

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

**AGENDA
AUGUST 8, 2024
6:00 p.m.**

I. COMMISSION BUSINESS

- A. Approval of July invoices
- B. Approval of July 11, 2024 minutes
- C. Approval of August 8, 2024 agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

II. OLD BUSINESS

- A. PDP-2024-29 Tee Times – POSTPONED
- B. ZMA-2024-31 Kentucky Bluegrass Experience Resort, LLC – Public Hearing - POSTPONED

III. NEW BUSINESS

- A. ZMA-2024-32 Country Boy Brewing Hi-View - Zone change request for 0.95 acres from B-2 (Highway Commercial) to B-5 (General Commercial Park) located at 6325 Cincinnati Pike. PUBLIC HEARING
- B. ZMA-2024-33 1081 Stamping Ground Road - Zone change request for 0.324 acres from R-1B (Single Family Residential) to B-1 (Neighborhood Commercial) located at 1081 Stamping Ground Road. PUBLIC HEARING
- C. PDP-2024-34 Rumpke CNG and Parking - Preliminary Development Plan to construct truck and employee parking areas with CNG fueling stations and associated infrastructure located on West Yuson Way.
- D. ZMA-2024-35 Georgetown Commons – Public Hearing - POSTPONED

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
July 11, 2024**

The regular meeting was held in the Scott County Courthouse on July 11, 2024. The meeting was called to order by Chairman Charlie Mifflin at 6:00 p.m. Present were Commissioners James Stone, Dann Smith, Harold Dean Jessie, Duwan Garrett, Brad Green, Mary Singer, Jessica Canfield and Director Joe Kane, Planners Elise Ketz and Rhett Shirley, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was Commissioner David Vest.

Joe Kane Resolution

Chairman Perkins presented a resolution to Joe Kane and thanking him for his service as a Director and Planner for the Georgetown-Scott County Planning Commission.

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

Motion by Jessie, second by Stone, to approve the June 13, 2024 minutes. Motion carried.

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

Postponements/Withdrawals

Chairman Mifflin stated that the application for Tee Times (PDP-2024-29) and Kentucky Bluegrass Experience Resort, LLC (ZMA-2024-31) have been postponed until the next regularly scheduled meeting.

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

ZMA-2024-28 Moore Property – Zone change request for 2.93 acres from A-1 (Agricultural) to B-5 (Planned Commercial Park) located at 1432 Paynes Depot Road.

Chairman Mifflin opened the public hearing.

Ms. Ketz stated Limestone Distillery is south of the application site. She showed the 2016 Future Land Use Map designated urban residential. She showed the proposed 2024 Future Land Use Map still shows urban residential.

She stated this area aligns with Part B of the findings since the bordering southern property rezoned. She stated the property's size and location, it will likely become part of the surrounding properties.

She stated the applicant wants to run a roofing business and the rezoning is to bring the applicant into compliance with the correct zoning for the property. She stated the overhead picture looks like outdoor storage or junk yard is in the rear of the property. She stated the applicant may have to remove from the property. If the property is rezoned the applicant can apply for outdoor storage through the Board of Adjustments.

She stated staff recommends approval of the rezoning based on KRS 100.213-Part B with three conditions of approval.

Commissioner Jessie questioned if a fourth condition could be added that the property be cleaned up prior to being taken to Fiscal Court for rezoning.

Josh Harp, attorney for applicant, stated the aerial photo is an older photo and the applicant is working to clean up the property. He stated the lot is an undersized lot for the A-1 zone and with the recent rezoning of the adjacent southern property, they feel rezoning the property is appropriate.

Chairman Mifflin closed the public hearing.

