

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

AGENDA

September 14, 2023

6:00 p.m.

I. COMMISSION BUSINESS

- A. Approval of August invoices
- B. Approval of August 10, 2023 minutes
- C. Approval of September 14, 2023 agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

II. OLD BUSINESS

- A. FSP-2023-25 Price Property - Final Subdivision Plat to subdivide a 37.75-acre tract into three (3) tracts and to consolidate one of the tracts with the neighboring property to the north located at 278 Browns Mill Road.
- B. PSP-2023-26 Cherry Blossom Village Phase 2 Addition - POSTPONED
- C. PDP-2023-30 Wawa Georgetown - Preliminary Development Plan for 5,919 SF Gas/Convenience Store on 2.78 acres located at NW corner of East Main Extended and McClelland Circle.
- D. PDP-2023-34 The Village at Georgetown - POSTPONED
- E. PDP-2023-38 Online Transport - POSTPONED

III. NEW BUSINESS

- A. FSP-2023-40 Brown Property - Final Subdivision Plat to subdivide a 5-acre tract from a 44.22-acre parent tract located at 1092 Indian Creek Road.
- B. FSP-2023-41 2778 Weisenberger Mill Road - Final Subdivision Plat to subdivide one 11-acre farm into two 5.50-acre parcels located at 2778 Weisenberger Mill Road.
- C. ZMA-2023-42 A & Z Towing Zone Change - Zone change request for 3.61 acres from A-1 (Agricultural) to I-1 (Light Industrial) located at 168 Industry Road. PUBLIC HEARING
- D. PSP-2023-43 & PDP-2023-44 Dollar General Retail Store - Preliminary Subdivision Plat to subdivide one (1) 2.658-acre commercial lot from a 40.96-acre farm and Preliminary Development Plan for 12,480 SF retail store with associated parking located at 170 Porter Road.

IV. OTHER BUSINESS

- A. PDP-2023-11 MLSG Holdings - Request to amend Condition of Approval for turn lane on Cynthiana Road.
- B. Update of Previously Approved Projects and Agenda Items

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
August 10, 2023**

The regular meeting was held in the Scott County Courthouse on August 10, 2023. The meeting was called to order by Chairman Charlie Mifflin at 6:00 p.m. Also present were Commissioners James Stone, Duwan Garrett, Dann Smith, Harold Dean Jessie, David Vest, Mary Singer, and Brad Green and Director Joe Kane, Planner Elise Ketz, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was Commissioner Rhett Shirley.

Motion by Singer, second by Smith, to approve the July invoices. Motion carried.

Motion by Stone, second by Garrett, to approve the July 13, 2023 minutes. Motion carried.

Motion by Singer, second by Smith, to approve the August agenda. Motion carried.

Postponements/Withdrawals

Chairman Mifflin stated that the application for Price Property (FSP-2023-25), Cherry Blossom Village Phase 2 Addition (PSP-2023-26), Wawa Georgetown (PDP-2023-30), The Village at Georgetown (PDP-2023-34), and Online Transport (PDP-2023-38) have been postponed until the next regularly scheduled meeting.

Consent Agenda

A representative of Eckart Supply (PDP-2023-31) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Jessie, second by Stone, to approve the application. Motion carried unanimously.

Commissioner Shirley has joined the meeting.

A representative of Moonlight Investment LLC (PDP-2023-32) 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 unanimously.

A representative of Bluegrass RV - Storage Area (PDP-2023-39) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Singer, second by Shirley, to approve the application. Motion carried unanimously.

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

FSP-2023-28 Mary Risk Farm – Final Subdivision Plat request for a three (3) five acre lots and a remainder lot in the area of a formerly approved cluster subdivision for ten (10) residential cluster lots and five rural tracts on 83.7 acres zoned A-5 located south and east of Stonecrest Subdivision.

Mr. Kane stated this property was approved for a cluster subdivision and rezoned in 2017. He stated at the same time the applicant was approved for five 5-acre lots that were platted and built on. He stated the cluster subdivision was never done. He stated with this application they are abandoning the cluster subdivision and requesting three 5-acre lots with a remainder lot.

He stated the lots are adjoined by an access easement that is a buffer behind the Stonecrest Subdivision lots.

He stated the lots would be accessed from Wysteria Lane and meet all of the rural lot requirements.

He stated that the Stonecrest Subdivision was anticipated to have multiple phases and that's why Wysteria Lane was extended onto the Risk property. He stated the Greenbelt runs through the property, so the applicant is limited to a cluster subdivision or 5-acre lots. He stated he thinks the applicant did not want to further extend Wysteria Lane for a cluster subdivision, so the applicant has applied for the 5-acre lots.

He stated if this application is approved the previous plat will be vacated.

He stated a portion of the property is within the Royal Spring Aquifer and the applicant will have to follow any recommendations of the Wellhead Committee for septic.

Chairman Mifflin asked for clarification for access to the lots.

Danny Caldwell, 1520 Lexington Road, stated he was under the impression the applicant could only do the cluster or 5-acre lots. He questioned why the applicant never installed trees in the buffer between the existing lots and his farm. He stated since the property was in the Greenbelt, he thought it could not be developed. He stated he had concern with water runoff problems from the property.

Mr. Kane stated the original application was for 5-acre lots and a cluster subdivision.

Mr. Caldwell questioned the location of homes and buildings on the existing 5-acre lots. Chairman Mifflin stated there is a 50-foot setback for those lots.

Mr. Caldwell questioned why there is not a tree buffer along the property and why they are allowed to dump water onto his property.

Commissioner Shirley questioned if the previous plat is void is that why the conditions of approval were not completed. Mr. Kane stated the cluster subdivision was never built that has the condition of the tree buffer. He stated the five acre lots have a 15-foot landscape buffer and that was planted. He stated

there are pictures in the file of the trees installed where there were no trees. He stated the rules are different for 5-acre lots and cluster subdivisions. Mr. Caldwell stated that lot 4 and 5 never had a tree buffer installed. He stated preserved parcel A also has no plantings.

Hill Parker, representing applicant, stated the applicant paid for the installation of the fence and trees.

Attorney Perkins questioned if the applicant is proposing 5-acre tracts adjacent to another rural use why landscaping is required unless it is required because of the Greenbelt. Mr. Kane stated it is because it is zoned A-5. It was questioned if landscaping would be required on parcel 4. Mr. Kane stated he would have to check the landscape ordinance but thinks it only applies to the 5-acre lots.

Mr. Caldwell stated they have their property double fenced due to horses. He stated everyone uses their fence as the property line, but it is not. He states there are no trees on the applicant's side of the fence. He stated they are not opposed to the development.

Commissioner Green questioned what happens if no buffer is installed. Mr. Parker stated there is a Kentucky law stating that if you have livestock you are supposed to fence your property even if there is a fence. Mr. Kane stated after property is sold if the trees die or are cut down you cannot enforce the landscape buffer.

Commissioner Singer questioned the image showing trees. Mr. Caldwell stated his main concern is the stormwater that comes from the development.

Commissioner Jessie questioned how conditions of approval could be enforced. Mr. Kane stated when there are sensitive items the Planning Commission can require the applicant to come back before the Planning Commission for Final Development Plan approval.

After further discussion, **Motion by Singer, second by Green to approve the Final Subdivision Plat (FSP-2023-23) subject to (8) conditions of approval with the additional condition of approval that all landscaping requirements be met between the A-5 and A-1 zone. Motion carried 7-2 with Jessie and Vest dissenting.**

ZMA-2023-29 Best Pets Animal Clinic – Zoning Map Amendment to change the zoning district from R-2 to P-1 located at 529 East Washington Street.

Chairman Mifflin opened the public hearing.

Ms. Ketz stated the property is located just north of the intersection of Paris Pike and East Washington Street and west of MLS Powersports. She stated according to the 2016 Comprehensive Plan that area was designated residential, but that building has never been used as a residence instead having commercial uses. She stated the surrounding buildings have also been used for commercial purposes.

She stated if the application is approved the applicant would have to go before the City Board of Adjustments for a conditional use permit to run an animal clinic.

Chairman Mifflin closed the public hearing.

After further discussion, **Motion by Jessie, second by Smith to recommend approval of the rezoning request (ZMA-2023-29) on the basis that it complies with the comprehensive plan. Motion carried unanimously.**

PDP-2023-33 Pure Air Kentucky – Preliminary Development Plan for a three-unit, 6,000 SF warehouse and contractor building located at 117 Eastside Drive.

Ms. Ketz stated the property is zoned B-2 and 0.50 acre. She stated the applicant is requesting a waiver for the parking metric since no full-time employees will be on the property. She stated the warehouse is for individual contractor storage.

She stated on the western property line the proper perimeter landscaping is proposed and the tree canopy requirement is met.

Austin Swiney, Banks Engineering, stated he is the civil engineer for the project.

Chairman Mifflin questioned that it is one warehouse with three units. He asked if each unit will be used by a different contractor. Mr. Banks stated that is correct. He stated one unit will be used by the owner and two units will be rented out.

After further discussion, **Motion by Garrett, second by Shirley to approve the Preliminary Development Plan (PDP-2023-33) subject to (7) conditions of approval and (1) waiver. Motion carried unanimously.**

PDP-2023-35 Bierman Properties Development – Preliminary Development Plan for 4,914 square feet building, truck scale and associated gravel parking located at 1949 Lexington Road.

Mr. Kane stated this application is for an Amended Development Plan approval for expansion. He stated that currently it is a construction material recycling facility. He stated they recycle concrete and asphalt behind the old transformer factory but own the whole lot. He stated they subdivided and sold the building previously. He stated they plan to move their truck scale from the rear to the side yard and add a 4,914 square foot maintenance building for their offices. He stated the property is zoned I-2.

He stated the applicant will be required to add a landscape buffer to the north side and a VUA buffer along the front.

He stated the applicant is requesting a waiver for the gravel parking storage area for the roll-off dumpsters and equipment. He stated the area for employee parking is shown on the plan as paved but the area getting to parking as not paved. He stated the drive aisle would need to be paved.

He stated the only other issue is that there is no sewer service currently, but the applicant would have the opportunity when the south sewer project is completed. He stated that could be an added condition of approval if the Planning Commission would like to.

Steve Baker, Midwest Engineering, stated the applicant planned to run equipment over the driveway and did not want to pave it, but he felt the applicant would agree to pave. He stated he felt the applicant would want sanitary sewer, but he could not speak for the applicant.

After further discussion, **Motion by Singer, second by Smith to approve the Preliminary Development Plan (PDP-2023-35) subject to (7) conditions of approval and (1) waiver and an additional condition of approval that the applicant will connect to sewer if it becomes available. Motion carried unanimously.**

PDP-2023-36 Grace Christian Gymnasium – Preliminary Development Plan for a 23,000 SF gymnasium and CrossFit facility located at 1648 Lexington Road.

Ms. Ketz stated the applicant wants to add additional building but has requested a waiver to add additional parking due to the fact the gymnasium and church would not be used at the same time. She stated that currently there are approximately 51,000 square feet of buildings and 411 parking spaces.

She stated staff recommends that four parking spaces south of the building entrance be converted to ADA parking.

She stated staff also recommends that the Final Development Plan include curb cuts and marked walkways between the proposed and existing building and parking lots.

She stated the applicant is proposing a stormwater detention basin that would have to meet all stormwater requirements.

She stated the applicant is proposing additional VUA interior landscaping. She stated that at TRC she pointed out some trees and hedges are missing and need to be replaced.

She stated there are some utilities in the area. She stated Kentucky Utilities has a line in the area that would have to be moved at the applicant's expense. She stated GMWSS might require the applicant to connect to sewer when it becomes available. She stated the Scott County Fire Department may require the building to install a sprinkler system and another fire hydrant.

She stated the southern area of the property and 800-900 feet of the driveway is within a floodplain. She stated there is an existing bridge for access, but it is 3 feet below floodplain elevation. She stated there is another bridge to the property beside the church, but that owner has been using the church bridge for access. She stated that bridge is to be removed for the development.

She stated a daycare is defined as a "Critical Facility" and must have an access plan if the property is flooded. She stated as part of approval an Emergency Access Plan must be updated with access in case of an emergency.

Commissioner Singer asked for clarification of how an Emergency Access Plan was not required before. Mr. Krebs stated the daycare did not go through formal approval. Mr. Krebs stated his understanding was that previously the church stated they had access through an adjoining neighbor in case of an emergency.

Commissioner Jessie asked for clarification of possibilities for an emergency exit.

Daniel Rehner, Thoroughbred Engineering, stated the applicant agrees with the conditions of approval. He stated the applicant will contact the adjoining property owners to get an agreement for emergency access. He stated the applicant will connect to sewer when it becomes available. He stated he was not involved previously when the applicant developed but will work with the Division of Water regarding the bridge. He stated that the applicant is drafting a plan for access. He stated the gymnasium will not be used during church services.

Commissioner Singer questioned if the gymnasium will be for public use. Mr. Rehner stated it would be mainly for church members.

Chairman Mifflin questioned the sidewalks on the plan. Mr. Rehner stated the sidewalks are for future installation, the building would be built first.

Commissioner Jessie questioned the location of Mr. Caldwell's property in relation to the church property. Mr. Caldwell pointed out his property on the map. He stated he is not opposed to this development.

After further discussion, **Motion by Singer, second by Garrett to approve the Preliminary Development Plan (PDP-2023-36) subject to (12) conditions of approval and (1) waiver and the additional condition of approval must connect to sewer if available. Motion carried 7-2 with Shirley and Jessie dissenting.**

PDP-2023-37 Amen House - Operations Center - Preliminary Development Plan for a 5,000 SF charity operations center and warehouse located at 706.5 Bourbon Street.

Ms. Ketz stated the property is zoned B-2 and R-2. She stated the driveway area is the R-2 zone. She stated the parcel is 1.5 acres. She stated the applicant is proposing 20 parking spaces with one of the parking spaces being ADA compliant.

She stated the applicant is requesting three waivers. She stated a front yard setback, interior landscape and tree requirements.

She stated she is submitting public comments regarding the application for the record.

She stated the building will be built in two phases. She stated the first phase will be warehouse storage and the second phase will be food prep/kitchen space.

She stated the applicant is proposing a driveway from Bourbon Street. She stated technically there is road frontage onto East Washington Street. She stated the applicant is requesting to reduce the front yard setback along East Washington Street.

She stated a stormwater basin is proposed in the eastern corner of the project site.

She stated the applicant would be required to have landscaping along the property on Bourbon Street and the adjoining R-2 properties. She stated the applicant will meet the canopy requirement.

She stated staff does not support access from Bourbon Street due to part of it being one-way and the road not being suited for commercial use.

She stated staff proposes access through the MLS Powersports site. She stated the applicant owns the property but is allowing MLS to remain until their new site is finished. She stated staff proposes a second option for access onto East Washington Street or going around the site and accessing from Paris Pike.

Commissioner Jessie questioned if the applicant was aware of the problems with the Bourbon Street access. Ms. Ketz stated it was discussed at the workshop.

Mr. Rehner stated the applicant agrees with the conditions of approval. He stated the applicant has tried obtaining other access onto Bourbon Street, but the east side owner has not responded.

He stated the application is tied to grant funding and there is a 6-month time limit for it being used.

Several possible access locations were discussed. Commissioner Garrett stated he feels the Bourbon Street access would destroy that community and surrounding area.

Attorney Perkins stated that access onto East Washington Street looks more appropriate. Ms. Ketz stated it is built for the heavier traffic but there is sanitary sewer and would require some heavy grading.

Mr. Rehner stated depending upon the depth of the sanitary sewer that may be impossible to use that access.

Commissioner Jessie questioned Commissioner Garrett about the location of the cemetery on Bourbon Street. Commissioner Garrett stated that if the applicant used Bourbon Street for the entrance that would impact the cemetery.

Barry and Barbara Tilford, 700 Bourbon Street, stated his mother's house is the historical Ed Davis house and it is less than 50-foot from the proposed entrance location. Mr. Tilford stated he has safety concerns about bringing people to the neighborhood. Ms. Tilford stated she used to be able to sit on her porch, but she is unable to now because of the traffic in the neighborhood. She stated she is concerned for her safety.

Dan Holman, 503 S. Broadway, stated he has been renovating a house on Bourbon Street and is concerned about the character of the street if an entrance is approved. He stated there are other options for entrance. He stated he had traffic safety concerns due to Bourbon Street being one-way.

Chris Wilson, 1058 Paris Pike, stated he thinks the property is in a terrible location. He stated he feels the applicant should wait to build until after MLS Powersports moves.

Commissioner Shirley asked for clarification of the grant. Michele Carlisle, Amen House, stated the Amen House used grant money to purchase the property. She stated the second phase of the funding is a community block grant that says within 6 months it is out to bid and within 7 months they have to be under contract, or they lose the money. She stated they have explored different options to access the site.

Commissioner Shirley questioned if the grant is all at once or in sections. Ms. Carlisle stated the grant is not all at once but was not sure of the timeline.

Commissioner Shirley questioned if the construction could begin through the MLS site to acquire the funds. Ms. Carlisle stated their contract states the Amen House cannot interrupt business operations. Commissioner Shirley stated he does not support a construction entrance on Bourbon Street.

Attorney Perkins questioned if the entrance on Bourbon Street could be temporary.

Steve Price, resident, stated based upon the most recent Comprehensive Plan more pedestrianism should be followed instead of vehicular transportation and that people should farm more.

After further discussion, **Motion by Singer, second by Vest to approve the Preliminary Development Plan (PDP-2023-37) subject to (8) conditions of approval and (3) waivers with an additional condition of approval of no vehicular entrance from Bourbon Street. Motion carried 8-1 with Stone dissenting.**

Chairman Mifflin adjourned the meeting.

Attest:

Charlie Mifflin, Chairman

Charlie Perkins, Secretary

**PRICE PROPERTY
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission
September 14, 2023**

FILE NUMBER: FSP-2023-25

PROPOSAL: Final Subdivision Plat to subdivide a 37.75-acre tract into three (3) tracts and to consolidate one of the tracts with the neighboring property to the north.

LOCATION: 278 Browns Mill Road

OWNER: Steve Price

CONSULTANT: Keith Winstead
T'Bred Engineering, Inc



STATISTICS:

Zone	A-1 (Agricultural)
Surrounding Zone(s)	A-1
Site Acreage	37.75 acres (Tract 2: 22.91 acres; Remainder Tract 4: 10.99 acres; Parcel A 3.85 acres)
Access	Browns Mill Road
VariANCES/Waivers	None

BACKGROUND:

The application before the Planning Commission is a Final Subdivision Plat to subdivide a 37.75-acre farm into three rural tracts along the Scott/Fayette County boundary creating a 22.91-acre tract in Scott County and leaving a 14.84-acre remainder in Fayette County. And then to create a 3.85-acre parcel A from the remainder Tract 4, that then is being consolidated with the neighboring tract 1 to the north to give the owners access to Town Branch Creek. The applicant is also reserving right-of-way 25' in width along Browns Mill Road.

Plat Review:

The proposed plat shows the appropriate setbacks and minimum lot size and width requirements for the A-1 zone in Scott County. Tract 2 is in Scott County and contains an existing house and a detached garage/outbuilding. Parcel A in Scott County is being split from Tract 4 and being consolidated with the neighboring Tract 1 in Scott County. The remainder tract in Fayette County is vacant. The plat shows all appropriate certifications from utility providers. An access and utility easement is required across the Scott County Tract 2 to access the remainder Tract 4 in Fayette County. This is required to be shown on the final plat along with a maintenance agreement for the future access easement/driveway prior to recording.

Access:

The plat shows Tract 2 utilizing an existing entrance. Since Parcel A in the middle of the property is being sold and consolidated with the neighboring property, the remainder Tract 4 will be landlocked without a defined means of access. This must be corrected prior to final approval of the plat.

RECOMMENDATION:

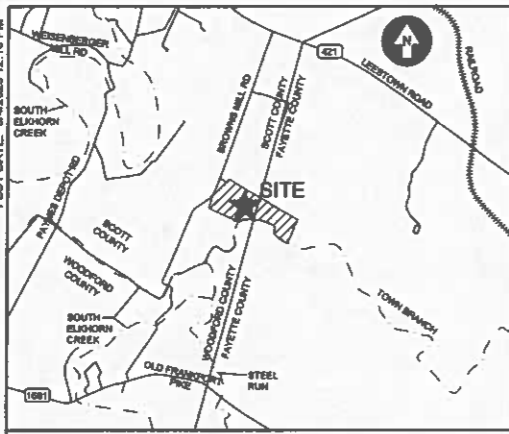
Staff recommends **Approval** of the Final Subdivision Plat. Staff recommends including the following conditions of approval:

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. The remainder Tract 4 should be served by a new or existing access easement from a public road shown on the plat along with an agreement for future maintenance.

PLOT DATE: 8/4/2023 12:10 PM

C:\USERS\GARRNER\PROJBOX (RTCS680)\THOROUGHBRED ENGINEERING\ACTIVE PROJECTS\278 BROWNS MILL RD SURVEY\CAD\278 BROWNS MILL RD_03.DWG



VICINITY MAP SCALE: 1"=3000'

PROPERTY OWNER: STEPHEN E. PRICE, REBECCA L. PRICE, 278 BROWNS MILL ROAD, LEXINGTON, KY 40511, DB 198, PG 737, PC 7, SL 313

PURPOSE: PURPOSE OF THIS PLAT IS TO TRANSFER PARCEL A FROM TRACT 2 AND CONSOLIDATE IT WITH TRACT 1.

LEGEND

- PROPERTY CORNER AS NOTED
SET 5/8" IRON BAR W/ CAP "L3 3878"
PROPERTY BOUNDARY LINE
ADJONERS APPR. BOUNDARY
BUILDING SETBACK LINE
OVERHEAD ELECTRIC
WOOD PLANKED FENCE
WIRE FENCE
ELECTRIC FENCE
ROCK WALL
POWER POLE

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...

(OWNER OR OWNERS) DATE

(OWNER OR OWNERS) DATE

ACCESS EASEMENT & MAINTENANCE AGREEMENT NOTE

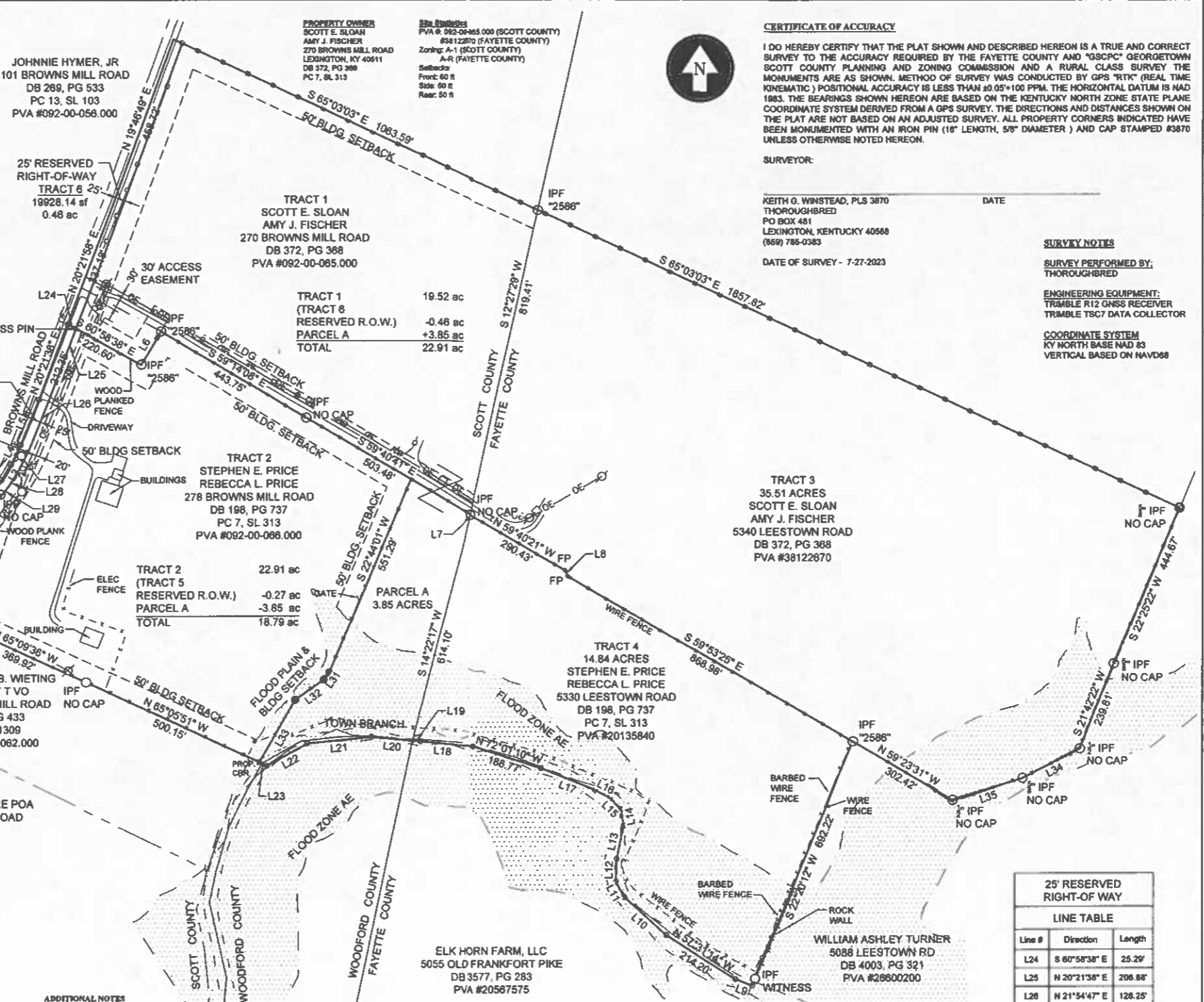
THE OWNERS/OWNERS OF THIS PROPERTY AND ANY SUCCESSORS IN TITLE AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR CONSTRUCTION, MAINTENANCE, REPAIRS, REPLACEMENT, REMOVAL, CLEANING OR ANY OTHER NEEDS RELATED TO THE ACCESS EASEMENT SHOWN ON THIS DEVELOPMENT PLAN/PLAT...

