

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION**

**AGENDA**  
**March 12, 2020**  
**6:00 p.m.**

**I. COMMISSION BUSINESS**

- A. Approval of February invoices
- B. Approval of February 13, 2020 minutes
- C. Approval of March agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

**II. OLD BUSINESS**

- A. ZMA-2019-50 Georgetown Scott County PRTF - POSTPONED
- B. ZMA-2020-03 151 Vine Street - Zone change request for 20.0 acres from A-1 and R-1B to R-2 PUD located at 151 Vine Street. PUBLIC HEARING

**III. NEW BUSINESS**

- A. FSP-2020-08 Duncan Property – Final Subdivision Plat to subdivide a 2.50-acre lot from a parent tract of 159 acres located at 1279 Burton Pike.
- B. FSP-2020-09 Varellas Property – Final Subdivision Plat to subdivide a 5.00-acre lot from a parent tract of 47.5 acres located at 256 Carrick Pike.
- C. FSP-2020-10 Hunt Property – POSTPONED
- D. PDP-2020-11 Jiffy Lube – Preliminary Development Plan for a 2,430 square feet oil change facility located at 120 Osborne Way.

**IV. OTHER BUSINESS**

- A. Approval of 20–21 Draft Budget
- B. Election of Officers
- C. Update of Previously Approved Projects and Agenda Items

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
REGULAR MEETING  
MINUTES  
February 13, 2020**

The regular meeting was held in the Scott County Courthouse on January 9, 2020. The meeting was called to order by Vice Chairman Steve Smith at 6:00 p.m. Present were Commissioners David Vest, James Stone, Duwan Garrett, and Frank Wiseman, Director Joe Kane, Planners Mikaela Gerry and Matt Summers, and Attorney Charlie Perkins. Absent was Commissioners Byron Moran, Regina Mizell, Charlie Mifflin, Mark Sulski and Engineer Ben Krebs.

Motion by Stone, second by Wiseman, to approve the January invoices. Motion carried.

Motion by Garrett, second by Stone, to approve the January 9, 2020 minutes. Motion carried.

Motion by Vest, second by Wiseman, to approve the February agenda. Motion carried.

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

Postponements/Withdrawals

Vice Chairman Smith stated that the applications for Georgetown Scott County PRTF (ZMA-2019-50) and 151 Vine Street (ZMA-2020-03) have been postponed. Motion by Vest, second by Garrett to postpone the applications until the next regularly scheduled meeting.

Consent Agenda

A representative of the Oser Paint & Flooring Development application (PDP-2020-04) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Wiseman, second by Stone, to approve the application. Motion carried.

A representative of The Village at Georgetown application (PDP-2020-02) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Garrett, second by Stone, to approve the application. Motion carried.

A representative of the Georgetown Storage application (PDP-2020-05) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Stone, second by Wiseman, to approve the application. Motion carried.

Frank Wiseman Resolution

Motion by Stone, second by Smith, approving resolution 20-01 recognizing Frank Wiseman and thanking him for his service as a member of the Georgetown-Scott County Planning Commission.

PDP-2019-51 Bluegrass Campground – Preliminary Development Plan for 89 RV camping sites, water park, 10 cabins, and other recreation facilities located at 269 Connector Road.

Mr. Summers stated the property is zoned B-2. He stated the project site is 21 acres and will be developed in two phases. He stated the first phase being the camping sites and the second phase including all the other recreational facilities.

He stated the proposed access is from Connector Road and a secondary exit onto Paris Pike. He stated the check-in building is located at the Connector Road entrance.

He stated the proposed plan meets landscaping and parking requirements.

He stated the applicant requests a waiver to omit a sidewalk along Connector Road due to the topography and utilities lines in the area.

He stated phase two meets requirements except applicant requests to move the eastern landscaping buffer.

He stated the Georgetown Board of Adjustment approved the proposed use of the property in October 2019.

He stated the Traffic Study recommended the Connector Road entrance as the primary entrance with improvements to Connector Road. He stated a deceleration lane and turn lane is proposed to help with safety.

Daniel Rehner, Thoroughbred Engineering, stated the proposed plan addresses the concerns of the commission and the traffic study. He stated the improvements to Connector Road and the low traffic flow would be positive reasons to allow the proposed development.

He stated the topography and a gas line along Connector Road would make it difficult to install a sidewalk.

Commissioner Smith questioned if there would be pedestrian access through the campground for anyone walking along Connector Road. Barry Gorham, representing campground, stated the site will not be enclosed by fencing. He stated the landscaping will allow for pedestrian traffic.

After further discussion, **Motion by Stone, second by Wiseman, to approve the Preliminary Development Plan (PDP-2019-51) subject to ten (10) conditions of approval and three (3) waivers. Motion carried unanimously.**

FSP-2020-07 Sharpe Property – Final Subdivision Plat to amend Willowbrook Subdivision Preserved Area located on Willow Brook Lane.

Mr. Kane stated this is a request to amend the preserved area for the Willowbrook cluster subdivision. He stated the subdivision was approved in the late 1990's or early 2000's. He stated at the time the subdivision was approved it allowed to have the preserved area in 25-acre tracts. He stated the preserved area was divided into two tracts of 50 acres and 25 acres. He stated the first phase is in the front and the second phase is in the back, but the second phase was never developed.

He stated the area designated as phase two was sold to Rita Jones. He stated Ms. Jones divided the land previously proposed for phase 2 cluster lots, into four 5+ acre lots and it was approved a few months ago by the Planning Commission.

He stated Ms. Jones was offered more land to settle a bankruptcy of the Sharpe property but staff told them they could not subdivide the preserved area. He stated the Sharpe's discussed several options and they decided to ask to move the 50-acre preserved tract north of the existing cluster lots. He stated the tract did not adjoin the cluster lots. He stated however that the Sharpe's plan to purchase a portion of land from the Kitzmiller farm to keep the proposed new preserved one contiguous to the existing cluster lots. This is shown on the plat submitted for approval. He stated the request meets the cluster regulations.

Katlynn Sacco stated that she and John Sharpe met with staff at the Planning Commission to try to reach an agreement with Rita Jones in order to settle the bankruptcy. She stated they are only trying to preserve farmland and are not interested in developing the land.

John Sosbe, attorney for Willowbrook HOA, stated that the HOA wants to maintain the preserved land that was originally intended with the development. He stated he proposes that 5 acres is transferred to Ms. Jones to settle the bankruptcy and to leave the original preserved land.

Commissioner Wiseman questioned the proposal and location of the property.

Mr. Perkins stated that the proposal would require a variance, but he did think it was a good suggestion. He stated the best thing to happen would be to get the property out of bankruptcy in order to protect the subdivision and farmland.

Commissioner Wiseman questioned the reasoning why the 4.12 acres is the only acreage in question. Mr. Perkins stated that is the amount of acreage needed to resolve the bankruptcy proceedings.

David Barron, 209 Camelot Court, stated he prefers the smallest change of property. He does not want to see future development in the area.

Sandra Daukas, Willowbrook resident, stated she supports the smallest exchange of property.

Albert Barnett, 213 Camelot Court, stated he supports the attorney's proposal of the small exchange of property.

It was proposed in the interest of time, to get a canvass of the neighbor's preference of the smaller exchange of acreage. By a show of hands, the neighborhood preferred the smaller exchange of acreage.

Danny Strippelhoff, 116 Craigmoor Estates, questioned the proposed 50 acres preserved land and what it could be used for if not restricted. It was stated it could be divided into 5-acre tracts or farmed.

Jeff Whitney, Willowbrook resident, stated he did not support the 50-acre swap of land but the smaller 4-acre transfer of land.

Jeremy Deweese, 101 Willowbrook Lane, stated he had known Mr. Sharpe since he was four years old. He stated Mr. Sharpe was always adamant about preserving the farmland.

Sherri McMurray, 107 Ashwood Circle, stated that the Willowbrook HOA supports the 4-acre transfer of land.

After further discussion, **Motion by Wiseman, second by Vest, to approve the Final Subdivision Plat (FSP-2020-07) subject to two (2) conditions of approval and one (1) variance to allow the 4.12-acre transfer of preserved land. The transfer of land still conforms to the regulations and maintains the preserved acreage. Motion carried unanimously.**

FSP-2019-46 Rita Jones Property - Final Subdivision Plat to divide one tract into five tracts located on Willow Brook Lane.

Ms. Gerry stated Ms. Jones did receive preliminary approval for 4 tracts of land. She stated with the addition of the 4.12 acres of land from the previous application she is proposing another 5-acre tract of land.

She stated she is proposing to extend Willowbrook Lane and bring the road to county standards.

Rita Jones, applicant, stated she will answer any questions.

After further discussion, **Motion by Vest, second by Stone, to approve the Final Subdivision Plat (FSP-2019-46) subject to seven (7) conditions of approval. Motion carried unanimously.**

PDP-2020-01 Foley Multi-Family Development - Preliminary Development Plan for eight apartment units on a 32,648 square foot lot located at 111 Clayton Avenue.

Ms. Gerry stated the property is zoned R-2. She stated surrounding property is either zoned R-2 or R-1B. She stated the property meets the density and parking requirements.

She stated the applicant proposes to remove the existing access from Clayton Avenue to the lot. She stated the applicant has made changes to the plan that were discussed at workshop. She stated the building was moved forward, the parking was relocated to the rear of the building, and access to Clayton Avenue was proposed on the eastern side of the project site.