After further discussion, **Motion by Singer, second by Green to recommend approval of the rezoning request (ZMA-2024-28) on the basis of staff recommendation that it complies with the comprehensive plan. Motion carried 7-1 with Jessie dissenting.**

PDP-2024-30 Audubon Truffle – Preliminary Development Plan to construct a 9,700 +/- sq. ft. event building with gathering space, test kitchen, operation, and storage space for the associated truffle farm, and a total VUA area of 45,480 sq. ft. on a 41.641-acre parcel located at 2663 Paynes Depot Road NW corner of Moores Mill Road and Paynes Depot Road.

Mr. Shirley stated this application for Audubon Farm is for an agricultural business. He stated less than 4% of site disturbance would occur.

He stated the applicant is requesting one waiver for boundary fencing. He stated staff supports the waiver since the applicant owns the surrounding property.

He stated the building will be in the northern corner of the property surrounded by trees. He stated the applicant has exceeded the parking requirement. He stated the proposed internal landscaping meets requirements.

He stated the one staff concern is that the intersection of Paynes Depot and Moores Mill/Bethel Road is in the floodplain. He stated the entrance is just north of the floodplain, but the applicant does own the surrounding property and in case of emergency there is a farm road that could be used.

He stated the traffic manual does not have an agricultural use, but a winery was used, which is a similar business model to calculate peak hour trips. He stated no traffic study is needed since 56 peak hour trips is below the requirement of 100 peak hour trips.

He stated the canopy coverage will be clarified as part of the Final Development Plan stage in order to make sure the requirement is met. He stated the applicant will plant 8,000 trees in the first phase.

He stated the applicant did receive approval from the Scott County Board of Adjustments for operations of an ag business.

John Hunt, MLH Civil, representing applicant, stated approximately 7,000 trees have been planted so far and around 16,000 trees will be planted in total.

Chairman Mifflin questioned if the driveway should be widened. Mr. Hunt stated that will be part of the KYTC review.

Chairman Mifflin questioned the size of the proposed waterline. Mr. Hunt stated the applicant will add a 6" line from Paynes Depot Road since the one on the property currently is 3".

Jessica Power, neighbor, questioned what type of tree was being planted and if it is native to Kentucky. Mr. Hunt replied hazelnut trees but not sure if native.

After further discussion, **Motion by Jessie, second by Garrett to approve Audubon Truffle (PDP-2024-30) subject to (9) conditions of approval and one (1) waiver. Motion carried unanimously.**

Ward Hall Unit 2B/McClelland Springs Phase IIB & IIC, Section A

Mr. Kane stated any residential streets require sidewalks on both sides of the street. He stated this is a request that only the Planning Commission can address. He stated the developer has signed an agreement with the HOA to cut sidewalks on one side of the street since they would impact the berm on Ward Hall. He stated it affects Ward Hall Phase 2 which has not been built yet and Phase 2 of McClelland Springs which is under construction.

He stated instead of construction of sidewalks the developer has agreed to construct a stone entrance, plant trees along Frankfort Pike and McClelland Circle, construct a pergola near the entrance, and clean up and grade west of the Frankfort Road entrance to improve sight distance.

He stated the developer is requesting to not construct sidewalks along the berm and a small internal section where a detention pond is located in Ward Hall. He stated the other area is McClelland Springs along the bypass. He stated no homes are built in that area yet.

Mr. Kane stated he recommends installing the internal section near the detention pond in Ward Hall so that people don't have to cross the street to stay on the sidewalk. He stated he was not sure if installing that sidewalk would interfere with the HOA agreement.

John Barlow, developer, stated the HOA came to him with requests and approved the changes.

After further discussion, Motion by Singer, second by Stone to approve the removal of sidewalks as discussed and approved by HOA and the addition of a crosswalk installed across from the benches.

Comprehensive Plan Public Hearing

Mr. Kane stated the Steering Committee started work on the Comprehensive Plan over a year and a half ago. He stated the main two components are the Goals and Objectives. He stated the Steering Committee has approved the plan and it is ready for Planning Commission approval before taking the plan before the legislative bodies.

