

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

AGENDA

June 8, 2017

6:00 p.m.

I. COMMISSION BUSINESS

- A. Approval of May invoices
- B. Approval of May 11, 2017 minutes
- C. Approval of June agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

II. OLD BUSINESS

- A. PDP-2017-13 Canewood Subdivision Unit 6, Lot 1 – Preliminary Development Plan for nine (9) townhome units on 1.08 acres zoned R-3, located on the west side of Canewood Center Drive, north of Frankfort Road (U.S. 460 W).
- B. PDP-2017-14 Morgan Property Tract 2 – Preliminary Development Plan for a 3,750 sq. ft. commercial building and 26 parking spaces on 1.66 acres, located on the south side of Paris Pike (U.S. 460 E), between Arby's and the Elkhorn Creek. POSTPONED
- C. PDP-2017-15 Sunbelt Rentals – Preliminary Development Plan for a new 12,000 sq. ft. rental/sales facility of 4.05 acres, located at the intersection of Paris Pike and Connector Road, behind Bluegrass RV. POSTPONED

III. NEW BUSINESS

- A. PDP-2017-20 Amerson Farms Commercial Center – Preliminary Development Plan for a multi-lot commercial development, located on Pleasant View Drive, east of McClelland Circle, south of Lemons Mill Road.

IV. OTHER BUSINESS

- A. Coal Ridge Preserved Area Amendment
- B. Cedar Hills Phase 2-A Preliminary Plat revocation
- C. Update of previously approved projects and agenda items

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
May 11, 2017**

The regular meeting was held in the Scott County Courthouse on May 11, 2017. The meeting was called to order by Chair Rob Jones at 6:00 p.m. Present were Commissioners Jeff Caldwell, Johnny Cannon, Regina Mizell, Byron Moran, John Shirley, Steve Smith, Mark Sulski, and Frank Wiseman, Planners Megan Chan and Matt Summers, and Attorney Charlie Perkins. Absent were Director Joe Kane and Engineer Ben Krebs.

Motion by Mizell, second by Sulski, to approve the April invoices. Motion carried.

Motion by Shirley, second by Caldwell, to approve the April 13, 2017 minutes. Motion carried.

Motion by Sulski, second by Mizell, to approve the May agenda. Motion carried.

Postponements/Withdrawals

Chairman Jones stated that the Canewood Subdivision Unit 6, Lot 1 (PDP-2017-13) and Sunbelt Rentals (PDP-2017-15) applications have been postponed to the June meeting.

Consent Agenda

There were no items on the Consent Agenda.

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

ZMA-2017-18 Highgrove at Georgetown – Rezoning request for 35.9 acres from A-1 and R-1A to R-2 PUD; 46.99 acres is outside the USB and will remain C-1, located on the south side of McClelland Circle and Bevins Lane in Georgetown.

Mr. Summers reviewed the staff report, stating that the proposed uses are assisting living facilities and retirement cottages. He stated that if the zone change is recommended for approval and approved by City Council, the 46.99-acre portion will need to be annexed into the City.

He described the Conceptual Plan and reviewed access, sidewalks, the multi-use trail easement, traffic study, landscaping, Greenbelt, and the application's compliance with the intent of the Comprehensive Plan. He recommended approval and reviewed the twelve conditions of approval.

Commissioner Wiseman asked about the connection to Etterwood. Mr. Summers stated that he and Mr. Kane supported the connectivity for any future desire for Etterwood streets to become public streets.

Bruce Lankford, representing the applicant, stated that the applicant does not wish to have the connection to Etterwood as it would encourage traffic from Etterwood to cut through the development to McClelland Circle. He also stated that the applicant has concerns about the widening of Etter Lane along the Greenbelt and about fencing and landscaping along the Greenbelt, which will be addressed if the application is approved.

Kevin Rich of Rich Design Studios and representing the applicant, was sworn in by Mr. Perkins.

Chairman Jones asked why there are four lots on the plan. Mr. Rich stated that the C-1 district and the northern property (Giles) were already separate lots. The middle property was broken into two lots because of the different setbacks for the different uses.

The possibility of a connection to Etterwood was discussed.

Kenneth Wilson, Dogwood Drive resident, did not wish the connection to Dogwood Drive/Beechwood to be made because of safety of children, stormwater drainage, increased traffic, and making it more difficult to exit Etterwood onto U.S. 25 from Etter Lane.

Karan Border, Dogwood Drive resident, stated that any time the Giles property has been disturbed, she gets mud in her backyard.

Mirl Ruth, Beechwood Drive resident, expressed her opposition to the connection. Dallas Border, Dogwood Drive resident, expressed concern about the trees in the fence row.

Mr. Summers reminded the residents that approval of the zone change does not give approval to a development plan. The residents will be re-notified and a more detailed

development plan will need to be reviewed and approved before any construction can begin.

Sage Sharp, Beechwood Drive resident, expressed her opposition to the connection road. She asked if the roads in the development will be gated, and the applicant replied that they will not be.

Keith Ryan, Etter Lane resident, expressed concern about stormwater drainage and described flooding events and grading that was done in the area that has affected the flooding. He presented photographs of the flooding. He also expressed concern about traffic in the area.

Sue Fryman, Etter Lane resident, agreed with Mr. Ryan about the traffic and difficulty in turning onto U.S. 25 during rush hour.

Ron Hargrove, Glenwood Drive resident, submitted a handout regarding the previous zone change hearing on the Sikura property, which indicated that the maximum density agreed for the property, for perpetuity, was twelve single-family units. All opposition to the project ended when that agreement was made. Mr. Hargrove then read the deed conveying sale of the property to Jellystone Farm and contended that the deed transfer did not remove the development restrictions placed on the property during the August 9, 2012 hearing. Sale of the property again (Giles and Snyder properties, proposed lots 2 and 3) in June of 2016 indicate that previous restrictions still apply. In conclusion, he felt that the Commission had no choice but to deny the application because it does not propose a plan consistent with the restrictions made in 2012.

Mr. Perkins felt that the conditions to which Mr. Hargrove is referring applied to that particular zone change and any development made according to that zone change. This hearing is to change the zone, making that zone change no longer applicable. He stated that zoning classifications are always subject to reconsideration and are not permanent.

Mr. Hargrove also expressed concern about stormwater drainage and the flooding of Etterwood. Mr. Perkins stated that the project will need to be designed to prevent that from happening.

Mr. Hargrove also expressed concern about the creek flooding and being a safety hazard to the residents.

John Lewis, Beechwood Dr. resident, was sworn in by Mr. Perkins. Mr. Lewis asked the applicant if they own the property on which the connector road is located, and if so, are they willing to sell it? Bruce Lankford, representing the applicant, stated that that property is not owned by the applicant. Mr. Lewis asked if a connector road could go through the Ball Homes development to the northwest instead of through Etterwood. Ms. Chan stated that when the Ball Homes apartment complex was approved, that applicant wanted a connection to Bevins Lane, but the church on Bevins Lane was not agreeable.

Mr. Lankford stated that all the issues of concern will be addressed when the preliminary development plan is submitted.

It was noted that the sale of the property to Continental Real Estate, applicant, is contingent upon approval of the zone change.

It was agreed that the elimination of the Beechwood connection can be made a condition of approval for the zone change recommendation.

With no other comments from the public, Chairman Jones closed the public hearing.

Commissioner Smith felt that the proposed use is most desirable for the property in that it will not generate as much traffic as other uses would and green space will be maintained. The biggest concern is the design of the stormwater drainage plan.

Commissioner Shirley agreed, stating that this is the best plan that the Commission has seen for the property and the best plan for the Etterwood residents. It will be a quiet, low traffic community.

Commissioner Smith asked if there will be a minimum age limit for residents in the retirement cottages. Mr. Rich stated that they will be for retired residents only.

Chairman Jones asked about the width of the private streets. Mr. Summers stated that the standards are narrower than those for public streets. Chairman Jones also felt that the right-of-way should be preserved for the Beechwood connection. Mr. Perkins stated that the Commission can make a condition that the connection be not be built, but keep the right-of-way for future needs, but the City Council can abandon the right-of-way if they choose to.

Mr. Lankford stated that when the Preliminary Development Plan is under consideration, the applicant wishes to revisit the issues of the Beechwood Drive connection and the widening of the section of Etter Lane that this development fronts. Otherwise, the applicant agrees with the twelve (12) conditions of approval.

Sage Sharpe asked if the private roads must be built in a way that if they are ever accepted by the City, they can be widened. Commissioner Shirley stated that they do not, but they construct quality streets that are inspected by the Commission Inspectors because they are responsible for maintaining them.

Motion by Shirley, second by Mizell, to recommend approval of the requested zone change on the grounds that it complies with the Comprehensive Plan, and subject to the twelve (12) conditions of approval, plus the thirteenth (13) condition that this development will not connect to Beechwood Dr. but will provide the connecting easement. By roll call vote, motion carried 9-0.

PDP-2017-14 Morgan Property Tract 2 – Preliminary Development Plan for a 3,750 sq. ft. commercial building and 26 parking spaces on 1.66 acres, located on the south side of Paris Pike (U.S. 460 E), between Arby's and the Elkhorn Creek.

Commissioner Shirley recused himself from discussion and voting.

Mr. Summers reviewed the staff report. He reviewed the history of proposed development for the property. He stated that the ITE manual projects 25 peak hour trips generated if the site develops as a retail use, and 70 peak hour trips if it develops as a restaurant. The threshold for requiring a traffic impact study is 100 peak hour trips.

He reviewed parking, pedestrian connections, sidewalks, and landscaping. Regarding stormwater management, he stated that the property is still shown in the floodplain since updated maps have not been adopted reflecting the elevation changes created by the recent fill. New structures in the floodplain require approval of a variance by the Board of Adjustment, or the applicant can wait until the new floodplain maps are approved showing that they are no longer in the floodplain.

Chris Clendenine, representing Bryan Morgan, applicant, agreed with the conditions of approval. He stated that he understands the new floodplain maps will be approved December 21, 2017, and will indicate that the site is not in the floodplain.

It was noted that more fill may be added to the site, even though the fill already added places the site out of the floodplain.

Commissioner Sulski asked if adding fill along the creek is allowed. Mr. Perkins stated that a State Division of Water permit is required. Mr. Clendenine stated that the applicant has a permit from the DOW. Fred Eastridge, Engineer for the applicant, stated that the DOW inspects the property to determine what activity is proposed and to ensure that there will be no damage to adjacent properties.

Commissioner Sulski asked if staff has a copy of the letter/permit allowing the fill. Mr. Summers stated that our Engineer, Ben Krebs, has a copy of the permit. Mr. Clendenine provided Commissioner Sulski with a copy.

Kenneth Tracy, adjacent property/business owner, reviewed the history of proposed development of the property. He was concerned about issues he felt were not addressed properly and submitted and reviewed a list of items/ questions for each of Tract 1, Tract 2, and the DOW permit. His submittal is part of the Planning Office record.

Mr. Tracy's discussed his concerns regarding Tract #1 about conflict of interest and ethical violations in receiving approval to fill the property, the lack of a traffic study, and the stormwater drainage plan not being followed, among other things. Regarding Tract #2, he had concerns regarding stormwater drainage, the maintenance agreement for the two parking lots, the access road, mounds of dirt and concrete on the site, and the width of the required sidewalks, among other things.

Mr. Tracy continued explaining deficiencies in the plans and process.

Regarding allegations that there were ethical violations in the approval of the DOW permit, Mr. Eastridge testified that Brent Combs, the Commission Engineer when the DOW permit was received, always acted in an ethical manner, did not work on the development plan, and was not part of Thoroughbred Engineering at that time. He reviewed the process that was followed to receive the permit.

Mr. Eastridge addressed the sidewalk issue, and stated that all issues were addressed under the jurisdiction of the State Division of Water and the City of Georgetown engineering regulations.

Commissioner Sulski asked about the permit stating that the fill will be placed in an area approximately 100' x 550' (the entire property), with the construction of one 5,000 sq. ft.

building. He had concern about there being two buildings on the site. Mr. Eastridge stated that when they anticipate constructing the second building, they will need to apply for another permit. He added that when the new floodplain maps go into effect, Tract 2 will not be in the floodplain and not require the permit. Commission Sulski felt that if the permit was to fill both tracts, then the permit should have approved the two buildings. In effect, the Commission will be approving a building in the current floodplain that does not yet have DOW approval. Mr. Eastridge stated that if the development plan is approved, they will apply for DOW approval for the second building.