She stated they are proposing two buildings of four apartments each connected by a breezeway with 14 parking spaces.

She stated the plan does not show all the landscaping requirements but would be required for the final development plan.

Steve Baker, Midwest Engineering, stated the applicant prefers access to South Broadway but understands the traffic concern. He stated the applicant agrees with the conditions except having to return before the Planning Commission for Final Development Plan approval.

Ms. Gerry stated she did receive a letter concerning this application and submitted it to the record.

Chip Foley, applicant, stated he would prefer to build one building. He stated it would be aesthetically pleasing to look at.

Pat Lair, neighbor, questioned if the parking lot will be elevated like the building. He stated he has concern that the back of his property will flood.

Mr. Baker stated he does not think the parking lot will have to be the same elevation as the first floor of the building. He stated they will design to handle the water runoff from the parking lot.

Dr. Gary Mills, 407 South Broadway, stated he had concern with water runoff and that the building will not blend in with the historic properties in that area.

David Barron, 209 Camelot Court, stated he had concern with the water runoff and the property he owns at the corner of Rucker Avenue and South Broadway.

Mr. Baker stated that they cannot create more water than what is presently at the site.

John Hammrich, 213 Maplewood Drive, stated he had concern with the water runoff, traffic, and the historic area that the apartments would affect.

William Wilkerson, 602 South Broadway, stated his concern is the water runoff the development would create.

Mr. Perkins explained that the applicant must meet the stormwater plans for Georgetown.

Lisa Lair, neighbor, stated that they always expected the lot to be developed. She stated her concern is the flooding that might happen due to the parking lot. She stated she fears the water will come into their house if it is developed.

Commissioner Wiseman asked for clarification about stormwater management.

Mr. Perkins stated the applicant cannot make the runoff worse than the present problem. He suggested if the applicant gets preliminary approval, coming back to the commission for final approval so the neighbors could see the stormwater management plan.

Commissioner Vest questioned if the application should be postponed until the stormwater problem is addressed. Mr. Perkins stated that if the application is meeting all requirements that not necessarily the application should be postponed.

Ms. Gerry stated that for preliminary approval a site plan is required. She stated for final development approval a stormwater management plan must be submitted and reviewed before approval is given.

Commissioner Sulski has arrived at the meeting.

A neighbor stated that after hearing how the approval process works, he agrees with preliminary approval.

After further discussion, **Motion by Vest, second by Garrett, to approve the Preliminary Development Plan (PDP-2020-01) subject to eight (8) conditions of approval. Motion carried 4-1.**

PDP-2020-06 100 Ikebana Drive – Preliminary Development Plan for a 17,559 square foot retail building located at 100 Ikebana Drive.

Mr. Summers stated the applicant wants to redevelop the site of the former Golden Corral business. He stated the application is for the development of one building for two businesses. He stated a proposed restaurant and a retail store.

He stated the zoning is B-5 and the lot is approximately 1.78 acres.

He stated access will be from Ikebana Drive.

He stated the applicant is asking for a variance for a reduction in the required parking spaces.

He stated the applicant is proposing two entrances to the site from Ikebana Drive and a third access from the hotel on the adjoining property.

He stated sidewalks already exist along Ikebana and Blossom Park Drive.

He stated the proposed plan meets the landscaping requirements.

He stated the proposed use for the site is a reduction in the amount of traffic when comparing it to the former Golden Corral.

He stated the entrance meets the local requirements.

A question was asked if the number of handicap parking spaces was enough. Mr. Summers stated the amount of spaces meets the requirement.

He stated the requested waiver of the reduction in the number of parking spaces is a reasonable request. He stated in the future if more parking is needed the applicant will need to provide more parking as on street parking is discouraged.

Commissioner Vest questioned if the commission asked the previous applicant to make the first entrance off Ikebana Drive a right in/right out only. Mr. Summers stated he reviewed the previous application and commission asked the applicant to work with staff regarding the entrance before final development plan approval.

Jihad Hallany, Vision Engineering, stated that the property had been zoned B-5 for many years. He stated the proposed trips is less than half that Golden Corral generated.

He stated they are proposing a pet store that will not require as much parking. He stated an agreement is in place with the next-door hotel that overflow parking can park at the hotel.

He stated a semi-truck can make the turn into the property from either entrance.

Bill Keller, 132 Sunningdale Drive, stated that more development in the area will increase the traffic problem.

David Lusby, applicant, stated that he also has traffic concerns. He stated that the state said before as development happens on Connector Road, they would address the situation and the possibility of a traffic light.

He stated he plans to develop a nice building that hopefully will house a pet store, 1,600 square foot restaurant and possibly a medical office.



He stated that a relationship exists with the Marriott hotel next door. He stated their peak traffic will be at night while his developments peak traffic will be during the day.

Patricia Fannin, president of Cherry Blossom HOA, stated the neighborhood still has concern with the traffic.

Linda Angel, 100 Spyglass Drive, stated she still has concerns with the traffic.

Matt Welch, applicant, stated they want to build a nice building and improve the appearance of the area.

Commissioner Sulski stated that he agrees with the traffic situation and hopes a traffic light will eventually be installed.

Kim Fields, 101 Spyglass Drive, stated that semi-trucks are parking on Blossom Park Drive to attend Planet Fitness. She stated the lighting from Planet Fitness is too bright.

After further discussion, **Motion by Sulski, second by Garrett, to approve the Preliminary Development Plan (PDP-2020-06) subject to six (6) conditions of approval and one (1) variance. Motion carried unanimously.**

Approval of 18-19 Audit

Mr. Kane discussed a need to approve the FY 18-19 audit prepared by Charles T. Mitchell CPA and presented at Mondays workshop meeting.

Motion by Sulski, second by Wiseman, to approve the Fiscal Year 2018-2019 audit. Motion carried.

The meeting was then adjourned.

Attest:

\_\_\_\_\_  
Mark Sulski, Chairman

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

**151 VINE STREET**  
**Staff Report to the Georgetown-Scott County Planning Commission**  
**MARCH 12, 2020**

**FILE NUMBER:** ZMA-2020-03

**PROPOSAL:** Zone change request for 20.0 acres from A-1 and R-1B to R-2 PUD.

**LOCATION:** 151 Vine Street

**APPLICANT:** William Stull

**CONSULTANT:** William Horton  
Thoroughbred Engineering



**STATISTICS:**

Existing Zone	A-1 (Agricultural) & R-1B (Single-Family Residential)
Proposed Zone	R-2 PUD (Medium Density Residential)
Surrounding Zones	A-1 (Agricultural) & R-1B (Single-Family Residential)
Acreage	20.0 acres
Access	Vine Street

**BACKGROUND:**

The subject property is 20.0 acres located at 151 Vine Street, Sadieville. A small portion of the project site lays outside the city limits of Sadieville. If this application is approved, staff recommends the entire site be annexed into city limits. The applicant is seeking to annex and rezone this property to R-2 PUD and has submitted a concept plan showing a residential development with both single-family and multi-family dwellings.

**CONCEPT PLAN REVIEW:**

Proposed Use:

The proposed use of the Project Site is for mix of residential types. The concept plan shows 43 single-family lots and 49 multi-family units. Both proposed uses are permitted by right in the R-2 zoning district requested by the Applicant.

The concept plan shows 5.54 acres of land labeled as "Open Space and Future Development". Planned unit developments (PUDs) require 10% of the area to be reserved as open space. For a 20-acre site such as this, staff would expect at least 2 acres to be set aside as open space.

Staff is concerned that there are areas on the concept plan for the requested PUD zone change that are labeled as "Future Development". With PUD projects, the zone change and any future development is closely tied to what is presented on the concept plan. When the Planning Commission, and Sadieville City Commission review and approve a PUD zone change they also review potential deviations from the regulations for the proposed zoning district. For these bodies to make an informed decision about the future of their community on a project that may deviate from the regulations, the concept plan should reflect the proposed development as closely as possible. If these areas labeled as future development are intended to be multi-family that would drastically increase the residential density illustrated by the concept plan. If these areas are developed as neighborhood commercial centers it would also drastically impact the intensity of the use of this area. Planning Commission staff does not support a concept plan for a PUD development with these types of vague labels as it will lead to uncertainty for the Planning Commission and City Commission about what they are approving and how any variances or allowances will be used going forward.

**Environmental Features:**

There is a drainage area that runs along the western property line of the Project Site. It crosses under Vine Street around the area of the proposed vehicular access to the site. It should be noted that the location of where this drainage line crosses Vine Street is not accurately shown on the concept plan. There is also a drainage way that runs along a portion of the eastern property line that is not shown on the concept plan, which should be shown and accounted for in any planned development.

**Layout:**

The concept plan shows the single-family lots located in the northern, central and eastern parts of the Project Site. The apartments are proposed for the southern third of the site, and the remainder of the site is proposed as either right-of-way or open space/future development. The proposed layout allows for reasonable vehicular access to all areas of the Project Site.