OWNER OR OWNERS 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



PROPERTY OWNER: SCOTT E. SLOAN, AMY J. FISCHER, 270 BROWNS MILL ROAD, LEXINGTON, KY 40511, DB 372, PG 368, PC 7, SL 313

TRACT 1 SCOTT E. SLOAN, AMY J. FISCHER, 270 BROWNS MILL ROAD, DB 372, PG 368, PVA #092-00-085.000

TRACT 2 STEPHEN E. PRICE, REBECCA L. PRICE, 278 BROWNS MILL ROAD, DB 198, PG 737, PC 7, SL 313, PVA #092-00-088.000

TRACT 4 14.84 ACRES, STEPHEN E. PRICE, REBECCA L. PRICE, 5330 LEESTOWN ROAD, DB 198, PG 737, PC 7, SL 313, PVA #20135840

TRACT 3 35.51 ACRES, SCOTT E. SLOAN, AMY J. FISCHER, 5340 LEESTOWN ROAD, DB 372, PG 368, PVA #38122670

ELK HORN FARM, LLC, 5055 OLD FRANKFORT PIKE, DB 3577, PG 283, PVA #20587575

WILLIAM ASHLEY TURNER, 5088 LEESTOWN RD, DB 4003, PG 321, PVA #28800200

ADDITIONAL NOTES

PROPERTY OWNERSHIP PROVIDED HEREIN IS BASED ON INFORMATION OBTAINED FROM READILY AVAILABLE SOURCES (I.E. SCOTT COUNTY CLERK, DEED BOOK 198, PAGE 737 AND DEED BOOK 372, PAGE 368, PLAT CABINET 7, 5896 313, SCOTT COUNTY PVA, ETC.)

PROPERTY OWNERSHIP PROVIDED HEREIN IS BASED ON INFORMATION OBTAINED FROM READILY AVAILABLE SOURCES (I.E. FAYETTE COUNTY CLERK, DEED BOOK 2388, PAGE 257 AND DEED 3349, PAGE 683, FAYETTE COUNTY PVA, ETC.)

SURVEYOR'S NOTE

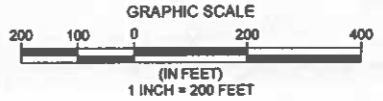
- 1) ANY FURTHER DIVISION OF THE PROPERTIES SHOWN HEREON WILL REQUIRE REVIEW AND APPROVAL OF "GSCPC" THE GEORGETOWN SCOTT COUNTY PLANNING COMMISSION AND "LFUCO" LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT.
2) PROPERTY IS SUBJECT TO ANY EASEMENTS OF RECORD NOT SHOWN HEREON.
3) A PORTION OF THIS PROPERTY IS LOCATED IN SCOTT COUNTY, FLOOD MAP #2120022850 EFFECTIVE 12/21/2017. SITE IS LOCATED IN FLOOD ZONE X, AREA AT MINIMAL FLOOD HAZARD RISK AND A PORTION IS IN FLOOD ZONE AE, AREA HAS A 1% CHANCE OF ANNUAL FLOOD EVENT. A PORTION OF THIS PROPERTY IS ALSO LOCATED IN FAYETTE COUNTY, FLOOD MAP #2100570101 EFFECTIVE 3/3/2014. SITE IS IN LOCATED IN FLOOD ZONE X, AREA AT AT MINIMAL FLOOD HAZARD RISK AND A PORTION IS IN FLOOD ZONE AE, AREA HAS A 1% CHANCE OF ANNUAL FLOOD EVENT.

LINE TABLE with columns: Line #, Direction, Length. Rows L1 through L12.

LINE TABLE with columns: Line #, Direction, Length. Rows L13 through L23.

LINE TABLE with columns: Line #, Direction, Length. Rows L31 through L35.

25' RESERVED RIGHT-OF-WAY LINE TABLE with columns: Line #, Direction, Length. Rows L24 through L30.



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 FAYETTE COUNTY AND "GSCPC" GEORGETOWN SCOTT COUNTY PLANNING AND ZONING COMMISSION AND A RURAL CLASS SURVEY THE MONUMENTS ARE AS SHOWN. METHOD OF SURVEY WAS CONDUCTED BY GPS "RTK" (REAL TIME KINEMATIC) POSITIONAL ACCURACY IS LESS THAN +/- 0.05" + 100 PPM. THE HORIZONTAL DATUM IS NAD 83...

SURVEYOR: KEITH G. WHISTED, PLS 3870 THOROUGHBRED, PO BOX 481, LEXINGTON, KENTUCKY 40568 (859) 785-0383. DATE OF SURVEY - 7-27-2023

SURVEY NOTES

SURVEY PERFORMED BY: THOROUGHBRED. ENGINEERING EQUIPMENT: TRIMBLE R12 GNSS RECEIVER, TRIMBLE TSC7 DATA COLLECTOR. COORDINATE SYSTEM: KY NORTH BASE NAD 83, VERTICAL BASED ON NAVD88

THOROUGHBRED logo and contact information: P.O. BOX 481, LEXINGTON, KY 40568, (859) 785-0383. CIVIL DESIGN, LAND SURVEYING, GEOTECHNICAL ENGINEERING, DRILLING SERVICES, IBC SPECIAL INSPECTIONS, MATERIAL TESTING, CM-AT-CONSTRUCTION SERVICES.

TRANSFER & CONSOLIDATION PLAT STEPHEN E. & REBECCA L. PRICE 278 BROWNS MILL ROAD / 5330 LEESTOWN ROAD LEXINGTON, FAYETTE COUNTY, KENTUCKY GEORGETOWN, SCOTT COUNTY, KENTUCKY

PROJECT NO: 8-03-2023, DRAWN BY: CLG, REVIEWED BY: KGW, ISSUED FOR REVIEW

PLAT SHOWN HEREON REPRESENTS A COMPLETE SURVEY AND BOUNDARY WITH 201 KAR 18:150

**WAWA GEORGETOWN
PRELIMINARY DEVELOPMENT PLAN
Staff Report to the Georgetown-Scott County Planning Commission**

September 14, 2023

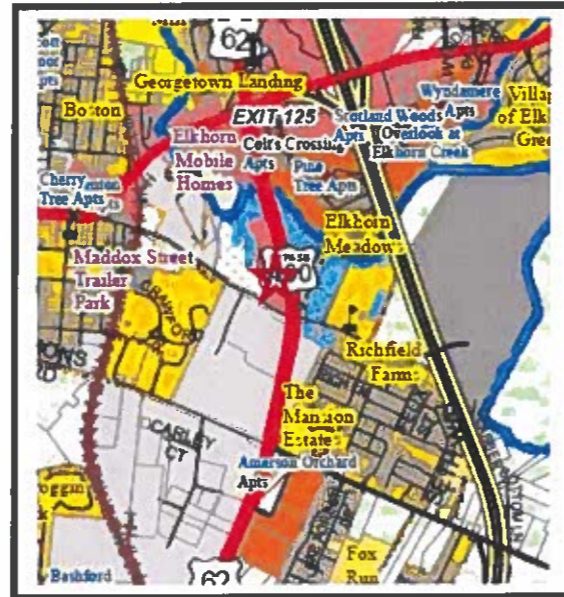
FILE NUMBER: PDP-2023-30

PROPOSAL: Preliminary Development Plan for 5,919 SF Gas/Convenience Store on 2.78 acres.

LOCATION: NW corner of East Main extended and McClelland Circle

APPLICANT: Wawa Georgetown

DESIGNER: Caroline Churchill PE, Kimley-Horn



STATISTICS:

Zone	B-2 Highway Commercial,
Surrounding Zones	I-1, B-5, B-2, A-1
Proposed Use	Gas Convenience Store
Site Acreage	2.78 acres
Building Area	5,919 SF
Max. Building coverage	50%
Building Coverage	4.89%
Building Height	one-story
Parking Required	40 spaces (1 space per 150 SF)
Parking Provided	57 spaces (47 auto, 10 EV, 3 handicap)
New Street Required	No
Water/Sewer Availability	Yes/Yes
Access	East Main extended and McClelland Circle (US 62)
VariANCES/Waivers	None

BACKGROUND:

The subject property consists of an approximately 2.78-acre portion of a larger 15-acre area, zoned B-2, Highway Commercial. The site is northwest of the intersection of East Main Street and McClelland Circle.

The project will be built on a future corner commercial lot with frontage on McClelland Circle and East Main extended and will have driveway entrances from both roads.

The overall site is known as the Drake property and is currently approximately 33.74 acres in size and includes the 15-acre area along McClelland Circle that was rezoned B-2 (Highway Commercial) in 2008 and the remainder approximately 20 +/- acres with frontage along East Main Extended which was rezoned B-5 (Commercial Park) and C-1 (Conservation) in May 2019. A 2.15-acre portion of the B-5 area was subdivided and sold in 2020. The WaWa Georgetown PDP is located on the southeast corner of the B-2 zoned area. It is within the city limits of Georgetown and has access to all utilities.

It is our understanding that the property will be subdivided in the future. A Preliminary Subdivision Plat will require review and approval of the Planning Commission Board. This applicant's intention is to submit the Preliminary Subdivision Plat at a later date, but the future lot boundaries will substantially conform to the lines shown on the Preliminary Development Plan.

The property is moderately sloped and drains to the North Elkhorn Creek to the north. There is floodplain along the North Elkhorn that has been zoned C-1 (Conservation). No floodplain is present in the immediate area of the WaWa site.

The proposed Preliminary Development Plan shows a 5,919 square foot convenience store with 20 fueling positions.

Traffic Study

A Traffic Study was warranted, based on the peak traffic generation for the proposed use being over the threshold of 100 peak hour trips.

The Traffic Study was completed by Kimley Horn with counts taken on Tuesday, August 22, 2023, during the AM peak hour (7:15 am - 8:15 AM) and the PM peak hour (4:00 PM- 5:00 PM). In addition, a 24-hour average daily traffic count was collected on McClelland Circle south of East Main Ext. (24,960 vehicles - 12,635 NB, 12,325 SB). The study looked at existing conditions, 2025 Build Out and 2025 No-Build and 2035 No-Build Horizon and 2035 Build Horizon Conditions at the proposed driveway locations and at the East Main Street and McClelland Circle intersection.

The Traffic Study authors concluded that only one (1) ingress lane and one (1) egress lane was warranted at the two driveway entrances and one right turn lane on McClelland Circle into the McClelland Circle driveway entrance was warranted. The initial plans submitted did show widening of East Main for approximately 300 feet from the intersection with McClelland Circle, but no striping plan or proposed lane re-configuration was shown.

The Traffic Study data showed that queue length increased at both exits significantly and although there is a long length of driveway for queuing, it shows justification in Planning Commission staffs opinion for requiring dual lanes at both exits for dedicated left and right turns. Especially since this will only be one lot in a larger commercial area.

In addition, the traffic study showed there was a negative impact at the eastbound approach on East Main to the McClelland Circle intersection. The level of service decreased from LOS D with a 47 second delay and 79 vehicles in the AM peak hour in the 2025 No-Build scenario to LOS F with 347 vehicles and a 89.9 second delay in the 2025 Build scenario. The level of service in the PM peak remained at E with 84 vehicles and a 58.7 second delay in the 2025 No-Build to 268 vehicles and a 67.7 second delay in the 2025 Build scenario.

It is Planning Commission staff's opinion that in addition to the right turn lane on McClelland Circle at the northern driveway entrance, dual egress lanes (exiting) should be required at both driveway exits and the eastbound intersection approach at East Main Street and McClelland Circle should be widened and striped with at least dual lanes and storage for queues.

Preliminary Development Plan Review:

Setbacks and Building Standards:

The B-2 zone district requires the following standard setbacks:

Front: 50 feet

Side: 0 feet; 25 feet adjoining Residential zones

Rear: 0 feet; 25 feet adjoining residential zones

The proposed building locations on the Preliminary Development Plan meet the required B-2 building setbacks. The footprint of the proposed structure will cover approximately 2.95% of the lot area, under the 50% maximum building ground coverage allowed.

The applicant is proposing a 5,915 SF Convenience store with parking surrounding and ten (10) gas pumps under canopy along the McClelland Circle frontage to the east of the building. The applicant is also showing eight (8) future Electric vehicle charging stations to the south of the building.

Vehicular Access & Pedestrian Circulation:

Driveways & Access: Two access points to the Project Site are shown, one from McClelland Circle, a state roadway, is 900 feet north of the proposed building. Because McClelland Circle is a limited access arterial, this is the closest driveway location available from the East Main Street intersection. The long driveway to the north is considered vehicle use area (VUA) in the Landscape Ordinance, which triggers the requirement for landscaping along the entire length screening it from McClelland Circle. The second driveway access is proposed from East Main extended, a local city street.

The Applicant has indicated in their traffic study that dedicated left and right turn lanes exiting the development are not warranted and they are proposing one lane in and out at both driveway entrances. KYTC will require an encroachment permit at the driveway entrance from McClelland Circle (US 62).

Parking Spaces: The parking requirement metric being used is that for gas/convenience stores. The requirement is 1 space per 150 SF of building area or 40 spaces. The applicant is proposing 57 spaces, including 3 handicap spaces. There is sufficient area on site to meet minimum parking requirements.

Sidewalks: Internally, the Applicant is proposing sidewalks along the front of the building on three sides, with a loading/unloading area on the north. The applicant is showing a sidewalk on one side of the driveway entrance from McClelland Circle which will connect to the sidewalk around the building crossing the parking lot in a designated striped crossing. Staff recommends that a sidewalk, at a minimum on one side of the street be built along both the entrance drives. These sidewalks should be sufficient to provide pedestrian circulation to the larger commercial area as it builds out.

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

Property Perimeter Requirements; Section 6.12:

- The B-2 zone does not require a landscaping buffer between the Project Site and the adjoining commercially zoned property.

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

- VUA perimeter screening is required when facing public and private streets.
- When vehicular service station VUA faces a public or private street right-of-way, access road, or service road, trees must be planted 1 tree per 50 linear feet, from Group A, B, or C plus a 18" average height continuous planting, hedge, fence, wall or earth mound.

Interior Landscaping for Vehicle Use Areas; Section 6.22:

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

The Applicant has shown that they can satisfy the requirements from Section 6.13 and 6.22 (listed above).

Section 6.14: Minimum Canopy Requirements

The applicant will be required to show they meet the canopy coverage with a specie-specific final landscape plan on the Final Development Plan. No variances to the landscaping are requested.

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

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

Signs: A freestanding sign is proposed as part of the development to the south of the main entrance. All signage will need to comply with the *Sign Ordinance* including meeting the size requirements and required setbacks. One freestanding sign is permitted per lot in the B-2 District.

Conclusion:

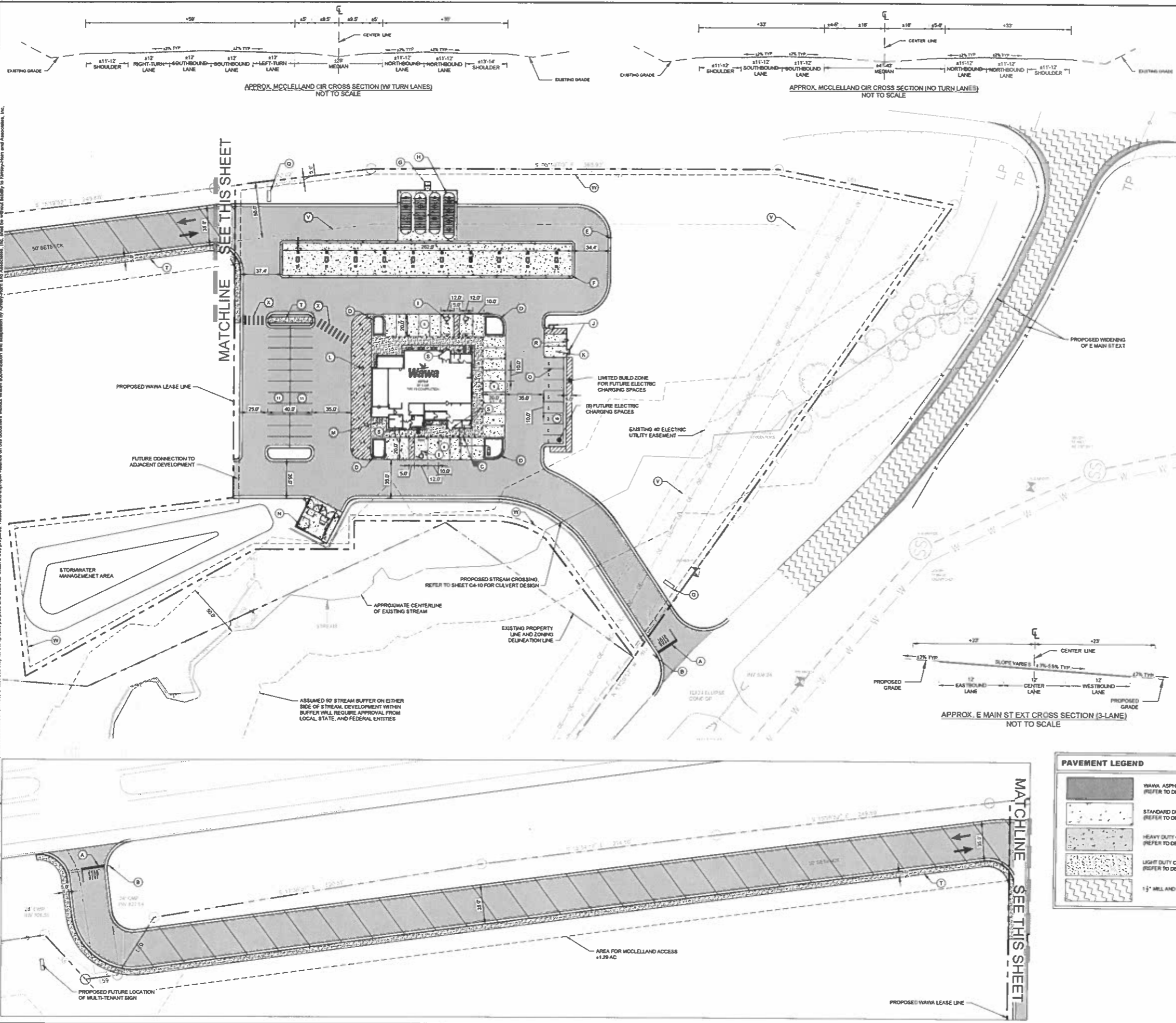
The Preliminary Development Plan as submitted meets the general requirements of the B-2 District. Planning staff is recommending the following additional items as conditions of approval. The applicant should add dual egress (exit) lanes at both driveways and provide dual lanes at the eastbound East Main Street at the McClelland Circle intersection, subject to approval by KYTC. In addition, a sidewalk is recommended on the internal driveway approach to East Main Street.

RECOMMENDATION:

Staff recommends approval of the Preliminary Development Plan for WaWa Georgetown, with the following conditions of approval:

Conditions of Approval:

1. Add dual exiting left and right turn lanes at both driveway access points.
2. Reconfigure eastbound approach of East Main extended to McClelland Circle to allow dual lanes at minimum per KYTC approval.
3. Add a sidewalk on one side of the street along the East Main Street driveway.
4. A photometric plan shall be submitted along with the Final Development Plan showing no off-site lighting impacts.
5. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan. Development must meet all requirements of the Georgetown Stormwater Manual.
6. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
7. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
8. 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.
9. The Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406, section A, of the *Subdivision and Development Regulations*.
10. A final specie-specific landscape plan shall be provided along with the Final Development Plan.



SITE PLAN KEYNOTE LEGEND

- 12" PAINTED STOP BAR
- R1-1 STOP SIGN. SEE DETAIL ON SHEET CB-11
- 6" CONCRETE PIPE BOLLARDS (TYP.) SEE DETAIL ON SHEET CB-11
- WAWA MOUNTABLE CURB (TYP.) SEE DETAIL ON SHEET CB-11
- PROPOSED 6" CURB AND 2" GUTTER, TYP.
- GASOLINE CANNOPY WITH 10 MPDS. 20 PLUMPS
- VERT. STACK WITH REMOTE E-STOP (6X6 CONC. PAD WITH 3 BOLLARDS)
- 22K AND 60K GALLON URNS
- PROPOSED ADA PARKING SPACE. SEE DETAIL SHEETS FOR PARKING SPACE SIGN AND SYMBOL.
- #8 AIR MACHINE PAD WITH 2 BOLLARDS. SEE DETAIL ON SHEET CB-11
- #2 AIR MACHINE SPOTS. SEE DETAIL ON SHEET CB-11
- PROPOSED LOADING ZONE 42,300 SF
- PROPANE KIOSK. REFER TO ARCH PLANS FOR DETAIL.
- PROPOSED DUMPSTER ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS
- PROPOSED 4" YELLOW PAINT STRIPING (TYP.)
- PROPOSED SITE LIGHTING. SEE LIGHTING PLAN FOR DETAILS
- PROPOSED P-75 DF ILLUMINATED Pylon SIGN. HEIGHT: 23'-3". AREA: 81.87 SF
- AIR PUMP PARKING ONLY SIGN
- BUILDING DOOR (TYP.). SEE ARCH. PLANS
- PROPOSED 5" CONCRETE SIDEWALK (TYP.)
- PROPOSED STORM STRUCTURE. SEE SHEET C4-00 FOR DETAILS
- 50' ROW BUILDING SETBACK
- 5' LANDSCAPE SETBACK
- PROPOSED 6' WIDE CROSSWALK (LENGTHS VARY)

SITE DATA TABLE

PROPERTY INFORMATION	
SITE LOCATION	2 MAIN ST EXT AND MCCLELLAND CIR GEORGETOWN, KY 40324
GROSS SITE AREA	4,307.78 SF (94.17 AC)
PROPOSED IMPERVIOUS AREA	4,873.91 SF (112.02 AC)
EXISTING IMPERVIOUS AREA	4,939.97 SF (113.07 AC)
PROPOSED BUILDING AREA	5,815.67 SF
PROPOSED FAR	0.028
PARKING DATA	
MIN. REQUIRED PARKING (1 PER 150 BLDG SF)	40 STALLS
MIN. PARKING PROVIDED	3 STALLS
TOTAL PARKING PROVIDED	37 STALLS
ZONING	
ZONING	(COMMERCIAL) B-3
BASIS USE	VACANT
PROPOSED USE	GAS/CONVENIENCE STORE
SURROUNDING ZONING (NORTH)	(COMMERCIAL) C3
SURROUNDING ZONING (WEST)	(COMMERCIAL) C3
SURROUNDING ZONING (EAST)	(COMMERCIAL) C3
SURROUNDING ZONING (SOUTH)	(COMMERCIAL) C3
REQUIREMENT SETBACKS	
FRONT (SOUTH)	50 FT
REAR (NORTH)	0 FT
SIDE (WEST)	0 FT
FRONT (EAST)	50 FT

SITE LAYOUT NOTES

- INSTALL CONCRETE JOINTS WHERE SHOWN OVER WALLS, BUILDINGS, RAILS, ETC. EVERY 8 FEET BETWEEN STAIRWAYS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND ALL VERTICAL ELEMENTS (WALLS, CURBS, ETC.).
- LAYOUT ALL CURBS SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- LAYOUT ALL ELEMENTS IN FIELD AND CONTACT OWNERS REPRESENTATIVE FOR APPROVAL BEFORE BEGINNING ANY CONSTRUCTION.
- CONTRACTOR TO TAKE ALL PRECAUTIONS TO FIND AND AVOID ALL UTILITIES. ALL UTILITIES ARE NOT SHOWN ON DRAWING. VERIFY LOCATIONS AND CONSIDER SUCH WHEN ESTIMATING.
- ALL LANDSCAPE ISLANDS SHALL BE MOUNTED WITH TOPKICK 4" ABOVE THE CURB LINE TO PROMOTE POSITIVE DRAINAGE.
- ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE INSTALLED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- SAFETY CUT LINES SHALL BE DONE IN A STRAIGHT HEAT LINE A MINIMUM OF 10' FROM THE EXISTING EDGE OF PAVEMENT.
- ALL ENTRY GATES SHALL MEET THE REQUIREMENTS OF SECTION 103.05 OF THE INTERNATIONAL FIRE CODE (2012).
- REMOVE ANY VEGETATION THAT OBSTRUCTS PROPER SIGHT DISTANCE.
- ALL FENCING SHALL BE CONSTRUCTED SO AS NOT TO OBSTRUCT ADEQUATE SIGHT DISTANCE.

