

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

AGENDA

August 10, 2023

6:00 p.m.

I. COMMISSION BUSINESS

- A. Approval of July invoices
- B. Approval of July 13, 2023 minutes
- C. Approval of August 10, 2023 agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

II. OLD BUSINESS

- A. FSP-2023-25 Price Property - POSTPONED
- B. PSP-2023-26 Cherry Blossom Village Phase 2 Addition - POSTPONED

III. NEW BUSINESS

- A. FSP-2023-28 Mary Risk Farm – Final Subdivision Plat request for a three (3) five acre lots and a remainder lot in the area of a formerly approved cluster subdivision with ten (10) residential cluster lots and five rural tracts on 83.7 acres zoned A-5 located south and east of Stonecrest Subdivision.
- B. ZMA-2023-29 Best Pets Animal Clinic – Zoning Map Amendment to change the zoning district from R-2 to P-1 located at 529 East Washington Street. PUBLIC HEARING
- C. PDP-2023-30 Wawa Georgetown – POSTPONED
- D. PDP-2023-31 Eckart Supply – Preliminary Development Plan to construct a 12,000 square foot industrial building with 3,000 SF expansion area located west side of Corporate Boulevard in Lanes Run Business Park.
- E. PDP-2023-32 Moonlight Investment LLC – Preliminary Development Plan to construct a 19,360 square foot industrial building located NE corner of Corporate Blvd. and Enterprise Parkway in Lanes Run Business Park.
- F. PDP-2023-33 Pure Air Kentucky – Preliminary Development Plan for a three-unit, 6,000 SF warehouse and contractor building located at 117 Eastside Drive.
- G. PDP-2023-34 The Village at Georgetown - POSTPONED
- H. PDP-2023-35 Bierman Properties Development – Preliminary Development Plan for 4,914 square feet building, truck scale and associated gravel parking located at 1949 Lexington Road.
- I. PDP-2023-36 Grace Christian Gymnasium – Preliminary Development Plan for a 23,000 SF gymnasium and CrossFit facility located at 1648 Lexington Road.
- J. PDP-2023-37 Amen House – Operations Center – Preliminary Development Plan for a 5,000 SF charity operations center and warehouse located at 706.5 Bourbon Street.
- K. PDP-2023-38 Online Transport – Preliminary Development Plan for a 162,848 SF gravel storage area located at 656 Old Delaplain Road.
- L. PDP-2023-39 Bluegrass RV – Storage Area – Final Development Plan for two storage buildings totaling 19,250 SF and 99 RV parking spaces located east of Connector Road.

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
July 13, 2023**

The regular meeting was held in the Scott County Courthouse on July 13, 2023. The meeting was called to order by Chairman Charlie Mifflin at 6:00 p.m. Also present were Commissioners James Stone, Duwan Garrett, Dann Smith, Harold Dean Jessie, David Vest, Mary Singer, Brad Green and Rhett Shirley and Director Joe Kane, Planners Matt Summers and Elise Ketz, Engineer Ben Krebs, and Attorney Charlie Perkins.

Motion by Shirley, second by Smith, to approve the June invoices. Motion carried.

Motion by Stone, second by Singer, to approve the June 8, 2023 minutes. Motion carried.

Motion by Singer, second by Garrett, to approve the July agenda. Motion carried.

Postponements/Withdrawals

Chairman Mifflin stated that the application for Price Property (FSP-2023-25) and the application for Cherry Blossom Village Phase 2 Addition (PSP-2023-26) have been postponed until the next regularly scheduled meeting.

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

Matt Summers Resolution

Motion by Singer, second by Shirley, approving a Resolution recognizing Matt Summers and thanking him for his service to the Georgetown-Scott County Planning Commission.

FSP-2023-23 Plunkett Property – Final Subdivision Plat to subdivide 3 five (5) acre parcels from a larger farm located at 4866 Muddy Ford Road.

Ms. Ketz stated the property is zoned A-1 and currently 138 acres. She stated access would be from Muddy Ford Road using existing farm entrances and no variances are requested.

Chairman Mifflin questioned which entrance is the sign posted at.

Virginia Teague, 103 Christal Drive, questioned if the proposed lots does not perc and requires a lagoon, would the lots be sufficient size to solve the sewer issue. Ms. Ketz stated the decision would be decided by the Health Department.

Commissioner Jessie stated he would like to see more information on the flooding on Muddy Ford Road and he would like the application to be continued until the information is reviewed. Commissioner Singer questioned if the flooding was related to the proposed plan. Ms. Ketz stated there could be issues, but she was not aware of any. Mr. Krebs stated there are locations in the county that flood on a regular basis, especially the northern part of the county. Commissioner Jessie stated he would like to see more information on the property above and below regarding the flooding.

Rita Jones, representing the applicant, stated the property is not in a FIRM floodplain area. Commissioner Green stated he does not feel this particular piece of property is part of the problem. He stated he had concern with stopping this and further subdivisions to figure out where the water is coming from. Commissioner Jessie stated the state keeps more detailed information on flooding and he would like to see it prior to considering subdividing new lots.

Janece Rollett, 5000 Muddy Ford Road, stated the road floods halfway in lot 1 and down past the property.

Commissioner Singer questioned if the proposed lots would increase flooding. Mr. Krebs stated the property is not in the floodplain. He stated someone could be hired to do a watershed study, but it would probably cost \$10,000 to \$20,000.

Further discussion about what the Planning Commission could do to regulate flooding. Mr. Krebs stated that erosion control is not part of construction on a 5-acre lot, but that new construction should not be sending mud or water onto nearby property.

After further discussion, Motion by Jessie, to continue FSP-2023-23 until the next regularly scheduled meeting to review information about flooding north and south of the property from Planning Commission staff, consultant, and state. Motion was not seconded.

After further discussion, **Motion by Singer, second by Garrett to approve the Final Subdivision Plat (FSP-2023-23) subject to (4) conditions of approval. Motion carried 8-1 with Jessie dissenting.**

FSP-2023-24 James & Shirley Downs Property - Final Subdivision Plat to subdivide one ten (10) acre farm into two five (5) acre parcels located at 2101 Woodlake Road.

Ms. Ketz stated the property is zoned A-1. She stated there are no variances/waivers requested. She stated the lots would use an existing entrance onto Woodlake Road.

Jared Marshall, grandson of Emma Hampton Woodlake Road, asked for clarification of the lot division. Commissioner Vest explained the location.

After further discussion, **Motion by Shirley, second by Smith to approve the Final Subdivision Plat (FSP-2023-17) subject to (4) conditions of approval. Motion carried unanimously.**

ZMA-2023-27 Sadieville Dollar General Store - Zoning Map Amendment to change the zoning district from A-1 to B-2 located at 170 Porter Road.

Chairman Mifflin opened the public meeting.

Mr. Summers stated a portion of the property is currently zoned B-2 and the applicant is requesting to rezone the remaining 1.6 acres from A-1 to B-2.

He stated the proposed building is for a retail store and access will be from Porter Road. He stated the site is within Sadieville city limits.

He stated the property is shown commercially on the Future Land Use Map and is supported by the Goals and Objectives of the Comprehensive Plan.

Chairman Mifflin questioned if there is room in the future to expand the road. Mr. Summers stated he would refer to the applicant.

Martin Goins, applicant's legal counsel, stated his client is requesting to change the zoning of the remainder of the tract to B-2.

Chairman Mifflin closed the public meeting.

After further discussion, **Motion by Smith, second by Stone to recommend approval of the rezoning request (ZMA-2023-27) on the basis that it complies with the comprehensive plan. Motion carried unanimously.**

ZMA-2017-37 & PDP-2018-18 Pleasant Valley Condos - Amend the Conditions of Approval to allow construction of the remaining approved units located at Parcel: 188-20-065.000.

Mr. Summers stated the application was for a clarification on a condition of approval for the project that started in 2017. He stated the property is zoned R-2 PUD. He stated the site is approximately 13.8 acres and access is from Schneider Boulevard.

He stated the site was rezoned in 2017 with a concept plan showing 4 single-family lots and 166 condominium lots. He stated in 2018 the Preliminary Development Plan was approved with conditions.

He stated at the time of the zone change approval in 2017, a condition of approval was that a maximum of 82 dwelling units shall be allowed until a second point of access is made. He stated the condition of approval carried forward with the Preliminary Development Plan.

He stated originally the condition for a maximum of 82 dwelling units until a connection to an extension of Lexus Way was completed. He stated the city has applied for grants to help with funding but has not had success yet.

Mr. Summer stated a connection had been made to the condo development through Pleasant Valley Subdivision to Cynthiana Road and Oxford Drive and Pleasant Valley Subdivision to the Abbey at Old Oxford Subdivision to Old Oxford Road. He stated the Applicant wants clarification if these connections suffice as secondary access to meet the requirement or was Lexus Way meant to be the secondary access. He stated if Lexus Way is what the Planning Commission meant then the applicant is requesting to amend the condition of approval and remove that condition on the max number of dwelling units in order to construct the remaining 84 condo units.

He stated the Applicant had conducted a traffic impact study. He stated the study looks at if the site is never built, the first phase is built, and if the site is fully built out in 2023 and 2033. He stated there were 6 intersections that were looked at. He stated the Comprehensive Plan strives to keep the level of service from going below a C. The Cynthiana Road and Oxford Drive, Cynthiana Road and Bueno Crossing, and Cynthiana Road and Palumbo Place intersections would have similar delays if fully built out versus at no-build. He stated the traffic impact study noted that right and left turn lanes on Cynthiana Road at Oxford Drive are warranted even if the project site does not develop.

Commissioner Singer questioned the number of connections that have been added. Mr. Summers stated two additional connections have been made. Commissioner Singer asked for clarification of what the applicant is requesting. Mr. Summers stated when the condition of approval was added, he meant the construction of Lexus Way, but the wording was not added to the conditions of approval, and the applicant is requesting clarifications on if the Planning Commission intended for Lexus Way or another road satisfies the condition.

Nathan Billings, representing the owner, stated a traffic study was not required before a zone change. He explained how the traffic study was completed.

Commissioner Jessie questioned which roads would have the most difficulty. Mr. Billings stated Cynthiana and Oxford Road are lacking deceleration lanes, which slows down the traffic.

Commissioner Singer questioned peak pm time and Mr. Billings stated from 2:30 to 6:30 pm.

Mr. Billings stated at the time of the zone change in 2017 the staff report recommended a second access to Lexus Way. He stated the Applicant waited to see if Lexus Way extension would be finished. He stated since then two more access points have been added. He stated there are five intersections that allow access in and out of Pleasant Valley.

He stated if approved it would take approximately 2 to 3 years before full build out of the units. He stated full build out would not significantly affect the level of service.

His conclusion included there are 5 ways into Pleasant Valley, Lexus Way right-of-way has been preserved for future expansion, and traffic will not be made worse by additional units being built.

Commissioner Vest stated that, in his opinion, Lexus Way, as referenced in the 2017 and 2018 staff reports, was the intended second connection.

Attorney Perkins stated he believes Mr. Summer's original intent , was for Lexus Way to be that second connection, but pointed out that the Planning Commission did not adopt that intent in their motion. He stated that the Planning Commission can say that the additional access points presented in the traffic study do not meet the requirement.

Mr. Billings requested that as part of the decision by the Planning Commission decide that Lexus Way is not the only acceptable access.

James Pristas, 205 Stephen Drive, asked for clarification of when the traffic study was done. He requested that when another access point is added, it helps to disperse traffic off Schneider Boulevard.

After further discussion, **Motion by Singer, second by Jessie to deny (ZMA-2017-37 & PDP-2018-18) due to the additional access points do not meet the requirement. Motion carried 8-1 with Stone dissenting.**

Chairman Mifflin adjourned the meeting.

Attest:

Charlie Mifflin, Chairman

Charlie Perkins, Secretary

RISK PROPERTY

Staff Report to the Georgetown-Scott County Planning Commission August 10, 2023

FILE NUMBERS: PSP 2023-28

PROPOSAL: Preliminary Subdivision Plat request for a three (3) five acre lots and a remainder lot in the area of a formerly approved cluster subdivision with ten (10) residential cluster lots and five rural tracts on 83.7 acres zoned A-5

LOCATION: South and east of Stonecrest Subdivision

APPLICANT: Mary Risk

ENGINEER: Thoroughbred Surveying



STATISTICS:

Zone	A-5
Surrounding zones	A-1, R-2
Acreage	58.343
Dwelling Units/Acre	1 du/5 acres
Dwelling Units Proposed	three (3) five+ acre lots, remainder of 43.110 acres
Dwelling Units Permitted	4
New Street Required	No
Water/Sewer available	Yes/No
Access	Via Wysteria Lane
Variances	None

KEY ISSUES/COMMENTS:

The applicant requests approval of a Preliminary Subdivision Plat for three tracts, 5-acres and greater in size and a remainder tract of 43.110-acres on a portion of a farm that was previously approved for a cluster subdivision of 10 lots and a remainder lot to be set aside as preserved area. The property is located outside the Georgetown Urban Service Boundary, in the southern Greenbelt for the City of

Georgetown east of Stonecrest and Aberdeen subdivisions. The farm has been designated Greenbelt on the Future Land Use Map since the late 1990's.

The applicant is also asking for the withdrawal of a previously approved cluster subdivision on the property.

The property was rezoned to A-5 (rural residential) along with the previous approval. The requirement for a zone change to A-5 for all major subdivisions in the county was adopted in 2011. At that time, the A-5 District was created, along with the requirement that all major subdivisions be rezoned to the rural residential (A-5) zoning category prior to approval.

The subject property has access to public water, but no sewer since it is outside the Georgetown city limits and Urban Service Boundary. There is adequate water pressure in the area to provide for fire protection. The subject property is located in County Fire District #6, with the closest fire station being the City fire station on Airport Road approximately one mile away. It is located in Georgetown-Scott County Emergency Medical District #3 and Southern Elementary and Georgetown Middle School Districts.

The lots are proposed to use public water and individual lot septic systems for sewage disposal. The lot sizes proposed are 5-acres greater. Certification of approval will be required by the Environmental Health Department, Georgetown Municipal Water and Sewer and Scott County Fire Department on the final plat.

Environmental Assessment

No surface features indicative of karst (subsurface rock weathering) conditions that might adversely affect the project are evident. No areas have been identified that appear to affect the constructability of the development. Any karst features will need to be handled according to current ordinances including labelling on the Final Subdivision Plat as unbuildable. Parcel's 2 and 3 are completely within the Royal Springs Aquifer area. The Georgetown-Scott County Environmentally Sensitive Lands Ordinance recommends for property partially located within the Aquifer recharge area, septic systems shall be located in the area outside the recharge area. In this case, since two tracts are completely inside the recharge area, connection to public sewer may be the more practical solution. A review by the Royal Spring Wellhead Committee will be required and any recommendations of the Committee will be added to the Final Plat.

Access

The proposed development has poor access from a major road, but currently has approval for 10 cluster lots. This amendment will not increase the number of lots or density beyond what is already approved.

The applicant is proposing to extend a driveway within a private access and utility easement from Wysteria Lane for the three new residential tracts and a separate driveway for the remainder parcel. A maintenance agreement shall be required for the shared private drive. It is recommended this drive be paved to limit dust. No more than three tracts may share a private driveway.

RECOMMENDATION:

Recommend **Approval** of a Preliminary Subdivision Plat for three 5-acre tracts and a remainder 43.11-acre tract on 58.7 acres.

1. All requirements of the Scott County Health Department regarding onsite septic systems for 5-acre tracts.
2. All requirements of the Environmentally Sensitive Lands Ordinance regarding sinkholes and other environmentally sensitive lands.
3. Final Subdivision Plat shall be reviewed by the Royal Springs Aquifer Recharge (Wellhead) Committee and all recommendations shall be added to the Final Plat.
4. All requirements of GMWSS and Scott County Fire Department regarding water supply and fire protection.
5. Note maintenance agreement for private access easements/driveways on Final Subdivision Plat.
6. Any revisions or amendments to the approved Subdivision Plat must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
7. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
8. Provide Planning Commission staff (GIS division) with a digital copy of the approved Final Subdivision Plat.

BEST PETS ANIMAL CLINIC ZONING MAP AMENDMENT

Staff Report to the Georgetown-Scott County Planning Commission August 10, 2023

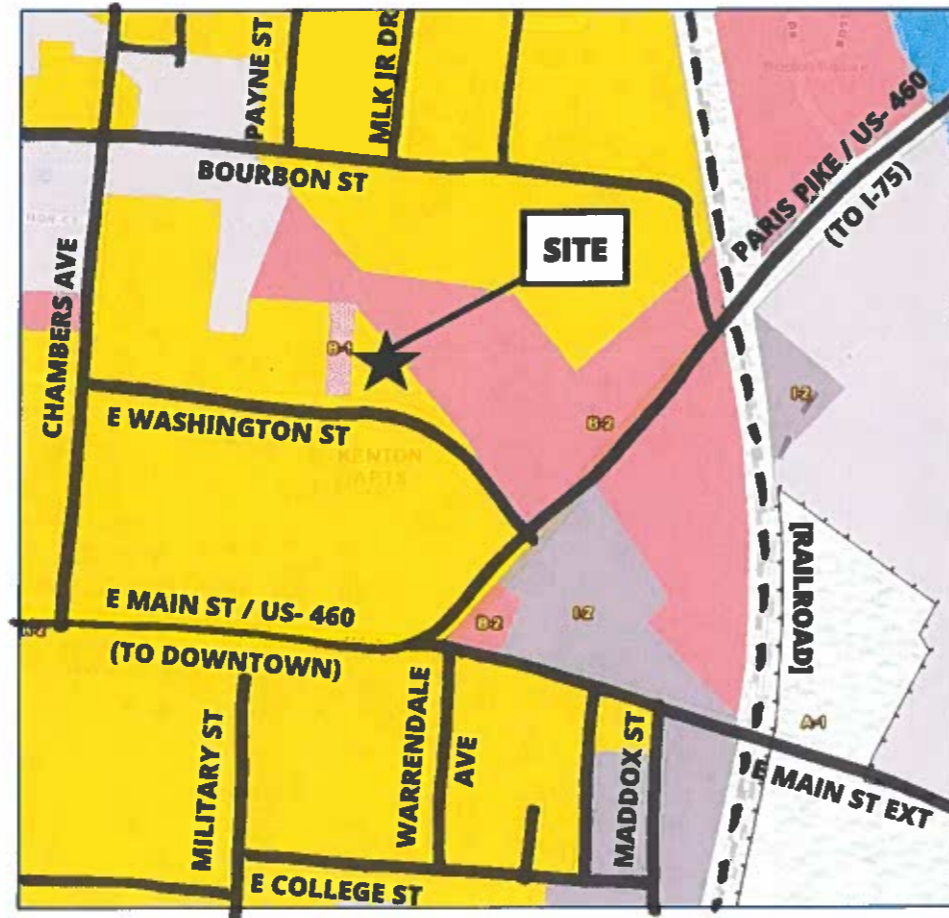
FILE NUMBER: PDP-2023-29

PROPOSAL: Zoning Map Amendment to change the zoning district from R-2 to P-1

LOCATION: 529 East Washington Street

OWNER: Teaching, Learning, Caring Childcare LLC [Current]

Amberlee Cobler, Best Pets Animal Clinic [Perspective]



CONSULTANT: n/a

STATISTICS:

Current Zone	R-2 (Medium Density Residential)
Proposed Zone	P-1 (Professional Office)
Surrounding Zone(s)	B-1 (Neighborhood Commercial): West B-2 (Highway Commercial): North, West & East R-2: South, West & East
Site Acreage	0.56 ac (Site Total, to be rezoned)
Access	East Washington Street to North Broadway (US-25) or East Main Street (US-460)
Water / Sewer	Yes / Yes

BACKGROUND:

The Project Site is a 0.56-acre parcel located at 529 East Washington Street, zoned R-2 Medium Density Residential and located within the City of Georgetown. The Applicant seeks to rezone the property to P-1 Professional Office in order to operate an animal clinic out of the existing structure on the property. Prior to construction, the Project Site was zoned I-2 (Heavy Industrial until in 1994 when it was rezoned to as part of the larger project area bound by East Washington Street to the south, Bourbon Street to the north, Paris Pike to the east and Bourbon Court to the west to R-2. The Project Site contains a single-story 2,240 SF building, built in 1997, that was most recently the location of Teaching, Learning, and Caring Childcare. The building has been used as either a daycare or professional office since construction, operations of either use require a conditional use permit in the R-2 zoning district.

PART 1: ZONE CHANGE REVIEW:**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 2017 Comprehensive Plan Future Land Use Map classifies the property as “Urban Residential”. The Comprehensive Plan states that “this category allows residential uses and those home occupations, small-scale businesses, and institutions that will not detract from the basic residential integrity of a neighborhood.”

The 2022-2023 Comprehensive Plan and its Future Land Use Map has not been adopted by the City of Georgetown at the time of application. The draft Future Land Use Map designates the Project Site as an area appropriate for commercial/office use. Since the map has not been adopted, it cannot be used when reviewing this application. Staff concludes that the application does not satisfy requirements of KRS 100.213(1) and as such must review the application against subitems (1)(a) and/or (1)(b).

Part 1 (a): While not mentioned in the 2017 Comprehensive Plan, previous editions discuss in detail the Washington St – Bourbon St corridor as a mixed-use area with a variety of commercial activities, residences, and offices, second only to Main Street.

While the concept of widescale rezoning from I-2 Heavy Industrial to more appropriate zones was first introduced in the 1985 Comprehensive Plan for the Washington St – Bourbon St area, the Downtown Plan Element of the 1991 Comprehensive Plan was the first to give more context to the character of the neighborhood. At this time, the Downtown Element recommended that the Washington-Bourbon area be a “mix of low-scale office, neighborhood commercial, and multi-family residential uses”¹ and to serve as a buffer between the commercial activity of Main Street and the more residential areas of Bourbon Street, Chambers Ave, and North Hamilton Street. The plan identified East Washington Street as well-suited for a variety of commercial activities since it is constructed as a 32-foot-wide road with 50-foot-wide right-of-way. The road functions as a collector to assist with the heavy traffic traveling on Main Street to and from downtown.

Properties undeveloped when the rezoning project of 1994 was undertaken were rezoned to the R-2 zoning district. The Project Site remained undeveloped and remained so until 1997 when the owners at the time requested a Conditional Use Permit for professional office and daycare use. Since then, there have been three other Conditional Use Permits applied for at the Project Site, first for a construction office, followed by two for Type 1 Daycares (1998, 2006, and 2019 respectively).

Since construction, the building on the property has never been used as a residence, instead having commercial activities on site via conditional use permit. The Applicant has stated that the building has not functioned as a residence for years and its construction is catered to small-scale commercial, or office uses. The properties on three sides of the Project Site have also had long time commercial uses. The properties to the west (525 E Washington St, log cabin office), east (1030 Paris Pike, MLS Powersports), and north (230 Chambers Ave, Electro-Shield Properties) were developed and used commercially prior to the widescale zone change and two of the three as such were given commercial zones. The property at 525 E Washington Street was rezoned to B-1 in 2006 to better reflect the site’s extensive history and use as a commercial building. Much like the 2006 application, the Applicant is seeking to have the operations and zone on the Project Site better reflect the site activities which surround it.

Retaining the residential zone is inappropriate for the Project Site. The building on the property was constructed for commercial use and is not suited for residential use without significant renovation. Furthermore, the area is characterized as a mix of business, office, and industrial uses buffering the neighborhoods to the north from the commercial activity to the south. The Professional Office zone allows for a buffer between the commercial activities on Paris Pike and the residential neighborhood to the north, south, and west. The Project Site has operated commercially for a long period of time, and the zoning district should reflect the uses and construction on both the site and surrounding area. Staff concludes that the application satisfies KRS 100.213 (1)(a) and that subitem (1)(b) does not need to be reviewed.