**Table 1: Single-Family Lots**

	R-2 Zoning District	R-2 PUD
Front Yard Setback (ft)	30	20
Side Yard Setback (ft)	7.5	7.5
Rear Yard Setback (ft)	25	25
Minimum Lot Width (ft)	60	50
Minimum Lot Size (ft <sup>2</sup> )	6,000	3,833
Maximum Ground Coverage (%)	40	<b>40</b>

This application seeks approval for some deviations from the typical R-2 zoning regulations for single-family lots. Table 1, above, compares R-2 zoning regulations versus those proposed in this R-2 PUD application. Staff supports the requests for reduced setbacks and minimum lot widths, as these are unlikely to negatively impact the surrounding area or the character of the neighborhood. Staff is somewhat concerned with how many of the proposed lots will be under 5,000 square feet. Staff's concern with these lot sizes is twofold. First, it becomes difficult to reasonably fit a home on a lot that is 3,833 square feet in size, even with the reduced setbacks. For a 50' x 80' lot (Lots 23-46), once the setbacks are applied, the maximum buildable area left on the lot is 1,225 square feet. For a 50' x 90' lot

(Lots 7-19), once the setbacks are applied, the maximum buildable area left on the lot is 1,575 square feet. Second, once small lots are created, it often creates problems for the owner when they look to place an accessory structure or build an addition onto the home. If this application is approved, staff will not support any variances to lots 5,000 square feet or smaller.

The Applicant has previously indicated to staff that lots 23 - 46 will be arranged so the rear of the houses will face the right-of-way and the homes in these blocks will face each other. For example, lots 36 and 42 will face each other. This allows the lots in each block to almost share a common space between them, even though they will be separately owned and maintained. Staff supports this concept, but would like the concept plan to show, at least on one of the blocks, how this will be accomplished. Homes can be constructed for developments of this type in a way that grants privacy to each home, while allowing for a quasi-shared space that will increase the sense of community for the occupants. The Applicant should consider placing an easement across the lots or some type of deed restrictions to prevent issues with trespassing when the lots are platted.

**Table 2: Multi-Family Lots**

	R-2 Zoning District	R-2 PUD
Front Yard Setback (ft)	30	30
Side Yard Setback (ft)	25	30
Rear Yard Setback (ft)	25	15
Maximum Units per Building	6	<b>6</b>
Maximum Net Density	12	5.76 <sup>1</sup>
Maximum Ground Coverage (%)	40	<b>40</b>

The proposed multi-family lots are arranged with the buildings located on the outside of the lots allowing for a central courtyard to each area. The setback requests for the multi-family areas seem reasonable, and staff supports them. Staff cannot tell from the concept plan if any deviations are requested from the maximum number of units per building, maximum building height, or maximum ground coverage for these lots. If these are needed, they should be requested with this plan to give the Applicant and the approving bodies clarity as the project moves forward. The Subdivision and Development Regulations require greater separation of multi-family structures for safety of emergency services personnel than is shown on the concept plan. The Sub. Regs. state in Section 1015 (A) (1) "The separation between all buildings shall be 6 feet minimum and shall average 15 feet over the length of the separation." Staff does not support any deviations from these standards. They were put in place to allow for the safety of the fire department.

Access:

The proposed access for the site is from Vine Street. This is a narrow roadway, that varies in width from about 12-16 feet in width along the Project Site's frontage. Staff has significant concerns about how cars, trash trucks, school buses, and emergency vehicles such as fire trucks will be able to serve this development without significant widening to Vine Street. Figure 1 shows areas in red, where the paved

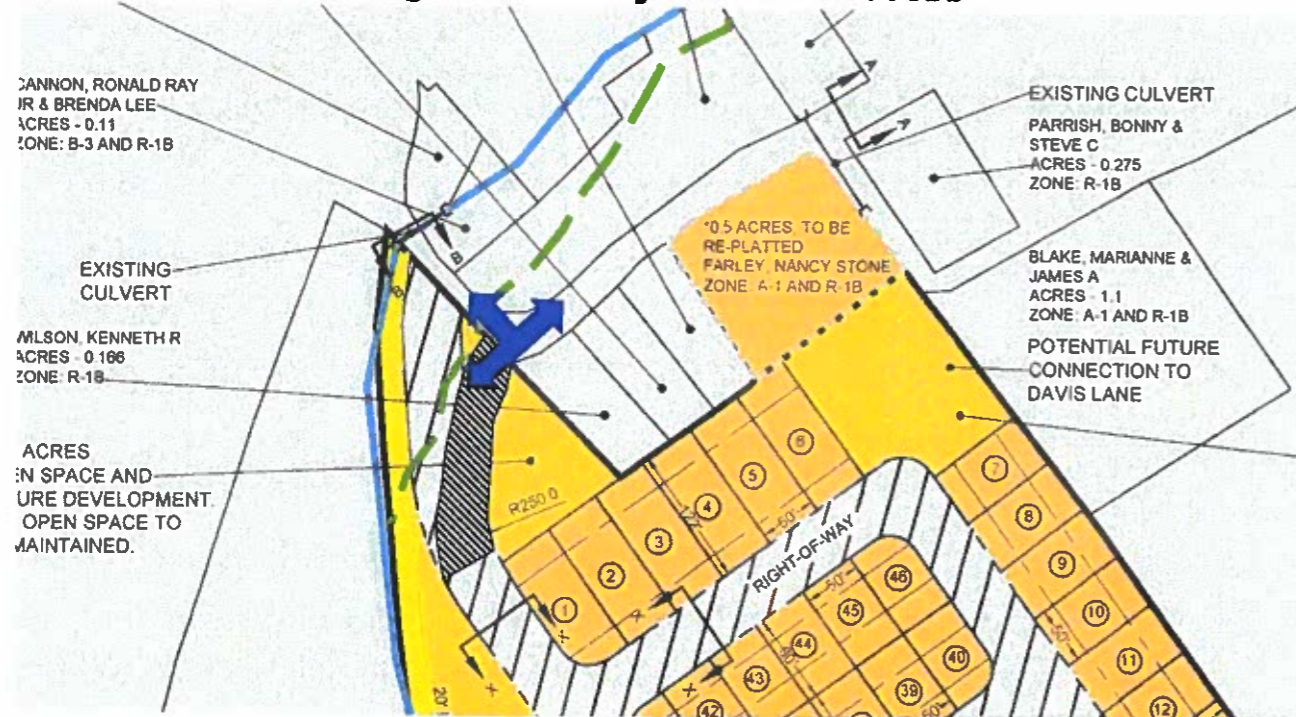
<sup>1</sup> This maximum density was calculated for the entire Project Site, and not just for the Multi-Family area.

street width is approximately 12-13 feet wide. There are sections of Vine Street where the road is 16 feet wide, but these areas also allow for street parking on one side, which reduces the lane width to about 10 feet. The Project Site does have frontage along the western end of Vine Street, so it may be prudent for the Applicant to provide the right-of-way to widen Vine Street.

**Figure 1: Vine Street**



**Figure 2: Project Site Access**



Staff also has concerns about the proposed entrance. The concept plan does not show the existing drainage way in the correct location. The drainage way crosses Vine Street further to the south than indicated on the plan. The proposed access would require a new crossing of the drainage way. It may be possible to have the entrance to the project site form a 'T' intersection where Vine Street curves towards the east. Figure 2 shows, in green the approximate location of the drainage area. Staff has also shown a potential access point to form a 'T' intersection for the site entrance. Any proposed entrances and new roads will need to comply with all requirements of the *Zoning Ordinance* and the *Subdivision and Development Regulations*.

Staff will require a traffic impact study to be submitted with the first subsequent Preliminary Development Plan or Preliminary Subdivision Plat application. This study will need to analyze the traffic generated by this site, its impacts on the surrounding transportation network, and any on-site or off-site improvements that may be needed to mitigate those impacts.

#### **LEGAL CONSIDERATIONS:**

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

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

1. *Before any map amendment is granted, the planning commission . . . must find that the map amendment is in agreement with the adopted comprehensive plan, or, in the absence of such a finding, that one (1) or more of the following apply and such finding shall be recorded in the minutes and records of the planning commission or the legislative body or fiscal court:*
  - a. *That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate;*
  - b. *That there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area.*

**Part 1:** The Comprehensive Plan provides guidance for consideration of zone change requests. The Comprehensive Plan's Future Land Use (FLU) Map shows the subject property having an Urban Residential future land use. This FLU designation supports, among other things "residential uses." The application to rezone the property to the R-2 zoning district is supported by the Future Land Use Map.

Downtown Sadieville is also identified as a neighborhood center in the Comprehensive Plan. This section, amongst other items, discusses the need for improvements to the railroad underpass to increase safe access from downtown Sadieville to I-75 and US 25.

The project site is located within the Urban Service Boundary, so staff recommends that any request for a zoning designation more intensive than agricultural be accompanied by a consent to annexation of

those portions outside city limits to ensure a provision of urban services for any urban zonings and land uses.

Goal H0 1 encourages the community to provide a full spectrum of quality housing options for all residents. This project seeks to build a variety of housing types, which would seem to be in line with this goal.

Objective HO 1.4 seeks to allow greater flexibility in land use regulations to allow for shifting housing demands. This project does request some flexibility, but the Planning Commission and City Commission should be thoughtful about which areas to allow flexibility. See the above sections on the concept plan for a discussion of these requests for flexibility/deviations from the regulations.

Objective EN 5.2 looks for open space to be provided as part of large-scale developments. This application proposes to reserve at least 10% of the site as open space.

