

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION**

**AGENDA  
APRIL 14, 2022  
6:00 p.m.**

**I. COMMISSION BUSINESS**

- A. Approval of March invoices
- B. Approval of March 10, 2022 minutes
- C. Approval of April 14, 2022 agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

**II. OLD BUSINESS**

- A. PDP-2021-53 Online Transport – Preliminary Development Plan for an 11,200 SF maintenance/office building and a 288,017 SF gravel storage area located at 656 Old Delaplain Road.
- B. PDP-2019-45 Bluegrass Campground - POSTPONED
- C. FSP-2022-02 Butler Property – Final Subdivision Plat to subdivide one (1) 5.0-acre lot leaving a remainder of about 78 acres located at 1741 Bond Pike.
- D. PSP-2022-05 Villages at Lanes Run & Bell Farm – Preliminary Subdivision Plat (Bell Farm) Amended Preliminary Subdivision Plat (Villages of Lanes Run, Ph 4) located at Villages of Lanes Run east of Old Oxford Road.
- E. FSP-2022-07 Beckett Property – Final Subdivision Plat to subdivide a 15.53-acre parent tract into three (3) tracts and to transfer 0.31 acres to adjoining property located at 4642 Muddy Ford Road.
- F. PSP-2022-14 Singer Property – Preliminary Subdivision Plat for 74 single-family lots and 151 townhome lots located at 822 Cincinnati Road.
- G. PDP-2022-15 & PDP-2022-24 Singer Property Townhomes & Senior Living – Preliminary Development Plans for 151 townhome units, a 90-unit senior living building, clubhouse, pool, and dog park located at 822 Cincinnati Road.

**III. NEW BUSINESS**

- A. A-2022-25 Barkley Meadows, Phase 2 – Request to amend Common Scheme of Development for Barkley Meadows, Phase 2 located north side of Cynthia Road.
- B. FSP-2022-16 Kelly Property – Final Subdivision Plat to subdivide a 49.16-acre parent tract into five (5) parcels located at 175-249 Barkley Road.
- C. FSP-2022-17 Courtney Property – POSTPONED
- D. FSP-2022-18 Varellas Property – Final Subdivision Plat to subdivide a 51.3-acre tract into six (6) lots located at 172 Carrick Pike.
- E. FSP-2022-19 Ott Property - Final Subdivision Plat to subdivide an 18.69 parent lot into two (2) tracts and a remainder tract located at tract #3 Rogers Gap Road.
- F. PDP-2022-20 Lone Tree Property – Preliminary Development Plan for an 8,000 sq ft warehouse expansion area in Lanes Run Business Park West located on Demand Court.
- G. PDP-2022-21 Redwood Apartment – Finley Property – POSTPONED
- H. PDP-2022-23 Worldwide Equipment - POSTPONED

**IV. OTHER BUSINESS**

- A. Update of Previously Approved Projects and Agenda Items
- B. Rural/Urban Buffer Discussion

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
REGULAR MEETING  
MINUTES  
MARCH 10, 2022**

The regular meeting was held in the Scott County Courthouse on March 10, 2022. The meeting was called to order by Chairman Mark Sulski at 6:00 p.m. Present were Commissioners Duwan Garrett, David Vest, Rhett Shirley, Charlie Mifflin, James Stone, and Dann Smith, Director Joe Kane, Planners Matt Summers and Elise Ketz, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was Commissioner Mary Singer.

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

Motion by D. Smith, second by Stone, to approve the February 10, 2022 minutes. Motion carried.

Motion by Vest, second by Smith, to approve the March agenda. Motion carried.

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

Postponements/Withdrawals

Chairman Sulski stated that the applications for Online Transport (PDP-2021-53), Bluegrass Campground (FSP-2019-45), Butler Property (FSP-2022-02), Village at Lanes Run Amended Master Plan (PSP-2022-05), and Singer Property (PSP-2022-14 & PDP-2022-15) are postponed until the next regularly scheduled meeting and Pickett Property (ZMA-2022-12) is withdrawn.

Consent Agenda

A representative of 381 Finnell Pike (FSP-2022-08) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Garrett, second by Smith, to approve the application. Motion carried.

A representative of 3394 Cincinnati Pike (FSP-2022-09) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Mifflin, second by Garrett, to approve the application. Motion carried.

A representative of Handleman Property (FSP-2022-11) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Smith, second by Garrett, to approve the application. Motion carried.

A representative of Universal Piping (PDP-2022-13) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Vest, second by Smith, to approve the application. Motion carried.

PDP-2021-44 Penn Alley Townhomes – Preliminary Subdivision Plat request to subdivide a 1.42-acre lot into 3 lots and consolidate additional land into those created lots located at 228 N Mulberry and Parcel 166-40-071.000.

Mr. Summers stated the application is two parts, a subdivision plat, and a development plan for a 5-unit townhome. He stated the current zoning is B-3 and R-2. He stated the total acreage for the lots is 2.1 acres. He stated access would be from N. Mulberry Street, Penn Alley, and Offutt Alley.

He stated the applicant is in negotiations to acquire the back of the lots that is accessible from Penn Alley to consolidate with the 3 proposed lots.

He stated the preliminary plat meets requirements and proposes an access easement across the northern side of the lot at 228 N. Mulberry Street.

He stated the preliminary development plan for the 5-unit townhomes is for units 2 stories tall.

He stated the traffic could come from N. Mulberry Street or Offutt Alley. He stated the development is below the threshold that would require a traffic study.

He stated the development plan is proposing a sidewalk along the proposed private drive.

He stated a 10-foot-wide landscaping buffer is required along any residentially zoned property. He stated 1 tree every 40 foot plus a 6-foot-tall fence or hedge for example would be needed for the buffer.

He stated the preliminary development plan meets the VUA landscaping requirements.

He stated one variance to reduce the parking spaces from 13 to 10 is requested. He stated no parking is allowed on private drives or Offutt Alley and Penn Alley.

Commissioner Mifflin questioned if the private access drive could be extended, and extra parking added. Mr. Summers stated he believes the applicant eventually will add more units.

Stephanie Blane, Palmer Engineering, stated that eventually the development will be extended to the other two parcels.

Elizabeth Disney, 204 E. Jefferson Street, stated that the old homes on the street are now apartments. She stated she is concerned about the traffic increase.

James King, 712 Offutt Alley, stated he had concern about the waterlines and increased traffic.

Martha Smith, 355 E. Main Street, stated she has concern about parking and traffic. She stated she also has concerns about the stormwater the development would create.

Charlie Hoffman, 406 Bourbon Street, stated he owns several lots in the neighborhood. He stated he supports infill but agrees with several of the neighbor's concerns.

David Lusby, 121 Loch Lomond, stated he understands the concerns of the neighbors. He stated the project will be in phases. He stated he has tried to improve the area with the pieces of property he has purchased. He stated that he and Matt Welch plan to build nice townhomes.

Ms. Blane stated that stormwater will be addressed with the final development plan.

Ben Smith, 355 E. Main Street, questioned how stormwater issues be addressed. Mr. Krebs stated that the preliminary development plan catches and slow releases the stormwater.

Mr. Smith questioned if the stormwater has a problem after the townhomes are built how the problem be addressed. Mr. Krebs stated if there is a faulty design it would be looked at and an attorney will likely get involved. He stated the stormwater has a standard the plans must meet. Attorney Perkins stated applications must meet the requirements.

Roy Cornett, Main Street, stated the problems are in older sections of town before regulations existed.

Ms. Smith stated she supports infill and development downtown. She stated she has a concern of preventing future problems.

Commissioner Mifflin stated he does have concern about losing 3 parking spots. Mr. Lusby and Ms. Blane stated they will try to address parking in the next phase.

Mr. Hoffman questioned if Mr. King thinks the development will affect his property. He also stated he has several family members that live in the area and wondered about the traffic impact. Chairman Sulski stated the application did not require a traffic study. Ms. Blane stated the development would minimally affect the traffic in the area.

After further discussion, , **Motion by Garrett, second by Shirley to approve the Preliminary Subdivision Plat (PDP-2021-44) subject to seven (7) conditions of approval and the Preliminary Development Plan (PDP-2021-44) subject to nine (9) conditions of approval and one (1) variance. Motion carried unanimously.**

FSP-2022-07 Becket Property - Final Subdivision Plat to subdivide a 15.53-acre parent tract into three (3) tracts and to transfer 0.31 acres to adjoining property located at 4642 Muddy Ford Road.

Ms. Ketz stated the property is zoned A-1 and surrounded by A-1 zoned properties. She stated access would be from Muddy Ford Road with Tract 9 using an existing entrance and Tracts 7 and 8 sharing an entrance.

Commissioner Mifflin questioned if there was an existing entrance to Tract 7. Ms. Ketz stated the entrance is not for that tract of land.

Julie Housh, 4649 Muddy Ford Road, stated where the proposed entrance to tracts 7 and 8 is on the plat is where an existing drive is for 3 lots across the road, and it is on a blind hill with limited site distance. She questioned if there will be any deed restrictions for the lots.

Barry McNees, 4645 Muddy Ford Road, stated he did not receive notification of the application. He questioned the intent of the applicant. He stated he has concern regarding traffic.

Rita Jones, representing applicant, stated the entrance was approved by KYTC. She stated there are two doublewides and a singlewide on the property so there will be no additional traffic added. She stated the older homes will hopefully be replaced and the properties will no longer be rentals which will improve the neighborhood.

Ms. Housh questioned how the lots could fit a newer home since the lots are narrow. Joel Day, surveyor, stated the northern most lot the trailer could not be replaced without a variance but there is room on the lot to build in another location. He stated the entrance was approved by KYTC. He stated he mailed the notification letters.

Ms. Housh questioned if the rest of the Beckett property would be developed. Ms. Jones stated his sister owns that property and does not know her plans.

Mr. McNees stated his questions have not been answered. He stated he thinks the neighbor's concerns should be addressed before the application is approved.

Commissioner Mifflin stated he understands the neighbor's concerns.

Commissioner Shirley questioned if the entrance has been approved by KYTC. Ms. Jones stated that KYTC told them where to put the entrance and to remove the trees. She stated she received an email stating that the entrance would be approved but does not have the email with her.

After further discussion, **Motion by Mifflin, second by Shirley to continue the Final Subdivision Plat (FSP-2022-07) until the next regularly scheduled meeting.**

FSP-2022-10 Stone Lane Farms Lot #4 – Final Subdivision Plat to subdivide a 26.3-acre lot into two (2) lots and transferring and consolidating about 6.8 acres to an adjoining lot.

Mr. Summers stated the property is zoned A-1. He stated access would be from Stone Lane. He stated the application is not requesting any variances.

He stated parcel A will have a separate entrance and has already received KYTC approval. He stated parcel C will be consolidated with tract 7. He stated parcel B will use the access easement for lots 3, 4, and 5.

Tammy Traylor, realtor for applicant, stated the owner of tract 7 wanted to purchase property for their children and that is the reason for this application.

Beth Daniels, 240 Stone Lane, stated dividing the lots is against the contract everyone signed when purchasing a lot. She stated she has concern about the division of the lot.

Ms. Traylor stated the lots are 10 acres each to keep the lots agricultural. Ms. Daniels stated she bought her property thinking only 1 house could ever be built on tract 4. Mr. Perkins stated the Planning Commission cannot enforce private contracts. Ms. Traylor stated the owner can make changes to the contracts. Mr. Cornett stated the 10-acre rule for agricultural is supposed to change this year.

After further discussion, **Motion by Garrett, second by Smith to approve the Final Subdivision Plat (FSP-2022-10) subject to five (5) conditions of approval. Motion carried 5-2.**

#### Zoning Ordinance Text Amendment – Solar Ordinance

Chairman Sulski opened the public hearing.

Mr. Summers stated the ordinance is modeled off the ordinance the Kentucky Resource Council prepared in 2020.

He stated in Section 2.1 of the zoning ordinance there are several added definitions. He stated all systems are described as solar energy systems. He stated solar energy systems that are exempt from local ordinance are ones built by companies regulated by the Public Service Commission.

He stated the ordinance would be added to Section 2.53 of the zoning ordinance. He stated the table would be reference for each zoning district for the allowed uses.

He stated small scale use is less than 2500 square foot. He stated intermediate scale is above 2500 square foot up to 10 acres. He stated anything above 10 acres would go to Board of Adjustment to get a conditional use permit then development plans would be presented to the Planning Commission.

He stated conditional use applications will have requirements that have to be met to obtain a conditional use permit. He stated a security for decommissioning will be required to cover the costs of

decommissioning in case the permittee defaults. He stated every 3 years the security for the decommissioning must be updated.

Mr. Cornett questioned where the historic district is in town and if he installed a solar system on his building would that be in violation. He asked for clarification on what CUP represented on the table. Mr. Summers stated downtown properties with frontage on Main Street are the only historic district in the county. He stated if you have a significant alteration of the historic character of the building then it would be a violation. Mr. Kane stated if the solar energy system is installed on the roof of the building where it is not visible then there would be no violation.

Mr. Summers stated CUP stands for conditional use permit (BOA application) and P stands for permitted. He stated the Planning Commission would only have to review intermediate and large-scale solar energy systems. He stated the conservation district would not allow solar energy systems.

Chairman Sulski closed the public hearing.

After further discussion, **Motion by Mifflin, second by Vest to recommend approval for the amendments to the Zoning Ordinance Text Amendment of the Solar Ordinance. Motion carried unanimously.**

#### Zoning Ordinance Text Amendment - Commercial Landscape Operations

Chairman Sulski opened the public hearing.

Mr. Kane stated the text amendment is necessary to clarify where commercial landscape operation are allowed. We are proposing adding the definition of a commercial landscape operation into the ordinance plus adding where it is permitted and where it would be a conditional use.

He stated it will be a conditional use in A-1 District and a permitted use in the B-2, B-4, B-5 and I-1 zones.

Josh Harp, representing Aphix, stated he wanted to say that his client supports the ordinance.

Chairman Sulski closed the public hearing.

After further discussion, **Motion by Vest, second by Smith, to recommend approval for the amendment to the Zoning Ordinance for the Commercial Landscape Operations. Motion carried unanimously.**

#### Short Term Rental Ordinance & Zoning Ordinance Text Amendment

Chairman Sulski opened the public hearing.

Mr. Summers stated in Section 2.51 the definition of family, short term rental and un-hosted home sharing is described.

He stated in Section 2.58 all short-term rentals must be registered with the Revenue Commission.

He stated the table shows what is permitted in each zoning district.

He stated the city will require annual registration for the operation of short-term rentals with the Revenue Commission.

He stated transient room taxes must be paid to Georgetown-Scott County Tourism.

He stated the duties of the Host are described in Section 24-66.

He stated all pre-existing rentals will have 90 days to comply once the amendment passes.

Commissioner Vest questioned if obtaining a business license is the same as registering your short-term rental. Mr. Cornett explained that his understanding is that a short-term rental is a separate license. Mr. Summers stated that the Revenue Commission should be able to answer the question.

Chairman Sulski closed the public hearing.

After further discussion, **Motion by Mifflin, second by Stone, to recommend approval for the amendments to the Zoning Ordinance for Short Term Rentals. Motion carried unanimously.**

#### Presentation of FY 22-23 Draft Budget

Mr. Kane presented the draft budget for FY 22-23.

**Motion by Vest, second by Stone, to approve the Fiscal Year 2022-2023 draft budget. Motion carried unanimously.**

#### Election of Officers

Chairman Sulski stated that at Monday's workshop the slate of officers was discussed. He stated that he was recommended to remain as Chairman for the remainder of the year and Charlie Mifflin as Vice-Chairman. The slate recommended for the other (3) seats on the Executive Committee are David Vest, Rhett Shirley, and Dann Smith.



**Motion by Garrett, second by Smith, to approve Charlie Mifflin, David Vest, Rhett Shirley, Dann Smith and Mark Sulski to the Executive Committee with Sulski as Chairman and Charlie Mifflin as Vice-Chairman. Motion carried unanimously.**

Settlement

**Motion by Vest, second by Mifflin, to approve the proposed Murphy settlement. Motion carried unanimously.**

Chairman Sulski adjourned the meeting.

Attest:

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

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

**ONLINE TRANSPORT  
PRELIMINARY DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission  
APRIL 14, 2022**

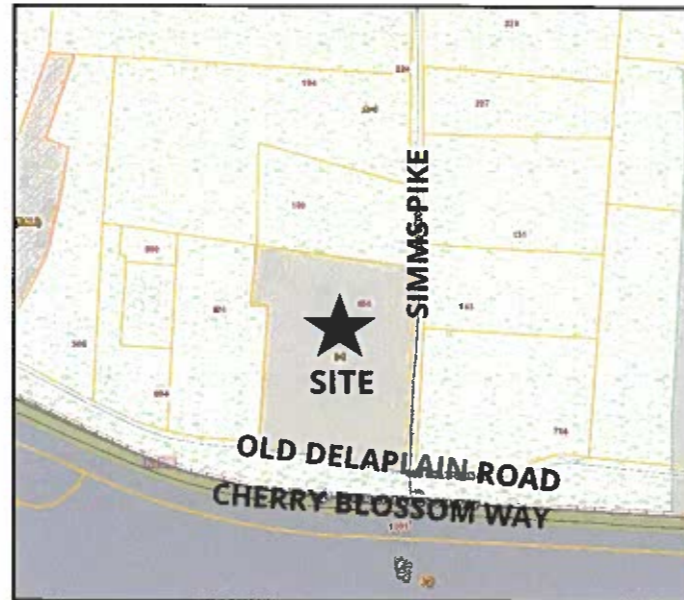
**FILE NUMBER:** PDP-2021-53

**PROPOSAL:** Preliminary Development Plan for an 11,200 SF maintenance/office building and a 288,017 SF gravel storage area.

**LOCATION:** 656 Old Delaplain Road

**OWNER:** Decision Resources, LLC

**CONSULTANT:** Adam Bender-Saunders, PE  
CMW, Inc.



**STATISTICS:**

Zone	I-1 (Light Industrial)
Surrounding Zone(s)	A-1 & I-2 (across RoW to the south)
Site Acreage (Net)	9.95 Acres
Building Height	20 feet
Proposed Building Size	11,200 Square Feet
Proposed Parking	12 spaces (1 ADA Accessible)
Truck/Trailer Parking	288,017 Square Feet (graveled)
Access	Old Delaplain Road
Variances/Waivers	1. Waiver to allow the use of gravel for trailer storage and limited truck parking. 2. Variance to reduce the number of interior VUA trees required from 15 to 10.

**BACKGROUND:**

The Applicant is seeking approval of a site plan to construct an 11,200 building for office and vehicle maintenance uses. 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). The proposed use is permitted in the I-1 zoning district.

**PLAN REVIEW:**

The Project Site is a double frontage lot at the northwest corner of the intersection of Old Delaplain Road and Simms Pike. The Development Plan shows a proposed building located on the northern side of the site, with a driveway coming off Old Delaplain Road to the south. The driveway also connects to the adjoining property to the west. A stormwater detention basin is proposed in the southwest corner of the property. The proposed building meets the setback & building height requirements in the *Zoning Ordinance*. The Project Site will have a chain link security fence surrounding the perimeter with gates at all paved driveway entrances.

**Access:**

Vehicular access to the site is proposed from Old Delaplain Road. The Development Plan shows a 34 ft. wide asphalt driveway coming off Old Delaplain Road narrowing down to 24 ft. providing the primary access to the building and continuing to the adjoining property to the west. The plan also shows an adequate paved area around the building and parking spaces. These paved areas will handle most of the daily traffic in and out of the project site. All gated entrances will need to allow for Fire Department Access.

The two frontage roads are rural in character (no sidewalks or curb & gutter) and do not have any sidewalks. Staff does not recommend the addition of sidewalks to either road at this time.

**Stormwater Management / Grading:**

As of the writing of the staff report, a revised preliminary grading plan has not been submitted to staff for review. 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 Simms Pike.

**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 6.22: Interior Landscaping for Vehicular Use Areas*

The Applicant is meeting the requirement for the amount of VUA landscaped area but is requesting a variance to reduce the number of required trees. The Applicant requests a reduction in the number of trees required from 15 to 10. The number of trees required is inflated by the long driveway needed for this site. Staff supports this variance.

*Section 6.2215: Minimum Canopy Requirements*

The Preliminary Development Plan meets the requirements for canopy coverage.

**RECOMMENDATION:**

Staff recommends **approval** 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.
2. Variance to reduce the number of interior VUA trees required from 15 to 10.

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*.

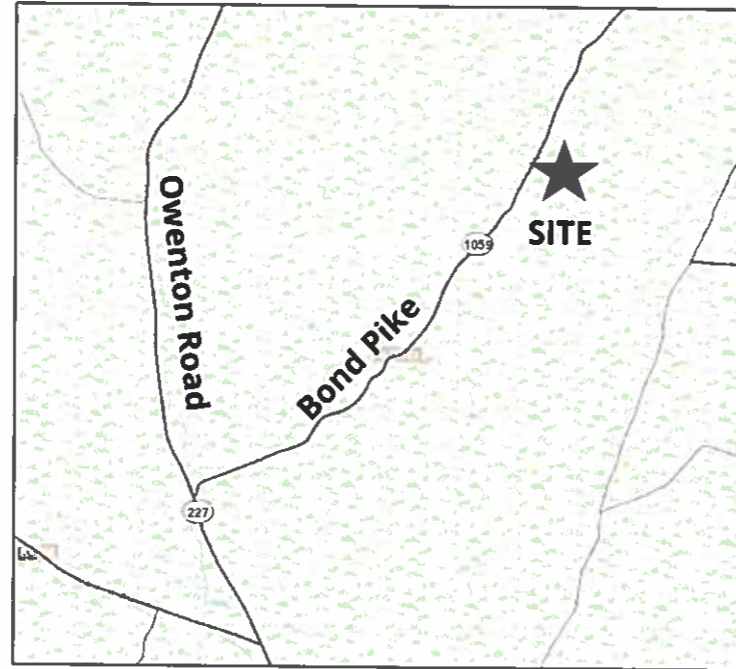




**BUTLER PROPERTY  
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission  
APRIL 14, 2022**

**FILE NUMBER:** FSP-2022-02  
**PROPOSAL:** Final Subdivision Plat to subdivide one (1) 5.0-acre lot leaving a remainder of about 78 acres.  
**LOCATION:** 1741 Bond Pike  
**OWNER:** Bradley Butler  
**CONSULTANT:** Justin Drury  
AIM 3D



**STATISTICS:**  
Zone A-1 (Agricultural)  
Surrounding Zone(s) A-1  
Site Acreage 83.4 acres (Parcel #3: 5.0 acres; Remainder: 78.4 acres)  
Access Bond Pike (KY 1059)  
Variances/Waivers None

**BACKGROUND:**  
The application before the Planning Commission is a Final Subdivision Plat to subdivide one (1) 5-acre lot from a farm, leaving a remainder of approximately 78.4 acres. The Project Site was subdivided in 2021, requiring any future subdivisions to receive approval from the Planning Commission.

**Plat Review:**  
The proposed plat shows the appropriate setbacks and the proposed lot meets the lot size requirement. The plat shows all appropriate certifications from utility providers. The lot width meets the 250 ft. requirement near the road, but the lot does seem to narrow down to less than 250 ft. wide towards the rear of the property. The plat will need to exclude any portion of the lot that is not at least 250 ft. wide from the buildable area of the lot.

**Access:**

The proposed lot will need the entrance location to be approved by KYTC prior to the plat being recorded.

**RECOMMENDATION:**

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

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Preliminary Subdivision Plat shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plat.
4. This Preliminary Subdivision Plat approval is valid for two years, subject to the requirements of Article 306 section A of the *Subdivision and Development Regulations*.
5. Any new entrances from KY 1059 (Bond Pike) must be approved by KYTC prior to the plat being recorded.





VICINITY MAP N.T.S.

**PURPOSE OF PLAT**

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL 3 FROM THE PARENT PROPERTY (PARCEL 4 REMAINING) FOR THE BUTLER PROPERTY, AS SHOWN.

**SITE STATISTICS**

SUBJECT PROPERTY ZONE = A-1  
 TOTAL AREA = 93.48± AC.  
 PARCELS BEFORE PLAT = 3  
 PARCELS AFTER PLAT = 4  
 STREET CONSTRUCTION = NONE  
 STREET FRONTAGE = 4,608.58'

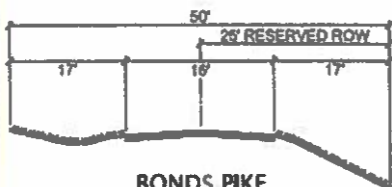
**SURVEY NOTES**

- 1- THIS SURVEY WAS CONDUCTED VIA RTK GPS USING A LEICA GS16 DUAL FREQUENCY RECEIVER, UTILIZING KENTUCKY DEPARTMENT OF TRANSPORTATION C.O.R.S. SYSTEM IN A VIRTUAL REFERENCE STATION CONFIGURATION, ALONG WITH RADIAL TOTAL STATION SIDE SHOTS FROM GPS ESTABLISHED CONTROL. ALL REDUNDANT OBSERVATIONS AND CORRESPONDING NETWORK CONNECTIONS, PASSED A LEAST SQUARES ADJUSTMENT TOLERANCE OF  $\pm 0.02' + 200PPM$ , BEFORE FAILURE. SPECIFICATION OF A RURAL CLASS SURVEY ARE  $\pm 0.10' + 200PPM$ . THE GEOID USED FOR THIS SURVEY WAS GEOID 18. HORIZONTAL DATUM USED WAS NAD83 2011 ITERATION. VERTICAL DATUM USED WAS NAVD83.
- 2- THE SURVEY SHOWN HEREON IN A RURAL CLASS SURVEY AND MEETS THE SPECIFICATION OF SAID CLASS.
- 3- THE BASIS OF BEARINGS FOR THIS SURVEY WAS KENTUCKY STATE PLAN NORTH ZONE (KY1601).
- 4- ALL SET PROPERTY CORNERS, WERE SET BY METHOD OF RTK GPS AND TRADITIONAL METHODS FROM GPS CONTROL, AS NOTED. ALL SET CORNERS HAVE BEEN MARKED WITH 5/8" IRON PINS WITH PLASTIC IDENTIFICATION CAPS STAMPED "AIM 3D" OR MAG NAILS SET WITH ALUMINUM DISCS STAMPED "AIM3D" AS NOTED.
- 5- THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150.
- 6- THIS SURVEY DID NOT INCLUDE AND SHOULD NOT BE CONSTRUED TO BE AN OPINION ON TITLE FOR THE SUBJECT PROPERTY, EASEMENTS, AND OTHER ITEMS OF SIMILAR NATURE, SHOWN HEREON, ARE CONTAINED IN THE DOCUMENTS COLLECTED DURING THE RESEARCH TO DETERMINE LINES OF OWNERSHIP ONLY. THE PROFESSIONAL SURVEYOR, HAS MADE NO INDEPENDENT INVESTIGATION FOR EASEMENTS OF RECORD, UNDERGROUND FACILITIES, ENCUMBRANCES, RESTRICTIVE COVENANTS, TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT AND ACCURATE TITLE SEARCH MIGHT DISCLOSE.
- 7- "ANY FURTHER SUBDIVISION REQUIRES REVIEW AND APPROVAL FROM THE PLANNING COMMISSION."

**GMWSS GRADE NOTE**

Owner shall not cause the grade of the existing water line to be less than 30 inches or more than 60 inches. Any grade changes greater than said depths shall have prior written consent from GMWSS. If water line relocation is required, it shall be paid for by the property owner.

**TYPICAL SECTIONS N.T.S.**



BONDS PIKE (KY 1059)

**CERTIFICATION OF THE APPROVAL OF PRIVATE SEWERAGE SYSTEMS**

I hereby certify that the private sewage disposal system installed, or proposed to be installed, fully meets the requirements of the Kentucky State Health Department and hereby is approved as shown.

2021

(County Health Department Official)

**ZONING SETBACKS**

Minimum Front Yard: 50 feet  
 Minimum Side Yard: 50 feet  
 Minimum Rear Yard: 50 feet

PARCEL LINE TABLE		
LINE #	BEARING	LENGTH
L25	N13°09'02"E	77.56'
L28	N18°17'48"E	72.91'
L27	N36°58'63"E	68.79'
L29	N46°50'07"E	41.13'



**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 the minimum building restriction lines, and dedicate all streets, alleys, walks, paths, and other open spaces to public or private use as shown, in accordance with the Georgetown-Scott County Subdivision and Development Regulations, unless otherwise noted.

Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATE OF ACCURACY**

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Georgetown-Scott County Planning Commission and that the monuments have been placed as shown herein to the specifications of the Planning Commission or other authorized officer.

Justin D. Drury PLS 3843 \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATION OF PROVISION OF WATER ONLY**

I hereby certify that Georgetown Municipal Water & Sewer Service (GMWSS), by and through the City of Georgetown, KY, has facilities within the water distribution system to supply Parcel 3 located on Bonds Pike, Georgetown, Kentucky, with water service. Provision of development, construction, and service is contingent upon the developer obtaining a current approved Availability of Capacity Request from the GMWSS Board of Commissioners; and GMWSS review and approval of all plans and specifications for required on-site and off-site improvements including but not limited to water lines, elevated storage tanks, booster pump stations, and related appurtenances for the proposed system. Construction of the proposed water distribution systems shall be at the cost of the developer without reimbursement by GMWSS and constructed according to GMWSS and Kentucky Division of Water approved plans and specifications. Easements required for the proposed water distribution system shall be acquired by the developer and dedicated to GMWSS.