¹ 1991 Comprehensive Plan, Downtown Georgetown Element, pg. 31

PART 2: Concept Plan Review

The Concept Plan shows the existing site conditions of the Project Site, including the building location, property lines, parking lot and driveway. The concept plan adequately demonstrates the ability of the area proposed for rezoning to be meaningfully developed in a manner consistent with local regulations and fitting in with the context of the surrounding area.

RECOMMENDATION:

Staff recommends the Planning Commission recommend **approval** of the Application to Georgetown City Council. Should the Planning Commission recommend approval, staff suggests adding the following conditions of approval.

Conditions of Approval:

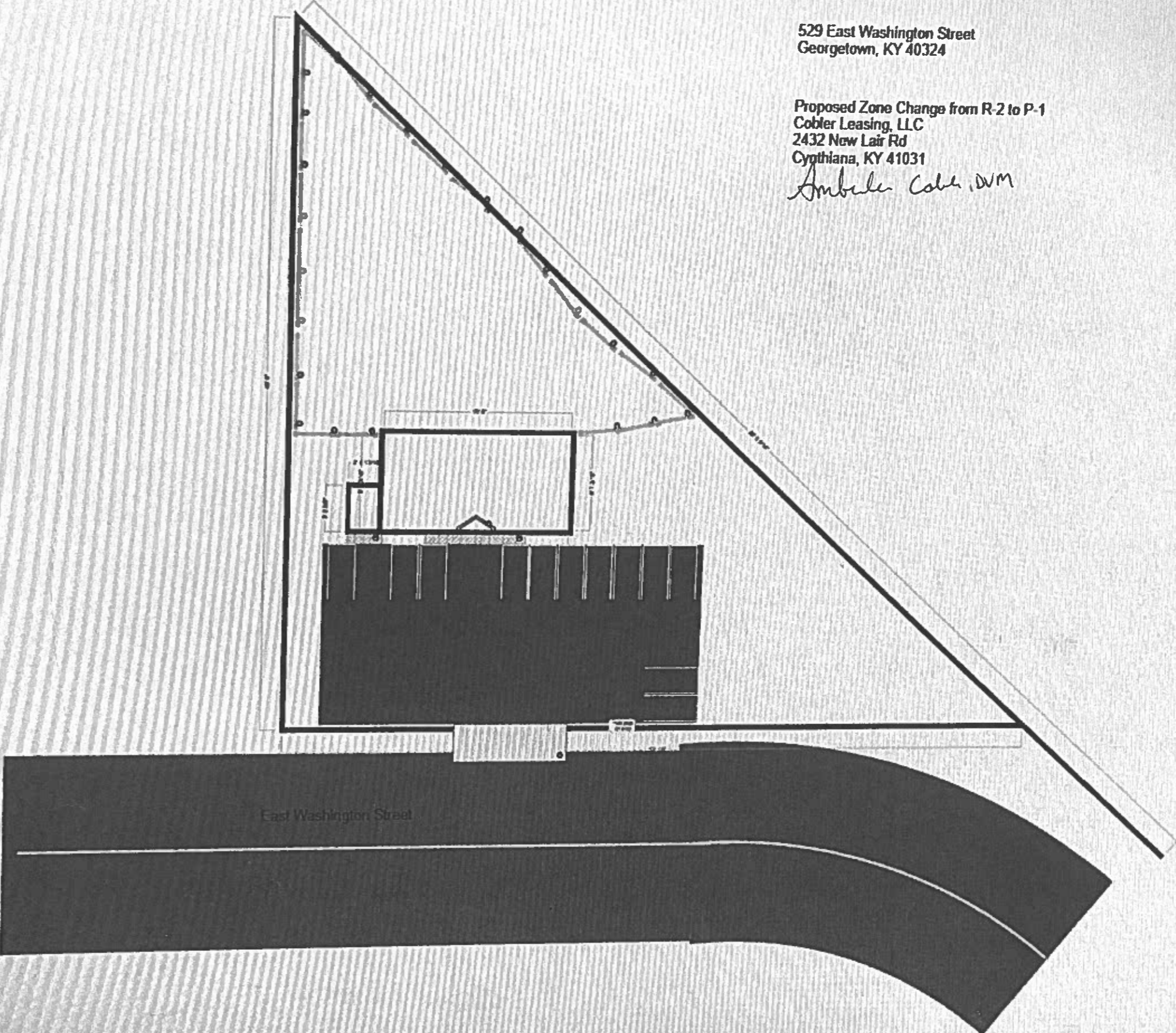
1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.

529 East Washington Street
Georgetown, KY 40324

Proposed Zone Change from R-2 to P-1
Cobler Leasing, LLC
2432 New Lair Rd
Cynthiana, KY 41031

Ambler Cobler, DVM

AMERICAN ASSOCIATION



East Washington Street

**ECKART SUPPLY
PRELIMINARY DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission
August 10, 2023**

FILE NUMBER: PDP-2023-31

PROPOSAL: Preliminary Development Plan to construct a 12,000 square foot industrial building with 3,000 SF expansion area.

LOCATION: west side of Corporate Blvd. in Lanes Run Business Park.

APPLICANT: Lewis Brashear, Jr.

ENGINEER: Duke Engineering



STATISTICS:	
Zone	I-1/BP-1 Lanes Run Business Park
Surrounding Zones	I-1/BP-1 Lanes Run Business Park
Proposed Use	Manufacturing/Electrical Contractor/Supplier
Site Acreage	2.55 acres
Building Area	12,000 SF; 3,000 SF future expansion area
Max. Building coverage	40%
Building Coverage	13.6%
Parking Required	2 spaces for every 3 employees on major employment shift plus one space per truck (8 spaces)
Parking Provided	12 spaces (1 handicap van accessible)
Access	Corporate Blvd.
VariANCES/Waivers	None

BACKGROUND:

This applicant is proposing to construct a 12,000 SF industrial building on a proposed new 2.55-acre lot in Lanes Run Industrial Park, phase 2. The lot has frontage on Corporate Blvd. north of Enterprise Way. The proposed building will face south with the long side wall of the building facing west to Corporate Blvd. a city street. The Applicant intends to construct the building at the same time as the site adjacent to the south and will coordinate stormwater design with the adjoining site. The site also contains an outdoor laydown area to the east of the building which will be below grade and surrounded by a concrete wall and landscaping. The laydown area be used for storage of pipe and materials with no hazardous chemicals or materials which may leach hazardous chemicals allowed to be stored outside in the laydown area.

The Project Site is zoned BP-1/I-1 enhanced (Light Industrial). Eckart Supply is an electrical contractor for industrial businesses. The use is permitted in the BP-1 District. All the surrounding land is also zoned I-1 (Light Industrial) or BP-1 (Business Park). Properties within the Lanes Run Business Park are subject to the BP-1 performance standards.

Preliminary Development Plan Review:

Setbacks and Building Standards:

The Project Site is subject to the BP-1 performance standards and has the following setback requirements:

Front: 50-foot

Side: 20-foot

Rear: 30-foot (50-foot when serviced from the rear)

The Applicant is proposing 12,000 square feet of building area initially, or 10.5% of the lot area, which is well under the 40% maximum building ground coverage allowed. A 3,000 SF of future expansion area is shown on the north side of the building. At full build-out buildings will cover 13.6% of the lot.

Site Layout:

The proposed layout includes a vehicle entrance to a parking lot in front (on the south side) of the building. The building has an initial 100' x 120' footprint (12,000 SF) with a 30' x 100' (3,000 SF) expansion area on the north side of the building.

The applicant has stated that there will be 8 employees total in the building on the maximum shift. Based on the standard of 2 spaces per 3 employees and one space per truck used by the business, a minimum of 8 spaces are required. The applicant is proposing 12 parking spaces total, with a loading dock providing an additional space.

A loading dock for shipping and receiving will be on the southwest corner of the building behind a short retaining wall. The BP-1 standards state that no loading/unloading areas shall be visible from the street. Screening around the parking lot and in interior islands are intended to screen the loading dock.

Land Use Buffers and Landscaping:

The Preliminary Development Plan complies with all the tree requirements of the *Landscape and Land Use Buffers Ordinance*. Additional landscaping may be required along Corporate Blvd. to screen the

loading dock. The designer has indicated these items will be addressed on the Final Development Plan submittal. A Final specie-specific landscape plan will be required for staff approval prior to Final Development Plan approval.

Business Park Authority:

The Lanes Run Business Park Authority, a city run board, met on July 28, 2023 and recommended approval of the Preliminary Development Plan. The Business Park Board approved the building materials and the proposed building design. The business park board also recommended a deed restriction be added to the deed for the property restricting materials to be stored in the laydown area to non-hazardous materials that cannot leach hazardous chemicals into the outside environment. Their approval also supported staff recommendations.

Stormwater:

A Final Stormwater Plan shall be approved by the Planning Commission Engineer prior to Final Development Plan approval along with any required updates to the Lanes Run Drainage model.

Sanitary Sewer:

The subject property is within the Georgetown city limits and has access to city sewer. GMWSS will be working with the applicant to provide sewer service. All requirements of GMWSS should be met.

General BP-1 Standards:

All BP-1 performance standards shall be met including signage and lighting standards as set out in the BP-1 zoning district. Loading Areas shall be screened from public rights-of-way. There is no outdoor storage permitted outside the lay-down area. All utilities to be underground. No rooftop HVAC units shall be visible from the street and shall be screened from view on the roof or adjacent to the building. Proposed business signage shall not be internally lit.

RECOMMENDATION:

Staff recommends **Approval** of the Preliminary Development Plan and Preliminary Subdivision Plat to construct a 12,000 square foot manufacturing building, with 3,000 square feet of expansion area, on a new 2.55-acre lot in Lanes Run Business Park, with the following conditions of approval:

Conditions of Approval:

1. Approval of a walled and screened laydown area for piping and non-hazardous materials. No other outdoor storage of materials is permitted.
2. All requirements of the Georgetown Business Park Authority including building design and materials and a deed restriction shall be placed on the lot limiting the use of the laydown area to non-hazardous materials.
3. The applicant shall be responsible for providing landscaping area and landscaping which meets the minimum requirements of the Landscape and Land Use Buffer Ordinance on the Final Development Plan and adequately screens the loading and unloading area from the street. A specie-specific landscape plan shall be included with the Final Development Plan.
4. Georgetown Business Park Authority Certification shall be required on the Final Development Plan.
5. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan.

6. Lighting fixtures shall meet the BP-1 standards.
7. All applicable requirements of the Georgetown Fire Department.
8. All applicable requirements of Georgetown Municipal Water and Sewer Service.
9. Future building expansion up to 3,000 SF will be allowed through staff approval of an Amended Final Development Plan.
10. All applicable requirements of the *Subdivision & Development Regulations*.
11. 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.
12. Prior to any building construction, a Final Development Plan, including all required site construction plans, shall be approved by the Planning Commission staff. Prior to any preliminary site work, erosion control, grading and stormwater management plans shall be reviewed and approved by the Planning Commission Engineer 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.

SITE STATISTICS:
 Total acreage of property: 2.55 acres
 Zoning District: I-1, Enhanced/BP-1
 Proposed use: Industrial
 Source of treated water: Kentucky-American Water
 Source of sewage disposal: Georgetown Municipal Water & Sewer
 (Sewer Line require extended to M.H. North of Property)
 Proposed building height: 24 feet
 Proposed building coverage: 13.33% (Building), 36.47% (Total Impervious)

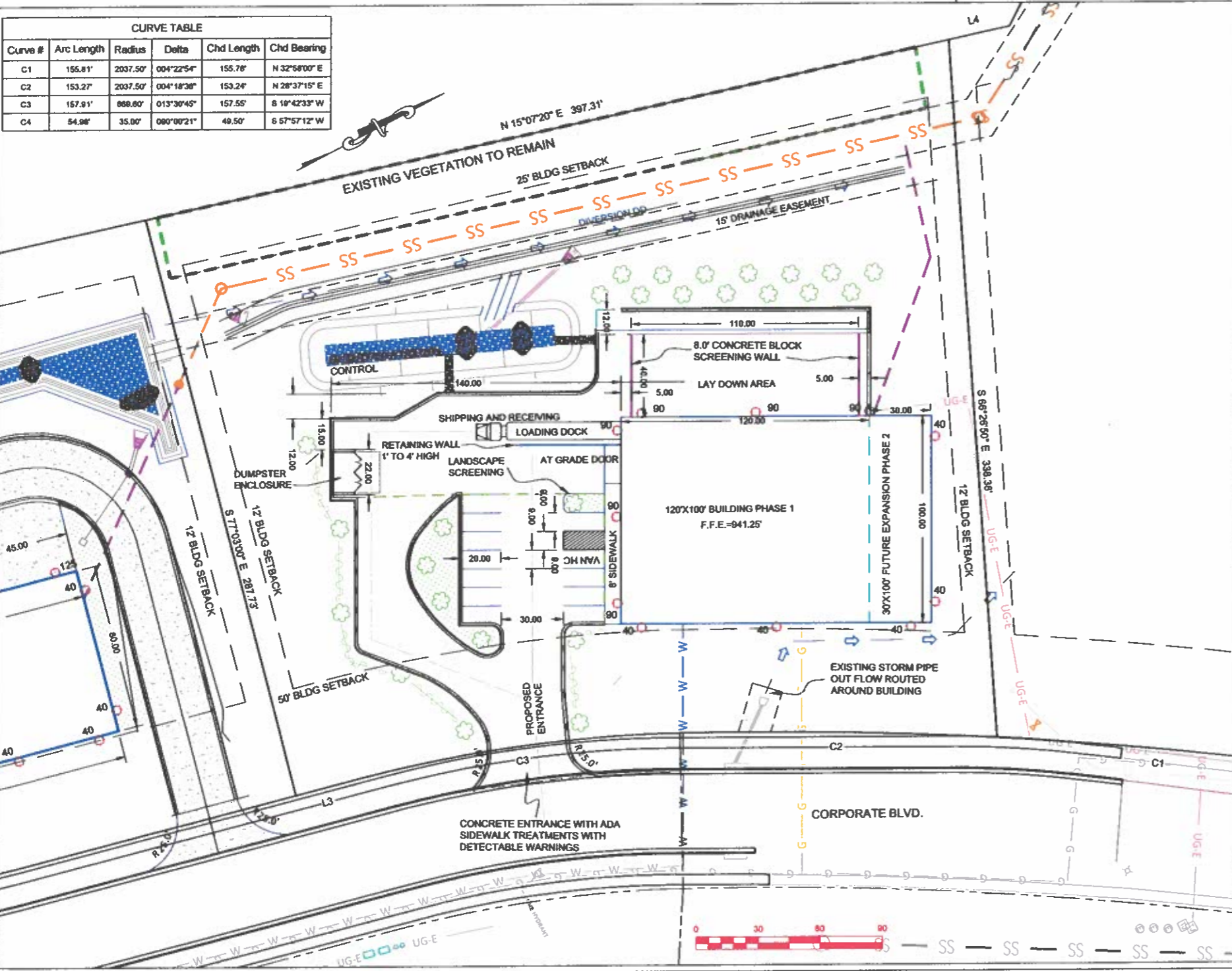
PARKING STATISTICS:
 Required Parking by regulations: 2 Spaces/3 Employees, With Estimated
 Total occupancy of 8, (8) * 8 = 5.33, say 6 required parking spaces.
 Additional Parking for 2 trucks. Total Spaces Needed = 8 spaces.
 Proposed Parking: 12 spaces (includes 1 H.C.)

- LEGEND**
- EX. WATER LINE — W — W — W
 - PROPOSED WATERLINE — W — W — W
 - EX. UNDERGROUND ELECTRIC — UG-E — UG-E — UG-E
 - PROP. UNDERGROUND ELEC. — UG-E — UG-E — UG-E
 - EXISTING SANITARY — SS — SS — SS
 - PROPOSED SANITARY — SS — SS — SS
 - EXISTING GAS LINE — G — G — G
 - PROPOSED GAS LINE — G — G — G
 - PROPERTY LINE (BY OTHERS) — — — — —
 - EASEMENT (BY OTHERS) — — — — —
 - PROPOSED STORM — — — — —
 - PROPOSED WALL PACK LIGHTING (Lighting Location, Calculations and specifications by others)



CURVE TABLE

Curve #	Arc Length	Radius	Delta	Chd Length	Chd Bearing
C1	155.81'	2037.50'	004°22'54"	155.76'	N 32°58'00" E
C2	153.27'	2037.50'	004°18'38"	153.24'	N 28°37'15" E
C3	157.61'	888.80'	013°30'45"	157.55'	S 19°42'33" W
C4	54.98'	35.00'	080°00'21"	49.50'	S 57°57'12" W



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 restrictions lines, and dedicate all streets, alleys, wells, parks, and other open spaces to public or private use as shown, in accordance with the Georgetown-Scott County Subdivision Regulations, unless otherwise noted.

1. Site shall be constructed and maintained in accordance with this plan. Any deviation from the plan, including landscaping, shall first be approved by the Planning Director and the Commission Engineer. Major modification of the plan shall first be approved by the Planning Commission.
2. Storm drainage facilities, including retention basins, shall be maintained for proper functioning free of any debris, silt, or trash.
3. A Certificate of Occupancy shall not be issued and building shall not be occupied until all site improvements shown on the Final Development Plan and listed in these conditions are either installed, or a bond or irrevocable letter of credit is submitted to the Planning Director for 125% of the cost of the work remaining to be done, as substantiated by cost estimates approved by the Planning Director. Landscaping must be certified as complete by the Landscape Inspector or bonded as described above.
4. There shall be no grading or construction until the Final Development Plan has been approved and signed by the Planning and Commission, except as construction drawings are approved by the Planning Director for site development. The building permit shall not be issued until the Final Development Plan is approved and signed.

Date _____ Owner(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 GEORGETOWN DEVELOPMENT AUTHORITY APPROVAL

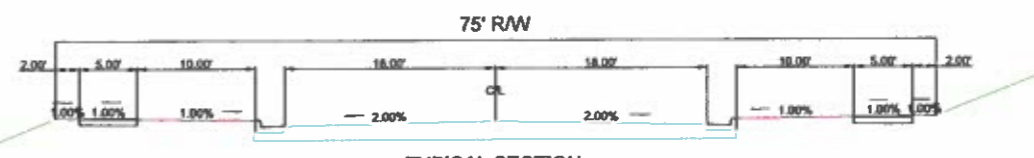
Only applies to projects in business park

I hereby certify that the development plan or subdivision plat shown hereon has been reviewed and found to comply with the Georgetown Development Authority guidelines, including any conditions of approval or exceptions, noted hereon.

_____ 20__

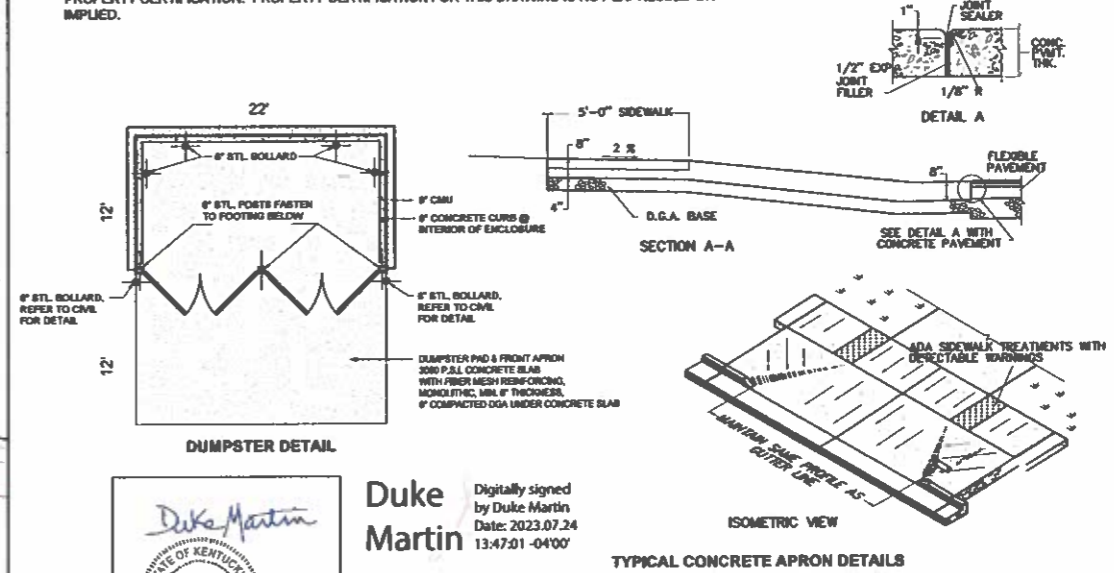
Development Authority Chairperson

RECEIVED
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COLUMBIA GAS OF KENTUCKY NOTE: OWNER/CONTRACTOR WILL WORK WITH COLUMBIA GAS OF KENTUCKY NEW BUSINESS TO DETERMINE SERVICE LOCATION AND REQUIREMENTS. LANDSCAPING WILL BE A MINIMUM OF 5' FROM THE SERVICE LINES MAIN LINES.

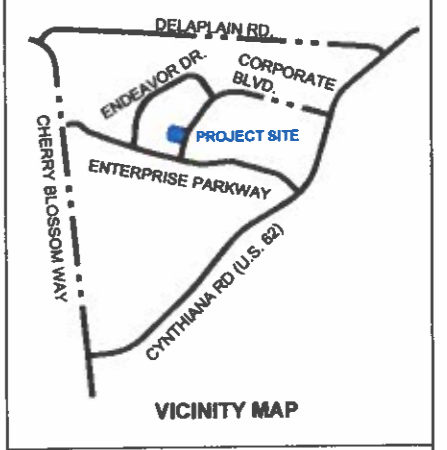
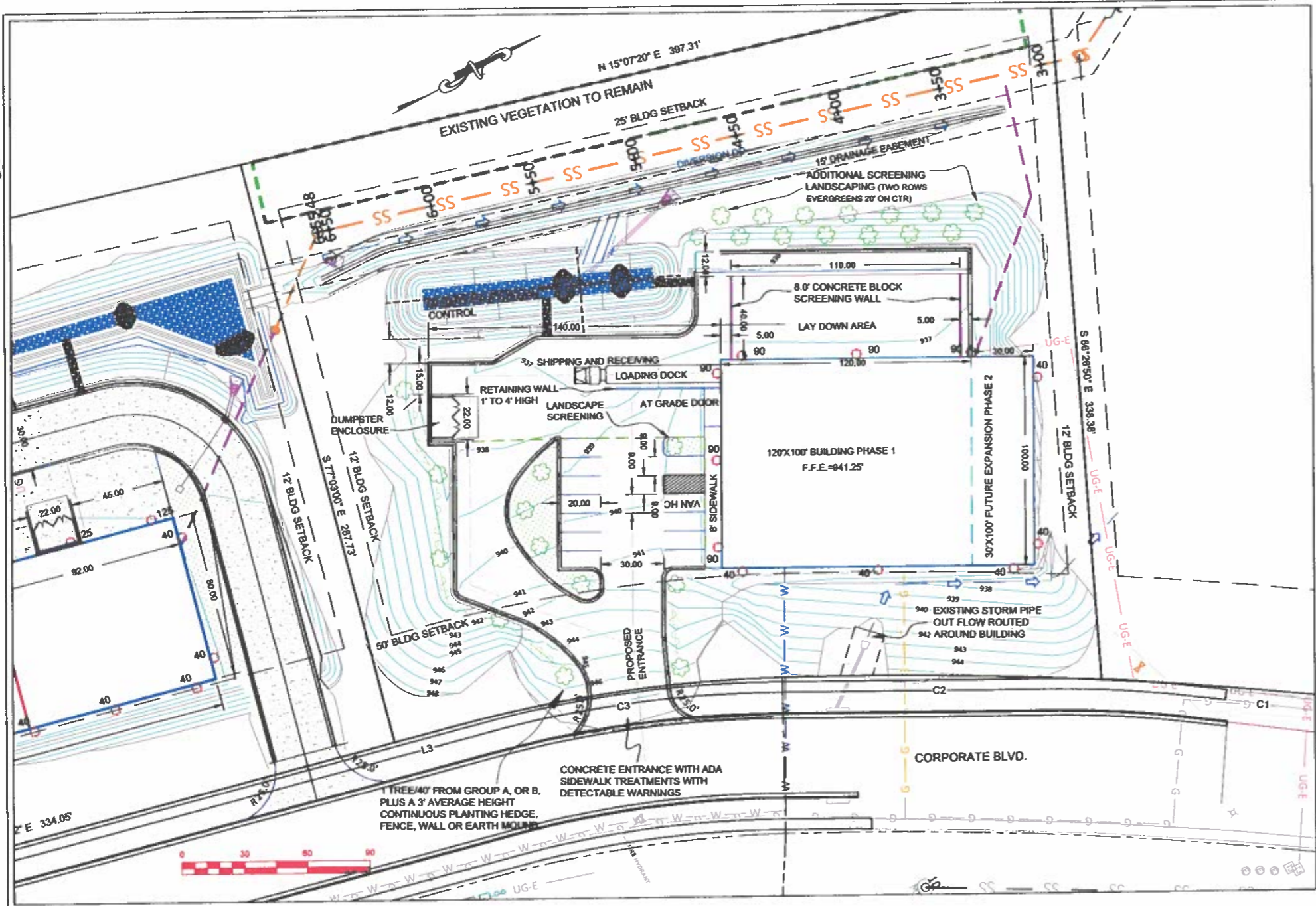
NOTE: PROPERTY LINES SHOWN ARE BY OTHERS. SEE FINAL PLAT FOR PROPERTY DETAILS AND PROPERTY CERTIFICATION. PROPERTY CERTIFICATION FOR THIS DRAWING IS NOT EXPRESSED OR IMPLIED.