Staff finds the application meets the requirements of Part 1 of KRS 100.213, therefore parts a and b need not be considered. However, staff does not support the approval of this application at this time. Because this application is for a Planned Unit Development, the concept plan should provide adequate information to inform the public of how the entirety of the site will be developed. Staff feels the concept plan has not provided adequate information for the Planning Commission and Sadieville City Commission to base an informed decision on. Some of the items Staff feels need to be addressed are:

1. There is too much vagueness to those areas labeled as open space/future development.
2. The drainage areas should be shown on both the eastern and western sides of the property and in their correct locations.
3. The multi-family buildings should be separated to maintain an average of 15 feet of separation between buildings and a minimum of 6 feet of separation.
4. The street width of Vine Street is a substantial concern. Staff doubts there is sufficient infrastructure in place for a project of this type to proceed without a plan for roadway improvements.

**RECOMMENDATION:**

Based on the concerns staff has with the concept plan for this PUD application and the concerns about the adequacy of Vine Street to support this development, **staff recommends the application be continued** to allow the Applicant to continue working on the concept plan to address these issues.

Should the Planning Commission approve the application, staff recommends the following conditions be attached:

Conditions:

1. The Applicant shall return to the Planning Commission for Preliminary Development Plan and/or Preliminary Subdivision Plat approval prior to any development of the Project Site.
2. All applicable requirements of the *Zoning Ordinance* and *Subdivision and Development Regulations*.
3. A Traffic Impact Study shall be submitted with the first Preliminary Development Plan or Preliminary Subdivision Plat application for this project. This study shall analyze the traffic

generated by this site, its impacts on the surrounding transportation network, and any on-site or off-site improvements that may be needed to mitigate those impacts.

4. The entirety of the Project Site shall be annexed into the City of Sadieville.
5. Any amendments to this Concept Plan shall require Planning Commission approval and approval from Sadieville City Commission.
6. Any subsequent Preliminary Development Plan or Preliminary Subdivision Plat that proposes to deviate from the Concept Plan shall first amend the Concept Plan.

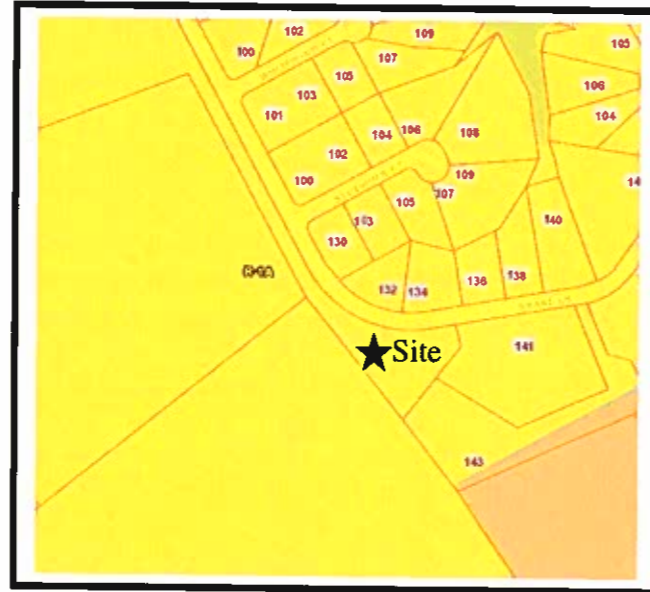




**DUNCAN PROPERTY  
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission  
March 12, 2020**

**FILE NUMBER:** FSP-2020-08  
**PROPOSAL:** Final Subdivision Plat to subdivide a 2.50-acre lot from a parent tract of 159 acres.  
**LOCATION:** 1279 Burton Pike  
**OWNER:** Mike Duncan  
**CONSULTANT:** Joel Day  
Meridian Associates, LLC



**STATISTICS:**  
Zone R-1A (Single Family Residential)  
Surrounding Zone(s) R-1A & A-1 (Agricultural)  
Site Acreage 159.1 acres (Tract 3B: 2.50 acres; Remainder Tract: 156.6 acres)  
Access Drake Lane (Tract 3B); Burton Pike (Remainder Tract)  
Variances/Waivers None

**BACKGROUND:**  
The application before the Planning Commission is a Final Subdivision Plat to subdivide a 2.50-acre lot from a parent tract of 159 acres. The remainder tract will be 156.6 acres in size. The Project Site is zoned R-1A. The property was rezoned as a part of Mallard Point but was never developed.

**Plat Review:**  
The proposed subdivision meets all planning requirements at this time. The R-1A zoning district requires 40-foot front yard setbacks, 12-foot side and 25-foot rear yard setbacks. Tract 3B (2.50 acres) is proposed to have a new entrance from Drake Lane. The remainder tract (156.6 acres) has an existing access from Burton Pike and frontage along Drake Lane. Tract 3B will be required to connect to sewer, otherwise a minimum lot size of 5-acres is required for properties on septic. The Mallard Point Homeowner's Association has submitted a letter indicating an agreement between the Applicant and the HOA that the Applicant, or subsequent owners, will join the HOA once a home is erected on Tract 3B. A note detailing this agreement will be on the Final Subdivision Plat.

**RECOMMENDATION:**

Staff recommends **approval** of the Final Subdivision Plat to subdivide the Duncan Property into two tracts with 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 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*.



## VARELLAS PROPERTY FINAL SUBDIVISION PLAT

### Staff Report to the Georgetown-Scott County Planning Commission MARCH 12, 2020

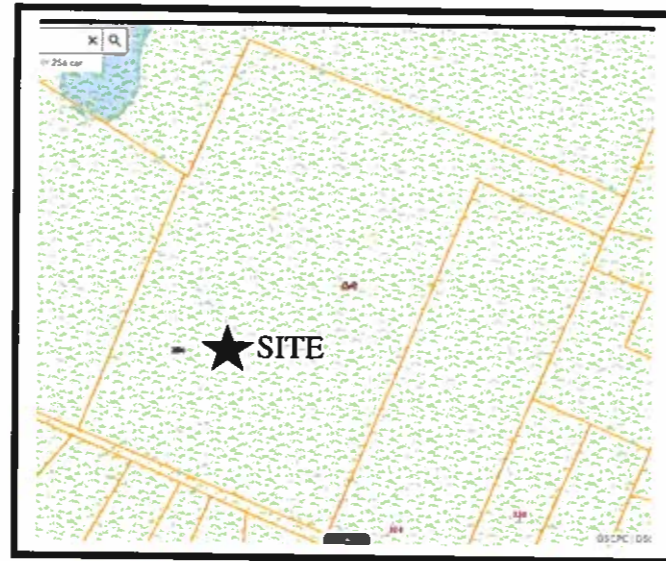
**FILE NUMBER:** FSP-2020-09

**PROPOSAL:** Final Subdivision Plat to subdivide a 5.00-acre lot from a parent tract of 47.5 acres.

**LOCATION:** 256 Carrick Pike

**OWNER:** James and Sandra Varellas

**CONSULTANT:** Joel Day  
Meridian Associates, LLC



#### STATISTICS:

Zone	A-1 (Agricultural)
Surrounding Zone(s)	A-1
Site Acreage	47.5 acres (Tract 3: 5.00 acres; Remainder: 42.5 acres)
Access	Carrick Pike
Variations/Waivers	None

#### BACKGROUND:

The application before the Planning Commission is a Final Subdivision Plat to subdivide a 5.00-acre lot from a parent tract of 47.5 acres. The remainder tract will be 42.5 acres in size. The Project Site is zoned A-1. The property depicted on this plat was part of a previous minor plat that was recorded in 2012.

#### Plat Review:

The proposed subdivision meets all planning requirements at this time. The A-1 zoning district requires 50-foot front, side and rear yard setbacks. The proposed 5-acre tract has frontage along Carrick Pike, and there is a proposed entrance off Carrick Pike to serve the proposed tract. The remainder tract is served by an existing entrance off Carrick Pike.

#### RECOMMENDATION:

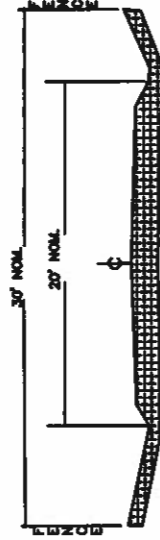
Staff recommends **approval** of the Final Subdivision Plat to subdivide the Varellas Property into two tracts with the following conditions of approval:

#### Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance and Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Preliminary 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*.

**LEGEND**

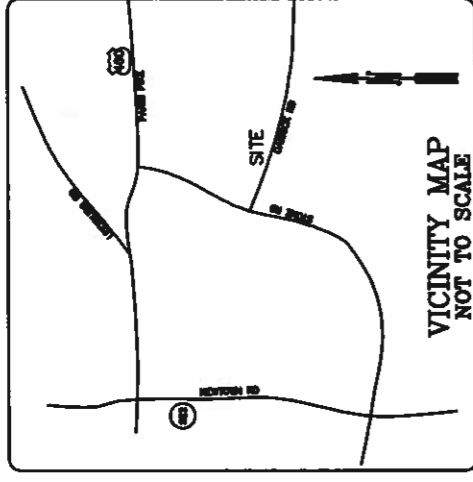
- 1/2" x 18" STEEL REBAR W/D CAP
- ⊗ MARKED "MERIDIAN/2536" SET
- ⊙ IRON BAR FOUND-AS NOTED
- ⊕ SURVEYOR'S MAG-NAIL-SET
- ⊗ SURVEYOR'S MAG-NAIL-FOUND
- ⊗ R.O.W. MONUMENT-FOUND
- ⊗ UTILITY POLE
- ⊗ FIRE HYDRANT



**UTILITY CERTIFICATION**

I HEREBY CERTIFY THAT THE UTILITY EASEMENTS DEPICTED HEREON SATISFY THE REQUIREMENTS OF THIS AGENCY. OWNERS AND PROSPECTIVE OWNERS SHOULD NOTE THAT CUSTOMARY CHARGES APPLY, AND THAT ADDITIONAL EASEMENTS AND/OR CONCESSIONS MAY BE NECESSARY IN ORDER TO PROVIDE SERVICE.