\_\_\_\_\_ Date \_\_\_\_\_  
 General Manager

**CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES**

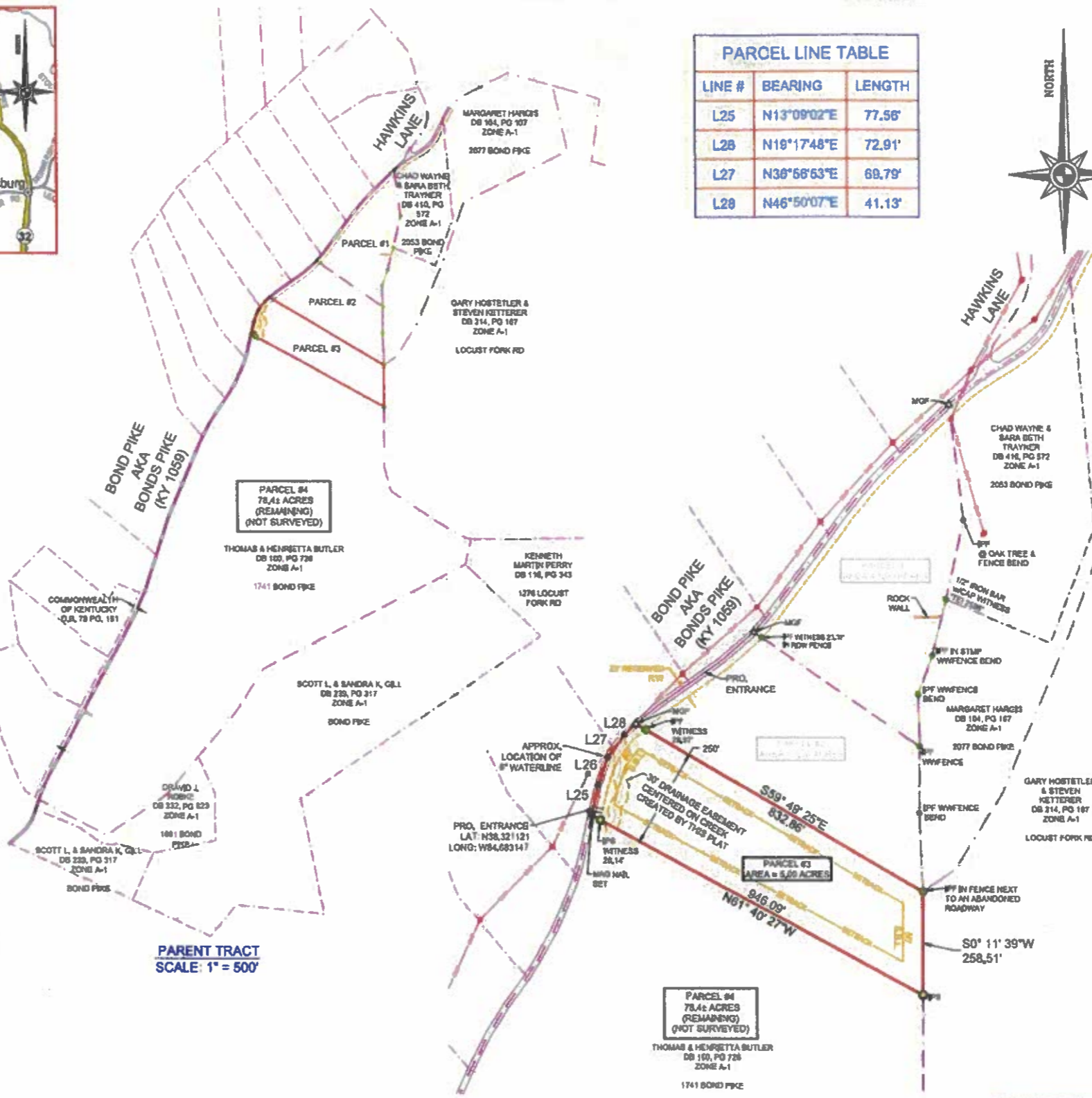
I hereby certify that KENTUCKY UTILITIES, shall supply PARCEL 3 ON BONDS PIKE, with electric services and that the proposed utility easements of said development meet the requirements of this agency and all other applicable requirements.

\_\_\_\_\_ 2021  
 Company representative (date)

**CERTIFICATION OF UTILITY EASEMENT DESCRIPTION**

Easements grant and convey to the Kentucky Utility Company, South Central Bell, Georgetown Municipal Water & Sewer Service (GMWSS), their successors, assigns, and lessees, the right to trim or remove any and all trees, structures and obstacles located on the easements or in such proximity thereto that in falling they might interfere with operation and maintenance of said facility. No building or other structure shall be erected, and no landfill or excavation or other change of grade shall be performed, upon the said easement after installation of facilities. The right of ingress and egress is hereby granted to users of the utility easement as required to construct, operate, maintain and reinforce facilities within said easements. All lots (lines not having an easement indicated will have 5' easements on them).

\_\_\_\_\_ Date \_\_\_\_\_  
 Owner



PARENT TRACT SCALE: 1" = 500'



- LEGEND**
- ADJOINING PROPERTY LINE
  - EASEMENT LINE
  - PROPERTY LINE
  - OVER HEAD UTILITY
  - BOARD FENCE
  - SETBACK LINE
  - IPF ● IRON PIN FOUND
  - MGF ▲ MAG NAIL FOUND
  - IPS ○ IRON PIN SET
  - MGS ▼ MAG NAIL W/ TAG SET
  - BEND POINT

**RECORDER'S CERTIFICATION**



**FINAL RECORD SUBDIVISION PLAT**

**BUTLER PROPERTY**  
 DEED BOOK 160 PAGE 726  
 1741 BONDS PIKE  
 SCOTT COUNTY, STAMPING GROUND, KENTUCKY

	SCALE	DATE	
	1" = 200'	11/08/21	
	ADJUSTMENTS	DRWL. NAME	
	ADJ	1741 BONDS	
REVISION #	CRD FILE		
DRAWN BY	CHECKED BY		
J.T.K.	J.D.		

206 EAST SHORT STREET  
 LEXINGTON KY, 40507  
 OFFICE: 859-265-1044  
 WEB: www.aim3d.us  
 EMAIL: justin@aim3d.us



**VILLAGE AT LANES RUN, PHASE 4 AND BELL FARM  
AMENDED PRELIMINARY SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission  
April 14, 2022**

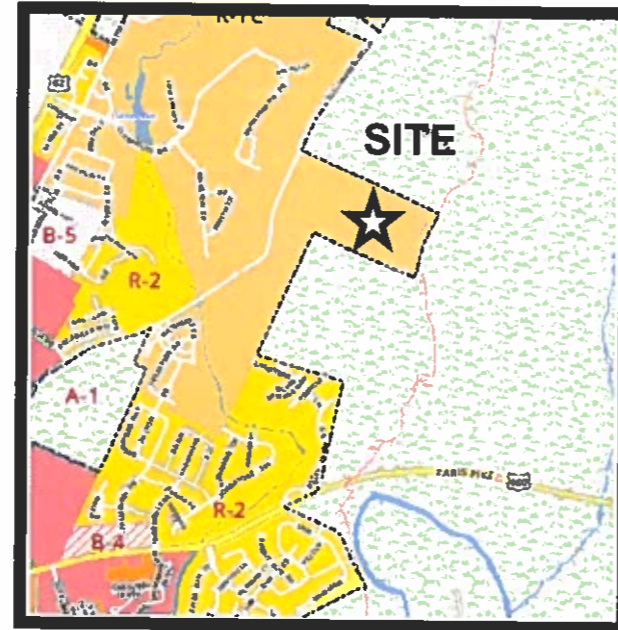
**FILE NUMBER:** PSP-2022-05

**PROPOSAL:** Preliminary Subdivision  
Plat (Bell Farm)  
Amended Preliminary  
Subdivision Plat (Villages of  
Lanes Run, Ph.4)

**LOCATION:** Village at Lanes Run; east  
of Old Oxford Road

**APPLICANT:** Doug Charles

**ENGINEER:** T'Bred Engineering,  
contact: William Horton



<b>STATISTICS:</b>	
Zone	R-1C (PUD) R-1C
Surrounding Zones	R-1C (PUD) R-2 (PUD)
Acreage	42.28 acres (Bell Farm), 41.20 acres (Villages of LR)
# of lots proposed	159 (Bell) 145 (VLR) 304 total
Dwelling units per acre	3.64 units/acre
Min. lot size proposed	7,500 sq.ft. (Bell) 7,200 sq.ft.(VLR)
Avg. Lot size proposed:	.21 acres
Min. lot width	70 ft. (Bell) 60 ft. (VLR)
Avg. Lot width:	70 ft. (Bell)
New street required	Yes
Lineal feet of new street	14,837 LF
Water/sewer available	Yes/Yes
Access	Via Old Oxford Road and through Rocky Creek Reserve

**BACKGROUND:**

The overall Preliminary Subdivision Plat for Lanes Run Farm was approved in 2004 after a 2000 zoning to R-1C (PUD) and it included multiple residential sections with varying densities. The overall Preliminary Plat approval was for 496 dwelling units on 147.87 net developable acres for an overall density of 3.5

units per acre. This included 149 units approved on 39.28 acres on the west side of Lanes Run Creek at a proposed density of 3.8 units per acre, 237 units approved on 60.05 acres on the east side of Lanes Run Creek at a proposed density of 3.8 units per acre and 100 units on 42.53 acres on the east side of Lanes Run Creek and in the Lanes Run Watershed adjacent to the Urban Service Boundary and adjacent to Lanes Run Farm at a density of 2.35 units/acre. The overall Preliminary Plat approval in 2004 included the provision of 20 acres of parks and open space leading up to and along Lanes Run Creek.

The portion of the Bell Farm being reviewed as part of this application was rezoned to R-1C and annexed by the City of Georgetown in 2021 and includes 159 lots on 42.28 acres. This is the first Preliminary Plat being reviewed for the property.

The developer has a contract to purchase a portion of the Bell Farm which is adjacent to the Villages of Lanes Run. The Bell Farm layout effects the layout of the final phases of the Villages of Lanes Run. The developer wants to integrate the two subdivision road systems and has worked with staff to improve the layout of streets. With the current application, the developer is seeking Preliminary Plat approval for the Bell Farm property and Amended Preliminary Plat for the remainder of the Villages of Lanes Run, amending the road and lot layout in Villages of Lanes Run to tie the two areas together with a compatible road layout.

**KEY ISSUES/COMMENTS:**

Bell Farm

The two subdivisions are shown together on the submitted plan but are differentiated by the bold dotted line on the plan. The Bell Farm property is zoned R-1C which requires minimum 70' lot widths and 7,500 square feet minimum lot size. A reduction of the front yard setback is requested on the Bell Farm lots to maintain a consistent front setback with the proposed lots on the Villages of Lanes Run property. The Bell Farm property is not being developed as a Planned Unit Development (PUD), so no community open space is required to be provided.

The lot layout follows a grid pattern with block lengths of roughly 800 feet. There are two cul-de-sac streets that exceed the maximum 600' and will require variances to the maximum length of a dead-end street. There is also a variance requested to the right-of-way width for the main collector road (section A-A) that serves the subdivision. Staff supports both variances.

There are two road connections to adjoining property. One connection to Rocky Creek Reserve at Watercrest Way, which will provide a thru-road connection to US 460 Frankfort Road to the south and Old Oxford to the north via Limestone Lane. A stub-road connects to the remaining Bell Farm in the center of the site. A wooden fence with diamond mesh wire is shown along the new border with the Bell Farm to the east along with a double row of evergreen plantings on either side of the property line. This

buffer was negotiated between the Bell's and the developer. It is recommended that the same buffer be duplicated or an existing tree protection area with the same type fencing be established along the northern border with the Bell Farm.

The lot layout generally follows the previously approved concept plan. A stormwater plan will need to be approved by the Planning Commission Engineer prior to construction, along with any approvals required by the state and federal agencies regarding stream and wetland permitting. The number of lots is not guaranteed and may be affected by final stormwater management requirements. The minimum lot setbacks proposed are: Front: 20 feet, Rear: 25 feet, and Side: 7.5 feet.

There are existing tree-lines along the current Bell Farm boundary that should be protected to the degree possible during construction. There is an especially mature and wide treeline along the dotted boundary between the Bell Farm and Lanes Run Farm. This treeline currently is the boundary between the two farms and is a double row of mature trees with a ditch between. It is recommended that the lot widths be adjusted in this area to protect to the degree possible the mature trees along this line. A reduction in lot widths to 60' on the Villages of Lanes Run farm would be supported by staff in order to protect this treeline in an open space or tree protection buffer.

#### Amended Village of Lanes Run, Phase 4

The lot layout and the street pattern in the Village of Lanes Run section, as previously noted, are proposed to be amended to maintain continuity with the adjoining Bell Farm, but also to pick up additional density and lot size variability in this last section of the Lanes Run subdivision backing up to the urban service boundary.

The applicant is in the process of selling the portion of the Lanes Run farm outside the Urban Service Boundary. The Urban Service Boundary is represented on the plan by the diagonal line east of lots 29-38. The lots backing up to the USB are roughly 85' wide with approximately 140' of depth. It is recommended that the lots that back up to the USB maintain rear 50' building setbacks and a 15' landscape buffer with plantings and a diamond mesh fence. A fence line and landscaping which duplicates that proposed adjacent to the Bell Farm would be preferable.

The Village of Lanes Run is zoned R-1C (PUD). Planned Unit Developments require a minimum of 10% open space and may require other increased design or landscaping features in exchange for permitted flexibility in lot sizes and widths. In this case, the last approved overall Preliminary Plat from 2004 planned for lots that averaged 100' wide by 160' deep in this area of the development, since this portion of the farm backed up to the Urban Service Boundary and to Oxford Manor subdivision, which is a 5-acre and larger subdivision to the north.

Staff recommends that the lots along the boundary with the Oxford Manor subdivision be maintained at the currently approved 100' width, with a 15' landscape buffer/tree preservation area along the back of the lots, duplicating the buffer proposed in the previous section of Villages of Lanes Run along the Oxford Manor boundary. Existing trees should be protected along this boundary and may be substituted for required buffer plantings. It is also recommended that the lots along the USB be maintained at the 100' width along with a fence and buffer matching the rest of the buffer abutting the Bell Farm.

Since a portion of the Bell Property is being purchased to the south and a buffer agreement has already been worked out, a decrease in lot sizes on the interior lots should not significantly impact adjoining agricultural or rural residential areas. Because this section was approved as a PUD and a decrease in lot sizes is being requested, community open space is required to be provided. The applicants are proposing 2.52 acres of open space in the center of the site. One lot is shown, lot 72 in this open space. It is recommended that this lot be removed from the open space to allow better accessibility to the open space from surrounding lots.

#### Tree Preservation / Open Space:

The original Preliminary Subdivision Plat approval shows 20.25 acres of open space for the entire Village at Lanes Run subdivision. A condition of approval from PSP-2004-26 is that "Preserving the existing tree lines, where possible, to minimize the visual impact of this or any portion of this development." The total open space including this proposed amendment to phase 4 of Village of Lanes Run is 23.21 acres or 14.6% of the overall gross acreage.

#### Traffic Study

A Traffic Study was submitted for this proposed request that looked at No Build and 2025 Build-out of these lots. It included previously approved subdivisions to account for traffic growth in the area. The level of service of the surrounding street network is in an acceptable range in both the No-Build and Build scenarios. There are two state road projects that should improve area traffic safety. US 460 and Connector Road improvements are currently in the design stage.

The two entrances to Villages of Lanes Run, east of Lanes Run Creek, will be improved with left and right turn lanes on Old Oxford and turn lanes exiting the development and Old Oxford Road will be widened along the length of the Village of Lanes Run frontage.

The intersection at the entrance to Rocky Creek Reserve from US 460 contains left and right turn lanes on US 460. Crumbaugh Road at US 460 intersection functions at the lowest LOS and has an awkward alignment. This intersection should be addressed during the state improvements to US 460. The connection from this subdivision to Rocky Creek Reserve is important for connectivity and emergency access. There are existing turn lanes at the entrance to Rocky Creek Reserve. The subdivision overall has good road connectivity.

#### Stormwater Requirements

The applicant will be required to meet the Stormwater Requirements of the City of Georgetown, including updating the Lanes Run Stormwater model. In addition they will need to obtain any state and federal permits regarding stream and wetlands permitting prior to construction.

Any off-site areas being used for required stormwater structures or controls will require easements or agreements with affected adjoining property owners.

#### **RECOMMENDATION:**

**Approve** the Preliminary Subdivision Plat for the Bell Farm property and the Amended Preliminary Plat for Village at Lanes Run, Phase 4, subject to the following variances and conditions:

Variances:

- A. Maximum length of cul-de-sac street exceeding 600' (800' requested)
- B. Reduce ROW for collector road (section A-A) from 60' to 55'.
- C. Reduce building setbacks to 20' front, 25' rear, 7.5' side

Conditions:

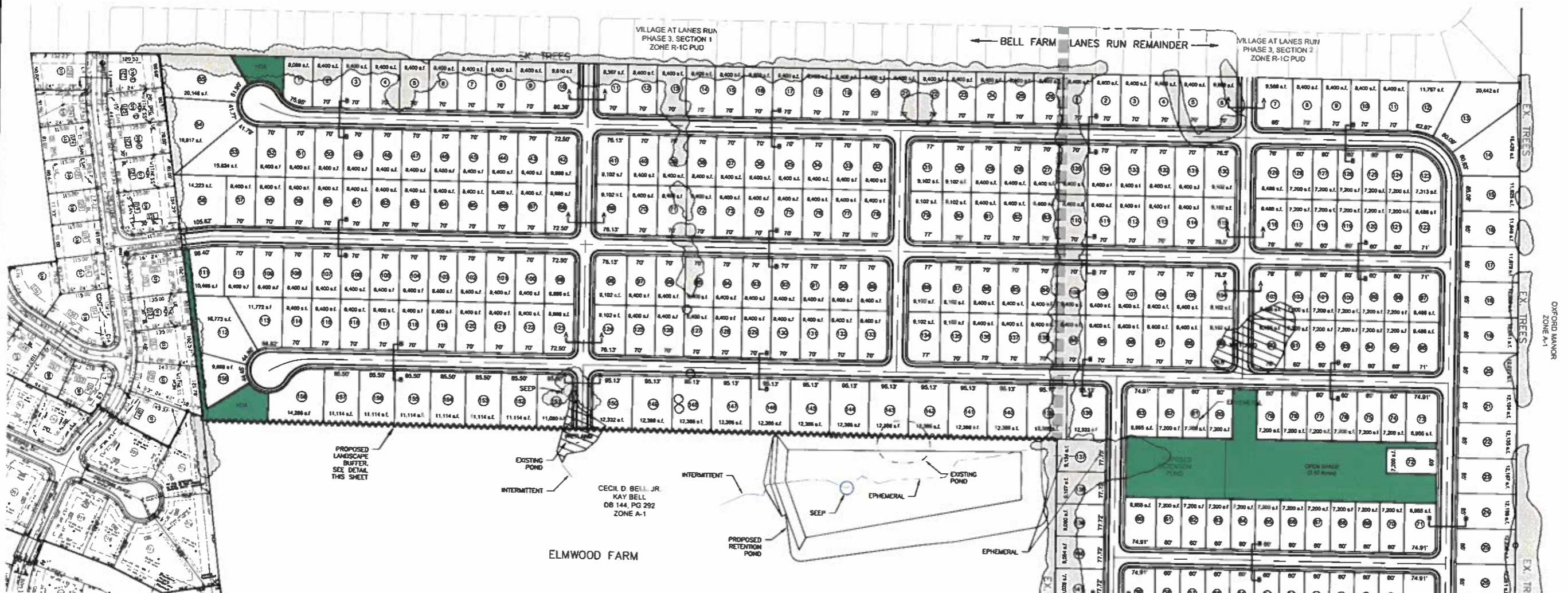
1. Any revisions or amendments to the approved Preliminary Plat must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
2. The subdivision shall comply with the Georgetown Stormwater Manual. Provide the City Engineer and Planning Commission Engineer a copy of the updated Lanes Run Basin Drainage study.
3. All lots in the Villages of Lanes Run phase 4, shall be a minimum of 60 feet in width.
4. All lots in the Villages of Lanes Run, phase 4, along the Oxford Manor boundary and the USB shall be a minimum 100' in width.
5. A 15' tree protection buffer shall be added to the back lots on the shared boundary between the Bell Farm and Villages of Lanes Run, phase 3.
6. A tree protection buffer shall be added to the treeline between Ball Farm and Villages of Lanes Run, 4 to protect the mature line of trees. Lot widths can be reduced on the adjoining streets of Villages of Lanes Run, phase 4 to accommodate this buffer.
7. The voluntary buffer and fencing agreement between the developer and the Elmwood Farm (Bells) shall be submitted to the Planning Commission prior to construction and shall be incorporated into the file and conditions, and be reflected in the construction plan documents.
8. A landscape buffer shall be provided along the Oxford Manor subdivision boundary and the USB boundary meeting the minimum landscape requirements previously approved for Villages of Lanes Run, phase 3. A tree every 30' and hedge, fence or earthmound.
9. Applicant shall meet all requirements of the Landscape and Land Buffers Ordinance, including canopy requirements.
10. 50' rear setbacks shall be maintained along the back of lots adjoining Oxford Manor subdivision and the USB boundary.
11. Lot 72 shall be removed from the HOA common open space area.
12. All agreements for off-site stormwater features or controls shall be submitted to the Planning Commission prior to construction.
13. Applicant shall receive all state or federal permits regarding stream and wetlands permitting prior to construction.
14. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
15. Prior to (as part of) the Final Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
16. Prior to any construction or grading, 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.



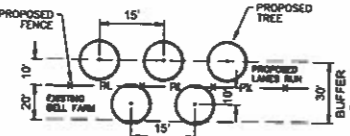
PLOT DATE: 3/30/2022 10:51 AM



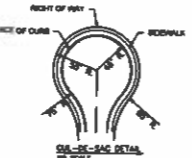
VICINITY MAP NTS



- BUFFER NOTES**
1. BUFFER ZONE WIDTH SHALL BE 30 FEET
  2. EXISTING BELL FARM 20 FEET
  3. PROPOSED LINES SHALL BE 10 FEET
  4. BUFFER SHALL BE 10 FEET FROM THE EXISTING BELL FARM PROPERTY LINE
  5. BUFFER SHALL BE 10 FEET FROM THE PROPOSED LINES
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LANDSCAPE BUFFER DETAIL



TYPICAL LOT LAYOUT

**OVERALL SITE STATISTICS**  
(based on original procedure but includes Bell Farm property)

<b>VILLAGE AT LANES RUN</b>	
ZONE - R-1C PUD	
TOTAL AREA = 159.99 AC	
NET AREA = 159.99 AC = 1.22 (OLD OXFORD RD. R/W) = 158.77 AC	
AREA IN C-1 ZONE = 15.00 AC	
TOTAL NET DEVELOPABLE AREA = 158.77 AC = 15.00 AC = 143.77 AC	
PROPOSED # OF LOTS = 181 (platted) + 104 (Ph3-Sec1A) + 138 (Briggs) + 145 = 548 Lots	
ALLOWABLE DENSITY = 4.4 UNITS/ACRE	
PROPOSED DENSITY = 548 Lots / 158.77 AC = 3.46 LOTS/ACRE	
OPEN SPACE = 23.21 AC = 14.6%	
<b>WEST SIDE OF LANES RUN</b>	
ORIGINAL = 148 LOTS	
CURRENT (platted):	
PHASE 1 SECTION 1 = 41 LOTS	
PHASE 1 SECTION 2 = 12 LOTS	
PHASE 2 SECTION 1 = 30 LOTS	
PHASE 2 SECTION 2 = 17 LOTS	
PHASE 2 SECTION 3 = 61 LOTS	
TOTAL = 161 LOTS	
<b>EAST SIDE OF LANES RUN</b>	
PREVIOUSLY APPROVED LOT COUNT = 337	
PROPOSED LOT COUNT = 308	
<b>COMBINED TOTAL = 548 LOTS</b>	
<b>BELL FARM</b>	
ZONE - R-1C	
TOTAL AREA = 42.28 ACRES	
PREVIOUSLY APPROVED LOT COUNT = 155	
PROPOSED LOT COUNT = 159	
<b>COMBINED ACREAGE VILLAGE AT LANES RUN = 202.85 ACRES</b>	
<b>DENSITY OF COMBINED ACREAGE = 708 / 202.85 = 3.49</b>	

**CERTIFICATION OF OWNERSHIP AND DEDICATION**

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

(date), 20\_\_

(owner or owners)

**CERTIFICATION OF PRELIMINARY PLAT APPROVAL**

I hereby certify that the preliminary subdivision plat shown herein 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. Upon certification of the Commission Engineer of the approval of the water quality protection plan and all construction plans, construction may begin.

(date), 20\_\_

Chairman, Georgetown-Scott County Planning Comm.

**ENVIRONMENTAL NOTE**

ENVIRONMENTAL FEATURES SHOWN ARE FROM A STUDY BY RES OF LOUISVILLE, KY PREPARED BY DATE 03/20/2022 FOR REVIEW ON ENVIRONMENTALLY SENSITIVE AREAS IN 2-24-2022. A COPY OF THIS STUDY WAS SUBMITTED TO THE CITY VIA EMAIL ON 3-24-2022.

**PURPOSE OF THIS PLAN**

THE PURPOSE OF THIS PLAN IS TO ADD TO THE CURRENT SUBDIVISION PLAN CURRENTLY ON FILE AND TO DEVELOP A PORTION OF THE EXISTING BELL FARM AND THE REMAINDER OF THE VILLAGES AT LANES RUN.

**SITE STATISTICS - BELL FARM**

INTENDED USE - SINGLE FAMILY RESIDENTIAL

PSP-2022-09

ZONE - R-1C

TOTAL AREA = 42.28 AC

AREA IN LOTS = 32.97 AC

AREA IN R.O.W. = 8.77 AC

AREA IN E.O.S. = 0.54 AC

AREA IN A.S. = 0.54 AC

AVERAGE LOT SIZE = 0.232 S.F.

REAR YARD LOT WIDTH = 70'

PROPOSED MIN. LOT WIDTH = 70'

REAR YARD LOT WIDTH = 70'

PROPOSED MIN. LOT AREA = 7,500 S.F.

PROPOSED MIN. SIZE = 0.208 S.F.

LENGTH OF PUBLIC STREET = 7,500 L.F.

**SITE STATISTICS - VILLAGES AT LANES RUN**

INTENDED USE - SINGLE FAMILY RESIDENTIAL

PSP-2022-09

ZONE - R-1C (PUD)

TOTAL AREA = 41,501 AC

AREA IN LOTS = 30,86 AC

AREA IN R.O.W. = 8.02 AC

AREA IN E.O.S. = 2.52 AC

AREA IN A.S. = 2.52 AC

AVERAGE LOT SIZE = 0.210 S.F.

REAR YARD LOT WIDTH = 80'

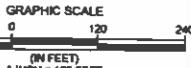
PROPOSED MIN. LOT WIDTH = 80'

REAR YARD LOT WIDTH = 80'

PROPOSED MIN. LOT AREA = 7,500 S.F.

PROPOSED MIN. SIZE = 0.208 S.F.

LENGTH OF PUBLIC STREET = 7,500 L.F.



D:\DROPOBOX\RT\THOROUGHBRED\ENGINEERING\ACTIVE PROJECTS\LANES RUN CIVIL\LANDSCAPE PRELIMINARY SUB PLAT\MODIFIED PRELIMINARY RESERVE\BELL.DWG

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



PROJECT NO.	200289	OWNER BY	CRF
DATE	2/20/2022	REVIEWED BY	BC
ISSUED FOR REVIEW			
DATE	3-30-22	REVISION	CITY TRC COMMENTS





BELL FARM LANES RUN REMAINDER

GRADING STARTS 5' FROM PROPERTY LINE

GRADING STARTS 5' FROM PROPERTY LINE

RETENTION pond shown for Elmwood Farm



0 60 120 240  
SCALE 1"=120'

**HYDROLOGY NOTES:**

1. THIS PROJECT FALLS WITHIN THE DRAINAGE AREA FOR THE LANES RUN STUDY. IN THE MODEL, THE LARGE DEPRESSION, TO THE NORTH OF THE PROJECT, IS TREATED AS HAVING NO DISCHARGE. AS SUCH, THERE IS SOME DISCHARGE ONTO THIS PROJECT FOR THE 100 YEAR, 24 HOUR STORM EVENT. A 24" PIPE IS PROPOSED TO CONVEY THAT DISCHARGE THROUGH THE PROPOSED FILL, AT AN ELEVATION THAT IS LOWER THAN THE EXISTING BREAK-OVER ELEVATION OF THE DEPRESSION.
2. A PRELIMINARY ANALYSIS WITH THE LANES RUN MODEL INDICATES THAT THE FLOW RATE, AT THE CONFLUENCE OF LANES RUN AND ELK HORN CREEK, INCREASES LESS WITH NO DETENTION THAN WITH DETENTION. HOWEVER, THE PLANNING COMMISSION ENGINEER HAS STATED THAT THE CONTROLLING FACTOR FOR THIS DEVELOPMENT IS THAT THE FLOW RATE, AT THE UPSTREAM POINT OF THE ROCKY CREEK SUBDIVISION, SHOULD NOT BE MORE THAN THE PRE-DEVELOPMENT RATE. THEREFORE, DETENTION (AND RETENTION ON REMAINING BELL FARM) SHALL BE PROVIDED TO ACCOMPLISH THAT GOAL. THE SIZES SHOWN HERE ARE BASED ON A PRELIMINARY ROUTING ANALYSIS. IN ADDITION, THE RUNOFF FROM THE POST-DEVELOPED SUBDIVISION TO THE EAST IS CONTROLLED BY THIS SYSTEM.

