Sect 3-C (Haddix)
	2004-26	Village at Lanes Run - Phase 3, Sect 1A (Charles)
	2004-26	Village at Lanes Run - Phase 3, Sect 1B (Charles)

List of all Active Projects/status

Application	Project Name	Type	Status
2017-34	Adient USA (Hillps) Amended DP (Parking and dock)	DEV-C	No Activity
2022-34	Aldi (Parkview Medical Ph2 Bldg D) 135 American	DEV-C	Under Construction
2017-33	American Mini (Self-Storage_1047 Paris Pike)-Ph 1	DEV-C	Final Inspection
2020-47	American Mini-Storage (South) Expansion	DEV-C	Under Construction
2017-20	Amerson - Schoolhouse Road Unit 1	DEV-C	Approved/Bonded
2017-20	Amerson Commercial Grading and Site Work	DEV-C	Approved/Bonded
2018-43	Amerson North Townhomes	DEV-R	Under Construction
2006-80	Barkley Meadows (Duncan/Fightmaster) Phase 2	RES	Approved/Bonded
2022-28	Best Pets Animal Clinic - US 62	DEV-C	Under Review
2020-34	Bourbon 30 & ESI (240 Corporate)	DEV-C	No Activity
2019-01	Cherry Blossom Subdivision - Phase 9	RES	Under Construction
2019-13	Cherry Blossom Townhomes - Phase 6	RES	Approved/Bonded
2015-22	Cherry Blossom Townhomes Phase 5 (Haddix triplex)	DEV-R	Under Construction
2021-07	Core Controls - 155 Enterprise Way	DEV-C	Under Construction
2021-41	Cosswinds Center (105 Crosswinds) Skyline/Dunkin	DEV-C	Under Construction
2018-32	Crossings at Wyndamere (Ph4) - Conner Path	DEV-C	Under Construction
2022-43	Dearinger Property Expansion - 904 E. Main	DEV-C	Under Construction
2006-86	December Estates Cluster Subdivision	RES	Approved/Bonded
2002-52	Deer Run - Phase 3A	RES	Warranty Period
2002-52	Deer Run - Phase 3B	RES	Warranty Period
2005-26	Edgewood Subdivision - Phase 1	RES	Complete
2011-29	Falls Creek Drive extension	DEV-C	Approved/Bonded
2021-11	Falls Creek Phase 2 (Res) Townhomes	DEV-R	Under Review
2021-04	Falls Creek Residential - Phase 2	RES	Under Construction
2017-43	Fox Run - Phase 2	RES	Under Construction
2017-43	Fox Run Subdivision - Phase 1	RES	Dedication/Final Work

Application	Project Name	Type	Status
2021-06	Georgetown Auto Sales - 136 Darby Dr	DEV-C	No Activity
2020-43	Harbor Village - Phase 4	RES	No Activity
2019-39	Harbor Village Unit 1, Phase 3C	RES	Approved/Bonded
2015-08	Heritage Apartments at Falls Creek - Phase 3	DEV-R	Under Review
2019-06	Hoghead Trailer Sales-Showalter	DEV-C	No Activity
2019-31	Hotel Development - 150 Ikebana Dr	DEV-C	Under Construction
2020-25	Innovative Holdings - 185 Industry Road - Grading	DEV-C	Under Construction
2018-52	Jimmy Johns - 121 Southgate Dr	DEV-C	No Activity
2019-46	Jones Prop - Willow Brook Ln Ext	RES	Approved/Bonded
2021-40	KY Farm Bureau - 101 Trackside	DEV-C	Under Construction
2018-15	Landmark (South, Kelley-Owen) Office Bldg Exp	DEV-C	No Activity
2022-40	Living Waters - Bldg Addition, 172 Gunnell	DEV-C	Under Review
2006-28	McClelland Springs Ph IIB & IIC	RES	Under Review
2006-30	McClelland Springs Ph IIB & IIC Section A (Delong)	RES	Under Construction
2009-20	Morgan Property	DEV-C	No Activity
2017-14	Morgan Property (Tract 2) 2017	DEV-C	No Activity
2013-09	Northside Christian Church - 101 Ferguson	DEV-C	Final Inspection
2020-18	Ohnheiser Co, LLC - 167 Industry Rd	DEV-C	Final Inspection
2006-07	Overlook Apartments (Dover Dr) Phase 3 & 4	DEV-C	Complete
2019-49	Parkview Medical Plaza - Phase 1, S Broadway	DEV-C	Under Construction
2017-05	Patriot RV Bldg Addition - Paris Pike	DEV-C	Under Construction
2015-05	Pemberley Cove	RES	Warranty Period
2018-29	Penn Ave Baptist Parking - Stamping Ground	DEV-C	No Activity
2017-24	Pinnacle At Mallard Point	RES	Approved/Bonded
2004-51	Pleasant Valley Phase 4B, 4C, & 4F	RES	Warranty Period
2004-51	Pleasant Valley Phase 4D & 4E	RES	Warranty Period
2004-51	Pleasant Valley Phase 5	RES	Under Construction
2008-47	Pleasant Valley, Sect II, Phase 2, Unit 4 (street)	RES	Approved/Bonded