PRELIMINARY-NOT FOR RECORDING OR USE IN TRANSFER FOR KENTUCKY-AMERICAN WATER CO. DATE  
 PRELIMINARY-NOT FOR RECORDING OR USE IN TRANSFER FOR BLUEGRASS ENERGY DATE



THE PURPOSE OF THIS PLAT IS TO DEPICT THE SUBDIVISION OF ONE 5 ACRE TRACT FROM THE PARENT PROPERTY. FURTHER SUBDIVISION OF THIS PROPERTY WILL REQUIRE REVIEW AND APPROVAL FROM THE GEORGETOWN-SCOTT COUNTY JOINT PLANNING COMMISSION.

NEW ENTRANCES OFF COUNTY MAINTAINED ROADS MUST MEET LOCAL SEPARATION AND SITE-DISTANCE REQUIREMENTS. CURRENT ZONING OF THE SUBJECT PROPERTY IS AGRICULTURAL (A-1).

NO PREVIOUSLY ESTABLISHED UTILITY EASEMENTS OR DRAINAGE EASEMENTS ARE ELIMINATED OR OTHERWISE ALTERED BY THIS DIVISION. NO TEMPORARY OR PERMANENT STRUCTURES ARE TO BE CONSTRUCTED IN NOR ENCROUGH UPON ANY DRAINAGE EASEMENT.

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH SETBACK LINES, AND DEDICATE ANY PUBLIC RIGHTS-OF-WAY AND/OR EASEMENTS INDICATED UPON THIS PLAT OF MY OWN FREE WILL AND CONSENT.

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

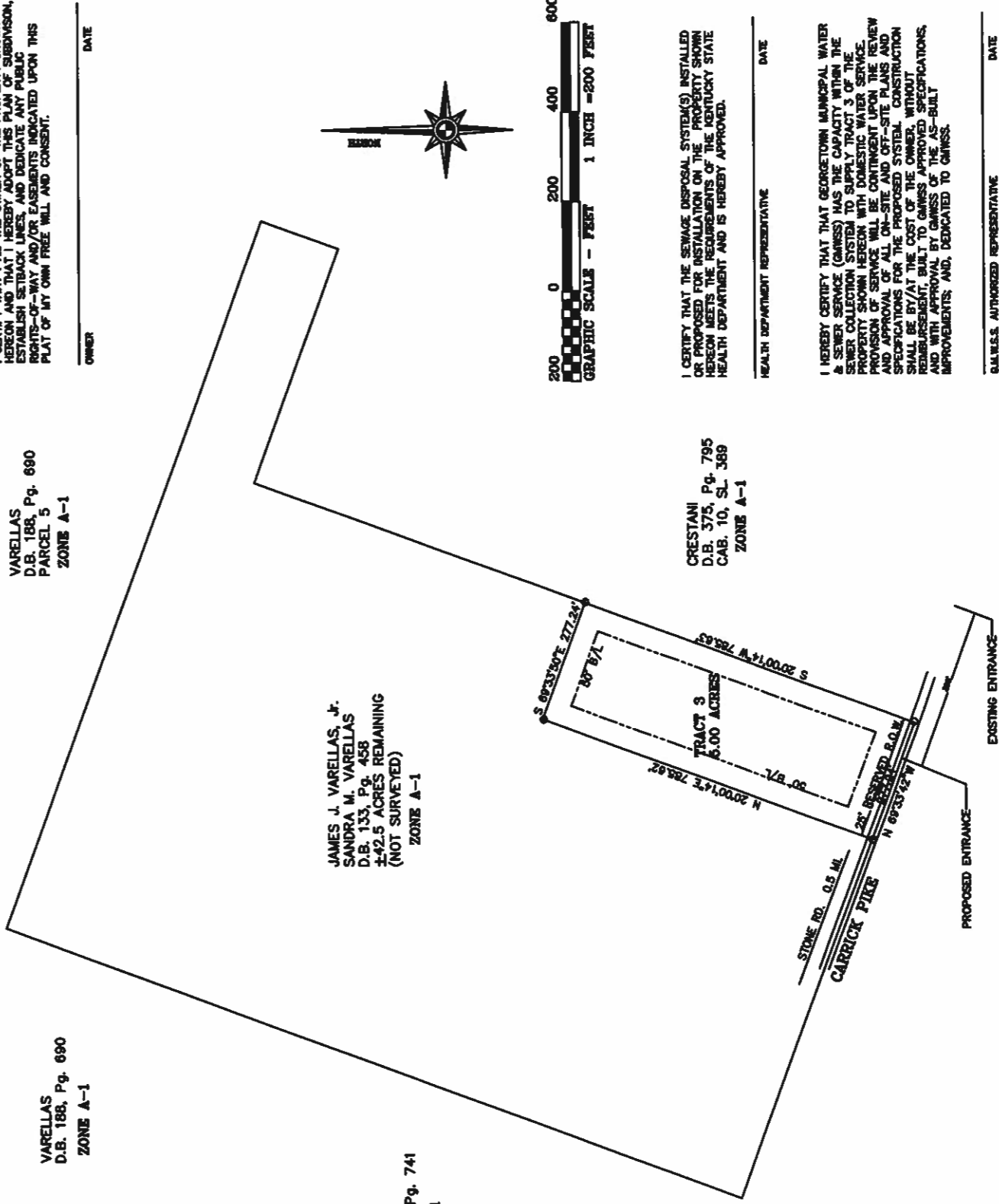
VARELLAS  
 D.B. 188, Pg. 690  
 PARCEL 5  
 ZONE A-1

VARELLAS  
 D.B. 188, Pg. 690  
 ZONE A-1

VARELLAS  
 D.B. 130, Pg. 741  
 ZONE A-1

JAMES J. VARELLAS, Jr.  
 SANDRA M. VARELLAS  
 D.B. 133, Pg. 458  
 ±42.5 ACRES REMAINING  
 (NOT SURVEYED)  
 ZONE A-1

CRESTANI  
 D.B. 375, Pg. 795  
 CAB. 10, SL. 369  
 ZONE A-1



I CERTIFY THAT THE SEWAGE DISPOSAL SYSTEM(S) INSTALLED OR PROPOSED FOR INSTALLATION ON THE PROPERTY SHOWN HEREON MEETS THE REQUIREMENTS OF THE KENTUCKY STATE HEALTH DEPARTMENT AND IS HEREBY APPROVED.

HEALTH DEPARTMENT REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_

I HEREBY CERTIFY THAT THAT GEORGETOWN MUNICIPAL WATER & SEWER SERVICE (GWSS) HAS THE CAPACITY WITHIN THE SEWER COLLECTION SYSTEM TO SUPPLY TRACT 3 OF THE PROPERTY SHOWN HEREON WITH DOMESTIC WATER SERVICE. PROVISION OF SERVICE WILL BE CONTINGENT UPON THE REVIEW AND APPROVAL OF ALL ON-SITE AND OFF-SITE PLANS AND SPECIFICATIONS FOR THE PROPOSED SYSTEM. CONSTRUCTION SHALL BE BY/AT THE COST OF THE OWNER, WITHOUT REIMBURSEMENT, BUILT TO GWSS'S APPROVED SPECIFICATIONS, AND WITH APPROVAL BY GWSS OF ALL AS-BUILT IMPROVEMENTS, AND, DEDICATED TO GWSS.

GWSS'S AUTHORIZED REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_

**MERIDIAN ASSOCIATES, LLC**  
 S U R V E Y O R S  
 120 EAST MAIN STREET, GEORGETOWN, KY 40324  
 TELEPHONE (502) 868-0070 - jdaypl@bellsouth.net

FEB. 24, 2020



**FINAL SUBDIVISION**  
**VARELLAS PROPERTY**  
 CARRICK PIKE, GEORGETOWN, SCOTT COUNTY, KENTUCKY  
 JAMES J. VARELLAS, Jr. & SANDRA M. VARELLAS - D.B. 133, Pg. 458  
 THIS PLAT REPRESENTS A BOUNDARY SURVEY & COMPLEES RITE 201 KAR 184.60

NOT VALID UNLESS THIS FIRST CARRIES THE ORIGINAL SEAL AND SIGNATURE

VARELLAS/CARRICK-188/VARELLAS.GPJ

**JIFFY LUBE  
PRELIMINARY DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission  
MARCH 12, 2020**

**FILE NUMBER:** PDP-2020-11

**PROPOSAL:** Preliminary Development Plan for a 2,430 square feet oil change facility.

**LOCATION:** 120 Osborne Way

**OWNER:** Wallen-Hamilton-Osborne, LLC

**CONSULTANT:** Phillip Gambrell  
Prism Engineering



<b>STATISTICS:</b>	
Zone	B-5 (General Commercial Park)
Surrounding Zones	B-5
Site Acreage	1.16 Acres
Building Area	2,430 square feet footprint / 3,438 square feet occupiable area
Max. Building Coverage	40%
Building Coverage	4.8%
Access	Osborne Way
Parking Required	13 spaces
Parking Proposed	15 spaces (1 handicap accessible)
Variances/Waivers	None

**BACKGROUND:**  
The application before the Planning Commission is a Preliminary Development Plan to construct a 2,430 square feet oil change facility. The project site, and all adjoining properties are zoned B-5 (General Commercial Park).