Mr. Clendenine reiterated that when approval is received for the Tract 2 development plan, they will apply for an amended DOW permit.

Mr. Tracy expressed further concern about the applicant receiving a permit under the new FEMA floodplain maps when they have not yet been adopted.

Ms. Chan suggested staff look into the DOW permit. She also stated that at the time the permit was applied for and received, Mr. Combs was not working at Thoroughbred Engineering. Mr. Perkins added that during that time, Mr. Combs was not working at Thoroughbred Engineering, but was listed in some capacity and that caused a problem. He was working for the Planning Commission. He felt that that issue is irrelevant to this application.

Mr. Eastridge distributed the new floodplain map that will be adopted later this year.

Larry Oser, owner of Elkhorn Plaza across U.S. 460, showed the Commission the original floodplain map for Georgetown and the U.S. 460 bridge across the Elkhorn Creek. The map showed both the Morgan property and his property at the same elevation (808'). In 1983, he received a permit from the DOW to fill his property, and subsequently built his first building. He continued that process until all three of his buildings were built. He agreed with Commissioner Sulski that the applicant should receive approval from the DOW for 8700' feet of buildings before receiving Commission approval.

Mr. Oser also stated that the applicant's application for a DOW permit indicates that he received a waiver of public notice because the fill does affect adjoining properties. He showed photographs of the entrance to Arby's with fill and without fill that indicate that the fill does impact the adjoining property.

He stated that the DOW stated that he could not build closer than 100' from the creek, yet the applicant can build within 40' of the creek when he is on the upstream side of the bridge.

Mr. Oser also had concerns about fill that has been placed on the property after their permit expired and about not being notified as an adjacent property owner about the filling.

There was concern that the building on Tract 1 does not fit on the lot.

Mr. Clendenine stated that staff recommends approval and the application complies with all local regulations and State law. Regarding the flooding of Arby's, he felt that there is no way to know if his applicant's fill caused that flooding.

Chairman Jones asked Mr. Oser about flooding in the area. Chairman Jones expressed concern about the mobile home park behind Tracy's Landscaping. Mr. Oser felt certain that the mobile home park will be destroyed.

Commissioner Wiseman felt that none of the development in the area should have been allowed.

Mr. Eastridge felt that the square footage of this fill will have a miniscule effect on the flooding of the creek. The State has assured them that they will have no adverse effect on the neighboring property.

Discussion continued on the flooding issue.

Chairman Jones continued the application to the June meeting to further study the information presented.

SP-2017-17 Oliver-Harding Property - Preliminary Subdivision Plat for the creation of a 5.59-acre tract from a 10.75 parent tract, located on the north side of Muir Lane.

Mr. Summers reviewed the staff report. He stated that all issues have been correctly addressed and recommended approval.

Jared Stevens, representing the applicant, agreed with the conditions of approval.

Karen Murphy, Muir Lane resident, stated that Muir Lane is not wide enough for two cars to pass. If additional tracts are going to be allowed, she felt that the road needs to be widened.

She also stated that the house numbers on Muir Lane are not logical and have caused confusion with emergency services. Mr. Summers asked Mr. Perkins who would initiate changes of addresses. Ms. Chan stated that the issue was discussed with our GIS department. There were residents on Muir Lane who opposed any changes. It was agreed that further discussion will take place on the matter.

Regarding the issue of the narrow road, Mr. Summers stated that a new residence will generate five trips on the road per day.

Susan Richards, concerned citizen, clarified that only one residence will be allowed on each new tract, and that Muir Lane will be the access for three tracts. If one more tract is created, the road will need improved to County standards.

Motion by Shirley, second by Cannon, to approve the Preliminary Subdivision Plat subject to the four (4) conditions of approval. Motion carried.

Coal Ridge Preserved Area Amendment

Because the applicant was not present, the matter was continued to the June meeting.

Update of previously approved projects and agenda items

Chairman Jones announced that this is the last Planning Commission meeting for Ms. Chan. He stated that it has been a pleasure working with her and commended her for her good work. Ms. Chan thanked the Commission, stating that it has been a great learning and working environment. The Commission wished her luck and applauded her.

Bluegrass RV

Bruce Lankford, attorney, stated that the owners of Bluegrass RV on the corner of Connector Road and U.S. 460 E. (Paris Pike) have received approval for a Preliminary

Subdivision Plat and Preliminary Development Plan. He reviewed the recent history of the application.

The property is zoned B-2 and the front of the property is paved. They would like permission to use an RV as an office and temporarily use it to sell RVs off the site. There would be two salesmen on site. They have a business license.

Chairman Jones did not support the request. Commissioner Shirley felt it would be the same as renting apartments before a Certificate of Occupancy is issued.

Mr. Lankford stated that a Certificate Occupancy is for a permanent structure. This request is not to build a structure.

Commissioner Smith suggested setting a 6-month time limit on an approval.

Ms. Chan stated that there is temporary use language in our ordinance. For projects that have significant runoff or other issues, Board of Adjustment approval is needed.

Mr. Lankford stated that their outdoor storage request was denied by the BOA because they were not doing business on the site. They now wish to do business on the site.

Mr. Perkins stated that the temporary use provision was meant to apply to special events, not for business who do not yet have their building built.

Motion by Shirley, second by Cannon, to deny Bluegrass RV's request to sell RVs at this time at their site on U.S. 460 E. and Connector Road. By roll call vote, motion carried unanimously.

The meeting was then adjourned.

Respectfully,

Attest:

Rob Jones, Chair

Charlie Perkins, Secretary

CANEWOOD UNIT 6, LOT 1, TOWNHOMES
Staff Report to the Georgetown-Scott County Planning Commission
June 8, 2017

FILE NUMBER: PDP-2017-13

PROPOSAL: Preliminary Development Plan for 9 townhome units

LOCATION: Canewood Center Drive

APPLICANTS: Snap Hook Development
300 The Grange Lane
Lexington, KY 40509

ENGINEER: EA Partners
3111 Wall Street
Lexington, KY 40513



STATISTICS:

Zone	R-3 PUD
Surrounding Zones	R-2 to the north and east; B-2 to the south
Acreage	1.08 acres
Water/sewer available	Yes/Yes
Access	Access via Canewood Center Drive
Waivers Requested	None

BACKGROUND:

The subject property is a 1.08-acre remnant on the west side of Canewood Center Drive, zoned R-3. It is located north of Frankfort Road and east of bypass sound wall, in the partially developed Canewood townhouse area. The adjacent properties are R-2 to the north and east, and B-2 to the south. The Applicant is proposing to develop the remnant parcel that was formerly set aside for bypass right-of-way, for nine townhome units fronting on Canewood Center Drive.

The Canewood townhouse area was originally approved by the Planning Commission under application PDP-2002-85. The townhouse area is partially built out with some minor amendments. This area west of Canewood Center Drive had no units planned, because the bypass location was not certain at time of the original townhouse area approval. So, this is essentially an expansion of the townhouse area onto land zoned R-3 (high-density residential) but previously set aside as future right-of-way.

The bypass has been constructed along with a sound wall, leaving a strip of vacant land west of Canewood Center Drive and north of the Canewood Commercial area. The strip is very narrow with multiple utility easements in place and a soundwall with a permanent 10' easement on the back of the proposed townhouse lot.

Proposed Layout:

The Preliminary Development Plan proposes nine new townhome units with a reduced front setback and rear access garages and parking areas. On-street parking is not limited on Canewood Center Drive at this time. Typically, parking is not allowed on commercial thru streets and parking on one side is permitted on residential thru streets. Since this is the main western entrance to Canewood subdivision, and off-street parking is being provided on the townhome property, it may be prudent to limit or restrict on-street parking in front of these units. Ultimately, that will be a decision for the City of Georgetown and their Engineer. Currently it is designed with a 33' section, which would accommodate parking on one side.

The townhouse units vary in the size of their footprints. The smaller footprint units will be two-story. All units will be two-bedroom or greater. All are proposed with one-car rear access garages. The access to the garages are tight due to the limited depth of the lot. A sidewalk is proposed to be constructed along the west side of Canewood Center Drive and the units will front onto this sidewalk.

The applicants are requesting a front setback reduction to 10'. No building renderings have been provided, but it is recommended that if approved, the ten-foot setback should include any covered porches or stoops as well. The distance from the edge of curb to the front of building will be approximately 25-feet. The maximum building area coverage in the R-3 district is 40%. The building area coverage in the proposed plan is 26.4%. The lot depth varies because of the alignment of Canewood Center Drive. The depth of the lot is between 85-90 feet on the southern end and 130' to the north near the traffic circle.

The northern access to the townhome rear drive intersects Canewood Center Drive just south of the traffic circle. This location will need to be approved by the City Engineer since it is accessing an existing city street. The City Engineer attended Technical Review and has not voiced a concern with the driveway location.

Parking and Circulation:

The proposed Preliminary Development Plan meets the minimum parking requirements. Two and one-half (2.5) spaces per townhome are required for a total twenty-three (23) spaces. Twenty-five (25) spaces are being provided with nine (9) one-car garages and sixteen (16) surface spaces. The surface parking lots will require perimeter landscaping. A specie-specific landscape plan shall be submitted with the Final Development Plan.

The rear access garages are served by a shared 20' wide entrance and 18' rear access driveway. No parking along this rear driveway will need to be enforced to keep it open for shared access, emergency vehicles and/or trash pick-up. There is no room for parking in front of the individual garages with this plan. The plan shows two crosswalks at the intersections on Canewood Center Drive. A sidewalk connection from the parking lot to the sidewalk system should also be provided.

The bottom line with this project is that this is additional underutilized land that is zoned for this type of use. The applicants have been requested to attempt to create a plan that utilizes rear entry garages that will reduce the number of curb cuts and cars parking on Canewood Center Drive. The original submittal proposed twelve (12) townhouse units. That has been reduced to nine (9) units in order to accommodate the required off-street parking. The plan as drawn meets the standards of the R-3 zone. The variance request is a result of a staff request to provide rear vehicle access. This project may fit in better with fewer units, but as drawn it meets our minimum size and area requirements.

Utilities:

All utilities are in place, including hydrants. The Final Development Plan will require approval from the Georgetown Fire Department and GMWSS.

Stormwater:

A stormwater management plan will need to be submitted and approved by the Planning Commission Engineer as part of Final Development Plan approval. The stormwater management requirements include new post-construction certification and maintenance requirements.

RECOMMENDATION:

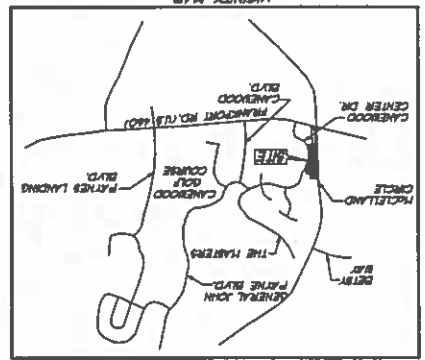
Staff recommends **Approval** of the Preliminary Development Plan for nine townhouse units. As part of that approval, staff suggests that the Planning Commission approve the following variance and attach the following conditions:

Variance:

1. Reduce front setback on Canewood Center Drive to 10'.

Conditions of Approval:

1. Any revisions or amendments to the approved development must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
2. All applicable requirements of the *Subdivision & Development Regulations*.
3. All applicable requirements of the *Zoning Ordinance*.
4. The Applicant shall provide a copy of the agreement with the HOA that establishes conformance with City Ordinances on HOA's.
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. The Final Stormwater Management Plan and calculations shall be reviewed and approved by the Planning Commission Engineer prior to approval of the Final Development Plan.
7. 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.
8. All applicable requirements of the Georgetown Fire Department.
9. All applicable requirements of Georgetown Municipal Water and Sewer Service.



VICINITY MAP (NOT TO SCALE)

I HEREBY CERTIFY THAT THE DEVELOPMENT PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS FOR GEORGETOWN AND SCOTT COUNTY, KENTUCKY, WITH THE EXCEPTIONS OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR CONSTRUCTION AND OBTAINING BUILDING PERMITS.