Application	Project Name	Type	Status
2018-18	Pleasant Valley, Section II - Phase 3 Condominiums	DEV-C	Under Construction
2018-57	Price Farm (Abbey) Ph 3 Unit 2A, 2B, 2C, 2D	RES	Approved/Bonded
2022-51	Price Farm (Abbey) Townhomes - Herndon Blvd	DEV-R	Under Review
2018-57	Price Farm(Abbey) Ph3 Units 1A, 1B, 1C, 1D	RES	Approved/Bonded
2021-42	R&L Carriers - Cherry Blossom Spur(Tree Removal)	DEV-C	Under Construction
2022-21	Redwood Apartments - Old Oxford (Finley)	DEV-R	Under Review
2021-45	Regal Springs, 1555 Frankfort Rd	DEV-R	Under Review
2005-02	Rocky Creek Reserve - Unit 1 Sect 1,2,3A,3B,4	RES	Warranty Period
2005-02	Rocky Creek Reserve Phase 3 Section 1 (Ball)	RES	Warranty Period
2005-02	Rocky Creek Reserve Phase 3 Section 2 (Ball)	RES	Warranty Period
2022-48	Scooters Coffee - Edwards Ave	DEV-C	Under Review
2022-14	Singer Property - Phase 1 (822 Cinc Pike)	RES	Under Review
2019-03	South Crossing - Apartments	DEV-R	Final Inspection
2019-02	South Crossing - Phase 1 Units 1A, 1B, 1C	RES	Approved/Bonded
2019-02	South Crossing - Phase 1 Units 1D, 1E, 1F	RES	Approved/Bonded
Minor DP	Stonewall First Church of God - Grading & Parking	DEV-C	No Activity
2018-38	Sutton Place Remaining - Phase 4	RES	No Activity
2005-22	Thoroughbred Acres Unit 11(Commercial Subdivision	DEV-C	Approved/Bonded
2008-40	Thoroughbred Acres Unit 7D, Section 1	RES	Warranty Period
Minor DP	TMMK N1 Trailer Yard Expansion (North-East)	DEV-C	Final Inspection
2011-29	Traditions Apartments (Falls Creek) Phase 2 & 3	DEV-R	Under Construction
2022-31	Triple J Farm Store - McClelland Cir	DEV-C	Under Construction
2023-04	Turfmasters Landscaping - Frankfort Pike	DEV-C	Under Construction
2021-50	United Talent Parking Expansion - Kaden Ln	DEV-C	Under Construction
2022-13	Universal Piping - Enterprise Way	IND	Under Construction
2020-02	Village at Georgetown (Lemons Mill/E Main Ext)	DEV-R	No Activity
2021-20	Village at Lanes Run - Ph 3, Sect 2 (Briggs)	RES	Under Construction
2018-61	Village at Lanes Run - Phase 2, Sect 3-B (Charles)	RES	Dedication/Final Work

Application	Project Name	Type	Status
2018-61	Village at Lanes Run - Phase 2, Sect 3-C (Haddix)	RES	Approved/Bonded
2004-26	Village at Lanes Run - Phase 3, Sect 1A (Charles)	RES	Approved/Bonded
2004-26	Village at Lanes Run - Phase 3, Sect 1B (Charles)	RES	Approved/Bonded
2022-05	Village at Lanes Run - Phase 4	RES	Under Review
Minor	Welch Parking Lot Development	DEV-C	Under Review
2021-24	Whitaker Prop Distrib Center - Carley/Kaden	DEV-C	Final Inspection
2019-10	White Oak Condominiums Phase 4 (Remaining)	RES	Warranty Period
2003-56	White Oak Village - Development (Units)	DEV-R	Under Construction
2018-05	Woodland Park - Phases 3 & 4	RES	Under Review
2018-05	Woodland Park (Betty Yancey) Phase 1	RES	Warranty Period
2018-05	Woodland Park (Betty Yancey) Phase 2	RES	Final Inspection
Total Number of Active Projects:		93	