He stated the last update was in 2017. He stated the three required chapters are land use, transportation, and community facilities. He stated each of the chapters have similar layouts. He stated the land use is the Community Form chapter and is probably the most important chapter.

He explained the procedure and how you plan for future growth. He stated the Urban Service Boundary for Sadieville and Stamping Ground was actually reduced in size. He did state that the Urban Service Boundary along the western side of Georgetown was expanded. He stated the Urban Service Boundary goes back to the 1980's. He stated the Future Land Use Map recommends expansion along the northern leg of the bypass, amending the Greenbelt boundary, adjusting eastern boundary to follow the Lanes Run Watershed, removed some land in the Oxford Community, and expansion along US 25 north adjacent to an existing and developing subdivision and the new school.

He stated the remaining area to the west is the Wiles Farm with approximately 450 acres designated BIT and 102 acres residential. He stated the previous plan had part of the Wiles Farm already in the Urban Service Boundary.

He stated that there were changes to the future land use categories. He said that the urban residential was split into a low and medium density category. He stated the previous plan had an office category but with this plan it was incorporated into the commercial category. He stated the rural residential category was removed but added a mixed-use category. He stated the greenbelt area was amended and floodplain was removed from urban land use.

He stated in January 2023 it was proposed to change the USB to include the entirety of the Wiles Farm. He stated that the USB would go to Lloyd Road but a landscape buffer be shown along the road. He stated the Dunroven Farm was also added to this plan because the property owner requested it to be included.

He stated at the public forum held June 12, 2024 the office received feedback and requests including community needs. He stated the primary source to pay for requested items are taxes. He stated a local and regional economic development plan were done during the Comprehensive Plan update. He stated residential and commercial land have an abundance, but the community is lacking industrial and business park land for the future.

He stated as development occurs it will be along the bypass and to the north. He stated the reasons the Wiles Farm could be a good area to eventually develop. He stated any development would still have to go through the proper channels and come back before the Planning Commission before development.

He stated FLU Commerce BIT corresponds to BP-1 zoning district if a zone change occurs for that property. He stated the area does have a good area for trails, creek accessibility for canoes, and has a former railbed through the property. He stated Commerce BIT can have a lower impact than residential on the area but that all land use can have an impact.

He stated some of the ideas received from the June meeting include adding language that states what the expectations are, protecting floodplain, opportunities for trails and parks, and a buffer along Lloyd Road.

He explained each of the chapters in the Comprehensive Plan. He stated the two top resident concerns from the June meeting were implementing the Legacy Trail and farmland preservation.

Commissioner Jessie questioned the process of approval of the Comp Plan.

Commissioner Canfield questioned the four bullet points.

Commissioner Green questioned if government buys land are they exempt from zoning. Attorney Perkins stated the Planning Commission does not have authority over government owned land.

Kitty Dougood, 520 E Main, stated she is reading a letter from Susan Duncan. Ms. Duncan's letter did not support rezoning of the Wiles farm to industrial business park.

Dick Murphy, 346 Muir Lane, questioned the process of the Comprehensive Plan.

Erin Hsu, 108 Arrowhead Court, stated the more she learns about the Wiles Farm project the more questions and concerns she has.

Polly Eardley, 115 Kelly Avenue, stated how much she enjoys the Great Crossing Park area. She read a letter from Lyndsey Cruise against the Wiles Farm project.

Jan Cloud, 112 Arrowhead Court, stated her concern for the traffic on the bypass and other problems a business park could create for the surrounding area.

Dan Holman, 503 S. Broadway, stated there are good and bad parts to the Comprehensive Plan. He stated the Wiles Farm is a special place in Georgetown.

Jessica Power, 440 Anderson Road, stated Delaplain Road cannot handle more traffic especially industrial in that area. She stated the Comprehensive Plan does not address medicinal marijuana that will be approved in 2025.

Caitlin Tudor, 410 S. Hamilton, stated she does not approve of the Comprehensive Plan. She stated infrastructure should be addressed before purchasing a farm.