Duke Martin
 Digitally signed by Duke Martin
 Date: 2023.07.24 13:47:01 -04'00'

DUKE ENGINEERING COMPANY
 P.O. BOX 888, MT. STEERLING, KENTUCKY 40353
 PHONE: (606) 585-8232
 email: duke@dukeengineering.com

ECKART SUPPLY LANE'S RUN BUSINESS PARK CORPORATE BLVD. GEORGETOWN, KENTUCKY		SCALE 1" = 30'
DRAWN D.M. CHECKED D.M. DATE 7/16/23	DEVELOPMENT PLAN OWNER: ECKART SUPPLY 1449 BURNSIDE LANE, LEITCHFIELD, KY 40456 606-312-4478	DWG. No.



LANDSCAPING DETAILS

Vehicular Use Area Landscaping Interior Requirements:

Total Vehicular Use Area (Parking and Drives): 12,214 Sq. Ft.
 Required Interior Parking Landscaping: 10% * 12,214 = 1,221.4 Sq. Ft.
 Proposed Interior Parking Landscaping Area: 1,478.4 Sq. Feet, OK
 Parking Landscaping Trees Required: 1,221.4 / 250 = 4.89 Trees, Say 5 Trees
 Trees Provided: 5 Trees

Existing Natural Heavy Vegetative Area (Combination of Trees/Brush) To Remain:

Total Project Property: 2.55 Acres
 Estimated Existing Heavy Vegetative Area: 0.63 Acres
 Estimated Vegetative Canopy to Remain: 0.26 Acres
 0.26 Ac. / 0.63 Ac. = 41.27 % of Current To Remain
 0.26 Ac. / 2.55 Ac. = 10.20% of Total Property (>5.0% OK)

Proposed Tree

Proposed Tree
 40' O.C For Shown VUA Perimeter Landscaping
 3 Feet Average Height Continuous Planting Hedge, Fence, Wall or Earth Mound.

Perimeter Trees Will Be From The Following List Depending on Availability At The Time of Planting:

- Sugar Maple
- Red Maple
- Oak

Interior Island Trees Will Be From The Following List Depending on Availability At The Time of Planting:

- Red Buds
- Dogwoods
- Cherry
- Hawthorn Winter King

Perimeter Shrubs Will Be From The Following List Depending on Availability At The Time of Planting:

- Burning Bush
- Juddi Viburnum

Screening Landscaping Will Be An Evergreen Type Tree From The GSCPC Approved List And Depending on the Availability At the Time of Planting.

LEGEND

EX. WATER LINE	— W — W — W —
PROPOSED WATERLINE	— W — W — W —
EX. UNDERGROUND ELECTRIC	— UG-E — UG-E —
PROP. UNDERGROUND ELEC.	— UG-E — UG-E —
EXISTING SANITARY	— SS — SS — SS —
PROPOSED SANITARY	— SS — SS — SS —
EXISTING GAS LINE	— G — G — G —
PROPOSED GAS LINE	— G — G — G —
PROPERTY LINE (BY OTHERS)	— — — — —
EASEMENT (BY OTHERS)	— — — — —
PROPOSED STORM	— — — — —
PROPOSED WALL PACK LIGHTING (Lighting Location, Calculations and specifications by others)	○ ○ ○ ○ ○
PROPOSED CONTOUR	— 940 — 940 — 940 —

LIGHTING DETAILS

EXTERIOR LIGHTING BUILDING MOUNTED WALL PACKS

- 40 ○ 40 WATT LED - 5,100 LUMENS
- 90 ○ 90 WATT LED - 10,500 LUMENS

NOTE: LIGHTING REQUIREMENTS TO MEET BP-1 STANDARDS. LIGHT LAYOUT BY OTHERS.

Duke Martin Digitally signed by Duke Martin Date: 2023.07.24 13:47:59 -04'00'



DUKE ENGINEERING COMPANY
 P.O. BOX 888, MT. STERLING, KENTUCKY 40353
 PHONE: (859) 585-6833
 email: duke@dukeengineering.com

ECKART SUPPLY		
LANE'S RUN BUSINESS PARK CORPORATE BLVD. GEORGETOWN, KENTUCKY		
DRAWN: D.M.	LANDSCAPING AND LIGHTING	SCALE: 1" = 30'
CHECKED: D.M.	OWNER: ECKART SUPPLY 1448 SUNSHINE LANE, LEICESTER, KY 40046 859-312-6478	DWG. No.
DATE: 8/18/23		

**MOONLIGHT INVESTMENT, LLC
PRELIMINARY DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission
August 10, 2023**

FILE NUMBER: PDP-2023-32

PROPOSAL: Preliminary Development Plan to construct a 19,360 square foot industrial building.

LOCATION: NE Corner of Corporate Blvd. and Enterprise Parkway in Lanes Run Business Park.

APPLICANT: Lewis Brashear Jr.

ENGINEER: Duke Engineering



STATISTICS:	
Zone	I-1/BP-1 Lanes Run Business Park
Surrounding Zones	I-1/BP-1 Lanes Run Business Park
Proposed Use	Manufacturing/Electrical Contractor/Supplier
Site Acreage	2.49 acres
Building Area	19,360 SF
Max. Building coverage	40%
Building Coverage	17.5%
Parking Required	2 spaces for every 3 employees on major employment shift plus one space per truck (10 spaces)
Parking Provided	12 spaces (1 van accessible)
Access	Enterprise Parkway and Corporate Blvd.
Variances/Waivers	None

BACKGROUND:

This applicant is proposing to construct an elongated 19,360 SF industrial building on a new 2.49-acre lot in Lanes Run Industrial Park, phase 2. The lot has double frontage on Corporate Blvd. and Enterprise Way. The proposed buildings long wall will face east to Corporate Blvd. a city street. A proposed office

area will be located at the southern end of the building with an entrance door facing Enterprise Parkway to the south. The Applicant intends to construct the building as a shared facility. Loading and unloading will be to the rear, on the west side of the building.

The Project Site is zoned BP-1/I-1 enhanced (Light Industrial). All the surrounding land is also zoned I-1 (Light Industrial) or BP-1 (Business Park). Properties within the Lanes Run Business Park are subject to the BP-1 performance standards.

Final Development Plan Review:

Setbacks and Building Standards:

The Project Site is subject to the BP-1 performance standards and has the following setback requirements:

Front: 50-foot

Side: 20-foot

Rear: 30-foot (50-foot when serviced from the rear)

The Zoning Ordinance treats all lot sides with road frontage as front yards. Because this is a double frontage lot, it functionally has two front yards with a required 50' setback for each. The development complies with all setbacks and lot requirements of the BP-1 District and the use is permitted in the BP-1 zone.

Site Layout:

The proposed layout includes driveway entrances off both streets, Enterprise Parkway and Corporate Blvd. which feed a circular internal driveway to employee and visitor parking and shipping and receiving in the rear of the building. The office area will be two-story height with an interior mezzanine on the second floor.

The applicant has stated that there will be 12 employees total in the building on the maximum shift. Based on the standard of 2 spaces per 3 employees and one space for each truck used by the business ten spaces are required. Twelve spaces are being provided, eight in a standalone parking cluster and five parallel spaces behind the shipping and receiving area in the rear of the building. The main staff concern is whether there is adequate area for parking for this operation should it expand in the future. Parallel parking on the internal driveway is not ideal and it is recommended that additional parking be provided along the rear of the building between the overhead doors. The applicant has stated that truck parking will be available between the overhead doors and additional parking can be provided as needed in the rear of the building. The applicant has also stated that If the operation were to expand it would do so on an additional new site within the business park.

A loading dock and parking for shipping and receiving will be in the rear of the building. The BP-1 standards state that no loading/unloading areas shall be visible from the street. Landscaping is shown along Enterprise Parkway. Additional landscaping may be required on the Final Development Plan to provide adequate screening of the loading and unloading from Enterprise Parkway. The applicant is protecting existing vegetation along the eastern boundary of the site to screen the rear of the building from the east. If needed, some landscaping can be used to fill in any gaps to protect the view from Enterprise Parkway, since this is such an exposed corner lot.

Land Use Buffers and Landscaping:

The Preliminary Development Plan substantially complies with all the tree requirements of the *Landscape and Land Use Buffers Ordinance*. Additional screening may be required along Enterprise Way to screen the loading dock. Street trees planted along Corporate Blvd. would help break up the long wall of the building along Corporate Blvd. The designer has indicated these items will be addressed on the Final Development Plan submittal. A Final specie-specific landscape plan will be required for staff approval prior to Final Development Plan approval.

Business Park Authority:

The Lanes Run Business Park Authority, a city run board, met on July 28, 2023 and recommended approval of the Preliminary Development Plan. The Business Park Board approved the building materials and design and the proposal for the office area façade to be full height masonry. Their approval also supported staff recommendations.

Stormwater:

A Final Stormwater Plan shall be approved by the Planning Commission Engineer prior to Final Development Plan approval along with any required updates to the Lanes Run Drainage model.

Sanitary Sewer:

The subject property is within the Georgetown city limits and has access to city sewer. The applicant is required to meet all Georgetown Municipal Water and Sewer requirements and hook to public sewer.

RECOMMENDATION:

Staff recommends **Approval** of the Preliminary Development Plan and Preliminary Subdivision Plat to construct a 19,360 square foot manufacturing building on a new 2.49 acre lot in Lanes Run Business Park, with the following conditions of approval:

Conditions of Approval:

1. No outdoor storage of materials is permitted. The applicant shall be responsible for providing landscaping area and landscaping which meets the minimum requirements of the Landscape and Land Use Buffer Ordinance on the Final Development Plan. A specie-specific landscape plan shall be included with the Final Development Plan.
2. All building design requirements of the Business Park Authority.
3. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan.
4. Lighting fixtures shall meet the BP-1 standards.
5. All applicable requirements of the Georgetown Fire Department.
6. All applicable requirements of Georgetown Municipal Water and Sewer Service and/or WEDCO Health Department.
7. All applicable requirements of the *Subdivision & Development Regulations*.
8. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
9. Prior to any building construction, a Final Development Plan, including all required site construction plans, shall be approved by the Planning Commission staff. Prior to any preliminary site work, erosion control, grading and stormwater management plans shall be reviewed and approved by the Planning Commission Engineer 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.

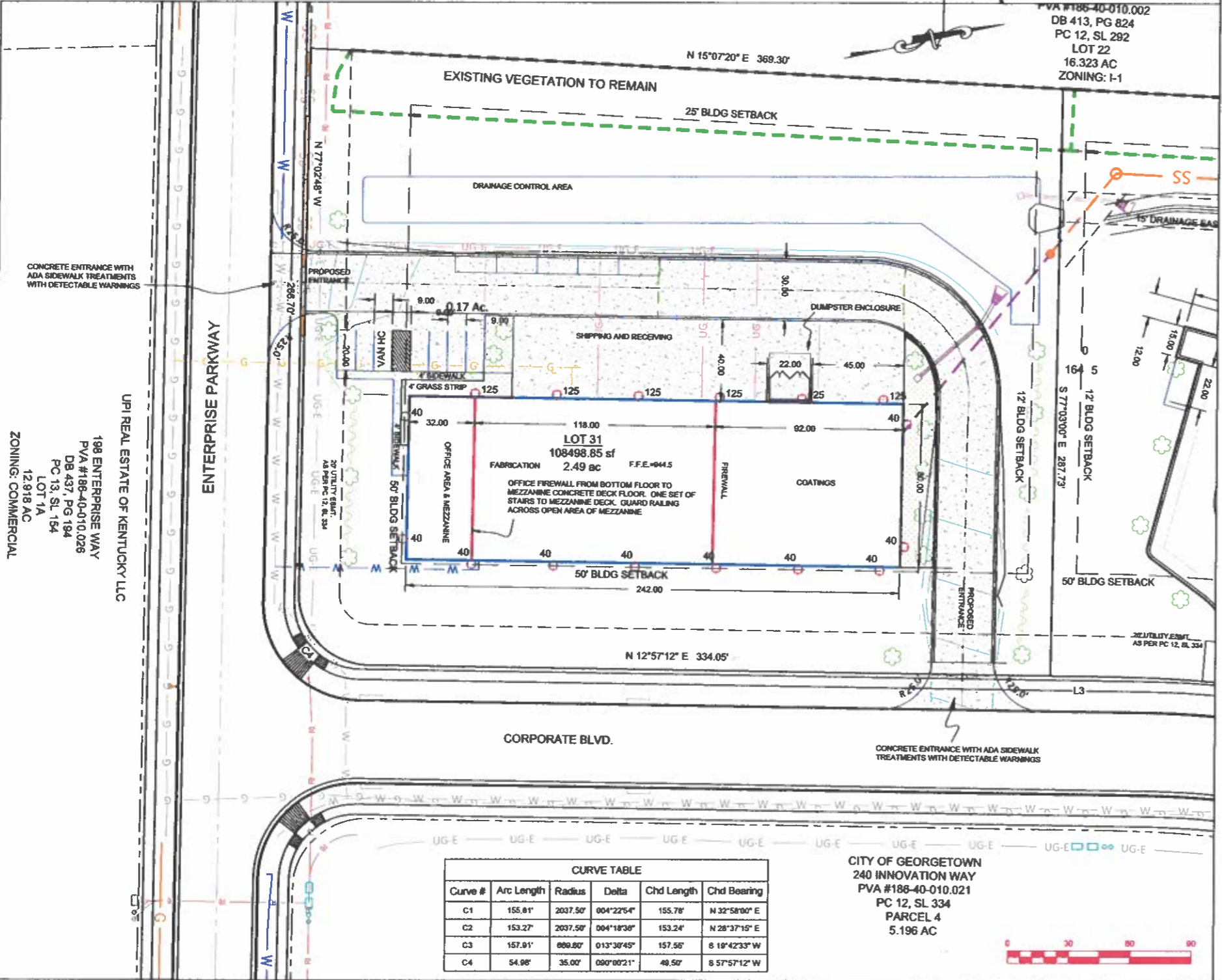
SITE STATISTICS:
 Total acreage of property: 2.49 acres
 Zoning District: I-1, Enhanced/BP-1
 Proposed use: Industrial
 Source of treated water: Kentucky-American Water
 Source of sewage disposal: Georgetown Municipal Water & Sewer
 (Sewer Line require extended to M.H. North of Property)
 Proposed building height: 24 feet
 Proposed building coverage: 17.67% (Building), 46.18% (Total Impervious)

PARKING STATISTICS:
 Required Parking by regulations: 2 Spaces/3 Employees, With 12
 Employees @ 12 = 8 required parking spaces. Additional Parking for 2
 trucks. Total Spaces Needed = 10 spaces.

Proposed Parking: 12 spaces (includes 1 H.C.)

LEGEND

EX. WATER LINE — W — W — W —
 PROPOSED WATERLINE — W — W — W —
 EX. UNDERGROUND ELECTRIC — UG-E — UG-E — UG-E —
 PROP. UNDERGROUND ELEC. — UG-E — UG-E — UG-E —
 EXISTING SANITARY — SS — SS — SS —
 PROPOSED SANITARY — SS — SS — SS —
 EXISTING GAS LINE — G — G — G —
 PROPOSED GAS LINE — G — G — G —
 PROPERTY LINE (BY OTHERS) — — — — —
 EASEMENT (BY OTHERS) — — — — —
 PROPOSED STORM — — — — —
 PROPOSED PARKING LOT LIGHTING *
 PROPOSED WALL PACK LIGHTING (Lighting Location, Calculations and specifications by others)



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 restrictions 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 Regulations, unless otherwise noted.

1. Site shall be constructed and maintained in accordance with this plan. Any deviation from the plan, including landscaping, shall first be approved by the Planning Director and the Commission Engineer. Major modification of the plan shall first be approved by the Planning Commission.
2. Storm drainage facilities, including retention basins, shall be maintained for proper functioning free of any debris, silt, or trash.
3. A Certificate of Occupancy shall not be issued and building shall not be occupied until all site improvements shown on the Final Development Plan and listed in these conditions are either installed, or a bond or irrevocable letter of credit is submitted to the Planning Director for 125% of the cost of the work remaining to be done, as substantiated by cost estimates approved by the Planning Director. Landscaping must be certified as complete by the Landscape Inspector or bonded as described above.
4. There shall be no grading or construction until the Final Development Plan has been approved and signed by the Planning and Commission, except as construction drawings are approved by the Planning Director for site development. The building permit shall not be issued until the Final Development Plan is approved and signed.

Date _____ Owner(s) _____

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_____ (date), 20__

Chairman, Georgetown-Scott County Planning Comm.

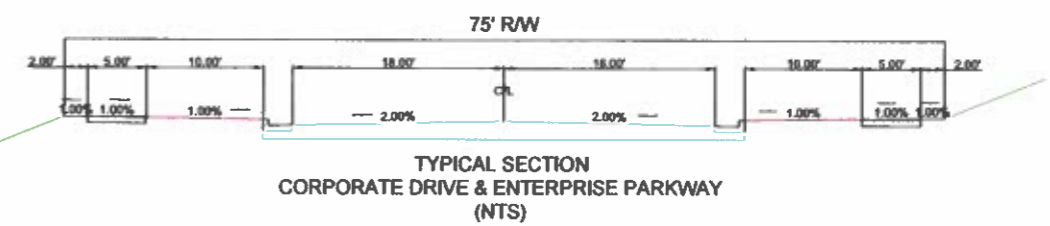
CERTIFICATION OF GEORGETOWN DEVELOPMENT AUTHORITY APPROVAL

Only applies to projects in business park

I hereby certify that the development plan or subdivision plat shown hereon has been reviewed and found to comply with the Georgetown Development Authority guidelines, including any conditions of approval or exceptions, noted hereon.

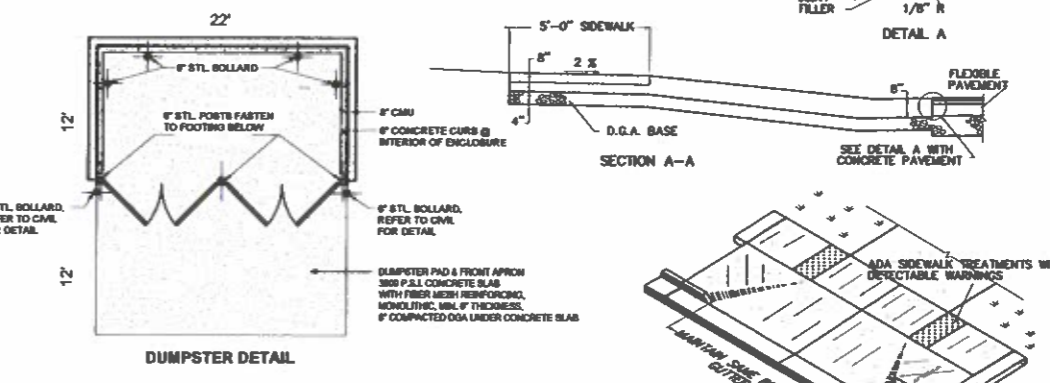
_____ 20__

Development Authority Chairperson



COLUMBIA GAS OF KENTUCKY NOTE: OWNER/CONTRACTOR WILL WORK WITH COLUMBIA GAS OF KENTUCKY NEW BUSINESS TO DETERMINE SERVICE LOCATION AND REQUIREMENTS. LANDSCAPING WILL BE A MINIMUM OF 5' FROM THE SERVICE LINES MAIN LINES.

NOTE: PROPERTY LINES SHOWN ARE BY OTHERS. SEE FINAL PLAT FOR PROPERTY DETAILS AND PROPERTY CERTIFICATION. PROPERTY CERTIFICATION FOR THIS DRAWING IS NOT EXPRESSED OR IMPLIED.