PAVING NOTES

- EXPANSION JOINTS SHOULD BE USED WHEREVER THE PAVEMENT WILL ABUT A STRUCTURAL ELEMENT SUBJECT TO DIFFERENT MAGNITUDE OF MOVEMENT, I.E. LIGHT POLES, RETAINING WALLS, EXISTING PAVEMENT, STAIRWAYS, ENTRYWAY TIERS, BUILDING WALLS, MANHOLES.
- WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURBS, CONTRACTOR TO INSTALL REVERSE-DRAINED GUTTER PITCH.

PAVEMENT LEGEND

	WAWA ASPHALT PAVEMENT (REFER TO DETAIL ON SHEET CB-11)
	STANDARD DUTY CONCRETE (REFER TO DETAIL ON SHEET CB-11)
	HEAVY DUTY CONCRETE (REFER TO DETAIL ON SHEET CB-11)
	LIGHT DUTY CONCRETE (REFER TO DETAIL ON SHEET CB-11)
	1 1/2" MILL AND OVERLAY



COORDINATES ARE NAD83. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

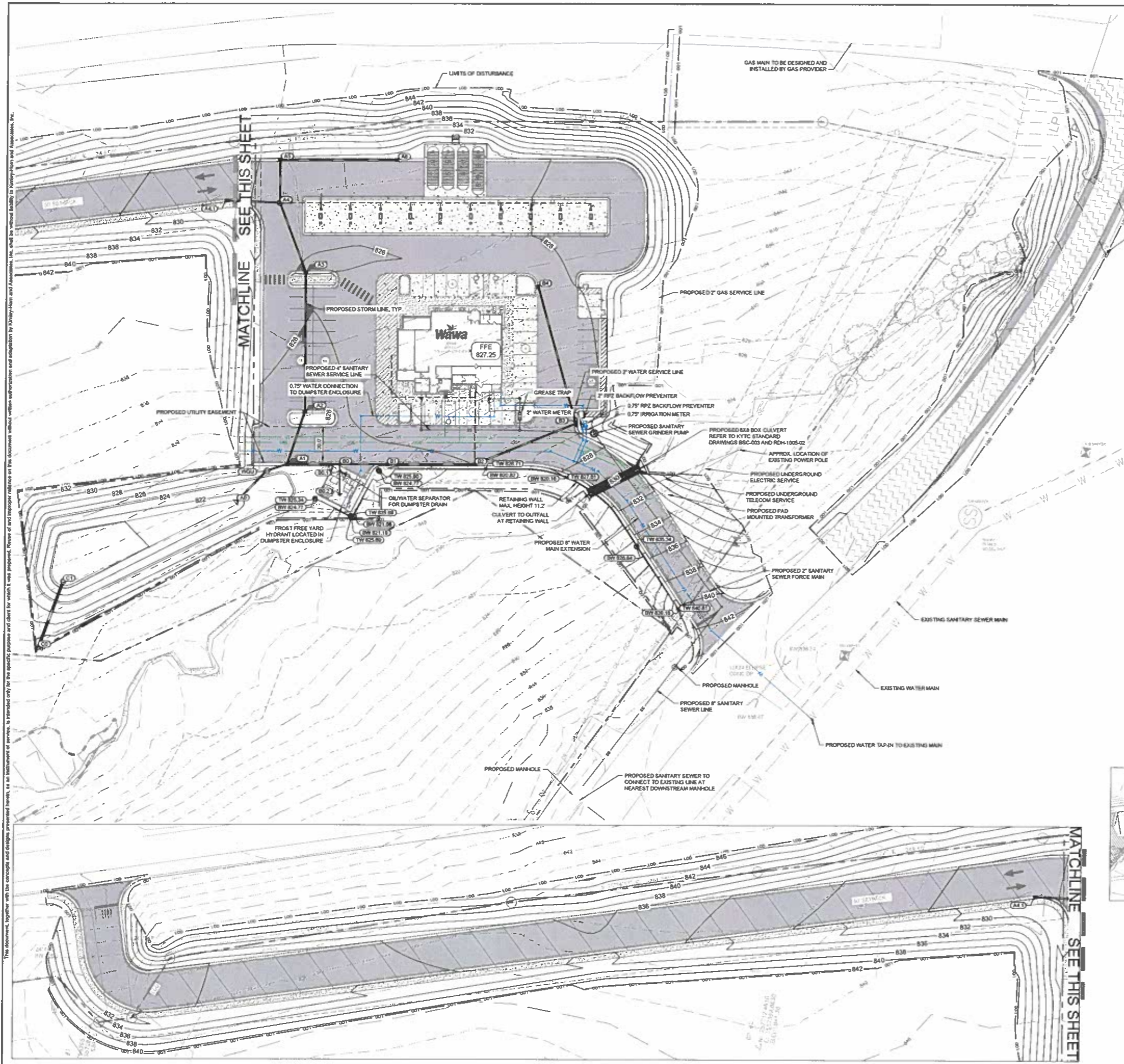
GRAPHIC SCALE IN FEET: 0 20 40 80

NORTH

Kimley-Horn & Associates, Inc.
10 Lee Avenue, Suite 400 Nashville, TN 37210
Main: 615.564.2701 | www.kimley-horn.com
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WAWA - #5644
HUTTON ST 21, LLC
736 CHERRY ST., CHATTANOOGA, TN

DATE:	
BY:	
REVISIONS:	
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE: 08/29/2025	
KIMLEY-HORN PROJECT NO. 118481001	
SITE LAYOUT - ENLARGEMENT	
SHEET NUMBER	C2-10



WATER LINE NOTE
 WATER LINES WITHIN 300 FEET OF UNDERGROUND STORAGE TANKS SHALL BE DUCTILE IRON WITH NITRILE GASSETS.

GRADING PLAN LEGEND

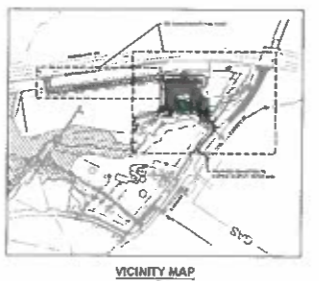
(Symbol)	SPOT ELEVATION	(Symbol)	LOW POINT OF CURB/UTTERLINE
(Symbol)	HIGH POINT	(Symbol)	TOP OF FINISHED FLOOR
(Symbol)	TOP OF CURB	(Symbol)	BOTTOM OF EXISTING WALL
(Symbol)	TOP OF WALL	(Symbol)	TOP OF GRADE/UTTERLINE
(Symbol)	FINISH FLOOR ELEVATION	(Symbol)	
(Symbol)	EXISTING CONTOUR	(Symbol)	
(Symbol)	PROPOSED CONTOUR	(Symbol)	

- GRADING NOTES**
- CONTRACTOR RESPONSIBLE FOR VERIFYING LOCATION, SIZE AND ELEVATIONS OF EXISTING UTILITIES AT CONNECTION POINTS PRIOR TO GRADING OR INSTALLATION OF ANY PROPOSED UTILITIES. CONTRACTOR TO IMMEDIATELY NOTIFY OWNER.
 - AREAS FOR CONSTRUCTION THAT REQUIRE DISTURBING FOR EXCAVATION SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER AND IN ACCORDANCE WITH SECTION 4.1.4 OF THE KENTUCKY GENERAL NPDES PERMIT FOR DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
 - ADDITIONAL EROSION CONTROL DEVICES TO BE USED AS REQUIRED BY LOCAL INSPECTOR.
 - DISTURBED AREAS LEFT TOLE FOR FIVE DAYS AND NOT TO FINAL GRADE. SHALL BE ESTABLISHED TO TEMPORARY VEGETATION MULCH. TEMPORARY VEGETATION PERMANENT VEGETATION SHALL BE COMPLETED ON ALL EXPOSED AREAS WITHIN 14 DAYS AFTER DISTURBANCE. ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION UPON COMPLETION.
 - WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDING AREA WITHIN 24 HOURS OF SEEDING. IF UNABLE TO ACCOMPLISH, MULCH SHALL BE USED AS A TEMPORARY COVER. CONCENTRATED FLOW AREAS AND ALL SLOPES STEEPER THAN 2.5:1 AND WITH A HEIGHT OF TEN FEET OR GREATER (DOES NOT APPLY TO RETAINING WALLS) AND CUTS AND FILLS WITHIN BUFFERS SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATS OR BLANKETS.
 - THE GRADING PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
 - EROSION AND SEDIMENT CONTROL MEASURES MUST BE OBSERVED AND INSPECTED PRIOR TO ANY GRADING ON SITE. THE CONTRACTOR MUST CALL FOR AN INSPECTION TO OBTAIN A PERMIT TO GRADE. PLEASE CALL WITH ENOUGH LEAD-TIME FOR AN INSPECTION TO MEET YOUR SCHEDULE.
 - SEDIMENT/EROSION CONTROL DEVICES MUST BE INSPECTED ACCORDING TO LOCAL AND STATE REQUIREMENTS AND AS STIPULATED IN THE STORMWATER POLLUTION PREVENTION PLAN. EACH DEVICE TO BE MAINTAINED OR REPLACED AS NECESSARY. ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE, ADDITIONAL DEVICES MAY BE NECESSARY AS THE PROJECT PROGRESSES AND NEW CHANNELS HAVE DEVELOPED.
 - THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
 - EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
 - CONTRACTOR SHALL REVIEW SITE GEOTECHNICAL REPORT BEFORE COMMENCING GRADING OPERATIONS.
 - REPAIR ALL DISTURBED AREAS UNLESS OTHERWISE NOTED AS PART OF THIS CONTRACT. REFER TO LANDSCAPING PLANS FOR AREAS TO RECEIVE SOIL.
 - INSTALL SOIL OR RIPRAP IN SWALES AS INDICATED ON GRADING PLANS AND EROSION CONTROL PLANS.
 - TOPSOIL ON SITE TO BE STRIPPED AND STOCKPILED FOR REUSE IN LAWN AREAS.
 - APPROPRIATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND WATER QUALITY MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGE TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR OR PROPERTY OWNER SHALL BE REPAIRED AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
 - UNDERGROUND UTILITIES HAVE NOT BEEN IDENTIFIED BY THE OWNER, DESIGNER, OR THEIR REPRESENTATIVES. BEFORE YOU DIG CALL ONE CALL-811 OR 1-800-752-8007. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.

- ADA COMPLIANCE**
- CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
 - PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA STANDARDS AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH AND FULL DEPTH OF THE CURB RAMP NOT INCLUDING FLARES.
 - ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STAIRING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
 - ANY COMPONENTS OF THE PROJECT SERVING MULTIFAMILY DWELLINGS IN BUILDINGS THAT HAVE 4 OR MORE UNITS PER DWELLING SHALL ALSO CONFORM TO THE FAIR HOUSING ACT (FHA) AND COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
 - BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESSIBLE AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESSIBLE SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
 - CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.

STORM STRUCTURE NOTE

SQUARE STRUCTURES TO BE USED IN ALL LOCATIONS WHERE ALL PIPES ENTRY ANGLES ARE 90° DIFFERENT FROM EACH OTHER. ROUND STRUCTURES TO BE USED IN ALL OTHER CASES.



COORDINATES ARE NAD83. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

GRAPHIC SCALE IN FEET
 0 20 40 80

DESIGNED BY: _____
 DRAWN BY: _____
 CHECKED BY: _____
 DATE: 08/30/2023
 KIMLEY-HORN PROJECT NO. 138481001

SITE GRADING AND UTILITY PLAN - ENLARGEMENT

SHEET NUMBER
C4-10

Kimley»Horn

10 Lea Avenue, Suite 400 Nashville, TN 37210
 Main: 615.564.2701 | www.kimley-horn.com
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WAWA - #5644
HUTTON ST 21, LLC
 736 CHERRY ST. CHATTANOOGA, TN

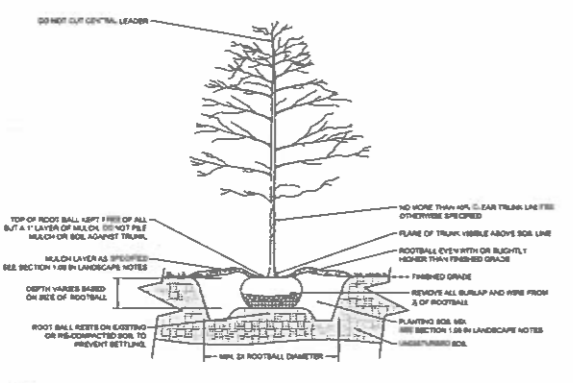
STATE OF KENTUCKY
 CAROLINE V. CHURCHILL
 37945
 LICENSED PROFESSIONAL ENGINEER

DESIGNATIONS

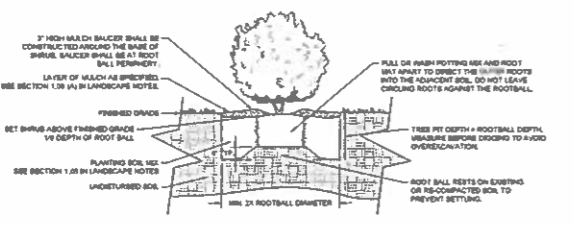
REVISIONS

DATE

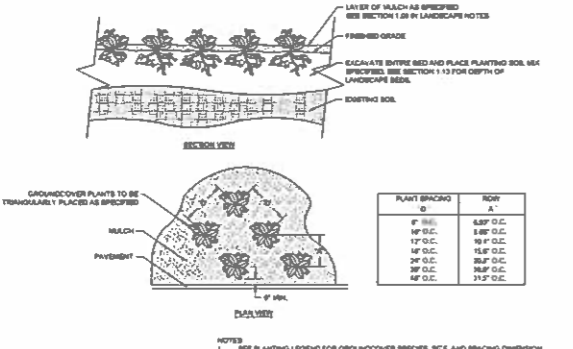
BY



1 B&B TREE PLANTING
NOT TO SCALE

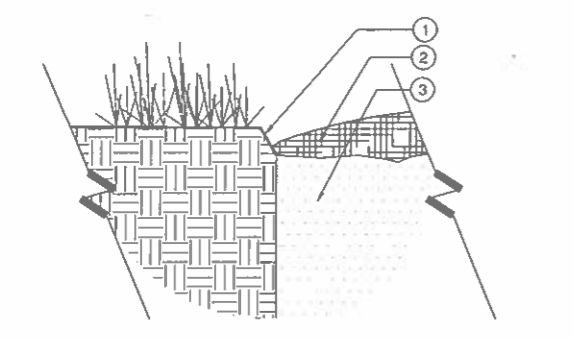


3 CONTAINER SHRUB PLANTING
NOT TO SCALE

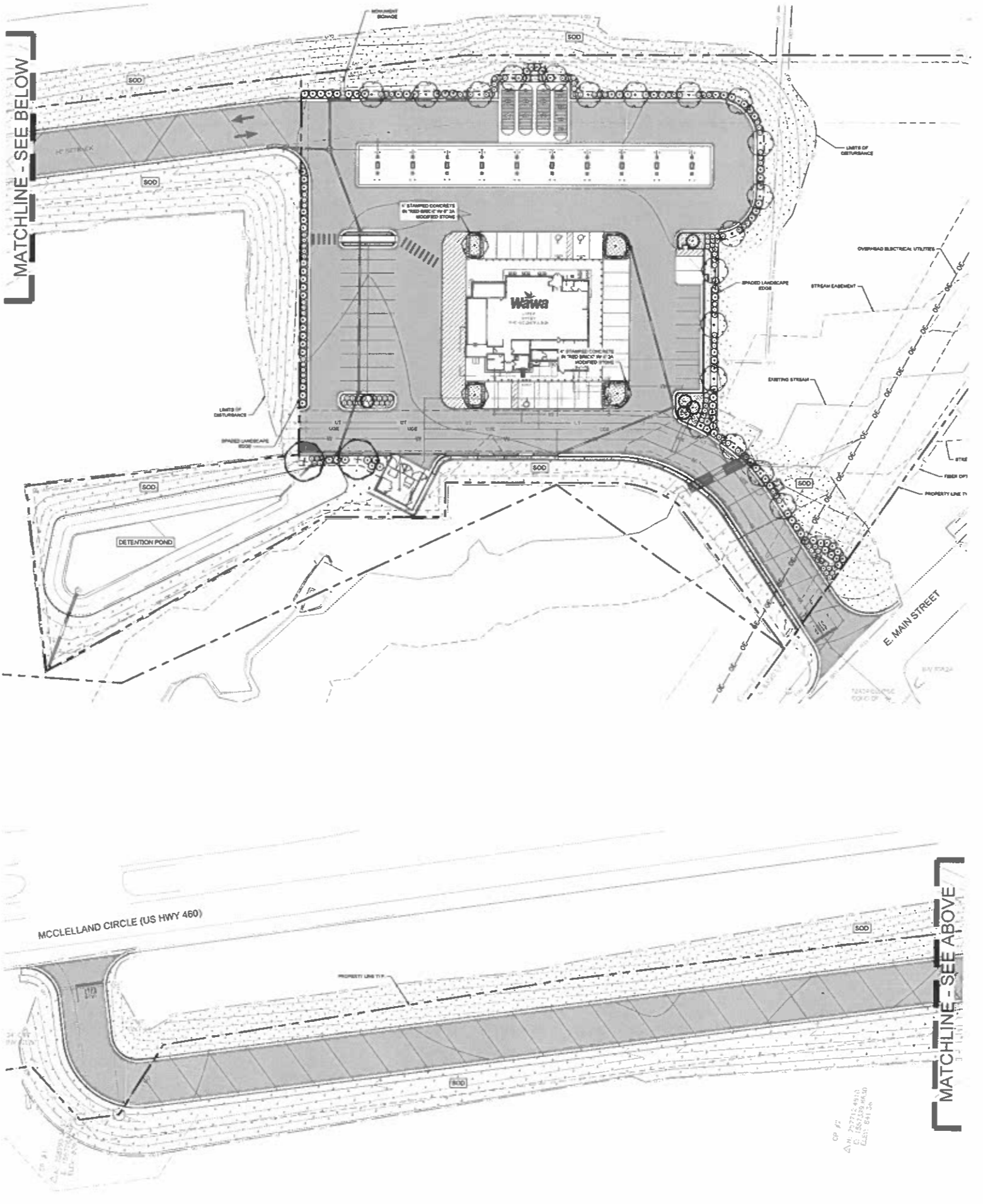


4 GROUND COVER PLANTING
NOT TO SCALE

- 1 SPADED LANDSCAPE BED EDGE
- 2 3\"/>
- 3 PLANTING SOIL MIX SEE SECTION 1.05 IN LANDSCAPE NOTES



5 SPADED EDGE
1 1/2\"/>



LANDSCAPE DATA TABLE

PROJECT NAME:	BUCKER PARK
PROPERTY ADDRESS:	BUCKER PARK DR & BEASLEY DR DICKSON, TN 37055
MAP AND PARCEL ID:	MAP 470400233C PARCEL 83.00
EXISTING ZONING:	R1
EXISTING LAND USE:	PARK
PROPOSED LAND USE:	X
SITE AREA (AC):	2.78
BUILDING AREA (SF):	5,915
BUILDING PERMIT:	#001
GRADING REPORT:	#002

LANDSCAPE REQUIREMENTS

REQUIRED BUFFERS:
LANDSCAPE PROPERTY BUFFERS ARE NOT REQUIRED.

EXTERIOR PARKING AREAS:
10 S.F. OF LANDSCAPE AREA PER 100 S.F. OF VUA.
REQUIRED: 7,200 SF
PROVIDED: 6,850 SF

1 TREE PER 250 S.F. OF LANDSCAPE AREA.
REQUIRED: 29 TREES(S)
PROVIDED: 30 TREES(S)

1 TREE PER PARKING ISLAND REQUIRED - ACHIEVE!

TREE PROTECTION NOTES

- EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT THE EXISTING TREES THAT ARE TO REMAIN. HEAVY EQUIPMENT AND/OR MATERIALS SHALL NOT BE PERMITTED TO OPERATE OR BE STORED WITHIN THE DRIP-LINES OF THE TREES, OUT SIDE OF THE GRADING.
- TREE PROTECTION STEPS:**
 - INSTALL TREE PROTECTION FENCING
 - PLACE FENCE POST AND FENCING AT THE TREE DRIP LINE OR 10 FEET FROM TRUNK, WHICHEVER IS GREATER.
 - POST TEMPORARY SIGNS - TREE ROOT PROTECTION ZONE
- FENCING AND SIGNS SHALL REMAIN IN PLACE UNTIL THE SITE HAS BEEN INSPECTED BY THE URBAN FORESTER FOR USE AND OCCUPANCY. STOP/WATER SIGN-OFF AND REMOVAL OF EROSION CONTROL MEASURES IS NOT JUSTIFICATION TO REMOVE TREE PROTECTION FENCING.

TREE REMOVAL NOTE

ALL STUMPS FROM TREES REMOVED FROM THE SITE ARE TO BE GRUNDED DOWN TO 6 INCHES (MIN.) BELOW GRADE.

IRRIGATION NOTE

THE AUTOMATIC UNDERGROUND IRRIGATION SYSTEM SHALL MEET GEORGETOWN, KY STANDARDS. THE CONTRACTOR IS RESPONSIBLE FOR THE FULL DESIGN AND INSTALLATION OF THE IRRIGATION SYSTEM. THE CONTRACTOR IS TO SUBMIT SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

LANDSCAPE LEGEND

(Symbol)	TALL FESCUE SOD
(Symbol)	SPADED LANDSCAPE EDGE

PLANT SCHEDULE

CANOPY TREES	BOTANICAL / COMMON NAME
(Symbol)	ACER RUBRUM 'AUTUMN FLAME' AUTUMN FLAME RED MAPLE
EVERGREEN TREES	BOTANICAL / COMMON NAME
(Symbol)	MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM SOUTHERN MAGNOLIA
UNDERSTORY TREES	BOTANICAL / COMMON NAME
(Symbol)	CERIS CANADENSIS 'APPALACHIAN RED' APPALACHIAN RED EASTERN REDBUD
EVERGREEN SHRUBS	BOTANICAL / COMMON NAME
(Symbol)	ABELIA X 'EDWARD GOUCHER' EDWARD GOUCHER ABELIA
(Symbol)	ILEX GLABRA 'INBERRY HOLLY' INBERRY HOLLY
GROUND COVERS	BOTANICAL / COMMON NAME
(Symbol)	HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILY
(Symbol)	ASPERULUS HORIZONTALIS 'WILTON' BLUE RUG JAMPER
(Symbol)	RIVER ROCK CONTRACTOR TO PROVIDE SAMPLE TO LA ARCH.
(Symbol)	TALL FESCUE SOD
(Symbol)	VINCA MINOR COMMON PERIWINKLE

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.



Kimley»Horn

10 Lea Avenue, Suite 400 Nashville, TN 37210
Main: 615.564.2701 | www.kimley-horn.com
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WAWA - #5644
HUTTON ST 21, LLC
736 CHERRY ST. CHATTANOOGA, TN



06/29/2023

DATE	BY
REVISIONS	
NO.	
DESIGNED BY:	GR
DRAWN BY:	GR
CHECKED BY:	SJS
DATE:	08/29/2023
KIMLEY-HORN PROJECT NO.	118178007
LANDSCAPE PLAN - OVERALL	
SHEET NUMBER	L1-30

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**BROWN PROPERTY
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission
September 14, 2023**

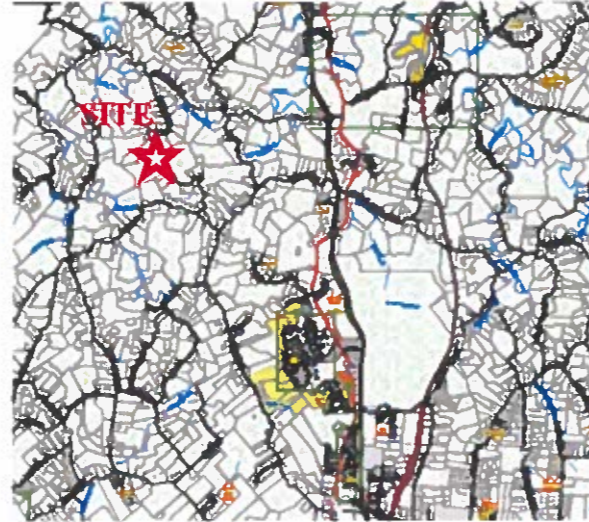
FILE NUMBER: FSP-2023-40

PROPOSAL: Final Subdivision Plat to subdivide a 5-acre tract from a 44.22-acre parent tract.