- B-5 PERFORMANCE STANDARDS (project analysis is underlined):**
1. All buildings shall be setback 25 feet from street rights-of-way and 50 feet from state routes: This application meets this requirement. All proposed buildings are at least 25 feet from Osborne Way.



2. The side yard setback is 10 feet. This application meets this requirement.
3. The rear yard setback is 20 feet. This application meets this requirement.
4. The periphery boundary (where the B-5 adjoins any district other than B-5) setback for the zoning district is 50 feet: This does not apply to this application.
5. Maximum Building Ground Coverage is 50%: This application meets this requirement.
6. Maximum height permitted is 5 stories or 60 feet. This application meets this requirement.
7. 13 parking spaces are required. This application meets this requirement.

Vehicular Access & Pedestrian Circulation:

The Project Site will have one (1) vehicular entrance from Osborne Way. The Development Plan shows adequate parking and queuing areas for employees and vehicles to be serviced. Osborne Way already has a sidewalk allowing for pedestrian circulation through the area.

Land Use Buffers and Landscaping:

*Section 6.12: Property Perimeter Requirements*

The Project Site does not require property perimeter buffering per Section 6.12 of the *Landscape and Land Use Buffers Ordinance*.

*Section 6.13: Vehicular Use Area Perimeter Requirements*

This application meets the requirements of Section 6.13 of the *Landscape and Land Use Buffers Ordinance*.

*Section 6.22: Interior Landscaping for Vehicular Use Areas*

This application meets the requirements of Section 6.22 of the *Landscape and Land Use Buffers Ordinance*.

*Section 6.2215: Minimum Canopy Requirements*

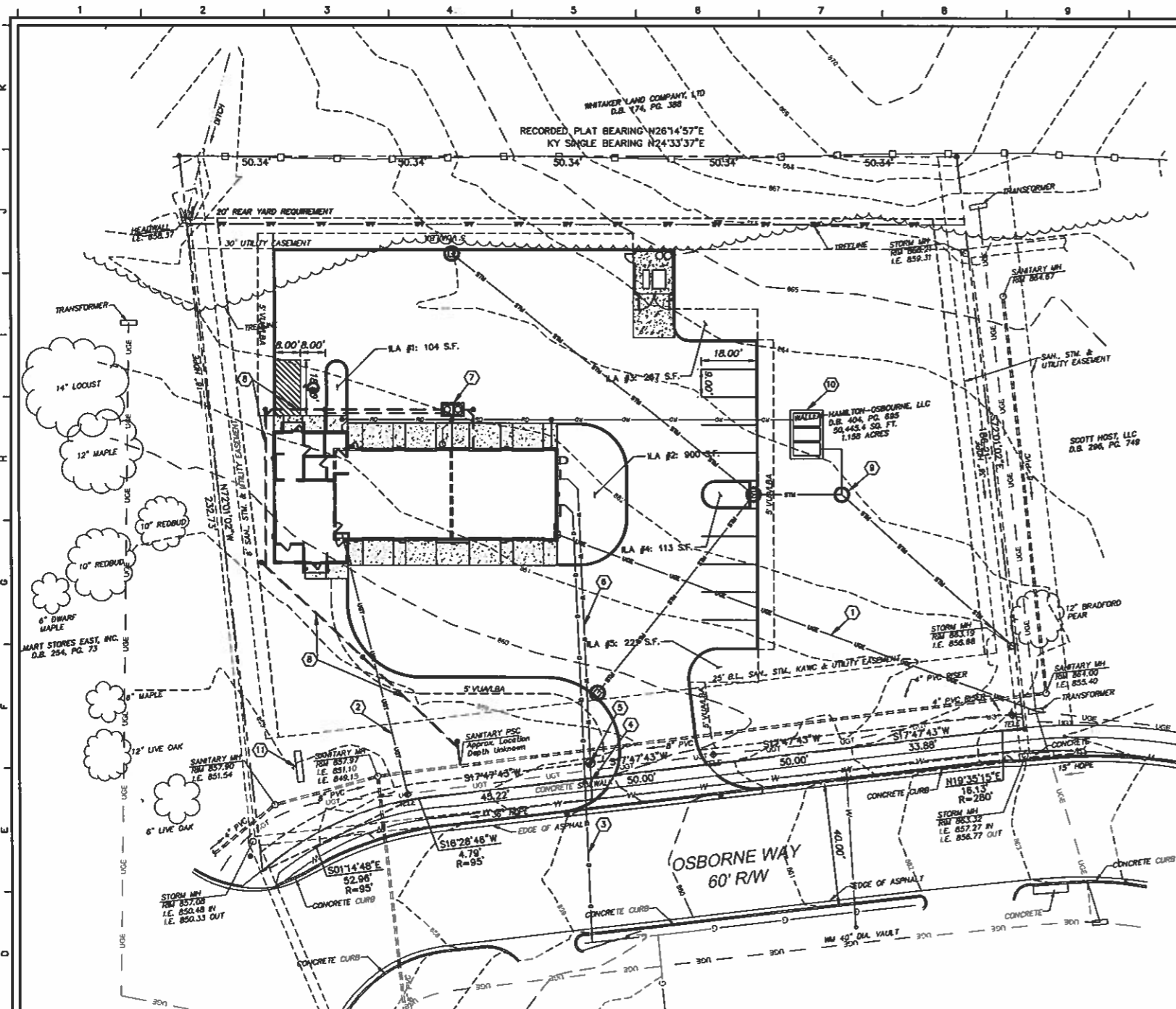
The Applicant is proposing an appropriate number of trees to meet the canopy requirements.

**RECOMMENDATION:**

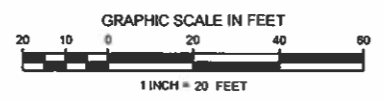
Staff recommends **approval** of the Preliminary Development Plan to construct a 2,430 SF oil change facility with the following conditions of approval:

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. The Final Development Plan will need to comply with all stormwater management requirements.
4. 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.
5. 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*.



**PRELIMINARY DEVELOPMENT PLAN**



**CERTIFICATION OF OWNERSHIP AND DEDICATION**

I (we) hereby certify that I am (we are) the owner(s) of the property and described hereon and that I (we) hereby adopt this plot/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 Georgetown-Scott County Subdivision and Development Regulations, unless otherwise noted.

February 25, 2020  
(date)  
*[Signature]*  
(owner or owners)

**CERTIFICATION OF PRELIMINARY DEVELOPMENT PLAN APPROVAL**

I hereby certify that the preliminary development plan shown hereon has been found to comply with the Subdivision and Development Regulations for Georgetown and Scott County, Kentucky, with the exception of such variances, if any, as noted in the minutes of the Planning Commission. This approval does not constitute approval to begin construction or obtain a building permit.

\_\_\_\_\_, 2020  
(date)  
Chairman, Georgetown-Scott County Planning Commission

**KEY NOTES**

- MAIN ELECTRIC FEED FROM LOCAL ELECTRIC UTILITY TRANSFORMER TO MAIN SWITCH. (PER LOCAL CODES & UTILITY SPECIFICATIONS).
- MAIN TELEPHONE FEED FROM LOCAL TELEPHONE UTILITY PEDESTAL TO TELEPHONE BACKBOARD. (PER LOCAL CODES & UTILITY SPECIFICATIONS).
- GAS SERVICE PER LOCAL GAS UTILITY.
- 1" WATER SERVICE (PER LOCAL CODES & UTILITY SPECIFICATIONS).
- 1" WATER METER FOR DOMESTIC WATER SERVICE (PER LOCAL CODES & SPECIFICATIONS).
- 1/2" METERED DOMESTIC WATER SERVICE (PER LOCAL CODES & UTILITY SPECIFICATIONS).
- OIL/WATER SEPARATOR (REFER TO ARCHITECTURAL PLANS).
- 4" PVC SANITARY SEWER SERVICE (PER LOCAL CODES & SPECIFICATIONS).
- INLINE WATER QUALITY UNIT. SIZE TBD BASED ON CITY OF GEORGETOWN STORMWATER MANUAL.
- GROUNDWATER RECHARGE INFILTRATION CHAMBERS. SIZE TBD BASED ON CITY OF GEORGETOWN STORMWATER MANUAL.
- SITE IDENTIFICATION SIGN. FINAL SIZE AND LOCATION TBD BASED UPON CITY OF GEORGETOWN SIGN REGULATIONS.