Natalie Nevills, 101 Pheasant Run Path, stated that there is a trust issue between the citizens and the government.

Ellen Murphy, Lloyd Road, questioned if the Comprehensive Plan is approved and the Wiles Farm is bought would there have to be a rezoning. Chairman Mifflin stated if the city and county develop the property, they would be exempt but if pieces are sold then the purchaser would have to come before the Planning Commission for approval.

Joe Nevills, 101 Pheasant Run Path, stated that farmland and Elkhorn Creek are two of the top things that residents like about the area and the creek and roads would suffer from development.

Jill Oliphant, 505 Craig Lane, stated her concern regarding traffic for the area. She stated she also had concern for the farmland and Elkhorn Creek.

Tom Pyzik, 103 Osage Orange path, stated he only read the environmental part of the Comprehensive Plan especially pertaining to the area he lives.

A resident questioned telecommunications status throughout the county. Judge Executive Covington stated waiting on pole permits and permits on railroad property have not been completed.

Diane Dastory, resident, stated she was not aware of this and feels that it should be postponed to reach out to the citizens more to hear what is wanted.

Ashley Lanius, 801 Lloyd Road, stated she received the survey but did not understand it.

Louis Cloud, 112 Arrowhead Court, stated every picture in the overflow room is of undeveloped land. He stated growth is not the goal, instead quality of life is more important.

Anna Bennett, 108 Flint Rock Lane, state she agrees with everything said against the industrial park.

Michael Crisp, 167 Clubhouse Drive, stated he is not in favor of the development.

Joe Covington, Judge Executive, stated he has looked for a place for economic development. He stated he agrees balance is needed. He explained the process of how the development started.

Commissioner Green stated farming is not what it used to be and saying no development at all is not realistic.

Commissioner Canfield stated it is a privilege to be able to own and farm a land here.

Commissioner Singer stated you have to have a spouse working and providing insurance in order to be able to farm.

Commissioner Jessie questioned if there is acreage in Sadieville that could be developed. Judge Covington stated there is no additional sewer capacity for Sadieville currently, but a grant has been applied for to address the issue.

Commissioner Smith stated we have to be thinking about the future or the youth will leave.

Commissioner Jessie proposed continuing for another 30 days to get more opinions from younger residents.

Ms. Lanius stated not all the graduating kids will stay here. She stated we need more activities here to attract the youth to stay here.

Ms. Hsu questioned if the Comprehensive Plan passes, will the area for the Wiles Farm become the proposed zoning if the government purchases the property. Chairman Mifflin stated if the government developed the property but if each individual company buys and develops, they will have to come before the Planning Commission with their development plan. Judge Covington stated the Planning Commission will have control over the development.

After further discussion, **Motion by Singer, second by Canfield to adopt the Comprehensive Plan along with the four additional bullet points. Motion carried 6-2 with Jessie and Green dissenting.**

Chairman Mifflin adjourned the meeting.

Attest:

Charlie Mifflin, Chairman

Charlie Perkins, Secretary

COUNTRY BOY BREWING - HI-VIEW ZONE CHANGE

Staff Report to the Georgetown-Scott County Planning Commission August 8, 2024

FILE NUMBER: ZMA-2024-32

PROPOSAL: Zone change request for 0.95 acres from B-2 (Highway Commercial) to B-5 (General Commercial Park).

LOCATION: 6325 Cincinnati Rd,
Sadieville, KY

APPLICANT: Country Boy Brewing

CONSULTANT:

STATISTICS:

Existing Zone:	B-2 (Highway Commercial)
Site Acreage:	0.95 acres
Proposed Zone:	B-5 (General Commercial Park)
Surrounding Zone(s):	A-1
Proposed Use:	Distillery
Access:	US-25
New Street Required:	No
Future Land Use Designation:	Agriculture



BACKGROUND:

The subject property is a 0.95-acre B-2 zoned parcel located east of US-25, north of Double Culvert Road, South of the I-75 interchange (exit 136). The Applicant is seeking to rezone the property from B-2 to B-5 in order to accommodate their prospective use (distillery), which is not allowable in the current B-2 Zone.