LOCATION: 1092 Indian Creek Road

OWNER: Steve Price

CONSULTANT: Joel Day
Meridian Associates, LLC



STATISTICS:

Zone	A-1 (Agricultural)
Surrounding Zone(s)	A-1
Site Acreage	44.22 acres (New Tract: 5.09 acres; Remainder Tract: 39.13 acres)
Access	Indian Creek Road
Variances/Waivers	None

BACKGROUND:
The application before the Planning Commission is a Final Subdivision Plat to subdivide a new 5-acre tract from a 44.22-acre farm in northwestern rural Scott County. The application was required to be reviewed and approved by the Planning Commission Board because the 44.22-acre parent tract was subdivided from a larger tract after 1999, which triggers the Board review.

Plat Review:
The proposed plat shows the appropriate setbacks and both tracts meet the minimum lot size and width requirements for the A-1 zone in Scott County. A new entrance is proposed from Indian Creek Road (KY1636), a state road, for the new 5 acre tract. The state encroachment permit is in process and shall be finalized before the final plat is recorded. A Health Department site evaluation is required and a Health Department certification is required on the Final Plat.

RECOMMENDATION:

Staff recommend **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*.

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: OWEN R.E.C.C. DATE

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 ENCROACH UPON ANY DRAINAGE EASEMENT.

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

DATE

- 1) If applicable, a testable backflow preventer will be required on the customer side of the water meter. BFPs shall be owned and maintained by the property owner and tested yearly. Properties 10 acres or greater are required to install a BFP.
- 2) Owner shall not cause the grade to be less than 30 inches or more than 60 inches. Any grade changes greater than said depths shall have prior written approval from GMWSS.
- 3) When a Water Main relocation is required, it shall be at the cost of the property owner.
- 4) Any construction over the existing water main shall maintain proper cover per the GMWSS Standard Specifications.

CERTIFICATION OF UTILITY EASEMENT DESCRIPTION

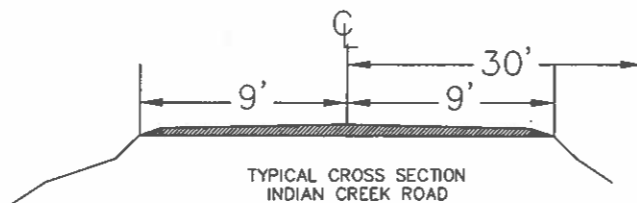
Easements grant and convey to the Kentucky Utility Company, South Central Bell, Georgetown Municipal Water & Sewer Service (GMWSS), their successors, assigns, and lessees, the right to trim or remove any and all trees, structures and obstacles located on the easements or in such proximity thereto that 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.

Owner DATE

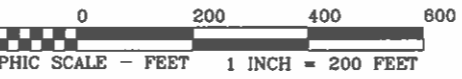
CERTIFICATION FOR WATER ONLY SERVICE - Outside City Limits

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 Tract 2 of the Brown property as shown, with water service. Certification for water service outside the city limits of Georgetown, KY is limited to domestic service only. Fire flow protection is not guaranteed. 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 system 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

General Manager DATE



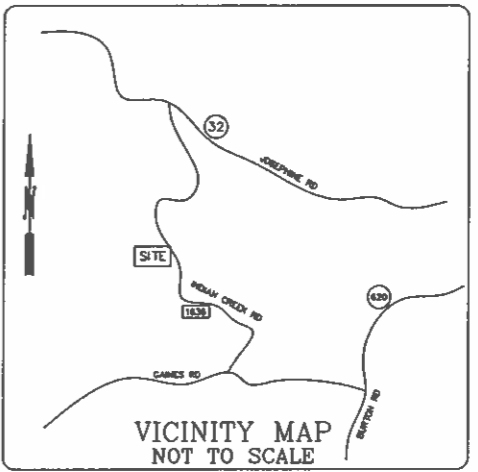
ROY M. CORNETT
D.B. 387, Pg. 698
± 70.38 Ac. REMAINING



LEGEND

- 1/2" x 18" STEEL REBAR W/ID CAP MARKED "MERIDIAN/2536" SET
- ⊠ 1/2" IRON BAR FOUND-TEI/LS2586
- ⊙ SURVEYOR'S MAG-NAIL-SET
- ⊙ SURVEYOR'S MAG-NAIL-FOUND
- ⊠ R.O.W. MONUMENT-FOUND
- ⊙ UTILITY POLE

*SHED LIKELY PREDATES CURRENT SETBACK REQUIREMENTS



THE PURPOSE OF THIS PLAT IS TO DEPICT THE SUBDIVISION OF ONE 5 ACRE TRACT FROM THE PARENT TRACT, LEAVING A REMAINDER OF ± 37 ACRES.

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

ANY NEW ENTRANCE WILL REQUIRE AN APPROVED KYDOT ENTRANCE PERMIT.

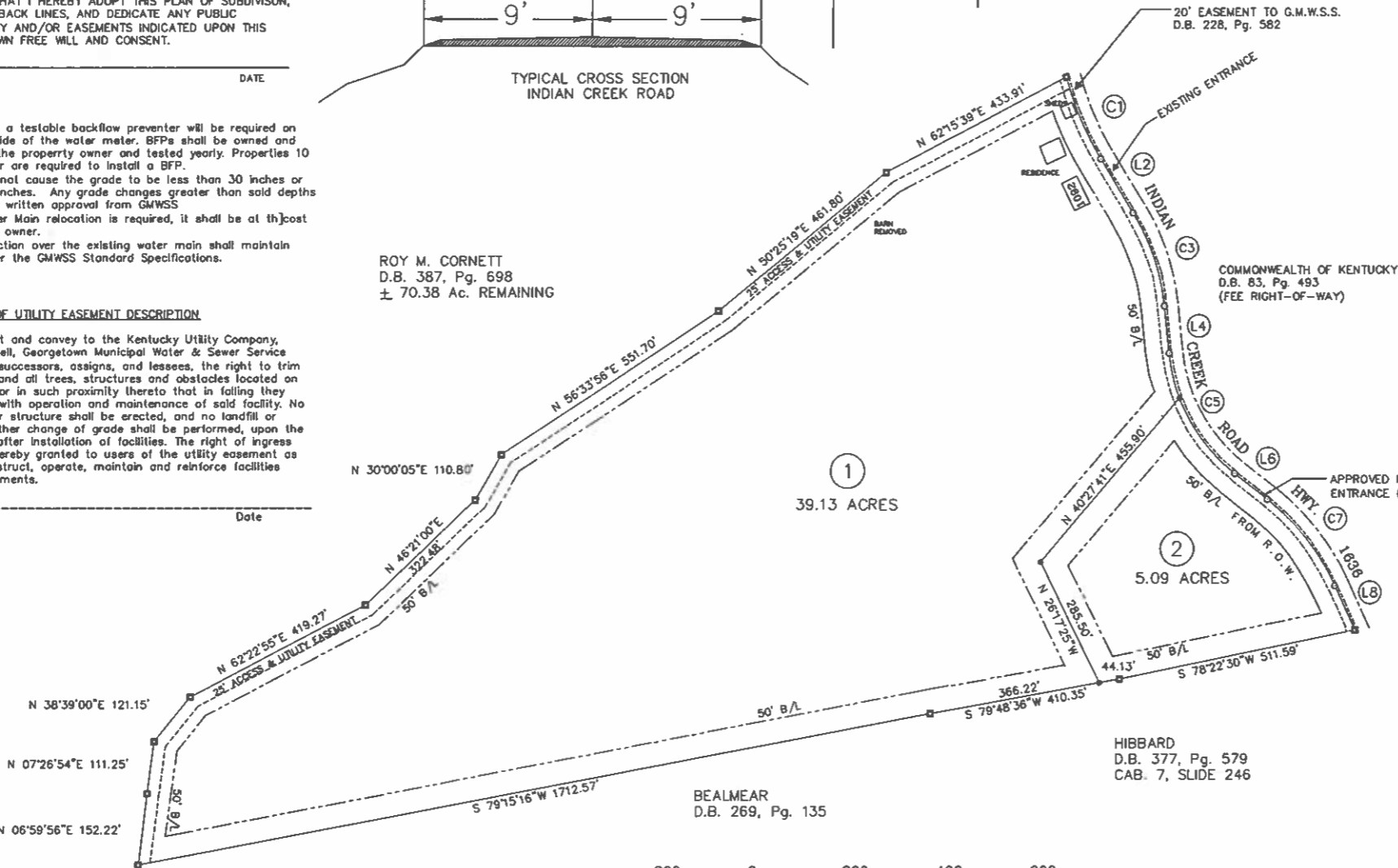
CURRENT ZONING OF THE SUBJECT PROPERTY IS AGRICULTURAL (A-1).

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 1:31545 AND AN ACCUMULATED ANGULAR ERROR OF 00-05'-44". BEARINGS AND DISTANCES HAVE NOT BEEN ADJUSTED FOR CLOSURE. BASIS OF BEARINGS SHOWN IS KENTUCKY STATE PLANE NORTH ZONE. DATE OF FIELD SURVEY WAS JULY 6, 2017.

Wm. JOEL DAY, P.L.S. No. 2536 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.

HEALTH DEPARTMENT REPRESENTATIVE DATE



COURSE	BEARING	DISTANCE
C1	Rad: 646.77'	Arc: 189.49'
	Tan: 85.43'	CA: 16°47'12"
	Chd: S 22°51'50"E	188.81'
L2	S 31°15'26"E	134.18'
C3	Rad: 477.34'	Arc: 210.45'
	Tan: 106.96'	CA: 25°15'37"
	Chd: S 18°37'37"E	208.75'
L4	S 05°59'49"E	100.88'
C5	Rad: 374.11'	Arc: 299.37'
	Tan: 158.22'	CA: 45°50'57"
	Chd: S 28°55'18"E	291.45'
L6	S 51°50'46"E	88.84'
C7	Rad: 493.88'	Arc: 235.43'
	Tan: 120.00'	CA: 27°18'47"
	Chd: S 38°11'23"E	233.21'
L8	S 24°36'58"E	103.38'

MERIDIAN ASSOCIATES, LLC
SURVEYORS
502 N. BROADWAY, GEORGETOWN, KENTUCKY 40324
TELEPHONE (502) 863-6070 jdaypls@gmail.com

AUGUST 22, 2023



MINOR SUBDIVISION PLAT
BROWN PROPERTY
DANIEL T. BROWN & KATHLEEN M. BROWN
D.B. 390, Pg. 72 - PLAT CAB. 12, SLIDE 56
1000/1092 INDIAN CREEK ROAD, SADIEVILLE, SCOTT COUNTY, KENTUCKY

NOT VALID UNLESS THIS PRINT CARRIES THE ORIGINAL SEAL AND SIGNATURE

THIS PLAT REPRESENTS A BOUNDARY SURVEY & COMPLIES WITH 201 KAR 18:150

**2778 WEISENBERGER MILL ROAD
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission
September 14, 2023**

FILE NUMBER: FSP-2023-41

PROPOSAL: Final Subdivision Plat to subdivide one 11-acre farm into two 5.50-acre parcels

LOCATION: 2778 Weisenberger Mill Road

OWNER: Matthew & Migena Zagula

CONSULTANT: Pat Darnell, Darnell Engineering



STATISTICS:

Zone:	A-1 (Agricultural)
Surrounding Zone:	A-1
Proposed Lot Acreage:	Parcel 2-A: 5.5 ac & Parcel 2-B: 5.5 ac
Access (Direct):	Weisenberger Mill Road
Access (Arterial):	Leestown Road [US-421]
Variances/Waivers:	None

BACKGROUND:

The application before the Planning Commission is a Final Subdivision Plat to subdivide a farm into two tracts located off Weisenberger Mill Road. The property has been subdivided previously and any further subdivision requires Planning Commission hearing.

Plat Review:

The proposed plat shows the appropriate setbacks, and the proposed lots meet the lot size and width requirements. Language in the owners' utility easement and GIS certification blocks need to be updated.

Access:

The farm has road frontage onto Weisenberger Mill, and a previously established 40-foot-wide access and utility easement through the property is proposed to continue serving the serve Parcels 2-A, 2-B, and Parcel 1. Parcel 1 is an 11-acre lot recorded as part of the subdivision of what was once known as the Wilma Courtney property (reference Plat Cabinet 13, Slide 134). No further lots can use this entrance without it first being brought to county road standards for construction. Any new entrance will require County Roads Superintendent approval.

RECOMMENDATION:

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

Conditions of Approval:

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

LEGEND:

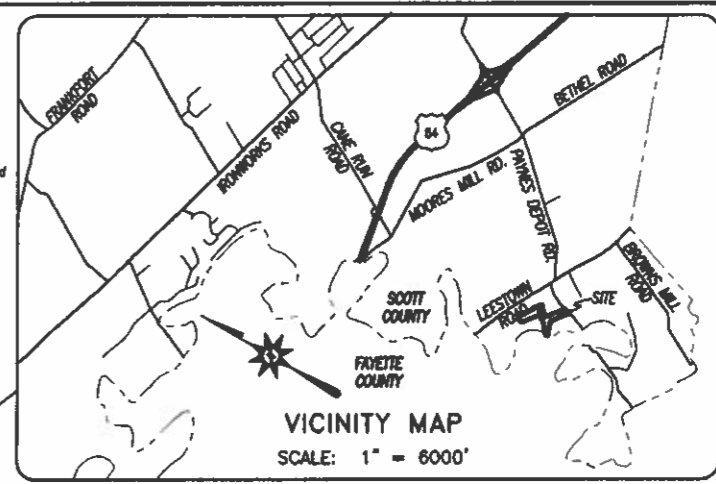
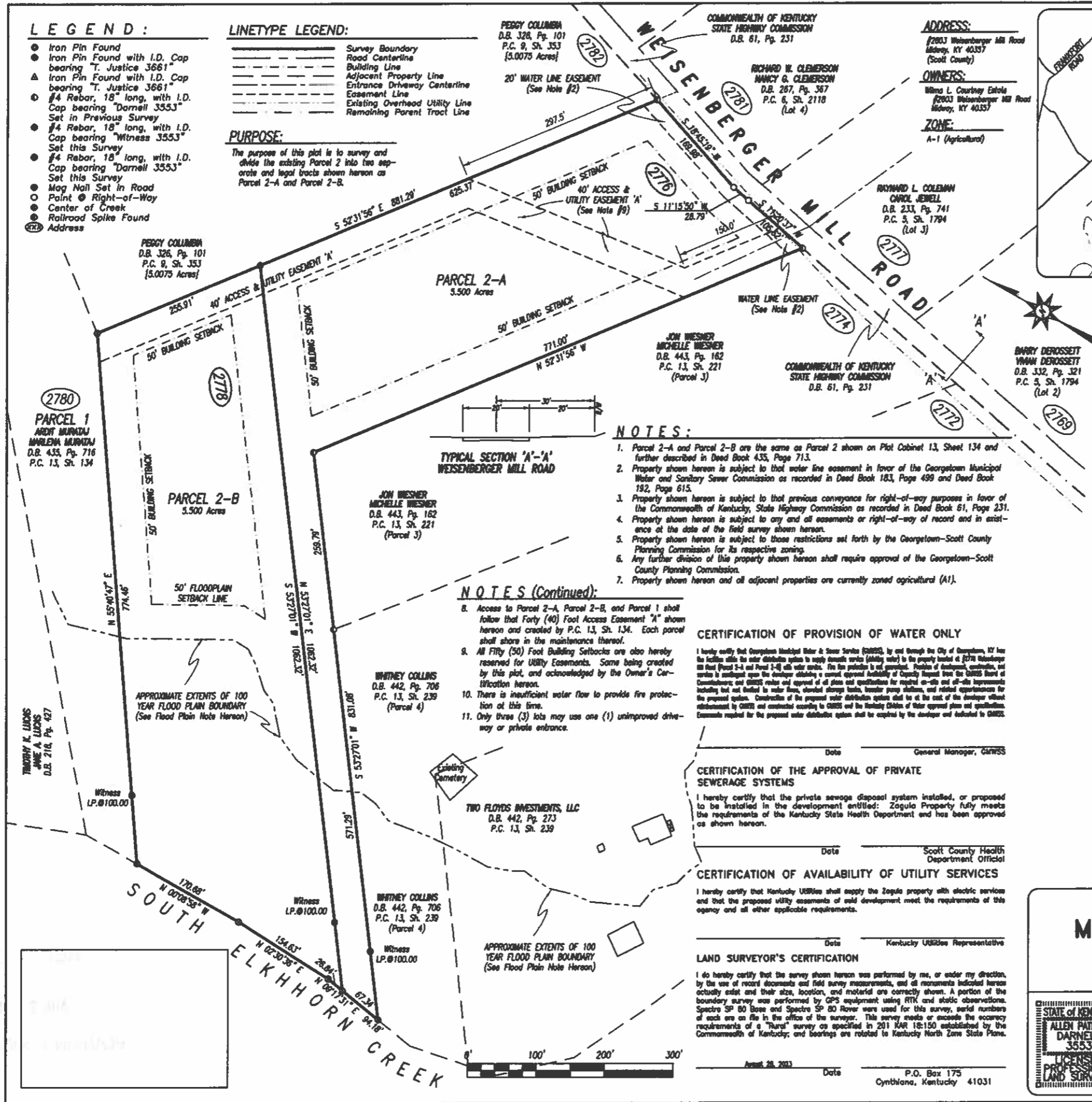
- Iron Pin Found
- Iron Pin Found with I.D. Cap bearing "T. Justice 3661"
- ▲ Iron Pin Found with I.D. Cap bearing "T. Justice 3661"
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553"
- Cap bearing "Witness 3553"
- Set in Previous Survey
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553"
- Cap bearing "Witness 3553"
- Set this Survey
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553"
- Cap bearing "Witness 3553"
- Set this Survey
- Mag Nail Set in Road
- Point ● Right-of-Way
- Center of Creek
- Railroad Spike Found
- Address

LINETYPE LEGEND:

- Survey Boundary
- Road Centerline
- Building Line
- Adjacent Property Line
- Entrance Driveway Centerline
- Easement Line
- Existing Overhead Utility Line
- Remaining Parent Tract Line

PURPOSE:

The purpose of this plot is to survey and divide the existing Parcel 2 into two separate and legal tracts shown hereon as Parcel 2-A and Parcel 2-B.



FLOODPLAIN NOTE:
Flood plain indicated hereon is scoted from FEMA FIRM Community Panel 21209C 01750 and 21239C 0045D dated December 21, 2017 and does not represent an actual field survey by Darnell Engineering, Inc. Any dwelling located on this property which is suspected to be in the flood plain should have the finished floor elevation calculated in order to correctly determine if it lies below the 100 year flood elevation. There shall be no development of any type within the flood plain without local and state permit approval.

WATER LINE NOTES:

1. If applicable, a backflow preventer (BFP) will be required on the customer side of the water meter. BFP's shall be owned and maintained by the property owner and tested yearly. Pro-pertine ten (10) acres or greater are required to install a BFP.
2. Owner shall not cause the grade to be less than thirty (30) inches or more than sixty (60) inches. Any grade changes greater than said depths shall have prior written approval from GMSSS.
3. When a water main relocation is required, it shall be at the cost of the owner.
4. Any construction over the existing water main shall maintain proper cover per the GMSSS Standard Specifications.
5. Each parcel will be limited to a 3/4" residential water meter.

NOTES:

1. Parcel 2-A and Parcel 2-B are the same as Parcel 2 shown on Plot Cabinet 13, Sheet 134 and further described in Deed Book 435, Page 713.
2. Property shown hereon is subject to that water line easement in favor of the Georgetown Municipal Water and Sanitary Sewer Commission as recorded in Deed Book 183, Page 499 and Deed Book 182, Page 615.
3. Property shown hereon is subject to that previous conveyance for right-of-way purposes in favor of the Commonwealth of Kentucky, State Highway Commission as recorded in Deed Book 61, Page 231.
4. 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 shown hereon.
5. Property shown hereon is subject to those restrictions set forth by the Georgetown-Scott County Planning Commission for its respective zoning.
6. Any further division of this property shown hereon shall require approval of the Georgetown-Scott County Planning Commission.
7. Property shown hereon and all adjacent properties are currently zoned agricultural (A1).

NOTES (Continued):

8. Access to Parcel 2-A, Parcel 2-B, and Parcel 1 shall follow that Forty (40) Foot Access Easement "A" shown hereon and created by P.C. 13, Sh. 134. Each parcel shall share in the maintenance thereof.
9. All Fifty (50) Foot Building Setbacks are also hereby reserved for Utility Easements. Same being created by this plot, and acknowledged by the Owner's Certification hereon.
10. There is insufficient water flow to provide fire protection at this time.
11. Only three (3) lots may use one (1) unimproved driveway or private entrance.

CERTIFICATION OF PROVISION OF WATER ONLY

I hereby certify that Georgetown Municipal Water & Sewer Service (GMSSS), by and through the City of Georgetown, KY has the facilities, staff, and resources to supply domestic water (utility water) to the property located at 2778 Weisenberger Mill Road (Parcel 2-A and Parcel 2-B) with water service. The fee schedule for water service, including the cost of construction, installation, and service is available upon the developer obtaining a current approved Certificate of Capacity Report from the GMSSS Board of Commissioners and GMSSS rules and approved of all plans and specifications for residential 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 system shall be at the cost of the developer without reimbursement by GMSSS and consistent with GMSSS and the Kentucky Statutes of their approved plans and specifications. Estimates required for the proposed water distribution system shall be certified by the developer and submitted to GMSSS.

Date _____ General Manager, GMSSS

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: Zagula Property fully meets the requirements of the Kentucky State Health Department and has been approved as shown hereon.

Date _____ Scott County Health Department Official

CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES

I hereby certify that Kentucky Utilities shall supply the Zagula property with electric service and that the proposed utility assessments of said development meet the requirements of this agency and all other applicable requirements.

Date _____ Kentucky Utilities Representative

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 "third" survey as specified in 201 KAR 18:150 established by the Commonwealth of Kentucky, and bearings are related to Kentucky North Zone State Plane.

Date _____ P.O. Box 175
Cynthiana, Kentucky 41031

CERTIFICATION OF UTILITY EASEMENT DESCRIPTION

Enclosed and on file in the Kentucky Utility Company Cabinet file of St. South Central Bell, Georgetown Municipal Water & Sewer Service (GMSSS), their easements, meters, and lines, the A-1 to A-4 or more any and all lines, structures and structures located on the easements or in each parcel hereby listed in this plat shall be installed and maintained in accordance with the standards of the utility companies. The cost of repair and maintenance of any and all lines, structures and structures shall be the responsibility of the owner of the parcel in which the lines, structures and structures are located. The cost of repair and maintenance of any and all lines, structures and structures shall be the responsibility of the owner of the parcel in which the lines, structures and structures are located. The cost of repair and maintenance of any and all lines, structures and structures shall be the responsibility of the owner of the parcel in which the lines, structures and structures are located.

Date _____ Owner

Date _____ Owner

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 subdivision requirements set forth in the Subdivision and Development Regulations.

Date _____ GIS Analyst/Technician
Georgetown-Scott Co. Planning Commission

OWNER'S CERTIFICATION

I (we) do hereby certify that I am (we are) the owner(s) of record of the property plotted hereon, said property being (a portion of) the same property conveyed to me (us) by _____, by deed dated _____, 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

Witness _____ Owner

Address _____

Date _____ Address _____

PLOTTED: 08/28/23 @ 5:00 BY APD

FINAL SUBDIVISION PLAT
MATTHEW JAMES ZAGULA
MIGENA ZAGULA
#2778 WEISENBERGER MILL ROAD

	SCALE 1" = 100' FILE NO. 23-5478 FIELD CREW JF/WR/AM DRAWN BY APD	DATE 07/10/23 FILENAME ZAGULAMAT JOB FILE COURTNEYED CHECKED BY APD	DARNELL ENGINEERING, INC. P.O. Box 175 Cynthiana, Kentucky 41031 (859) 234-8957 <small>THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150.</small>
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A & Z TOWING ZONE CHANGE
Staff Report to the Georgetown-Scott County Planning Commission
September 14, 2023

FILE NUMBER: ZMA-2023-42

PROPOSAL: Zone change request for 3.61 acres from A-1 (Agricultural) to I-1 (Light Industrial).