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



**PRELIMINARY GRADING AND STORM PIPING  
VILLAGE AT LANES RUN & BELL FARM**

OLD OXFORD ROAD, GEORGETOWN, KENTUCKY

PROJECT NO. 200289	DRAWN BY CRF
DATE 2/20/2022	REVIEWED BY BC
ISSUED FOR REVIEW	
DATE 3-30-22	REVISION CITY TRC COMMENTS



**BECKETT PROPERTY  
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission  
April 14, 2022**

**FILE NUMBER:** FSP-2022-07  
**PROPOSAL:** Final Subdivision Plat to subdivide a 15.53 acre parent tract into three (3) tracts and to transfer 0.31 acres to adjoining property  
**LOCATION:** 4642 Muddy Ford Road  
**OWNER:** William Beckett  
**CONSULTANT:** Joel Day, PLS  
Meridian Associates



**STATISTICS:**  
Zone A-1 (Agricultural)  
Surrounding Zone(s) A-1  
Site Acreage 15.53 Acres (Tract 7: 5.008 Acres, Tract 8: 5.00 acres, Tract 9: 5.05 acres, & Transfer Parcel A: 0.31 Acres)  
Access Muddy Ford Road (KY-922)  
Variances/Waivers None

**BACKGROUND:**

The application before the Planning Commission is a Final Subdivision Plat to subdivide a 15.53 acre parent tract into three (3) lots and to transfer a 0.31 acre parcel to adjoining property. The Project Site was previously subdivided three times; first into four tracts in 2000, second into three lots (FSP-2018-07), and most recently into three additional lots (FSP-2021-05) finalized in September 2021. Any future subdivisions are required to receive approval from the Planning Commission.

**Plat Review:**

The proposed plat shows the appropriate the setbacks, and the proposed lot meets the lot size and width requirements.



**Access:**

Tracts 7 and 8 will be accessed off of a shared entrance off of Muddy Ford Road. The Applicant has provided documentation proof from KYTC for the entrance. Tract 9 will continue using the existing entrance to the property.

**RECOMMENDATION:**

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

Conditions of Approval:

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

**CERTIFICATION OF GIS DEPARTMENT APPROVAL**

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

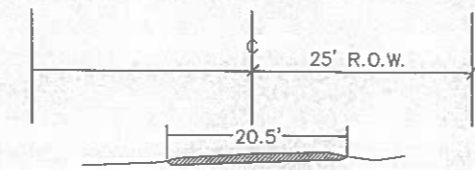
PRELIMINARY—NOT FOR RECORDING OR USE IN TRANSFER

GIS Analyst/Technician \_\_\_\_\_ Date \_\_\_\_\_

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

PRELIMINARY—NOT FOR RECORDING OR USE IN TRANSFER

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



SECTION THROUGH MUDDY FORD ROAD

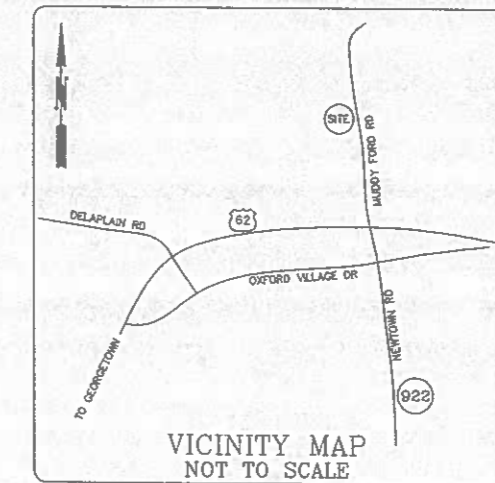
**UTILITY CERTIFICATION**

I HEREBY CERTIFY THAT THE UTILITY EASEMENTS DEPICTED HEREON ARE ADEQUATE TO PROVIDE SERVICE. OWNERS AND PROSPECTIVE OWNERS SHOULD NOTE THAT CUSTOMARY CHARGES APPLY, AND, THAT ADDITIONAL EASEMENTS AND/OR CONCESSIONS MAY BE NECESSARY IN ORDER TO SUPPLY SERVICE.

FOR: BLUEGRASS ENERGY \_\_\_\_\_ DATE \_\_\_\_\_

FOR: KY-AMERICAN WATER Co. \_\_\_\_\_ DATE \_\_\_\_\_

Course	Bearing	Distance
L1	N 86°08'15" W	128.56'
L2	N 31°17'50" W	59.53'
L3	S 86°17'59" W	295.92'
L4	S 37°57'53" W	138.51'



THE PURPOSE OF THIS PLAT IS TO DEPICT THE SUBDIVISION OF THE BECKETT PROPERTY INTO THREE TRACTS; AND, TO TRANSFER PARCEL A TO ADJOINING PROPERTY OF COLEMAN

FURTHER SUBDIVISION OF THIS PROPERTY WILL REQUIRE REVIEW AND APPROVAL BY THE GEORGETOWN-SCOTT COUNTY JOINT PLANNING COMMISSION.

NEW ENTRANCES OFF STATE MAINTAINED ROADS WILL REQUIRE A KY DOT ENTRANCE PERMIT.

ONE NEW ENTRANCE IS PROPOSED.

CURRENT ZONING OF THE SUBJECT PROPERTY IS AGRICULTURAL (A-1).

**NOTE ①**

THE NEW 25' WIDE ACCESS EASEMENT SHALL BE USED FOR TRACTS 7 & 8 ONLY.

UNLESS OTHERWISE DETERMINED BY CONDITIONS OF DEED OR CONTRACT/AGREEMENT SUPERSEDING THIS PLAT, THE PRIVATE ROAD/JOINT ENTRANCE/SHARED ACCESS SHOWN SHALL BE JOINTLY AND EQUALLY MAINTAINED BY THE OWNERS OF TRACTS 7 & 8.

CURRENT LOCAL REGULATIONS RESTRICT THE USE OF ONE ACCESS TO NO MORE THAN THREE TRACTS, UNLESS UPGRADED TO COUNTY ROAD STANDARDS.

NO PREVIOUSLY ESTABLISHED UTILITY EASEMENTS OR DRAINAGE EASEMENTS ARE ELIMINATED OR OTHERWISE ALTERED BY THIS DIVISION.

NO TEMPORARY OR PERMANENT STRUCTURES ARE TO BE CONSTRUCTED IN NOR ENCR OACH UPON ANY DRAINAGE EASEMENT.

THOUGH NOT DEPICTED, A 20 FOOT WIDE GENERAL UTILITY EASEMENT IS TO BE CENTERED ON INTERIOR LOT LINE 7/8 AND LOT LINE 8/9.

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

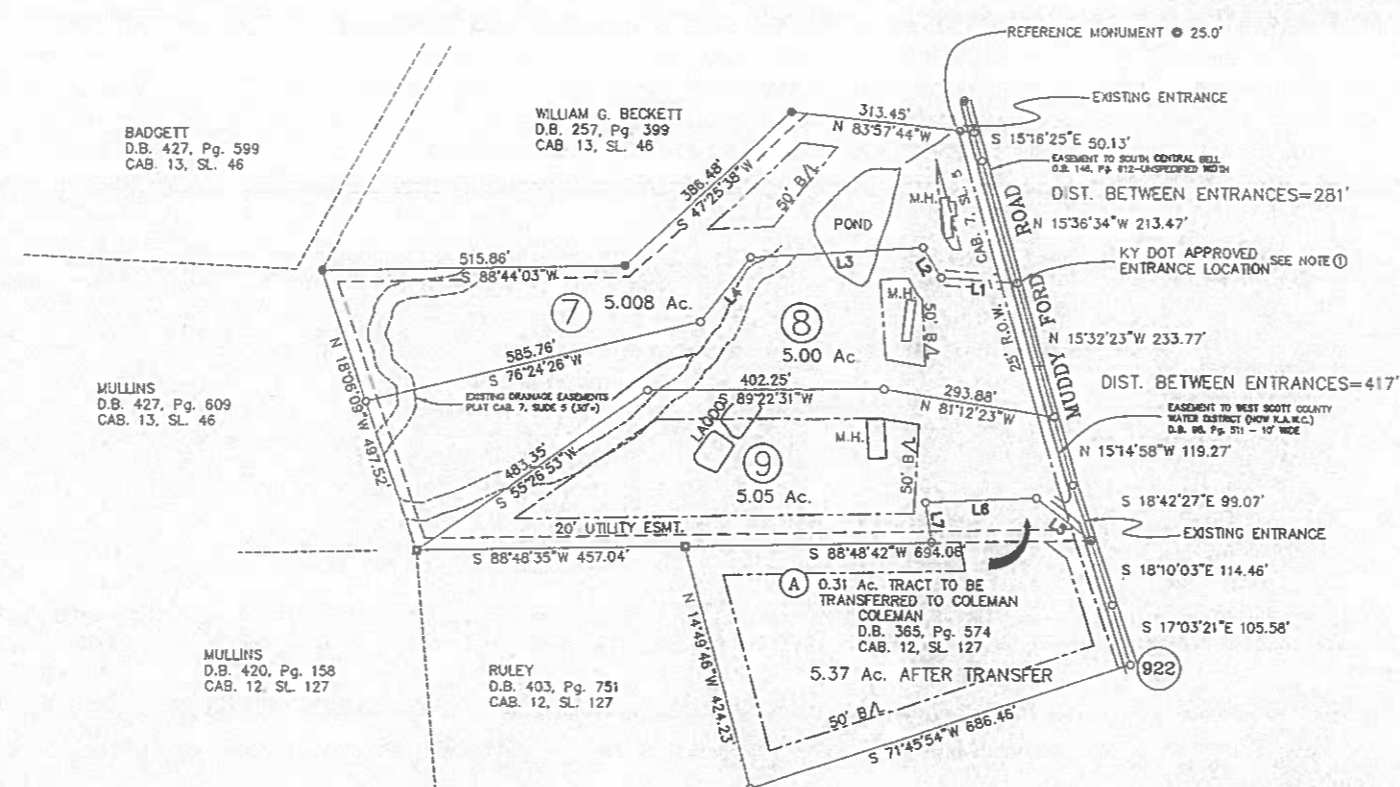
PRELIMINARY—NOT FOR RECORDING OR USE IN TRANSFER

WILLIAM G. BECKETT \_\_\_\_\_ DATE \_\_\_\_\_  
4842 MUDDY FORD ROAD  
GEORGETOWN, KY 40324

I HEREBY ATTEST TO THE FOLLOWING TO THE BEST OF MY KNOWLEDGE, BELIEF, AND ABILITY: THIS PLAT DEPICTS A RURAL CLASS SURVEY MADE BY MYSELF USING THE METHOD OF RANDOM TRAVERSE WITH AN ERROR-OF-CLOSURE OF 1:8251 AND AN ANGULAR ERROR OF 00-00'-01". BEARINGS AND DISTANCES HAVE NOT BEEN ADJUSTED FOR CLOSURE. BASIS OF BEARINGS SHOWN IS KY STATE PLANE NORTH ZONE AS DETERMINED BY STATIC GPS. DATE OF FIELD SURVEY WAS MAY 7, 2018.

PRELIMINARY—NOT FOR RECORDING OR USE IN TRANSFER

Wm. JOEL DAY, P.L.S. No. 2536 \_\_\_\_\_ DATE \_\_\_\_\_

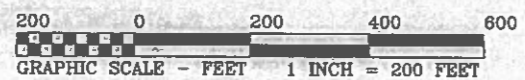
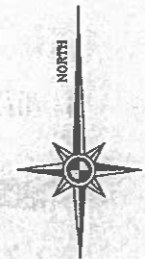


Course	Bearing	Distance
L5	N 52°56'19" W	118.13'
L6	S 87°30'38" W	188.61'
L7	S 08°36'56" E	68.36'

OWNER—TRACTS 7, 8, 9  
WILLIAM G. BECKETT  
D.B. 257, Pg. 399  
CAB. 13, SL. 46

**LEGEND**

- ⊙ 1/2" x 18" STEEL REBAR W/D CAP MARKED "MERIDIAN/LS2536" SET
- ⊙ 1/2" IRON BAR FOUND—"TEJ/LS2586"
- ⊙ SURVEYOR'S MAG-NAIL-FOUND
- ⊙ 1/2" x 18" STEEL REBAR W/D CAP MARKED "REFERENCE/LS2536" SET



**MERIDIAN ASSOCIATES, LLC**  
SURVEYORS  
120 EAST MAIN STREET, GEORGETOWN, KY 40324  
TELEPHONE (502) 863-6070 - jdaypis@gmail.com

FEBRUARY 23, 2022

STATE OF KENTUCKY  
WM. JOEL DAY  
2536  
LICENSED PROFESSIONAL LAND SURVEYOR

FINAL SUBDIVISION PLAT OF  
**BECKETT PROPERTY**  
4842 MUDDY FORD ROAD, GEORGETOWN, SCOTT COUNTY, KENTUCKY  
WILLIAM G. BECKETT - D.B. 257, Pg. 399 - CAB. 7, SLIDE 5  
THIS PLAT REPRESENTS A BOUNDARY SURVEY & COMPLIES WITH 201 KAR 18:150

NOT VALID UNLESS THIS PRINT CARRIES THE ORIGINAL SEAL AND SIGNATURE

**SINGER PROPERTY  
PRELIMINARY SUBDIVISION PLAT & DEVELOPMENT PLANS**

**Staff Report to the Georgetown-Scott County Planning Commission  
APRIL 14, 2022**

**FILE NUMBER:** PSP-2022-14,  
PDP-2022-15, &  
PDP-2022-24

**PROPOSAL:** Preliminary Subdivision  
Plat for 74 single-family lots  
and 151 townhome lots.

Preliminary Development  
Plans for 151 townhome  
units, a 90 unit senior living  
building, clubhouse, pool,  
and dog park.



**LOCATION:** 822 Cincinnati Road

**APPLICANT:** Anderson Communities

**CONSULTANT:** Steve Garland  
Prime AE Group, Inc

**STATISTICS:**

Current Zone	R-2 PUD (Medium Density Residential)
Surrounding Zone(s)	A-1, R-3, & P-1B
Site Acreage	Total: 57.63 acres (R.O.W. Area: 6.9 acres; Net Area: 50.73 acres)
Proposed Development	74 Single Family Lots; 151 Townhomes; 90 Senior Apartments
Net Density	11.45 units/net acre (Overall net density established at ZMA-2021-12)
Access	Cincinnati Pike (US 25)
PUD Waivers	1. Minimum width for single-family lots of 45 feet, depending on location. 2. Parking for senior living at one space per unit. 3. Setbacks of 20 feet for side and rear of single-family houses from centerline of access easements for multi-frontage lots.

**BACKGROUND:**

The Project Site is a 57.63-acre area on the west side of Cincinnati Road (US 25). The Project Site is adjacent to the Cardome Property and the Colony neighborhood. The Project Site is not the entirety of the farm. The house, accessory structures, and 11.3 acres are proposed to remain zoned A-1 and are not part of this application.

The Project Site was rezoned and annexed into the City of Georgetown in November of 2021. At the zone change, the Planning Commission granted approval of several waivers as part of the PUD (Planned Unit Development). Those waivers included:

1. Reduce the minimum single family lot size to 5,000 square feet.
2. Increase the maximum number of townhome units per building to 7, and the maximum number of units per building for the senior apartments to 90.
3. Decrease the minimum lot width for townhomes to 72 feet for 3 units plus 20 feet for each additional unit.
4. Decrease the minimum front yard setbacks to 10 or 20 feet depending on location.
5. Decrease the rear yard setback to 20 feet.

**PRELIMINARY SUBDIVISION PLAT REVIEW (PSP-2022-14):***Rear-Access Lots (Lots 2-12, 15-16, & 62-79):*

The plat shows 31 smaller, rear-access, single-family lots. These lots will be served by a series of private roads (Roads B, C, & D). The smallest lot (Lot 2) is shown to be 4,763.2 SF and the average lot size is 6,779 SF. At the zone change, the Applicant requested a minimum single-family lot size of 5,000 square feet. Almost all of these lots are functionally smaller than their listed size since they will contain the private roadway and sidewalks serving these lots in their listed acreage. Including the sidewalk and private roads in the lot area is possibly the only way several of these lots could meet the 5,000 SF minimum the Applicant requested. Any lots under 5,000 square feet will not be approved for residential uses. In a typical development, single-family lots are functionally larger than their listed size since the sidewalks and utility strip are not counted in the lot area.

Homes on these lots would presumably have driveways and garages to handle off-street parking requirements. Additionally, the Applicant is proposing parking lot areas on lots 1 and 13. The Applicant will need to demonstrate that emergency services and trash pickup can navigate all vertical and horizontal curves through these private streets.

The Applicant is requesting that the setbacks for these lots, where they adjoin the private streets, be measured as 20 feet from the centerline of the private street, rather than being set back from the private easement boundary. If approved, the effect of this request would be to allow homes on lots 3, 4, 12, and 15 to be built as close as 2.5 feet from the sidewalk for Road B & D. This would be an unusual design for this area to have buildings close enough to the sidewalk that a pedestrian could reach out and touch a building from the sidewalk. Staff would recommend still measuring the setback from the edge of the sidewalk, but the buildings should be setback further than 2.5 feet. If the Planning Commission grants a reduction in the setbacks from the private streets for these lots, staff would recommend the setback be at least 10 feet measured from the sidewalk edge.



The Applicant is also requesting lot widths as small as 45 feet for these lots. With 7.5 ft. side yard setbacks on each side, the buildable width of these lots would be 30 feet. The Applicant may have building layouts that meet these width criteria.

Between the zone change and the Preliminary Subdivision Plat, many waivers have been requested as part of the PUD to make these proposed lots functional. Even with the various waivers, it would seem that any houses constructed on these lots will be pretty tight to the building lines. This does not leave room for buildings to be shifted to address unexpected issues, additions to be made, or patios to be covered. The Applicant and the Planning Commission need to be very sure that these lots are functional not only for their intended use today, but also for the future. These lots may be sold individually or as a whole at some point in the future, so whether the current owner/developer is confident they are viable is not the only consideration. If approved as proposed in this application, staff will not support any additional variances to these lots, because they are too small to reasonably allow for further reduced setbacks. This will need to be clearly noted on any recorded plats for this area.

Staff still has questions about the practicality of lots 62-79 having houses facing north. The adjoining property is planned for urban residential use. When that site develops, the homes proposed on lots 62-79 would face the backyards of future homes or parking lots of multi-family on that site rather than the agricultural property it is today. It does not seem to make sense to allow these lots to face adjoining property when it is inevitable that this will create issues in the future. At a minimum, there should be a 10 ft. landscaping buffer along the boundary between lots 62-79 and the adjoining property to the north. This buffer should be similar to the buffers required between multi-family developments and single-family zoned property (Row 8 in Section 6.12 of the Landscape Ordinance). This buffer would help to provide some privacy for the adjoining property owner and any future owners.

*Front-Access Lots (Lots 17-18, 20-39, & 41-61):*

The plat shows 43 typical suburban single-family lots. These lots are proposed to be served by public roads (Roads A, E, & J). The smallest lot (Lot 33) is shown to be 6,032 SF and the average lot is 7,948 SF. There are some portions of lots 31-39 that may be non-buildable, but adequate geotechnical analysis has not been provided to staff at this time to determine the boundaries of the non-buildable area.

The front yard setbacks on lots 18, 20, & 35 need to be adjusted to show a 20 ft. setback from all road frontages.

The Applicant has requested a reduced minimum lot width for all single-family lots. These lots all appear to have a 55 ft. minimum width, which staff supports. The proposed streets for this area are all public and proposed to be a width that allows parking on one side.

*Townhome Lots (Lots 81-133, 136-167, 172-182, 184-205, 207-216, & 218-241):*

The plat shows 151 townhome lots. The lots comply with the PUD waiver from the zone change requiring 72 feet of width for three units and 20 feet of additional width for each unit above 3 for each building. The units will be divided among 26 buildings. Most of the townhome lots are designed to allow the units to have the garages in the rear. Lots 194-205 are proposed to be served by parking spaces off a public road.

Lot 232 is drawn like a townhome lot but is not planned for a residential unit. It should not be platted like the townhome lots on the Final Plat.

*Transportation Network:*

The plat proposes a series of public roads (Roads A, E, F, G, H, & J). Road A provides the development with access to US 25 (Cincinnati Pike). It is proposed as a boulevard section when entering the site, and progressively reduces in size and capacity to a collector and ultimately a continuous as it runs westward into the site where it will handle less traffic. Staff has expressed concerns about some of the preliminary road profiles submitted for review. In several cases, the proposed changes in grades do not meet the requirements of our regulations.

Road F needs to be a continuous section for its entire length. Staff also has concerns about the grades and proposed location of proposed Road F. This proposed road would stub to the adjoining property to the south at an impractical location. The stub is in an area on the adjoining property with very steep slopes, and road construction and maintenance may adversely impact North Elkhorn Creek. Staff has an obligation to ensure that proposed public roads are viable and will be cost-effective for the city to maintain in future. A road stub at the location shown as part of Road F is not acceptable to staff.

There are sidewalks proposed on the public and private roadway to allow for pedestrian access.

The plat does show roadway improvements to US 25, including the addition of turn lanes for vehicles entering the development. The Applicant will also need to provide a sidewalk along US 25 as part of the roadway improvements.

*Additional Comments:*

There was an issue raised at the time of the zone change about a 30 ft. easement/passway along the eastern property line for the adjoining property owner to the south. This passway/easement is not shown on the Preliminary Subdivision Plat. Staff believes there is pending litigation regarding the passway/easement, but is unclear about why it is not shown on any of the submitted plans. The Subdivision and Development Regulations call for all easements to be shown on preliminary plats and plans.

The preliminary grading plan shows a very substantial cut is proposed for the entrance to the development. The Applicant is proposing large retaining walls on both sides of Road A coming into the site. A large retaining wall is proposed along the eastern side of the property to raise up the eastern side of the rear access single family lots. Off-site grading appears to be proposed along the proposed dog park and Section 3 of the townhomes. Some of the proposed cluster mailbox locations are proposed in steeply graded areas. The grading plan also shows some steep slopes proposed for lots 31-39.

The Applicant has not yet adequately addressed how stormwater quality and quantity will be handled with this development. The sinkhole areas need to be protected and the flows into these features cannot be increased. Geotechnical analysis of all sinkhole/karst features on the site is incomplete at this time. Much of the stormwater for the single-family area is proposed to be piped across US 25 to the Elkhorn Creek without any treatment. Stormwater from the remainder of the development is proposed

to be brought to the southern portion of the site for detention and infiltration. All stormwater management for the proposed plat/plans will need to meet all requirements of the Stormwater Manual.

**TOWNHOMES NORTH & CLUBHOUSE DEVELOPMENT PLAN (PDP-2022-15):**

The Townhomes North area consists of two sections of townhomes. All the units are proposed to have rear access two-car garages, be 2-story, and 2-bedrooms. Both sections will each have two dumpster locations for trash collection. The separation between townhome buildings will need to be a minimum of 6 feet and average 15 feet over the length of the separation in accordance with the Subdivision & Development Regulations (Section 1015(A)).

Section 1 has buildings 13-17 for a total of 32 units. Buildings 14-17 will face public streets creating a nice streetscape through the development. Building 13 will face the parking lot for the clubhouse. There is adequate parking shown to meet the requirements of this section.

Section 2 has buildings 18-26 for a total of 53 units. Buildings 18-20 will face Road G. Buildings 21-23 will face Buildings 24-26 creating a nice courtyard area between them. There is adequate parking shown to meet the requirements of this section.

The clubhouse and pool area are proposed at the transition area between the single-family residences and the townhome development. The clubhouse itself is proposed to be a single story 3,600 square feet building. The proposed pool is at the intersection of two of the development's main roads without much screening. The clubhouse will have a parking area with 27 spaces.

This area has two large sinkhole areas that are identified on the Development Plan and have been set aside as open space. Combined these two areas are about 5.5 acres of open space.

Vehicular access to all the townhome units is proposed through private streets providing access to the garages. The private streets are proposed to be 24 ft. wide without on street parking. Pedestrian access through the development is provided through a network of 5 ft. wide sidewalks. Additionally, there is an 8 ft. wide path proposed looping around the Clubhouse Park area and running south towards Road F on both sides of section 1 of the townhomes.

This preliminary plan complies with landscaping requirements for property perimeter, VUA perimeter, interior VUA landscaping, and canopy requirements.

**TOWNHOMES SOUTH & SENIOR LIVING DEVELOPMENT PLAN (PDP-2022-24):**

The Townhomes South area consists of two sections of townhomes. All the units are proposed to be 2-story and 2-bedrooms. The separation between townhome buildings will need to be a minimum of 6 feet and average 15 feet over the length of the separation in accordance with the Subdivision & Development Regulations (Section 1015(A)).

Section 3 has buildings 1- 5 for a total of 27 units. Buildings 1, 2, & 5 will face public streets creating a nice streetscape through the development. Buildings 3 & 4 will face open space between the development and the adjoining property to the east. All the units in this section will have rear access 2-car garages. There is adequate parking shown to meet the requirements of this section. A central dumpster is proposed to serve these buildings.

Section 4 has buildings 6-12 for a total of 39 units. Buildings 6, 9, & 10 will face public roads. Buildings 7 & 8 will face proposed parking lots for the future apartment units. Buildings 11 & 12 will face parking spaces. A central dumpster location is proposed to serve these buildings. Buildings 6-10 will have rear access 2-car garages. Buildings 11 & 12 have unacceptable proposed parking as discussed later.

The Senior Living building is proposed to be a 90,000 SF building 3 stories tall. The building is setback a sufficient distance from adjoining properties in accordance with the Schedule of Dimension Area Regulations. The building is proposed to have 90 dwelling units. The Applicant has requested that parking minimums for this portion of the development be set at one space per unit, rather than being based on the number of bedrooms. Staff is supportive of this request. The Development Plan proposes a total of 99 parking spaces for this development through a mixture of garages and parking spaces.

Vehicular access to most of the townhome units is proposed through private streets providing access to the garages. The private streets are proposed to be 24 ft. wide without on street parking. Pedestrian access through the development is provided through a network of 5 ft. wide sidewalks. Additionally, there is an 8 ft. wide path proposed to run along the west side of Road H.

Staff has never been supportive of the proposed parking arrangement for buildings 11 & 12. Staff objected to this even on the concept plan submitted as part of ZMA-2021-12. It creates an unsafe driving condition on a public roadway to allow parking spaces to directly access the public road. Public roads should only allow vehicles ingress and egress at predictable locations. There is no place in the Subdivision and Development Regulations that allows for the construction of a public road with parking spaces that directly access it. Further, a parking arrangement of this type violates several requirements for parking areas spelled out in Section 1005 (C) of the Subdivision & Development Regulations. Without compliant parking, staff recommends against allowing buildings 11 & 12.

This preliminary plan complies with landscaping requirements for VUA perimeter, interior VUA landscaping, and canopy requirements. Staff did not provide this comment at TRC, but a landscaping buffer is required between this site (zoned for multi-family) and the adjoining property to the south. This buffer would need to be in accordance with row 8 of Section 6.12 of the Landscape Ordinance.

The Development Plan also shows about a half-acre fenced dog park area at the intersection of Road A and Road F.

### **RECOMMENDATION:**

Staff recommends the Planning Commission recommend **approval** of the Preliminary Subdivision Plat and Preliminary Development Plans. Should the Planning Commission recommend approval, staff suggests approving the following waivers and adding the following conditions of approval.

#### Waivers:

1. Minimum width for single-family lots of 45 feet, depending on location.
2. Parking for senior living at one space per unit.
3. Setbacks of 10 feet for side and rear of single-family houses from the edge of the sidewalk for multi-frontage rear access lots.



Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. The Planning Commission shall not approve more than 150 dwelling units to be constructed until the development has at least two connections to off-site public roads.
3. The Applicant shall construct turn lanes, as described in the Traffic Impact Study, as part of the first Development Plan/Subdivision Plat for the Project Site.
4. The Applicant shall construct a sidewalk along the site's frontage on US 25.
5. A note shall be placed on any plat creating rear-access single-family lots that staff will not approve variances on these lots in future.
6. A landscaping buffer, as described in Section 6.12, row 8, of the Landscaping Ordinance, shall be established between lots 62-79 and the adjoining property to the north.
7. Lot 232, as shown on the Preliminary Subdivision Plat, shall not be platted as a residential lot.
8. The proposed public road connection to the adjoining property to the south is unacceptable. Such a connection shall be located at a point which avoids steep slopes and minimizes potential impacts to North Elkhorn Creek.
9. All recorded easement shall be shown on all development plans and plats.
10. Townhouse buildings shall average 15 feet of separation between buildings.
11. Parking spaces with direct access to the public road are prohibited.
12. Buildings 11 & 12 shall not be constructed unless off-street parking can be provided in a manner allowed by the Subdivision & Development Regulations.
13. All retaining walls must be located outside of the right-of-way, obtain building permits, and be certified by a structural engineer.
14. Any revisions or amendments to the approved Preliminary Subdivision Plat/Development Plans shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
15. Prior to (as part of) the Final Subdivision Plat and Development Plan approvals, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
16. Prior to any construction or grading, a Construction Plans/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.
17. The Final Subdivision Plat and Development Plans shall comply with all stormwater management requirements according to the current Stormwater Manual including a post-construction stormwater management BMP O&M agreement.
18. Preliminary Subdivision Plat and Development Plan approval is valid for two years, subject to the requirements of Articles 306 and 406 section A of the *Subdivision and Development Regulations*.
19. The Construction Plans/Final Development Plan shall have a specie specific Landscaping Plan in compliance with the *Landscaping & Land Use Buffers Ordinance*. This shall include a buffer along the southern property line.



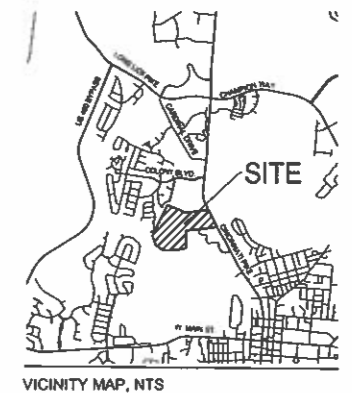
**PROJECT:**  
SINGER PROPERTY  
822 CHINCINNATI ROAD  
GEORGETOWN, KENTUCKY  
ANDERSON COMMUNITIES  
1255 PROVIDENCE PLACE PARKWAY  
LEXINGTON, KY 40511  
P: (858) 231-0099 - F: (858) 231-9726

**PROJECT NO.:** 21523  
**DATE:** MARCH 2022  
**DRAWN BY:** AG  
**CHECKED BY:** SG

**DESCRIPTION OF REVISION**

**PRELIMINARY SUBDIVISION PLAT  
DRAWING INDEX**

**SHEET NO.**  
**PSP**



**GENERAL NOTES**

- STORM SEWERS, STORM WATER RETENTION BASINS, AND SANITARY SEWERS SHALL MEET THE SPECIFICATIONS AND APPROVAL OF GMSWS.
- 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 SOIL IN ORDER TO PREVENT EROSION.
- THIS PLAN SHALL NOT BE USED AS BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED ON A RECORDED SUBDIVISION PLAT.
- GRADING, BUILDING FINISH FLOOR ELEVATIONS & HANDICAP PARKING SPACE LOCATIONS ARE SUBJECT TO CHANGE BASED ON FINAL CONSTRUCTION PLANS.
- THE FOLLOWING WAIVERS HAVE BEEN APPROVED BY THE PLANNING COMMISSIONS PER ZMA-2021-12 SEPTEMBER 9, 2021 UNDER THE P.U.D. ZONING OVERLAY.
  - REDUCE THE MINIMUM SINGLE FAMILY LOT SIZE TO 5,000 SQUARE FEET.
  - INCREASE THE MAXIMUM NUMBER OF TOWNHOME UNITS PER BUILDING TO 7, AND THE MAXIMUM NUMBER OF UNITS PER BUILDING FOR THE SENIOR APARTMENTS TO 50.
  - DECREASE THE MINIMUM LOT WIDTH FOR TOWNHOMES TO 72 FEET FOR 3 UNITS PLUS 20 FEET FOR EACH ADDITIONAL UNIT.
  - DECREASE THE MINIMUM FRONT YARD SETBACK TO 10 OR 20 FEET DEPENDING ON LOCATION.
  - DECREASE THE REAR YARD SETBACK TO 20 FEET.
- ZONING FOR THE SUBJECT PROPERTY WAS PASSED BY THE CITY COUNCIL PER ORDINANCE NO. 2021-18, NOVEMBER 22, 2021 AND ANNEXED INTO THE CITY OF GEORGETOWN PER ORDINANCE NO. 2021-17, NOVEMBER 22, 2021.
- CONFLICTS WITH EXISTING WATER LINES & SANITARY SEWERS TO BE ADDRESSED ON CONSTRUCTION PLANS AND DURING THE DEVELOPMENT OF THE LOTS AND STREETS.

**UTILITY EASEMENT DESCRIPTION**

EASEMENTS GRANT AND COVEY TO THE KENTUCKY UTILITIES COMPANY, BELL SOUTH COMPANY, AND OTHER APPROPRIATE UTILITY COMPANIES, THEIR SUCCESSORS, ASSIGNS, AND LESSEES, THE RIGHT TO TRIM OR REMOVE ANY AND ALL TREES, STRUCTURES AND OBSTACLES LOCATED ON THE EASEMENTS OR IN SUCH PROXIMITY THERETO THAT IN FALLING THEY MIGHT INTERFERE WITH THE OPERATION AND MAINTENANCE OF SAID FACILITIES. NO BUILDING OR OTHER STRUCTURE SHALL BE ERECTED, AND NO LANDFILL OR EXCAVATION OR OTHER CHANGE OF GRADE SHALL BE PERFORMED, UPON THE SAID EASEMENT AFTER INSTALLATION OF FACILITIES. THE RIGHT OF INGRESS AND EGRESS IS HEREBY GRANTED TO USERS OF THE UTILITY EASEMENT AS REQUIRED TO CONSTRUCT, OPERATE, MAINTAIN AND REINFORCE FACILITIES WITHIN SAID EASEMENTS. ALL LOT LINES NOT INDICATING EASEMENTS WILL HAVE A 5' EASEMENT ON EACH SIDE OF THE LOT LINE UNLESS OCCUPIED BY A RESIDENTIAL STRUCTURE.

**DRAINAGE EASEMENT DESCRIPTION**

DRAINAGE EASEMENTS CONTAIN STORMWATER CHANNELS, STORMWATER STORAGE AREAS / FACILITIES, AND ACCESS RIGHTS FOR MAINTENANCE OF SUCH FACILITIES. NO CHANNEL ALTERATION OR CONSTRUCTION THAT WOULD OBSTRUCT THE FLOW OF STORMWATER IS ALLOWED. THERE SHALL BE NO STORAGE OR DISPOSAL OF GRASS CLIPPINGS, TRASH, DEBRIS, OR OTHER POTENTIAL OBSTRUCTIONS THAT MAY WASH INTO STORMWATER CHANNELS OR STORAGE AREAS.

**CERTIFICATION OF OWNERSHIP AND DEDICATION:**

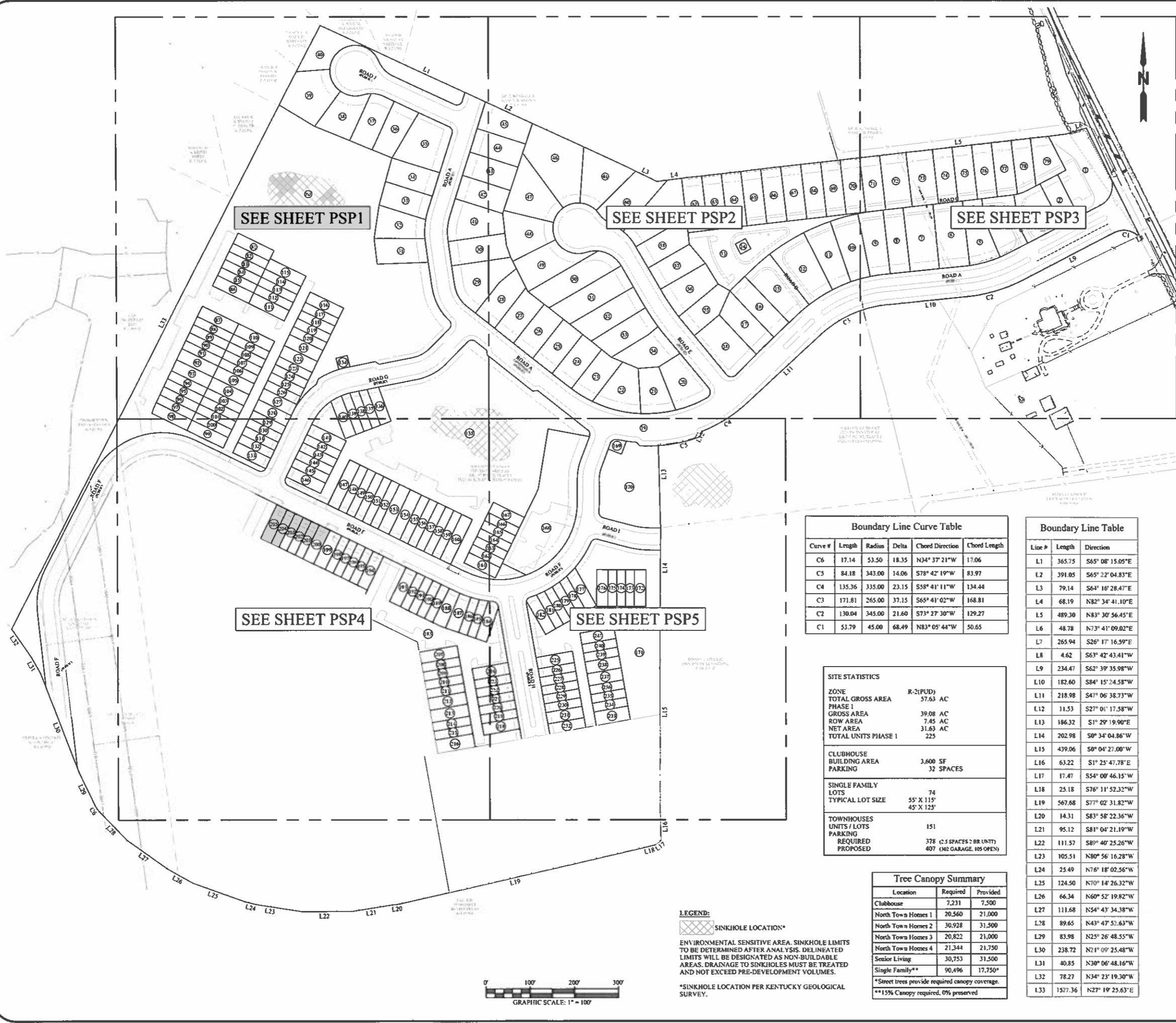
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAT PLAN OF THE DEVELOPMENT WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN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

SIGNATURE OF OWNER OR OWNERS \_\_\_\_\_ DATE \_\_\_\_\_

**OWNER:**  
WILLIAM D.J. SINGER  
607 SOUTH BROADWAY  
GEORGETOWN, KY 40324

**APPLICANT:**  
ANDERSON COMMUNITIES, INC.  
1255 PROVIDENCE PLACE PARKWAY  
SUITE 250  
LEXINGTON, KENTUCKY 40511

**PURPOSE OF PLAN:**  
TO SHOW PHASE I DEVELOPMENT OF THE PROPERTY.



**Boundary Line Curve Table**

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C6	17.14	53.50	18.35	N34° 37' 21" W	17.06
C5	84.18	343.00	14.06	S78° 42' 19" W	83.97
C4	135.36	335.00	23.15	S58° 41' 11" W	134.44
C3	171.81	265.00	37.15	S65° 41' 02" W	168.81
C2	130.04	345.00	21.60	S73° 27' 30" W	129.27
C1	53.79	45.00	68.49	N83° 05' 44" W	50.65

**Boundary Line Table**

Line #	Length	Direction
L1	365.75	S65° 08' 15.05" E
L2	391.05	S65° 22' 04.83" E
L3	79.14	S64° 16' 28.47" E
L4	68.19	N82° 34' 41.10" E
L5	489.30	N83° 30' 56.45" E
L6	48.78	N73° 41' 09.02" E
L7	265.94	S26° 17' 16.59" E
L8	4.62	S63° 42' 43.41" W
L9	234.47	S62° 39' 35.98" W
L10	182.60	S84° 15' 24.59" W
L11	218.98	S47° 06' 38.73" W
L12	11.53	S27° 01' 17.58" W
L13	186.32	S1° 29' 19.90" E
L14	202.98	S0° 34' 04.86" W
L15	439.06	S0° 04' 27.00" W
L16	63.22	S1° 25' 47.78" E
L17	17.47	S54° 00' 46.15" W
L18	25.18	S76° 11' 52.32" W
L19	567.68	S77° 02' 31.82" W
L20	14.31	S83° 58' 22.36" W
L21	95.12	S81° 04' 21.19" W
L22	111.57	S89° 40' 25.26" W
L23	105.51	N80° 56' 16.28" W
L24	25.49	N76° 18' 02.56" W
L25	124.50	N70° 14' 26.32" W
L26	66.34	N60° 52' 19.82" W
L27	111.68	N54° 43' 34.38" W
L28	89.65	N43° 47' 52.63" W
L29	83.98	N25° 26' 48.55" W
L30	238.72	N21° 09' 25.48" W
L31	40.85	N30° 06' 48.16" W
L32	78.27	N34° 23' 19.30" W
L33	1527.36	N27° 19' 25.63" E

**SITE STATISTICS**

ZONE	R-2(PUD)
TOTAL GROSS AREA	57.63 AC
PHASE I GROSS AREA	39.08 AC
ROW AREA	7.45 AC
NET AREA	31.63 AC
TOTAL UNITS PHASE I	225
CLUBHOUSE BUILDING AREA	3,600 SF
PARKING	32 SPACES
SINGLE FAMILY LOTS	74
TYPICAL LOT SIZE	55' X 115' 45' X 125'
TOWNHOUSES UNITS / LOTS	151
PARKING REQUIRED	378 (2.5 SPACES PER UNIT)
PROPOSED	407 (302 GARAGE, 105 OPEN)

**Tree Canopy Summary**

Location	Required	Provided
Clubhouse	7,231	7,500
North Town Homes 1	20,560	21,000
North Town Homes 2	30,928	31,500
North Town Homes 3	20,822	21,000
North Town Homes 4	21,344	21,750
Senior Living	30,753	31,500
Single Family**	90,496	17,750*

\*Street trees provide required canopy coverage.  
\*\*15% Canopy required, 0% preserved

**LEGEND:**  
 SINKHOLE LOCATION\*  
 ENVIRONMENTAL SENSITIVE AREA. SINKHOLE LIMITS TO BE DETERMINED AFTER ANALYSIS. DELINEATED LIMITS WILL BE DESIGNATED AS NON-BUILDABLE AREAS. DRAINAGE TO SINKHOLES MUST BE TREATED AND NOT EXCEED PRE-DEVELOPMENT VOLUMES.  
 \*SINKHOLE LOCATION PER KENTUCKY GEOLOGICAL SURVEY.



P:\2022\21523 - PSP\Drawings\21523 - PSP.dwg  
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 User: wdsinger







PROJECT: SINGER PROPERTY  
822 CINCINNATI ROAD  
GEORGETOWN, KENTUCKY  
ANDERSON COMMUNITIES  
1255 PROVIDENCE PLACE PARKWAY  
LEXINGTON, KY 40511  
P: (859) 231-0098 - F: (859) 231-3726

PROJECT NO.: 211523  
DATE: MARCH 2022  
DRAWN BY: AG  
CHECKED BY: SG

DESCRIPTION OF REVISION

PRELIMINARY SUBDIVISION PLAT

SHEET No. PSP3

SITE STATISTICS	
ZONE	R-2(PUD)
TOTAL GROSS AREA	57.63 AC
PHASE	
GROSS AREA	39.88 AC
ROW AREA	7.45 AC
NET AREA	31.63 AC
TOTAL UNITS PHASE 1	225
CLUBHOUSE BUILDING AREA	3,600 SF
PARKING	32 SPACES
SINGLE FAMILY LOTS	74
TYPICAL LOT SIZE	55' X 115' 45' X 125'
TOWNHOUSES UNITS / LOTS	151
PARKING REQUIRED	378 (25 SPACES/90 UNITS)
PROPOSED	407 (NO GARAGE, 100 OPEN)

**GENERAL NOTES**

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  - REDUCE THE MINIMUM SINGLE FAMILY LOT SIZE TO 5,000 SQUARE FEET.
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**DRAINAGE EASEMENT DESCRIPTION**

DRAINAGE EASEMENTS CONTAIN STORMWATER CHANNELS, STORMWATER STORAGE AREAS / FACILITIES, AND ACCESS RIGHTS FOR MAINTENANCE OF SUCH FACILITIES. NO CHANNEL ALTERATION OR CONSTRUCTION THAT WOULD OBSTRUCT THE FLOW OF STORMWATER IS ALLOWED. THERE SHALL BE NO STORAGE OR DISPOSAL OF GRASS CLIPPINGS, TRASH, DEBRIS, OR OTHER POTENTIAL OBSTRUCTIONS THAT MAY WASH INTO STORMWATER CHANNELS OR STORAGE AREAS.

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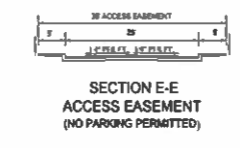
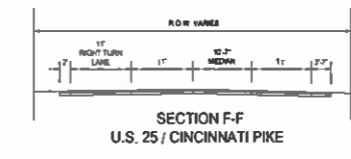
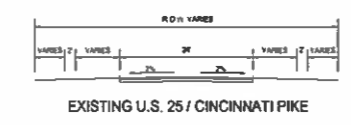
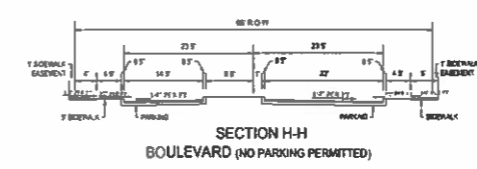
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SIGNATURE OF OWNER OR OWNERS \_\_\_\_\_ DATE \_\_\_\_\_

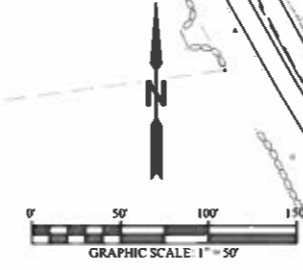
OWNER:  
WILLIAM D.J. SINGER  
607 SOUTH BROADWAY  
GEORGETOWN, KY 40324

APPLICANT:  
ANDERSON COMMUNITIES, INC.  
1255 PROVIDENCE PLACE PARKWAY  
SUITE 250  
LEXINGTON, KENTUCKY 40511

PURPOSE OF PLAN:  
TO SHOW PHASE 1 DEVELOPMENT OF THE PROPERTY.



LOT TABLE		
LOT #	ACRES	SQ. FT.
1	0.38	16694.4
2	0.11	4763.2
3	0.19	8464.0
4	0.20	8894.8
5	0.18	7750.3
6	0.23	10009.5
7	0.22	9656.8
8	0.15	6500.6
9	0.17	7396.0
71	0.13	5529.0
72	0.17	7304.2
73	0.17	7299.3
74	0.13	5518.7
75	0.13	5515.9
76	0.13	5513.1
77	0.13	5506.9
78	0.12	5028.5
79	0.13	5519.4



ROMAN CATHOLIC  
DIOCESE OF LEXINGTON

WILLIAM D.J. SINGER  
822 CINCINNATI PIKE  
DB 397 PG 592, TRACT 1  
11.26 ACRES REMAINING

2022/03/20 11:53 AM  
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 Plot Scale: 1"=50'  
 Plot Orientation: Landscape



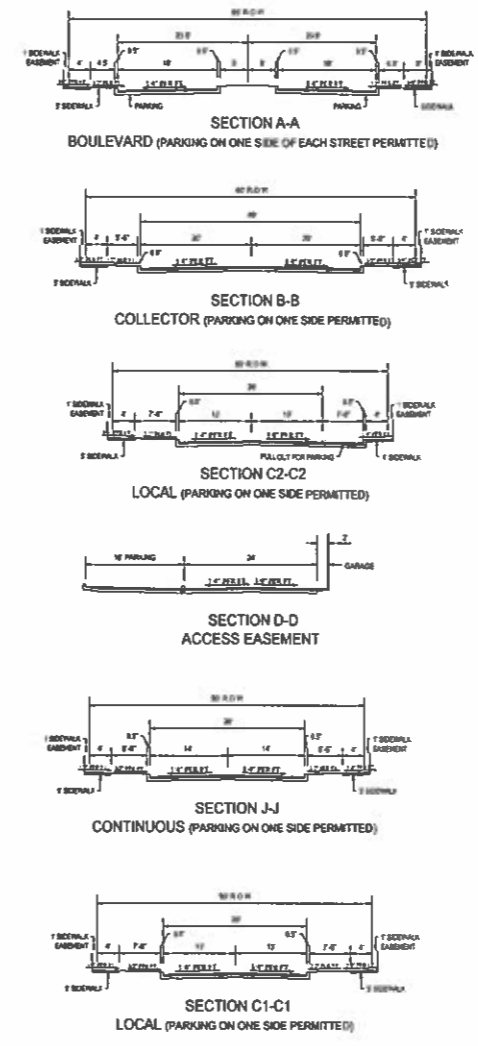




WILLIAM D.J. SINGER  
822 CINCINNATI PIKE  
DB 397 PG 592, TRAC  
11.26 ACRES REMAIN

WILLIAM D.J. SINGER  
822 CINCINNATI PIKE  
DB 397 PG 592, TRACT I  
58.29 ACRES ANNEXATION PARCEL

ROMAN CATHOLIC  
DIOCESE OF LEXINGTON  
P-1B ZONE



SITE STATISTICS	
ZONE	R-2(PUD)
TOTAL GROSS AREA	57.63 AC
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TOWNHOUSES UNITS / LOTS	151
PARKING REQUIRED	378 (2.5 SPACES/2 BR UNITS)
PROPOSED	407 (302 GARAGE, 105 OPEN)

**GENERAL NOTES**

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SIGNATURE OF OWNER OR OWNERS \_\_\_\_\_ DATE \_\_\_\_\_

OWNER:  
WILLIAM D.J. SINGER  
607 SOUTH BROADWAY  
GEORGETOWN, KY 40324

APPLICANT:  
ANDERSON COMMUNITIES, INC.  
1255 PROVIDENCE PLACE PARKWAY  
SUITE 250  
LEXINGTON, KENTUCKY 40511

PURPOSE OF PLAN:  
TO SHOW PHASE I DEVELOPMENT OF THE PROPERTY.

LOT TABLE			LOT TABLE		
LOT #	ACRES	SQ. FT.	LOT #	ACRES	SQ. FT.
19	8.11	353119.0	219	0.04	1655.0
164	0.04	1573.2	220	0.04	1655.0
165	0.04	1572.7	221	0.04	1655.0
166	0.04	1572.2	222	0.04	1655.0
167	0.05	2043.1	223	0.04	1655.0
168	0.72	31158.4	225	0.05	2151.6
169	0.02	878.1	226	0.04	1655.0
170	0.53	23129.3	227	0.04	1655.0
171	1.19	52009.2	228	0.04	1655.0
172	0.05	2151.6	229	0.04	1655.0
173	0.04	1655.0	230	0.04	1655.0
174	0.04	1655.0	231	0.05	2151.6
175	0.04	1655.0	232	0.04	1900.4
176	0.05	2151.6	233	0.06	2467.8
177	0.06	2452.1	234	0.04	1576.9
178	0.04	1779.6	235	0.04	1576.9
179	0.04	1728.2	236	0.04	1576.9
180	0.04	1712.8	237	0.05	2168.2
181	0.04	1733.1	238	0.05	2141.1
182	0.05	2318.8	239	0.04	1576.9
217	3.53	153935.4	240	0.04	1576.9
218	0.05	2151.6	241	0.05	2050.0

**LEGEND:**  
 SINKHOLE LOCATION\*  
 ENVIRONMENTAL SENSITIVE AREA. SINKHOLE LIMITS TO BE DETERMINED AFTER ANALYSIS. DELINEATED LIMITS WILL BE DESIGNATED AS NON-BUILDABLE AREAS. DRAINAGE TO SINKHOLES MUST BE TREATED AND NOT EXCEED PRE-DEVELOPMENT VOLUMES.  
 \*SINKHOLE LOCATION PER KENTUCKY GEOLOGICAL SURVEY.

PROJECT: SINGER PROPERTY, 822 CINCINNATI ROAD, GEORGETOWN, KENTUCKY  
 DATE: MARCH 2022  
 DRAWN BY: ANDERSON COMMUNITIES, 1255 PROVIDENCE PLACE PARKWAY, LEXINGTON, KY 40511  
 CHECKED BY: AG  
 P (606) 231-0099 - F (606) 231-3726

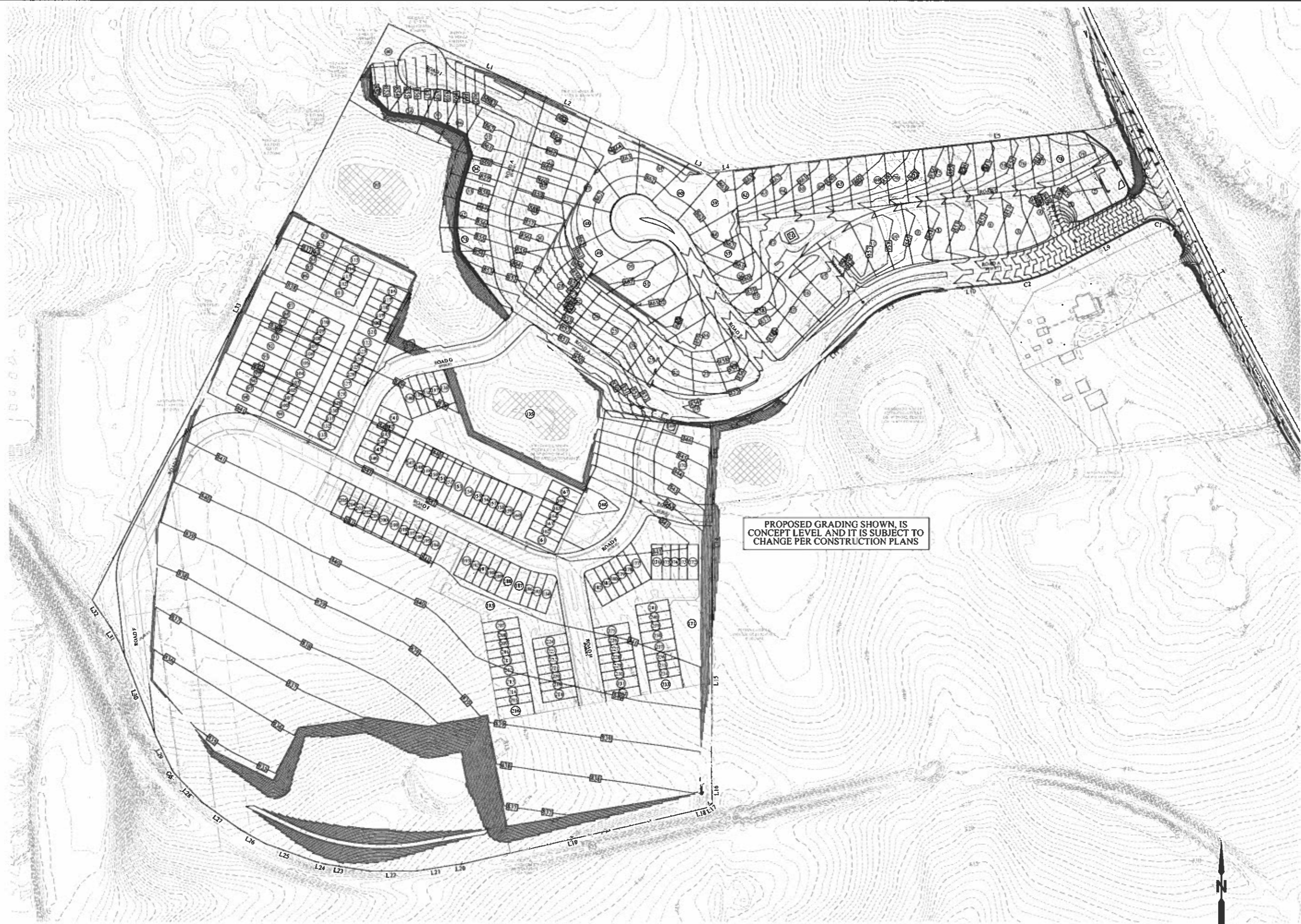
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PRELIMINARY SUBDIVISION PLAN

SHEET NO. PSP5

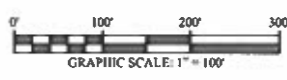


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PROPOSED GRADING SHOWN, IS CONCEPT LEVEL AND IT IS SUBJECT TO CHANGE PER CONSTRUCTION PLANS

LEGEND  
-900- PROPOSED MAJOR CONTOUR  
- PROPOSED MINOR CONTOUR



PROJECT  
SINGER PROPERTY  
822 CINCINNATI ROAD  
GEORGETOWN, KENTUCKY  
ANDERSON COMMUNITIES  
1255 PROVIDENCE PLACE PARKWAY  
LEXINGTON, KY 40511  
P (606) 231-0099 • F (606) 231-3726