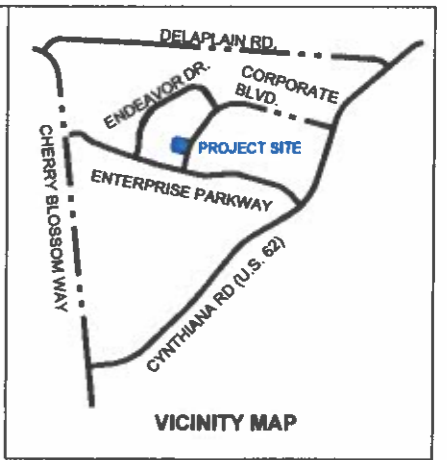
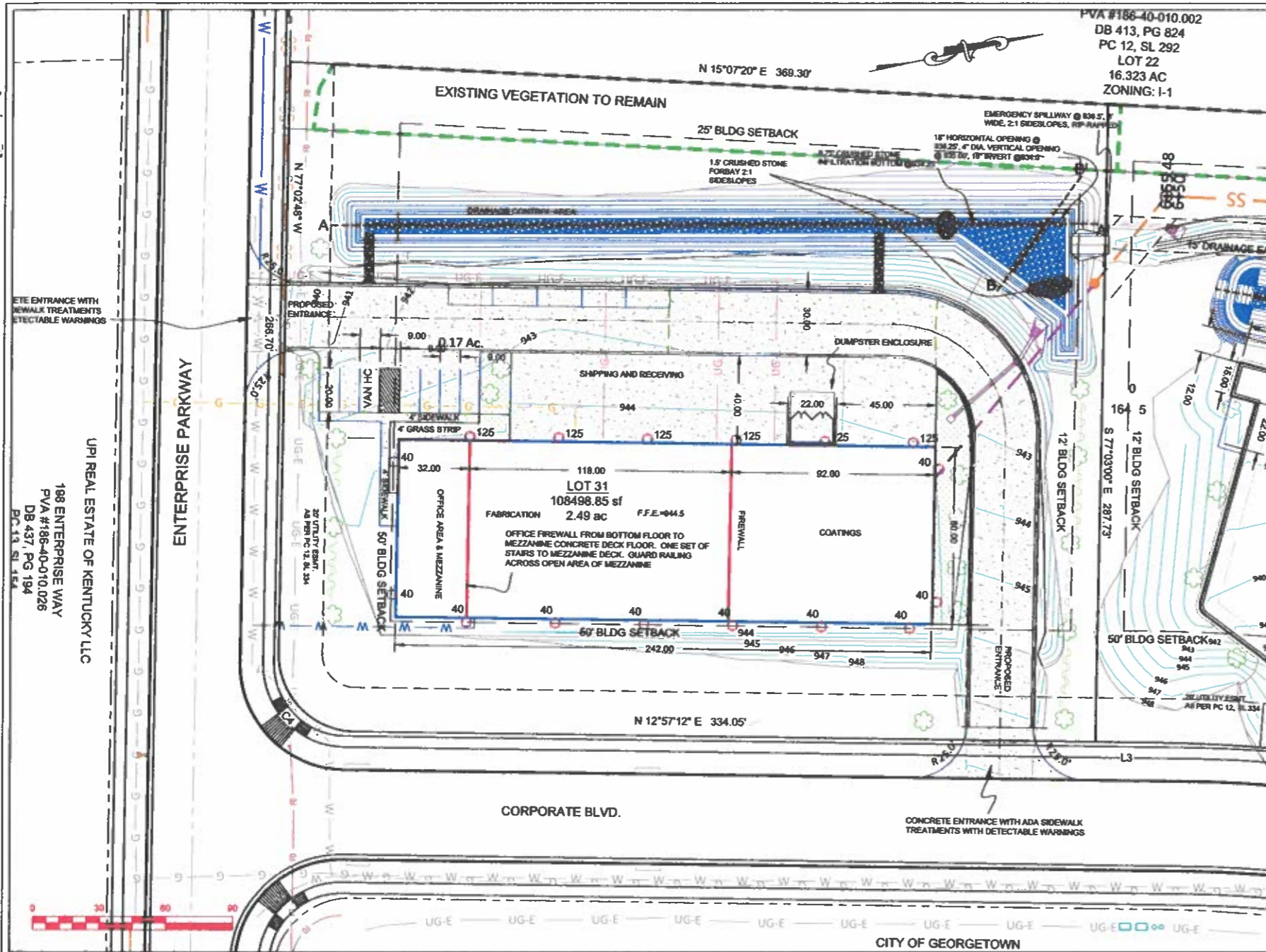
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DUKE ENGINEERING COMPANY
 P.O. BOX 888, MT. STERLING, KENTUCKY 40353
 PHONE: (606) 585-8833
 email: d.martin@dukeengineeringco.com

MOONLIGHT INVESTMENT LLC
 LANE'S RUN BUSINESS PARK
 CORPORATE BLVD.
 GEORGETOWN, KENTUCKY

DEVELOPMENT PLAN

DRAWN: D.M.	OWNER: MOONLIGHT INVESTMENT LLC 141 SUITE A, INDUSTRY ROAD GEORGETOWN, KY 40324 859-644-6559	SCALE: 1" = 30'
CHECKED: D.M.		DWG. No.
DATE: 7/24/23		



LANDSCAPING DETAILS

Vehicular Use Area Landscaping Interior Requirements:

Total Vehicular Use Area (Parking and Drives): 15,311.22 Sq. Ft.
 Required Interior Parking Landscaping: 10% * 15,311.2 = 1,531.1 Sq. Ft.
 Proposed Interior Parking Landscaping Area: 2,172.2 Sq. Feet, OK
 Parking Landscaping Trees Required: 1,531.1 / 250 = 6.12 Trees, Say 7 Trees
 Trees Provided: 7 Trees

Existing Natural Heavy Vegetative Area (Combination of Trees/Brush) To Remain:

Total Project Property: 2.49 Acres
 Estimated Existing Heavy Vegetative Area: 0.56 Acres
 Estimated Vegetative Canopy to Remain: 0.25 Acres
 0.25 Ac. / 0.56 Ac. = 44.64 % of Current To Remain
 0.25 Ac. / 2.49 Ac. = 10.04% of Total Property (>5.0% OK)

Proposed Tree

- Proposed Tree**
40' O.C For Shown VUA Perimeter Landscaping
- 3 Feet Average Height Continuous Planting Hedge, Fence, Wall or Earth Mound.**

Perimeter Trees Will Be From The Following List Depending on Availability At The Time of Planting:

- Sugar Maple
- Red Maple
- Oak

Interior Island Trees Will Be From The Following List Depending on Availability At The Time of Planting:

- Red Buds
- Dogwoods
- Cherry
- Hawthorn Winter King

Perimeter Shrubs Will Be From The Following List Depending on Availability At The Time of Planting:

- Burning Bush
- Juddi Viburnum

LEGEND

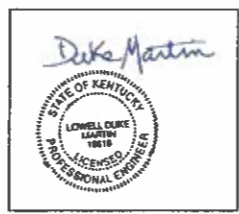
- EX. WATER LINE
- PROPOSED WATERLINE
- EX. UNDERGROUND ELECTRIC
- PROP. UNDERGROUND ELEC.
- EXISTING SANITARY
- PROPOSED SANITARY
- EXISTING GAS LINE
- PROPOSED GAS LINE
- PROPERTY LINE (BY OTHERS)
- EASEMENT (BY OTHERS)
- PROPOSED STORM
- PROPOSED WALL PACK LIGHTING
(Lighting Location, Calculations and specifications by others)
- PROPOSED CONTOUR

LIGHTING DETAILS

EXTERIOR LIGHTING BUILDING MOUNTED WALL PACKS

- 40 WATT LED - 5,100 LUMENS
- 90 WATT LED - 10,500 LUMENS
- 125 WATT LED - 15,000 LUMENS

NOTE: LIGHTING REQUIREMENTS TO MEET BP-1 STANDARDS. LIGHT LAYOUT BY OTHERS.



Duke Martin
 Digitally signed by Duke Martin
 Date: 2023.07.24 13:44:25 -04'00'

DUKE ENGINEERING COMPANY
 P.O. BOX 688, MT. STERLING, KENTUCKY 40353
 PHONE: (606) 585-0832
 email: duke@dukeengineeringco.com

MOONLIGHT INVESTMENT LLC		
LANE'S RUN BUSINESS PARK CORPORATE BLVD. GEORGETOWN, KENTUCKY		
DRAWN: D.J.M.	LANDSCAPING AND LIGHTING	SCALE: 1" = 30'
CHECKED: D.J.M.	OWNER: MOONLIGHT INVESTMENT LLC 141 SUITE A, INDUSTRY ROAD GEORGETOWN, KY 40324 859-644-4550	DWG. No.
DATE: 7/24/23		

**PURE AIR KENTUCKY
PRELIMINARY DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission
August 10, 2023**

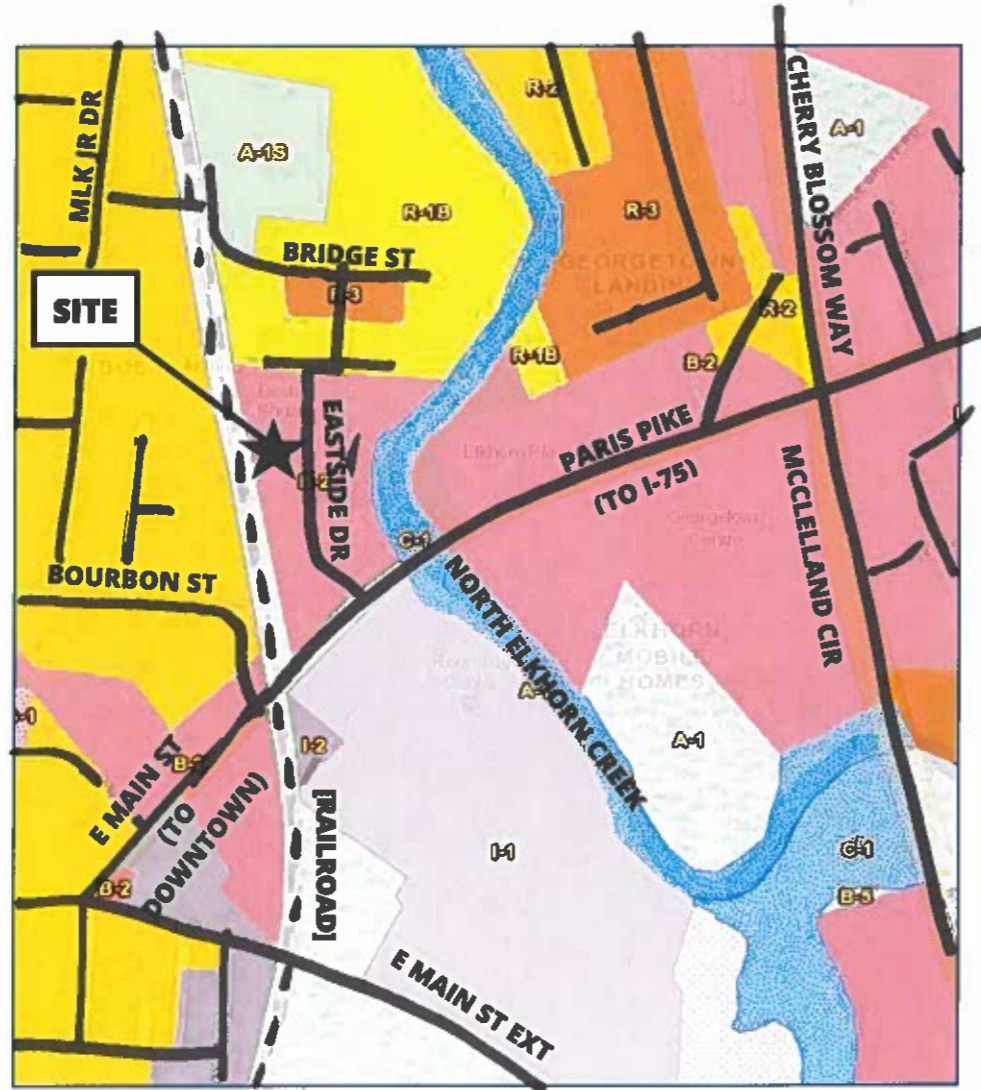
FILE NUMBER: PDP-2023-33

PROPOSAL: Preliminary Development Plan for a three-unit, 6,000 SF warehouse and contractor building

LOCATION: 117 Eastside Drive

OWNER: Greg Taylor, Pure Air Kentucky LLC

CONSULTANT: Austin Swiney, Banks Engineering



STATISTICS:

Existing Zone	B-2 (Highway Commercial)
Surrounding Zone(s)	B-2: North, South, & East A-1 (Agricultural): West
Site Acreage	0.50 ac
Access	Eastside Drive to Paris Pike
Proposed Use	Warehouse
Proposed Building Area	6,000 SF (Three 2,000 SF units)
Proposed VUA (Parking)	6,070 SF (8 parking spaces)
VariANCES/Waivers	1. Waiver for parking space metric.

BACKGROUND:

The Project Site is a 0.5-acre B-2 zoned parcel located at 117 Eastside Drive in the Boston Square Commercial Units. Operations of a warehouse are conditional use in the B-2 zoning district and at the time of application, no Conditional Use Permit had been applied for with the Georgetown Board of Adjustment.

SITE LAYOUT:

The development plan proposes a 14-foot-tall, 6,000 SF warehouse building, located parallel to Eastside Drive. It shows a 6,070 SF VUA with 8 parking spaces, fencing along the west property line, and vehicular use area landscaping. The proposed building meets the local regulations for height, setbacks, and ground coverage.

Access:

The Applicant has proposed a 24-foot-wide driveway from Eastside Drive, a 28-foot-wide city-maintained road. There is an existing gas line along the west (odd numbered) side of Eastside Drive, and consideration needs to be made to ensure the driveway or regrading does not disturb the gas line.

Parking:

Employee parking would be east of the proposed warehouse building. Per the *Subdivision & Development Regulations*, a "warehouse" use requires one parking space per 1.5 employee on the largest shift. The Applicant proposes two parking spaces per one unit in the warehouse building and one ADA accessible parking space, totaling seven (7) parking spaces. The Applicant requests a waiver be granted to allow for this metric to be used for the development. The Applicant has stated that, given that the units are for individual contractor storage, there is no full-time warehouse staff on the property. Staff agrees to granting the waiver, given that the warehouse building is intended for part-time use by area contractors.

Stormwater Management:

Stormwater is proposed to be handled by an underground basin underneath the proposed parking lot. The basin is proposed to be sized to handle the runoff from the project site. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer meeting all requirements of the Georgetown Stormwater Manual prior to approval of the Final Development Plan.

Landscaping & Land Use Buffers:*Georgetown Ordinance 2023-10*

The City of Georgetown Ordinance 2023-10, which was passed on May 25, 2023, included amendments to the *Landscape & Land Uses Buffer Ordinance* related to perimeter landscaping, fencing and tree species. The perimeter landscaping requirements for property and vehicular use areas have been amended to state that no single tree species shall be used for more than one-third (1/3) of the plantings to meet the requirements of Section 6.12 or 6.13. The landscape plan will need to be revised to reflect this ordinance.

Section 6.12: Property Perimeter Requirements

Property perimeter landscaping is required where commercial, office, or residential zones adjoin railroads. The development plan proposes property perimeter landscaping and buffering along the west property line in accordance with this requirement.

Section 6.13: Vehicular Use Area Perimeter Requirements

Vehicular use area (VUA) perimeter landscaping is required where a VUA adjoins any property. The development plan proposes VUA landscaping and buffering facing north, south, and east of the proposed VUA and parking lot in accordance with this requirement.

Section 6.22: Interior Landscaping for Vehicular Use Areas

The *Landscape and Land Use Buffers Ordinance* requires an interior landscaped area (ILA) 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 ILA shown on the development plan meets this requirement.

Section 6.2215: Minimum Canopy Requirements

The entirety of the existing 7,000 SF of tree canopy on the property is proposed to be cleared as part of the development. Current regulations would require the installation of 5,227.2 SF of tree canopy, equivalent to 24% of total site area, be planted as part of this development. The proposed landscape plan shows 12 large trees, equivalent to 9,000 SF of tree canopy or 41.3% of the total site area, being planted in either the property perimeter, VUA perimeter, or ILA tree landscaping requirements. The development plan will need to be updated to reflect the correct minimum tree canopy requirement. No additional tree plantings are needed to meet the tree canopy requirements.

RECOMMENDATION:

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

Waiver(s):

1. Waiver for parking metric of two spaces for each warehouse unit. **(Staff recommends approval of this waiver)**

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*.



VICINITY MAP (IN L.S.)



KENTUCKY UNDERGROUND PROTECTION INC.
 KENTUCKY STATE LAW REQUIRES CONTRACTORS TO CALL TWO BUSINESS DAYS PRIOR TO DIGGING. CALL 811 OR 1-800-752-8007 FOR A LOCATOR REQUEST. ANY ORGANIZATIONS THAT ARE NOT A PART OF KUP INC. SHALL BE CONTACTED INDIVIDUALLY.

UTILITY NOTE:

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER, KENTUCKY 811, SAFELY AND 2-3 BUSINESS DAYS PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING UTILITIES WITH ALL UTILITY REQUIREMENTS SET FORTH IN THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

UNDERGROUND UTILITIES

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORD DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SURVEY NOTE:

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

PUBLIC UTILITIES

WATER: GWSS
 SEWER: GWSS
 ELECTRIC: KENTUCKY UTILITIES COMPANY
 GAS: CCL ENERGY SERVICES
 TELEPHONE: BELL SOUTH TELECOMMUNICATION

ZONE B-2 REQUIREMENTS

MINIMUM FRONT YARD: 50 FT
 MINIMUM EACH SIDE YARD: N/A
 MINIMUM REAR YARD: N/A
 MAXIMUM BLDG. HEIGHT: 6 STORIES OR 75 FT
 *SEE ZONING REGULATIONS

F.E.M.A. FLOOD HAZARD AREA

BASED ON AN INSPECTION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S MAP NUMBER 11000-01-0001 WITH A DATE OF REVISION OF DECEMBER 21, 2017 FOR COMMUNITY NUMBER 18001 (SCOTT COUNTY) AND 18002 (CITY OF GEORGETOWN), STATE OF KENTUCKY, WHICH IS THE CURRENT FLOOD HAZARD DATA MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY LIES, THE PROPERTY IS IN ZONE X1 (UNDEVELOPED) DESIGNATED AS AN AREA OUTSIDE THE LIMITS OF THE 1% CHANCE OF ANNUAL FLOOD.

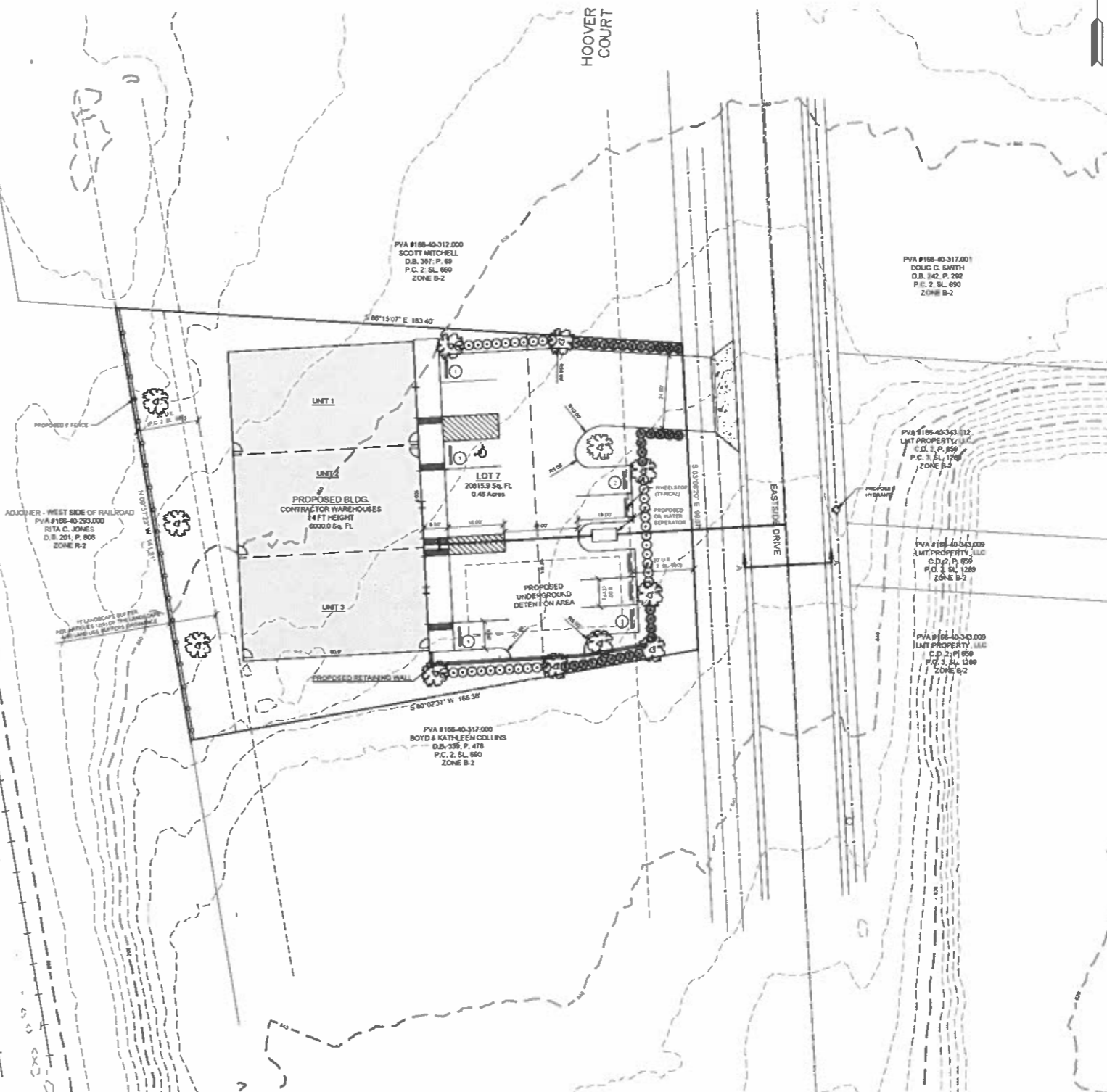
GENERAL NOTES:

1. THE MEANDERING LINES, IF ANY, SHOWN HEREON ARE USED FOR AN APPROXIMATE CALCULATION OF AREAS. THE CREEK, STREAM, RIVER, DRAIN, ROAD, ETC. IS THE ACTUAL PROPERTY LINE UNLESS OTHERWISE NOTED.
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD. ALTHOUGH COURTHOUSE RESEARCH WAS CONDUCTED IN AN ATTEMPT TO LOCATE ALL SUCH ENCUMBRANCES, THE SURVEYOR CAN MAKE NO GUARANTEE THAT ALL SUCH RESTRICTIONS ARE HEREBY SHOWN. A DETAILED TITLE SEARCH CONDUCTED BY AN ATTORNEY MAY BE NECESSARY IN ORDER TO DETERMINE THE EXISTENCE OF ALL RESTRICTIONS.
3. SOURCE OF DEEDS: D.B. 441, P. 287 AND PLAT CABINET 2, SLIDE 680 OF RECORD IN THE SCOTT COUNTY CLERK'S OFFICE.
4. BOUNDARY SHOWN HEREON IS PRELIMINARY ONLY AND HAS NOT BEEN FIELD SURVEYED.
5. CONTOURS SHOWN HEREON BASED ON DATA DOWNLOADED FROM KYTERRA/BOVUE, KENTUCKY ELEVATION DATA (HTT://WWW.KYDNR.GOV).
6. A KYTC ENCROACHMENT PERMIT WILL NOT BE REQUIRED FOR THE PROPOSED DEVELOPMENT.
7. WASTE MANAGEMENT TO BE HANDLED VIA CURBSIDE TRASH BINS.

**** WAIVER REQUEST ****

1. THE PROPERTY OWNER WOULD LIKE TO REQUEST A WAIVER TO ALLOW THEM TO PROVIDE PARKING FOR THE SITE BASED ON THE CALCULATION OF ONE PARKING SPACE PER EMPLOYEE OR A MAX. 50%. DUE TO THE SIZE OF THE BUILDING, USING ANY OTHER CALCULATION WOULD REQUIRE MANY ADDITIONAL SPACES THAT SIMPLY WILL NOT BE USED.

PVA #162-20-008.000
 ACCOM WIRE
 D.B. 215, P. 142
 ZONE: I-1



LEGEND

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

SITE STATISTICS

TOTAL AREA: 0.48 ACRES
 (PER PLAT CABINET 2 SLIDE 680)
 AREA IN R/W: N/A
 AREA IN LOTS: 0.48 ACRES
 (PER PLAT CABINET 2 SLIDE 680)
 NO. OF LOTS: 1
 L.F. OF STREET: N/A
 EXISTING ZONING: B-2
 GROSS BLDG. FLOOR AREA: 8,000 S.F.
 BUILDING HEIGHT: 14'

PARKING STATISTICS

TOTAL AUTO SPACES PROVIDED: 6
 (7 STANDARD, 1 ACCESSIBLE)
 BASED ON NUMBER OF ANTICIPATED EMPLOYEES 6 (TWO PER UNIT)

LANDSCAPING STATISTICS

VEHICLE USE AREA (VUA): 8,970 S.F.
 REG. INT LANDSCAPE (10% OF VUA): 897 S.F.
 PROPOSED INT LANDSCAPE: 826 S.F.
 LA TREES REQUIRED:
 = 1 TRES/250 S.F. VUA = 807 S.F./250 = 3 TREES
 LA TREES PROVIDED = 3
 PERIMETER VUA LENGTH: 230 LF
 REQUIRED PERIMETER TREES (1 TREE / 40'): 6
 PROPOSED PERIMETER TREES: 7

ROYAL SPRING AQUIFER RECHARGE AREA

THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE ROYAL SPRING AQUIFER RECHARGE AREA AS SHOWN IN FIGURE 1-33 OF THE GEORGETOWN STORMWATER BMP MANUAL, DATED FEB. 2017.