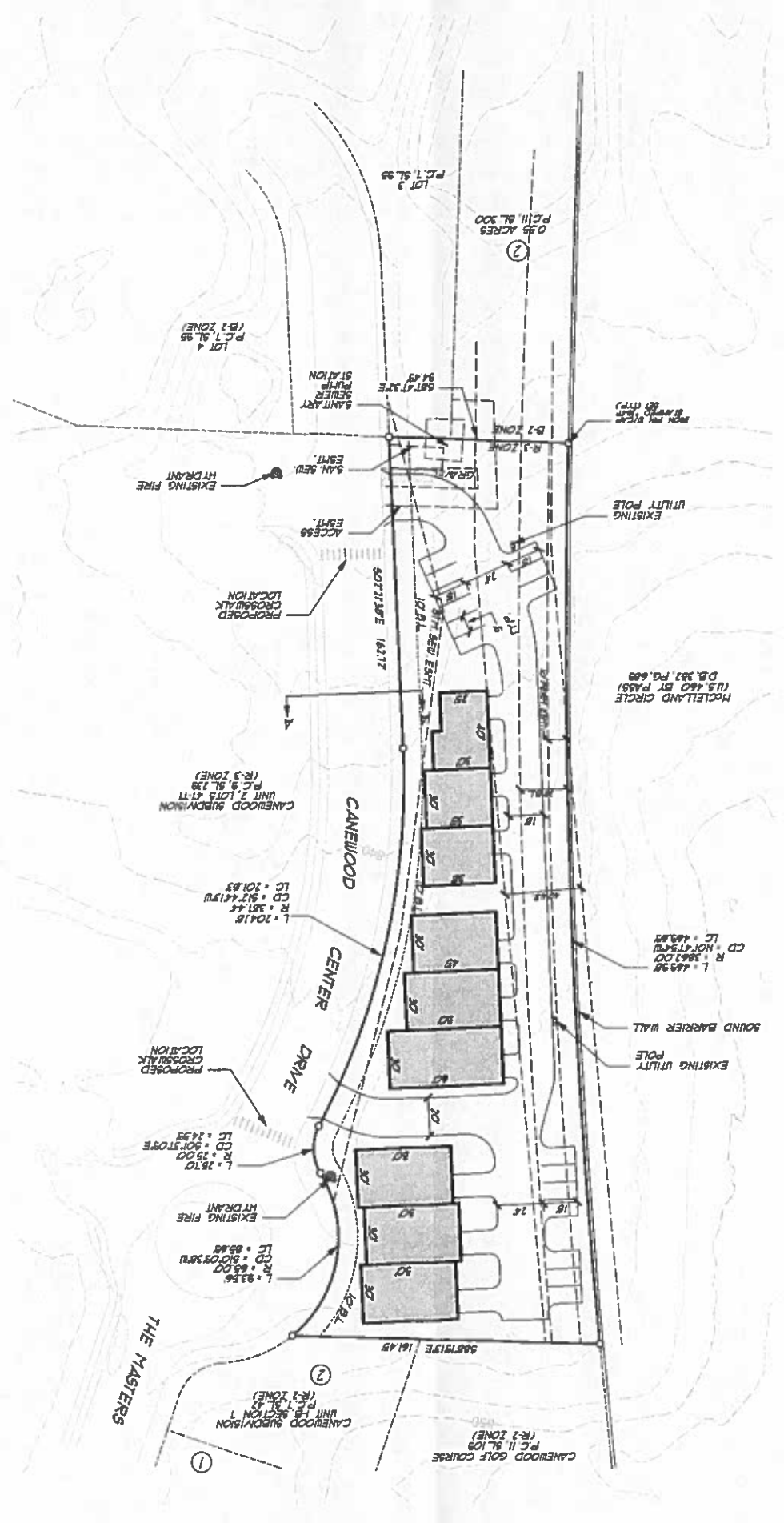
DIRECTOR, GEORGETOWN SCOTT COUNTY PLANNING COMMISSION

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 AND DEVIATION FROM THE PLAN, INCLUDING LANDSCAPE, SHALL FIRST BE APPROVED BY THE PLANNING COMMISSION ENGINEER, MAJOR DEVELOPMENT REGULATIONS, UNLESS OTHERWISE NOTED.
 ACCORDANCE WITH THE GEORGETOWN SCOTT COUNTY SUBDIVISION AND

1. SITE SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THIS PLAN.
 ANY DEVIATION FROM THE PLAN, INCLUDING LANDSCAPE, SHALL FIRST BE APPROVED BY THE PLANNING COMMISSION ENGINEER, MAJOR DEVELOPMENT REGULATIONS, UNLESS OTHERWISE NOTED.
 2. STORM DRAINAGE FACILITIES, INCLUDING RETENTION BASINS, SHALL BE MAINTAINED FOR PROPER FUNCTIONING FREE OF ANY DEBRIS, SILT, OR TRASH. WATER QUALITY UNIT SHALL BE MAINTAINED PER MANUAL OR DESIGN PER EPA BARRIER REQUIREMENTS.
 3. A CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED AND THE BUILDINGS SHALL NOT BE OCCUPIED UNTIL ALL SITE IMPROVEMENTS SHOWN ON THE FINAL DEVELOPMENT PLAN AND LISTED IN THESE CONDITIONS ARE EITHER INSTALLED OR A BOND OR IRREVOCABLE LETTER OF CREDIT IS SUBMITTED TO THE PLANNING DIRECTOR FOR THE COST OF WORK REMAINING TO BE DONE. AS SUBSTANTIATED BY COST ESTIMATES APPROVED BY THE PLANNING DIRECTOR 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 DIRECTOR. EXCEPT AS CONSTRUCTION IS APPROVED BY THE PLANNING DIRECTOR FOR THE FINAL DEVELOPMENT PLAN IS APPROVED AND SIGNED.

2011
 SIGNATURE OF OWNER OR OWNERS

RECEIVED
 MAY 3 2011
 GEORGETOWN PLANNING COMMISSION



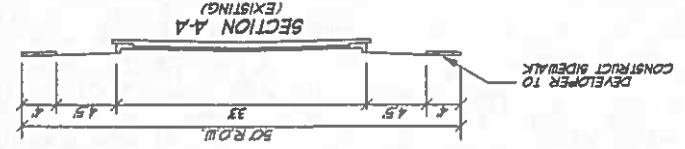
NOTES:

- STORM SEWERS, STORM WATER RETENTION BASINS, AND SANITARY SEWERS SHALL MEET THE SPECIFICATIONS AND APPROVAL OF THE PLANNING COMMISSION ENGINEER.
- ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED. SUCH COVER WILL CONSIST OF ANNUAL GRASSES OR SMALL TREES. SLOPES EXCEEDING 4:1 SHALL HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING OR SOD IN ORDER TO PREVENT EROSION.
- 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 SUBDIVISION PLAN.
- GRADING AND BUILDING FINISH FLOOR ELEVATIONS ARE SUBJECT TO CHANGE BASED ON FINAL CONSTRUCTION PLANS.
- STORMWATER MANAGEMENT INCLUDING WATER QUANTITY, QUALITY AND RECHARGE, SHALL MEET THE REQUIREMENTS OF THE G.A.P.C. ENGINEER.
- THIS PROPERTY SHALL FORM IT'S OWN HOMEOWNERS ASSOCIATION.
- EASEMENTS SHOWN HEREON WERE DEDICATED ON PREVIOUS PLANS.
- VARIANCE TO REDUCE THE FRONT YARD BUILDING LINE TO 10' IS APPROVED BY THE PLANNING COMMISSION, IN ORDER TO PROVIDE REAR ENTRY GARAGES.
- CANEWOOD CENTER DRIVE DOES NOT LIMIT ON-STREET PARKING AT THIS LOCATION AT THIS TIME.
- NO ZONE TO ZONE SCREENING REQUIRED.

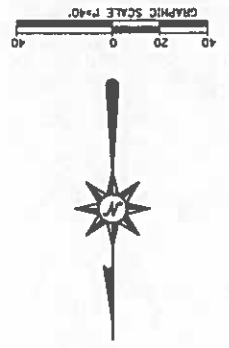
PURPOSE OF PLAN:
 TO CREATE 9 TOWNHOME UNITS ON 1 LOT.

SITE STATISTICS:
 ZONE - R-3
 TOTAL AREA = 1.08 ACRES
 TOTAL UNITS = 9
 DENSITY = 0.83 UNITS / ACRE
 TOTAL BEDROOMS = 18
 BUILDING COVERAGE = 12,440 SF.
 BUILDING HEIGHT = 2 STORY (32' MAX.)
 PARKING REQUIRED = 23 (2.5 PER UNIT)
 PARKING PROVIDED = 9 GARAGE SPACES
 16 SURFACES SPACES
 75 TOTAL SPACES
 2,592 SF. PARKING BAYS
 19,603 SF. TOTAL
 (INCLUDED IN TOTAL)

LOT STANDARDS:
 SIDE YARD = 7.5'
 REAR YARD = 25'



SOURCE OF CONTOURS:
 GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION GIS



PARENT DOCUMENTS:
 PLAT GUIDE #1063
 PLAT CABINET II, SLIDE 300
 PLAT CABINET II, SLIDE 109
 DEED BOOK 352, PAGE 693

DRAWN L.L.W.
 DATE 03/01/17
 CHECKED 05/01/17
 REVISED 05/23/17
 SHEET 1
 PDP 2017-13

PRELIMINARY DEVELOPMENT PLAN
CANEWOOD SUBDIVISION
 UNIT 6, LOT 1
 GEORGETOWN, SCOTT COUNTY, KENTUCKY

Ed Patton, P.E.
 CIVIL ENGINEERING - LAND SUBDIVISIONS - LANDSCAPE ARCHITECTS
 3111 WALL STREET
 LOUISVILLE, KY 40203
 PHONE: 502.258.9887
 FAX: 502.258.9887

DEVELOPER/OWNER:
 SHAR BOOK DEVELOPERS CO., LLC
 100 THE SQUARE LANE
 LOUISVILLE, KY 40203

AMERSON FARMS COMMERCIAL CENTER
Staff Report to the Georgetown-Scott County Planning Commission
June 8, 2017

FILE NUMBER: PDP/PSP-2017-20

PROPOSAL: Preliminary Development Plan and Preliminary Subdivision Plat for a multi-lot commercial development

LOCATION: Pleasant View Drive

APPLICANT: Anderson Communities

ENGINEER: Steve Garland, PE
Integrated Engineering



STATISTICS:

Zone	B-4 Community Commercial
Surrounding Zones	B-4 Community Commercial, R-3 (PUD) Residential
Proposed Use	Restaurant/Retail
Site Acreage	20.37 acres
Building Area	approx. 115,000 Square Feet
Max. Building coverage	35%
Building Coverage	15%
Parking Required	1 space per 250 SF floor area; 456 spaces
Parking Provided	1032 spaces
New Street Required	Yes
Water/Sewer Availability	Yes/Yes
Access	Pleasant View Drive, existing entrance
VariANCES/Waivers	35' internal build-to line, lots 1A, 1C, 2A and 2B and all lots fronting Emerson except Lots 8 and 9. Parking and lot frontage, lots 1C, 2B and 2C.

BACKGROUND:

The subject property consists of multiple lots, zoned B-4 Community Commercial, in the Amerson Farms Commercial Center. The development will take place in phases. All buildings are shown on separate lots for financing purposes. The parcel is part of the larger Amerson Farms mixed-use development. The entire 91.7 acre farm was rezoned in 2009 to high-density residential, R-3 (PUD) and commercial, B-4 (PUD).

As part of that previous zoning approval, 26.9 acres were zoned Commercial. Part of that commercial land is located at the corner of Lemons Mill Road and McClelland Circle. The remaining commercial land is shown in this proposed Preliminary Development Plan and is centrally located on the farm and fronts on new internal streets.

Three previous Preliminary Development Plans/Subdivision Plats have been approved for the subject property. One for the Commercial Property at the corner of Lemons Mill Road and McClelland Circle (PDP 2014-10,11), one for the apartment area (PDP 2014-22), one for the townhome area and the four commercial outlots in the Commercial Center (PDP 2013-25,26). The four commercial outlots in the Commercial Center are shown again on this Preliminary Development Plan. They are being slightly amended so reapproval is occurring with this new Preliminary Development Plan/Subdivision Plat. There are still areas of the farm that have not been included on any Preliminary Development Plans. The development to this point has followed the concept plan approved at the zone change stage.