PROJECT NO.  
21523  
DATE  
MARCH 2022  
DRAWN BY  
AG  
CHECKED BY  
SCG

DESCRIPTION OF REVISION

PRELIMINARY MASS GRADING

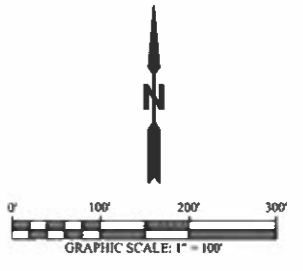
SHEET NO.  
PSP6



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 Scale: 1" = 100'  
 Plot Size: 36" x 48"



- SITE UTILITY PLAN KEYNOTES**
1. PROPOSED WATER LINE
  2. FUTURE WATER LINE
  3. PROPOSED SANITARY SEWER
  4. PROPOSED STORM SEWER
  5. EXISTING WATER
  6. EXISTING SANITARY SEWER



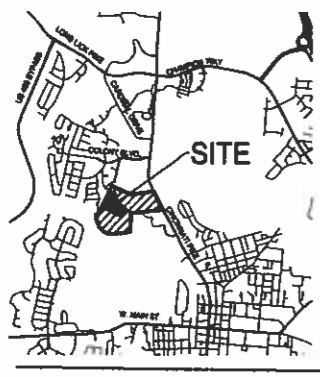
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 SINGER PROPERTY  
 822 CINCINNATI ROAD  
 GEORGETOWN, KENTUCKY  
 ANDERSON COMMUNITIES  
 1255 PROVIDENCE PLACE PARKWAY  
 LEXINGTON, KY 40511  
 P (606) 231-0099 - F (606) 231-3726  
 Owner

**PROJECT NO.:** 21523  
**DATE:** MARCH 2022  
**DRAWN BY:** AG  
**CHECKED BY:** SG

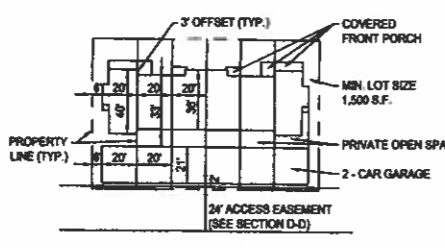
DESCRIPTION OF REVISION

OVERALL UTILITIES EXHIBIT

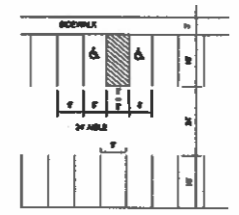
SHEET No.  
**C-100**



VICINITY MAP, NTS



TYPICAL TOWNHOUSE BUILDING



TYPICAL PARKING DETAIL

**SITE STATISTICS**

ZONE	R-2(PUD)
SITE AREA	12.26 AC
ROW AREA	0 AC
NET AREA	12.26 AC
UNITS	85
DENSITY	6.9 UNITS/AC

**CLUBHOUSE**

SITE AREA	0.83 AC
BUILDING AREA	3,600 SF
BUILDING HEIGHT	25 FT 1 STORY
BUILDING COVERAGE	10.0 % 3,600 S.F.
PARKING	27 SPACES
OPEN SPACE	15,813 SF 44.7 %
VIA	12,031 SF
INTERIOR LANDSCAPE AREA (ILA)	
REQUIRED	1,205 SF 10 %
PROVIDED	2,051 SF 17.0 %
PLANTINGS	5 REQUIRED ILA/250 SF
TREE CANOPY	
REQUIRED	7,231 SF 20 %
PROPOSED	7,500 SF 20.7 %
LARGE TREES	10 OR EQUIVALENT

**TOWNHOME NORTH, SECTION 1**

SITE AREA	2.36 AC
BUILDING AREA	42,880 SF
BUILDING HEIGHT	32 FT 2 STORY
BUILDING COVERAGE	20.1 % 21,440 SF
UNITS	32 2 BEDROOM
PARKING	80 SPACES 2.5 SPACES/2 BEDROOM UNIT
REQUIRED	18 OPEN SPACES
PROVIDED	64 GARAGE SPACES
	82 TOTAL SPACES
OPEN SPACE	16,306 SF 17.6 %
VIA	24,054 SF
INTERIOR LANDSCAPE AREA (ILA)	
REQUIRED	2,405 SF 10 %
PROVIDED	2,405 SF 10.3 %
PLANTINGS	10 REQUIRED ILA/250 SF
TREE CANOPY	
REQUIRED	20,560 SF 20 %
PROPOSED	21,000 SF 20.4 %
LARGE TREES	28 OR EQUIVALENT

**TOWNHOME NORTH, SECTION 2**

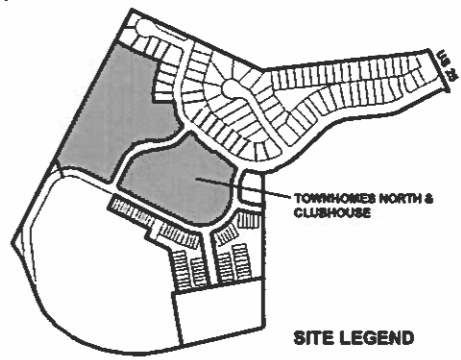
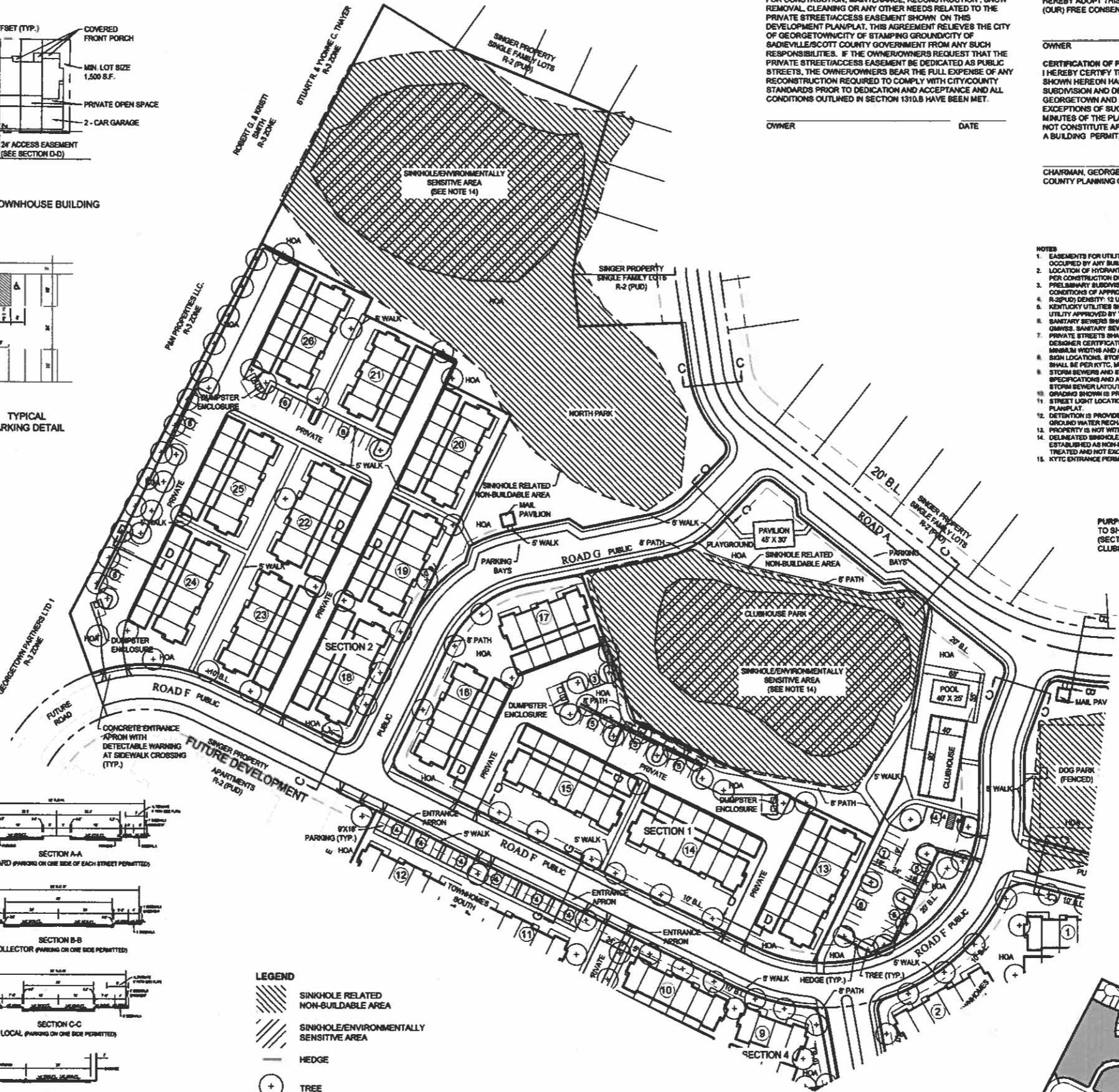
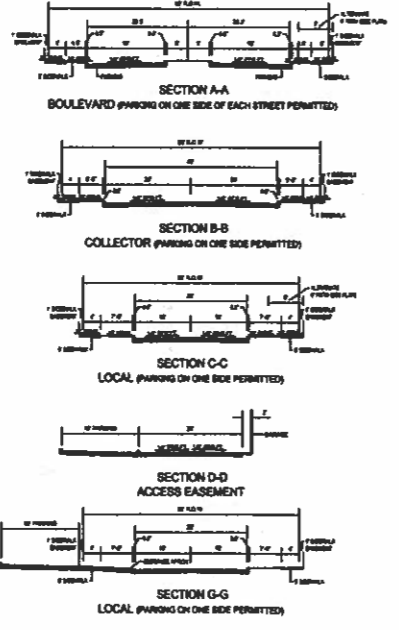
SITE AREA	3.55 AC
BUILDING AREA	71,020 SF
BUILDING HEIGHT	32 FT 2 STORY
BUILDING COVERAGE	23.0 % 35,510 SF
UNITS	53 2 BEDROOM
PARKING	133 SPACES 2.5 SPACES/2 BEDROOM UNIT
REQUIRED	30 OPEN SPACES
PROVIDED	106 GARAGE SPACES
	136 TOTAL SPACES
OPEN SPACE	10,291 SF 8.7 %
VIA	35,815 SF
INTERIOR LANDSCAPE AREA (ILA)	
REQUIRED	3,562 SF 10 %
PROVIDED	4,868 SF 13.7 %
PLANTINGS	15 REQUIRED ILA/250 SF
TREE CANOPY	
REQUIRED	30,028 SF 20 %
PROPOSED	31,500 SF 20.4 %
LARGE TREES	42 OR EQUIVALENT

**CLUBHOUSE PARK/OPEN SPACE**

SITE AREA	2.06 AC
PAVILION	1,350 SF

**NORTH PARK/OPEN SPACE**

SITE AREA	3.43 AC
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**PRIVATE STREET ACCESS EASEMENT MAINTENANCE NOTE:**  
 THE OWNER/OWNERS OF THIS PROPERTY AND ANY SUCCESSORS IN TITLE AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR CONSTRUCTION, MAINTENANCE, RECONSTRUCTION, SNOW REMOVAL, CLEANING OR ANY OTHER NEEDS RELATED TO THE PRIVATE STREET ACCESS EASEMENT SHOWN ON THIS DEVELOPMENT PLAN/PLAT. THIS AGREEMENT RELIEVES THE CITY OF GEORGETOWN/CITY OF STAMPING GROUND/CITY OF SADDLEVILLE/SCOTT COUNTY GOVERNMENT FROM ANY SUCH RESPONSIBILITIES. IF THE OWNER/OWNERS REQUEST THAT THE PRIVATE STREET ACCESS EASEMENT BE DEDICATED AS PUBLIC STREETS, THE OWNER/OWNERS BEAR THE FULL EXPENSE OF ANY RECONSTRUCTION REQUIRED TO COMPLY WITH CITY/COUNTY STANDARDS PRIOR TO DEDICATION AND ACCEPTANCE AND ALL CONDITIONS OUTLINED IN SECTION 1310.8 HAVE BEEN MET.

OWNER \_\_\_\_\_ 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/PLAT OF THE DEVELOPMENT WITH MY (OUR) FREE CONSENT. DEVELOPMENT IS APPROVED AND SIGNED.

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

**CERTIFICATION OF PRELIMINARY PLAN APPROVAL:**  
 I HEREBY CERTIFY THAT THE PRELIMINARY DEVELOPMENT PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS FOR GEORGETOWN AND SCOTT COUNTY, KENTUCKY WITH THE EXCEPTIONS 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 \_\_\_\_\_

- NOTES**
- EASEMENTS FOR UTILITY PURPOSES SHALL EXIST OVER ALL AREAS NOT OCCUPIED BY ANY BUILDING STRUCTURE.
  - LOCATION OF HYDRANTS SHOWN PRELIMINARY. FINAL LOCATION SHALL BE FOR CONSTRUCTION DOCUMENTS.
  - PRELIMINARY SUBDIVISION PLAT (PSP) SHALL CONFORM TO ALL PREVIOUS CONDITIONS OF APPROVAL FROM 20A-2021-12.
  - R-2(PUD) DENSITY: 12 UNITS PER ACRE.
  - KENTUCKY UTILITIES SHALL HAVE BLANKET EASEMENT WITH LOCATION OF UTILITY APPROVED BY THE OWNER.
  - SANITARY SEWERS SHALL MEET THE SPECIFICATIONS AND APPROVAL OF OWNER. SANITARY SEWERS SHOWN ARE PRELIMINARY.
  - PRIVATE STREETS SHALL MEET ALL SUBDIVISION REGULATIONS INCLUDING DESIGNER CERTIFICATION TO PUBLIC STANDARDS, SURETY PROVISION AND MINIMUM WIDTHS AND ACCESSIBILITY STANDARDS.
  - STOP SIGNS, STOP BARS, AND DIRECTIONAL ARROWS SHALL BE PER KYTC, MUTCD, AND LOCAL GUIDELINES.
  - STORM SEWERS AND STORM WATER RETENTION BASINS SHALL MEET THE SPECIFICATIONS AND APPROVAL OF THE PLANNING COMMISSION ENGINEER. STORM SEWER LAYOUT SHOWN IS PRELIMINARY.
  - GRADING SHOWN IS PRELIMINARY.
  - STREET LIGHT LOCATIONS SHALL BE DESIGNATED AT TIME OF FINAL PLAN/PLAT.
  - DETENTION IS PROVIDED OFF SITE AND CONTAIN WATER QUALITY AND GROUND WATER RECHARGE MEASURES.
  - PROPERTY IS NOT WITHIN THE ROYAL SPRING AQUIFER RECHARGE AREA.
  - DELIMITED SINKHOLE/ENVIRONMENTALLY SENSITIVE AREAS WILL BE ESTABLISHED AS NON-BUILDABLE DRIVeways TO SINKHOLES MUST BE TREATED AND NOT EXCEED PRE-DEVELOPMENT VOLUMES.
  - KYTC ENTRANCE PERMIT IS NOT REQUIRED FOR THE TOWNHOUSE AREA.

**PURPOSE OF PLAN:**  
 TO SHOW DEVELOPMENT OF TOWNHOMES NORTH (SECTIONS 1 & 2) AND THE CLUBHOUSE, CLUBHOUSE PARK, AND NORTH PARK.

**OWNER:**  
 WILLIAM D.J. SINGER  
 807 SOUTH BROADWAY  
 GEORGETOWN, KY 40324

**APPLICANT:**  
 ANDERSON COMMUNITES, INC.  
 1255 PROVIDENCE PLACE PARKWAY  
 SUITE 250  
 LEAKINGTON, KENTUCKY 40511  
 858-231-0088

PRELIMINARY DEVELOPMENT PLAN

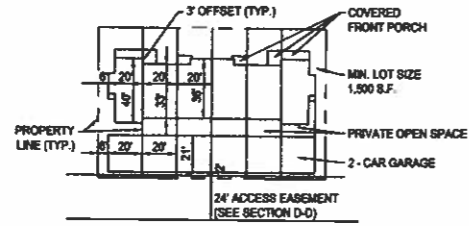
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 PDP-2022-15

**SINGER PROPERTY  
 TOWNHOMES NORTH & CLUBHOUSE**

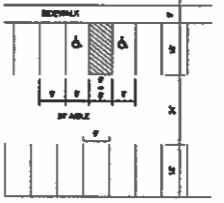
822 CINCINNATI PIKE (A PORTION OF)  
 GEORGETOWN, KENTUCKY

Date: March 1, 2022

**Bennett Partners, Inc.**  
 PLANNING AND LANDSCAPE ARCHITECTURE  
 206 EAST HIGH STREET - SUITE 201 - LEAKINGTON, KY 40507  
 859.381.9697  
 www.bennettpartnersinc.com



TYPICAL TOWNHOUSE BUILDING



TYPICAL PARKING DETAIL

**SITE STATISTICS**

ZONE	R-2(PUD)
SITE AREA	8.93 AC
ROW AREA	0 AC
NET AREA	8.93 AC
UNITS	
TOWNHOMES	88
SENIOR LIVING	90
TOTAL	156
DENSITY	17.5 DU/NET AC

**TOWNHOME SOUTH, SECTION 3**

SITE AREA	2.39 AC
BUILDING AREA	38,180 SF
BUILDING HEIGHT	32 FT 2 STORY
BUILDING COVERAGE	17.4 % 18,000 SF
UNITS	27 2 BEDROOM
PARKING	
REQUIRED	68 SPACES 2.5 SPACES/2 BEDROOM UNIT
PROVIDED	16 OPEN SPACES 54 GARAGE SPACES 70 TOTAL SPACES

**TOWNHOME SOUTH, SECTION 4**

SITE AREA	2.45 AC
BUILDING AREA	52,280 SF
BUILDING HEIGHT	32 FT 2 STORY
BUILDING COVERAGE	24.5 % 28,130 SF
UNITS	39 2 BEDROOM
PARKING	
REQUIRED	96 SPACES 2.5 SPACES/2 BEDROOM UNIT
PROVIDED	45 OPEN SPACES 54 GARAGE SPACES 99 TOTAL SPACES

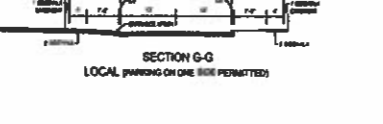
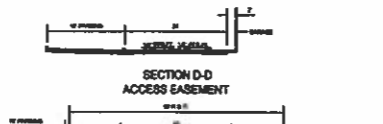
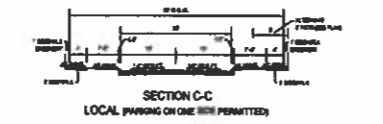
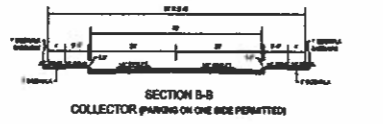
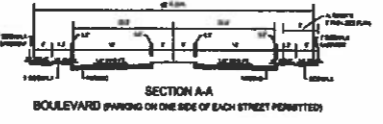
**SENIOR LIVING**

SITE AREA	3.53 AC
BUILDING AREA	90,000 SF
BUILDING HEIGHT	38 FT 3 STORY
BUILDING COVERAGE	19.5 % 30,000 SF
UNITS	90
PARKING	
REQUIRED	90 SPACES 1 SPACES/UNIT
PROVIDED	65 OPEN SPACES 34 GARAGE SPACES 99 TOTAL SPACES

**DOG PARK/OPEN SPACE**

SITE AREA	0.56 AC
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- NOTES**
- EASEMENTS 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 PLAN (PSP) SHALL CONFORM TO ALL PREVIOUS CONDITIONS OF APPROVAL FROM 2004-2021-12.
  - R-2(PUD) DENSITY: 12 UNITS PER ACRE.
  - KENTUCKY UTILITIES SHALL HAVE BLANKET EASEMENT WITH LOCATION OF UTILITY APPROVED BY THE OWNER.
  - SANITARY SEWERS SHALL MEET THE SPECIFICATIONS AND APPROVAL OF OWNER. SANITARY SEWER SHOWN ARE PRELIMINARY.
  - PRIVATE STREETS SHALL MEET ALL SUBDIVISION REGULATIONS INCLUDING DESIGNER CERTIFICATION TO PUBLIC STANDARDS, BURETY PROVISION AND MINIMUM WIDTHS AND ACCESSIBILITY STANDARDS.
  - SIGN LOCATIONS, STOP SIGNS, STOP SIGNS, AND DIRECTIONAL ARROWS SHALL BE PER KYTC, METCO, AND LOCAL ORDINANCES.
  - STORM SEWERS AND STORM WATER RETENTION BASINS SHALL MEET THE SPECIFICATIONS AND APPROVAL OF THE PLANNING COMMISSION ENGINEER. STORM SEWER LAYOUT SHOWN IS PRELIMINARY.
  - GRADING SHOWN IS PRELIMINARY.
  - STREET LIGHT LOCATIONS SHALL BE DESIGNATED AT TIME OF FINAL PLAN/PLAN.
  - DETENTION IS PROVIDED OFF SITE AND CONTAIN WATER QUALITY AND GROUND WATER RECHARGE MEASURES.
  - PROPERTY IS NOT WITHIN THE ROYAL SPRING AQUIFER RECHARGE AREA.
  - DELIMITED SINKHOLE/ENVIRONMENTALLY SENSITIVE AREAS WILL BE ESTABLISHED AS NON-BUILDABLE. DRAINAGE TO SINKHOLES MUST BE TREATED AND NOT EXCEED PRE-DEVELOPMENT VOLUMES.
  - KYTC ENTRANCE PERMIT IS NOT REQUIRED FOR THE TOWNHOME AREA.
  - SPRING TO BE ADDRESSED WITH SPRING BOX OR OTHER APPROPRIATE MEASURE AND DETAILED ON CONSTRUCTION PLANS.



- LEGEND**
- SINKHOLE RELATED NON-BUILDABLE AREA
  - SINKHOLE/ENVIRONMENTALLY SENSITIVE AREA
  - HEDGE
  - TREE

**PRIVATE STREET (ACCESS EASEMENT MAINTENANCE NOTE):**  
THE OWNER/OWNERS OF THIS PROPERTY AND ANY SUCCESSORS IN TITLE AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR CONSTRUCTION, MAINTENANCE, RECONSTRUCTION, SHOW REMOVAL, CLEANING OR ANY OTHER NEEDS RELATED TO THE PRIVATE STREET/ACCESS EASEMENT SHOWN ON THIS DEVELOPMENT PLAN/PLAN. THIS AGREEMENT RELIEVES THE CITY OF GEORGETOWN/CITY OF STAMPING GROUND/CITY OF SADDLEVILLE/SCOTT COUNTY GOVERNMENT FROM ANY SUCH RESPONSIBILITIES. IF THE OWNER/OWNERS REQUEST THAT THE PRIVATE STREET/ACCESS EASEMENT BE DEDICATED AS PUBLIC STREETS, THE OWNER/OWNERS BEAR THE FULL EXPENSE OF ANY RECONSTRUCTION REQUIRED TO COMPLY WITH CITY/COUNTY STANDARDS PRIOR TO DEDICATION AND ACCEPTANCE AND ALL CONDITIONS OUTLINED IN SECTION 1310.8 HAVE BEEN MET.

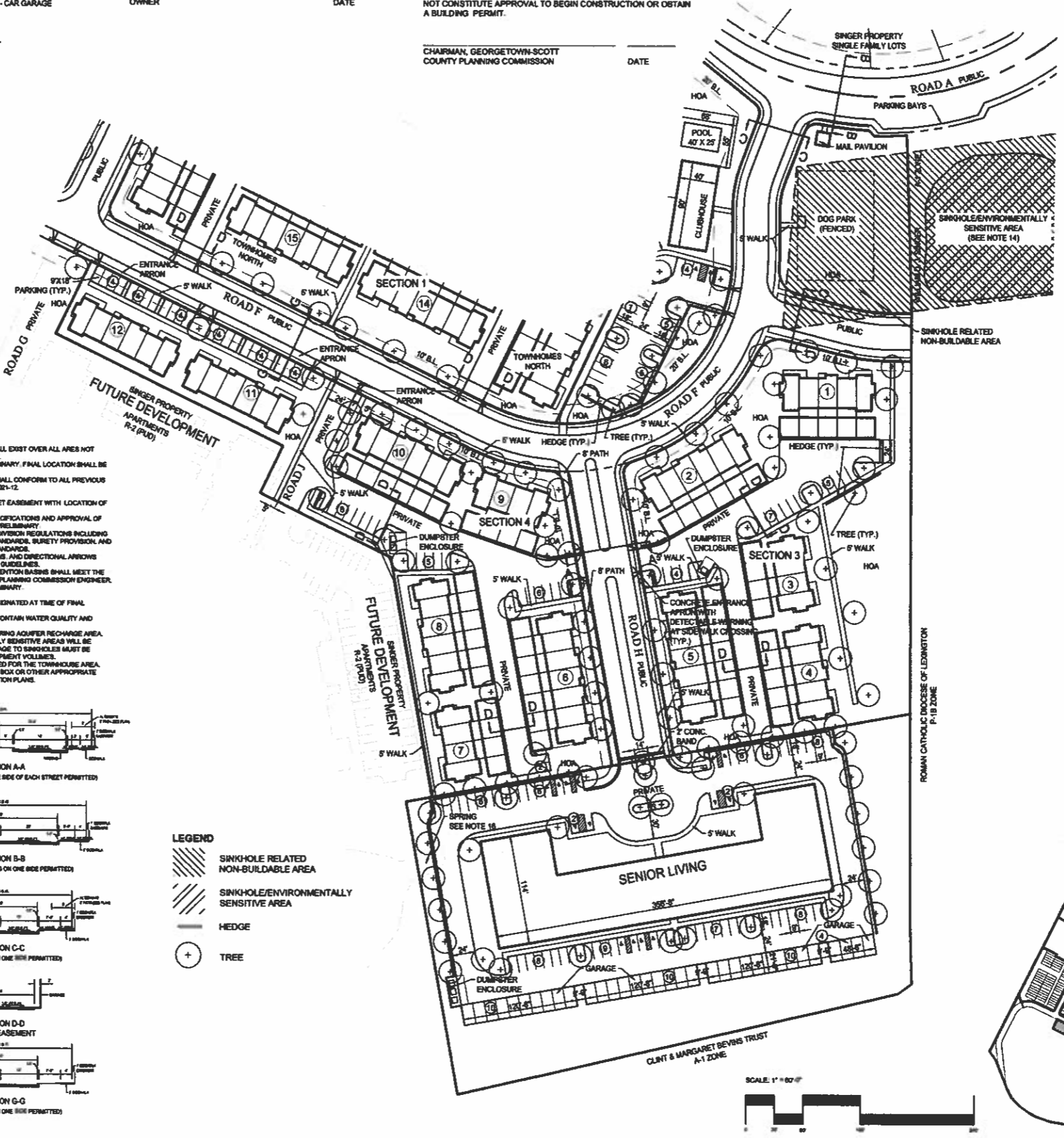
OWNER \_\_\_\_\_ DATE \_\_\_\_\_

**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. DEVELOPMENT IS APPROVED AND SIGNED.

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

**CERTIFICATION OF PRELIMINARY PLAN APPROVAL:**  
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CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_



**PURPOSE OF PLAN:**  
TO SHOW DEVELOPMENT OF TOWNHOMES SOUTH (SECTIONS 3 & 4), SENIOR LIVING, AND THE DOG PARK.

OWNER:  
WILLIAM D.J. SINGER  
607 SOUTH BROADWAY  
GEORGETOWN, KY 40324

APPLICANT:  
ANDERSON COMMUNITIES, INC.  
1255 PROVIDENCE PLACE PARKWAY  
SUITE 250  
LEXINGTON, KENTUCKY 40511  
859-231-0089





**BARKLEY MEADOWS, PHASE 2  
AMENDED COMMON SCHEME OF DEVELOPMENT**

**Staff Report to the Georgetown-Scott County Planning Commission  
April 14, 2022**

**FILE NUMBER: A-2022-25**

**PROPOSAL:** Request to Amend  
Common Scheme of  
Development for Barkley  
Meadows, Phase 2.

**LOCATION:** North side of Cynthiana Road  
in Georgetown, KY

**APPLICANT:** James Monroe Homes

**ENGINEER:** N/A

**STATISTICS:**

Zone	R-1C (PUD)
Surrounding Zones	R-1C (PUD)
Acreage	13.19 acres (Phase 1) 37.79 acres (Phase 2)
Dwelling Units Existing	33 (Phase 1)
Dwelling Units Proposed	128 Dwelling Units (phase 2)
Water/sewer available	Yes/Yes
Access	Cynthiana Road (US 62)



**BACKGROUND:**

The applicant is requesting to amend the Common Scheme of Development for Barkley Meadows in compliance with the City of Georgetown Ordinance 2015-14. Barkley Meadows received Preliminary Plat approval in December 2006 for a single-family home subdivision of 164 lots on 51.25 acres north of Cynthiana Road east of the TMMK Plant. The application included variances to reduce front yard setbacks to 25' and side yard setbacks to 7.5' and to reduce the minimum lot width to 55' and the



minimum lot size to 6,000 square feet. At the time, HOA covenants and restrictions were not reviewed by the Planning Commission.