TREE PRESERVATION PLAN

1. TREE PROTECTION AREAS (TPAs) SHALL BE FENCED WITH A MINIMUM 3 FEET TALL FENCING LOCATED ALONG THE DROPLINE OF THE TREE CANOPY WITH SIGNS POSTED EVERY 100 FEET THAT READ "TREE PROTECTION AREA". WRITTEN APPROVAL OF THE INSTALLED FENCING BY THE CITY OF GEORGETOWN SHALL BE OBTAINED PRIOR TO ISSUANCE OF PERMITS OR OTHER CONSTRUCTION ACTIVITY. THE FENCE SHALL BE MAINTAINED IN GOOD ORDER FOR THE DURATION OF THE PROJECT AND NOT BE MOVED WITHOUT PRIOR PERMISSION BY THE CITY OF GEORGETOWN. NO TREE REMOVAL, GRUBBING, OR CLEARING IN THE TPA SHALL BE PERMITTED WITHOUT PRIOR APPROVAL BY THE CITY OF GEORGETOWN.
2. ALL OTHER REQUIRED TREES SHALL CONFORM WITH THE GEORGETOWN / SCOTT COUNTY PLANTING MANUAL. ALL TREES SHALL BE PLANTED AT A MINIMUM OF 10 FEET FROM BUILDINGS. TREES TO BE LOCATED WITHIN UTILITY EASEMENTS MUST FIRST CALL KENTUCKY UNDERGROUND CALL-BEFORE-YOU-DIG 1-800-752-8007.
3. ALL EXISTING TREES SHOWN INDICATED AS TREE SYMBOL WITH ANY "X" SHALL REMAIN AND ARE TO BE PROTECTED. OTHER TREES SHOWN ON PLAN ARE NEW TREES TO BE PLANTED.

TREE CANOPY STATISTICS

SITE AREA: 20,815 SF
 EXISTING TREE CANOPY COVERAGE: 7,000 SF (34%)
 EXISTING TREE CANOPY PRESERVED: 0 SF (0%)
 CANOPY REQUIRED: 4,995.8 SF (24%)
 (EQUIVALENT OF 7 LARGE TREES OR A COMBINATION OF LARGE, MEDIUM AND SMALL TREES)
 TREES PROPOSED: 12 LARGE TREES

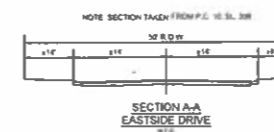
PRELIMINARY DEVELOPMENT PLAN

SCALE: 1"=20'-0"



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.



CERTIFICATION OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM ONE OF THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPTE THIS 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: 7-26-23
 SIGNATURE: [Signature]
 DATE: 7-26-23

OWNER/DEVELOPER
GREG & TAMRA TAYLOR
 116 KEELDRIDGE DRIVE, GEORGETOWN, KY 40324-2501
 858-308-4440

EASTSIDE PLAZA
 LOT 7
 117 EASTSIDE DRIVE

PRELIMINARY DEVELOPMENT PLAN

BANKS
 1211 JESSAMINE STATION, NICHOLASVILLE, KY | 858.881.0020 | BANKSENGINEERING.NET

DATE	REVISION
JULY 26, 2023	1
	2
	3
	4
	5

SHEET 1 OF 1
 JOB: MISC.
 DRAWN: CBS
 CHECKED: JDB

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**BIERMAN PROPERTY
PRELIMINARY DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission
August 10, 2023**

FILE NUMBER: PDP-2023-35

PROPOSAL: Preliminary Development Plan for a 4,914 square feet building, truck scale and associated gravel parking.

LOCATION: 1949 Lexington Road

OWNER: Joe Bierman

CONSULTANT: Steve Baker
Midwest Engineering



STATISTICS:

Zone	I-2 (Highway Commercial)
Surrounding Zones	A-1, I-2, B-2
Site Acreage	.907 Acres
Building Area	4,914 SF
Max. Building Coverage	50%
Building Coverage	12.4 %
Access	Lexington Road (U.S.25 South)
Variances/Waivers	Waiver to utilize gravel for storage of dumpsters and equipment.

BACKGROUND:
The Project Site is located at 1949 Lexington Road. The site is zoned I-2 (Heavy Industrial). The site was the location of Interstate Transformer until they shut down and the building sat vacant and fell into disrepair for many years. Bierman Industries purchased the property in the 2010's and received approval to utilize the rear yard for a Construction material and asphalt recycling yard. They eventually subdivided and sold the main building on the site and have continued to operate the recycling business on the land surrounding.

The application being considered for approval is an expansion of the recycling yard that will include the construction of a new 4,914 SF maintenance building with a small employee parking lot. Also included will be demolition and relocation of the truck scale to the east closer to the entrance, with a new asphalt

drive and asphalt areas around the scale and building and adding a large gravel area to be used for storage of roll-off dumpsters and commercial vehicles. The site is currently on septic, but will be offered the opportunity to connect to the south sewer extension when complete.

SITE PLAN REVIEW:

Site Layout:

The Project Site is a .907 acre parcel adjoining their current operation. It abuts a single-family lot with an existing home to the north, zoned A-1 (Agricultural). The home and lot are owned by the applicant. It also adjoins a cemetery on the northwest side, which is also zoned A-1.

Vehicular Access & Pedestrian Circulation:

The Project Site will have access from Lexington Road from a private driveway in a shared access easement. No sidewalks exist in the area due to the rural and industrial nature of the area. No new sidewalk construction is requested. The use proposed is permitted in the I-2 District.

The new building will be used as an office and shop for equipment repair and indoor storage. The employee parking is proposed to be concrete with entrance drive and the area around the proposed scale to be asphalt. Currently the employee parking spaces are shown as concrete, but the drive and turnaround accessing the spaces is gravel. The access and turnaround area for the employee parking spaces should be a hard dust free surface as well, either concrete or asphalt.

Land Use Buffers and Landscaping:

Section 6.12: Property Perimeter Requirements

A property perimeter buffer is required along the northern boundary with the A-1 zone. The buffer required is a 15' landscape buffer with a 6' high fence, hedge or earth mound with a tree every 40 L.F. the applicant is proposing to meet this requirement as shown.

Section 6.13: Vehicular Use Area Perimeter Requirements

VUA perimeter landscaping is required along all public and private rights-of-way. The Applicant is proposing landscaping to screen the newly constructed VUA areas from Lexington Road. The proposed trees are in accordance with Section 6.13 of the *Landscape and Land Use Buffers Ordinance*.

The applicant is proposing to provide this screen as shown. There is a supplemental hedge along the US 25 that KYTC planted with the US 25 widening in 2017 which will help provide additional screening.

Section 6.22: Interior Landscaping for Vehicular Use Areas

Due to the size of the Applicant parking area no interior VUA islands or landscaping is required. Loading and unloading and storage areas in an Industrial Zone are exempt from interior landscape requirements.

RECOMMENDATION:

Staff recommends **Approval** of the Preliminary Development Plan for a 4,914 square feet office and storage building, truck scale and parking with the following variances and conditions of approval:

Variances/Waivers:

1. Waiver to allow gravel storage area for roll-off dumpsters and equipment. All employee parking and drives and turnaround areas for employee and visitor parking spaces shall be paved.

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 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.
4. The Final Development Plan will need to comply with all stormwater management requirements.
5. 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.
6. This Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406 section A of the *Subdivision and Development Regulations*.
7. The Final Development Plan shall meet the requirements of Section 6.13 of the *Landscape & Land Use Buffers Ordinance*. Final Development Plan shall include a specie-specific landscape plan.



VICINITY MAP
N.T.S.

SITE STATISTICS

PROPOSED	EXISTING	
1.2	1.3	AREA 5,907 AC.
1.2	1.3	BUILDING AREA (SF) 4,914
2.0%	2.0%	LOT COVERAGE
5	5	AL. PARKING PROVIDED
1	1	ICAP PARKING PROV.
640 SF	640 SF	VIA
54 SF	54 SF	PERIOD US REQUIRED
70 SF	70 SF	PERIOD US PROVIDED



- GENERAL NOTES:**
1. THIS DEVELOPMENT PLAN MAY BE AMENDED WITH THE APPROVAL OF THE PLANNING COMMISSION, AND WILL BE PROVIDED AT THE TIME OF FINAL DEVELOPMENT.
 2. ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED. SUCH COVER WILL CONSIST OF ANNUAL GRASSES OR SMALL GRAINS. SLOPES EXCEEDING 4:1 SHALL HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING OR SOD IN ORDER TO PREVENT EROSION.
 4. THIS PRELIMINARY PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED ON A RECORDED FINAL SUBDIVISION PLAN.
 5. THE PURPOSE OF THIS PLAN IS TO SHOW BUILDINGS, PARKING, AND ACCESS ON THIS PROPERTY.
 6. GROUNDWATER RECHARGE STORM WATER QUALITY, AND DETENTION WILL BE ADDRESSED AT THE FINAL DEVELOPMENT STAGE.
 7. THIS DEVELOPMENT SHALL COMPLY WITH ALL STORM WATER MANAGEMENT REQUIREMENTS INCLUDING A FUTURE MAINTENANCE AGREEMENT.

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt the plat of the development with my (our) free consent, establish the terms, building regulations, fees, and covenants as shown, 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(s) _____

Owner(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 as are noted in the minutes of the Planning Commission. This approval does not constitute approval to begin construction or obtain a building permit.

Chairman, Georgetown-Scott County Planning Commission

LEGEND:

- PROPOSED ASPHALT PMT
- PROPOSED GRAVEL AREA
- CONCRETE PMT AREA
- PROPOSED BEAN & FENCE
- PROPOSED ASPHALT PLANT AT 3% D.C.
- PROPOSED GRAVEL PLANT AT 3% D.C.
- PROPOSED CONCRETE PLANT AT 3% D.C.
- PROPOSED ASPHALT PLANT AT 3% D.C.
- PROPOSED GRAVEL PLANT AT 3% D.C.
- PROPOSED CONCRETE PLANT AT 3% D.C.

MIDWEST ENGINEERING INC.

1925 Lexington Road
Georgetown, KY 40324

Project: 2308
Date: 7/26/23

Scale: 1" = 40'

North Arrow

BEIRMAN DEVELOPMENT
1925 Lexington Road
Georgetown, KY 40324



**GRACE CHRISTIAN CHURCH GYMNASIUM
PRELIMINARY DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission
August 10, 2023**

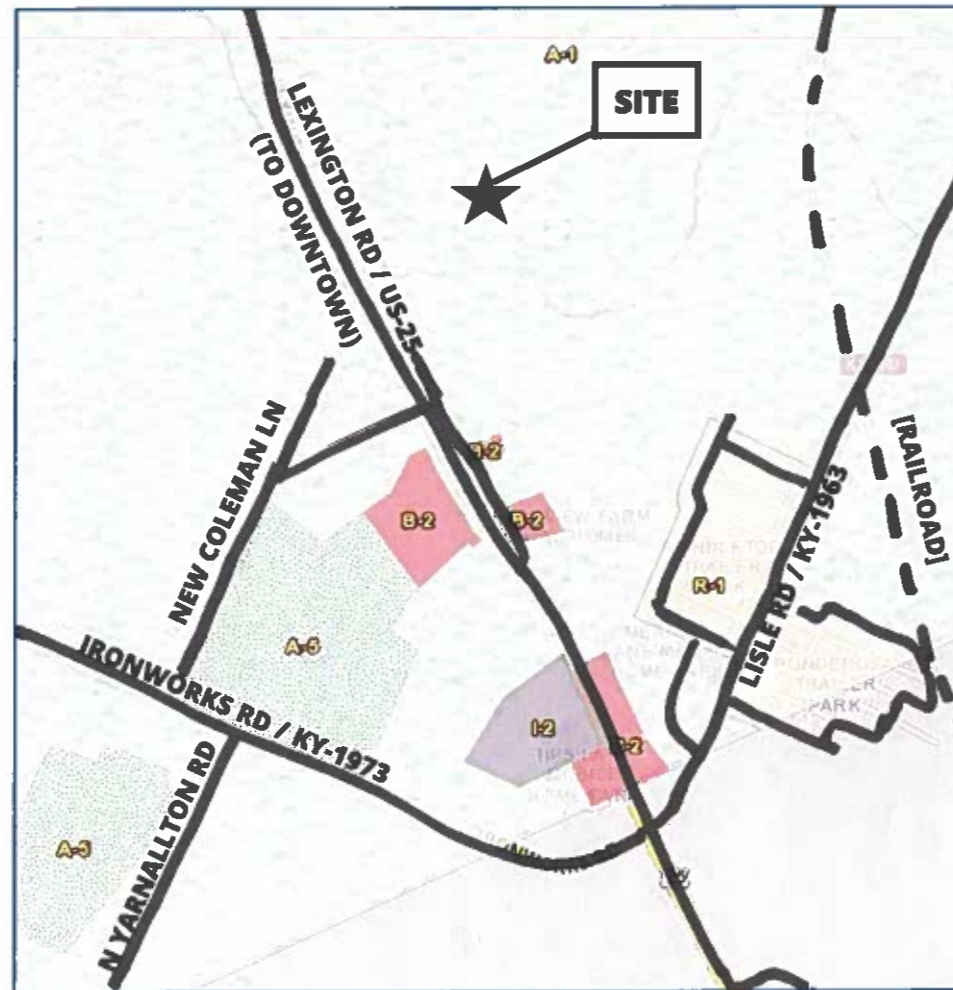
FILE NUMBER: PDP-2023-36

PROPOSAL: Preliminary Development Plan for a 23,000 SF gymnasium and CrossFit facility

LOCATION: 1648 Lexington Road

OWNER: Grace Christian Church

CONSULTANT: Daniel Rehner & Joseph Sheets
Thoroughbred Engineering



STATISTICS:

Existing Zone	A-1 (Agricultural)
Surrounding Zone(s)	A-1: North, South, East, & West B-2 (Highway Commercial): South & West
Site Acreage	62.31 ac
Access	Lexington Road / US-25 (via access road)
Existing Use	Church & Daycare
Proposed Use	Gymnasium & CrossFit Facility
Existing Building Area	51,588.95 SF (2% Site Area)
Proposed Building Area	23,000 SF (0.9% Site Area)
[Total]	[74,588.95 SF (2.9% Site Area)]

Existing VUA (Parking)	182,279 SF (400 Standard Parking Spaces, 11 ADA)
Proposed VUA (Parking)	10,959 SF (No Additional Parking Spaces)
[Total VUA (Parking)]	[193,238 SF (400 Standard Parking Spaces, 11 ADA)]
Variances/Waivers	1. Waiver for no additional parking spaces be required as part of development.

BACKGROUND:

The Project Site is a 62.31-acre A-1 zoned parcel located at 1648 Lexington Road. The site operates a church and daycare, both conditional uses in the A-1 zoning district (application dated 1998).

In 1998, the property was first approved for development of church-related uses, including a 45,800 SF worship/assembly space, 167 parking spaces, and related landscaping (DP-1998-32). In 2007, a development plan was approved for two additional buildings (picnic shelter and daycare center) totaling 19,377 SF, 228 additional parking spaces, and landscaping. Finally, in 2019, a minor amendment to the development plan was approved for an additional 2,492 SF for classroom use. In total, the Project Site has 51,588 SF of existing buildings and 411 existing parking spaces.

SITE LAYOUT:

The development plan proposes a 23,000 SF gymnasium and CrossFit facility directly south of the existing worship and daycare building on the property. As part of the development, the Applicant proposes a driveway around the building. The proposed building meets the local regulations for setbacks and ground coverage. At the time of final development plan submittal, the height of the building needs to be clarified.

Access:

The Applicant has proposed using the existing 30-foot-wide driveway to the property. The entrance to the driveway is approximately 420 feet north of the access road and Lexington Road/US-25 intersection, the latter of which is the principal thoroughfare connecting Downtown Georgetown to Lexington.

There are two bridges which cross the Cane Run Creek on the Project Site. The northernmost of which is unimproved and is unsafe to cross in poor condition. The Applicant has included a note that the downstream bridge is unused and is to be removed as part of the development.

The first 860-900 feet of the driveway is within the Cane Run Creek FIRM floodplain. It was noted that the current bridge for site access is approximately 3 feet below the 100-year base flood elevation which creates a situation where access is limited and there is the potential for emergency access situations and hazards. This was brought up during approval of the daycare (in 2019) as daycares are defined as a "Critical Facility" and must have full continuous access. As part of the development plan approval, the Applicant must provide an updated Emergency Access Plan documenting alternate access means thru adjacent farm(s), procedures for notification, and closing (barricading) the bridge to prevent dangerous travel. The use of advance warning systems available through USGS (other) is recommended.

Parking:

Per the *Subdivision and Development Regulations*, the metric of “community center” best fits the described uses in the development plan. The parking metric for community centers is one space per 250 SF GFA, equivalent to 92 additional parking spaces. The Applicant has requested a waiver to this requirement, citing that the church and gymnasium are unlikely to be operating at the same time and that the existing parking spaces nearby are sufficient to handle the needs of the development.

While Staff recommends granting of the waiver, Staff recommends a Condition of Approval be added stating that at least four standard-size parking spaces nearest to the south entrance of the building be modified and marked to be ADA/handicap parking spaces. There is a surplus of parking spaces on the Project Site, so the conversion of at least four parking spaces to ADA use would not create a deficit in parking spaces on the Project Site. As it stands, the nearest existing ADA spots are at least 200 feet from the marked entrances on the south side. Accessing the building from those spots would require guests to walk around curbs and the driveway to get to the entrance. While there are nearer parking spaces, they are not reserved for handicap use and would be likely to be filled due to their convenience and proximity to the driveway and entrances.

In addition to the modification of standard to ADA parking spaces, Staff recommends a Condition of Approval that curb cuts be made and walkways defined/painted between the existing parking lot(s) and building(s) and the proposed building. This would ensure safety for pedestrians who are walking from a personal vehicle to the building or between the two buildings.

Floodplain Management:

The southern half of the property is within the FIRM floodplain for the Cane Run Creek. Any development in this area requires compliance with the *Floodplain Ordinance*. The final development plan needs to clearly show which areas are within the floodplain.

Stormwater Management:

The Applicant proposes an additional water quality and stormwater detention basin directly south of the proposed building. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer meeting all requirements of the Stormwater Manual prior to approval of the Final Development Plan.

Landscaping & Land Use Buffers:*Scott County Ordinance 23-15*

Scott County Ordinance 23-15, which was passed on May 25, 2023, included amendments to the *Landscape & Land Uses Buffer Ordinance* related to perimeter landscaping, fencing and tree species. Given that the uses on the site predate this amendment, and that the development plan does not expand the uses on the site, the 6-foot-tall no climb fence requirement is not applicable.

It is important to note that, as part of the same ordinance, the perimeter landscaping requirements for property and vehicular use areas have been amended to state that no single tree species shall be used for more than one-third (1/3) of the plantings to meet the requirements of Section 6.12 or 6.13. The landscape plan will need to be revised to reflect this ordinance.

Existing Development Landscaping Requirements

Staff notes that there are areas of VUA perimeter landscaping and ILA where trees and/or buffering has been removed, specifically along and within the existing parking lot. Staff does not support a waiver to this requirement as circumnavigation of the regulations would result in an inconsistent sight line and allow for noise and light pollution onto adjoining properties. Staff is agreeable to the Applicant proposing alternative locations for the deficits and would require that a species-specific landscape plan be submitted as part of the final development plan.

Proposed Development Landscaping Requirements

Section 6.12: Property Perimeter Requirements

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

Section 6.13: Vehicular Use Area Perimeter Requirements

Vehicular use area (VUA) perimeter landscaping is required where a VUA adjoins any property. Given that the property is above the grade of both the access road and Lexington Road, VUA perimeter landscaping is required along the south side of the proposed driveway. Landscaping installed around the proposed VUA area cannot be credited to satisfy the existing development's deficits in VUA perimeter landscaping.

Section 6.22: Interior Landscaping for Vehicular Use Areas

The *Landscape and Land Use Buffers Ordinance* requires an interior landscaped area (ILA) 10% the size of the VUA and for those areas to be populated with 1 tree per 250 square feet of interior landscaped area. As part of this development plan, 1,095 SF of ILA and 5 ILA trees are required and are shown in the areas surrounding the proposed building. The Applicant depicts 19 ILA trees and an unspecified ILA area around the proposed building. The ILA landscaping planted around the proposed building can be credited to satisfy the existing development's deficits in ILA landscaping.

Section 6.2215: Minimum Canopy Requirements

The Project Site has 10.3 acres of existing tree canopy credited and retained as part of the development, equivalent to 16.8% of the total site area. Current standards would require at least 10% of tree canopy preserved for developments in areas with agricultural land use, which this site greatly exceeds. As such, there are no additional tree plantings necessary to meet the tree canopy requirements.

Utilities

There is a 35-foot-wide gas pipeline easement along US-25 as well as a Kentucky American waterline along US-25. An overhead electric line runs parallel to Lexington Road and there is an existing underground line from that electric line to the main worship space. As part of the proposed development, the underground line will need to be moved at the owner's expense due to the placement of the proposed building.

The Applicant has noted that there is an existing fire hydrant located approximately 370 feet from the access road. The Scott County Fire Department may require an additional hydrant installed as part of this development. Furthermore, given the size of the building, the fire department may also require that the building have a sprinkler fire suppression system.

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.

Waiver(s):

1. Waiver for no additional parking to be installed as part of this development. **(Staff recommends approval of this waiver).**

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 include an updated Emergency Access Plan documenting alternate access means through adjacent properties/farms, procedures for notification, and closing/barricading the bridge to prevent dangerous travel.
8. As part of the Final Development Plan, at least four standard size spaces nearest to the south entrance of the building shall be modified and converted to ADA/handicap accessible parking.
9. The Final Development shall include plans for curb cuts and painted/marked walkways between the proposed and existing building(s) and parking lot(s) for pedestrian use.
10. The Final Development Plan shall have a specie specific Landscaping Plan in compliance with the *Landscaping & Land Use Buffers Ordinance*.
11. The Applicant shall replace all removed VUA perimeter and ILA landscaping and must locate within the existing paved parking lot in accordance with all current regulations.
12. The Applicant shall satisfy all requirements set forth by the Scott County Fire Department.