The current application is for the remainder of the B-4 Commercial areas not yet approved and the four outlots previously approved. The Community Commercial (B-4) Zone District, is a category created for new commercial development that promotes community attractiveness by integrating commercial areas with surrounding residential areas through pedestrian connections, landscaping, screening and other means.

Preliminary Development Plan Review:

Setbacks and Building Standards:

The B-4 zone district requires the following standard setbacks:

Front: 35 feet (maximum build-to line)

Side: 0 feet

Rear: 0 feet, however, 50 feet from perimeter of district

The build-to line requirement is in place so that the buildings constructed address the street and promote pedestrian movement between buildings by creating a unified frontage and safe walking zone in front of buildings. The 35' maximum setback discourages the placement of parking in front of buildings.

The applicant is asking for a variance to the maximum setback on the lots with frontage on the secondary street "Amerson Way" in order to place parking in front of the buildings on that secondary street. They propose to instead enhance the pedestrian access and circulation by widening the sidewalk to 6' on Amerson Way and providing pedestrian crossing or striping through the parking lots to the building entrances. They are also asking for a variance on all lots where parking is proposed along the main frontage and not on the side or rear of the proposed building.

Vehicular Access & Pedestrian Circulation:

Driveways & Access: Primary access through the site is from a public roadway, Pleasant View Drive, which will have a short segment of private access easement through Lots 1A and 1C and Lots 2A and 2B, before becoming public again at the School House Road intersection. The main entrance road will connect to Harmony Ridge subdivision beyond the commercial lots. All the roads are proposed to be public, except the small segment of Pleasant View Drive that is shown with diagonal parking and a

round-about, which will be privately owned and maintained. Public access will be maintained on the private section. Amerson Way will be constructed and opened prior to the construction of Pleasant View Drive, so school bus and public access to Lemons Mill Elementary will not be interrupted. The signalization of the main intersection of Pleasant View Drive at McClelland Circle has been a concern for some time. Kentucky Transportation Cabinet (KYTC) requires a warrant study that shows traffic volumes warrant a light before it will be approved. This is somewhat out of local control, but it is recommended that the light be installed at the earliest possible time, once the connection to Harmony Ridge subdivision is made for safety purposes. Any required improvements including the signalization are the responsibility of the developer to complete.

The original design street section for Pleasant View Drive was different on the zone change concept plan. The change proposed to the street section of Pleasant View Drive with this application reduces the width of the right-of-way and the number of lanes and converts the road to a private access easement. The City Engineer has seen and does not object to the design change, as long as the new road section with diagonal parking stays private and there is public loop road around the commercial area.

Planning staff would prefer to see the main commercial street to be lined with buildings. As shown, the first section of the block is fronted with interior parking lots. Buildings at the corner of the Amerson Way and Pleasant View Drive intersection is important in our opinion to anchor the block. It may be beneficial to slide the buildings on lot 1B and 1C to the west to occupy the corner of the lot and provide some outdoor seating or public space on the east side of those lots nearer the traffic circle. There is already an overabundance of surface parking and this prime location is best utilized by buildings framing the street or thoughtfully designed outdoor public space rather than surface parking.

Staff would prefer to see the buildings on Amerson Way be built to the street with parking in the rear, but we recognize that there may not be the market demand for this much walkable commercial and there is likely more demand for uses that are desiring the ability to have drive-thru service. The project may be best served by creating a walkable streetscape and allowing for more suburban design of the outlots on the secondary street.

The subject property is partially located in the Royal Springs Aquifer Recharge Area and thus will need approval from the Wellhead Protection Committee. The Wellhead Committee may have concerns with the gas station and underground tanks in the Aquifer Recharge Area. The applicant met with the Wellhead Committee at one point as part of zoning approval. The Wellhead Protection Committee will need to review and approve the project prior to Final Development Plan approval. Any conditions or restrictions determined by the committee will need to be followed prior to Final Development Plan approval.

Parking Spaces: Based on the parking standard of one space for each 250 square feet of leasable floor space, a total of 456 parking spaces are required. The Preliminary Development Plan provides 1032 total spaces; with regular and handicap spaces on each lot. The site plan shows that the site has much more surface parking than should be necessary. The applicant has provided sufficient parking on all the individual lots, but should provide a cross access and parking agreement prior to Final Development Plan approval, since it is a planned commercial center and cross lot parking is encouraged.

Sidewalks: Pleasant View Drive is shown with a 10' sidewalk in front of the buildings, which is similar to what is found in downtown Georgetown. Curb ramps and crosswalks should be provided where

necessary on the Final Development Plan. Additional streets provide 4' sidewalks. The sidewalks on Amerson Way are increased to 6'.

Land Use Buffers and Landscaping: The *Landscape Ordinance* provides standards for Property Perimeter Buffers and Vehicle Use Area Landscaping.

Property Perimeter Requirements; Section 6.12:

- No property perimeter buffering is required for this application since it is a mixed-use PUD.

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

- Requires VUA perimeter screening for areas greater than 1,800 SF or used by 5 or more vehicles.
- Driveways are considered VUA areas.
- VUA perimeter screening is required when facing public and private streets.
- Minimum Buffer Area: 5' to edge of paving where vehicles overhang, 4' minimum from edge of paving and 3' (that prohibits any vehicular overhang) for other areas, on boundary of VUA portion facing adjacent property, public or private street right-of-way, access road, or service road.
- Materials: 1 tree/40' of boundary of vehicular use area or fraction thereof.
 - When VUA faces adjoining property, trees must be from Group A or B, plus a 3' average height continuous planting, hedge, fence, wall or earth mound or a 3' decrease in elevation from the adjoining property to the vehicular use area (Row 1).
 - When VUA faces a public or private street right-of-way, access road, or service road, trees must be from Group A, B, or C plus a 3' average height continuous planting, hedge, fence, wall or earth mound or a 3' decrease in elevation from the adjoining property to the vehicular use area.

The Applicant has satisfied the requirements from Section 6.13 (listed above). A specie-specific landscape plan will be required on the Final Development Plan(s) prior to construction.

Interior Landscaping for Vehicle Use Areas; Section 6.22:

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

The Applicant has satisfied the requirements from Section 6.22 (listed above).

Section 6.14: Minimum Canopy Requirements

For the 20.37-acre site, a total canopy coverage of 24% is required. The trees preliminarily shown should be sufficient to meet the required canopy coverage depending on the final species chosen. The applicant will be required to show they meet the canopy coverage with a specie-specific final landscape plan at the time of Final Development Plan. No variances to the landscaping are being requested or granted.

The B-4 zone requires street trees planted at 1 per 40' linear feet. Street trees are proposed on the project.

Stormwater: There is a master stormwater plan for the project. The Planning Commission Engineer will need to review and approve the stormwater management plan prior to Final Development Plan

approval. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer meeting all requirements of the Georgetown Stormwater Manual prior to approval of the Final Development Plan.

Lighting and Signage: The photometric plan will be reviewed in detail as part of the Final Development Plan review. Staff recommends that all exterior lighting should be designed to minimize off-site impacts.

Signage: All signage will require a sign permit from the Building Inspection department and must meet the requirements of the Georgetown-Scott County Sign Ordinance. A master sign plan for the development is recommended, especially if any variances will be requested. All sig variances must be requested thru Georgetown Board of Adjustment.

RECOMMENDATION:

Staff recommends approval the Preliminary Development Plan and a Preliminary Subdivision Plat for a multi-lot planned commercial development, with the following waivers and conditions of approval:

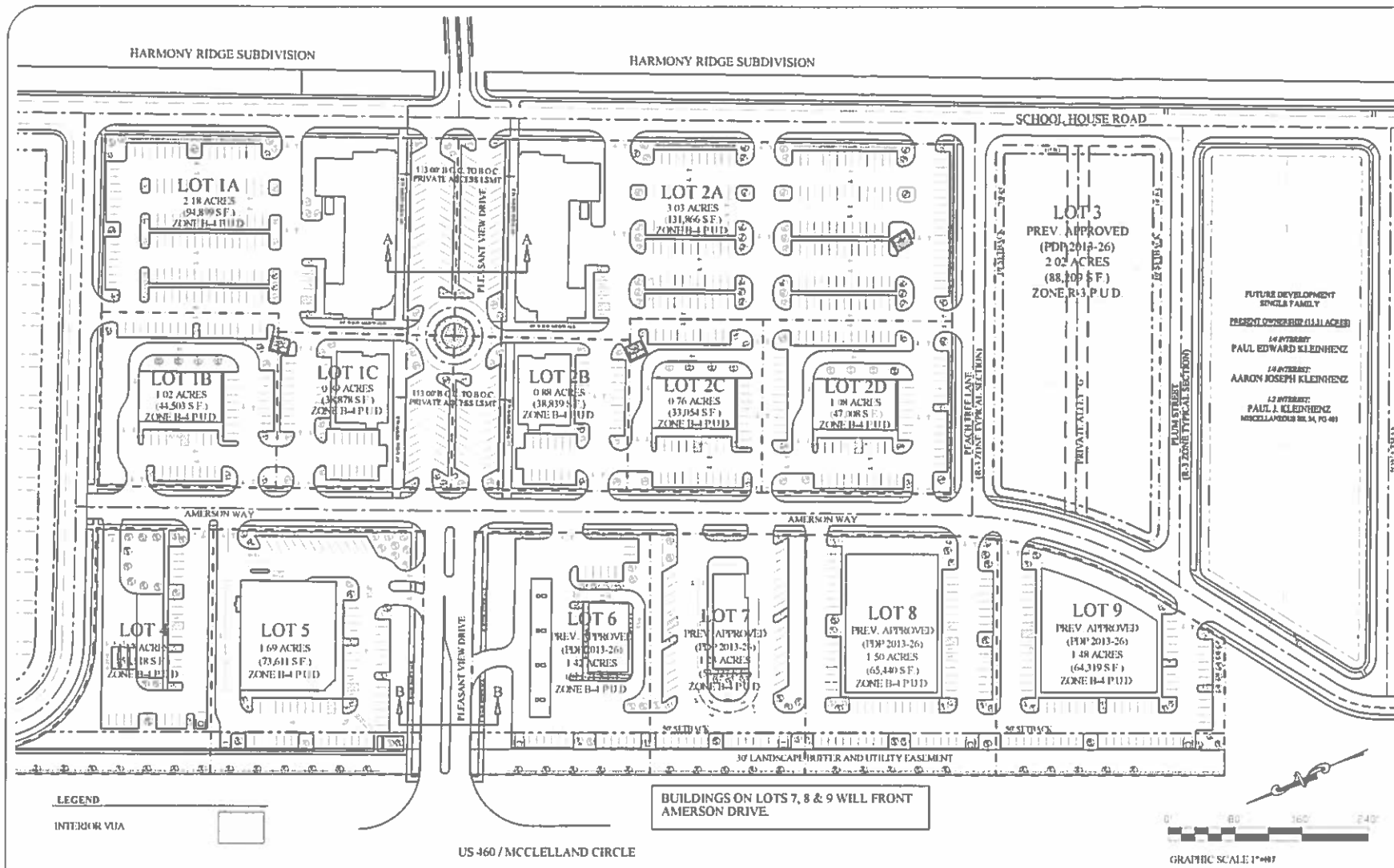
Waiver:

1. Approval of a variance to Section 4.444.E. Parking and Lot Frontage, Lots 1C, 2B and 2C.
2. Section 4.444.C. "Build-to" line. Lots 1A, 2A, 1C and 2B along Pleasant View Drive, and all lots fronting Amerson Way, except lots 8 and 9.