Barkley Meadows was subsequently developed in phases. Phase 1 was platted on March 26<sup>th</sup> 2008, with the first 38 lots, including one non-buildable HOA stormwater lot. The economic downturn of 2008-2010 initially slowed the subdivisions rate of build-out and phase 1 was re-platted in 2011 and 2013 to increase the size of some of the lots and rearrange lot lines.

In 2015, the City of Georgetown passed Ordinance 2015-14, requiring new and existing subdivisions that were being developed in phases, to follow a common scheme of development from start to finish. The common scheme was defined as the adopted covenants and restrictions for the development.

The Ordinance allowed for applicants to seek an amendment to the common scheme. An applicant seeking modification must notify all property owners in the subdivision and hold a public hearing in front of the Planning Commission. The applicants must present the proposed changes to the common scheme, give the property owners an opportunity to appear before the Planning Commission to support or oppose the proposed amendments. The applicant must also show that market conditions have changed substantially, necessitating a change in the common scheme of development for the existing subdivision.

An amendment to the common scheme of development shall require approval of the Planning Commission, which shall allow testimony of the owners of lots within the development and the homeowners association prior to the Planning Commission's vote on whether or not to approve the proposed amendment, modification or change.

Barkley Meadows, Phase 2:

Phase 2 of Barkley Meadows was platted in November 2021 with 128 lots on 37.79 acres. The lot sizes and widths reflect the original 2006 approval. Market conditions have changed over time, in the sense that now, in contrast to the period of original platting, there is a housing shortage and increased demand for housing units. The lots in phase 2 are a minimum 6,000 square feet in size and minimum 55' wide at the building line.

It will be the applicant/developer's burden to show that there has been a change in market conditions and to present to the Planning Commission the changes in the HOA covenants and restrictions that are proposed.

**KEY ISSUES/COMMENTS:**

**Common Scheme of Development:**

City of Georgetown Ordinance 2015-014 requires the Applicant to receive approval from the Planning Commission when amending the Common Scheme of Development in existing developments or subdivisions. This ordinance requires the Applicant to:

1. Show that market conditions have changed substantially, necessitating a change in the Common Scheme of Development for the existing development or subdivision;

2. Submit a sworn statement that the Applicant has notified in writing every owner of every lot within the existing development or subdivision.

Staff has received a signed affidavit that the Applicant has complied with the notification requirement of the ordinance. The Applicant intends to make a presentation to the Planning Commission regarding changes in the market conditions.

The changes considered to the common scheme, i.e. Covenants, Conditions and Restrictions are reflected in the "Third Amendment" submitted by the applicant, which has been included in the Planning Commission packet along with other supporting information the applicant has provided for Planning Commission review.

**PROCEDURE:**

The Planning Commission will hear a presentation from the applicant on the changes proposed to the common scheme and a presentation on the changes in market conditions that are necessitating the proposed changes. Then the Planning Commission will need to hear public testimony and vote on whether or not to allow an amendment to the common scheme of Development.

**RECOMMENDATION:**

Prior or as part of the Planning Commission motion to approve or deny the application, staff recommends the Planning Commission adopt Findings from the testimony and record that support and affirm their decision.

**THIRD AMENDMENT  
TO  
DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
BARKLEY MEADOWS SUBDIVISION  
SCOTT COUNTY, KENTUCKY**

THIS THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BARKLEY MEADOWS SUBDIVISION (this "Third Amendment") is made, entered into and effective as of April 14, 2022, by and between **VIA VITAE DEVELOPMENT, LLC**, a Kentucky limited liability company, whose address is 2250 Thunderstick Drive, Suite 1206, Lexington, Kentucky, 40505 (hereinafter the "Builder"), and **BARKLEY MEADOWS HOMEOWNERS ASSOCIATION INCORPORATED**, a Kentucky non-profit corporation, whose address is 112 Meadow Lark Trail, Georgetown, Kentucky 40324 (hereinafter the "Association").

**WITNESSETH:**

Whereas, that certain Declaration of Covenants, Conditions and Restrictions for Barkley Meadows Subdivision (Duncan Property) is filed of record in Miscellaneous Book 29, Page 777, in the Scott County Clerk's Office (the "Declaration"); and,

Whereas, the Declaration was subsequently amended pursuant to that certain Amendment to Declaration of Covenants, Conditions and Restrictions for Barkley Meadows Subdivision, Scott County, Kentucky is filed of record in Miscellaneous Book 39, Page 540, in the Scott County Clerk's Office (the "First Amendment"); and,

Whereas, pursuant to Section 7.8(b) of the Declaration, at a special meeting of the Association on February 1, 2022, more than two-thirds (2/3) of the Owners of Lots in the Barkley Meadows development governed by the Declaration and the members of the Association approved a Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Barkley Meadows Subdivision, Scott County, Kentucky, which is being filed immediately prior hereto in the Scott County Clerk's Office (the "Second Amendment"); and,

Whereas, the Builder has been notified by the Georgetown/Scott County Planning Commission that certain portions of the aforesaid Second Amendment do not comply with the

provisions of Ordinance No. 2015-014; and,

Whereas, a Special Meeting of the Association was duly noticed and held on April 6, 2022; and,

Whereas, a quorum of the members of the Association was present at the April 6, 2022 Special Meeting; and,

Whereas, pursuant to Section 7.8(b) of the Declaration, at said Special Meeting, more than two-thirds (2/3rds) of the Owners of Lots in the Barkley Meadows development governed by the Declaration and the members of the Association agreed to and voted to approve this Third Amendment; and,

Whereas, the Owners of Lots in the Barkley Meadows development and the Members of the Association have thus voted and approved this Third Amendment and wish to record the same in the Scott County Clerk's Office; and,

Whereas, the Builder filed an application for approval of this Third Amendment to Declaration of Covenants, Conditions and Restrictions with the Georgetown/Scott County Planning Commission to be presented at a public hearing on April 14, 2022, during a regularly scheduled meeting of said Planning Commission; and,

Whereas, the said Planning Commission approved this Third Amendment at said public hearing.

Now therefore, the Association does hereby amend the Declaration of Covenants, Conditions and Restrictions for Barkley Meadows Subdivision as follows:

1. Items 6 through 10, 12 through 13 and 16 through 17 of the Second Amendment are hereby deleted in their entirety.

2. The last sentence of Article V, Section 5.6 of the original Declaration is hereby deleted and is replaced by the following sentences:

*"The total annual maintenance fee/assessment for each Lot shall be paid by the Lot Owner upon taking title to the lot from the Developer or any entity sharing the same principal/member/shareholder as members of the Developer regardless of when that Lot Owner begins residing on that Lot."*

3. Article VI, Section 6.2 is hereby amended to read as follows:

*"No building shall be erected, altered, placed or permitted to remain on any Lot without the written approval (prior to construction) of the plans and specifications by Developer; and one complete set of the plans and specifications shall be provided to and may be retained by the Developer. The plans and specifications shall include all details of construction and materials including without limitation the amount of brick, stone, and/or siding to be used on the exterior, and*



*the style of roof shingles. Any building erected, altered, placed or permitted to remain on any Lot shall be of brick or stone or vinyl siding or such other material as is approved in writing by Developer in its sole and absolute discretion but any areas of the front elevations must be brick or stone veneer; provided, however, in structures that require special support, Developer may reduce the amount of brick veneer on the front elevations and replace the same with vinyl siding, but approval of such replacement must be in writing and prior to construction. Homes constructed on the remaining lots in Unit 1 shall be at least eighty-five (85%) percent brick, with the front of the home being all brick. The minimum size of living areas (exclusive of porches, basements, attics, carports and garages) for Unit 1 shall be 1750 square feet on the main floor for single story structure, 1900 square feet for a story and one-half structure and 2200 square feet for a two story structure, for Unit 2 shall be 1400 square feet on the main floor for single story structure, 1700 square feet for a story and one-half and 1800 square feet for a two story structure and upon completion of constructions in Unit 2 the homes in that Unit will have an average square footage of such living area of at least 2150 square feet and for Unit 3 shall be 1400 square feet on the main floor for single story structure, 1700 square feet for a story and one-half and 1800 square feet for a two story structure and upon completion of constructions in Unit 3 the homes in that Unit will have an average square footage of at least 2000 square feet, provided, however, Developer in its sole and absolute discretion may approve smaller living areas, but any such approval must be in writing. Roof shingles shall be architectural dimensional type shingles. Other types of roof material or shingles may be approved by Developer in its sole and uncontrolled discretion."*

4. Article VI, Section 6.5 is hereby amended to read:

*"Detached garages are not permitted. Any outbuilding must be approved in writing by the Developer before being constructed and be constructed of a siding material and with roofing shingles that match the materials on the main residence on the Lot and include the same roof pitch as the main residence and be of a permanent nature (i.e., built upon a permanent foundation). No metal outbuildings are permitted. No outbuilding shall be erected or maintained without the written approval of Developer. Notwithstanding the foregoing, nothing herein shall prohibit the Developer from erecting and maintaining temporary tool or storage sheds or field offices on the property which are used by the Developer."*

5. Section 6.18 of the original Declaration is hereby amended to read:

*"Section 6.18. Grading. As construction on a Lot is completed, it shall be fully graded, and the builder shall be required to sod the front and side yards and may seed and straw the back yard. All other landscaping on any lot shall be approved by the Developer."*



day of April, 2022, by \_\_\_\_\_ as the \_\_\_\_\_  
of the Barkley Meadows Homeowners Association Incorporated, a Kentucky non-profit, non-stock  
corporation, on behalf of said corporation.

\_\_\_\_\_  
NOTARY PUBLIC, STATE AT LARGE, KY

Print Name: \_\_\_\_\_

My commission expires: \_\_\_\_\_

Notary ID: \_\_\_\_\_

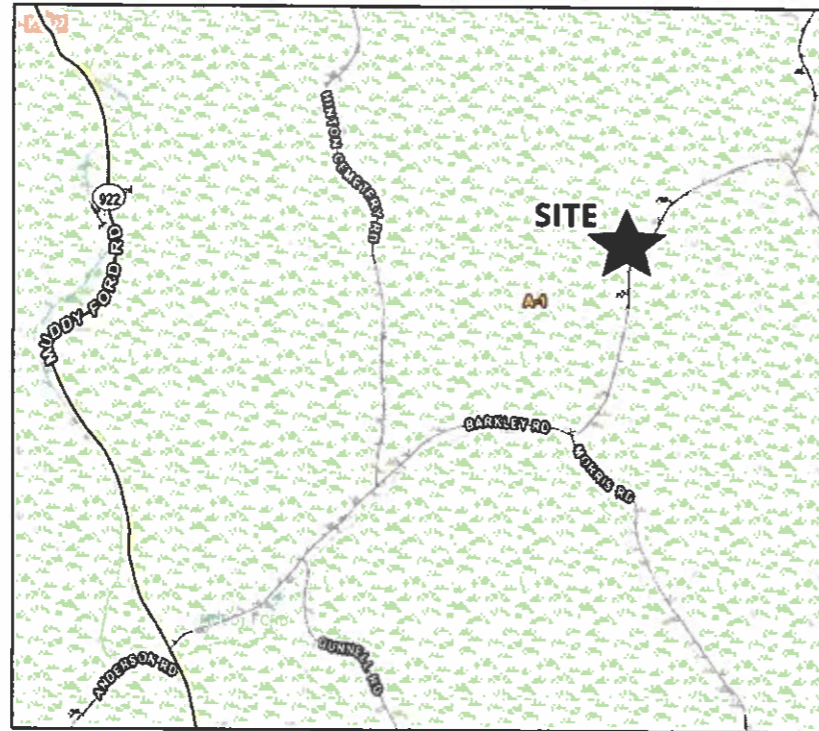
This instrument prepared by:

\_\_\_\_\_  
Steven F. Vicroy, Attorney  
Murphy & Vicroy, PLLC  
2120 Lexington Financial Center  
250 West Main Street  
Lexington, Kentucky 40507

**KELLY PROPERTY  
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission  
April 14, 2022**

**FILE NUMBER:** FSP-2022-16  
**PROPOSAL:** Final Subdivision Plat to subdivide a 49.16 acre parent tract into five (5) parcels  
**LOCATION:** 175-249 Barkley Road  
**OWNER:** David Kelly  
**CONSULTANT:** Harold Simms  
Pat Darnell, PLS  
Darnell Engineering



**STATISTICS:**  
Zone A-1 (Agricultural)  
Surrounding Zone(s) A-1  
Site Acreage 49.16 Acres (Total)  
Parcel 1: 10.325 Ac, Parcel 2: 10.205 Ac, Parcel 3: 7.804 Ac,  
Parcel 4: 5.00 Ac, & Parcel 5: 15.827 Ac  
Access Barkley Road  
Variances/Waivers None

**BACKGROUND:**

The application before the Planning Commission is a Final Subdivision Plat to subdivide a 49.16 acre parent tract into five (5) parcels. The Project Site was previously subdivided in 2015 in which a 5.00 acre tract was subdivided from the parent tract. Any future subdivisions are required to receive approval from the Planning Commission.

**Plat Review:**

The proposed plat shows the appropriate setbacks, and the proposed lot meets the lot size and width requirements. The purpose of the plat must be updated, and the consolidation mark must be removed to reflect that Parcel 5 will not be consolidated with the tract subdivided in 2015. A private driveway agreement must be included on the plat for Parcels 2, 3, and 4.



**Access:**

The Applicant proposes two new entrances and one existing entrance to serve the subdivision. Parcel 1 will use an existing entrance off of Barkley Road. Parcels 2, 3, and 4 will use a proposed entrance through Parcel 2 off of Barkley Road. The subdivision will create a 30-foot access and utility easement that will go through Parcel 2 to Parcels 3 and 4. Parcel 5 will use a proposed entrance along the southern property line of the property. The proposed entrance is approximately 250 feet from the existing entrance to the property addressed 275 Barkley Road and 450 feet from the existing entrance to 209 Barkley Road.

After site review by the Commission Engineer and the County Roads Superintendent, there are multiple issues with the entrances. The entrance to Parcels 2, 3, and 4 is at the only appropriate location on Parcel 2 and requires clearing of the fence row and brush to allow for 250 to 300 feet of sight distance along Barkley Road. Parcel 1 must abandon the existing entrance due to its placement being closer than 300 feet to the proposed entrance for Parcels 2, 3, and 4. The Commission Engineer and Roads Superintendent note that the only appropriate entrance to Parcel 1 is at the existing power poll, approximately 275 feet from the southern property line shared with Parcel 2. Finally, the proposed entrance to Parcel 5 is not appropriate due to the blind curve. There is no alternative location along the frontage of Parcel 5 available, so it must either be consolidated with or have a dedicated access easement through a neighboring property. All entrances off of Barkley Road require Scott County Roads Department approval. The entrance must be recorded prior to Final Plat approval.

**Additional Comments:**

The Scott County Fire Department has two additions to the final plat. First, SCFD requires that the driveway accessing Parcels 2, 3, and 4 to be expanded for fire truck access. Second, SCFD requires a fire hydrant be installed to serve the created lots as well as the surrounding properties and shall be at the entrance of Parcels 2, 3, and 4.

**RECOMMENDATION:**

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

Conditions of Approval:

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

LINE	BEARING	DISTANCE
L1	S 80°37'54" W	85.40
L2	S 51°43'54" W	112.40
L3	S 40°27'54" W	77.00
L4	S 38°41'54" W	74.40
L5	S 52°48'54" W	77.22
L6	S 01°37'14" E	56.51
L7	S 07°03'50" E	51.25
L8	S 01°48'08" E	40.84

LINE	BEARING	DISTANCE
L17	N 08°40'53" W	35.05
L18	N 07°04'00" E	48.40
L19	N 38°49'29" W	208.41
L20	N 59°38'06" W	84.07
L21	S 83°48'01" W	173.79
L22	N 75°28'06" W	98.04
L23	N 83°42'48" W	89.94
L24	S 81°32'15" W	78.86

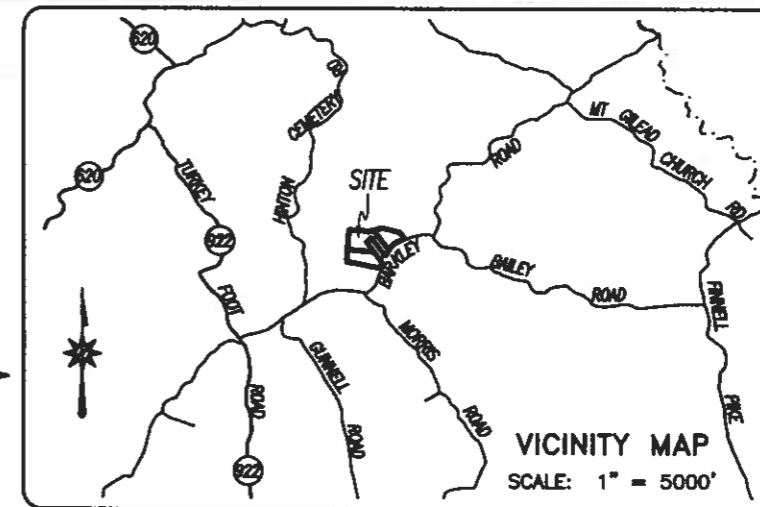
**LINETYPE LEGEND:**

	Survey Boundary
	Proposed Easement Line
	Road Centerline
	Building Line
	Adjacent Property Line
	Entrance Driveway Centerline
	Easement Line
	Existing Overhead Utility Line

**CERTIFICATION OF GIS DEPARTMENT APPROVAL**

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

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



LINE	BEARING	DISTANCE
L9	S 03°32'00" W	54.34
L10	S 08°38'47" W	50.40
L11	N 37°18'30" W	276.11
L12	N 73°26'06" W	348.51
L13	N 61°17'14" W	82.10
L14	N 30°05'19" W	43.94
L15	N 72°40'45" W	133.54
L16	S 08°09'14" W	55.99

**LAWRENCE RUSSELL FEMBLE**  
D.B. 381, Pg. 485  
(Parcel line)  
P.C. 4, Sh. 1655  
(Tract 1-A)

**CLINT ROBERTS**  
D.B. 318, Pg. 668  
(Tract No. 2)

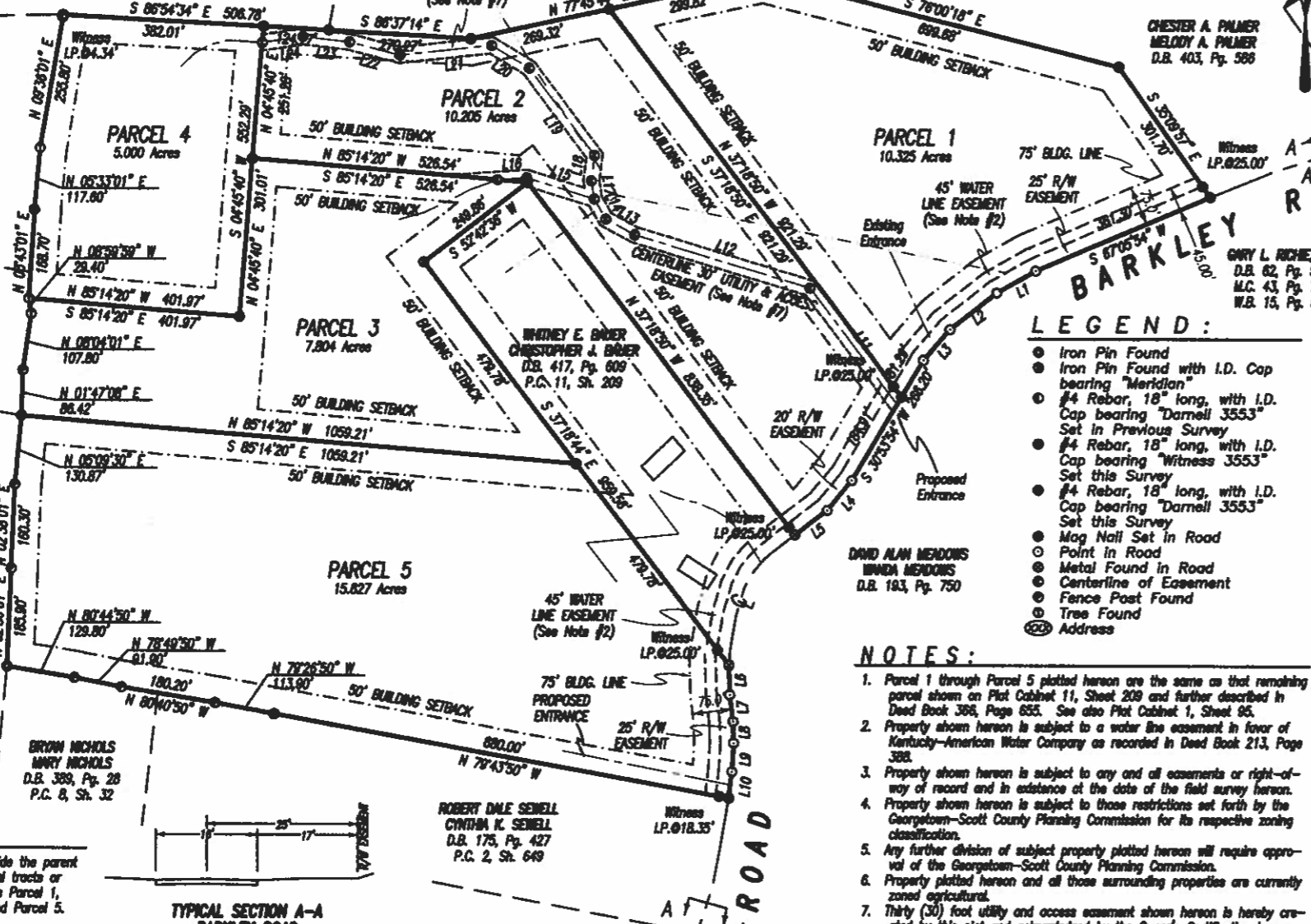
**CLINT ROBERTS**  
D.B. 318, Pg. 668  
(Tract No. 1)

**FRANK D. BYRD**  
**LINDA T. BYRD**  
D.B. 356, Pg. 232

**SITE STATISTICS:**

Parcel 1 = 10.325 Acres
Parcel 2 = 10.205 Acres
Parcel 3 = 7.804 Acres
Parcel 4 = 5.000 Acres
Parcel 5 = 15.827 Acres
<b>TOTAL: 49.161 Acres</b>

**PURPOSE:**  
The purpose of this plot is to divide the parent tract into five separate and legal tracts or parcels of land shown hereon as Parcel 1, Parcel 2, Parcel 3, Parcel 4, and Parcel 5.



**BRYAN NICHOLS**  
**MARY NICHOLS**  
D.B. 389, Pg. 28  
P.C. 8, Sh. 32

**ROBERT DALE SEWELL**  
**CYNTHIA K. SEWELL**  
D.B. 175, Pg. 427  
P.C. 2, Sh. 649

**BRYAN NICHOLS**  
**MARY NICHOLS**  
D.B. 389, Pg. 28  
P.C. 8, Sh. 32

**CERTIFICATION OF FIRE DEPARTMENT APPROVAL**

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

Date \_\_\_\_\_ Scott County Fire Department

**CERTIFICATION OF PROVISION OF WATER ONLY**

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

Date \_\_\_\_\_ General Manager  
Kentucky American Water

**OWNERS:**  
David M. Kelly  
8553 Barkley Road  
Georgetown, KY 40324

**ADDRESS:**  
Barkley Road  
Georgetown, KY 40324  
(Scott County)

**ZONE:**  
A1 (Agricultural)

**CERTIFICATION OF THE APPROVAL OF PRIVATE SEWERAGE SYSTEMS**

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

Date \_\_\_\_\_ Scott County Health Department Official

**LEGEND:**

- Iron Pin Found
- Iron Pin Found with I.D. Cap bearing "Meridian"
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553"
- #4 Rebar, 18" long, with I.D. Cap bearing "Witness 3553"
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553"
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553"
- Mag Nail Set in Road
- Point in Road
- Metal Found in Road
- Centerline of Easement
- Fence Post Found
- Tree Found
- Address

**NOTES:**

1. Parcel 1 through Parcel 5 platted hereon are the same as that remaining parcel shown on Plot Cabinet 11, Sheet 209 and further described in Deed Book 368, Page 855. See also Plot Cabinet 1, Sheet 95.
2. Property shown hereon is subject to a water line easement in favor of Kentucky-American Water Company as recorded in Deed Book 213, Page 388.
3. Property shown hereon is subject to any and all easements or right-of-way of record and in existence at the date of the field survey hereon.
4. Property shown hereon is subject to those restrictions set forth by the Georgetown-Scott County Planning Commission for its respective zoning classification.
5. Any further division of subject property platted hereon will require approval of the Georgetown-Scott County Planning Commission.
6. Property platted hereon and all those surrounding properties are currently zoned agricultural.
7. Thirty (30) foot utility and access easement shown hereon is hereby created by this plat and acknowledged by the Owner's Certification hereon. Same being more particularly described as lying fifteen (15) feet on either side of the centerline described hereon. Same being located on Parcel 2 and benefits Parcel 3 and Parcel 4. Only said three parcels benefit from said easement created hereon.
8. See also Deed Book 429, Page 472.
9. Property platted hereon is not located in a flood hazard area as shown on FEMA FIRM Community Panel No. 21208C 0150D dated December 21, 2017.
10. Parties that share in the utility and access easement shall share in the maintenance thereof.

**CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES**

I hereby certify that Blue Grass Energy shall supply the Kelly property with electric services and that the proposed utility easements of said development meet the requirements of this agency and all other applicable requirements.

Date \_\_\_\_\_ Blue Grass Energy Representative

**OWNER'S CERTIFICATION**

I/we do hereby certify that I am (we are) the owner(s) of record of the property platted hereon, said property being (a portion of) the same property conveyed to me (us) by \_\_\_\_\_, County Coroner, Master Commissioner (See Also D.B. 428, Pg. 472), by deed dated \_\_\_\_\_ February 9, 2015, and recorded in Deed Book \_\_\_\_\_, page \_\_\_\_\_, in the Scott County Clerk's office, and do hereby adopt this as my (our) record plat for this property.

Witness \_\_\_\_\_ Owner  
 \_\_\_\_\_ Owner  
 Address \_\_\_\_\_  
 Date \_\_\_\_\_ Address \_\_\_\_\_

**LAND SURVEYOR'S CERTIFICATION**

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

March 22, 2022 Date  
 P.O. Box 175  
 0' 200' 400' 600' Cynthia, Kentucky 41031  
 PLOTTED: 03/22/22 @ 5:00 BY APD

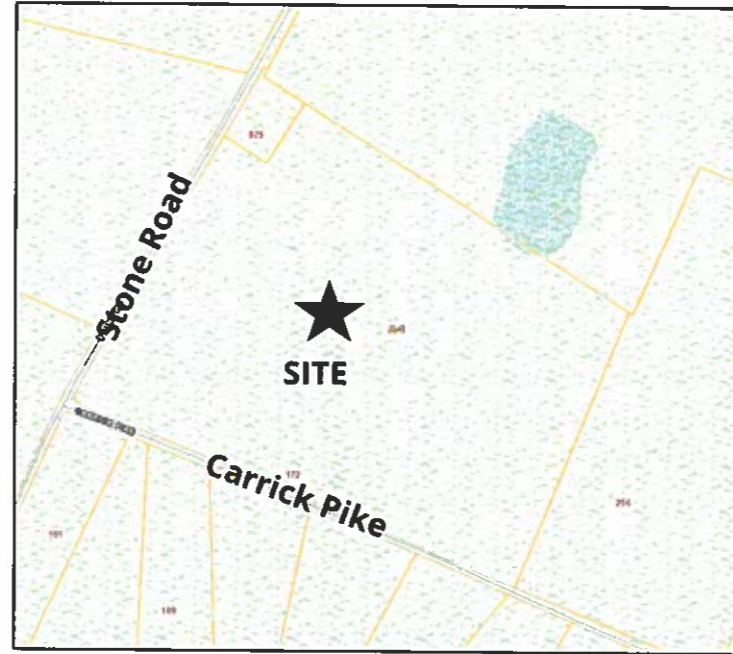
**FINAL SUBDIVISION PLAT**  
**DAVID M. KELLY**  
 BARKLEY ROAD

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 200'	DATE 10/27/20	<b>DARNELL ENGINEERING, INC.</b> P.O. Box 175 Cynthiana, Kentucky 41031 (859) 234-8957 THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLES WITH 201 KAR 18:150.
	FILE NO. 20-4524	FILENAME KELLYDAVID4	
	FIELD CREW JBU/JAC	JOB FILE KELLYDAVID	
	DRAWN BY APD	CHECKED BY APD	

**VARELLAS PROPERTY  
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission  
APRIL 14, 2022**

**FILE NUMBER:** FSP-2022-18  
**PROPOSAL:** Final Subdivision Plat to subdivide a 51.3-acre tract into six (6) lots.  
**LOCATION:** 172 Carrick Pike  
**OWNER:** Jim & Sandra Varellas  
**CONSULTANT:** Allen Darnell  
Darnell Engineering, Inc



**STATISTICS:**  
Zone A-1 (Agricultural)  
Surrounding Zone(s) A-1  
Site Acreage 51.3 acres (Tract 1: 5.0 acres; Tract 2: 5.0 acres; Tract 3: 5.0 acres; Tract 4: 10.392 acres; Tract 5: 11.204 acres; Tract 6: 10.504 acres; Tract 7: 4.218 acres)  
Access Carrick Pike and Stone Road  
Variances/Waivers None

**BACKGROUND:**  
The application before the Planning Commission is a Final Subdivision Plat to subdivide a 51.3-acre farm into six lots and consolidating the remainder with the tract to the north.