PROJECT INFORMATION:

EXISTING BLDG SQ. FT. CHURCH 36,178.9 SQ. FT. ACCESSORY BLDGS. + 15,412.26 SQ. FT. TOTAL 51,588.95 SQ. FT. EXISTING BUILDING LOT COVERAGE: 51,588.95 SQ. FT. / 2,622,822.80 SQ. FT. = 0.02 (2%) PROPOSED USE: PROPOSED GYMNASIUM AND CROSS FIT FACILITY PROPOSED BUILDING HEIGHT: X STORY @ X' X" TALL PROPOSED BLDG SQ. FT.: 23,000 SQ. FT. PROPOSED BUILDING LOT COVERAGE: 23,000 S.F. / 2,622,822.80 S.F. = 0.0088 (0.9%) TOTAL LOT COVERAGE: 2.0% (EXISTING) + 0.9% (PROPOSED) = 2.9%

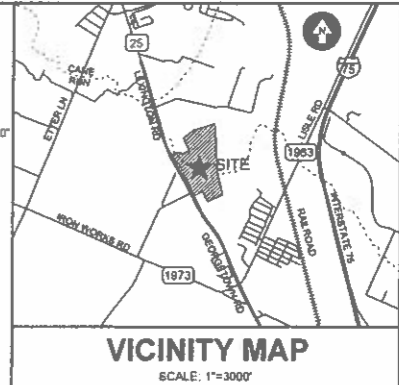
Site Statistics PVA #: PVA # 189-40-004-000 Zoning: Agricultural Property Size: 61.13 Acres Setbacks: Front: 50 Ft Side: 50 Ft Rear: 50 Ft

LANDSCAPE LEGEND

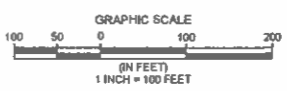
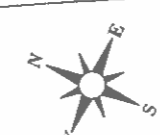
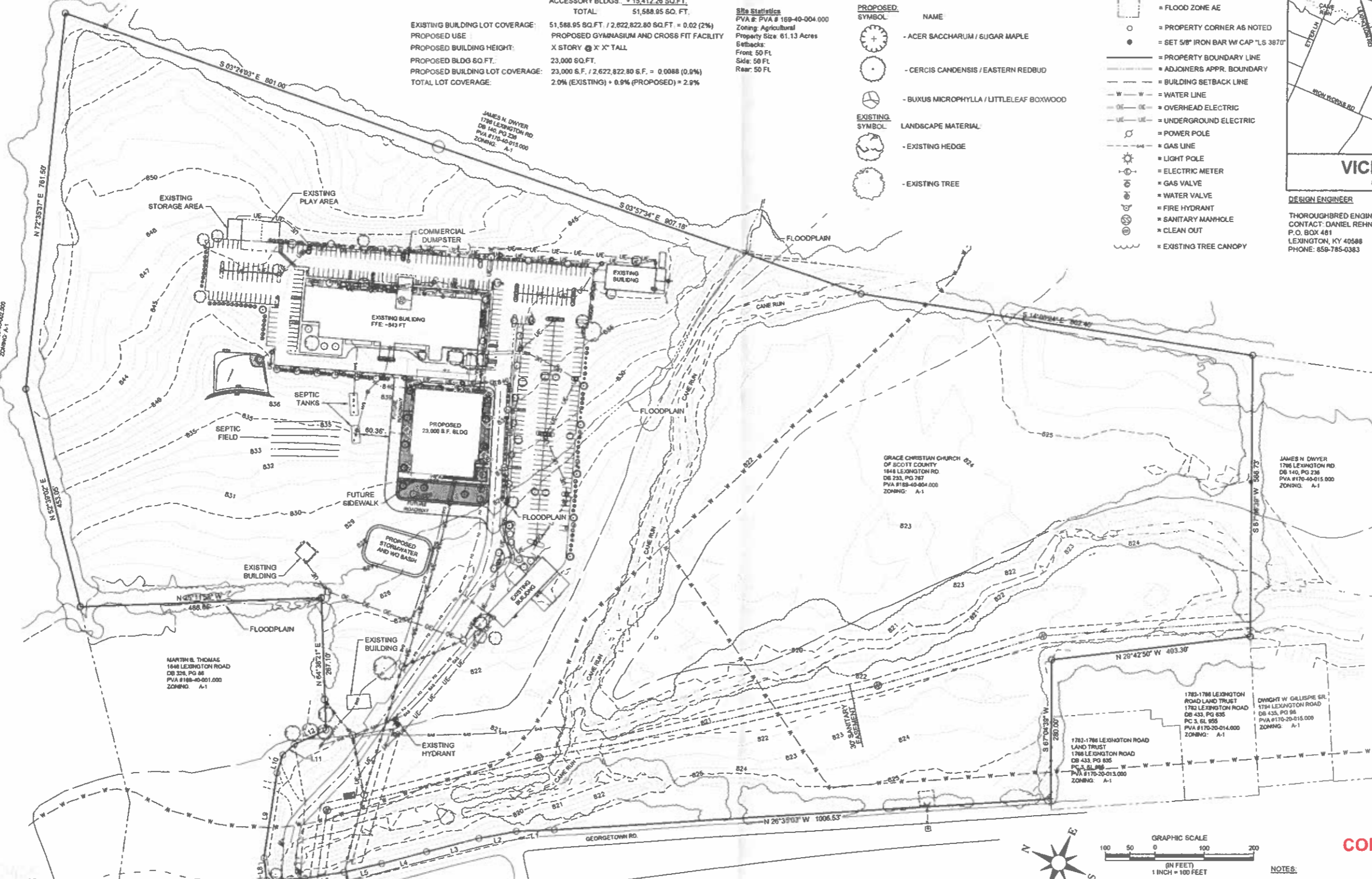
- PROPOSED SYMBOL NAME: ACER BACCHARUM / SUGAR MAPLE, CERCIS CANDENSIS / EASTERN REDBUD, BUXUS MICROPHYLLA / LITTLELEAF BOXWOOD, EXISTING SYMBOL LANDSCAPE MATERIAL: EXISTING HEDGE, EXISTING TREE

LEGEND

- FLOOD ZONE AE, PROPERTY CORNER AS NOTED, SET 5/8" IRON BAR W/ CAP "LS 3870", PROPERTY BOUNDARY LINE, ADJOINERS APPR. BOUNDARY, BUILDING SETBACK LINE, WATER LINE, OVERHEAD ELECTRIC, UNDERGROUND ELECTRIC, POWER POLE, GAS LINE, LIGHT POLE, ELECTRIC METER, GAS VALVE, WATER VALVE, FIRE HYDRANT, SANITARY MANHOLE, CLEAN OUT, EXISTING TREE CANOPY



DESIGN ENGINEER: THOROUGHBRED ENGINEERING CONTACT: DANIEL REHNER, P.E. P.O. BOX 481 LEXINGTON, KY 40588 PHONE: 859-785-0383 PROPERTY OWNER: GRACE CHRISTIAN CHURCH OF SCOTT COUNTY (502) 868-9025 1648 LEXINGTON ROAD GEORGETOWN, KY 40324 DB 233, PG 767



NOT FOR CONSTRUCTION

OWNER'S CERTIFICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAT/PLAN OF THE DEVELOPMENT WITH MY (OUR) FREE CONSENT, ESTABLISH 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 NOTED OTHERWISE.

OWNER OR OWNERS DATE

COMMISSION'S CERTIFICATION

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

CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMM. DATE

GENERAL NOTES

- 1. NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO APPROVAL OF AN EROSION CONTROL PLAN. 2. NO BUILDING PERMITS SHALL BE ISSUED UNLESS AND UNTIL A FINAL DEVELOPMENT PLAN IS APPROVED BY THE PLANNING COMMISSION. 3. THE DEVELOPMENT PLAN SHALL MEET THE CURRENT STORMWATER CONTROL AND WATER QUALITY CONTROL REGULATIONS. 4. THE PARKING LOT AND LANDSCAPING IS SHOWN AS PER PREVIOUS APPROVED DEVELOPMENT PLAN.

PURPOSE OF THIS PRELIMINARY DEVELOPMENT PLAN:

THE PURPOSE OF THIS PRELIMINARY DEVELOPMENT PLAN IS TO ADD A 23,000 S.F. GYMNASIUM AND CROSSFIT FACILITY.

PARKING INFORMATION:

EXISTING PARKING PROVIDED (CHURCH): 1 SPACE PER 3 SEATS IN MAIN ASSEMBLY 411 SPACES (400 STANDARD SPACES, 11 ADA SPACES) PROPOSED PARKING: NO ADDITIONAL PARKING PROPOSED AS BUILDINGS ARE NOT IN USE AT THE SAME TIME.

LANDSCAPE DATA:

EXISTING V.U.A.: 182,279 SQ. FT. PROPOSED V.U.A. (DRIVEWAY): 10,859 SQ. FT. TOTAL V.U.A.: 193,238 SQ. FT. REQUIRED I.L.A. (10%): 19,324 SQ. FT. EXISTING I.L.A.: 13,405 SQ. FT. ADDITIONAL I.L.A. REQUIRED: 5,919 SQ. FT. PROPOSED I.L.A.: 6,291 SQ. FT. REQUIRED INTERIOR TREES: 1 TREE / 250 S.F. = 73

NOTES:

- KYTC ENTRANCE PERMIT IS NOT REQUIRED. PROPERTY IS NOT IN THE ROYAL SPRING AQUIFER RECHARGE AREA. 2nd BRIDGE DOWNSTREAM IS UNUSED AND IS TO BE REMOVED. SITE WILL GENERATE FEWER THAN 100 PEAK HOUR TRIPS PER DAY BASED ON ITE TRIP GENERATION MANUAL 10th EDITION CODE 492. 3.45 TRIPS/1,000 SF = 3.45 TRIPS * 23,000 SF / 1,000SF = 80 TRIPS COMMERCIAL DUMPSTER USED FOR CHURCH WILL ALSO BE USED FOR GYMNASIUM. TREE CANOPY: SITE AREA 61.13 ACRES EX. TREE COVERAGE: 10.3 ACRES (16.8%) RETAINED TREE COVERAGE: 10.3 ACRES (16.8%) TREE CANOPY REQUIRED: 6.1 ACRES (10%) COVERAGE DEFICIT: 0 ACRES EQUIVALENT ADDITIONAL TREES REQUIRED (0 S.F.)

THOROUGHBRED ENGINEERING, INC. ARCHITECTURE, CIVIL DESIGN, LAND SURVEYING, GEOTECHNICAL ENGINEERING, DRILLING SERVICES, IBC SPECIAL INSPECTIONS, MATERIAL TESTING, CM-CCI CONSTRUCTION SERVICES. P.O. BOX 481 LEXINGTON, KY 40588 (859) 785-0383

PRELIMINARY DEVELOPMENT PLAN GRACE CHRISTIAN CHURCH - GYMNASIUM 1648 LEXINGTON ROAD, GEORGETOWN, KENTUCKY 40324

STATE OF KENTUCKY DANIEL J. REHNER 33391 LICENSED PROFESSIONAL ENGINEER PDP

**AMEN HOUSE OPERATIONS CENTER
PRELIMINARY DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission
August 10, 2023**

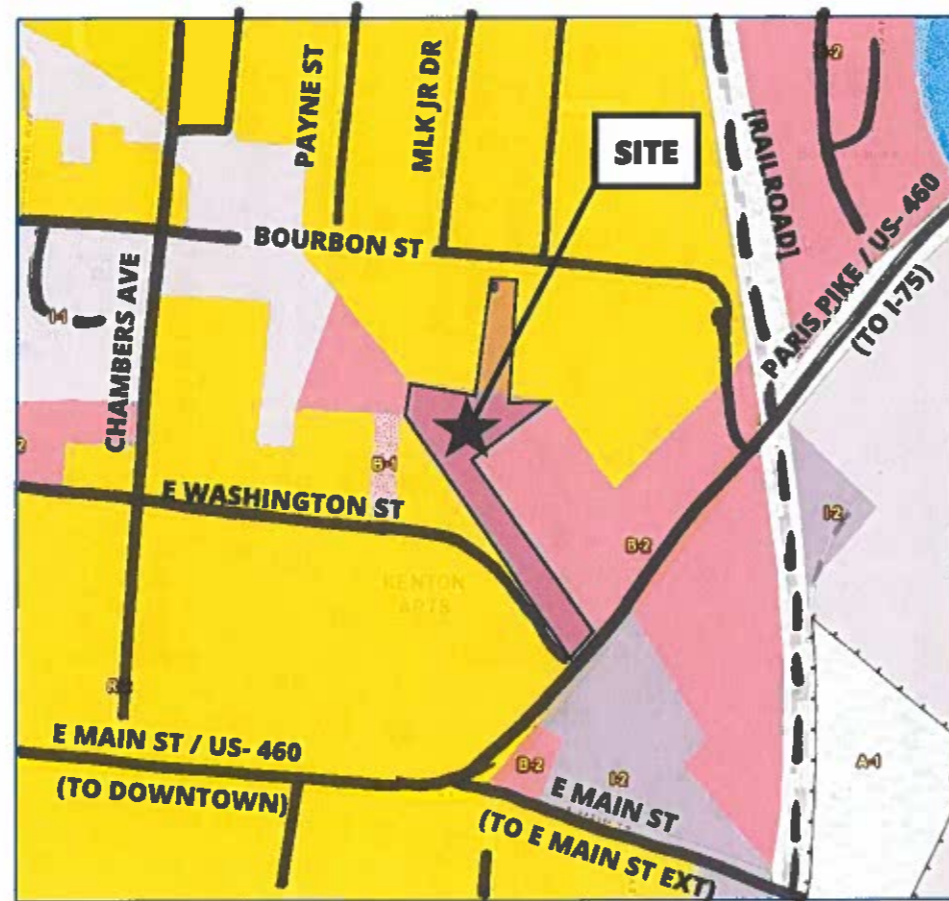
FILE NUMBER: PDP-2023-37

PROPOSAL: Preliminary Development Plan for a 5,000 SF charity operations center and warehouse

LOCATION: 706 1/2 Bourbon St

OWNER: Michele Carlisle, Amen House

CONSULTANT: Daniel Rehner & Joseph Sheets
Thoroughbred Engineering



STATISTICS:

Existing Zone	B-2 (Highway Commercial) & R-2 (Medium Density Residential)
Surrounding Zone(s)	B-1 (Neighborhood Commercial): South & East B-2: South, East, & West R-2: North, South, East & West
Site Acreage	1.50 acres
Access	Bourbon Street
Proposed Use	Charity Operations Center & Warehouse
Proposed Building Area	5,000 SF (3,000 SF Phase 1 & 2,000 SF Phase 2) (7.64% Site Area)
Proposed VUA [Parking]	21,200 SF [19 Standard Spaces, 1 ADA Space]
Variations/Waivers	<ol style="list-style-type: none"> 1. Variance to front yard setback facing East Washington St from 50 feet to 45 feet. 2. Variance to ILA area requirements from 10% of VUA to 9.3% of VUA. 3. Variance to ILA tree requirements from 9 to 8.

BACKGROUND:

The Project Site is a 1.50-acre B-2 and R-2 zoned parcel located at 706 1/2 Bourbon St. The property is undeveloped and is proposed to be used as a charity operations center and warehouse. Operations of a warehouse require a conditional use district in the B-2 zoning district, and at the time of application no Conditional Use Permit had been applied for with the Georgetown Board of Adjustment.

SITE LAYOUT:

The development plan proposes a 13.5-foot-tall, 5,000 SF operations center and warehouse constructed in two phases located parallel with Bourbon Street. As part of the development, the Applicant shows a 265-foot-long driveway from Bourbon Street and 20 total parking spaces. The proposed building meets the local regulations for building height and ground coverage. The Applicant has requested a variance to the front yard setback facing East Washington Street, citing that the property is narrow. Staff recommends approval of the variance request as the impact of the encroachment into the setback would not be noticed and would result in an oddly shaped structure.

Access:

The Applicant has proposed an entrance off Bourbon Street on the north and a future access point to the property at 1030 Paris Pike (MLS Powersports) located in the southeast side of the parking lot. The existing access off Bourbon Street measures 9 feet in width, an insufficient width for more than one vehicle to drive onto the site. While there is road frontage off Paris Pike and East Washington Street to the southeast, there are existing underground utilities that would need to be relocated and significant regrading that would be undertaken, both of which are not financially feasible for the Applicant.

The Applicant proposes that the entrance off Bourbon Street be expanded to 24 feet in width which would require the purchase of a 15-foot-wide, 265-foot-long portion of an adjoining property to either the west or east. The proposal shows that the accessway would be consolidated from a portion of the property to the west, addressed 706 Bourbon Street. If the accessway were to be purchased from 706 Bourbon Street, it would result in non-conformity as the existing structure on the property would be located within the 7.5-foot side yard setback minimum typical for the R-2 zoning district.

Bourbon Street 20 to 24 feet in width and is poorly suited for commercial or services. Approximately 360 feet (where the road runs parallel with the railroad) is one-way. Even where the road allows for two-way traffic is insufficient for intensive development or site activity. Operations of a warehouse and operations center is not suited for the road nor the residential community surrounding. The traffic and site activity poses significant concern that it would disrupt or destabilize the remaining residential properties to the north and south of the site.

Staff has two recommendations on how to proceed. The first recommendation is to maintain primary access off Bourbon Street, but to reorient the accessway. There exists a property to the east (710 Bourbon Street) of the proposed driveway that would be more well-suited for consolidation to make the accessway. The property in question is undeveloped so no non-conformity would be made if an accessway was purchased from it. Through the granting of an access and utility easement, the property would be able to construction on the property access and receive utility service without complication. Staff recommends that transfer and consolidation with the property at 710 Bourbon St be pursued opposed to with 706 Bourbon St.

A second, more favored, recommendation from Staff is to go through the property at 1030 Paris Pike. The development plan shows a "Future Access to MLS Site" connection directly south of the Stormwater & Water Quality Basin in the eastern corner of the property. Since the access is expected to be made anyway, Staff recommends that it be made now rather than in the uncertain future. While under ownership of the Applicant, the user on the property (MLS Powersports) has been allowed to remain until the time that the development at its' new location is complete (located at 2080 Cynthiana Road). Paris Pike has greater visibility and access to key arterial roads than Bourbon Street and is scaled for heavy commercial activity. Staff concludes that an entrance through the property at 1030 Paris Pike would be ideal for site operations.

Parking:

Per the *Subdivision and Development Regulations*, the metric of "warehouse" best fits the described uses in the development plan. The parking metric for warehouses is one space per 1.5 employees on the largest shift. The Applicant has stated that 20 individuals would work on the site, which would require 14 spaces. The development plan proposes 19 standard spaces and 1 ADA/handicap space on site should additional guests or staff be on the property.

Stormwater Management:

The Applicant proposes an additional water quality and stormwater detention basin in the easternmost corner of the Project Site. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer meeting all requirements of the Georgetown Stormwater Manual prior to approval of the Final Development Plan.

Landscaping & Land Use Buffers:

Georgetown Ordinance 2023-10

The City of Georgetown Ordinance 2023-10, which was passed on May 25, 2023, included amendments to the *Landscape & Land Uses Buffer Ordinance* related to perimeter landscaping, fencing and tree species. The perimeter landscaping requirements for property and vehicular use areas have been amended to state that no single tree species shall be used for more than one-third (1/3) of the plantings to meet the requirements of Section 6.12 or 6.13. The landscape plan will need to be revised to reflect this ordinance.

Proposed Development Landscaping Requirements

Section 6.12: Property Perimeter Requirements

Property perimeter landscaping is required where commercially zoned properties adjoin residential properties. The development plan proposes property perimeter landscaping along the north and south property lines in accordance with this requirement.

Section 6.13: Vehicular Use Area Perimeter Requirements

Vehicular use area (VUA) perimeter landscaping is required where a VUA adjoins any property. The development plan proposes VUA landscaping along the west, south, and east of the proposed VUA and parking lot in accordance with this requirement.

Section 6.22: Interior Landscaping for Vehicular Use Areas

The *Landscape and Land Use Buffers Ordinance* requires an interior landscaped area (ILA) 10% the size of the VUA and for those areas to be populated with 1 tree per 250 square feet of interior landscaped area.

As part of this development plan, 2,120 SF of ILA area and 9 ILA trees are required to meet this regulation.

The Applicant is requesting a variance to the ILA area from 10% (2,120 SF) to 9.3% (1,988 SF) and to the number of ILA trees from 9 to 8, citing that the property is small and oddly shaped and that they are interested in providing additional parking should staff count increase or guests come to the site. Staff recommends approval of both variances based upon the unique shape of the property.

Section 6.2215: Minimum Canopy Requirements

The Project Site has 25,910 SF (40%) of existing tree canopy, 3,974 SF (6%) of which proposed to be retained. Current regulations would require the installation of 14,392.4 SF of tree canopy, equivalent to 22% of total site area. The proposed landscape plan shows 16 large trees, equivalent to 12,000 SF of tree canopy, being planted in either the property perimeter, VUA perimeter, or ILA tree landscaping requirements. No additional tree plantings are needed to meet the tree canopy requirements.

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.

Waiver(s):

1. Variance to front yard setback facing East Washington St from 50 feet to 45 feet. **(Staff recommends approval of the variance).**
2. Variance to ILA area requirements from 10% of VUA to 9.3% of VUA. **(Staff recommends approval of the variance).**
3. Variance to ILA tree requirements from 9 to 8. **(Staff recommends approval of the variance).**

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*.
8. The Applicant shall satisfy all requirements set forth by the Georgetown Fire Department.

PLOT DATE: 7/26/2023 3:17 PM

C:\USER\THOROUGH\BRED\PROJECTS\AMEN HOUSE OPERATIONS CENTER\AMEN HOUSE OPERATIONS CENTER\PRELIMINARY DEVELOPMENT PLAN SETBACK & LANDSCAPE MAINTENANCE.DWG



SITE DATA

PROPERTY INFORMATION:

PARCEL NUMBER: 100-40-273.000
 STREET ADDRESS: 706 1/2 BOURBON STREET, GEORGETOWN, KY 40324
 DEED BOOK: D.B. 382, PG. 017
 PLAT REFERENCE: CAB. 11, 8L, 373
 LOT SIZE: 1.50 ACRES (65,420.56 SQ.FT.)

OWNER/DEVELOPER:

AMEN HOUSE, INC.
 318 E. MAIN STREET
 GEORGETOWN, KY 40324

DESIGN ENGINEER:

THOROUGH BRED
 CONTACT: DANIEL REHNER
 P.O. BOX 481
 LEXINGTON, KY 40588
 PHONE: 659-785-0383

PROJECT INFORMATION:

PROPOSED USE: PROPOSED CHARITY OPERATIONS CENTER
 PROPOSED BUILDING HEIGHT: 13'-0"
 PROPOSED SQUARE FOOTAGE: 5,000 S.F., INCLUDING A 2,000 S.F. ADDITION
 PROPOSED BUILDING LOT COVERAGE: 5,000 S.F. / 65,420.56 S.F. = 0.0764 (7.64%)
 TOTAL IMPERVIOUS AREA: 27,875 S.F.