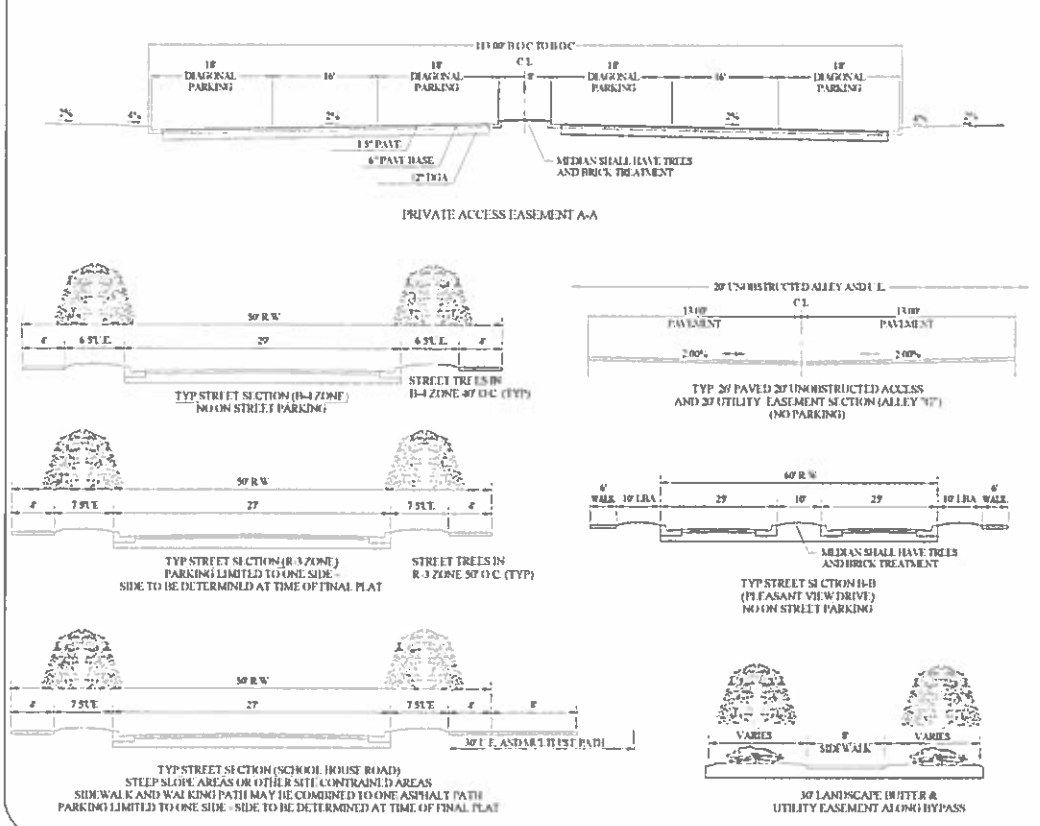
Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance and Subdivision & Development Regulations*.
2. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan. Development must meet all requirements of the Georgetown Stormwater Manual.
3. Any off-site stormwater easement should be obtained prior to Final Development Plan approval for the lots utilizing off-site areas for stormwater detention/retention.
4. Sidewalks along Amerson Way in Commercial section shall be 6' wide.
5. Eliminate surface parking lots along frontage of Pleasant View Drive.
6. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
7. Prior to Final Development Plan approval, submit approved names and addresses in accordance with the adopted Street Name and Numbering Guide.
8. All previous conditions associated with zoning approval ZMA-2009-21 and PDP-2013-25,26, except as specifically amended with this approval.
9. All requirements of the Royal Springs Wellhead Protection Committee. Submit project for Wellhead Protection Committee review prior to Final Development Plan submittal.
10. All requirements of the Georgetown Fire Department regarding fire hydrant locations and emergency vehicle accessibility.
11. Provide specie-specific landscape plan as part of Final Development Plan submittal. Plan must show conformance with requirements of the Landscape and Land Use Buffers Ordinance.
12. Show building entrances, sidewalks, curb ramps and crosswalks on Final Development Plan.
13. Show a detail of the 30' landscape buffer along McClelland Circle on Final Development Plan. Utility easement should not conflict with plating in LBA.

14. 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.



LOT	PREVIOUSLY APPROVED (PDP)	PREVIOUSLY APPROVED (PDP)	PREVIOUSLY APPROVED (PDP)	PREVIOUSLY APPROVED (PDP)	PREVIOUSLY APPROVED (PDP)	PREVIOUSLY APPROVED (PDP)	PREVIOUSLY APPROVED (PDP)
LOT 1A	2.18 ACRES	2.18 ACRES	2.18 ACRES	2.18 ACRES	2.18 ACRES	2.18 ACRES	2.18 ACRES
LOT 1B	1.02 ACRES	1.02 ACRES	1.02 ACRES	1.02 ACRES	1.02 ACRES	1.02 ACRES	1.02 ACRES
LOT 1C	1.02 ACRES	1.02 ACRES	1.02 ACRES	1.02 ACRES	1.02 ACRES	1.02 ACRES	1.02 ACRES
LOT 2A	3.03 ACRES	3.03 ACRES	3.03 ACRES	3.03 ACRES	3.03 ACRES	3.03 ACRES	3.03 ACRES
LOT 2B	0.88 ACRES	0.88 ACRES	0.88 ACRES	0.88 ACRES	0.88 ACRES	0.88 ACRES	0.88 ACRES
LOT 2C	0.76 ACRES	0.76 ACRES	0.76 ACRES	0.76 ACRES	0.76 ACRES	0.76 ACRES	0.76 ACRES
LOT 2D	1.08 ACRES	1.08 ACRES	1.08 ACRES	1.08 ACRES	1.08 ACRES	1.08 ACRES	1.08 ACRES
LOT 3	2.02 ACRES	2.02 ACRES	2.02 ACRES	2.02 ACRES	2.02 ACRES	2.02 ACRES	2.02 ACRES
LOT 4	1.17 ACRES	1.17 ACRES	1.17 ACRES	1.17 ACRES	1.17 ACRES	1.17 ACRES	1.17 ACRES
LOT 5	1.69 ACRES	1.69 ACRES	1.69 ACRES	1.69 ACRES	1.69 ACRES	1.69 ACRES	1.69 ACRES
LOT 6	1.43 ACRES	1.43 ACRES	1.43 ACRES	1.43 ACRES	1.43 ACRES	1.43 ACRES	1.43 ACRES
LOT 7	1.48 ACRES	1.48 ACRES	1.48 ACRES	1.48 ACRES	1.48 ACRES	1.48 ACRES	1.48 ACRES
LOT 8	1.50 ACRES	1.50 ACRES	1.50 ACRES	1.50 ACRES	1.50 ACRES	1.50 ACRES	1.50 ACRES
LOT 9	1.48 ACRES	1.48 ACRES	1.48 ACRES	1.48 ACRES	1.48 ACRES	1.48 ACRES	1.48 ACRES



REQUIRED NOTES

I. RESIDENTIAL USES:
 1. ANY SINKHOLE RELATED NON-BUILDABLE AREA IDENTIFIED HERE HAS BEEN DETERMINED TO BE UNSUITABLE FOR ANY CONSTRUCTION ACTIVITY AND NO BUILDINGS, PARKING AREAS OR OTHER STRUCTURES SHALL BE PERMITTED WITHIN THIS AREA.
 2. RESIDENTIAL STRUCTURES LOCATED ADJACENT TO THE CLOSED CONTOUR OF A SINKHOLE OR ADJACENT TO AN IMMEDIATE SINKHOLE DRAINAGE AREA SHALL NOT BE PERMITTED TO HAVE A BASEMENT OR FIRST FLOOR ELEVATION LOWER THAN AN ELEVATION, USGS DATUM OR OTHER COMPARABLE SOURCE, TO BE DETERMINED ON A CASE-BY-CASE BASIS, SAID ELEVATION BEING AT LEAST TWO (2) FEET ABOVE THE 100 YEAR 24-HOUR STORM EVENT (MAXIMUM) ASSUMING NO OUTFLOW FROM THE SINKHOLE. MINIMUM FLOOR ELEVATIONS FOR SUCH LOTS ARE REFERENCED AND SHOWN ON THE PLAN.

II. NON-RESIDENTIAL USES:
 1. IDENTIFIED SINKHOLE AREAS WERE INVESTIGATED IN THE VICINITY OF _____ THIS INVESTIGATION WAS PERFORMED BY _____ (REGISTERED PROFESSIONAL ENGINEER) ON _____ (DATE) AND IS CONFORM WITH THE OBJECTS OF THE PLANNING COMMISSION AND CITY ENGINEER, WHERE APPLICABLE. THE REPORT DETAILS THE ACTIVITIES USED TO EXPLORE THESE AREAS AND ANY RECOMMENDATIONS REGARDING NON-BUILDABLE AREAS (SHOWN ON THE PLAN) AND TREATMENT AREAS SUITABLE FOR CONSTRUCTION.
 2. STRUCTURES LOCATED ADJACENT TO THE CLOSED CONTOUR OF A SINKHOLE OR ADJACENT TO AN IMMEDIATE SINKHOLE DRAINAGE AREA SHALL NOT BE PERMITTED TO HAVE A BASEMENT OR FIRST FLOOR ELEVATION LOWER THAN AN ELEVATION, USGS DATUM OR OTHER COMPARABLE SOURCE, TO BE DETERMINED ON A CASE-BY-CASE BASIS, SAID ELEVATION BEING AT LEAST TWO (2) FEET ABOVE THE 100 YEAR 24-HOUR STORM EVENT (MAXIMUM) ASSUMING NO OUTFLOW FROM THE SINKHOLE. MINIMUM FLOOR ELEVATIONS FOR SUCH LOTS ARE REFERENCED AND SHOWN ON THE PLAN.

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 PRELIMINARY DEVELOPMENT PLAN AS SHOWN ON THE PLAN AND THAT THE DEVELOPMENT PLAN IS APPROVED AND SIGNED.

OWNER: _____ DATE: _____

CERTIFICATE OF PRELIMINARY PLAN APPROVAL

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

CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION: _____ DATE: _____

STREET TREE NOTE:
 TREES SHALL BE LOCATED BEHIND SIDEWALK WHERE CONTACT OCCURS WITH WATER LINE LOCATION PER GWSMS SMALL TREES ONLY SHALL BE PLACED OVER THE WATER LINES LOCATED IN THE UTILITY STRIP. STREET TREES SHALL BE SPACED PER THE DEVELOPMENT PLAN FOR THE ZONE. REFER TO DEVELOPMENT PLAN FOR SPACING. GWSMS SHALL NOT BE RESPONSIBLE FOR THE REPLACEMENT OF TREES THAT ARE DAMAGED DUE TO REPAIR WORK OR MAINTENANCE ON WATER AND/OR SEWER MAINS.

SMALL TREES (10-15 FEET TALL)
 AMERICAN HORSE CHERRY (CARBONIFERA)
 AMERICAN HORNBEAM (CARBONIFERA)
 CRABAPPLE VARIETIES (MALUS SPP.)
 EASTERN REDBUD (CERCIS CANADENSIS)
 WHITE FLOUNDER (FRAXINUS VIRGINICA)
 FLOWERING DOGWOOD (CORNUS FLORIDA)
 HAWTHORN VARIETIES (CRATAEGUS SPP.)
 JAPANESE CHERRY (PRUNUS SPP.)
 KUMBA DOGWOOD (CORNUS KUMBA)
 RED HORSE CHESTNUT (AESCULUS X GARNIA)
 TATARIAN MAPLE (ACER TATARICUM)

TOTAL ACREAGE
 20.37 AC (887,142 SF)
 INCLUDES PRIVATE ACCESS EASEMENT AND LOTS 3, 6, 7 & 9 (PREVIOUSLY APPROVED - PDP 2013-26)

STREET DIMENSIONS:
 110' SIDEWALK (BACK OF CURB) 27' RIGHT OF WAY 50'
 110' SIDEWALK (BACK OF CURB) 27' RIGHT OF WAY 50'
 110' SIDEWALK (BACK OF CURB) 27' RIGHT OF WAY 50'

DESIGN SITE STATISTICS
 ZONE B-3 (TO BE DEVELOPED AS A P.U.D.)
 P.U.D. DIMENSION AREA REGULATIONS R-3 P.U.D.
 TOWNHOUSE (SINGLE FAMILY ATTACHED) MIN LOT FRONTAGE 15'
 MIN FRONT YARD 10' 11"
 MIN REAR YARD 10'
 MAX LOT COVERAGE 100% (LIMITATION MIN SIDE YARD) NOT ADJACENT TO ANOTHER UNIT 7.5'