**Plat Review:**  
The proposed plat shows the appropriate the setbacks and the proposed lot meets the lot size requirement. The plat shows all appropriate certifications from utility providers. The lot width meets the 250 ft. requirement near the road, but the lot does seem to narrow down to less than 250 ft. wide towards the rear of the property.

**Access:**  
The plat shows Tracts 1 & 2 sharing a new entrance, Tracts 3 & 4 sharing a new entrance, Tract 5 using an existing entrance, and Tract 6 having a new entrance. All new entrance locations require approval

from the County Road Supervisor and may require the entrances to be constructed prior to the plat being recorded.

**RECOMMENDATION:**

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

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Preliminary Subdivision Plat shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plat.
4. This Preliminary Subdivision Plat approval is valid for two years, subject to the requirements of Article 306 section A of the *Subdivision and Development Regulations*.
5. New entrances must be approved by the County Road Supervisor prior to the plat being recorded.
6. The Planning Commission Engineer or County Road Supervisor may require entrances to be constructed prior to the plat being recorded.



**CERTIFICATION OF THE APPROVAL OF PRIVATE SEWERAGE SYSTEMS**

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

**CERTIFICATION OF PROVISION OF WATER ONLY**

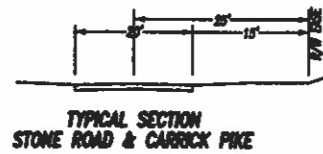
I hereby certify that Kentucky American has facilities within the water distributions conveyance system to supply the property located at #172 Carrick Pike, that the solar distribution system of said development meets the requirements of this agency and all other requirements of the proper distributions of water, and that Kentucky American shall supply said development with water service.

Date \_\_\_\_\_ Scott County Health Department Official \_\_\_\_\_

Date \_\_\_\_\_ General Manager \_\_\_\_\_  
Kentucky American Water

**LEGEND:**

- Iron Pin Found
- Iron Pin Found with I.D. Cap bearing Meridian LS 2536
- ▲ Iron Pin Found with I.D. Cap bearing TEI LS 3993
- #4 Rebar, 18" long, with I.D. Cap bearing Darnell 3553
- #4 Rebar, 18" long, with I.D. Cap bearing Witness 3553
- #4 Rebar, 18" long, with I.D. Cap bearing Darnell 3553
- #4 Rebar, 18" long, with I.D. Cap bearing Witness 3553
- #4 Rebar, 18" long, with I.D. Cap bearing Darnell 3553
- #4 Rebar, 18" long, with I.D. Cap bearing Witness 3553
- Mag Nail Set In Road
- Point In Road
- Metal Found In Road
- Railroad Spike Found
- ⊙ Address



**NOTES:**

1. Parcel 1, Parcel 2, Parcel 3, Parcel 4, Parcel 5, Parcel 6, and Parcel 7 platted hereon are the same as that tract or parcel of land described in Deed Book 130, Page 741.
2. Property platted hereon is subject to that telephone line easement in favor of South Central Bell Telephone Company as recorded in Deed Book 146, Page 748.
3. Property platted hereon is subject to any and all easements or right-of-way of record and in existence at the date of the field survey shown hereon.
4. Property platted hereon is subject to those restrictions set forth by the Georgetown-Scott County Planning Commission for its respective zoning classification.
5. Any further division of the property platted hereon shall require approval of the Georgetown-Scott County Planning Commission.
6. Property platted hereon and all adjacent property is zoned agricultural (A1), unless otherwise specified hereon.
7. Property platted hereon is not located in a flood hazard area as shown on FEMA FIRM Community Panel No. 21200C (222D) dated December 21, 2017.
8. Proposed Shared Access Easement #1 is located on Parcel 1 and Parcel 2 and shall benefit both those parcels. Being forty (40) feet wide, being twenty (20) feet on either side of the common boundary line and one hundred (100) feet deep from the public right-of-way easement. Each shall share in the maintenance thereof.

**ADDRESS:**

#172 Carrick Pike  
Georgetown, KY 40324  
(Scott County)

**OWNERS:**

James J. Varellas, Jr.  
Sandra M. Varellas  
#2078 Bridgeport Drive  
Leighton, KY 40501

**ZONE:**

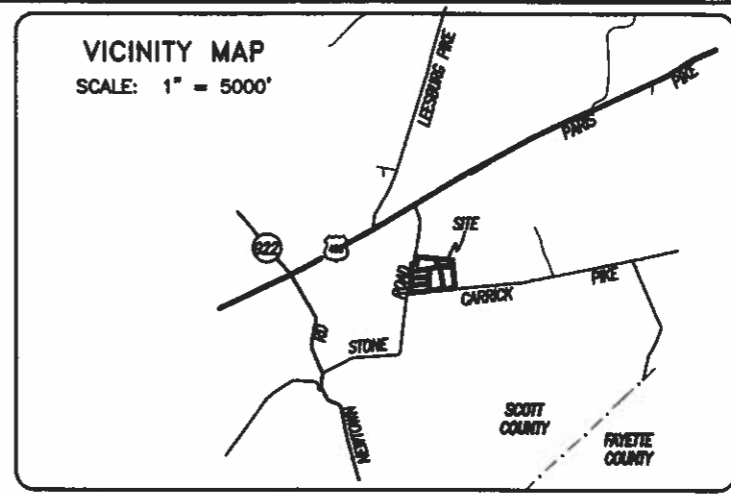
A-1 (Agricultural)

**PURPOSE:**

The purpose of this plat is to survey and divide the parent tract into those six (6) parcels or tracts of land shown hereon as Parcel 1-Parcel 6; and consolidate Parcel 7 with that adjacent property to north, as shown hereon.

**NOTES (Continued):**

9. Proposed Shared Access Easement #2 is located on Parcel 3 and Parcel 4 and shall benefit both those parcels. Being forty (40) feet wide, being twenty (20) feet on either side of the common boundary line and one hundred (100) feet deep from the public right-of-way easement. Each shall share in the maintenance thereof.



**OWNER'S CERTIFICATION**

I (we) do hereby certify that I am (we are) the owner(s) of record of the property platted hereon, said property being (a portion of) the same property conveyed to me (us) by \_\_\_\_\_ D.C. Grayson & Sarah Grayson, by deed dated January 20, 1978, and recorded in Deed Book 130, page 741 in the Scott County Clerk's office, and do hereby adopt this as my (our) record plat for this property.

_____	Witness	_____	Owner
_____	_____	_____	Owner
_____	Address	_____	_____
_____	Date	_____	Address

**LAND SURVEYOR'S CERTIFICATION**

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

March 19, 2022 Date \_\_\_\_\_ P.O. Box 175  
Cynthiana, Kentucky 41031

**CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES**

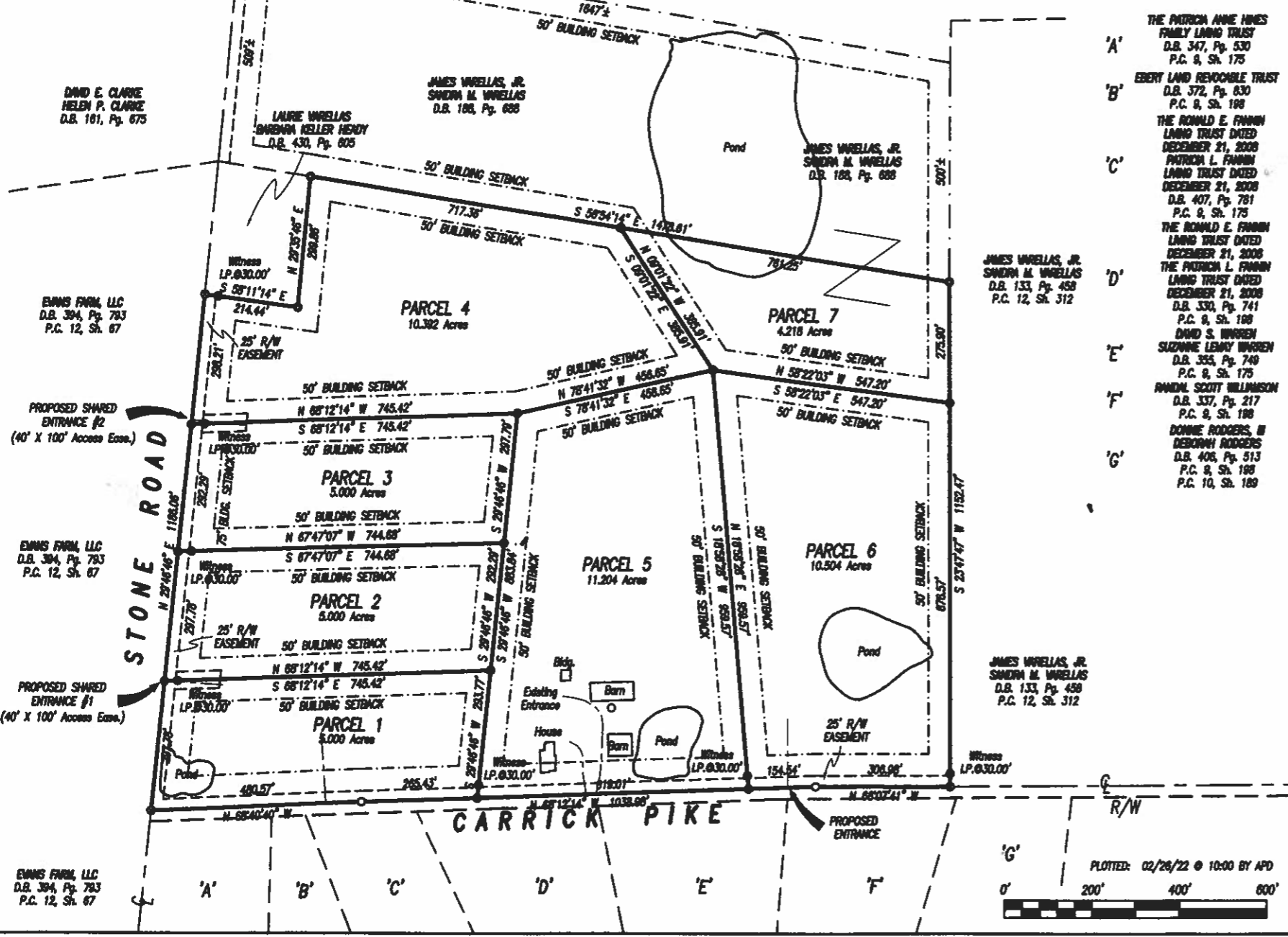
I hereby certify that Blue Grass Energy shall supply the Varellas property with electric service and that the proposed utility easements of said development meet the requirements of this agency and all other applicable requirements.

\_\_\_\_\_ Date \_\_\_\_\_ Blue Grass Energy Representative

**CERTIFICATION OF FIRE DEPARTMENT APPROVAL**

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

\_\_\_\_\_ Date \_\_\_\_\_ Scott County Fire Department



- 'A' THE PATRICIA ANNE HINES FAMILY LIVING TRUST D.B. 347, Pg. 530 P.C. 9, Sh. 175
- 'B' EBERY LAND REVOCABLE TRUST D.B. 372, Pg. 830 P.C. 9, Sh. 198
- 'C' THE RONALD E. FRANKIN LIVING TRUST DATED DECEMBER 21, 2008 PATRICIA L. FRANKIN LIVING TRUST DATED DECEMBER 21, 2008 D.B. 407, Pg. 781 P.C. 9, Sh. 175
- 'D' THE RONALD E. FRANKIN LIVING TRUST DATED DECEMBER 21, 2008 THE PATRICIA L. FRANKIN LIVING TRUST DATED DECEMBER 21, 2008 D.B. 330, Pg. 741 P.C. 9, Sh. 188
- 'E' DAVID S. WARREN SUZANNE LEAHY WARREN D.B. 355, Pg. 740 P.C. 9, Sh. 175
- 'F' RANDOLPH SCOTT WILLIAMSON D.B. 337, Pg. 217 P.C. 9, Sh. 188
- 'G' DONNIE RODGERS, II DEBORAH RODGERS D.B. 406, Pg. 513 P.C. 9, Sh. 188 P.C. 10, Sh. 189

JAMES VARELLAS, JR.  
SANDRA M. VARELLAS  
D.B. 133, Pg. 458  
P.C. 12, Sh. 312

JAMES VARELLAS, JR.  
SANDRA M. VARELLAS  
D.B. 133, Pg. 458  
P.C. 12, Sh. 312

MINOR SUBDIVISION PLAT  
**JAMES J. VARELLAS, JR.**  
**SANDARA M. VARELLAS**  
CARRICK PIKE & STONE ROAD

	SCALE 1" = 200'	DATE XX/XX/XX	<b>DARNELL ENGINEERING, INC.</b> P.O. Box 175 Cynthiana, Kentucky 41031 (859) 234-8957 <small>THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLES WITH 201 KAR 18:150.</small>
	FILE NO. 22-4984	FILENAME VARELLASRP	
	FIELD CREW JF/WC/WR	JOB FILE VARELLAS	
	DRAWN BY APD	CHECKED BY APD	

PLOTTED: 02/26/22 @ 10:00 BY APD  
0' 200' 400' 600'

**OTT PROPERTY  
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission  
April 14, 2022**

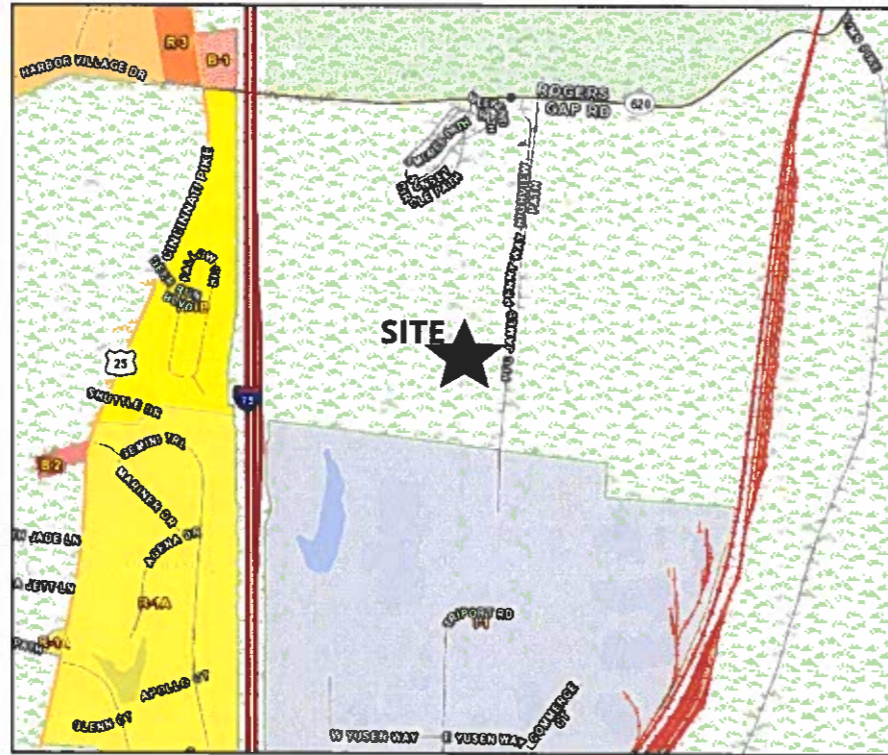
**FILE NUMBER:** FSP-2022-19

**PROPOSAL:** Final Subdivision Plat to subdivide an 18.69 parent lot into two (2) tract and a remainder tract

**LOCATION:** PFC James Penny Way (Tract #3 Rogers Gap Road)

**OWNER:** Travis Ott

**CONSULTANT:** Keith Winstead, PLS Thoroughbred Engineering



**STATISTICS:**

Zone	A-1 (Agricultural)
Surrounding Zone(s)	A-1
Site Acreage	18.69 Acres (Total) Tract 3B: 5.00 Ac, Tract 3C: 5.00 Ac, & Tract 3A (Remainder): 8.69 Ac
Access	PFC James Penny Way/Highview Path (off of Rogers Gap Road/KY-620)
Variances/Waivers	None

**BACKGROUND:**  
The application before the Planning Commission is a Final Subdivision Plat to subdivide an 18.69 acre parent lot into two (2) tracts and a remainder tract. The Project Site was previously subdivided two times; first into two tracts in 2007 (PDP-2007-11) and further into three tracts (FSP-2019-20), finalized in June 2019. Any future subdivisions are required to receive approval from the Planning Commission.

**Plat Review:**

The proposed plat shows the appropriate setbacks, and the proposed lot meets the lot size and width requirements.

**Access:**

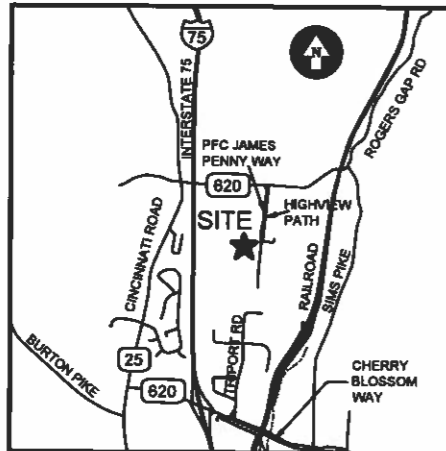
All tracts will be accessed off of a shared driveway off of PFC James Penny Way. James Penny Way is county managed and new entrances will require Scott County Roads Department approval.

**RECOMMENDATION:**

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

Conditions of Approval:

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



**VICINITY MAP**  
SCALE: 1"=5000'

**PROPERTY OWNER**  
TRAVIS OTT  
REBECCA AMBER OTT  
189 LAKESHORE CIRCLE  
GEORGETOWN, KY 40324

**PROPERTY LOCATION**  
PFC JAMES PENNY WAY  
GEORGETOWN, KY  
DB 420, PG 877  
PC 12, SL 235

**Site Statistics**  
PVA #: 160-40-002.002  
Zoning: A-1  
Property Size: 18.89 Acres  
Setbacks:  
Front: 50 ft.  
Side: 50 ft.  
Rear: 50 ft.

**CERTIFICATE OF ACCURACY**

I DO HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GEORGETOWN/SCOTT COUNTY PLANNING AND ZONING COMMISSION AND AN URBAN CLASS SURVEY THE MONUMENTS ARE AS SHOWN. METHOD OF SURVEY WAS CONDUCTED BY GPS "RTK" (REAL TIME KINEMATIC) POSITIONAL ACCURACY IS LESS THAN ±0.10"±200 PPM. THE HORIZONTAL DATUM IS NAD 1983. THE BEARINGS SHOWN HEREON ARE BASED ON THE KENTUCKY NORTH ZONE STATE PLANE COORDINATE SYSTEM DERIVED FROM A GPS SURVEY. THE DIRECTIONS AND DISTANCES SHOWN ON THE PLAT ARE NOT BASED ON AN ADJUSTED SURVEY. ALL PROPERTY CORNERS INDICATED HAVE BEEN MONUMENTED WITH AN IRON PIN (18" LENGTH, 5/8" DIAMETER) AND CAP STAMPED #3870 UNLESS OTHERWISE NOTED HEREON.

**SURVEYOR:** KEITH G. WINSTEAD, PLS 3870 THOROUGHbred PO BOX 481 LEXINGTON, KY 40588

**DATE:** 3-25-2022

**DATE OF SURVEY:** 2022-03-25

**SURVEY NOTES**

**SURVEY PERFORMED BY:** THOROUGHbred

**ENGINEERING EQUIPMENT:** TRIMBLE R10 GNSS RECEIVER

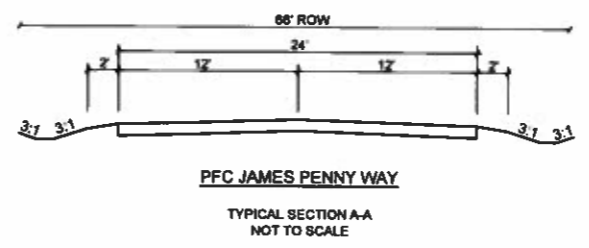
**COORDINATE SYSTEM**  
KY NORTH BASE NAD 83  
VERTICAL BASED ON NAVD88

**SURVEYOR NOTES**

- 1) ANY FURTHER DIVISION OF THE PROPERTIES SHOWN HEREON WILL REQUIRE REVIEW AND APPROVAL OF "GSCPC" THE GEORGETOWN SCOTT COUNTY PLANNING COMMISSION.
- 2) PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAY RECORDED OR UNRECORDED.
- 3) FEMA FLOOD MAP# 21209C01200 EFFECTIVE 12/21/2017. THE FLOOD ZONE LIMITS OF STUDY STOPS AT MALLARD POINT LAKE.
- 4) NO CEMETERY OR BURIAL GROUNDS WERE OBSERVED DURING THE COURSE OF THIS SURVEY.
- 5) DUE TO THE ABOVE, THOROUGHbred ENGINEERING ASSUMES NO LIABILITY WITH REGARDS TO INFORMATION PERFORMED BY OTHERS, SHOWN OR OTHERWISE INFERRED. NOTHING CONTAINED HEREIN SHALL BE HELD AS A LEGAL WARRANTY, EXPRESSED OR IMPLIED.

**LEGEND**

- = PROPERTY CORNER AS NOTED
- = SET 6/8" IRON BAR W/ CAP "LS 3870"
- = PROPERTY BOUNDARY LINE
- - - = ADJOINERS APPR. BOUNDARY
- = BUILDING SETBACK LINE
- = EXISTING ROAD
- - - = STORM WATER EASEMENT



**CERTIFICATE OF OWNERSHIP & DEDICATION**

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

(OWNER OR OWNERS) \_\_\_\_\_ DATE \_\_\_\_\_

**TRAVIS OTT PROPERTY**

TRACT 3A	8.89 AC
TRACT 3B	5.00 AC
TRACT 3C	5.00 AC
<b>TOTAL</b>	<b>18.89 AC</b>

**UNIVERSAL GUARANTY LIFE INSURANCE COMPANY**  
DB 357, PG 487  
105.67 ACRES  
ZONE A-1  
PVA #160-40-001.00

**CERTIFICATE OF THE AVAILABILITY OF UTILITY SERVICES**

I HEREBY CERTIFY THAT:

SHALL SUPPLY THE \_\_\_\_\_ IPF "3870"

WITH ELECTRIC/GAS/TELEPHONE SERVICES AND THE PROPOSED UTILITY EASEMENTS OF SAID DEVELOPMENT MEETS WITH THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER APPLICABLE REQUIREMENTS.

ELECTRIC Co. OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

**HEALTH DEPARTMENT CERTIFICATION**

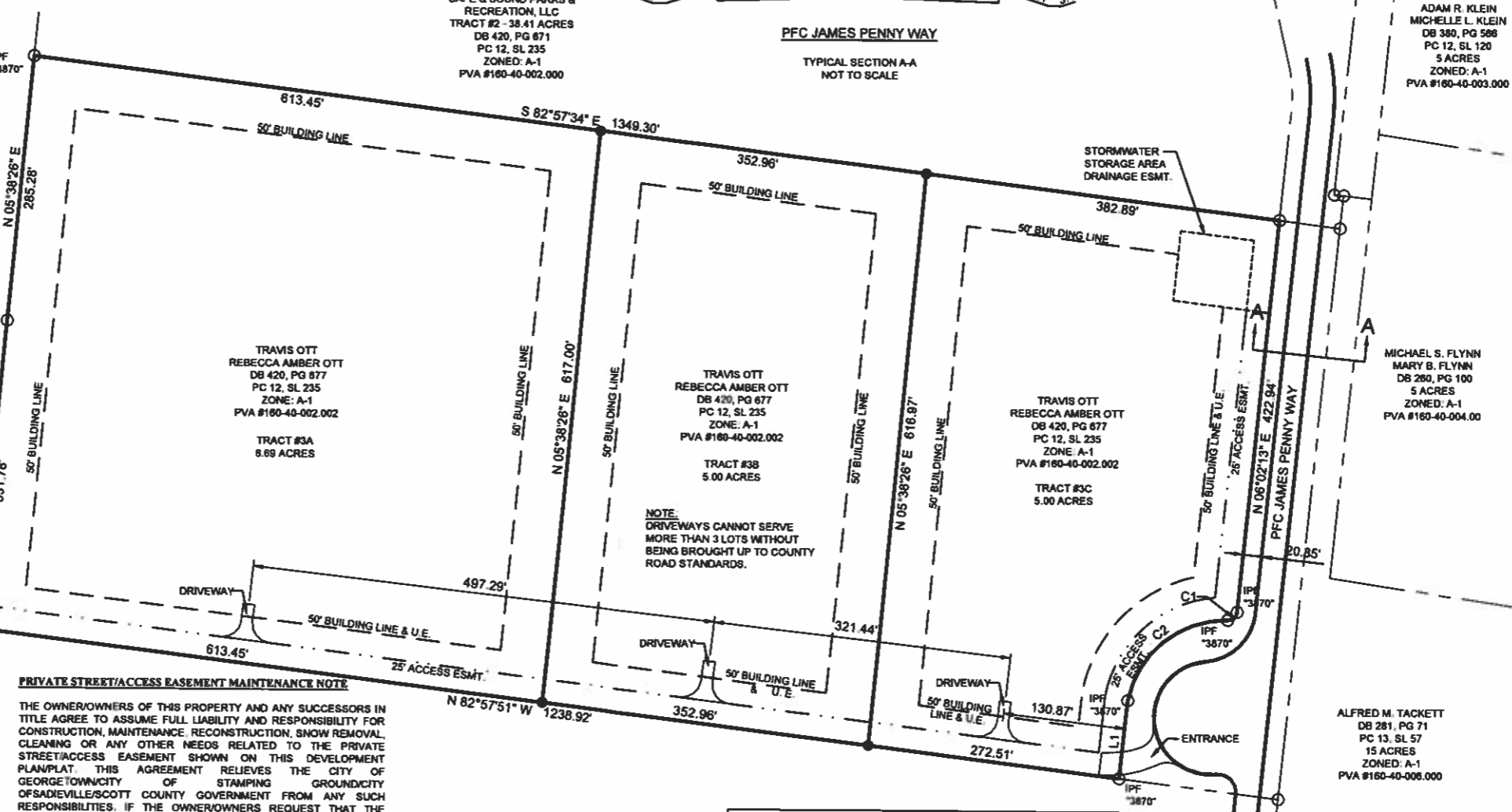
I HEREBY CERTIFY THAT THE PRIVATE SEWAGE DISPOSAL SYSTEM INSTALLED, OR PROPOSED TO BE INSTALLED FULLY MEETS THE REQUIREMENTS OF THE KENTUCKY STATE HEALTH DEPARTMENT AND HEREBY IS APPROVED AS SHOWN.

(COUNTY HEALTH DEPARTMENT OFFICIAL) \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATION OF GIS DEPARTMENT APPROVAL**

I HEREBY CERTIFY THAT THE DEVELOPMENT PLAN OR SUBDIVISION PLAT SHOWN HAS BEEN REVIEWED AND FOUND TO COMPLY WITH THE DIGITAL SUBMITTAL REQUIREMENTS SET FORTH IN THE SUBDIVISION AND DEVELOPMENT REGULATIONS.

GIS ANALYST/TECHNICIAN, GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_



**PRIVATE STREET/ACCESS EASEMENT MAINTENANCE NOTE**

THE OWNER/OWNERS OF THIS PROPERTY AND ANY SUCCESSORS IN TITLE AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR CONSTRUCTION, MAINTENANCE, RECONSTRUCTION, SNOW REMOVAL, CLEANING OR ANY OTHER NEEDS RELATED TO THE PRIVATE STREET/ACCESS EASEMENT SHOWN ON THIS DEVELOPMENT PLAN/PLAT. THIS AGREEMENT RELIEVES THE CITY OF GEORGETOWN/CITY OF STAMPING GROUND/CITY OF SADDLEVILLE/SCOTT COUNTY GOVERNMENT FROM ANY SUCH RESPONSIBILITIES. IF THE OWNER/OWNERS REQUEST THAT THE PRIVATE STREET/ACCESS EASEMENT BE DEDICATED AS PUBLIC STREETS, THE OWNER/OWNERS BEAR THE FULL EXPENSE OF ANY RECONSTRUCTION REQUIRED TO COMPLY WITH CITY/COUNTY STANDARDS PRIOR TO DEDICATION AND ACCEPTANCE AND ALL CONDITIONS OUTLINED IN 186 SECTION 1310.B HAVE BEEN MET.