ZONING INFORMATION:

ZONING CLASSIFICATION: B-2 (HIGHWAY COMMERCIAL)

BUILDING SETBACKS:

FRONT: 50'
 SIDE: 25'
 REAR: 25'

PARKING INFORMATION:

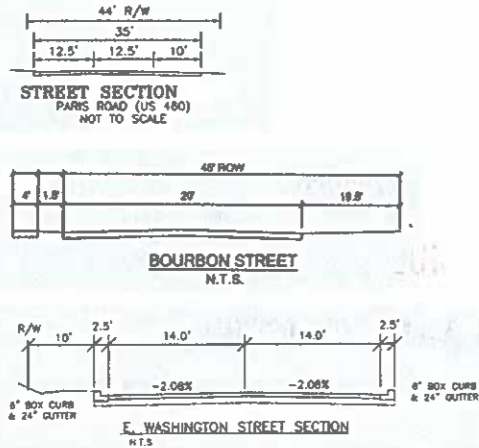
PARKING REQUIREMENT (WAREHOUSE): ONE PARKING SPACE FOR EVERY 1.5 EMPLOYEES ON THE LARGEST WORKING SHIFT
 PARKING REQUIRED (WAREHOUSE): ONE SPACE PER 1.5 EMPLOYEES (20 / 1.5 = 14)
 ADA PARKING REQUIREMENT: ONE SPACE PER ONE TO 25 PARKING SPACES
 PARKING PROVIDED (PLACE OF PUBLIC ASSEMBLY): 20 SPACES (18 STANDARD SPACES, 1 ADA SPACE)

LANDSCAPE DATA:

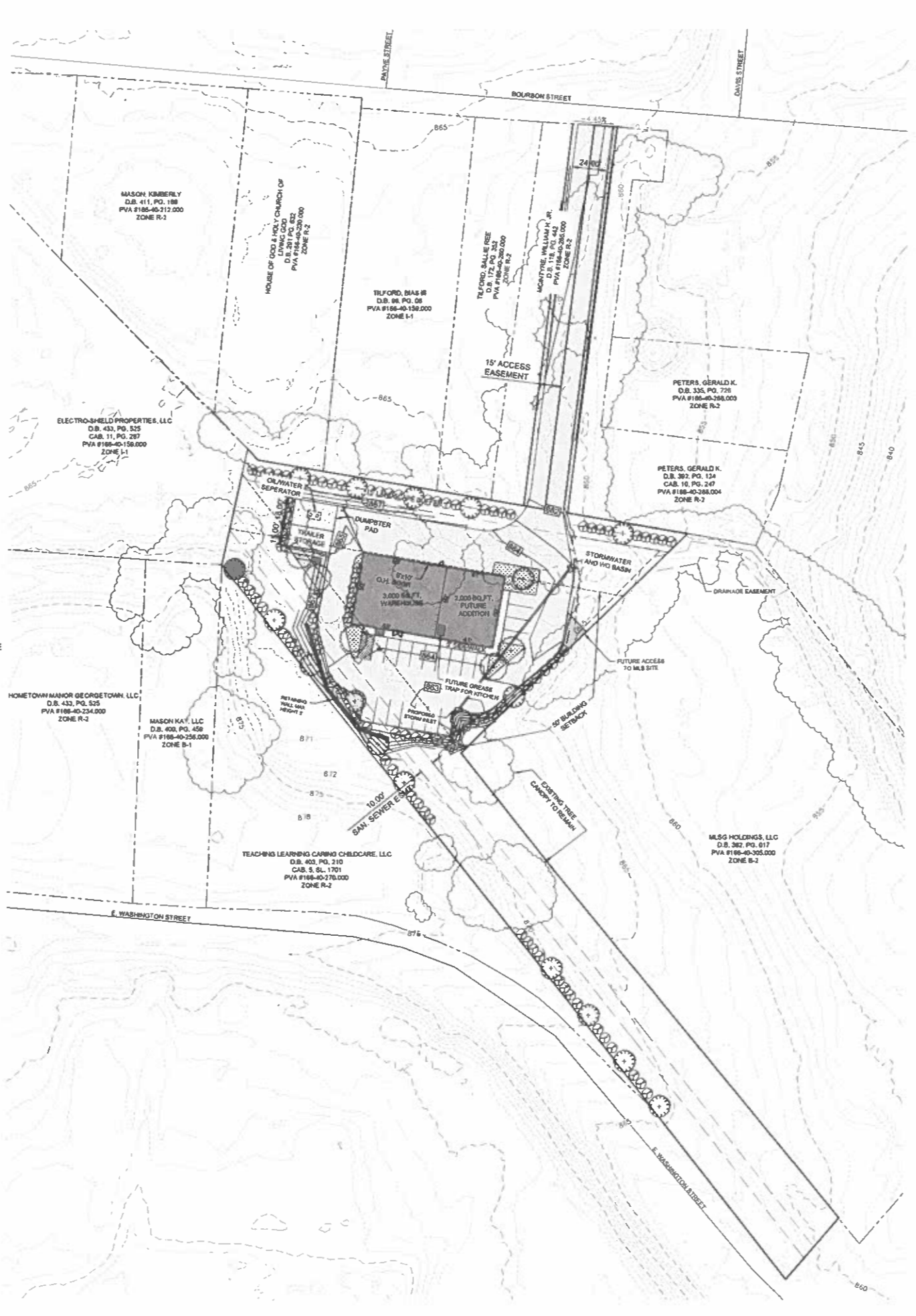
EXISTING V.U.A. (PARKING LOT): 0 S.F.
 TOTAL PROPOSED V.U.A.: 21,200 S.F.
 REQUIRED INTERIOR LANDSCAPE AREA: 2,120 S.F. (10%)
 EXISTING INTERIOR LANDSCAPE AREA: 0 S.F.
 PROPOSED INTERIOR LANDSCAPE AREA: 1,988 S.F. (9.3%)
 REQUIRED INTERIOR TREES: 1 TREE / 250 S.F. = 8 TREES
 PROPOSED INTERIOR TREES: 8 TREES

TREE CANOPY:

SITE AREA: 65,420 S.F. (1.5 ACRES)
 EX. TREE COVERAGE: 25,910 S.F. (40%)
 PRESERVED TREE COVERAGE: 3,974 S.F. (6%)
 NEW TREE CANOPY REQUIRED: 11,776 S.F. (18%)
 EQUIVALENT ADDITIONAL TREES REQUIRED: (16 LARGE TREES)



NOTES:
 KYTC ENTRANCE PERMIT IS NOT REQUIRED.
 PROPERTY IS NOT IN THE ROYAL SPRING AQUIFER RECHARGE AREA.
 SITE WILL GENERATE FEWER THAN 100 PEAK HOUR TRIPS PER DAY, A WEIGHTED AVERAGE BASED ON SQUARE FOOTAGE FOR WAREHOUSE AND SMALL OFFICE GAVE 0.36 TRIPS PER 1,000 S.F.
 0.36 TRIPS * (5,000 SF / 1,000 SF) = 1.8 TRIPS
REQUESTED VARIANCES:
 • REDUCE INTERIOR LANDSCAPE REQUIREMENTS FROM 10% OF V.U.A. TO 9.3% TO ACCOMMODATE ADDITIONAL PARKING.
 • FRONT 50' SETBACK FROM E WASHINGTON STREET.



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

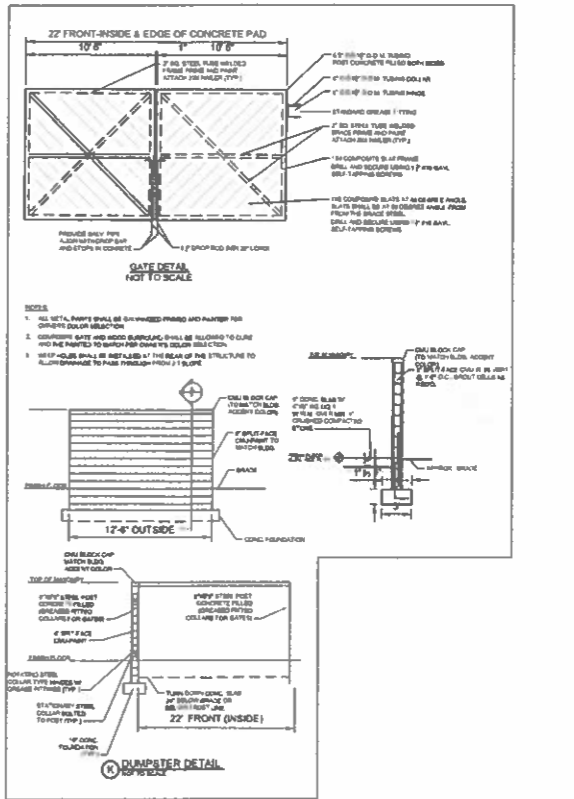
CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMM. _____ DATE _____

OWNER'S CERTIFICATION
 I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAT/PLAN OF THE DEVELOPMENT WITH MY (OUR) FREE CONSENT. ESTABLISH 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 NOTED OTHERWISE.

OWNER OR OWNERS _____ DATE _____

LANDSCAPE LEGEND

SYMBOL	NAME
	- ACER SACCHARUM / SUGAR MAPLE
	- CRATAEGUS VIRIDIS / GREEN HAWTHORN
	- TAXODIUM DISTICHUM / BALD CYPRESS
	- EXISTING TREE CANOPY



FLOOD INFORMATION:
 BASED ON AN INSPECTION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S INTERNET MAP SERVICE CENTER SITE. THE PROPERTY LIE WITHIN THE ZONE 'X' AND NOT IN THE 100 YEAR FLOOD PLAIN. MAP #21209C0183D, EFFECTIVE DATE: DECEMBER 21, 2017

NOT FOR CONSTRUCTION

GRAPHIC SCALE
 0 10 20 30 40
 (IN FEET)
 1 INCH = 40 FEET

P.O. BOX 481, LEXINGTON, KY 40588
 (859) 785-0383
 CIVIL DESIGN, LAND SURVEYING,
 GEOTECHNICAL ENGINEERING, DRILLING SERVICES,
 IBC SPECIAL INSPECTIONS, MATERIAL TESTING,
 CMAA-CONSTRUCTION SERVICES



PRELIMINARY DEVELOPMENT PLAN
AMEN HOUSE
 1030 PARIS PIKE, GEORGETOWN, SCOTT COUNTY, KENTUCKY 40324

PROJECT NO: 220369 DRAWN BY: PDC
 DATE: 11-08-2022 CHECKED BY: WH
 ISSUED FOR REVIEW

STATE OF KENTUCKY
 DANIEL J. REHNER
 33391
 LICENSED PROFESSIONAL ENGINEER

PDP

**ONLINE TRANSPORT
PRELIMINARY DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission
August 10, 2023**

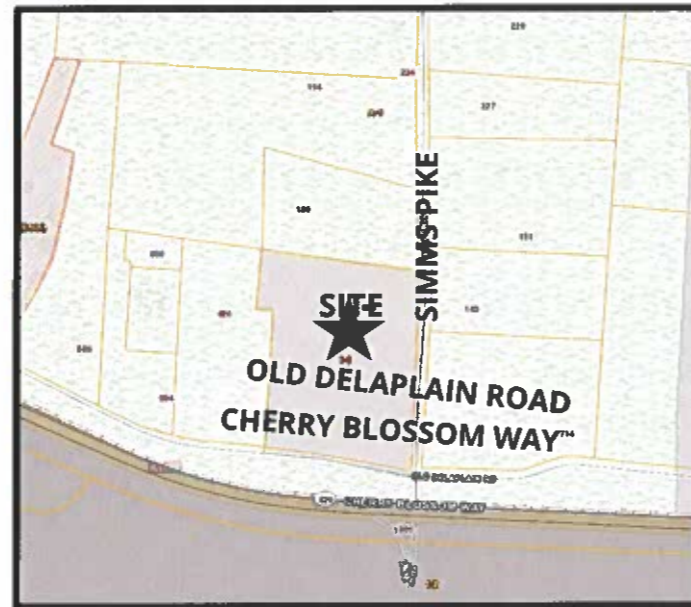
FILE NUMBER: PDP-2023-38

PROPOSAL: Preliminary Development Plan for a 162,848 SF gravel storage area.

LOCATION: 656 Old Delaplain Road

OWNER: KCKY1

CONSULTANT: Brad Boaz, PE
CMW, Inc.



STATISTICS:

Zone	I-1 (Light Industrial)
Surrounding Zone(s)	A-1 & I-2 (across ROW to the south)
Site Acreage (Net)	10.44 Acres
Building Height	N/A
Truck/Trailer Parking	162,848 Square Feet (graveled)
Access	Old Delaplain Road
VariANCES/Waivers	1. Waiver to allow the use of gravel for trailer storage and limited truck parking.

BACKGROUND:

The Applicant is seeking approval of a Development Plan for use of their 10.44 acre site as a gravel surfaced semi-truck trailer storage and transfer yard. The site received preliminary approval for a different layout in November of 2016, but the preliminary approval expired per Article 406 Section A of the *Subdivision & Development Regulations* (Sunset Clause). An application to reapprove the Preliminary Development Plan was denied in 2022. The proposed use is permitted in the I-1 zoning district.

The applicant owns, with two separate LLC's, a total of 4 contiguous tracts of land in this area of Scott County, approximately 36 combined acres in size. A 13.69-acre tract with frontage on Sims Road, zoned A-1, was approved by the Planning Commission in 1999 for a storage building and for storage of semi-truck trailers. The 13.69-acre property has an entrance onto Sims Road and a condition of approval restricts the Sims Road entrance for no semi-truck use, but only for automobile use.

Additionally they own a 5-acre lot, zoned A-1, with frontage on Sims Road, addressed as 180 Sims Road. It has no Planning Commission approvals of record, but has some lawfully non-conforming (in place for 10+ years) semi-truck trailer storage on the lot. They also own a 6.17 acre tract, zoned A-1, with a large office and truck repair building with access from Old Delaplain Road. This tract was previously occupied by Eastside Truck and Trailer and has had a lawfully non-conforming trucking business in place since at least 1998. The three tracts mentioned above are zoned A-1 (Agricultural) with lawfully non-conforming trucking uses in place. Research thru Planning Commission files has revealed a confusing record of approved and withdrawn application's on the surrounding parcels owned by the applicant.

Staff expects all future possible expansions of the Applicant's use of this and other sites to go through proper approval processes **prior** to any future expansion of development or uses. Staff would prefer that eventually, when urban infrastructure is available, specifically public sewer and road improvements, these tracts will all be rezoned I-1 and annexed by the City of Georgetown.

PLAN REVIEW:

The Project Site is a double frontage lot at the northwest corner of the intersection of Old Delaplain Road and Sims Road. The Development Plan shows a compacted stone storage yard, utilizing an existing driveway from Old Delaplain Road and preserving the existing treelines to the east and north. A stormwater detention basin is proposed in the southwest corner of the property.

Access:

Truck access to the site is proposed from an existing entrance from Old Delaplain Road. The Preliminary Development Plan shows a 24 ft. wide chip-n-seal asphalt driveway coming off Old Delaplain Road, crossing the center of the gravel lot, turning 90 degrees and continuing to the adjoining property to the west.

Previous hearings on this site have elicited comments from residents of Sims Road that truck traffic in this area is dangerous and trucks turning left onto Old Delaplain Road from Cherry Blossom Way heading to the entrance to this storage lot, often block the intersection due to conflicts with vehicular traffic on Sims Road at busier times of day.

The applicant has not addressed this issue or how expansion of the use on the property will not exacerbate the issues at the Cherry Blossom Way and Old Delaplain Road intersection. Staff has requested that the engineer look at the truck movements into the site and investigate how safety can be improved. Planning staff is requesting a postponement until this issue is properly addressed.

Stormwater Management / Grading:

Planning Commission staff has spoken with the Applicant's consultant and there is agreement that any grading of the Project Site would need to avoid adverse impacts on Sims Road. Stormwater Design shall be reviewed and approved by the Planning Commission Engineer.

Landscaping:

Section 6.12: Property Perimeter Requirements

Row 9 of the table requires a 15 ft. wide landscaping buffer between I-1 property and any agriculturally zoned property. This buffer area is required to have 1 tree per 40 feet of linear boundary plus a continuous row of 6 ft. hedge or a 6 ft. fence, wall, or earth mound. The Applicant is proposing to keep

the existing tree lines between the Project Site and the adjoining A-1 zoned properties to the north and west. The Applicant, as the owner of these adjoining properties, could waive this screening requirement with a written request.

Section 6.13: Vehicular Use Area Perimeter Requirements

The Preliminary Development Plan meets the requirements for VUA perimeter landscaping. Staff has recommended to the Applicant clearing out some of the undergrowth along the road right of way and providing a continuous 3 ft. tall shrub row. Staff will review the Final Development Plan to ensure compliance with these requirements.

Section 6.2215: Minimum Canopy Requirements

The Preliminary Development Plan meets the requirements for canopy coverage.

RECOMMENDATION:

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

Waiver/Variance:

1. Waiver to allow the use of gravel for trailer storage and limited truck parking.

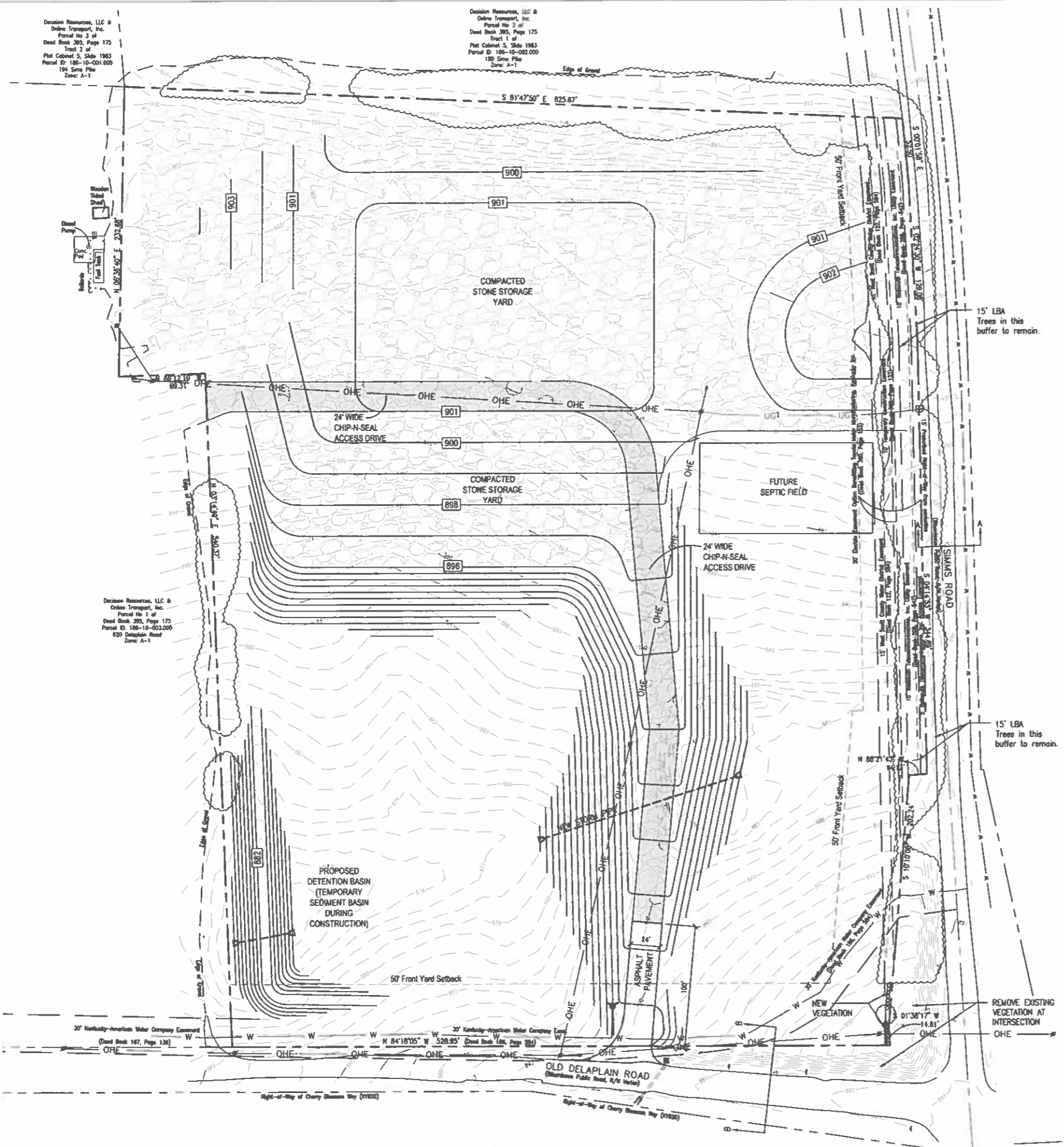
Conditions of Approval:

1. Prior to approval of the Final Development Plan, the Project Site must be annexed into the City of Georgetown.
2. All applicable requirements of the *Zoning Ordinance and Subdivision & Development Regulations*.
3. 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).
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. 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.
6. 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.
7. The Final Development Plan shall comply with all requirements of the guidelines in the Dry Run Watershed BMP Study that are applicable to this site.
8. 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*.
9. The Final Development Plan shall have a specie specific Landscaping Plan in compliance with the *Landscaping & Land Use Buffers Ordinance*.
10. Further development (placement of gravel, expansion of storage areas, new buildings, etc.) of the adjoining properties used by the Applicant are prohibited unless they first receive Preliminary and Final Development Plan approval from the Planning Commission.

Decision Resources, LLC & Online Transport, Inc.
Parcel No 2 of
Deed Book 395, Page 175
Twp 2 S of
Rt 1 E of
Plat Cabinet 5, Side 1983
Parcel ID: 186-10-001.000
194 Sema Plan
Zone: A-1

Decision Resources, LLC &
Online Transport, Inc.
Parcel No 2 of
Deed Book 395, Page 175
Twp 2 S of
Rt 1 E of
Plat Cabinet 5, Side 1983
Parcel ID: 186-10-002.000
189 Sema Plan
Zone: A-1

Decision Resources, LLC &
Online Transport, Inc.
Parcel No 1 of
Deed Book 395, Page 175
Parcel ID: 186-10-003.000
620 Delaplain Road
Zone: A-1



CERTIFICATION OF PRELIMINARY PLAN APPROVAL

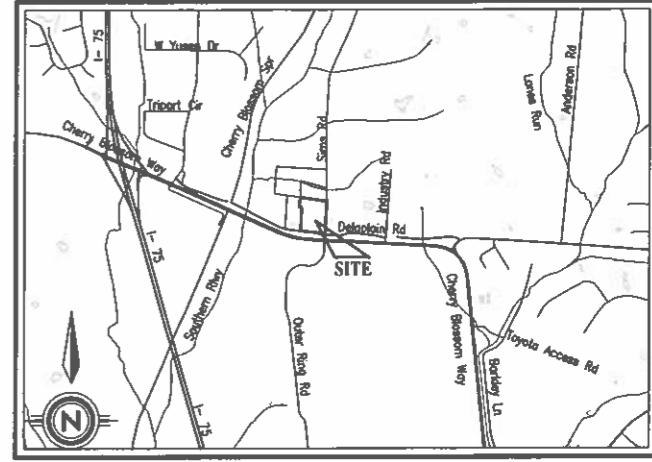
I HEREBY CERTIFY THAT THE PRELIMINARY DEVELOPMENT PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBMISSION AND DEVELOPMENT REGULATIONS FOR GEORGETOWN AND SCOTT COUNTY, KENTUCKY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION. THIS APPROVAL DOES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

CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMM. DATE _____

CERTIFICATION OF OWNERSHIP AND DEDICATION

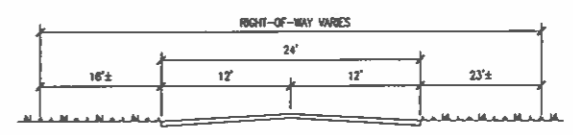
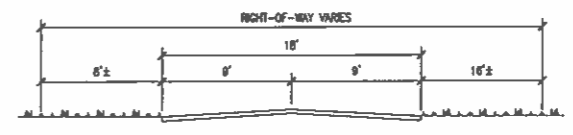
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN/PLAN OF THE DEVELOPMENT WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN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

OWNER DATE _____



VICINITY MAP
SCALE: 1"=3,000'

PURPOSE OF PLAN
THE PURPOSE OF THIS PLAN IS TO SHOW THE SIZE AND LOCATION OF A GRAVEL STORAGE AREA AND CIRCULATION.