**GENERAL NOTES**

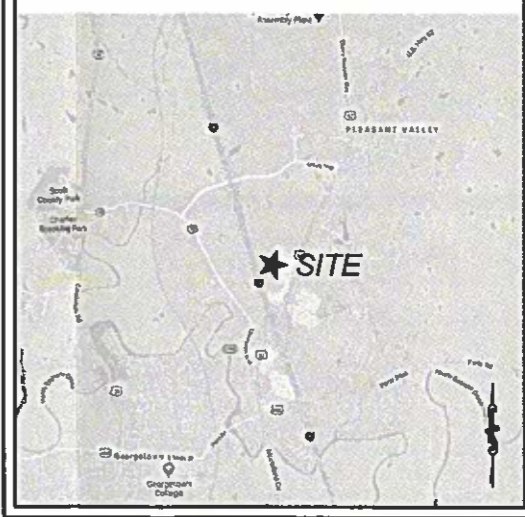
- The site entrance will require a concrete "commercial type" apron in the ROW of Osborne Way. Sidewalk will need to be continuous and ADA detectable warning pads will be required on each side of the entrance per FHWA-PROWAG requirements.
- A lighting plan/photometrics may be required for the Final Development Plan approval.

**STORMWATER NOTES**

- Per Section 2 of the "Easements With Covenants And Restrictions Affecting Land (ECR)" Agreement file in Deed Book 254 Page 079, Wal-Mart Stores East, Inc. grants the follow rights to Cherry Blossom Properties, LLC (Seller) and it's successors.

"Storm Water Drainage: Wal-Mart, as its interest may appear, hereby establishes and grants to Seller for the benefit of Seller's Remaining Property, subject to the limitations set forth below, the right to discharge storm water runoff from Seller's Remaining Property through the storm water drainage culvert and drainage system located on the Wal-Mart Property ("Storm Water Drainage System"). Notwithstanding the foregoing, the total storm water runoff from Seller's Remaining Property that is discharged through the Storm Water Drainage System may not exceed thirty-seven and one-half percent (37.5%) of the capacity of the Storm Water Drainage System, as determined by CMW, Inc., Wal-Mart's engineer, and the Seller's Remaining Property shall not be developed in a manner whereby more than 85% of its surface is impervious to water percolation, without Wal-Mart's prior written approval. Any owner of a portion of the Seller's Remaining Property agrees to provide Wal-Mart with storm water runoff or retention calculations for the portion of Seller's Remaining Property to be developed by such owner at the same time that any such calculations are filed with any governmental agency having approval of storm water detention or within a reasonable time after Wal-Mart requests such calculations in writing. In the event of a breach of any of the covenants or obligations under this Section 2 by an owner of Seller's Remaining Property, Wal-Mart shall have the right to terminate such breaching owner's rights (but not obligations) under this Agreement, including the right to terminate such breaching owner's storm water drainage rights over the Wal-Mart Property, and to seek any and all remedies afforded by either law or equity, including, without limitation, the right to injunctive relief."

- This site will be required to address stormwater management requirements of Water Quality and Groundwater Recharge per the current regulations.
- Stormwater management BMP's (for WQ and GRv) will require a maintenance agreement to be filed after construction per the current stormwater manual.



Vicinity Map  
Not To Scale

**UTILITY NOTE**

LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED UPON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY CARDINAL SURVEYING SERVICES DATED 12/04/2019. NEITHER THE ENGINEER NOR HIS REPRESENTATIVES HAVE VERIFIED OR OBSERVED THE ACTUAL INSTALLATION OF THE UTILITIES SHOWN. EXACT LOCATIONS OF ALL EXISTING UTILITIES ARE NOT CERTAIN.

**UTILITY PROTECTION NOTE**

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "KENTUCKY 811" (TOLL-FREE PHONE NO. 1-800-752-6007 OR LOCAL 502-268-5123), 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATION OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRICAL WIRES, TELEPHONE LINES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.



**RESOURCE LIST**

ELECTRIC		TELEPHONE	
Kentucky Utilities	PO Box 4490	AT&T	894 E. Main Street
Midway, Kentucky 40347	(859) 367-1384	Georgetown, Kentucky 40324	(502) 863-4394
Lee McClure	lee.mcclure@ge-ku.com	Miguel Calderon	mc702e@att.com
NATURAL GAS		SANITARY SEWER	
Columbia Gas	2001 Menor Road	Georgetown Water & Sewer	1000 W. Main Street
Lexington, Kentucky 40511	(859) 288-0249	Georgetown, Kentucky 40324	(502) 863-7816
David Lemons	dlemons@source.com	Darryl Mulder	dmulder@wmss.com
WATER		STORM WATER	
K.A.W.C.	2300 Richmond Road	Georgetown City Engineer	100 W. Court Street
Lexington, Kentucky 40502	(859) 335-3415	Georgetown, Kentucky 40324	(502) 570-8272
Cole Mitcham	cole.mitcham@amwater.com	Eddie Hightower	eddie.hightower@georgetownky.gov

**SITE DATA**

Address of Site:	120 Osborne Way
Zoning Classification:	B-5
Total Gross Acreage:	1.16 ac.
Acres in ROW:	0 ac.
Net Acreage by Zone:	1.16 ac.
Total VUA:	15,610 s.f.
ILA Required: (10% VUA)	1,561 s.f.
ILA Provided:	1,605 s.f.

**PARKING CALCULATIONS**

Required:		
Office/Retail Space: 1spc/150sf	6 spc	
Employee Parking: Max 7 Employees/Shift	7 spc	
Total:	13 spc	
Provided:		
11 Exterior + 4 Interior	15 spc	

**NOTE**

SITE WILL GENERATE FEWER THAN 100 PEAK HOUR TRIPS.

PE PROJ. # 219066-E4

**PRISM ENGINEERING**  
2309 WATTSBORO TRAIL, SUITE 200  
LOUISVILLE, KENTUCKY 40299  
OFFICE (502) 491-8891  
FAX (502) 491-8898



**jiffylube multicare**  
120 OSBORNE WAY  
GEORGETOWN, SCOTT COUNTY, KENTUCKY 40324

NO.	DATE	REVISIONS
1	02/26/2020	TMC Comments

OWNER: GUGENHEIM PARTNERS, LLC  
JOHN MARTIN  
PREPARED BY: [Signature]

FEBRUARY 3, 2020

PRELIMINARY DEVELOPMENT PLAN  
**PDP 1.0**



# GSCPC Active Development Projects

Status	Application number	Project Name	Type
<b>Under Construction</b>			
	<b>Number of Projects: 16</b>		
	2017-33	American Mini (Self-Storage_1047 Paris Pike)-Ph I	DEV-C
	2019-30	Amerson Daycare_301 Schoolhouse	DEV-C
	2018-22	Amerson South Townhomes	DEV-R
	2017-49	Ashton Grove Senior Living (Highgrove)	DEV-C
	2019-09	Bastian Solutions - Bristol Group - Corporate Blvd	IND
	2015-22	Cherry Blossom Townhomes Phase 5 (Haddix triplex)	DEV-R
	2018-41	Commonwealth T&M - 220 Endeavor	DEV-C
	2018-08	Dominos (Oxford Place) Perfect Properties	DEV-C
	2019-23	Ecofibre - Hemp Black, Corporate Dr.	DEV-C
	2016-49	Hiserbob - 411 Triport Road	IND
	2018-18	Pleasant Valley, Section II - Phase 3 Condominiums	DEV-C
Minor DP		Simply Southern Properties_618 E Main	DEV-R
	2018-62	Sleep-in/Mainstay_Cherry Blossom Connector	DEV-C
	2018-56	Texas Roadhouse (ML Georgetown)	DEV-C
	2019-14	Titan Project (QSI Banking)_Technology Ct	DEV-C
	2017-53	Top Gun Safe Auto Sales	DEV-C
<b>Final Inspection</b>			
	<b>Number of Projects: 8</b>		
	2014-22	Amerson Apartments North	DEV-R
	2014-21	Central Church of God-Coleman Lane	DEV-C
	2015-27	Country Boy Brewing_2019 Expansion	DEV-C
	2016-38	Cyron Holdings	IND
	2016-30	Fur Sher - C-Logic Commercial (5460 Leestown)	DEV-C
	2019-10	Landmark Shoppes - 109 Marketplace Circle	DEV-C
	2018-24	Sunbelt Rentals	DEV-C
	2018-26	Toyota Tsusho - North Access Road	DEV-C

# GSCPC Active Subdivision Projects

Status	Application number	Project Name
<b>Under Construction</b>	Number of Projects:	4
	2019-13	Cherry Blossom Townhomes - Phase 6
	2017-24	Pinnacle At Mallard Point
	2018-61	Village at Lanes Run - Phase 2, Section 3
	2018-05	Woodland Park (Betty Yancey) Phase 1
<b>Final Inspection</b>	Number of Projects:	1
	2017-43	Fox Run Subdivision - Phase 1
<b>Dedication/Final Work</b>	Number of Projects:	6
	2005-47	Cherry Blossom Subdivision Phase 7 & 8
	2005-26	Edgewood Subdivision - Phase 1
	2004-02	Leesburg Landing
	2006-28	McClelland Springs Subdivision Phase 2A
	2005-02	Rocky Creek Reserve - Unit 1 Sect 1,2,3A,3B,4
	2004-26	Village at Lanes Run - Phase 1, Section 1
<b>Approved/Bonded</b>	Number of Projects:	18
	2016-47	Canewood Unit 1-C Sect 4
	2006-86	December Estates Cluster Subdivision
	2013-11	Deer Run - Phase 3A
	2013-11	Deer Run - Phase 3B
	2008-40	Paynes Crossing Phase 4 - Section 1 & 2
	2004-51	Pleasant Valley Phase 4B, 4C, & 4F
	2004-51	Pleasant Valley Phase 4D & 4E
	2008-47	Pleasant Valley Sec 2, Ph 2, Unit 3(Urban Groupe)
	2016-51	Price Farm (Abbey Phase 2 Unit 1A) (Ball Homes)
	2016-51	Price Farm (Abbey Phase 2 Unit 1B) (Ball Homes)
	2006-63	Rocky Creek Farm Section 3B, Phase 3
	2005-02	Rocky Creek Reserve Phase 3 Section 1 (Ball)
	2005-02	Rocky Creek Reserve Phase 3 Section 2 (Ball)
	2013-30	Rocky Creek-Meadows-Sec 1 C
	2015-29	Sutton Place, Phase 3, Section 1
	2015-29	Sutton Place, Phase 3-B
	2017-08	Thoroughbred Acres Unit 7D, Section 1
	2019-10	White Oak Condominiums Phase 4 (Remaining)