The B-5 Zoning sets forth these standards:

- A. Encourage clustering of commercial activities within specifically designed areas and to discourage strip commercial development along major thoroughfares and non-commercial areas.
- B. Provide for orderly development of commercial activities so that adverse impacts on adjacent property(s) and traffic flow can be limited.
- C. Encourage an orderly and systematic development design providing rational placement of activities, parking, circulation, landscaping, pedestrian circulation, loading, and access.
- D. Allow for a mixing of limited light industrial uses with compatible commercial uses.
- E. Encourage general commercial activities to locate in areas that have access to a major street system.

Staff concludes these standards would be suitable and beneficial for the project site as well as surrounding properties.

B-5 Zoning allows for:

Zoning Ordinance 4.451

The following uses may be permitted as a part of a commercial park development **only when they are found to be compatible with each other and surrounding uses** by the Planning Commission.

- A. *Professional and business offices, including but not limited to, lawyers, architects, engineers, real estate agencies, finance, manufacturers' representatives, insurance, computer design and technical services, and government offices.*
- B. *Hotels and motels.*
- C. **Retail stores, especially those which require large storage or display space.**
- D. *Any use permitted in the B-4 Community Commercial district.*
- E. *Wholesaling and warehousing.*
- F. **Limited light industrial, that can comply with the performance standards as set forth in this section and noted above.** These include, but not limited to:
 - 1. **bottling or package works**
 - 2. *electrical appliances and equipment assembly*
 - 3. *electronic equipment assembly and manufacturing*
 - 4. *instrument and meter manufacturing*
 - 5. *sporting goods manufacturing*
 - 6. **manufacturing, compounding, processing, packaging and treatment of bakery goods, candy, and food products.**
 - 7. **Research, experimental, or testing laboratories.**

A distillery would fall into the above described uses, making B-5 the appropriate zone for such an operation.

However, while the applicant has submitted extensive conceptual information regarding their intended use, staff must consider the zone change itself and its long-term impact with respect to the following factors:

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

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.*

The Comprehensive Plan provides guidance for consideration of zone change requests. The Future Land Use Map for the currently adopted Comprehensive Plan shows this property and those to the south and east as agriculture, with low density residential to the north. Therefore, the proposed change is not consistent with the Comprehensive Plan Future Land Use Map for the area.

However, the Goals and Objectives of the Comprehensive Plan do speak to and support the Zone Change request:

Community Form

CF 2 Maintain and enhance our built environment's form and character.

CF 2.1 Allow for flexibility in land use and design pattern within projects that provide public amenities or other community benefits.

CF 3.4 Protect the quality and integrity of existing structures and support preservation efforts.

CF 4 Focus revitalization efforts in existing centers of activity.

This goal (CF4) is focused on renewal of our community and preservation of those places that make it unique.

CF 4.3 Preserve and strengthen the fabric of existing neighborhoods by investing in maintenance and improvements to infrastructure.

CF 4.4 Require infill and redevelopment projects to be ... compatible with the existing character and long-term goals for the surrounding area.

Economic Growth

EG 1 Diversify the Scott County Economy.

EG 1.1 Support the Economic Strategic Plan's initiatives to diversify the Scott County economy.

EG 2 Create more local business and job opportunities.

EG 2.1 Encourage long-term incremental local business development to benefit the community

EG 2.2 Encourage small-scale commercial and temporary businesses to increase entrepreneurship and provide access to a wider range of local goods, services, and capital.

Heritage

HE 1 Preserve our built history.

HE 1.1 Highlight and enhance the historic quality of downtown Georgetown, Sadieville, and Stamping Ground and their surrounding neighborhoods to attract businesses and support economically viable commercial districts.