LOCATION: 168 Industry Road

APPLICANT: Adams and Zeysing, Inc.

CONSULTANT: Keith Winstead, Thoroughbred Engineering,



STATISTICS:

Existing Zone	A-1 (Agricultural)
Proposed Zone	I-1 (Light Industrial)
Surrounding Zones	A-1 (Agricultural), I-1 (Industrial)
Acreage	3.61 acres
Proposed Use:	Extension of the parking area
New street required	No
Access	Industry Road
Variance Requested	None

BACKGROUND:

The subject property is a 6.68-acre tract located west of Industry Road in the northern Georgetown USB, north of the Toyota Plant. Roughly 3.07 acres of the Project Site is currently zoned I-1 (Light Industrial), and 3.61 acres of the Project Site is zoned A-1 (Agricultural). The Applicant is seeking to rezone the 3.61-acre portion of the lot from A-1 to I-1 to extend the I-1 zoning to the entire site. Since this is an urban zoning district, the entire Project Site will need to be annexed into the City of Georgetown.

LEGAL CONSIDERATIONS:

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

Section 100.213 Findings necessary for proposed map amendment – Reconsideration.

1. Before any map amendment is granted, the planning commission . . . must find that the map amendment is in agreement with the adopted comprehensive plan, or, in the absence of such a finding, that

one (1) or more of the following apply and such finding shall be recorded in the minutes and records of the planning commission or the legislative body or fiscal court:

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

Part 1: The Comprehensive Plan provides guidance for consideration of zone change requests. The Future Land Use Map for the currently adopted Comprehensive Plan shows the 3.61-acre portion of the property to be inside the Georgetown urban service boundary, and planned Industrial.

Therefore, the proposed change is consistent with the Comprehensive Plan Future Land Use Map for the area. The property is also accessed from Industry Road, a County Road, which serves a number of existing Industrial businesses. The property is within the Georgetown Urban Service Boundary, so should eventually be annexed, when city sewer is available to the area.

The finalized Future Land Use Map for the update of the Comprehensive Plan shows this entire property within the urban service boundary, and for the most appropriate land use to be industrial. The proposed I-1 zoning for the property is also more appropriate given the existing industrial use of the Project Site and the uses and zoning of neighboring properties.

CONCEPTUAL PLAN REVIEW:

Site Layout:

The proposed development for the Project Site shows an expansion of the existing gravel parking lot. Any use of gravel for a vehicular use area will require approval from the Planning Commission when a Preliminary Development Plan is filed. The expanded parking area will require Preliminary and Final Development Plan approval at a later date, if the Zone Change is approved.

Landscaping:

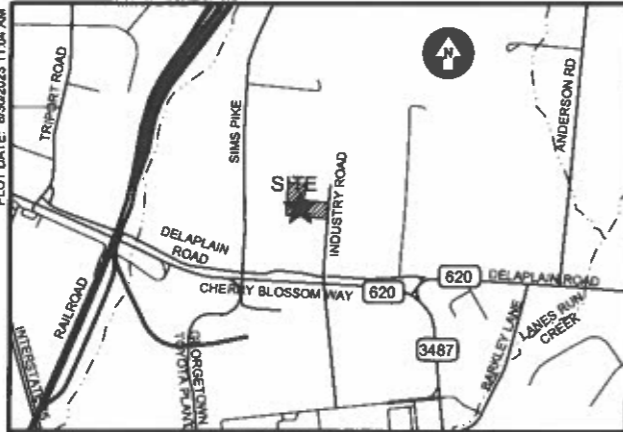
The *Landscape Ordinance* requires a landscaping buffer between industrially zoned property and agriculturally zoned property. A recent Agricultural Buffer Ordinance passed by the County would apply to this property if it is not annexed. That Ordinance requires a six-foot high wire no climb fence where the property adjoins an Agricultural zone. A chain link fence would comply as a no-climb fence. The landscape buffer required by this Agricultural Buffer Ordinance is 50' with the plantings to be those non-harmful to livestock to be planted far enough of the property line to not overhang the boundary.

RECOMMENDATION:

Based on the findings that the requested zone change does satisfy the requirements of KRS 100.213, staff recommends **Approval** of the zone change request for 3.61 acres located at 168 Industry Road. If the Commission recommends approval of this application, staff recommends the following conditions be attached:

1. The Applicant shall be annexed into the City of Georgetown when city services, including public sewer is available to the property.
2. The Applicant shall return to the Planning Commission for Preliminary Development Plan approval.
3. All applicable requirements of the *Zoning Ordinance* and *Subdivision and Development Regulations*.

PLOT DATE: 8/30/2023 11:04 AM



VICINITY MAP

SCALE: 1"=2000'

PROPERTY OWNER
ADAMS & ZEYSING, INC
 168 INDUSTRY DRIVE
 GEORGETOWN, KY 40324
 DB 211, PG 20
 PC 2, SL 783

Site Statistics
 PVA #: 186-10-010.000
 Existing Zoning: A-1 / I-1
 Proposed Zoning: I-1
 Property Size: 6.67 Acres
 Setbacks:
 Front: 50 ft.
 Side: 50 ft. / 12 ft.
 Rear: 50 ft.

ZONING A-1	3.61 AC.
ZONING I-1	3.06 AC.
TOTAL	6.67 AC.

C:\USERS\CTIP\ONDRORP\BOX (RTC360)\THOROUGHNBRED ENGINEERING\ACTIVE PROJECTS\AZ ZONE CHANGE APPLICATION\SURVEY\CAD\AZ ZONE.MXD

HALL INDUSTRIAL SERVICES
 229 SIMS PIKE
 DB 376, PG 320
 PC 1, SL 223
 LOT 5
 PVA #186-10-004.000
 ZONING: A-1

TWO ALPHA, LLC
 INDUSTRY RD.
 DB 351, PG 385
 PC 7, SL 354
 TRACT 1
 PVA #185-30-009.001
 ZONING: A-1

SHEILA BRUIN
 227 SIMS PIKE
 DB 349, PG 697
 LOT 4
 PVA #186-10-005.000
 ZONING: A-1

LOUISVILLE COMMERCIAL, LLC
 170 INDUSTRY RD.
 DB 415, PG 606
 PC 2, SL 879
 PVA #186-10-011.000
 ZONING: I-1

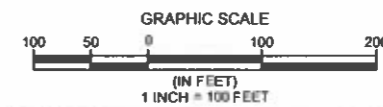
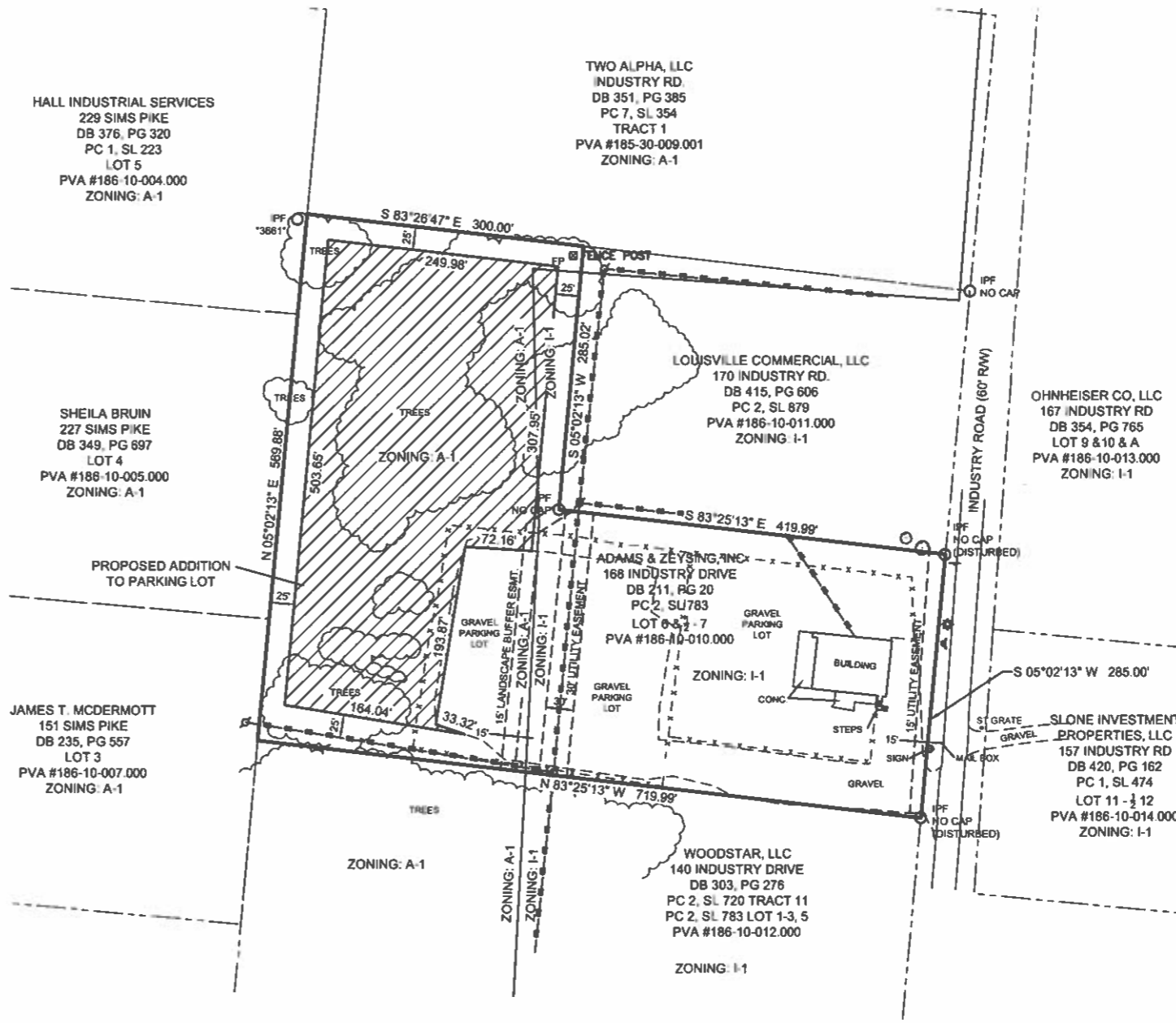
OHNHEISER CO, LLC
 167 INDUSTRY RD
 DB 354, PG 765
 LOT 9 & 10 & A
 PVA #186-10-013.000
 ZONING: I-1

JAMES T. McDERMOTT
 151 SIMS PIKE
 DB 235, PG 557
 LOT 3
 PVA #186-10-007.000
 ZONING: A-1

ADAMS & ZEYSING, INC
 168 INDUSTRY DRIVE
 DB 211, PG 20
 PC 2, SL 783
 LOT 6 & 7
 PVA #186-10-010.000

SLONE INVESTMENT PROPERTIES, LLC
 157 INDUSTRY RD
 DB 420, PG 162
 PC 1, SL 474
 LOT 11 - 1/2 12
 PVA #186-10-014.000
 ZONING: I-1

WOODSTAR, LLC
 140 INDUSTRY DRIVE
 DB 303, PG 276
 PC 2, SL 720 TRACT 11
 PC 2, SL 783 LOT 1-3, 5
 PVA #186-10-012.000



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



ZONE MAP
ADAMS & ZEYSING, INC.
168 INDUSTRY ROAD
 GEORGETOWN, SCOTT COUNTY, KENTUCKY 40324

PROJECT NO.	DRAWN BY
DATE:	REVIEWED BY
ISSUED FOR REVIEW	
REVISION	DATE:

PLAT SHOWN HEREON REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18.50

**SADIEVILLE DOLLAR GENERAL STORE
PRELIMINARY SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission
September 14, 2023**

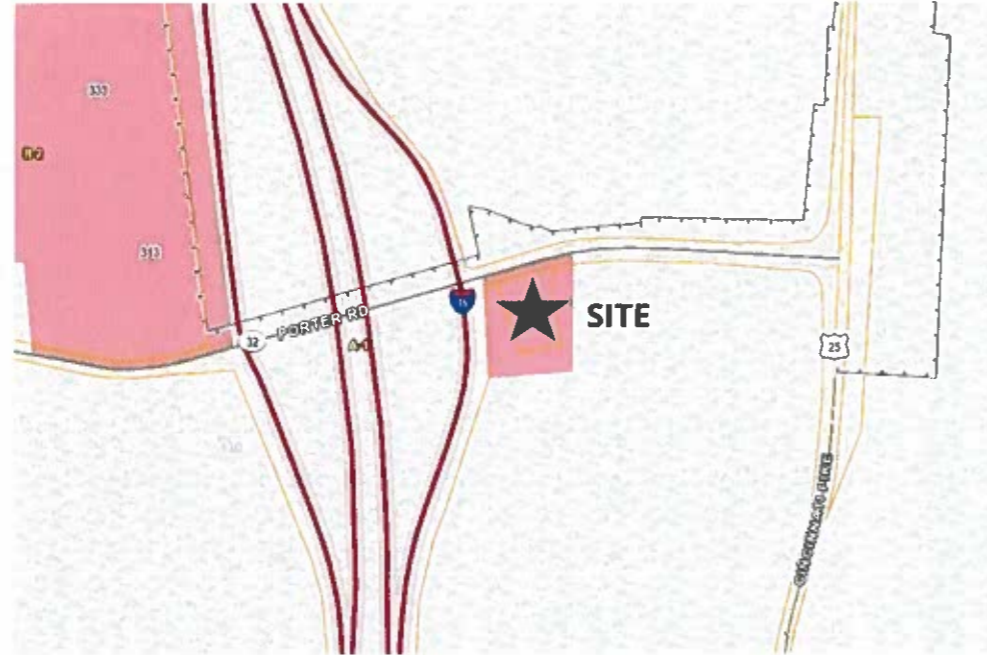
FILE NUMBER: PSP-2023-43

PROPOSAL: Preliminary Subdivision Plat to subdivide one (1) 2.658-acre commercial lot from a 40.96-acre farm

LOCATION: 170 Porter Road

APPLICANT: Anthony Ottney, Kentucky Lodging & Development Co., Inc.

CONSULTANT: Will Stevens, PE
Vantage Engineering PLC



STATISTICS:

Zone:	B-2 (Highway Commercial)*
Surrounding Zone:	A-1 (Agricultural)
Proposed Lot Acreage:	2.658-ac with 38.302-ac remainder
Access (Direct):	Porter Road [KY-32]
Variances/Waivers:	None

BACKGROUND:

The Applicant is seeking approval of a plat to create a 2.658-acre commercial lot, leaving a remainder farm of approximately 38.302-ac.

At the time of Planning Commission hearing, application ZMA-2023-27 pertaining to the zone change of portions of the proposed commercial lot from A-1 Agricultural to B-2 Highway Commercial has not been heard by the City Commission of Sadieville. Staff has conditioned that the final approval and recording

of the subdivision plat is subject to any conditions or requirements set forth as part of the zone change hearing.

PLAT REVIEW:

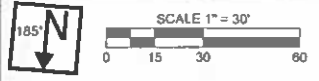
The Preliminary Subdivision Plat meets the requirements for lot size, setbacks, and lot width. Road access for the lot is proposed through a new access easement that will be established on the remainder. KYTC approval for a new entrance will need to be approved by KYTC prior to the plat being recorded.

RECOMMENDATION:

Staff recommends **Approval** of the Preliminary Subdivision Plat to create a new 2.658-acre commercial lot. If the Planning Commission approves the application, staff recommends the following conditions:

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. The Final Subdivision Plat shall meet all requirements of the Georgetown Fire Department.
5. The Final Subdivision Plat shall meet all requirements of GMWSS regarding sanitary sewer easements.
6. 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*.
7. The Applicant shall obtain approval from KYTC for the new entrance prior to the plat being recorded.
8. The final approval and recording of the subdivision plat shall be subject to any conditions or requirements set forth as part of the zone change hearing by the City Commission of Sadieville.



SURVEYORS CERTIFICATE
 I DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED UNDER MY DIRECTION ALL OF THIS SURVEY WAS PERFORMED USING A CARLSON BR17 MULTIFREQUENCY BASE AND ROVER REAL TIME KINEMATIC (RTK) GPS SYSTEM THE PRECISION OF THIS EQUIPMENT FOR THE RTK SURVEY WAS 8 MM + 1 PPM. THE HORIZONTAL DATUM OF THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 (NAD83), WITH ALL COORDINATES, DISTANCES, AND BEARINGS, PROJECTED TO GRID NORTH OF THE KENTUCKY STATE PLANE COORDINATE SYSTEM (SPCS), SINGLE ZONE. THE VERTICAL DATUM OF THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), GEOID MODEL 12B

William A. Stevens
 WILLIAM A. STEVENS, PLS #4362
 8-30-2023
 DATE

STATE OF KENTUCKY
 LICENSED
 WILLIAM A. STEVENS
 4362
 PROFESSIONAL
 LAND SURVEYOR

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 HEREON TO THE SPECIFICATIONS OF THE PLANNING COMMISSION OR OTHER AUTHORIZED OFFICER

William A. Stevens
 WILLIAM A. STEVENS, PLS #4362
 8-30-2023
 DATE

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 THE TONCRAY AND REYNOLDS PROPERTY. THAT THE WATER DISTRIBUTION SYSTEM OF SAID DEVELOPMENT MEETS THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER REQUIREMENTS OF THE PROPER DISTRIBUTION OF WATER, AND THAT KENTUCKY AMERICAN SHALL SUPPLY SAID DEVELOPMENT WITH WATER SERVICES

GENERAL MANAGER _____ DATE _____

CERTIFICATION OF UTILITY EASEMENT DESCRIPTION
 EASEMENTS GRANT AND CONVEY TO THE KENTUCKY UTILITY COMPANY, SOUTH CENTRAL BELL, GEORGETOWN MUNICIPAL WATER & SEWER SERVICE (GMWSS), COLUMBIA GAS OF KY, THEIR SUCCESSORS, ASSIGNS, AND LESSEES, THE RIGHT TO RISE OR REMOVE ANY AND ALL TREES, STRUCTURES AND OBSTACLES LOCATED ON THE EASEMENTS OR IN SUCH PROXIMITY THERE TO THAT IN FALLING THEY MIGHT INTERFERE WITH OPERATION AND MAINTENANCE OF SAID FACILITY NO BUILDING OR OTHER STRUCTURE SHALL BE ERRECTED, 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 REPAIR FACILITIES WITHIN SAID EASEMENTS. ALL LOTS LINES NOT HAVING AN EASEMENT INDICATED WILL HAVE EASEMENTS ON THEM

OWNER _____ DATE _____

CERTIFICATION OF FIRE DEPARTMENT APPROVAL
 I HEREBY CERTIFY THAT THE DEVELOPMENT PLAN SHOWN HEREON HAS BEEN REVIEWED AND FINDING IT COMPLY WITH THE (INSERT EITHER GEORGETOWN OR SCOTT COUNTY) FIRE DEPARTMENT REGULATIONS INCLUDING ANY CONDITIONS OF APPROVAL OR EXCEPTIONS, NOTED HEREON

FIRE DEPARTMENT REPRESENTATIVE _____ DATE _____

CERTIFICATION OF OWNERSHIP AND DEDICATION
 WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN 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

OWNER _____ DATE _____

OWNER _____ DATE _____

CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES
 I HEREBY CERTIFY THAT AT&T SHALL SUPPLY THE TONCRAY AND REYNOLDS PROPERTY WITH TELEPHONE SERVICES AND THAT THE PROPOSED UTILITY EASEMENTS OF SAID DEVELOPMENT MEET THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER APPLICABLE REQUIREMENTS

COMPANY REPRESENTATIVE _____ DATE _____

COLUMBIA GAS OF KY CERTIFICATION
 I HEREBY CERTIFY THAT COLUMBIA GAS OF KENTUCKY, INC. SHALL SUPPLY, WHERE ECONOMICALLY FEASIBLE, THE PROPOSED DEVELOPMENT AT 170 PORTER ROAD WITH GAS SERVICES AND THAT THE PROPOSED UTILITY EASEMENTS OF SAID DEVELOPMENT MEET THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER APPLICABLE REQUIREMENTS

COLUMBIA GAS OF KY REPRESENTATIVE _____ DATE _____

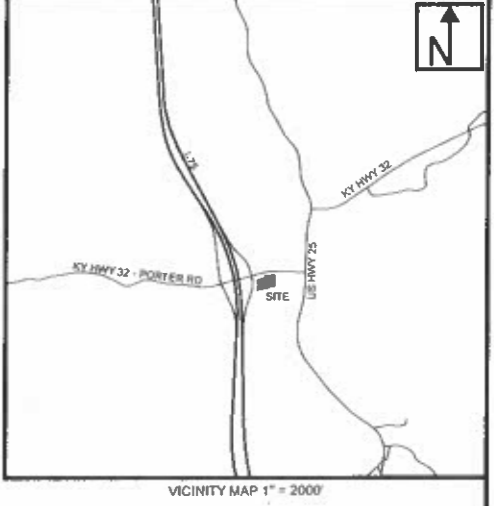
CERTIFICATION OF THE PROVISION OF SEWER ONLY
 I HEREBY CERTIFY THAT GEORGETOWN MUNICIPAL WATER & SEWER SERVICE (GMWSS), BY AND THROUGH THE CITY OF GEORGETOWN, KY, HAS FACILITIES WITHIN THE SANITARY SEWER DISTRIBUTION COLLECTION SYSTEM TO SUPPLY THE PROPERTY LOCATED AT 170 PORTER ROAD WITH SANITARY SEWER 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 GRAVITY AND FORCE MAIN SANITARY SEWER LINES, PUMP STATIONS, AND RELATED APPURTENANCES FOR THE PROPOSED SYSTEM. CONSTRUCTION OF THE PROPOSED SANITARY SEWER COLLECTION AND CONVEYANCE SYSTEM 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 SANITARY SEWER COLLECTION AND CONVEYANCE SYSTEM SHALL BE ACQUIRED BY THE DEVELOPER AND DEDICATED TO GMWSS

GENERAL MANAGER _____ DATE _____

DEDICATION OF EASEMENTS
 WE DO HEREBY DEDICATE THE UTILITY AND STORM SEWER EASEMENTS AS SHOWN

OWNER _____ DATE _____

OWNER _____ DATE _____



VICINITY MAP 1" = 2000'

SITE INFORMATION
 DEVELOPER: KENTUCKY LODGING AND DEVELOPMENT CO., INC.
 ANDY OTTNEY (814) 302-4418
 1738 CUMBERLAND FALLS HWY
 CORBIN, KENTUCKY 40701