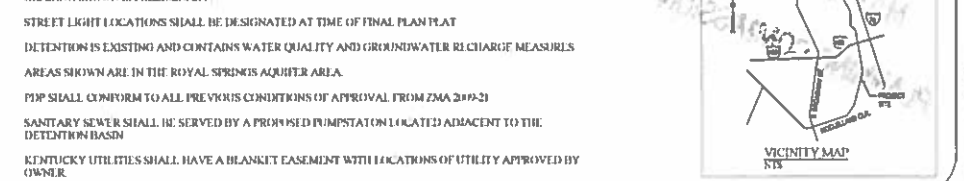
NOTES
 FINAL ENTRANCE LOCATIONS FOR COMMERCIAL PROPERTIES SHALL BE CONFIRMED AT THE TIME FINAL DEVELOPMENT PLAN.
 CURBSIDE LOCATIONS SHALL BE CONFIRMED AT THE TIME OF FINAL DEVELOPMENT PLAN.
 COMMERCIAL LANDSCAPING SHALL BE CONFIRMED AT THE TIME OF FINAL DEVELOPMENT PLAN.
 SIGN LOCATIONS, STOP BARS, STOP SIGNS, AND DIRECTIONAL ARROWS SHALL BE PER KYTC, MUTCD, AND LOCAL GUIDELINES.
 PLEASANT VIEW DRIVE IS AN EXISTING PERMITTED ENTRANCE THROUGH THE KYTC. NO OTHER ENTRANCE MAY DIRECTLY CONNECT TO US 460 WITHOUT ADDITIONAL PERMIT.
 PLEASANT VIEW DRIVE SHALL BE CONSTRUCTED FROM US 460 BYPASS TO ROAD "A" AS PART OF THIS PLAN.
 STORM SEWER SHOWN IS PRELIMINARY.
 GRADING SHOWN IS PRELIMINARY.
 STREET LIGHT LOCATIONS SHALL BE DESIGNATED AT TIME OF FINAL PLAN PLAT.
 DETENTION IS EXISTING AND CONTAINS WATER QUALITY AND GROUNDWATER RECHARGE MEASURES. AREAS SHOWN ARE IN THE ROYAL SPRINGS AQUIFER AREA.
 PDP SHALL CONFORM TO ALL PREVIOUS CONDITIONS OF APPROVAL FROM ZMA 2010-21.
 SANITARY SEWER SHALL BE SERVED BY A PROPOSED PUMPSTATION LOCATED ADJACENT TO THE DETENTION BASIN.
 KENTUCKY UTILITIES SHALL HAVE A BLANKET EASEMENT WITH LOCATIONS OF UTILITY APPROVED BY OWNER.

VARIANCES REQUESTED
 1. SECTION 4.44 E. PARKING AND LOT FRONTAGE, LOTS 1C, 2B AND 2C.
 2. SECTION 4.44 C. 35' BUILDING SETBACK, LOTS 1A, 2A, 1C AND 2B ALONG PLEASANT VIEW DRIVE, AND ALL LOTS FRONTING EMERSON WAY, EXCEPT LOTS 8 AND 9.

PREVIOUSLY GRANTED (PDP 2013-26)
 10' FRONT BUILDING SETBACK FOR R-3 ZONE, TOWNHOMES.
 15' REAR SETBACK PART OF PRIVATE ALLEY.

DESIGN SITE STATISTICS
 ZONE B-4 (TO BE DEVELOPED AS A P.U.D.)
 COMMERCIAL AREA
 NUMBER OF LOTS 4
 TYPICAL AVERAGE LOT FRONTAGE 215'
 MINIMUM LOT FRONTAGE 180'
 TOTAL NET ACREAGE 4.71 ACRES
 SIDE YARD SETBACK 0'
 MAXIMUM FRONT YARD SETBACK 15' MAX

SITE TOTALS
 LENGTH OF PROPOSED STREETS
 SCHOOL HOUSE RD - 622'
 ROAD "A" - 556'
 ROAD "B" - 521'
 TOTAL - 1,999 FT



12

INTEGRATED ENGINEERING
 165 Thompson Place, Suite 230
 Lexington, KY 40509
 (606) 251-1115

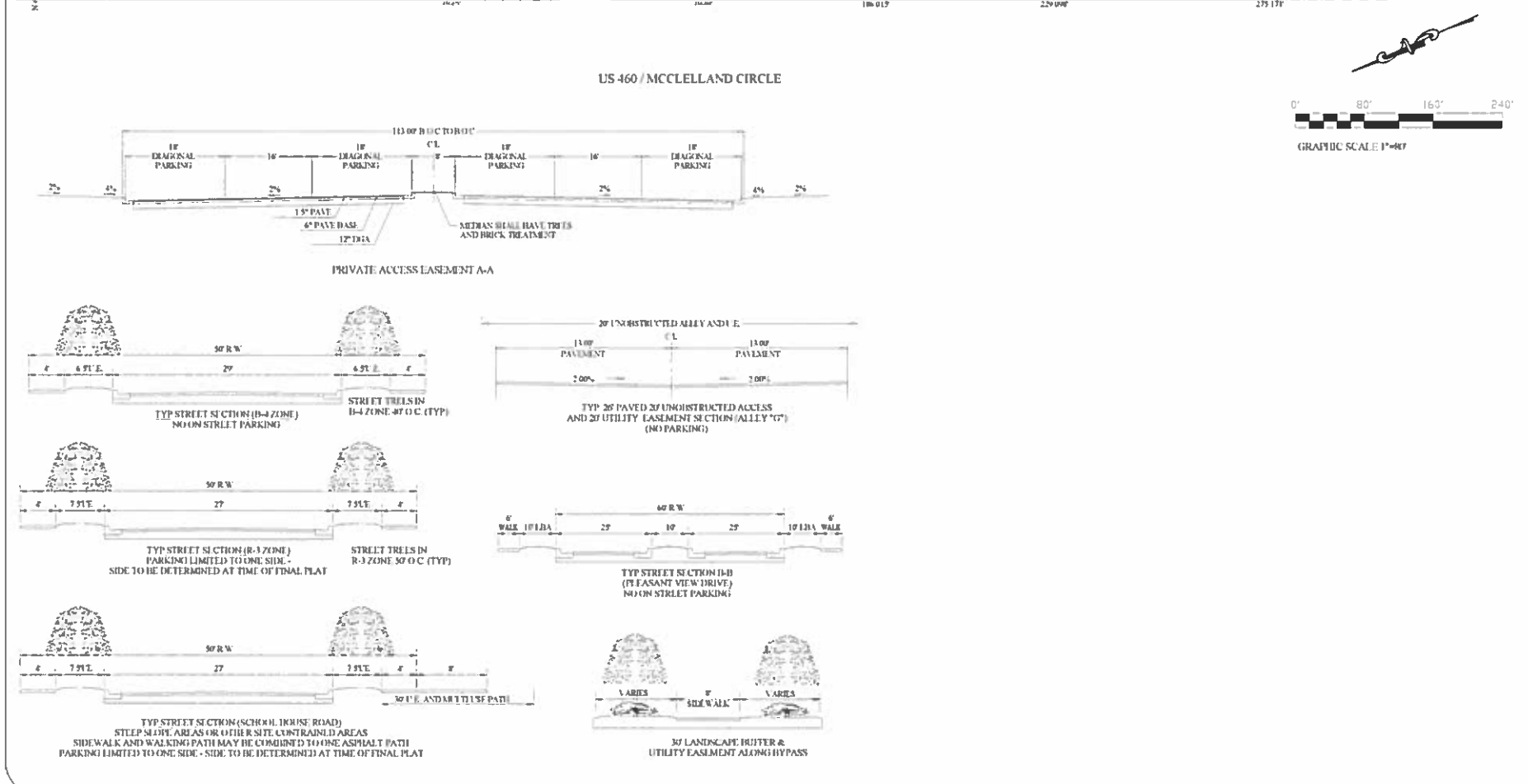
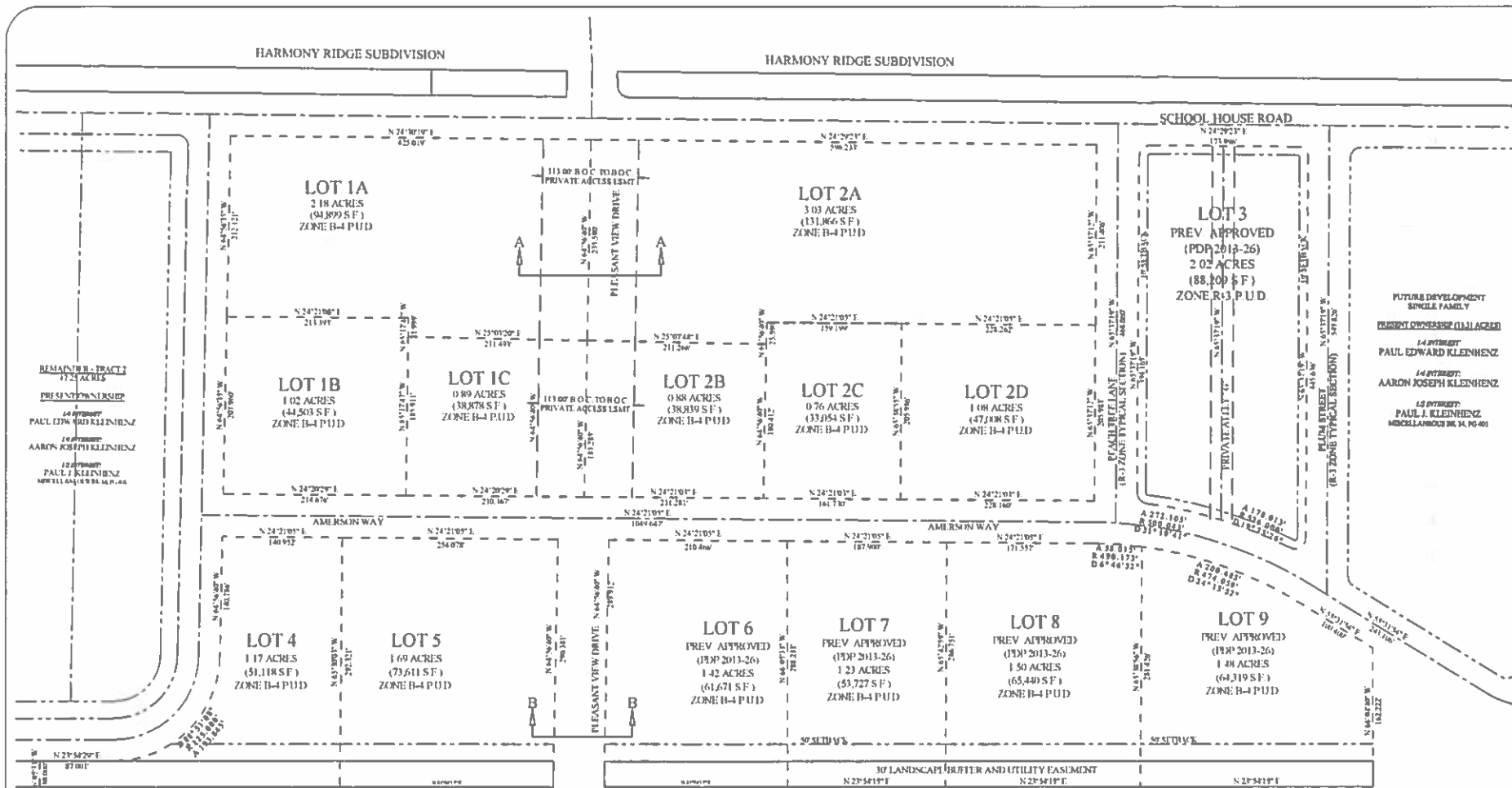
PROJECT: AMERSON COMMERCIAL
 GEORGETOWN
 SCOTT COUNTY, KENTUCKY

OWNER: ANDERSON COMMUNITIES
 1720 SHARPEY WAY - LEXINGTON, KY 40511
 P (859) 231-0099 - F (859) 231-3726

PROJECT NO: 110056
 DATE: MAY 2017
 DRAWN BY: ULS / SEC
 CHECKED BY: SEC

PRELIMINARY DEVELOPMENT PLAN

SHEET NO: PDP-1



- VARIANCES REQUESTED**
- SECTION 4.44 E. PARKING AND LOT FRONTAGE, LOTS 1C, 2B AND 2C.
 - SECTION 4.44 C. 35' "BUILD TO" LINE, LOTS 1A, 2A, 1C AND 2D ALONG PLEASANT VIEW DRIVE, AND ALL LOTS FRONTING EMERSON WAY, EXCEPT LOTS 8 AND 9.