HE 2 Protect & enhance the natural, historic, and cultural landscapes that give Scott County its unique identity and image.

This property has long-standing use as a commercial property with local cultural significance. During the February 11, 1982 meeting of the Planning Commission, a Zone change from A-1 to B-2 was approved in order to bring the property into compliance, as it had been operating in a commercial fashion at the time of the adoption of county wide zoning policies and procedures. The applicant has stated that a rezoning from one commercial zone to another will allow for the continued operation of locally owned businesses on this site.

Staff concludes that the proposed zoning is appropriate for the use and is suitable for future users as it provides for orderly development of commercial activities so that adverse impacts on adjacent property(s) and traffic flow can be limited. It also encourages an orderly and systematic development

design providing rational placement of activities, parking, circulation, landscaping, pedestrian circulation, loading, and access.

CONCEPTUAL PLAN REVIEW:

Site Layout:

The Applicant proposes to remodel and repurpose the current building while also adding a patio area. Exact dimensions and layout have not been provided with this application but will be required in the development plan process. Concept imagery is provided in the packet and presentation.

Future parking and traffic safety will be evaluated during the development plan process. A KYTC permit for change of use and entryway improvement will be required.

Landscaping:

The *Landscape Ordinance* requires a landscaping buffer between commercially zoned property and agriculturally zoned property. That Ordinance requires a six-foot high wire no-climb fence where the property adjoins an Agricultural zone, along with 1 tree/40' of linear boundary. Trees must be planted at least 35 feet from the property line. The landscape buffer required by this Agricultural Buffer Ordinance is 50-foot-wide, and any plantings within it shall be non-harmful to livestock and be planted far enough off the property line to not overhang the boundary.

These requirements must be met immediately following an approval for change of zone, and are not part of the landscape requirements set forth in the development plan process.

A waiver for this requirement may be granted provided adjoining property owners consent, or if the applicant can demonstrate existing buffering and separation is sufficient. No waiver for this requirement has been requested at this time.

This property will be subject to all VUA landscaping and screening requirements as set forth by the Ordinance. The extent and makeup of such shall be determined during the development plan process. Aspects of this requirement may also be impacted by the KYTC's determination regarding right of way that extends onto the property, as well as egress/ingress improvements they may mandate.

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 0.95 acres located at 6325 Cincinnati Road.

If the Commission recommends approval of this application, staff recommends the following conditions be attached:

1. All applicable requirements of the *Zoning Ordinance and Subdivision and Development Regulations*.
2. The Applicant shall return to the Planning Commission for Preliminary Development Plan approval.

July 29, 2024

VIA HAND DELIVERY

Georgetown-Scott County Planning Commission
230 E. Main Street
Georgetown, Kentucky 40324

Applicant: Country Boy Brewing LLC
Property: 6325 Cincinnati Road
RE: Zone Change Application

Dear Commission Members:

Please be advised I am writing on behalf of the applicants, Country Boy Brewing LLC (hereinafter the "Applicant"), a Kentucky limited liability company, who is applying for a zone change for property located at 6325 Cincinnati Road, Sadieville, Kentucky 40370 (the "Property"). Please allow this to serve as justification in support of the Applicant's zone change request. The Applicant is seeking a zone change from the current B-2 designation to General Commercial Park (B-5), as explained below.

I. The Applicant

The Applicant already has strong ties to the Georgetown community. The Applicant currently owns and operates the largest production brewery in the state, located within Scott County. The Applicant is eager and excited to continue to strengthen its ties to the Scott County community and provide a commercial development that will repurpose an existing plot within the ever-growing area.

The Applicant has been a proud Kentucky business since its inception in 2012. Since then, the Applicant has been one of Kentucky's most trusted craft beer distillers, garnering national attention. The Applicant strives to always provide its consumers with a quality product and the areas the organization operates within with employment opportunities and economic stimulation.