OWNER: SUE W. TONCRAY
 304 JACKSON ST
 GEORGETOWN, KENTUCKY 40324

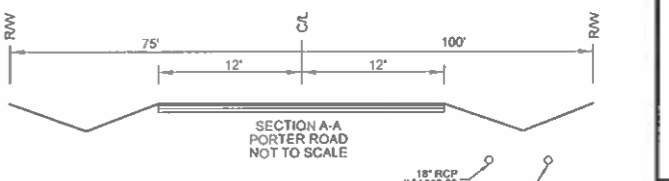
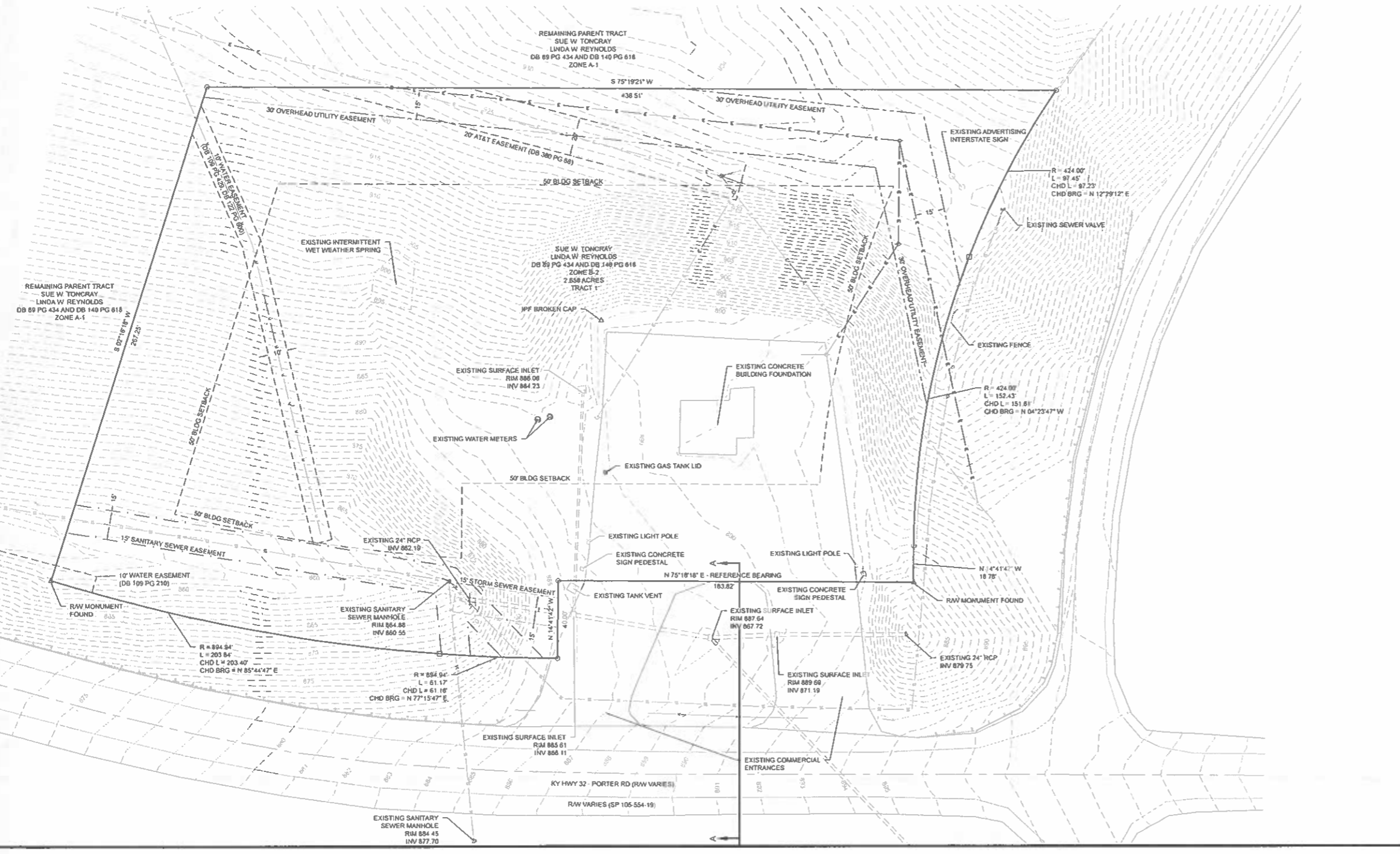
LINDA W. REYNOLDS
 3521 MADISON CARE CR.
 LEXINGTON, KENTUCKY 40515

PURPOSE STATEMENT
 1. TO CREATE TRACT 1 BY DIVIDING THE PARENT TRACT AS DESCRIBED IN DEED BOOK 89 PAGE 434 AND DEED BOOK 140 PAGE 618
 2. TO CREATE A 30' WIDE OVERHEAD UTILITY EASEMENT, A 15' WIDE SANITARY SEWER EASEMENT, AND A 15' WIDE STORM SEWER EASEMENT AS DEFINED

SURVEY NOTES
 1. THIS SURVEY IS SUBJECT TO ANY RIGHT-OF-WAYS OR EASEMENTS, PUBLIC OR PRIVATE, WHETHER OF RECORD OR NOT, AND IS SUBJECT TO LOCAL CITY AND COUNTY ZONING ORDINANCES
 2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT
 3. THIS SURVEYOR IS NOT RESPONSIBLE FOR ANY INACCURATE INDEXING OF RECORDS THAT THE COUNTY CLERK OR THE PROPERTY VALUATION OFFICE MAY HAVE MADE
 4. ALL BEARINGS ARE REFERRED TO THE BEARING OR REFERENCE BEING THAT SOUTHERN RIGHT OF WAY BOUNDARY OF KY HWY 32 OF THE SUBJECT PROPERTY AND TAKEN TO BE N 75° 18' 18" E AS MEASURED BY GLOBAL POSITIONING SATELLITES. ALL BEARINGS ARE REFERRED TO GRID NORTH OF THE KENTUCKY STATE PLANE COORDINATE SYSTEM, SINGLE ZONE

FLOODPLAIN NOTE
 THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOODPLAIN IN ACCORDANCE WITH FEMA FIRM MAP NUMBER 21209C0050C. EFFECTIVE DATE JANUARY 8, 2014. THE SUBJECT PROPERTY IS LOCATED IN ZONE X.

SOURCE OF TITLE:
 BEING A PORTION OF THE PROPERTY CONVEYED TO RUTH W. WEST BY DEEDS RECORDED IN DEED BOOK 89, PAGE 434 AND DEED BOOK 140, PAGE 618 IN THE SCOTT COUNTY CLERKS OFFICE



- LEGEND**
- 5/8" X 1/8" STEEL REBAR PIN W/ BLUE PLASTIC SURVEY CAP BEARING PLS #4362 SET
 - △ MONUMENT FOUND
 - INTERNAL PROPERTY CORNER
 - UTILITY POLE
 - WATER METER
 - LIGHT POLE
 - BOUNDARY LINE OF VANTAGE SURVEY
 - - - EXISTING EASEMENT BOUNDARY
 - - - 30' OVERHEAD UTILITY EASEMENT
 - - - 15' SANITARY SEWER EASEMENT
 - - - 15' STORM SEWER EASEMENT
 - - - ADJOINING PROPERTY BOUNDARY PER DEEDED DESCRIPTION
 - - - EXISTING OVERHEAD ELECTRIC
 - - - EXISTING WATER MAIN
 - - - EXISTING SANITARY SEWER
 - - - EXISTING GUARDRAIL
 - - - EXISTING FENCE
 - - - PROPOSED OVERHEAD ELECTRIC

PRELIMINARY SUBDIVISION PLAT
 TONCRAY AND REYNOLDS
 PROPERTY

DATE: 8/30/2023	REVISIONS
SCALE: 1" = 30'	1.
DRAWN BY: JBM	2.

VANTAGE
 Engineering PLC

**SADIEVILLE DOLLAR GENERAL STORE
PRELIMINARY DEVELOPMENT PLAN**

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

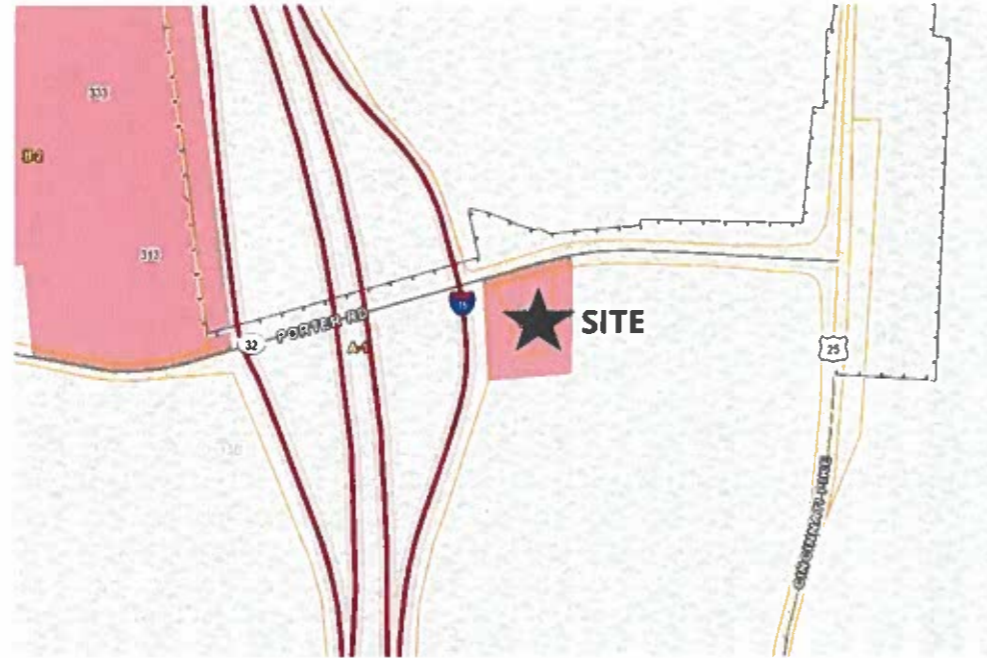
FILE NUMBER: PDP-2023-44

PROPOSAL: Preliminary Development Plan for a 12,480 SF retail store with associated parking.

LOCATION: 170 Porter Road

APPLICANT: Anthony Ottney, Kentucky Lodging & Development Co., Inc.

CONSULTANT: Will Stevens, PE
Vantage Engineering PLC



STATISTICS:

Zone:	B-2 (Highway Commercial)*
Surrounding Zone:	A-1 (Agricultural)
Proposed Lot Acreage:	2.658 Acres
Building Stats	Area: 12,480 SF Site Coverage: 10.778% Height: 21'-0"
Parking:	Requirement: 1 space per 150 SF of commercial floor area, or 65 spaces (3 ADA accessible) Proposed: 36 spaces (2 ADA accessible)
Vehicular Use Areas:	Total: 22,600 SF ILA Requirement: 2,260 SF (10% of VUA) and 10 ILA trees (1 per 250 SF) Proposed: 659 SF (2.91% of VUA) and 3 ILA trees
Access (Direct):	Porter Road [KY-32]

Variances/Waivers:

1. Variance to reduce the minimum parking required from 63 spaces to 36 spaces.
2. Waiver to the property perimeter landscaping requirement along the southern property line.
3. Variance to the interior landscaped area requirement from 2,260 SF to 659 SF.
4. Variance to the interior landscaped area tree planting requirement from 10 trees to 3 trees.

BACKGROUND:

The Applicant is seeking approval of a site plan to construct an 12,480 SF building for retail use. The proposed use is permitted in the B-2 zoning district. The Project Site is located inside city limits for the City of Sadieville.

At the time of Planning Commission hearing, application ZMA-2023-27 pertaining to the zone change of portions of the proposed commercial lot from A-1 Agricultural to B-2 Highway Commercial has not been heard by the City Commission of Sadieville.

PLAN REVIEW:

The Project Site is a double frontage lot at the southeast corner of Porter Road [KY-32] and the I-75 Northbound offramp. The Development Plan shows a proposed retail building located somewhat centrally on the proposed lot with a driveway coming off a proposed road connection to Porter Road. Stormwater detention and groundwater recharge areas are proposed in the northwestern side of the proposed parking lot. The proposed building meets the setback & building height requirements in the *Zoning Ordinance*.

Access:

Vehicular access to the site is proposed to be from Porter Road via a 36-foot-wide driveway. The entrance is located approximately 660 feet from the center of the intersection of the I-75 Northbound offramp and Porter Road. The proposed driveway includes one entrance lane and two exit lanes, one for left turns and the other for right turns. The proposed driveway is approximately 300 feet long and would allow for the stacking of approximately 10-15 vehicles each in the right and left turn lanes.

This Application was not required to perform a traffic impact study because it does not meet the threshold of generating 100 or more peak hour trips.

Porter Road [KY-32] is a two-lane road with a posted speed limit of 45 MPH at the proposed entrance. The most recent traffic count for this segment of Porter Road was completed by KYTC in 2021 and showed an Annual Average Daily Traffic of 2,887 vehicles. About 9.17% of vehicles on this part of Porter Road are trucks. The Preliminary Development Plan does not show any roadway improvements for Porter Road. Upon request by KYTC, the Applicant will need to make roadway improvements for Porter Road, and an encroachment permit is necessary for all work in state right-of-way.

In 2020, KYTC and the City of Sadieville conducted a study of the potential options to realign Porter Road between the interstate exit and Historic Downtown. The two options proposed involve the consolidation of the split intersections of Porter Road west of US-25 and Porter Road east of US-25 as well as

construction of either a traditional or roundabout intersection at Porter Road and US-25. The Project Site is located just west of where the proposed project would occur and neither site development nor operations would be expected to impact the roadway improvements.

Porter Road is best characterized as a rural collector road and does not have sidewalks nor curb & gutter. There is notable grade change from the road to the Project Site, and Staff does not recommend the addition of sidewalks to the road currently.

Parking

The *Subdivision & Development Regulations* and *Zoning Ordinance* establish parking minimums for development in Georgetown and Scott County. For a retail business they call for one parking space per 150 square feet of commercial floor area. The proposed development has a 'sales floor area' of 9,616 square feet. Applying this standard would require the Applicant to construct 65 parking spaces to serve the proposed retail business. The Applicant is requesting a variance to the minimum parking requirements and proposes to construct 36 parking spaces, with two of those being ADA accessible spaces.

The Applicant has provided supporting information from the Parking Generation Manual (PGM) from the Institute of Transportation Engineers (ITE) showing that only 32 spaces are needed for a free-standing discount store of this type. This is a similar request to reduce the parking minimums as the Planning Commission heard and approved for the Dollar General location on South Broadway. The Planning Commission granted a parking reduction to 36 spaces for that building of similar square footage. Staff has not received any complaints from neighboring property owners that the South Broadway location is unable to provide sufficient parking. Staff supports granting the variance to reduce the required parking.

Grading:

The Planning Commission staff notes that the Preliminary Development Plan shows a significant amount of grading on state right-of-way. Any work done in state right-of-way will require approval from KYTC prior to any construction or grading on the Project Site. Furthermore, there is significant grade change throughout the site. The Applicant shows two retaining walls, the southernmost of which to be constructed at 15 feet in height and the second of which (between the southernmost and building) to be constructed at 20 feet in height.

Stormwater Management:

The Applicant notes that there is an existing intermittent wet weather spring on the Project Site. As part of the development, the Applicant proposes a spring box to protect the spring and direct the water away from the proposed building and parking lot.

Stormwater runoff is proposed to be directed to a detention pond located in the northwest corner of the property, nearest to the intersection of the I-75 northbound exit ramp and Porter Road intersection. A box inlet is proposed to cross the driveway, thus connecting the parking along the east property line to the detention basin. There is a proposed spillway that will connect the detention pond to the existing storm sewer line that crosses through the site in times of heavy rainfall. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer meeting all requirements of the Stormwater Manual prior to approval of the Final Development Plan.

Sanitary Sewer:

The Preliminary Development Plan shows an existing sanitary sewer easement and manhole on the Project Site, located east of the driveway within an existing tree area. The GMWSS Board has approved a connection to the existing sanitary sewer, citing that the proposed development would not generate significant levels of sewer and that the development is for the betterment of the surrounding community.

Landscaping:*Section 6.12: Property Perimeter Requirements*

Property perimeter landscaping is required wherever a commercial zone adjoins an agricultural zone, or in the case of the Project Site, along the east and south property lines (*Landscape & Land Uses Buffer Ordinance 6.12.9*). The buffer area is required to be 15 feet wide and the installation of 1 large tree per 40 feet of linear boundary. There are three alternatives to the tree plantings, specifically 1 evergreen tree per 15 feet of linear boundary, 1 tree per 20 feet of linear boundary provided that the 50% of the trees are large deciduous and 50% are small flowering or evergreen trees, or 1 small flowering tree per 15 feet of linear boundary.

The Applicant is proposing a 15-foot-wide tree planting buffer along the east property line that meets the regulations. The Applicant has requested a waiver to the requirements along the south property line. Given the walls' proximity to the south/rear property line, there is limited space for the necessary tree and buffer installations required between commercial and agricultural uses. Staff supports the granting of a waiver to those requirements given that the grade change will provide sufficient screening and that the installation of trees and buffers may compromise the integrity of the wall in the long term.

Property perimeter landscaping is also required wherever a double frontage lot adjoins any freeway or arterial not providing direct access to the property, or in the case of the Project Site, along the west property line (*Landscape & Land Uses Buffer Ordinance 6.12.5*). The buffer area is required to be 10 feet wide and the installation of 1 large or medium tree per 40 feet of linear boundary plus a 6-foot-tall double row hedge, fence, wall, or earth mound.

The Applicant is proposing the retention of the trees along the I-75 offramp. There is an area approximately 60 feet long, where no existing trees have been identified. Staff would require that the installation of the necessary trees and buffer be installed to ensure a consistent sight line and reduce the potential of site activities negatively impacting passing motorists.

Section 6.13: Vehicular Use Area Perimeter Requirements

Vehicular use area (VUA) perimeter landscaping is required where a VUA adjoins any property except those zoned industrial or agricultural (*Landscape & Land Uses Buffer Ordinance 6.13(1)*). In the case of the Project Site, VUA perimeter landscaping is only required along the portions of the parking lot which face Porter Road. The buffer area is required to be 3-5 feet wide and the installation of 1 tree per 40 feet of linear boundary plus a 3-foot-tall average height planting, hedge, wall, fence, or earth mound.

The Applicant proposes the appropriate number of trees and buffering in accordance with this requirement.

Section 6.22: Interior Landscaping for Vehicular Use Areas

The *Landscape and Land Use Buffers Ordinance* requires an interior landscaped area (ILA) 10% the size of the VUA and for those areas to be populated with 1 tree per 250 square feet of interior landscaped area. Given a VUA area of 22,600 SF, 2,260 SF of ILA and 10 ILA trees are required.

The Applicant proposes the installation of 659 SF of ILA and 3 ILA trees, located in one island at the northeast corner of the building. This is equivalent to 29.7% of the ILA area and 30% of the ILA trees required for Project Site VUAs of this size. The Applicant has requested a waiver for the remaining ILA requirements, citing that the grade of the site reduces the usable areas where an interior landscaped area could be installed. Staff supports this waiver request.

Section 6.2215: Minimum Canopy Requirements

The Applicant proposes the retention of 0.37 acres of existing tree canopy, equivalent to 14% of the total site area. Current standards would require at least 22% of tree canopy be either installed or retained for developments in areas with commercial use, which the Applicant proposes to meet through the installation of the eastern property perimeter landscaping, VUA trees, and ILA trees. There are no additional tree plantings necessary to meet the tree canopy requirements.

RECOMMENDATION:

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

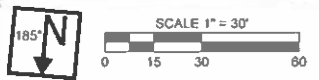
Waiver(s):

1. Variance to the total number of parking spaces from 65 spaces to 36 spaces. **(Staff recommends approval of this waiver).**
2. Waiver to the property perimeter landscaping requirement along the southern property line. **(Staff recommends approval of this waiver).**
3. Variance to the interior landscaped area requirement from 2,260 SF to 659 SF. **(Staff recommends approval of this waiver).**
4. Variance to the interior landscaped area tree planting requirement from 10 trees to 3 trees. **(Staff recommends approval of this waiver).**

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Preliminary Development Plan shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
4. Prior to any construction or grading, a Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.

5. The Final Development Plan shall comply with all stormwater management requirements according to the current Stormwater Manual including a post-construction stormwater management BMP O&M agreement.
6. Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406 section A of the *Subdivision and Development Regulations*.
7. The Final Development Plan shall have a specie specific Landscaping Plan in compliance with the *Landscaping & Land Use Buffers Ordinance*.
8. The Applicant shall replace all removed VUA perimeter and ILA landscaping and must locate within the existing paved parking lot in accordance with all current regulations.
9. The Applicant shall satisfy all requirements set forth by the Scott County Fire Department.
10. The Applicant shall obtain approval from KYTC for the new entrance and any fill/grading in the right-of-way and shall construct any roadway improvements if required by KYTC.



SITE INFORMATION

DEVELOPER KENTUCKY LODGING AND DEVELOPMENT CO., INC.
ANDY OTHNEY (814) 362-8412
1734 CUMBERLAND FALLS HWY
CORBIN, KENTUCKY 40701

OWNER SUE W. TONCRAY
304 JACKSON ST
GEORGETOWN, KENTUCKY 40324

LINDA W. REYNOLDS
3521 HIDDEN CAVE CR
LEXINGTON, KENTUCKY 40515

PURPOSE STATEMENT

1. TO GAIN APPROVAL FOR THE CONSTRUCTION OF A 12480 SQ FT RETAIL STORE AND ASSOCIATED SITE IMPROVEMENTS
2. TO GAIN APPROVAL FOR A WAIVER TO LOWER THE REQUIRED NUMBER OF PARKING SPACES FROM 63 SPACES TO 24 SPACES
3. TO GAIN APPROVAL OF A WAIVER OF THE INTERIOR VEHICULAR USE AREA LANDSCAPING REQUIREMENTS AS DEPICTED ON THIS PLAN
4. TO GAIN APPROVAL OF A WAIVER OF THE PERIMETER LANDSCAPING SCREENING REQUIREMENTS. SEE THE SIGNED WAIVER BY THE ADJOINING PROPERTY OWNER ON THIS PLAN.

GENERAL SITE NOTES

BEFORE PROCEEDING WITH THE WORK, THE CONTRACTOR SHALL CONFERENCE WITH ALL PUBLIC OR PRIVATE COMPANIES, AGENCIES, OR DEPARTMENTS THAT OWN AND OPERATE UTILITIES IN THE VICINITY OF THE CONSTRUCTION.

EXISTING UNDERGROUND UTILITIES AND SERVICES IF ANY ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO THE BEST INFORMATION AVAILABLE. THE LOCATIONS ARE INTENDED ONLY AS A GUIDE AND CANNOT BE GUARANTEED ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR:

- A. CONTACTING THE INDIVIDUAL UTILITY OWNERS TEN DAYS PRIOR TO CONSTRUCTION ADVISING THEM OF THE WORK TO TAKE PLACE
- B. SOLICITING THEIR AID IN LOCATING AND PROTECTING ANY UTILITY WHICH MAY INTERFERE WITH CONSTRUCTION
- C. EXCAVATING AND VERIFYING THE HORIZONTAL AND VERTICAL LOCATION OF EACH UTILITY
- D. ANY DAMAGE TO ANY EXISTING UTILITY

SEE ARCHITECT'S FOUNDATION PLANS FOR BUILDING DIMENSIONS

DIMENSIONS SHOWN ARE MEASURED TO FACE OF CURB OR FACE OF BRICK

HANDICAP ACCESSIBLE RAMP ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICAN DISABILITIES ACT GUIDELINES. CURB RAMP GRADES SHALL NOT EXCEED 1:1

THE CONTRACTOR SHALL PROVIDE A ONE (1) YEAR WARRANTY ON ALL WORK PERFORMED TO INCLUDE REPAIR AND/OR MAINTENANCE FOR DEFECTIVE WORK.

PRIOR TO CONSTRUCTION WITHIN THE KY HWY 32, AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE KENTUCKY TRANSPORTATION CABINET. WORK WITHIN THE RIGHT-OF-WAY OF KY HWY 32 MUST BE CONDUCTED IN ACCORDANCE WITH KENTUCKY TRANSPORTATION CABINET'S STANDARDS FOR CONSTRUCTION.

LAND CLASS URBAN
TOTAL GROSS ACREAGE 2.68 ACRES
ACREAGE OF LAND TO BE DEVELOPED 1.493 ACRES
ACREAGE OF PUBLIC RIGHT-OF-WAY 8 ACRES
LAND USE ZONE B-2 HIGHWAY COMMERCE
FRONT YARD BUILDING SETBACK 50 FT
SIDE YARD BUILDING SETBACK 50 FT
REAR YARD BUILDING SETBACK 50 FT
MINIMUM LOT AREA (IF SERVED BY SEWER) 7000 SQ FT
MINIMUM LOT AREA (PRIVATE SEPTIC FIELD) 3 ACRES
MINIMUM LOT WIDTH AT BUILDING LINE 60 FT
MAXIMUM FREESTANDING SIGN AREA 130 SQ FT
FREESTANDING SIGN AREA 96 SQ FT
MAXIMUM WALL SIGN AREA 116 SQ FT
WALL SIGN AREA 150 SQ FT
AREA OF BUILDING FOOTPRINT 12480 SQ FT
AREA OF SALES FLOOR AREA 8616 SQ FT
PARKING REQUIRED (1 SPACE PER 200 SQUARE FEET) 63 SPACES
PARKING PROVIDED 36 SPACES (7 HANDICAP)
LOT COVERAGE PERCENTAGE 12.48% (8616 SQ FT DEVELOPABLE) 10.79% (TOTAL)
PROPERTY PERIMETER LANDSCAPING REQUIRED 10.347 SQ FT OF BUFFER AREA AND 48 EVERGREEN TREES PLACED AT 15' O.C.
PROPERTY PERIMETER LANDSCAPING PROVIDED 10 PROPOSED EVERGREENS (7 500 SQ FT CANOPY COVERAGE) AND 18 147 SQ FT OF EXISTING PERIMETER CANOPY COVER. SEE SCREENING WAIVER CERTIFICATE ON DP PAGE 2.
VEHICULAR USE AREA (VUA) 22,880 SQ FT
INTERIOR LANDSCAPE AREA REQUIRED (IA) 2,260 SQ FT (27,000 SQ FT VUA / 10 SQ FT IA / 1100 SQ FT VUA)
INTERIOR LANDSCAPE AREA PROVIDED 658 SQ FT. LANDSCAPING WAIVER REQUESTED.
INTERIOR LANDSCAPE AREA TREES REQUIRED 9 TREES (1 TREE / 750 SQ FT IA / 2,260 SQ FT IA)
INTERIOR LANDSCAPE AREA TREES PROVIDED 3 TREES. LANDSCAPING WAIVER REQUESTED.
VEHICULAR USE AREA PERIMETER SCREENING REQUIRED 10 TREES (1 TREE / 100' BOUNDARY OF VUA / 300' BOUNDARY OF VUA) & 3' CONTINUOUS HEDGE (LANDSCAPE AND LAND USE BUFFERS ORDINANCE, TABLE 6.13.1D)
VEHICULAR USE AREA PERIMETER SCREENING PROVIDED 10 TREES & 3' CONTINUOUS HEDGE.
TREE CANOPY PROVIDED 14% PRESENT TREE CANOPY COVERAGE AREA + 8% NEW COVERAGE = 22% COVERAGE
TREE CANOPY PROVIDED 23.9% COVERAGE (18147 SQ FT PRESENT CANOPY + 11,300 SQ FT NEW COVERAGE = 27,847 SQ FT (23.9% COVERAGE))

PAVEMENT DETAILS

1. DETAILS ARE MODIFIED DOLLAR GENERAL MINIMUM REQUIREMENTS BASED ON THE RESULTS OF A GEOTECHNICAL INVESTIGATION BY SOLID GROUND CONSULTING ENGINEERS, PLLC.