VARIANCE REQUESTS PREVIOUSLY APPROVED (PDP 2013-26)

10' FRONT BUILDING LINE FOR R-3 ZONE TOWNHOMES IF REAR SETBACK PART OF PRIVATE ALLEY

MINIMUM SIDE YARD (LOT 3 AS SHOWN) ADJUSTED FROM 7.5 TO 7 TO ALLOW AVERAGING OF BUILDING SIDE YARD

PURPOSE OF THIS PLAT

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SUBDIVIDE LOTS B-4 ZONE D LOTS 1A-1C, 2A-2D AND LOTS 6, 7, 8 & 9 FROM PARCEL "A".

ANY FURTHER SUBDIVISION WILL REQUIRE REVIEW AND APPROVAL OF THE PLANNING COMMISSION.

ZONING OF PROPERTY IS B-3 (PUD) AND B-4 (PUD).

NOTES

EASEMENT FOR UTILITY PURPOSES SHALL EXIST OVER ALL AREAS NOT OCCUPIED BY ANY BUILDING STRUCTURE.

LOCATION OF HYDRANTS SHOWN PRELIMINARY. FINAL LOCATION SHALL BE PER CONSTRUCTION DOCUMENTS.

PRELIMINARY SUBDIVISION PLAT (PSP) SHALL CONFORM TO ALL PREVIOUS CONDITIONS OF APPROVAL FROM ZMA 2019-21.

LOTS 6-9 HAVE A MAXIMUM 33' FRONT SETBACK.

R-3 DENSITY: 16 UNITS PER ACRE.

KENTUCKY UTILITIES SHALL HAVE A BLANKET EASEMENT WITH LOCATIONS OF UTILITY APPROVED BY OWNER.



BEARING DATUM

HEARING DATUM FOR THIS PLAN IS BASED UPON KENTUCKY STATE PLANE COORDINATE SYSTEM (NORTH ZONE) NORTH AMERICAN DATUM OF 1983.

HIGHWAY C/L AND R/W PLANS

EXISTING CENTERLINE AND RIGHT-OF-WAY OF GEORGETOWN BYPASS BASED UPON THE KYTC DEPT. OF HWYS HIGHWAY AND RIGHT-OF-WAY PLANS OF PROPOSED PROJECT STP-600(8) 1998 AS-BUILT.

PROPERTY RESEARCH DISCLAIMER

NO TITLE COMMITMENT OR FORMAL TITLE EXAMINATION WAS PERFORMED ON THIS PROPERTY AT THE TIME OF SURVEY. SOME EASEMENTS, RECORDED OR UNRECORDED, MAY AFFECT THE PROPERTY.

OWNER INFORMATION

DENNIS ANDERSON
1720 SHARKEY WAY, WHITE HALL
LEXINGTON, KY 40511

SITE STATISTICS

PROPOSED CONSTRUCTION IN RIGHT OF WAY

AMERSON WAY (50' R/W) = 1.64 AC
PLEASANT VIEW DRIVE (50' R/W) = 0.48 AC
PLUM STREET (50' R/W) = 0.57 AC
PLEASANT VIEW DRIVE (40' R/W) = 0.46 AC

TOTAL PROPOSED R/W = 3.15 AC

SEAL



PROJECT: AMERSON COMMERCIAL
GEOGETOWN, SCOTT COUNTY, KENTUCKY

OWNER: ANDERSON COMMUNITIES
1720 SHARKEY WAY, LEXINGTON, KY 40511
P: (859) 231-0059 - F: (859) 231-0726

PROJECT NO.: 110058
DATE: MAY 2017
DRAWN BY: LLS / SEG
CHECKED BY: SEG

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

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

CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION _____ DATE _____

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. DEVELOPMENT PLAN IS APPROVED AND SIGNED.

OWNER _____ DATE _____

PRELIMINARY SUBDIVISION PLAT

SHEET NO. PSP-1

COAL RIDGE PRESERVED AREA AMENDMENT
Staff Report to the Georgetown-Scott County Planning Commission
May 11, 2017

FILE NUMBER: PSP-2017-19

PROPOSAL: Transfer and Consolidation of 2+ acres from one preserved area to another, and across a road planned for public dedication

LOCATION: Coal Ridge Lane, adjacent to Coal Ridge Golf Course

APPLICANT: Anthony Adams

SURVEYOR: None

SITE STATISTICS:

Zone	A-1 Agricultural
Surrounding Zones	A-1 Agricultural
Access	Coal Ridge Lane
VariANCES/WAIVERS	Waiver to minimum lot size / Interpretation of parcels spanning road



BACKGROUND:

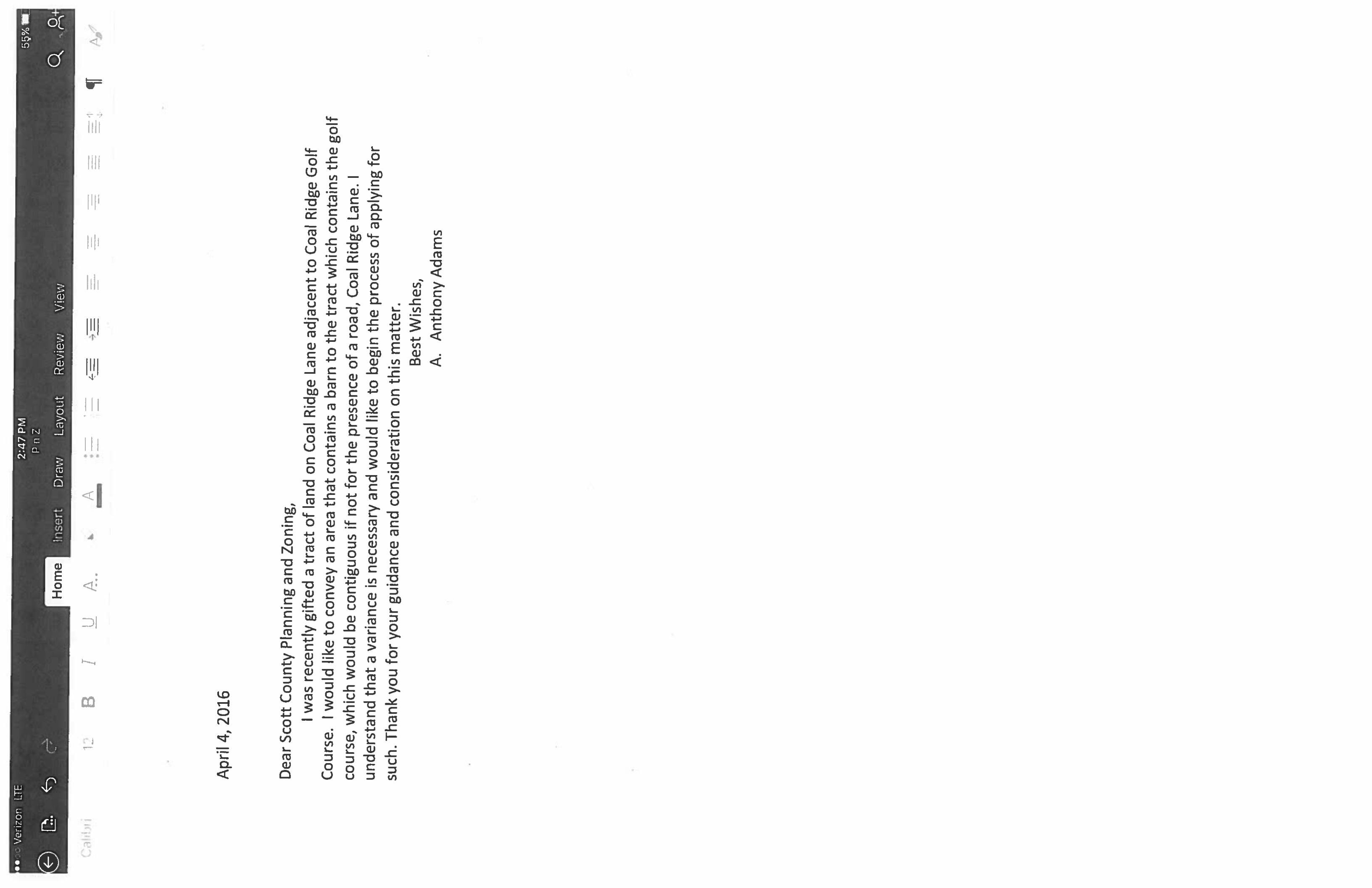
The subject property is within the Ridgeview Estates (Coal Ridge) Cluster Preserved Area. It is located on a preserved parcel of approximately 85.615 acres on the north side of Coal Ridge Lane. The Applicant wishes to transfer at least two (2) acres from this tract to the Golf Course cluster property of approximately 72.615 acres. These properties are separated by Coal Ridge Lane, which is intended for public dedication. If a 2-acre parcel is allowed for transfer, it will not function in one contiguous piece with the parcel it is to be transferred to, and does not meet the minimum lot size requirements. This does not match current practice for the creation of new lots. Typically, roads through rural lots only occur where a new road or realignment from an outside source creates the situation, not the owner.

An alternative the Applicant could pursue is a long-term lease of the area to the Golf Course. An additional alternative would be to create a parcel of at least 5 acres, in case it was to become usable at some future date. However, there is no dwelling credit associated with this piece, and no foreseeable reason to allow for an unbuildable lot, even if it meets the standard minimum lot size.

RECOMMENDATION:

Because this transfer would create an unbuildable tract, staff does not find this request to be in keeping with the intent of the preserved areas.

Staff recommends **denial** of the request to amend the preserved area to create an unbuildable parcel. The Planning Commission may wish to make an official interpretation of this matter, or send the matter to the Scott County Board of Adjustment for further review.



April 4, 2016

Dear Scott County Planning and Zoning,

I was recently gifted a tract of land on Coal Ridge Lane adjacent to Coal Ridge Golf Course. I would like to convey an area that contains a barn to the tract which contains the golf course, which would be contiguous if not for the presence of a road, Coal Ridge Lane. I understand that a variance is necessary and would like to begin the process of applying for such. Thank you for your guidance and consideration on this matter.

Best Wishes,

A. Anthony Adams

GSCPC Active Subdivision Projects

Status	Application number	Project Name
Under Construction	Number of Projects:	4
	2016-47	Canewood Unit I-C Sect 4
	2006-86	December Estates Cluster Subdivision
	2005-04	Pleasant Valley Section 2, Ph2 - (Urban Groupe-rem
	2015-29	Sutton Place, Phase 3
Dedication/Final Work	Number of Projects:	10
	2002-67	Coal Ridge Farm Cluster #3 (Ridgeview Estates)
	2003-17	Homestead Phases 7 & 8
	2007-05	Lake Forest Unit 2
	2007-05	Lake Forest Unit 3B
	2016-46	Logan Property Cluster - Phase 1
	2006-28	McClelland Springs Subdivision Phase 2A
	2006-09	Morgan Manor
	2002-75	Rocky Creek Unit 1B, Section 2
	2004-16	Westwoods Phase 1, Units 1 & 2
	2004-16	Westwoods Phase 2
Approved/Bonded	Number of Projects:	54
	2005-61	Brook Lane Estates
	2003-35	Buffalo Springs Phase 1
	2004-38	Cherry Blossom Subdivision Phase 7
	2005-47	Cherry Blossom Subdivision Phase 8
	2010-17	Cherry Blossom Townhomes-Phase 4
	2003-86	Colony Unit 10
	2005-34	East Main Estates Units 1 & 2
	2005-26	Edgewood Subdivision - Phase 1
	2007-55	Enclave (Meldean) Subdivision Unit 1
	2007-55	Enclave (Meldean) Subdivision Unit 2
	2007-55	Enclave (Meldean) Subdivision Unit 3
	2004-49	Falls Creek Phase 1 - Unit 1
	2004-49	Falls Creek Phase 1- Units 2, 3, 4, & 5
	2005-63	Grable (Carrick Pike) Estates
	2008-17	Habitat for Humanity-Scholl Drive Extension
	2002-56	Hyde Park
	2004-02	Leesburg Landing
	2006-30	McClelland View Subdivision
	2003-68	Paynes Crossing - Unit 2 - Section 2
2003-68	Paynes Crossing - Unit 2 - Section 3	
2003-68	Paynes Crossing - Unit 3 (Woodall)	