**TOYOTA TSUSHO AMERICA, INC**  
TRACT #4 - 20.01 ACRES  
DB 408, PG 842  
PC 12, SL 235  
ZONED: A-1  
PVA #160-40-002.003

**CURVE TABLE**

Curve #	Length	Radius	Delta	Chd Length	Chd Bearing
C1	14.96'	9.42'	090°58'28"	13.43'	N 48°58'48" E
C2	148.06'	107.82'	079°21'25"	137.43'	N 50°42'40" E

**LINE TABLE**

Line #	Length	Direction
L1	84.50'	N 06°15'01" E

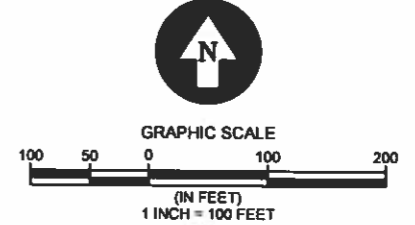
**CERTIFICATION OF PROVISION OF WATER SERVICE**

I HEREBY CERTIFY THAT KENTUCKY AMERICAN HAS REVIEWED THE PLANS AND SPECS FOR THE PROPOSED WATER DISTRIBUTION SYSTEM FOR TRACT 3, ROGERS GAP ROAD THAT THE WATER DISTRIBUTION SYSTEM OF SAID DEVELOPMENT MEETS THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER REQUIREMENTS OF THE PROPER DISTRIBUTION OF WATER, AND THAT KENTUCKY AMERICAN SHALL SUPPLY SAID DEVELOPMENT WITH WATER SERVICES

GENERAL MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

**ADDITIONAL NOTE**

PROPERTY OWNERSHIP INFORMATION PROVIDED HEREIN IS BASED ON INFORMATION OBTAINED FROM READILY AVAILABLE SOURCES (I.E.: SCOTT COUNTY CLERK (Deed Book 420, Page 877, Plat Cabinet 12, Slide 235), SCOTT COUNTY PVA, ETC.). THEREFORE NO WARRANTY IS PROVIDED REGARDING THE ACCURACY OF OWNERSHIP INFORMATION OR THE APPROXIMATE GRAPHICAL REPRESENTATIONS OF SUCH (ADJOINING PROPERTY LINES INCLUDING EASEMENTS ETC.)



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

**THOROUGHbred**  
DESIGN | ENGINEER | CONSTRUCT

**SUBDIVISION PLAT**  
**TRAVIS OTT**  
**REBECCA AMBER OTT**  
PFC JAMES PENNY WAY, GEORGETOWN, SCOTT COUNTY, KENTUCKY

PROJECT NO. \_\_\_\_\_ DRAWN BY CLG  
DATE 02-22-22 REVIEWED BY KGW  
ISSUED FOR REVIEW  
REVISION \_\_\_\_\_ DATE \_\_\_\_\_

THE PLAT SHOWN HEREON REPRESENTS A BOUNDARY SURVEY AND COMPLES WITH 201 KAR 18.150



**LONE TREE PROPERTIES**  
**Staff Report to the Georgetown-Scott County Planning Commission**  
**April 14, 2022**

**FILE NUMBER:** PDP-2022-20

**PROPOSAL:** Preliminary Development Plan for an 8,000 square foot warehouse expansion area in Lanes Run Business Park West.

**LOCATION:** Demand Court

**APPLICANTS:** Pete Kimener  
112 Northeast Drive  
Loveland, OH 45140

**ENGINEER:** Fred Eastridge  
Thoroughbred Engineering  
239 N. Broadway  
Lexington, KY 40507



**STATISTICS:**

Zone	I-1*
Surrounding Zones	BP-1, I-1
Acreage	1.59 acres (once subdivided)
Water/sewer available	Yes/Yes
Access	via Demand Court
Variances Requested	Loading and Unloading in front yard

**BACKGROUND:**

The subject property is an existing business on Demand Court in Lanes Run Business Park West. The applicant is proposing to build an approximately 80' x 100' building addition onto the existing 11,700 square foot warehouse/shop building and to expand the existing concrete truck loading and unloading area. The building and site design must conform with the BP-1 enhanced design and development standards. The standards are in place to achieve a campus-type feel in a natural setting. The proposed use of the building to warehouse, display and assemble loading dock, storage and safety equipment is permitted in I-1 enhanced/BP-1 zone district.

Building Standards

The BP-1 standards recommend that long flat facades be broken up by bump outs, recesses or changes in materials to eliminate boxy flat-faced buildings that have no character or visual interest. For this project, the addition will match the materials of the existing building and will be broken up by a couple of garage door bays. The building design and materials were approved by the Business Park Board at their meeting on March 21<sup>st</sup>, 2022. The Business Park Board also endorsed the required variance to allow loading and unloading and the overhead doors in the front yard. The variance was deemed justified based on the business being a manufacturer of among other things, loading dock doors and parts and equipment and they intend to use the loading docks to display and demonstrate their products.

Preliminary approval by the Business Park Authority of the building design and materials took place on March 21, 2022. Final sign-off by the Business Park Board will be required on Final Development Plan. The building as shown will meet minimum setbacks and the maximum building coverage area for the lot. A variance is requested to the loading and unloading in the front yard.

#### Parking and Circulation and Landscaping

The site has one entrance from Demand Court with a large concrete paved area for loading and unloading. The applicant has provided 9 parking spaces, including 1 handicap space. There are eight employees on maximum shift for the business with no increase in employees anticipated based on this proposed expansion. Five (5) spaces are required based on the standard on 2 spaces per 3 employees on maximum shift.

Interior landscape islands have been provided in the employee parking area which help to screen the VUA area from the street. The interior and perimeter VUA landscaping shown meets the minimum requirements. In addition, the minimum canopy coverage appears to be met with the proposed trees in the rear of that lot, that will be protected during development.

The applicant has provided a plan and calculations for interior VUA areas and landscaping. The plan meets all the requirements of the Landscape and Land Use Buffers Ordinance. A specie-specific landscape plan will be required along with Final Development Plan submittal. No landscaping variances have been requested or are being recommended.

#### Business Park Approval

The Georgetown Business Park Authority met Monday, March 21<sup>th</sup> 2022, to approve the building design and materials. The Business Park Board recommended approval of the building plans and a variance to expand the loading and unloading in the front yard. All requirements of the Business Park Board shall be addressed in the Final Development Plan submittal.

#### Stormwater

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

#### Water and Sewer

The Final Development Plan shall include a Certification of Sewer by Georgetown Municipal Water and Sewer Service and Certification of Water by Kentucky American. Discharges of affluent shall be regulated by applicable local, state and federal agencies. Approval will be required by the Georgetown Fire Department of hydrants for the sprinkler system.

Lighting and Signage

All signs shall be externally illuminated. No message board or scrolling type signs are permitted. Any freestanding monument sign shall be set back at least 10 feet from the edge of right-of-way, shall meet the BP-1 size and design standards and shall require approval by the Business Park Authority.

Proposed building or parking lot lighting shall meet the standards for the BP-1 District. Maximum height of any lighting structures shall be 25'. Lighting structures are to be dark or neutral color. All parking, road and security lights shall be cut-off luminaries.

Variance:

There is one variance requested. It is to the loading and unloading, including the overhead bay doors, in the front of the business. The variance was endorsed by the Business Park Board, based on the specific needs and nature of the business.

**RECOMMENDATION:**

Staff recommends **Approval** of the Preliminary Development Plan for an 8,000 SF industrial building, with the following conditions of approval:

Variance:

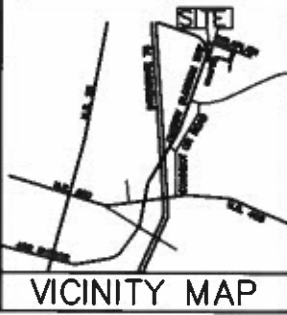
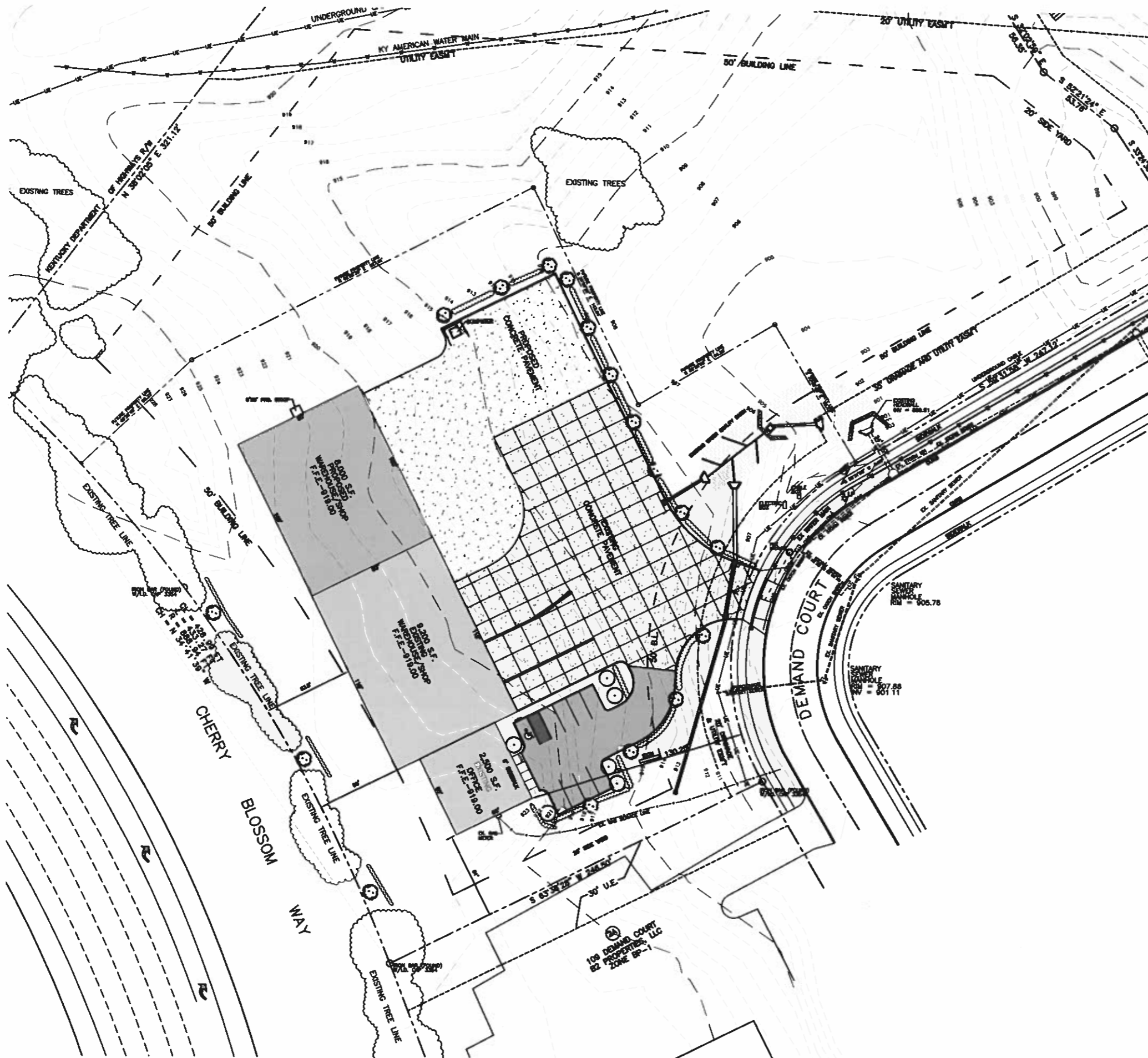
The Lanes Run Business Park Board met on March 21<sup>th</sup>, 2022 to make their recommendation on the site plan, building layout and materials, and the proposed variance. The Business Park unanimously recommended approval of the plan along with the proposed variance for the overhead doors and loading area in the front yard.

Conditions of Approval:

1. No outdoor storage of materials is permitted.
2. Future building expansion shall return to Planning Commission staff for Amended Development Plan approval.
3. The applicant shall be responsible for providing 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.
4. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan.
5. Lighting fixtures shall meet the I-1\* standards.
6. All applicable requirements of the Georgetown Fire Department.
7. All applicable requirements of the Business Park Authority including building design.
8. All applicable requirements of Georgetown Municipal Water and Sewer Service.

9. All applicable requirements of the *Subdivision & Development Regulations*.
10. All applicable requirements of the *Zoning Ordinance*.
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 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.





**PURPOSE OF AMENDMENT**

TO ADD A 8,000 S.F. BUILDING ADDITION ONTO THE EXISTING WAREHOUSE/SHOP BUILDING AND TO EXPAND THE EXISTING CONCRETE TRUCK UNLOADING AREA.

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

\_\_\_\_\_, (date), 20\_\_\_\_

OWNER: LONE OAK PROPERTIES

**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.

**NOTES:**

1. NUMBER AND LOCATIONS OF PROPOSED FIRE HYDRANTS SHALL BE COORDINATED WITH THE GEORGETOWN FIRE DEPARTMENT.
2. NO CONSTRUCTION OR GRADING SHALL OCCUR UNTIL A GRADING AND SOIL EROSION CONTROL PLANS ARE APPROVED BY THE GEORGETOWN / SCOTT COUNTY PLANNING ENGINEER.
3. SUPPLEMENTAL LANDSCAPING MAY BE REQUIRED ALONG CHERRY BLOSSOM WAY TO MEET THE LANDSCAPE ORDINANCE.
4. THIS PLAN WAS APPROVED BY THE GEORGETOWN BUSINESS PARK AUTHORITY ON MARCH 21, 2022.

**WATER QUALITY VOLUME**

SITE AREA: 114,563 S.F. (2.63 ACRES)  
 % IMPERVIOUS: 43.22%  
 $WQV = 1/12(1 - 0.05 + 0.0094)A$   
 $WQV = 0.0637(1 - 0.05 + 0.0094)114,563 = 7,122.8$   
 $WQV = 4,237$  C.F.  
 STORAGE TO ELEV. 806 IN WATER EX. QUALITY BASIN: 4,240 C.F.

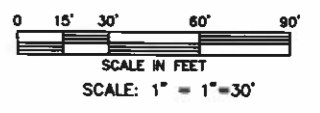
**LANDSCAPE STATISTICS**

- V.I.A. INT. TREES (6 ea.) (FLOWERING DOGWOOD, EASTERN REDBUD, OR EQUAL)
- V.I.A. PERM. TREES (12 ea.) (RED MAPLE, THORNLESS MONEY LOCUST, OR EQUAL)
- V.I.A. PERM. HEDGE (400 L.F.) (JAPANESE HOLLY, CRANBERRY COTONEASTER, SARGENT'S CHINESE-JUNPER)

**SITE STATISTICS**

INTENDED USE: MANUFACTURING / WAREHOUSE  
 ZONE: M-1 (BUSINESS, RESEARCH AND TECHNOLOGY PARK)  
 TOTAL AREA OF LOT: 114,563 S.F. (2.63 ACRES)  
 FUTURE LOT AREA PER BUILDING: 114,563 S.F. (2.63 ACRES)  
 TOTAL EXISTING BLDG. AREA: 11,700 S.F.  
 PROPOSED BUILDING ADDITION: 8,000 S.F.  
 TOTAL BUILDING AREA: 19,700 S.F.  
 MAXIMUM PERMITTED BLDG. COVERAGE: 408-6825 S.F.  
 PROPOSED BLDG. COVERAGE: 17,182 S.F. (87.2%)  
 TOTAL EMPLOYEES ON MAX. SHIFT - 8  
 Pkg. RECD. - 1 S.F. / EMPLOYEE  
 TOTAL Pkg. RECD. - 8 SPACES  
 TOTAL Pkg. PROVIDED - 16 SPACES  
 TOTAL V.I.A. - 7,122.8 S.F.  
 RECD. INT. S.F. - 712.8 S.F. (10% OF V.I.A.)  
 RECD. V.I.A. TREES - 18 TREES / 230 S.F. - 8  
 EXISTING V.I.A. TREES - 8

- CONCRETE PAVEMENT
- BITUMINOUS ASPHALT PAVT



OWNER: LONE TREE PROPERTIES  
 ADDRESS: 112 NORTHEAST DRIVE  
 LOVELAND, OH 45140

**THOROUGHbred**

AMENDED PRELIMINARY DEVELOPMENT PLAN  
 LONE TREE PROPERTIES  
 (aka MCCORMICK EQUIPMENT COMPANY)  
 (Formerly 'SEXTON OFFICE/WAREHOUSE COMPLEX')

SCALE: 1" = 30'  
 DATE: MARCH  
 PROJECT:  
 DESIGNED: FRE  
 DRAWN: FRE  
 CHECKED:

DP

# GSCPC Active Development Projects

Status	Application number	Project Name	Type
<b>Under Construction</b>		<b>Number of Projects: 13</b>	
	2018-22	Amerson South Townhomes	DEV-R
	2021-22	Bluegrass Baptist Church - Phase 2	DEV-C
	2015-22	Cherry Blossom Townhomes Phase 5 (Haddix triplex)	DEV-R
	2018-32	Crossings at Wyndamere (Ph4) - Conner Path	DEV-C
	2015-08	Heritage Apartments at Falls Creek - Phase 2	DEV-R
	2019-31	Hotel Development - 150 Ikebana Dr	DEV-C
	2020-25	Innovative Holdings - 185 Industry Road - Grading	DEV-C
	2020-18	Ohnheiser Co. LLC - 167 Industry Rd	DEV-C
	2006-07	Overlook Apartments (Dover Dr) Phase 3 & 4	DEV-C
	2018-18	Pleasant Valley, Section II - Phase 3 Condominiums	DEV-C
	2019-03	South Crossing - Apartments	DEV-R
	2021-24	Whitaker Prop Distrib Center - Carley/Kaden	DEV-C
	2003-56	White Oak Village - Development (Units)	DEV-R
<b>Final Inspection</b>		<b>Number of Projects: 5</b>	
	2020-06	100 Ikebana - Commercial Development	DEV-C
	2017-33	American Mini (Self-Storage, 1047 Paris Pike)-Ph 1	DEV-C
	2018-25	Bluegrass RV Storage - Soil Relocation	DEV-C
	2016-38	Cyron Holdings	IND
	2013-09	Northside Christian Church - 101 Ferguson	DEV-C

# GSCPC Active Subdivision Projects

Status	Application number	Project Name
<b>Under Construction</b>	Number of Projects:	4
	2018-57	Price Farm Phase 3 (Abbey at Old Oxford)
	2019-02	South Crossing - Phase 1 (McClelland Cir)
	2004-26	Village at Lanes Run - Phase 3, Sect 1 (Charles)
	2018-05	Woodland Park (Betty Yancey) Phase 2
<b>Dedication/Final Work</b>	Number of Projects:	6
	2002-52	Deer Run - Phase 3A
	2002-52	Deer Run - Phase 3B
	2005-26	Edgewood Subdivision - Phase 1
	2006-28	McClelland Springs Subdivision Phase 2A
	2004-51	Pleasant Valley Phase 4D & 4E
	2005-02	Rocky Creek Reserve - Unit 1 Sect 1,2,3A,3B,4
<b>Approved/Bonded</b>	Number of Projects:	16
	2006-80	Barkley Meadows (Duncan/Fightmaster) Phase 2
	2017-13	Canewood Unit 6, Lot 1
	2019-13	Cherry Blossom Townhomes - Phase 6
	2006-86	December Estates Cluster Subdivision
	2017-43	Fox Run Subdivision - Phase 1
	2019-39	Harbor Village Unit 1, Phase 3C
	2019-46	Jones Prop - Willow Brook Ln Ext
	2017-24	Pinnacle At Mallard Point
	2004-51	Pleasant Valley Phase 4B, 4C, & 4F
	2005-02	Rocky Creek Reserve Phase 3 Section 1 (Ball)
	2005-02	Rocky Creek Reserve Phase 3 Section 2 (Ball)
	2008-40	Thoroughbred Acres Unit 7D, Section 1
	2018-61	Village at Lanes Run - Phase 2, Sect 3-B (Charles)
	2018-61	Village at Lanes Run - Phase 2, Sect 3-C (Haddix)
	2019-10	White Oak Condominiums Phase 4 (Remaining)
	2018-05	Woodland Park (Betty Yancey) Phase 1

## List of all Active Projects/status

Application	Project Name	Type	Status
2020-06	100 Ikebana - Commercial Development	DEV-C	Final Inspection
2017-34	Adient USA (Hillps) Amended DP (Parking and dock)	DEV-C	No Activity
2017-33	American Mini (Self-Storage_1047 Paris Pike)-Ph 1	DEV-C	Final Inspection
2020-47	American Mini-Storage (South) Expansion	DEV-C	Under Review
2017-20	Amerson Commercial Grading and Site Work	DEV-C	Approved/Bonded
2018-43	Amerson North Townhomes	DEV-R	Under Review
2018-22	Amerson South Townhomes	DEV-R	Under Construction
2006-80	Barkley Meadows (Duncan/Fightmaster) Phase 2	RES	Approved/Bonded
2021-22	Bluegrass Baptist Church - Phase 2	DEV-C	Under Construction
2018-25	Bluegrass RV Storage - Soil Relocation	DEV-C	Final Inspection
2020-34	Bourbon 30 & ESI (240 Corporate)	DEV-C	No Activity
2017-13	Canewood Unit 6, Lot 1	RES	Approved/Bonded
2019-01	Cherry Blossom - Phase 9	RES	Under Review
2005-47	Cherry Blossom Subdivision Phase 8	RES	Warranty Period
2019-13	Cherry Blossom Townhomes - Phase 6	RES	Approved/Bonded
2015-22	Cherry Blossom Townhomes Phase 5 (Haddix triplex)	DEV-R	Under Construction
2015-22	Cherry Blossom Townhomes-Phase 5	DEV-R	Warranty Period
2021-28	Community Trust Bank - 107 Amerson Way	DEV-C	Under Review
2021-07	Core Controls - 155 Enterprise Way	DEV-C	Under Review
2018-32	Crossings at Wyndamere (Ph4) - Conner Path	DEV-C	Under Construction
2016-38	Cyron Holdings	IND	Final Inspection
2006-86	December Estates Cluster Subdivision	RES	Approved/Bonded
2002-52	Deer Run - Phase 3A	RES	Dedication/Final Work
2002-52	Deer Run - Phase 3B	RES	Dedication/Final Work
2018-10	Dog Haus Development	DEV-C	No Activity
2005-26	Edgewood Subdivision - Phase 1	RES	Dedication/Final Work



Application	Project Name	Type	Status
2011-29	Falls Creek Drive extension	DEV-C	Approved/Bonded
2021-04	Falls Creek Residential - Phase 2	RES	Under Review
2017-43	Fox Run - Phase 2	RES	Under Review
2017-43	Fox Run Subdivision - Phase 1	RES	Approved/Bonded
2021-06	Georgetown Auto Sales - 136 Darby Dr	DEV-C	No Activity
2020-43	Harbor Village - Phase 4	RES	Under Review
2019-39	Harbor Village Unit 1, Phase 3C	RES	Approved/Bonded
2015-08	Heritage Apartments at Falls Creek - Phase 2	DEV-R	Under Construction
2016-49	Hiserbob - 411 Triport Road	IND	Complete
2019-06	Hoghead Trailer Sales-Showalter	DEV-C	No Activity
2019-31	Hotel Development - 150 Ikebana Dr	DEV-C	Under Construction
2020-25	Innovative Holdings - 185 Industry Road - Grading	DEV-C	Under Construction
2018-52	Jimmy Johns - 121 Southgate Dr	DEV-C	No Activity
2019-46	Jones Prop - Willow Brook Ln Ext	RES	Approved/Bonded
2021-40	KY Farm Bureau - 101 Trackside	DEV-C	Under Review
2018-15	Landmark (South, Kelley-Owen) Office Bldg Exp	DEV-C	Under Review
2004-02	Leesburg Landing	RES	Warranty Period
2014-01	Love's - Light Mechanical Services Addition	DEV-C	Under Review
2006-28	McClelland Springs Ph IIB & IIC	RES	Under Review
2006-30	McClelland Springs Phase IIB & IIC	RES	Under Review
2006-28	McClelland Springs Subdivision Phase 2A	RES	Dedication/Final Work
2009-20	Morgan Property	DEV-C	No Activity
2017-14	Morgan Property (Tract 2) 2017	DEV-C	No Activity
2013-09	Northside Christian Church - 101 Ferguson	DEV-C	Final Inspection
2020-18	Ohnheiser Co, LLC - 167 Industry Rd	DEV-C	Under Construction
2006-07	Overlook Apartments (Dover Dr) Phase 3 & 4	DEV-C	Under Construction
2008-40	Paynes Crossing Phase 4 - Section 1 & 2	RES	Warranty Period
2015-05	Pemberley Cove	RES	Warranty Period

Application	Project Name	Type	Status
2018-29	Penn Ave Baptist Parking - Stamping Ground	DEV-C	No Activity
2017-24	Pinnacle At Mallard Point	RES	Approved/Bonded
2004-51	Pleasant Valley Phase 4B, 4C, & 4F	RES	Approved/Bonded
2004-51	Pleasant Valley Phase 4D & 4E	RES	Dedication/Final Work
2004-51	Pleasant Valley Phase 5	RES	Under Review
2018-18	Pleasant Valley, Section II - Phase 3 Condominiums	DEV-C	Under Construction
2018-57	Price Farm (Abbey Phase 2 Unit 1A) (Ball Homes)	RES	Warranty Period
2018-57	Price Farm (Abbey Phase 2 Unit 1B) (Ball Homes)	RES	Warranty Period
2018-57	Price Farm Phase 3 (Abbey at Old Oxford)	RES	Under Construction
2006-63	Rocky Creek Farm Section 3B, Phase 3	RES	Warranty Period
2005-02	Rocky Creek Reserve - Unit 1 Sect 1.2.3A,3B,4	RES	Dedication/Final Work
2005-02	Rocky Creek Reserve Phase 3 Section 1 (Ball)	RES	Approved/Bonded
2005-02	Rocky Creek Reserve Phase 3 Section 2 (Ball)	RES	Approved/Bonded
2013-30	Rocky Creek-Meadows-Sec 1C	RES	Warranty Period
2005-41	Shops at Elkhorn Meadows (Hanna)	DEV-C	Complete
2018-62	Sleep-in/Mainstay Cherry Blossom Connector	DEV-C	Approved/Bonded
2019-03	South Crossing - Apartments	DEV-R	Under Construction
2019-02	South Crossing - Phase I (McClelland Cir)	RES	Under Construction
Minor DP	Stonewall First Church of God - Grading & Parking	DEV-C	No Activity
2018-38	Sutton Place Remaining - Phase 4	RES	Under Review
2015-29	Sutton Place, Phase 3-B	RES	Warranty Period
2005-22	Thoroughbred Acres Unit 11(Commercial Subdivision	DEV-C	Approved/Bonded
2008-40	Thoroughbred Acres Unit 7D, Section 1	RES	Approved/Bonded
2020-02	Village at Georgetown (Lemons Mill/E Main Ext)	DEV-R	Under Review
2021-20	Village at Lanes Run - Ph 3, Sect 2 - (Grubbing)	RES	Complete
2018-61	Village at Lanes Run - Phase 2, Sect 3-B (Charles)	RES	Approved/Bonded
2018-61	Village at Lanes Run - Phase 2, Sect 3-C (Haddix)	RES	Approved/Bonded
2004-26	Village at Lanes Run - Phase 3, Sect 1 (Charles)	RES	Under Construction

<b>Application</b>	<b>Project Name</b>	<b>Type</b>	<b>Status</b>
2021-24	Whitaker Prop Distrib Center - Carley/Kaden	DEV-C	Under Construction
2019-10	White Oak Condominiums Phase 4 (Remaining)	RES	Approved/Bonded
2003-56	White Oak Village - Development (Units)	DEV-R	Under Construction
2018-05	Woodland Park (Betty Yancey) Phase 1	RES	Approved/Bonded
2018-05	Woodland Park (Betty Yancey) Phase 2	RES	Under Construction
<b>Total Number of Active Projects:</b>		87	

**Scott County Conservation District  
(aka Rural Land Management Board)  
List of concerns and recommendations**

1. Creative housing options such as condos, high rises should be encouraged since they will actually decrease the need for outward expansion.
2. Increase lot size from 5 acres to be compatible with Fayette and Woodford counties. Farming requires viable acreage size tracts, we recommend 40 acres.
- 3. Boundary buffer of 50' should be applied to all buildings on urban lots adjoining A-1 parcels, regardless of being adjacent to urban service boundary.**
- 4. Boundary fencing should be required where the urban service boundary abuts A-1 zoned land. Effective fencing will be non-climbing, diamond woven or chain. We recommend a six-foot height fence. No variances should be allowed for not constructing this fence.**
- 5. Secondary fencing should be required 50' inside the boundary fence. The fence should be nothing less than woven wire or what the landowner wants their fence to be. When the adjacent farmland is developed the secondary fence can be removed and the easement area reverting to the appropriate homeowner.**
6. Boundary plantings are to be non-toxic to livestock and we recommend all native species plantings when possible.
7. Scott County is one of the few counties to have a PDR program in Kentucky. PDR is currently our only program in place to protect farmland. At this time the Fiscal Court is the only local funding source. We need to look at other income sources for PDR and other ways to promote the protection of farmland. One way is to enact and enforce an impact fee. The impact fee could be derived from any high impact development (residential, commercial and industrial). Those fees could be placed into a designated fund. The fund could be used as low interest loans for farm land purchase and to support a mentoring program for beginner farmers, and any other farm related protection program.



8. Develop a farmland bank to allow young farmers to have land access due to exorbitant land purchase costs. Help to boost young farmers in the county by increasing available base acres. Land would be deposited into the bank by willing owners who can't or don't farm the land, but remain devoted to long term use of the land for farming. Incentivization would be through the forgiveness of property taxes.

9. Hire an outside firm to evaluate other farmland protection programs in the United States that could be applicable to Scott County's needs.