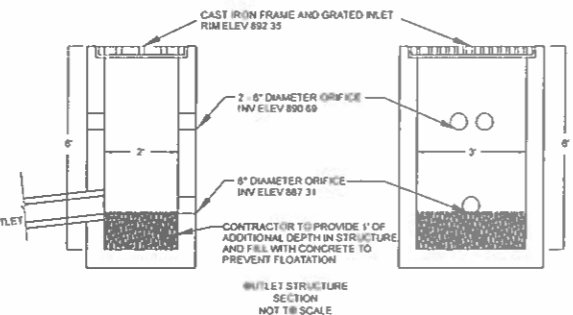
2. THE SUBGRADE MATERIALS SHALL BE PROPERLY ROLLED AND/OR SCARIFIED AND COMPACTED PRIOR TO PLACEMENT OF BASE MATERIAL. WHERE EXISTING SUBGRADE MATERIALS ARE UNSUITABLE, THEY SHALL BE REMOVED AND REPLACED WITH COMPACTED SELECT MATERIAL IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS.

3. HEAVY DUTY CONCRETE PAVEMENT AND STANDARD DUTY CONCRETE PAVEMENT AS RECOMMENDED BY THE GEOTECHNICAL REPORT SHALL BE STEEL REINFORCED. REINFORCEMENT TYPE SHALL BE PROVIDED BY DOLLAR GENERAL.

4. CONCRETE JOINTS SHALL BE PROVIDED TO DOLLAR GENERAL FOR APPROVAL. ALL JOINTS MUST BE SEALED WITH AN APPROVED SEALANT. STEEL REINFORCING SHALL BE USED AT JOINTS. REFER TO ACI 308R (GUIDE FOR DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS) FOR JOINT DESIGN AND LAYOUT.



- KEY NOTES**
1. 4" THICK CONCRETE SIDEWALK WITH 6# @ 10' O.C. CONCRETE TO BE MINIMUM 4000 PSI AT EDGE OF PAVEMENT, PROVIDE 6" HIGH INTEGRAL CURB. REFER TO DETAIL.
 2. EXTRUDED CURB. SEE DETAIL.
 3. CONCRETE SIDEWALK AT FRONT ENTRANCE TO BE FLUSH WITH TOP OF ASPHALT PAVING. PROVIDE TACTILE WARNING STRIP AND PIPE BOLLARDS AT 5'-0" O.C.
 4. DUMPSTER LOCATION. PROVIDE HEAVY DUTY CONCRETE PAVING.
 5. HEAVY DUTY CONCRETE PAVING. REFER TO DETAIL.
 6. STANDARD DUTY CONCRETE PAVING. REFER TO DETAIL.
 7. STRIPED AREA, 4" YELLOW STRIPE (TYPICAL).
 8. THERMOPLASTIC PAINTED ARROWS OR THERMOPLASTIC 24" STOP BAR.
 9. PAINTED LINES, 4" WHITE STRIPE BETWEEN TURN LANES.
 10. PYLON SIGN WITH UNDERGROUND ELECTRICAL SIGN PANEL PROVIDED BY DOLLAR GENERAL.
 11. HANDICAP ACCESSIBLE PARKING SPACES WITH SIGNAGE. ACCESSIBLE ROUTE BETWEEN SPACES AND BUILDING ENTRANCE NOT TO EXCEED 2% SLOPE.
 12. 4" PIPE BOLLARD PAINTED YELLOW.
 13. PAINTED LINES, 4" YELLOW STRIPE.



PLANT SCHEDULE

TREES	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
	18	PICEA GLAUCA	WHITE SPRUCE	1 1/2" CAL, 8'-4" HT
	18	NYSSA SYLVAICA	BLACK GLIM	1 1/2" CAL, 8'-4" HT
	78	BUXUS MICROPHYLLA	LITTLELEAF BOXWOOD	2" HT

GRASSSED INTERIOR LANDSCAPING AREA

NEIGHBORHOOD MAP

VIICINITY MAP 1" = 2000'

REVISIONS

NO.	DATE	DESCRIPTION
1	8-30-2023	ISSUED FOR PERMIT
2		

STATE OF KENTUCKY

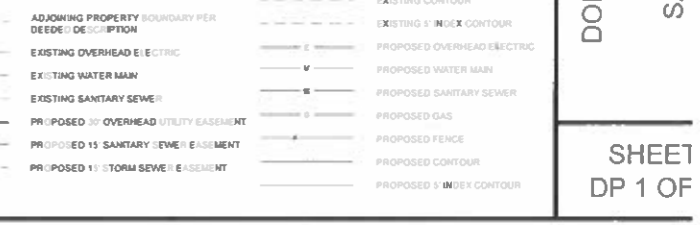
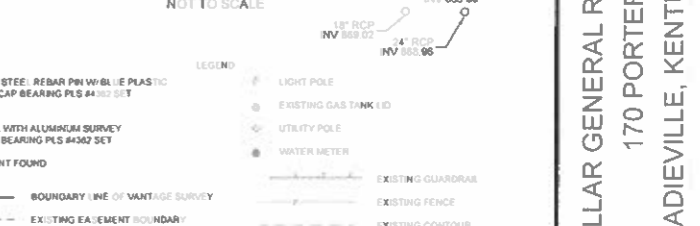
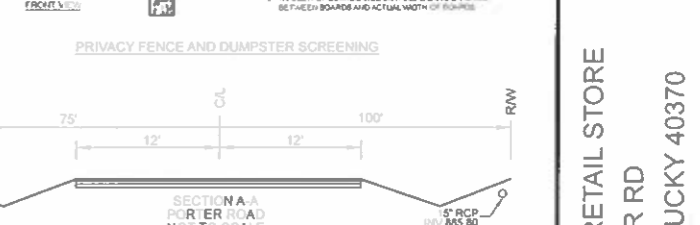
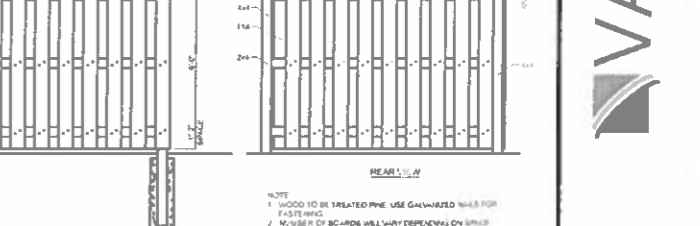
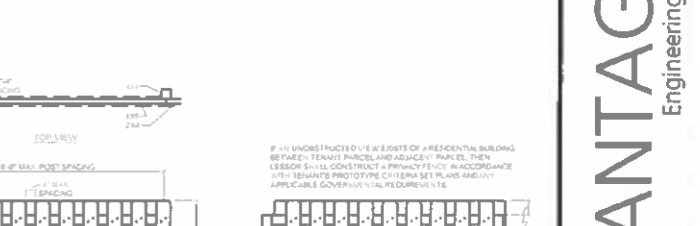
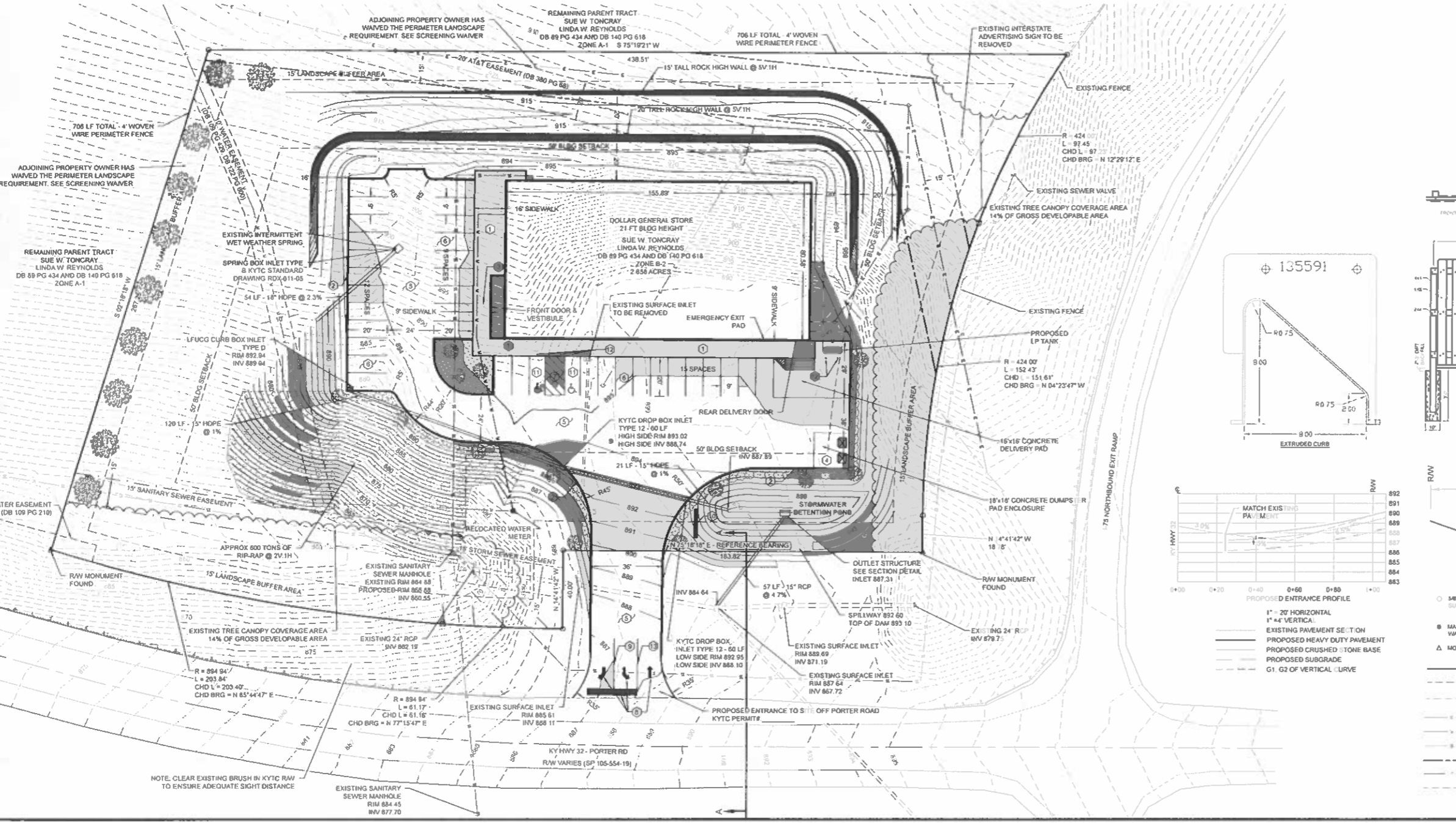
WILLIAM A. STEVENS
4362

PROFESSIONAL LAND SURVEYOR

WILLIAM STEVENS, P.L.L.C. #4362 DATE 8-30-2023

SURVEY NOTES

1. THIS SURVEY IS SUBJECT TO ANY RIGHT OF WAY OR EASEMENTS, PUBLIC OR PRIVATE, WHETHER OF RECORD OR NOT AND IS SUBJECT TO LOCAL CITY AND COUNTY ZONING ORDINANCES.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
3. THIS SURVEYOR IS NOT RESPONSIBLE FOR ANY INACCURATE RECORDS THAT THE COUNTY CLERK OR THE PROPERTY VALUATION OFFICE MAY HAVE MADE.
4. ALL BEARINGS ARE REFERRED TO THE BEARING OF REFERENCE POINT THAT IS WITHIN RIGHT-OF-WAY BOUNDARY OF KY HWY 32 OF THE SUBJECT PROPERTY AND TAKEN TO BE N 118° 11' 18" E AS MEASURED BY GEODISIC POSITIONING SATELLITES. ALL BEARINGS ARE REFERRED TO GRID NORTH OF THE KENTUCKY STATE PLANE COORDINATE SYSTEM. SINGLE ZONE. THE VERTICAL DATUM OF THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). GEODID MODEL 129.
5. THE PROPOSED DEVELOPMENT WILL NOT OCCUR WITHIN THE RAINFALL SPRING HOUR RAINFALL AREA.
6. THE PROPOSED DEVELOPMENT WILL NOT PRODUCE MORE THAN 100 PEAK HOUR TRIPS.



MLSG HOLDINGS
PRELIMINARY DEVELOPMENT PLAN
Staff Report to the Georgetown-Scott County Planning Commission
September 14, 2023

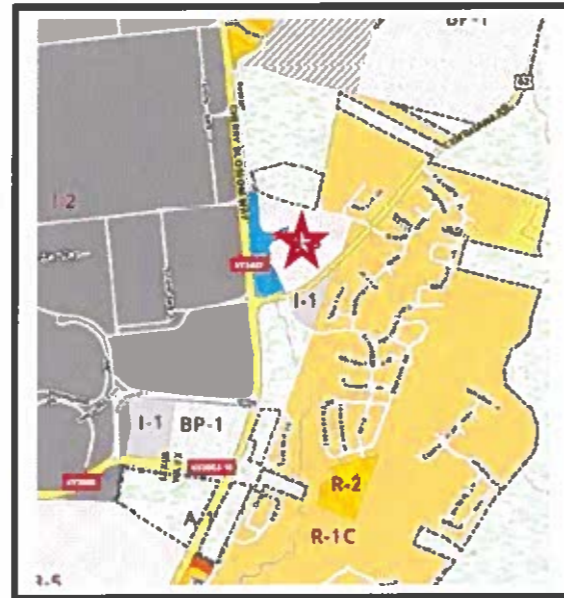
FILE NUMBER: PDP-2023-11

PROPOSAL: Final Development Plan for 47,075 SF Commercial Building with a 24,000 SF future expansion on 41.66 acres.

LOCATION: NE corner of Cherry Blossom Drive and Cynthiana Road

APPLICANT: MLSG Holdings, LLC

DESIGNER: Jason Banks, Banks Engineering, Inc.



STATISTICS:	
Zone	B-5 Commercial, C-1 Conservation
Surrounding Zones	BP-1, R-1C, I-1, A-1
Proposed Use	Off-Road Vehicle Sales, General Retail
Site Acreage	41.86 acres
Building Area	47,075 SF (phase 1)
Max. Building coverage	50%
Building Coverage	2.95%
Building Height	29'-3"
Parking Required	75 spaces (1 space per employees max. shift, 1 space per customer at peak time, based on existing site)
Parking Provided	94 spaces (80 auto, 4 handicap, 10 truck and trailer)
New Street Required	No
Water/Sewer Availability	Yes/Yes
Access	Barkley Lane and Cynthiana Road (US 62)
Variances/Waivers	Loading and Unloading in Front Yard, request for no new sidewalks along existing roads. Temporary gravel storage area

BACKGROUND:

The subject property received Preliminary Development Plan approval in April of 2023 with three variances and ten conditions of approval. After review by Planning Commission staff in April it was determined that a left turn into the development's main entrance from Cynthiana Road, a state road, should be constructed. A condition to that effect was added as part of Planning Commission Condition of Approval #1.

The applicant had not yet completed a traffic study for KYTC at the time of Planning Commission preliminary approval. The traffic study for KYTC has subsequently shown that the traffic anticipated to be generated by the development is not great enough to meet the threshold to warrant a left turn lane, according to KYTC. The applicant is therefore requesting that the Planning Commission amend Condition of Approval #1 to remove the requirement for a left turn lane.

Traffic Study

No local Traffic Study was warranted, based on the peak traffic generation for the proposed use being under the threshold of 100 peak hour trips. A KYTC Encroachment Permit will be required for the new commercial entrance onto Cynthiana Road (US 62).

RECOMMENDATION:

Staff recommends denial of the request to remove Condition #1, but suggests amending the condition to allow the construction of the turn lane to take place at a time that works within the applicants construction schedule, but prior to a COA being issued for the business.

The justification is Section P, paragraph 4 of the Georgetown-Scott County Subdivision and Development Regulations, which states, "Protected left and right turn lanes with sufficient storage space shall be provided at all arterial/arterial intersections, or where determined necessary by the Commission Engineer, traffic study, KYTC, or the master street plan in the Transportation Element of the Comprehensive Plan."

In addition, due to the size of the Commercial area and the fact that future phases of development will likely increase the volume of traffic in and out of the site, staff feels it appropriate to get the improvements in place for the long term safety of the area.

Variances:

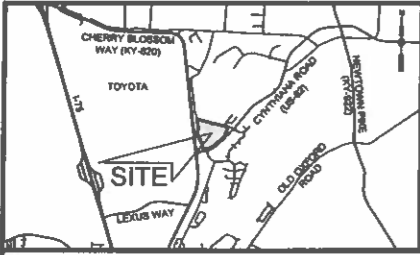
1. To allow loading and Unloading on rear of building which is the secondary front yard as measured from Barkley Lane.
2. To allow no new sidewalks to be built along Cynthiana or Barkley Lanes.
3. To allow gravel as the surface in the temporary storage area west of the main building.

Conditions of Approval:

1. Road improvements on Cynthiana Road required to serve the development shall be determined and constructed at the applicants expense, as part of phase one, Final Development Plan

approval. **At a minimum, a north bound turn lane into the development from Cynthiana Road shall be required.**

2. No new improved driveway connection shall be constructed connecting the site to Barkley Lane.
3. A photometric plan shall be submitted along with the Final Development Plan showing no off-site lighting impacts.
4. Existing vehicle test trail shall be limited to daytime use and shall be modified to remain greater than 500 feet from residential structures.
5. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan. Development must meet all requirements of the Georgetown Stormwater Manual.
6. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
7. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
8. 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.
9. The Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406, section A, of the *Subdivision and Development Regulations*.
10. A final specie-specific landscape plan shall be provided along with the Final Development Plan.



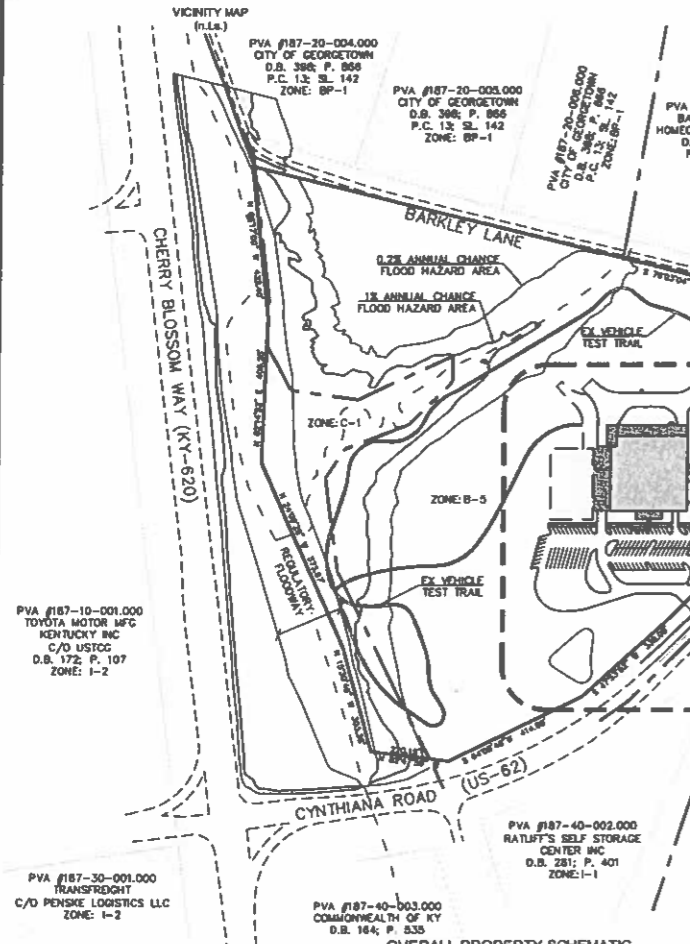
KENTUCKY UNDERGROUND PROTECTION INC.
 KENTUCKY STATE LAW REQUIRES CONTRACTORS TO CALL TWO BUSINESS DAYS PRIOR TO DIGGING. CALL 811 OR 1-800-752-8867 FOR A LOCATOR. REQUEST ANY ORGANIZATION THAT ARE NOT A PART OF KUPAC SHALL BE CONTACTED SEPARATELY.

UTILITY NOTE:
 ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY NOTIFICATION CENTER, 1500 EAST MAIN STREET, SUITE 100, C/O USFCC, FREE PHONE NO. 1-800-752-8867, FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER HAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (E.G. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

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

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

PUBLIC UTILITIES:
 WATER: KENTUCKY AMERICAN WATER COMPANY
 SEWER: GEORGETOWN MUNICIPAL WATER & SEWER SERVICE
 ELECTRIC: KENTUCKY UTILITIES COMPANY
 GAS: COLUMBIA GAS
 TELEPHONE: BELL SOUTH TELECOMMUNICATION



F.E.M.A. FLOOD HAZARD AREA:
 BASED ON AN INSPECTION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S MAP NUMBER 212800110D WITH A DATE OF IDENTIFICATION OF DECEMBER 31, 2019 FOR COMMUNITY HAZARD 21007 (SCOTT COUNTY) AND 21008 (CITY OF GEORGETOWN, STATE OF KENTUCKY), WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY LIES. PORTIONS OF THE SUBJECT PROPERTY LIE IN ZONE "AE" (SHADED) DESIGNATED AS AREAS WITHIN THE LIMITS OF THE 0.2% ANNUAL CHANCE FLOOD.

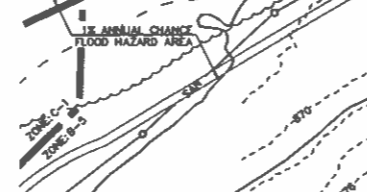
SIGNAGE NOTES:
 ALL SIGNAGE WILL COMPLY WITH THE GEORGETOWN/SCOTT COUNTY SIGN ORDINANCE ADOPTED ON SEPT 23, 2015.

REQUESTED VARIANCES:
 1. REQUEST TO ALLOW FOR LOADING / UNLOADING TO TAKE PLACE IN THE FRONT YARD.
 THE PROPOSED DEVELOPMENT ON THIS SITE TAKES PLACE IN AN AREA THAT HAS ROAD FRONTAGE ON TWO SIDES (B-42 & BARKLEY LANE). THE REAR OF THE BUILDING, WHERE LOADING AND UNLOADING WILL OCCUR, FACES BARKLEY LANE. THE PROPOSED BUILDING IS SET 47' BEHIND THE PROPERTY LINE. THERE IS EXISTING VEHICLE TRAILS THAT WILL PROVIDE A SCREEN BETWEEN THE MAJORITY OF THE PROPOSED DEVELOPMENT AND THE ADJACENT SINGLE FAMILY HOMES ACROSS BARKLEY LANE. THE PORTION OF PROPERTY THAT DOES NOT HAVE EXISTING VEHICLE TRAIL WILL HAVE PERIMETER VIA SCREENING AND A 25' LBA WITH AN OVERSEED TREE EVERY 10' AND A DOUBLE SHRUB ROW. WE HAVE ALSO ADDED ADDITIONAL SCREENING TO LESSEN ANY IMPACT THIS MAY HAVE ON THE ADJACENT SINGLE FAMILY PROPERTIES.
 REQUEST TO WAIVE THE REQUIREMENT OF A BIOWALK TO RUN THE LENGTH OF THE PROPERTY ALONG THE IMPROVED SECTION OF BARKLEY LANE.
 PLAT C&B & L, 385 SHOWED A BIOWALK BEING INSTALLED ON BOTH SIDES OF BARKLEY LANE, HOWEVER SINCE THE IMPROVEMENTS WERE MADE, NO BIOWALK WAS INSTALLED ON THE SOUTHERN SIDE. IF A NEW SIDEWALK WERE TO BE INSTALLED, IT WOULD DEAD-END TO THE WHOLE FAMILY LOT THAT IS LOCATED AT THE CORNER OF BARKLEY LANE AND US-62.