Status	Application number	Project Name
	2005-36	Paynes Landing Section 2 - Phase 2
	2005-36	Paynes Landing Unit - 10
	2005-36	Paynes Landing Unit - 12A
	2005-36	Paynes Landing Unit 5 & Unit 11 (Canewood Reserve)
	2005-36	Paynes Landing Unit 6 (Canewood Reserve)
	2005-36	Paynes Landing Units 7, 8, 9 & 14
	2015-05	Pemberley Cove
	2008-47	Pleasant Valley Section 2, Ph2, Unit 2
	2005-04	Pleasant Valley Section 2, Phase 1
	2005-04	Pleasant Valley Section 2, Phase 2 - Unit 1
	2004-51	Pleasant Valley Subdivision Units 1-A & 1-B
	2004-51	Pleasant Valley, Unit 3-A Section 1 & Unit 3-B
	2004-51	Pleasant Valley, Unit 3A, Sec2 - Ball Homes
	2004-51	Pleasant Valley, Unit 4A
	2002-75	Rocky Creek Phase 5, Section 1 (Falmouth Dr)
	2005-02	Rocky Creek Reserve - Unit 1 Sect 1,2,3A,3B,4
	2006-63	Rocky Creek Section 3A
	2006-63	Rocky Creek Section 3B, Phase 1
	2006-63	Rocky Creek Section 3B, Phase 2
	2002-75	Rocky Creek Unit 1A/Unit 1E (Johnstone Bulb)
	2013-30	Rocky Creek-Meadows-Sec1A-1, 1A-2, 1B
	2003-71	Stonecrest Subdivision Units 1A, 1C, 1D, 1E
	2002-72	Sutton Place Phase 2
	2015-29	Sutton Place, Phase 3, Section 1
	2006-23	Thoroughbred Acres Unit 13A,13B,13C
	2004-46	Thoroughbred Acres Unit 2A & 2B
	2004-26	Village at Lanes Run - Phase 1-Sect.-1
	2010-22	Village at Lanes Run - Phase 2, Section 1
	2011-30	Village at Lanes Run - Phase 2, Section 2
	2006-06	Ward Hall Property - Phase 1B & 1C (Remainder)
	2006-06	Ward Hall Property - Unit 1
	2016-13	Winding Oaks Cluster
	2006-57	Woodland Estates Cluster Subdivision

GSCPC Active Development Projects

Status	Application number	Project Name	Type
Under Construction		Number of Projects: 17	
	2014-22	Amerson Apartments North	DEV-R
	2016-52	Bluegrass Baptist Church	DEV-C
	2014-30	Camping World	DEV-C
	2002-85	Canewood Unit 2 Townhouses (Lots 47-77)	DEV-R
	2014-21	Central Church of God-Coleman Lane	DEV-C
	2015-22	Cherry Blossom Townhomes-Phase 5	DEV-R
	2016-63	Clarks Pump-n-shop - Paris Pike	DEV-C
	2016-38	Cyron Holdings	IND
	2016-30	Fur Sher - C-Logic Commercial (5460 Leestown)	DEV-C
	2015-23	Hill-N-Dale apartments	DEV-R
	2016-49	Hiserbob - 411 Triport Road	IND
	2014-10	Lemons Mill Gas Station	DEV-C
	2016-03	MVH Industrial Piping	IND
	2016-01	Scariot	DEV-C
	2016-33	TMMK Paint Reborn - Site work/Foundation	DEV-C
	2016-39	Vuteq expansion 2016	IND
	2003-82	White Oak Condominiums Ph 2 (Remainder)	DEV-R
Final Inspection		Number of Projects: 2	
	2014-06	Fall Creek-BP	DEV-C
	2016-50	O'Reilly Auto Parts Store	DEV-C

List of all Active Projects/status

Application	Project Name	Type	Status
2014-22	Amerson Apartments North	DEV-R	Under Construction
2016-10	Amerson Farms Knife Barn US 25	DEV-C	Approved/Bonded
2016-52	Bluegrass Baptist Church	DEV-C	Under Construction
2005-61	Brook Lane Estates	RES	Approved/Bonded
2003-35	Buffalo Springs Phase 1	RES	Approved/Bonded
2014-30	Camping World	DEV-C	Under Construction
2016-47	Canewood Unit 1-C Sect 4	RES	Under Construction
2002-85	Canewood Unit 2 Townhouses (Lots 47-7	DEV-R	Under Construction
2014-21	Central Church of God-Coleman Lane	DEV-C	Under Construction
2004-38	Cherry Blossom Subdivision Phase 7	RES	Approved/Bonded
2005-47	Cherry Blossom Subdivision Phase 8	RES	Approved/Bonded
2010-17	Cherry Blossom Townhomes-Phase 4	RES	Approved/Bonded
2015-22	Cherry Blossom Townhomes-Phase 5	DEV-R	Under Construction
2016-63	Clarks Pump-n-shop - Paris Pike	DEV-C	Under Construction
2002-67	Coal Ridge Farm Cluster #3 (Ridgeview E	RES	Dedication/Final Work
2003-86	Colony Unit 10	RES	Approved/Bonded
2016-38	Cyron Holdings	IND	Under Construction
2006-86	December Estates Cluster Subdivision	RES	Under Construction
2005-34	East Main Estates Units 1 & 2	RES	Approved/Bonded
2005-26	Edgewood Subdivision - Phase 1	RES	Approved/Bonded
2007-55	Enclave (Meldean) Subdivision Unit 1	RES	Approved/Bonded
2007-55	Enclave (Meldean) Subdivision Unit 2	RES	Approved/Bonded
2007-55	Enclave (Meldean) Subdivision Unit 3	RES	Approved/Bonded
2014-06	Fall Creek-BP	DEV-C	Final Inspection
2011-29	Falls Creek Drive extension	DEV-C	Approved/Bonded
2004-49	Falls Creek Phase 1 - Unit 1	RES	Approved/Bonded

Application	Project Name	Type	Status
2004-49	Falls Creek Phase 1- Units 2, 3, 4, & 5	RES	Approved/Bonded
2016-30	Fur Sher - C-Logic Commercial (5460 Lee	DEV-C	Under Construction
2005-63	Grable (Carrick Pike) Estates	RES	Approved/Bonded
2008-17	Habitat for Humanity-Scholl Drive Extens	RES	Approved/Bonded
2011-29	Heritage Apartments	DEV-R	No Activity
2015-23	Hill-N-Dale apartments	DEV-R	Under Construction
2016-49	Hiserbob - 411 Triport Road	IND	Under Construction
2003-17	Homestead Phases 7 & 8	RES	Dedication/Final Work
2002-56	Hyde Park	RES	Approved/Bonded
2007-05	Lake Forest Unit 2	RES	Dedication/Final Work
2007-05	Lake Forest Unit 3B	RES	Dedication/Final Work
2004-02	Leesburg Landing	RES	Approved/Bonded
2014-10	Lemons Mill Gas Station	DEV-C	Under Construction
2016-46	Logan Property Cluster - Phase I	RES	Dedication/Final Work
2006-28	McClelland Springs Subdivision Phase 2A	RES	Dedication/Final Work
2006-30	McClelland View Subdivision	RES	Approved/Bonded
2006-09	Morgan Manor	RES	Dedication/Final Work
2016-03	MVH Industrial Piping	IND	Under Construction
2016-50	O'Reilly Auto Parts Store	DEV-C	Final Inspection
2003-68	Paynes Crossing - Unit 2 - Section 2	RES	Approved/Bonded
2003-68	Paynes Crossing - Unit 2 - Section 3	RES	Approved/Bonded
2003-68	Paynes Crossing - Unit 3 (Woodall)	RES	Approved/Bonded
2005-36	Paynes Landing Section 2 - Phase 2	RES	Approved/Bonded
2005-36	Paynes Landing Unit - 10	RES	Approved/Bonded
2005-36	Paynes Landing Unit - 12A	RES	Approved/Bonded
2001-65	Paynes Landing Unit 4 & Canewood 4C (RES	Complete
2005-36	Paynes Landing Unit 5 & Unit 11 (Canew	RES	Approved/Bonded
2005-36	Paynes Landing Unit 6 (Canewood Reserv	RES	Approved/Bonded

Application	Project Name	Type	Status
2005-36	Paynes Landing Units 7, 8, 9 & 14	RES	Approved/Bonded
2015-05	Pemberley Cove	RES	Approved/Bonded
2004-51	Pleasant Valley Phase 4	RES	Reviewed-Not Finalized
2005-04	Pleasant Valley Section 2, Ph2 - (Urban G	RES	Under Construction
2008-47	Pleasant Valley Section 2, Ph2, Unit 2	RES	Approved/Bonded
2005-04	Pleasant Valley Section 2, Phase 1	RES	Approved/Bonded
2005-04	Pleasant Valley Section 2, Phase 2 - Unit 1	RES	Approved/Bonded
2004-51	Pleasant Valley Subdivision Units 1-A &	RES	Approved/Bonded
2004-51	Pleasant Valley, Unit 3-A Section 1 & Uni	RES	Approved/Bonded
2004-51	Pleasant Valley, Unit 3A, Sec2 - Ball Hom	RES	Approved/Bonded
2004-51	Pleasant Valley, Unit 4A	RES	Approved/Bonded
2002-75	Rocky Creek Phase 5, Section 1 (Falmout	RES	Approved/Bonded
2005-02	Rocky Creek Reserve - Unit 1 Sect 1,2,3A	RES	Approved/Bonded
2005-02	Rocky Creek Reserve (Remaining Section	RES	No Activity
2006-63	Rocky Creek Section 3A	RES	Approved/Bonded
2006-63	Rocky Creek Section 3B, Phase 1	RES	Approved/Bonded
2006-63	Rocky Creek Section 3B, Phase 2	RES	Approved/Bonded
2002-75	Rocky Creek Unit 1A/Unit 1E (Johnstone	RES	Approved/Bonded
2002-75	Rocky Creek Unit 1B, Section 2	RES	Dedication/Final Work
2013-30	Rocky Creek-Meadows-Sec1A-1, 1A-2, 1	RES	Approved/Bonded
2016-01	Scariot	DEV-C	Under Construction
Minor DP	Stand Up Double - 110 Sam Polluck Dr. P	DEV-C	Approved/Bonded
2003-71	Stonecrest Subdivision Units 1A, 1C, 1D,	RES	Approved/Bonded
2006-93	Sunrise Estates	RES	No Activity
2008-05	Sunrise Estates-rock crushing		No Activity
2002-72	Sutton Place Phase 2	RES	Approved/Bonded
2015-29	Sutton Place, Phase 3	RES	Under Construction
2015-29	Sutton Place, Phase 3, Section 1	RES	Approved/Bonded

Application	Project Name	Type	Status
2005-22	Thoroughbred Acres Unit 11(Commercial	DEV-C	Approved/Bonded
2006-23	Thoroughbred Acres Unit 13A,13B,13C	RES	Approved/Bonded
2004-46	Thoroughbred Acres Unit 2A & 2B	RES	Approved/Bonded
2003-08	Thoroughbred Acres Unit 7D, Section 1	RES	Reviewed-Not Finalized
2016-33	TMMK Paint Reborn - Site work/Foundati	DEV-C	Under Construction
2004-26	Village at Lanes Run - Phase 1-Sect.-1	RES	Approved/Bonded
2010-22	Village at Lanes Run- Phase 2, Section 1	RES	Approved/Bonded
2011-30	Village at Lanes Run- Phase 2, Section 2	RES	Approved/Bonded
2016-39	Vuteq expansion 2016	IND	Under Construction
2006-06	Ward Hall Property - Phase 1B & 1C (Re	RES	Approved/Bonded
2006-06	Ward Hall Property - Unit 1	RES	Approved/Bonded
2004-16	Westwoods Phase 1, Units 1 & 2	RES	Dedication/Final Work
2004-16	Westwoods Phase 2	RES	Dedication/Final Work
2003-82	White Oak Condominiums Ph 2 (Remaind	DEV-R	Under Construction
2003-82	White Oak Condominiums Phase 2	DEV-R	Approved/Bonded
2016-13	Winding Oaks Cluster	RES	Approved/Bonded
2006-57	Woodland Estates Cluster Subdivision	RES	Approved/Bonded

Total Number of Active Projects: 99