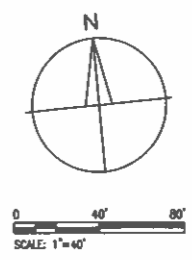
- NOTES:**
1. THIS DEVELOPMENT PLAN MAY NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED UPON A RECORDED SUBDIVISION PLAN.
 2. THE SITE IS NOT WITHIN THE ROYAL SPRINGS AQUIFER RECHARGE AREA.
 3. IF ANY WORK IS PROPOSED IN THE US 620 RIGHT OF WAY, A KYTC ENFORCEMENT PERMIT IS REQUIRED.
 4. ACCORDING TO THE KENTUCKY GEOLOGIC MAP SERVICE, THERE ARE NO KNOWN SINGHOLES ON THIS SITE.
 5. NO PART OF THIS PROPERTY IS WITHIN A FLOOD ZONE PER FEMA MAP NUMBER 21200C0120D, REVISION DATE 12/21/2017.
 6. THIS DEVELOPMENT IS ANTICIPATED TO GENERATE LESS THAN 100 PEAK HOUR TRIPS. THE MAXIMUM NUMBER OF PM PEAK TRIPS IS CALCULATED USING THE ITE COMMON TRIP GENERATION RATE FOR WAREHOUSING. THE TOTAL GRAVEL STORAGE AREA IS USED: (162,848 SF) X 0.19 TRIPS / 1,000 SF = 31 TRIPS.
 7. A CONSENT TO ANNEXATION SHALL BE FILED WITH THE CITY OF GEORGETOWN.
 8. A WAIVER IS REQUESTED TO ALLOW A GRAVEL STORAGE AREA FOR THE USE OF STORING TRUCKS.
 9. THE OWNER OF THE SUBJECT PROPERTY IS ALSO THE OWNER OF THE PROPERTIES ZONED A-1 TO THE NORTH AND WEST. AS SUCH, THEY WILL WAIVE THE ZONE-TO-ZONE SCREENING REQUIREMENT.

PROPERTY OWNER	
KCKY1 6311 STONER DR GREENFIELD, IN 46140 (317) 894-2159	
SITE STATISTICS 656 Old Delaplain Road	
Gross Area	10.44 Acres
Net Area	10.07 Acres
R/W Area	0.37 Acres
Lot Zoning	I-1 (Light Industrial)
Street Frontage:	
Old Delaplain Road	526.95'
Sema Road	757.25'
Total Frontage:	1,284.20'
Parking Required:	N/A
Parking Provided:	
Standard	N/A
Accessible	N/A
Total	N/A
Building Area:	N/A
Building Height:	N/A
Building Coverage:	N/A
Gravel Storage Area:	162,848 sf
Vehicle Use Area (VUA):	N/A
Interior Landscaping Required:	N/A
Interior Landscaping Provided:	N/A
Interior Trees Required:	N/A
Interior Trees Provided:	N/A
Perimeter Buffer (North, East and West)	15 Feet
Perimeter Buffer (South):	10 Feet
Existing Tree Canopy to Remain:	22,894 sf (5.2%)

PREPARED ON: JUNE 26, 2023
REVISED ON: JULY 26, 2023

PRELIMINARY DEVELOPMENT PLAN FOR ONLINE TRANSPORT
656 OLD DELAPLAIN ROAD
GEORGETOWN, SCOTT COUNTY, KENTUCKY

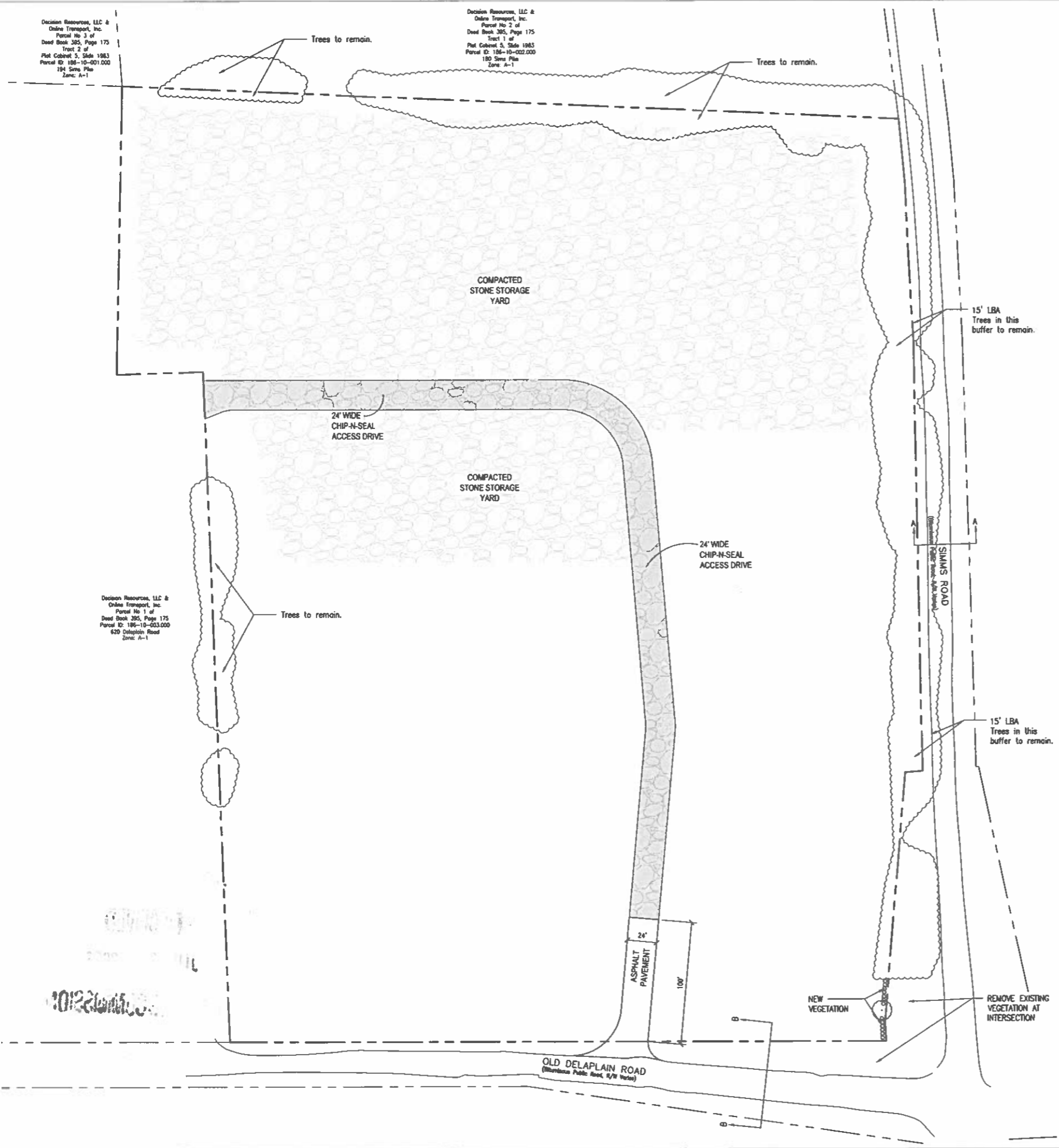
Architecture
Interior Design
Engineering
Landscape Architecture
249 East Main Street
Suite 100
Lexington, Kentucky 40507
(859) 254-6623
www.cmwaec.com



Decision Resources, LLC & Online Transport, Inc.
Parcel No. 3 of
Deed Book 385, Page 175
Tract 2 of
Plat Cabinet 5, Side 1983
Parcel ID: 186-10-001.000
184 Sims Plan
Zone: A-1

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Zone: A-1

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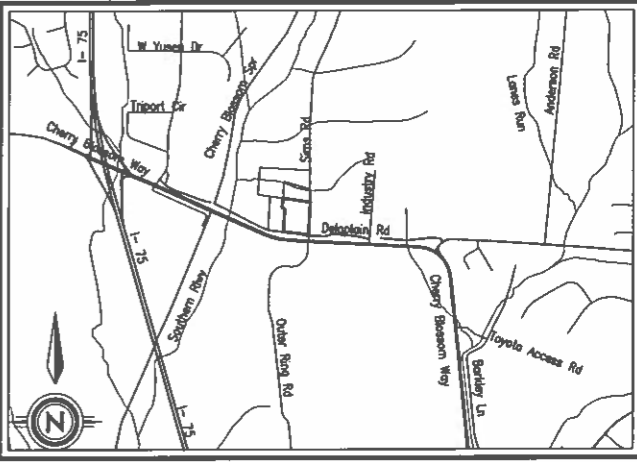
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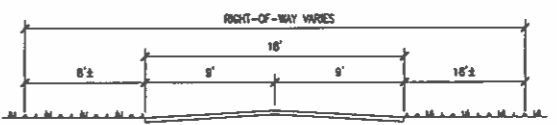
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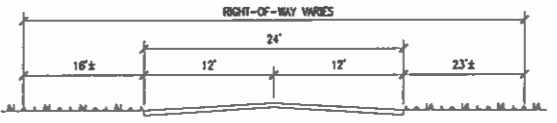
OWNER DATE _____



PURPOSE OF PLAN
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* NO PRIVATE PROPERTY IS PROPOSED TO BE DEDICATED AS RIGHT-OF-WAY



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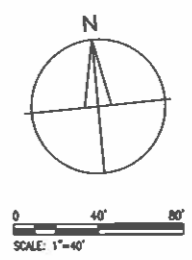
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Sims Road	757.25'
Total Frontage:	1,284.20'
Parking Required:	N/A
Parking Provided:	N/A
Standard:	N/A
Accessible:	N/A
Total:	N/A
Building Area:	N/A
Building Height:	N/A
Building Coverage:	N/A
Gravel Storage Area:	162,848 sf
Vehicle Use Area (VUA):	N/A
Interior Landscaping Required:	N/A
Interior Landscaping Provided:	N/A
Interior Trees Required:	N/A
Interior Trees Provided:	N/A
Perimeter Buffer (North, East and West):	15 Feet
Perimeter Buffer (South):	10 Feet
Existing Tree Canopy to Remain:	22,894 sf (5.2%)

PREPARED ON: JUNE 26, 2023
REVISED ON: JULY 26, 2023

VEGETATION EXHIBIT
PRELIMINARY DEVELOPMENT PLAN
FOR
ONLINE TRANSPORT
656 OLD DELAPLAIN ROAD
GEORGETOWN, SCOTT COUNTY, KENTUCKY

Architecture
Interior Design
Engineering
Landscape Architecture
249 East Main Street
Suite 100
Lexington, Kentucky 40507
(859) 254-6623
www.cmwae.com



**BLUEGRASS RV STORAGE
PRELIMINARY DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission
AUGUST 10, 2023**

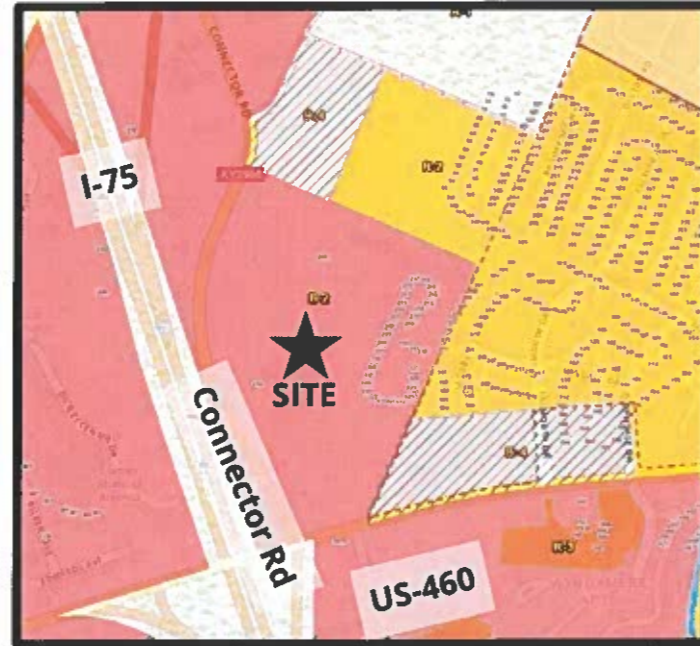
FILE NUMBER: FDP-2023-39

PROPOSAL: Final Development Plan for two storage buildings totaling 19,250 SF and 99 RV parking spaces.

LOCATION: East of Connector Road

OWNER: 3034 Paris Pike, LLC

CONSULTANT: Brad Boaz
CMW



STATISTICS:

Zone	B-2 (Highway Commercial)
Surrounding Zone(s)	B-4, B-2, & R-2
Site Acreage	6.89 acres (Phase 1: 15.05 acres)
Building Area	19,250 square feet (2 storage buildings)
Max. Building coverage	50%
Building Coverage	6.4%
Vehicular Use Area	180,508 SF
Employee Parking Provided	N/A (expansion of existing Storage site)
Access	Paris Pike and Connector Road (US 460)

BACKGROUND:

This project is a part of a larger site that has been developed in stages. The lot is 6.89 acres in size with no public road frontage and is accessed thru two private driveways. One driveway is in an easement from US 460 and passes thru the east side of the Bluegrass RV sales lot and one is from an existing entrance on Connector Road that passes thru an earlier phase of Bluegrass Storage.

The site along with some additional land along Connector Road was approved for an RV campground in 2020. The RV Campground plan was not completed and part of the area preliminarily approved for the campground was part of a Preliminary Development Plan approved for an auto sales lot in early 2023.

This is the remaining parcel with preliminary approval for an RV Campground. If approved, this Bluegrass RV Storage plan will completely replace the previously approved Campground plan.

Plan Review:

Site Layout:

The proposal is to construct two storage buildings with forty-five (45) 15'x50 storage units in two buildings. The development plan complies with the building setback, maximum building height, and maximum building coverage requirements of the *Zoning Ordinance*. The site does not contain an office building or public parking, since it will be adjoining and be an expansion of the existing Bluegrass Storage and the rental office and public parking will remain with phase one.

Vehicle Access & Pedestrian Circulation:

A Traffic Impact Study (TIS) performed by Palmer Engineering (dated February 2022) for the previously approved RV campground looked at the traffic generated by the site and how it would impact the surrounding transportation network. The study found the campground would generate 22 AM peak hour trips and 36 PM peak hour trips. The volume of traffic being generated by the proposed campground development was not an amount that would overburden the surrounding transportation network. The traffic generation for RV Storage would be even smaller than the previously proposed campground with little peak hour impact. In fact, this is a very low number of trips generated compared to other commercially zoned property of a comparable size.

Land Use Buffers and Landscaping:

Section 6.12: Property Perimeter Requirements

As a commercially zoned property adjoining residentially zoned property, there are perimeter landscaping and buffering requirements per row 2 of the table found in Section 6.12 of the *Landscape and Land Use Buffers Ordinance*.

The eastern boundary, which adjoins the Rocky Creek neighborhood, will need a buffer area 15 feet wide populated with trees and other items as described in the ordinance.

Section 6.13: Vehicular Use Area Perimeter Requirements

Vehicular Use Areas (VUAs) must be screened from any adjoining property in any zone other than industrial or agricultural 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 small, 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 Applicant is proposing to meet interior landscaping and canopy requirements in new islands and trees. Since this site is internal to a larger commercial area, staff is counting all internal trees; those not on the western or eastern boundaries of the site as interior VUA trees. No variances are required.

Section 6.2215: Minimum Canopy Requirements

The Applicant is meeting the canopy requirements with a combination of interior and perimeter plantings.

Stormwater:

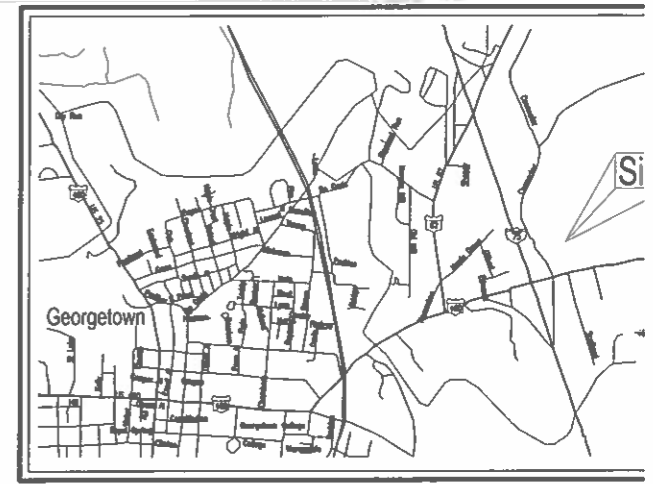
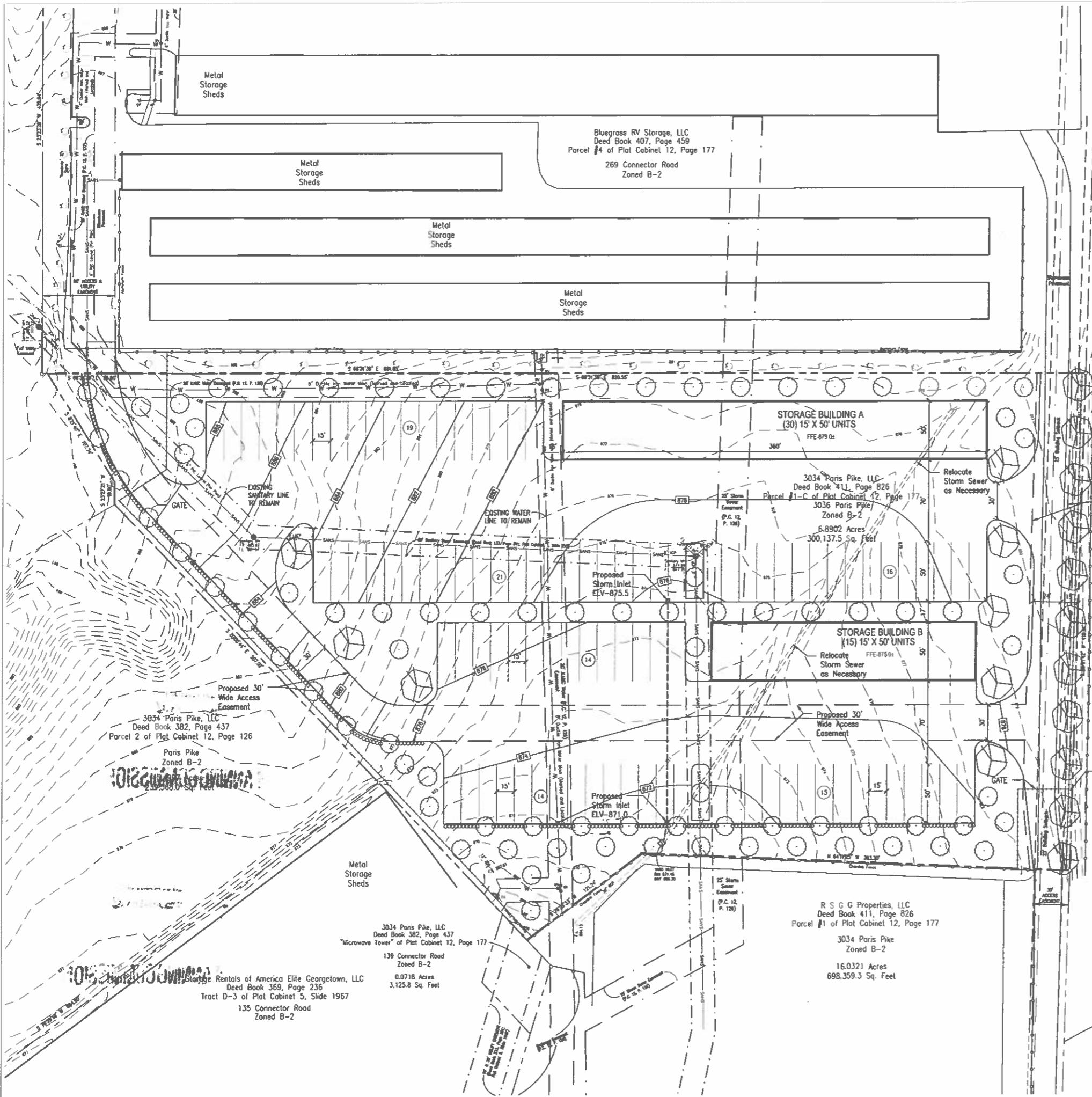
There is an existing stormwater basin downstream of this lot on the Bluegrass RV Sales lot property which will be providing detention for the site. Stormwater Quality and Recharge will be provided on site. Stormwater plans will require review and approval of the Planning Commission Engineer.

RECOMMENDATION:

Staff recommends **Approval** of the Preliminary Development Plan 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. 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.
4. The Final Development Plan will need to comply with all stormwater management requirements.
5. 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.
6. All applicable requirements of the Georgetown Fire Department.
7. All applicable requirements of Georgetown Municipal Water and Sewer Service.
8. A photometric Plan shall be provided with the Final Development Plan. Outdoor lighting shall be designed to minimize off-site impacts.
9. 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*.



VICINITY MAP
SCALE: 1"=3,000'

PURPOSE OF PLAN
THE PURPOSE OF THIS PLAN IS TO SHOW THE SIZE AND LOCATION OF THE STORAGE UNIT BUILDINGS, RV STORAGE PARKING AND CIRCULATION.

CERTIFICATION OF PRELIMINARY PLAN APPROVAL

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

CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMM. DATE

CERTIFICATION OF OWNERSHIP AND DEDICATION

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OWNER DATE

PROPERTY OWNER	
3034 PARIS PIKE, LLC 2220 NICHOLASVILLE ROAD, SUITE 250 LEXINGTON, KY (859) 317-8110	
SITE STATISTICS	
3036 PARIS PIKE	
Gross Area:	6.89 Acres
Net Area:	6.89 Acres
RW Area:	N/A
Lot Zoning:	B-2 (Highway Commercial)
Street Frontage:	N/A
Parking Required:	N/A
Parking Provided:	N/A
RV Storage Spots:	99 Spots
RV Storage Accessible:	N/A
Total:	99 Spots
Building Areas:	
Building A:	16,000 sf
Building B:	11,250 sf
Total of all Building Areas:	27,250 Feet
Building Height:	20 Feet
Vehicle Use Area (VUA):	180,508 sf
Interior Landscaping Required:	18,051 sf (10%)
Interior Landscaping Provided:	18,474 sf
Interior Trees Required:	73 Trees (1/250 sf)
Interior Trees Provided:	73
Canopy Coverage Required:	1.85 ac (71,874 sf) (24%)
Canopy Coverage Provided:	26.4% (106 Trees)

- NOTES:
1. THIS DEVELOPMENT PLAN MAY NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED UPON A RECORDED SUBDIVISION PLAN.
 2. THE SITE IS NOT WITHIN THE ROYAL SPRINGS AQUIFER RECHARGE AREA.
 3. NO PART OF THIS PROPERTY IS ENCRONCHES ON KYTC ROADWAYS. THE SITE DOES NOT REQUIRE A KYTC ENTRANCE PERMIT.
 4. ACCORDING TO THE KENTUCKY GEOLOGIC MAP SERVICE, THERE ARE NO KNOWN SINKHOLES ON THIS SITE.
 5. NO PART OF THIS PROPERTY IS WITHIN A FLOOD ZONE PER FEMA MAP NUMBER 2120601810, REVISION DATE 12/21/2017.
 6. STORMWATER DETENTION IS BEING PROVIDED BY AN EXISTING BASIN DOWNSTREAM OF THIS PROPERTY ON PARCEL 180-10-143.000. STORMWATER QUALITY PROTECTION AND RECHARGE WILL BE PROVIDED ON-SITE. STORMWATER DETENTION, QUALITY PROTECTION, AND RECHARGE ARE SUBJECT TO FINAL APPROVAL BY THE CITY ENGINEER.

SUBMITTED: JULY 03, 2023
REVISED: JULY 24, 2023

PRELIMINARY DEVELOPMENT PLAN FOR
BLUEGRASS STORAGE
3036 PARIS PIKE
GEORGETOWN, SCOTT COUNTY, KENTUCKY

Architecture
Interior Design
Engineering
Landscape Architect

CMW
The Shape of Ideas

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