# List of all Active Projects/status

Application	Project Name	Type	Status
2017-34	Adient USA (Hillps) Amended DP (Parking and dock)	DEV-C	Under Review
2017-33	American Mini (Self-Storage_1047 Paris Pike)-Ph 1	DEV-C	Under Construction
2014-22	Amerson Apartments North	DEV-R	Final Inspection
2017-20	Amerson Commercial Grading and Site Work	DEV-C	Approved/Bonded
2019-30	Amerson Daycare_301 Schoolhouse	DEV-C	Under Construction
2018-22	Amerson South Townhomes	DEV-R	Under Construction
2017-49	Ashton Grove Senior Living (Highgrove)	DEV-C	Under Construction
2019-09	Bastian Solutions - Bristol Group - Corporate Blvd	IND	Under Construction
2018-25	Bluegrass RV Storage_3036 Paris Pike	DEV-C	Complete
2016-47	Canewood Unit 1-C Sect 4	RES	Approved/Bonded
2017-13	Canewood Unit 6, Lot 1	RES	Under Review
2014-21	Central Church of God-Coleman Lane	DEV-C	Final Inspection
2005-47	Cherry Blossom Subdivision Phase 7 & 8	RES	Dedication/Final Work
2019-13	Cherry Blossom Townhomes - Phase 6	RES	Under Construction
2015-22	Cherry Blossom Townhomes Phase 5 (Haddix triplex)	DEV-R	Under Construction
2015-22	Cherry Blossom Townhomes-Phase 5	DEV-R	Approved/Bonded
2018-41	Commonwealth T&M - 220 Endeavor	DEV-C	Under Construction
2015-27	Country Boy Brewing_2019 Expansion	DEV-C	Final Inspection
2016-38	Cyron Holdings	IND	Final Inspection
2006-86	December Estates Cluster Subdivision	RES	Approved/Bonded
2013-11	Deer Run - Phase 3A	RES	Approved/Bonded
2013-11	Deer Run - Phase 3B	RES	Approved/Bonded
2018-10	Dog Haus Development	DEV-C	No Activity
2018-08	Dominos (Oxford Place) Perfect Properties	DEV-C	Under Construction
2019-23	Ecofibre - Hemp Black, Corporate Dr.	DEV-C	Under Construction
2005-26	Edgewood Subdivision - Phase 1	RES	Dedication/Final Work

Application	Project Name	Type	Status
2011-29	Falls Creek Drive extension	DEV-C	Approved/Bonded
2004-49	Falls Creek Phase 1 - Unit 1	RES	Warranty Period
2004-49	Falls Creek Phase 1- Units 2, 3, 4, & 5	RES	Warranty Period
2017-43	Fox Run Subdivision - Phase 1	RES	Final Inspection
2016-30	Fur Sher - C-Logic Commercial (5460 Leestown)	DEV-C	Final Inspection
2019-39	Harbor Village Unit 1, Phase 3C	RES	Under Review
2015-08	Heritage Apartments at Falls Creek - Phase 2	DEV-R	Under Review
2016-49	Hiserbob - 411 Triport Road	IND	Under Construction
2019-06	Hoghead Trailer Sales-Showalter	DEV-C	No Activity
2018-52	Jimmy Johns - 121 Southgate Dr	DEV-C	Under Review
2019-46	Jones Prop - Willow Brook Ln Ext	RES	Under Review
2019-10	Landmark Shoppes - 109 Marketplace Circle	DEV-C	Final Inspection
2004-02	Leesburg Landing	RES	Dedication/Final Work
2006-28	McClelland Springs Subdivision Phase 2A	RES	Dedication/Final Work
2009-20	Morgan Property	DEV-C	No Activity
2017-14	Morgan Property (Tract 2) 2017	DEV-C	Under Review
2006-07	Overlook Apartments (Dover Dr) Phase 3 & 4	DEV-C	Under Review
2008-40	Paynes Crossing Phase 4 - Section 1 & 2	RES	Approved/Bonded
2015-05	Pemberley Cove	RES	Warranty Period
2018-29	Penn Ave Baptist Parking - Stamping Ground	DEV-C	Under Review
2017-24	Pinnacle At Mallard Point	RES	Under Construction
2017-44	Planet Fitness (Shoppes @ Cherry Pointe)	DEV-C	Complete
2004-51	Pleasant Valley Phase 4B, 4C, & 4F	RES	Approved/Bonded
2004-51	Pleasant Valley Phase 4D & 4E	RES	Approved/Bonded
2004-51	Pleasant Valley Phase 5	RES	Under Review
2008-47	Pleasant Valley Sec 2, Ph 2, Unit 3(Urban Groupe)	RES	Approved/Bonded
2008-47	Pleasant Valley Section 2, Ph2, Unit 2	RES	Warranty Period
2018-18	Pleasant Valley, Section II - Phase 3 Condominiums	DEV-C	Under Construction

<b>Application</b>	<b>Project Name</b>	<b>Type</b>	<b>Status</b>
2016-51	Price Farm (Abbey Phase 2 Unit 1A) (Ball Homes)	RES	Approved/Bonded
2016-51	Price Farm (Abbey Phase 2 Unit 1B) (Ball Homes)	RES	Approved/Bonded
2006-63	Rocky Creek Farm Section 3B, Phase 3	RES	Approved/Bonded
2005-02	Rocky Creek Reserve - Unit 1 Sect 1,2,3A,3B,4	RES	Dedication/Final Work
2005-02	Rocky Creek Reserve Phase 3 Section 1 (Ball)	RES	Approved/Bonded
2005-02	Rocky Creek Reserve Phase 3 Section 2 (Ball)	RES	Approved/Bonded
2013-30	Rocky Creek-Meadows-Sec1C	RES	Approved/Bonded
2005-41	Shops at Elkhorn Meadows (Hanna)	DEV-C	Under Review
Minor DP	Simply Southern Properties 618 E Main	DEV-R	Under Construction
2018-62	Sleep-in/Mainstay_Cherry Blossom Connector	DEV-C	Under Construction
Minor DP	Stonewall First Church of God - Grading & Parking	DEV-C	No Activity
2018-24	Sunbelt Rentals	DEV-C	Final Inspection
2018-38	Sutton Place Remaining (Phase to be named)	RES	Under Review
2015-29	Sutton Place, Phase 3, Section 1	RES	Approved/Bonded
2015-29	Sutton Place, Phase 3-B	RES	Approved/Bonded
2018-56	Texas Roadhouse (ML Georgetown)	DEV-C	Under Construction
2005-22	Thoroughbred Acres Unit 11(Commercial Subdivision	DEV-C	Approved/Bonded
2017-08	Thoroughbred Acres Unit 7D, Section 1	RES	Approved/Bonded
2019-14	Titan Project (QSI Banking)_Technology Ct	DEV-C	Under Construction
2017-53	Top Gun Safe Auto Sales	DEV-C	Under Construction
2018-26	Toyota Tsusho - North Access Road	DEV-C	Final Inspection
2019-04	Tri-Village Storage_Connector Rd	DEV-C	Complete
2004-26	Village at Lanes Run - Phase 1, Section 1	RES	Dedication/Final Work
2004-26	Village at Lanes Run - Phase 1, Section 2 (Ball)	RES	Warranty Period
2018-61	Village at Lanes Run - Phase 2, Section 3	RES	Under Construction
2004-26	Village at Lanes Run - Phase 3, Sect 1 (Charles)	RES	Under Review
2010-22	Village at Lanes Run- Phase 2, Section 1	RES	Warranty Period
2011-30	Village at Lanes Run- Phase 2, Section 2	RES	Warranty Period



<b>Application</b>	<b>Project Name</b>	<b>Type</b>	<b>Status</b>
2006-06	Ward Hall Property - Phase 1B & 1C (Remainder)	RES	Warranty Period
2006-06	Ward Hall Property - Unit 1	RES	Warranty Period
2019-10	White Oak Condominiums Phase 2	DEV-R	Warranty Period
2019-10	White Oak Condominiums Phase 4 (Remaining)	RES	Approved/Bonded
2016-13	Winding Oaks Cluster	RES	Warranty Period
2018-05	Woodland Park (Betty Yancey) Phase 1	RES	Under Construction
2018-05	Woodland Park (Betty Yancey) Phase 2	RES	Under Review
<b>Total Number of Active Projects:</b>		89	