ADJOINER TABLE

KEY	PVA #	PROPERTY OWNER	TITLE SOURCE
A	187-30-018.000	HALE O & TREVOR T RAYMER	D.S. 428, P. 887
B	187-30-021.000	JEFFREY & DEBBIE BEAGLE	D.S. 390, P. 538
C	187-30-030.000	JEFFREY & DEBBIE BEAGLE	D.S. 350, P. 838
D	187-30-031.000	KIMBERLY W & JOHN D HOEL	D.S. 430, P. 831
E	187-40-008.000	MARY F CARMICHAEL & BIRLEY F HEDGES	D.S. 378, P. 28

ADJOINERS A THROUGH E ALL ZONE R-1C



LEGEND

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

SITE STATISTICS

TOTAL AREA: 41.66 ACRES (PER PLAT CABINET 2 SLICE S83)
 AREA IN ROW: N/A
 AREA IN LOTS: 41.66 ACRES (PER PLAT CABINET 2 SLICE S83)
 ON SITE TOPO SURVEY AREA: 10.8 ACRES
 NO. OF LOTS: 1
 L.F. OF STREET: N/A
 EXISTING ZONING: R-1C
 GROSS BLDG. F.L.R. AREA: 47,075 S.F.
 BUILDING HEIGHT: 2F-3'

PARKING STATISTICS

TOTAL AUTO SPACES PROVIDED: 64 (60 STANDARD, 4 ACCESSIBLE)
 TOTAL TRUCK/TRAILER SPACES PROVIDED: 10
 PARKING CALC DETERMINED AS FOLLOWS:
 1 SPACE / EMPLOYEE ON MAX SHIFT (35 EMPLOYEES)
 1 SPACE / CUSTOMER AT PEAK TIME (40 CUSTOMERS)

LANDSCAPING STATISTICS

VEHICLE USE AREA (VUA): 124,119 S.F.
 REQ. NET LANDSCAPE (10% OF VUA): 12,412 S.F.
 PROPOSED NET LANDSCAPE: 14,304 S.F.
 PERMETER VUA LENGTH: 2,033 L.F.
 REQUIRED PERMETER TREES (1 TREE / 40') : 51 TREES
 PROPOSED PERMETER TREES: 51 TREES

ZONE B-5 REQUIREMENTS

MINIMUM LOT SIZE: 200 FT.
 MINIMUM LOT WIDTH: 75 FT.
 MINIMUM FRONT YARD: 10 FT.
 MINIMUM SIDE YARD: 10 FT.
 MINIMUM REAR YARD: 10 FT.
 PERIPHERY BOUNDARY: SEE ZONING ORD.
 MAXIMUM LOT COVERAGE: 80%
 MAXIMUM HEIGHT OF BLDG.: 3 STOREYS/30 FT.
 * SEE SECTION 4.43 OF THE ZONING REGULATIONS

ZONE C-1 REQUIREMENTS

MINIMUM LOT SIZE: 250 FT. (AT 8:1)
 MINIMUM LOT WIDTH: 80 FT.
 MINIMUM FRONT YARD: 80 FT.
 MINIMUM SIDE YARD: 80 FT.
 MINIMUM REAR YARD: 80 FT.
 MAXIMUM LOT COVERAGE: 20%
 MAXIMUM HEIGHT OF BLDG.: 3 STOREYS/30 FT.
 * SEE ZONING REGULATIONS

GENERAL NOTES:

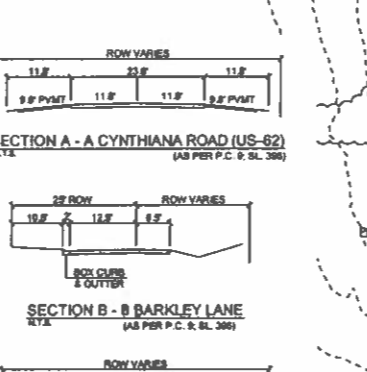
- THE MEANDERING LINES, IF ANY, SHOWN HEREON ARE USED FOR AN APPROXIMATE CALCULATION OF AREAS. THE CREEK, STREAM, RIVER, DRAIN, ROAD, ETC. IS THE ACTUAL PROPERTY LINE UNLESS OTHERWISE NOTED.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD. ALTHOUGH COURTHOUSE RESEARCH WAS CONDUCTED IN AN ATTEMPT TO LOCATE ALL SUCH ENCUMBRANCES, THE SURVEYOR CAN MAKE NO GUARANTEE THAT ALL SUCH RESTRICTIONS ARE HEREBY SHOWN. A DETAILED TITLE SEARCH CONDUCTED BY AN ATTORNEY MAY BE NECESSARY IN ORDER TO DETERMINE THE EXISTENCE OF ALL RESTRICTIONS.
- SOURCE OF DEEDS: D.B. 436, P. 063 OF RECORD IN THE SCOTT COUNTY CLERK'S OFFICE.
- BOUNDARY SHOWN HEREON IS PRELIMINARY ONLY AND HAS NOT BEEN FIELD SURVEYED.
- THERE IS NO EVIDENCE OF RECENT EARTHWORK HAVING OCCURRED ON THIS SITE.
- NO BUILDINGS OBSERVED ON THE SITE.
- CONTOURS SHOWN HEREON ARE A COMPOSITE OF FIELD ACQUIRED DATA AND DATA DOWNLOADED FROM KYTOPOMAP.ORG, KENTUCKY ELEVATION DATA POINTS AT: HTTP://KYTOPOMAP.ORG/ARCHIVE/CDM
- A KYTC ENCROACHMENT PERMIT WILL BE REQUIRED FOR THE PROPOSED ENTRANCE ONTO US-62.

TREE PRESERVATION PLAN:

1. TREE PROTECTION AREAS (TPAs) SHALL BE FENCED WITH A MINIMUM 3 FEET TALL FENCING LOCATED ALONG THE ORIGINLINE OF THE TREE SANCTUARY WITH SIGNS POSTED TO EVERY 100 FEET THAT READ "TREE PROTECTION AREA". WRITTEN APPROVAL OF THE INSTALLED FENCING BY THE CITY OF GEORGETOWN SHALL BE OBTAINED PRIOR TO ISSUANCE OF PERMITS OR OTHER CONSTRUCTION ACTIVITY. THE FENCE SHALL BE MAINTAINED IN GOOD ORDER FOR THE DURATION OF THE PROJECT AND NOT REMOVED WITHOUT PRIOR PERMISSION BY THE CITY OF GEORGETOWN. NO TREE REMOVAL, GRUBBING, OR CLEARING IN THE TPA SHALL BE PERMITTED WITHOUT PRIOR APPROVAL BY THE CITY OF GEORGETOWN.

2. ALL OTHER REQUIRED TREES SHALL CONFORM WITH THE GEORGETOWN / SCOTT COUNTY PLANTING MANUAL. ALL TREES SHALL BE PLANTED A MINIMUM OF 10 FEET FROM BUILDINGS. TREES TO BE LOCATED WITHIN UTILITY EASEMENTS MUST FIRST CALL KENTUCKY UNDERGROUND CALL-BEFORE-YOU-DIG 1-800-752-6007.

3. ALL EXISTING TREES SHOWN (NOTED AS TREE SYMBOL WITH AN 'EX') SHALL REMAIN AND ARE TO BE PROTECTED. OTHER TREES SHOWN IN PLAN ARE NEW TREES TO BE PLANTED.



SETBACK NOTE:
 THE BUILDING SETBACK LINES SHOWN HEREON ARE BASED ON THE SURVEYOR'S INTERPRETATION OF THE SETBACK REQUIREMENTS FOR THIS PROPERTY. THESE SETBACK LINES ARE SUBJECT TO THE INTERPRETATION OF ANY APPROPRIATE GOVERNMENTAL AGENCY (I.E. BUILDING INSPECTION OR PLANNING/ZONING).

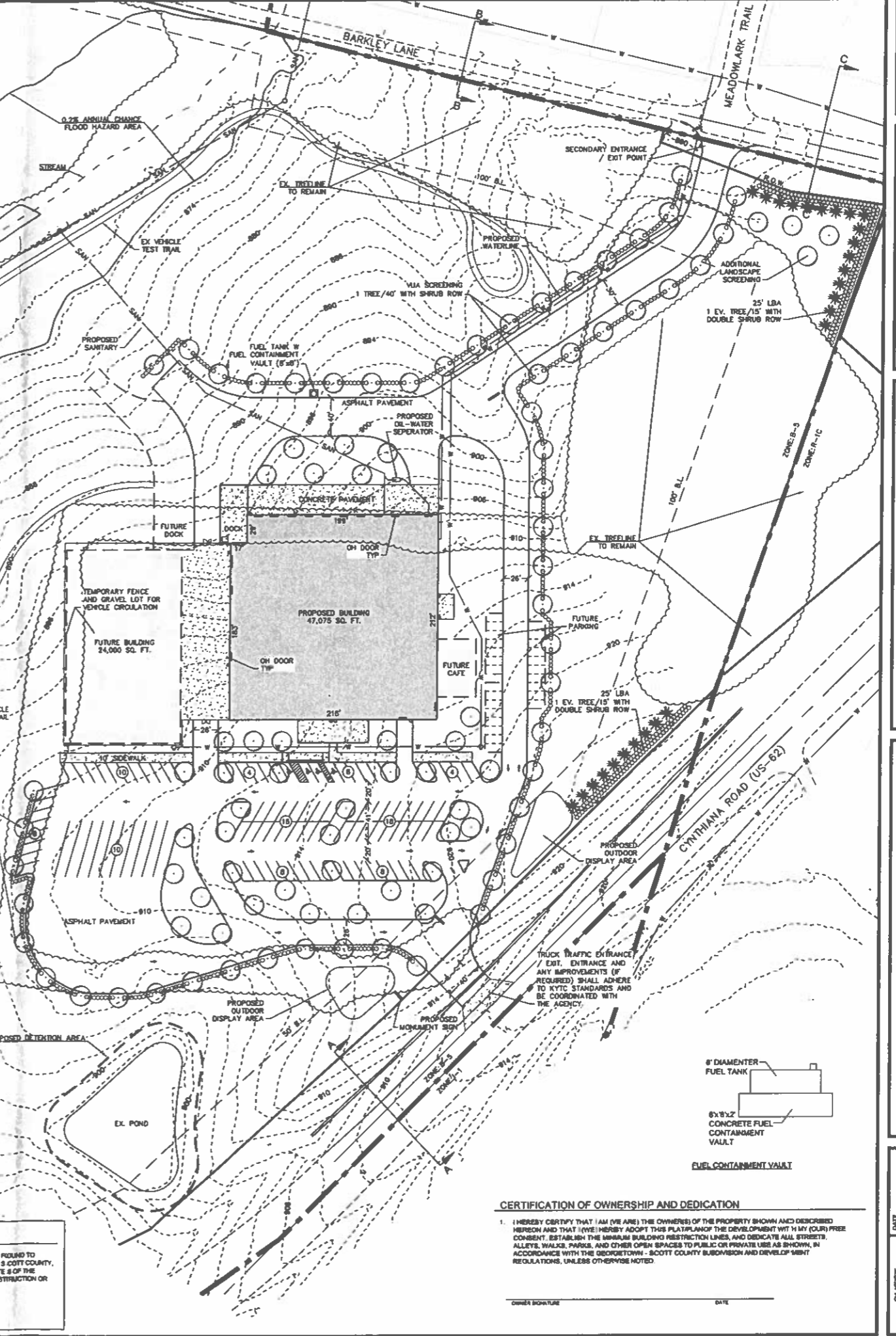
ROYAL SPRING AQUIFER RECHARGE AREA
 THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE ROYAL SPRING AQUIFER RECHARGE AREA AS SHOWN IN FIGURE 1.3-3 OF THE GEORGETOWN/SCOTT COUNTY WATER BMP MANUAL DATED FEB. 2017.



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 MARGINS OF THE PLANNING COMMISSION. THIS APPROVAL DOES NOT CONSTITUTE APPROVAL TO BEGIN CONSTRUCTION OR OBTAIN A BUILDING PERMIT.

CHIEF ENGINEER: GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION DATE: _____



CERTIFICATION OF OWNERSHIP AND DEDICATION

I 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 EASEMENTS, 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: MARCH 01, 2023 REVIEWED: _____

SHEET: PDP JOB: 22335 DRAWN: ADS/KJH CHECKED: _____

OWNER: MLSG HOLDINGS LLC
 1000 PARIS PKWY, GEORGETOWN, KY 40324

DEVELOPER: MLSG HOLDINGS LLC
 1000 PARIS PKWY, GEORGETOWN, KY 40324

MLS POWERSPORTS
 COMMONWEALTH OF KENTUCKY PROPERTY UNIT 3 TRACT 1
 U.S. HIGHWAY 62/BARKLEY LANE
 GEORGETOWN, SCOTT COUNTY, KY 40324

PRELIMINARY DEVELOPMENT PLAN

BANKS
 1211 JEFFERSON STATION | INDIANAPOLIS, IN | (888) 911-2020 | BANKSENGINEERING.NET

GSCPC Active Development Projects

Status	Application number	Project Name	Type
Under Construction	Number of Projects: 20		
	2022-34	Aldi (Parkview Medical Ph2 Bldg D) 135 American	DEV-C
	2020-47	American Mini-Storage (South) Expansion	DEV-C
	2018-43	Amerson North Townhomes	DEV-R
	2015-22	Cherry Blossom Townhomes Phase 5 (Haddix triplex)	DEV-R
	2021-07	Core Controls - 155 Enterprise Way	DEV-C
	2018-32	Crossings at Wyndamere (Ph4) - Conner Path	DEV-C
	2022-43	Dearinger Property Expansion - 904 E. Main	DEV-C
	2015-08	Heritage Apartments at Falls Creek - Phase 3	DEV-R
	2019-31	Hotel Development - 150 Ikebana Dr	DEV-C
	2021-40	KY Farm Bureau - 101 Trackside	DEV-C
	2022-40	Living Waters - Bldg Addition, 172 Gunnell	DEV-C
	2023-11	MLS Powersports (US 62)	DEV-C
	2019-49	Parkview Medical Plaza - Phase I, S Broadway	DEV-C
	2017-05	Patriot RV Bldg Addition - Paris Pike	DEV-C
	2018-18	Pleasant Valley, Section II - Phase 3 Condominiums	DEV-C
	2022-51	Price Farm (Abbey) Townhomes - Herndon Blvd	DEV-R
	2021-42	R&L Carriers - Cherry Blossom Spur(Tree Removal)	DEV-C
	2022-48	Scooters Coffee - Edwards Ave	DEV-C
	Minor	Welch Parking Lot Development	DEV-C
	2003-56	White Oak Village - Development (Units)	DEV-R
Final Inspection	Number of Projects: 7		
	2017-33	American Mini (Self-Storage_1047 Paris Pike)-Ph I	DEV-C
	2013-09	Northside Christian Church - 101 Ferguson	DEV-C
	2019-03	South Crossing - Apartments	DEV-R
	2023-04	Turfmasters Landscaping - Frankfort Pike	DEV-C
	2021-50	United Talent Parking Expansion - Kaden Ln	DEV-C
	2022-13	Universal Piping - Enterprise Way	IND
	2021-24	Whitaker Prop Distrib Center - Carley/Kaden	DEV-C

GSCPC Active Subdivision Projects

Status	Application number	Project Name
Under Construction	Number of Projects:	4
	2017-43	Fox Run - Phase 2
	2006-30	McClelland Springs Ph IIB & IIC Section A (Delong)
	2004-51	Pleasant Valley Phase 5
	2022-05	Village at Lanes Run - Phase 4, Sect 1
Final Inspection	Number of Projects:	3
	2021-04	Falls Creek Residential - Phase 2
	2021-20	Village at Lanes Run - Ph 3, Sect 2 (Briggs)
	2018-05	Woodland Park (Betty Yancey) Phase 2
Dedication/Final Work	Number of Projects:	1
	2017-43	Fox Run Subdivision - Phase 1
Approved/Bonded	Number of Projects:	15
	2006-80	Barkley Meadows (Duncan/Fightmaster) Phase 2
	2021-10	Cherry Blossom Subdivision - Phase 9
	2019-13	Cherry Blossom Townhomes - Phase 6
	2006-86	December Estates Cluster Subdivision
	2019-39	Harbor Village Unit 1, Phase 3C
	2019-46	Jones Prop - Willow Brook Ln Ext
	2017-24	Pinnacle At Mallard Point
	2008-47	Pleasant Valley, Sect II, Phase 2, Unit 4 (street)
	2018-57	Price Farm (Abbey) Ph 3 Unit 2A, 2B, 2C, 2D
	2018-57	Price Farm(Abbey) Ph3 Units 1A, 1B, 1C, 1D
	2019-02	South Crossing - Phase 1 Units 1A, 1B, 1C
	2019-02	South Crossing - Phase 1 Units 1D, 1E, 1F
	2018-61	Village at Lanes Run - Phase 2, Sect 3-C (Haddix)
	2004-26	Village at Lanes Run - Phase 3, Sect 1A (Charles)
2004-26	Village at Lanes Run - Phase 3, Sect 1B (Charles)	

List of all Active Projects/status

Application	Project Name	Type	Status
2017-34	Adient USA (Hillps) Amended DP (Parking and dock)	DEV-C	No Activity
2022-34	Aldi (Parkview Medical Ph2 Bldg D) 135 American	DEV-C	Under Construction
2017-33	American Mini (Self-Storage_1047 Paris Pike)-Ph 1	DEV-C	Final Inspection
2020-47	American Mini-Storage (South) Expansion	DEV-C	Under Construction
2017-20	Amerson - Schoolhouse Road Unit 1	DEV-C	Approved/Bonded
2017-20	Amerson Commercial Grading and Site Work	DEV-C	Approved/Bonded
2018-43	Amerson North Townhomes	DEV-R	Under Construction
2006-80	Barkley Meadows (Duncan/Fightmaster) Phase 2	RES	Approved/Bonded
2020-34	Bourbon 30 & ESI (240 Corporate)	DEV-C	No Activity
2003-35	Buffalo Springs (Phase 2) Stamping Ground	RES	Under Review
2021-10	Cherry Blossom Subdivision - Phase 9	RES	Approved/Bonded
2019-13	Cherry Blossom Townhomes - Phase 6	RES	Approved/Bonded
2015-22	Cherry Blossom Townhomes Phase 5 (Haddix triplex)	DEV-R	Under Construction
2021-07	Core Controls - 155 Enterprise Way	DEV-C	Under Construction
2021-41	Cosswinds Center (105 Crosswinds) Skyline/Dunkin	DEV-C	Complete
2018-32	Crossings at Wyndamere (Ph4) - Conner Path	DEV-C	Under Construction
2022-43	Dearinger Property Expansion - 904 E. Main	DEV-C	Under Construction
2006-86	December Estates Cluster Subdivision	RES	Approved/Bonded
2002-52	Deer Run - Phase 3A	RES	Warranty Period
2002-52	Deer Run - Phase 3B	RES	Warranty Period
2023-31	Eckart Supply - Corporate Blvd	DEV-C	Under Review
2005-26	Edgewood Subdivision - Phase 1	RES	Complete
2011-29	Falls Creek Drive extension	DEV-C	Approved/Bonded
2021-11	Falls Creek Phase 2 (Res) Townhomes	DEV-R	Under Review
2021-04	Falls Creek Residential - Phase 2	RES	Final Inspection
2017-43	Fox Run - Phase 2	RES	Under Construction

Application	Project Name	Type	Status
2017-43	Fox Run Subdivision - Phase I	RES	Dedication/Final Work
2021-06	Georgetown Auto Sales - 136 Darby Dr	DEV-C	No Activity
2020-43	Harbor Village - Phase 4	RES	No Activity
2019-39	Harbor Village Unit 1, Phase 3C	RES	Approved/Bonded
2015-08	Heritage Apartments at Falls Creek - Phase 3	DEV-R	Under Construction
2019-06	Hoghead Trailer Sales-Showalter	DEV-C	No Activity
2019-31	Hotel Development - 150 Ikebana Dr	DEV-C	Under Construction
2018-52	Jimmy Johns - 121 Southgate Dr	DEV-C	No Activity
2019-46	Jones Prop - Willow Brook Ln Ext	RES	Approved/Bonded
2021-40	KY Farm Bureau - 101 Trackside	DEV-C	Under Construction
2018-15	Landmark (South, Kelley-Owen) Office Bldg Exp	DEV-C	No Activity
2022-40	Living Waters - Bldg Addition, 172 Gunnell	DEV-C	Under Construction
2006-28	McClelland Springs Ph IIB & IIC	RES	Under Review
2006-30	McClelland Springs Ph IIB & IIC Section A (Delong)	RES	Under Construction
2002-62	Minnfield Townhomes 1 & 2 - Barbara Blvd	DEV-R	Under Review
2023-11	MLS Powersports (US 62)	DEV-C	Under Construction
2023-32	Moonlight Investments, LLC - Corporate Blvd	DEV-C	Under Review
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
2019-49	Parkview Medical Plaza - Phase I, S Broadway	DEV-C	Under Construction
2017-05	Patriot RV Bldg Addition - Paris Pike	DEV-C	Under Construction
2015-05	Pemberley Cove	RES	Warranty Period
2021-44	Penn Alley Townhomes	DEV-R	Under Review
2018-29	Penn Ave Baptist Parking - Stamping Ground	DEV-C	No Activity
2017-24	Pinnacle At Mallard Point	RES	Approved/Bonded
2004-51	Pleasant Valley Phase 4B, 4C, & 4F	RES	Warranty Period
2004-51	Pleasant Valley Phase 4D & 4E	RES	Warranty Period

Application	Project Name	Type	Status
2004-51	Pleasant Valley Phase 5	RES	Under Construction
2008-47	Pleasant Valley, Sect II, Phase 2, Unit 4 (street)	RES	Approved/Bonded
2018-18	Pleasant Valley, Section II - Phase 3 Condominiums	DEV-C	Under Construction
2023-13	Popeye's - 100 Darby Dr	DEV-C	Under Review
2018-57	Price Farm (Abbey) Ph 3 Unit 2A, 2B, 2C, 2D	RES	Approved/Bonded
2022-51	Price Farm (Abbey) Townhomes - Herndon Blvd	DEV-R	Under Construction
2018-57	Price Farm(Abbey) Ph3 Units 1A, 1B, 1C, 1D	RES	Approved/Bonded
2021-42	R&L Carriers - Cherry Blossom Spur(Tree Removal)	DEV-C	Under Construction
2022-21	Redwood Apartments - Old Oxford (Finley)	DEV-R	Under Review
2021-45	Regal Springs, 1555 Frankfort Rd	DEV-R	Under Review
2022-48	Scooters Coffee - Edwards Ave	DEV-C	Under Construction
2023-10	Scott Co Humane Society - 1376 Lexington Rd	DEV-C	Under Review
2022-14	Singer Property - Phase 1 (822 Cinc Pike)	RES	Under Review
2019-03	South Crossing - Apartments	DEV-R	Final Inspection
2019-02	South Crossing - Phase 1 Units 1A, 1B, 1C	RES	Approved/Bonded
2019-02	South Crossing - Phase 1 Units 1D, 1E, 1F	RES	Approved/Bonded
Minor DP	Stonewall First Church of God - Grading & Parking	DEV-C	No Activity
2018-38	Sutton Place Remaining - Phase 4	RES	No Activity
2005-22	Thoroughbred Acres Unit 11(Commercial Subdivision)	DEV-C	Approved/Bonded
2008-40	Thoroughbred Acres Unit 7D, Section 1	RES	Warranty Period
2011-29	Traditions Apartments (Falls Creek) Phase 2 & 3	DEV-R	Complete
2023-04	Turfmasters Landscaping - Frankfort Pike	DEV-C	Final Inspection
2021-50	United Talent Parking Expansion - Kaden Ln	DEV-C	Final Inspection
2022-13	Universal Piping - Enterprise Way	IND	Final Inspection
2020-02	Village at Georgetown (Lemons Mill/E Main Ext)	DEV-R	No Activity
2021-20	Village at Lanes Run - Ph 3, Sect 2 (Briggs)	RES	Final Inspection
2021-20	Village at Lanes Run - Ph 3, Sect 3 (2B) (Briggs)	RES	Under Review
2018-61	Village at Lanes Run - Phase 2, Sect 3-B (Charles)	RES	Warranty Period

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