The Applicant's mission and vision uniquely align with many of the stated goals and objectives of the 2017 and 2024 Comprehensive Plans. Specifically, the Applicant is eager to advance the City's goals of promoting economic development, increasing quality of life, and promoting safe and sustainable developments by seeking to establish and reinforce Scott County's distinctive character, identity, and sense of place.

As such, the Applicant is excited to continue to strengthen its ties to the Scott County community as a thoughtful and forward-thinking corporate citizen.

II. The Property

The Property consists of 0.95 acres and is located at 6325 Cincinnati Road, Sadieville, Kentucky 40370. The area around the Property is predominantly agricultural and consists primarily of small farm lots. Given that this Property is uniquely situated in an agriculturally dominated area, this Property is ideal for a commercial park designation as it will provide more economic stimulation to the area while also providing a forum for those residing along Cincinnati Road a place to gather and spend time with fellow community members.

The Property has previously been utilized as a small market and butcher shop that has served the area for a significant period. Continuing to operate the butcher shop at the location has become economically unfeasible for the owners, and the Applicant hopes to repurpose the site so that it can continue to serve residents within the area.

The Property is outside the City boundaries and has been designated as agricultural by the 2024 Comprehensive Plan. However, it is uniquely located next to an urban residential zoning area, allowing the Property to act as a transitional plot between the two designated zones. Therefore, although the Property is designated as agricultural in the 2024 Comprehensive Plan, it is ripe for minimally intrusive developments like this Application.

III. The Current Request and Comprehensive Plan

The Applicant proposes that the site location be rezoned from a B-2 designation to a B-5 designation. The Development proposed by the Applicant is a small craft distillery with an attached tasting room and a customer parking lot. Under the Property's current B-2 designation, the Applicant would not be permitted to conduct its services on the Property, which includes craft beer distilling that may subsequently be served on the premises.

The Development would provide community members a place to socially interact while being minimally intrusive to the surrounding agricultural properties. Additionally, the Development of the Property would encourage further development within the primarily agricultural district of Sadieville, whose population is expected to grow by 1% annually until 2040.

Furthermore, as seen in **Exhibit A** (rendering of the site), the Applicant has taken the time and effort to plan the Development effectively so that it is minimally intrusive to the surrounding area. The Development's compact design aims to maximize the benefit provided to community residents and limit any negative impact on surrounding landowners. Additionally, the Applicant has paid close attention to the surrounding areas and has sought to appropriately and adequately provide ingress and egress to prevent any

potential traffic issues within the Development, being mindful of future developments around the interchange at I-75 exit 136.

This zone change request also agrees with the 2017 and 2024 Comprehensive Plans in many regards. The Property has been designated on the 2024 Future Land Use Map as agricultural land. However, the Property is closely adjacent to a section of Sadieville zoned for urban residential use. Thus, this development would act as a plot that seamlessly connects the two zoning areas. In addition to providing a transitional development between two distinct zoning areas, this Application also complies with many of the stated goals and objectives of the 2017 Comprehensive Plan. Specifically:

CF1: Design for an efficient network of streets and land uses.

- CF 1.3: "Focus revitalization efforts in existing centers of activity."
- CF 1.5: "Provide access between and among rural area, connections to regional transportation systems, and safe, economical mobility and accessibility for citizens and goods."

CF2: Create places that enrich our built environment's form and character.

- CF 2.1: "Allow for flexibility in land use and design pattern within zone districts."
- CF 2.2: "Promote multi-use and flex spaces, especially in downtown areas and public spaces."
- CF 2.7: "Provide an interconnected system of local and regional public open space and recreational opportunities."
- CF 2.8: "Require infill and redevelopment projects to be designed for pedestrian use and compatible with the existing character and long-term goals for the surrounding area."

CF3: Encourage sustainable development practices at site and community-wide levels.

- CF 3.3: "Protect the quality and integrity of existing structures and support preservation efforts."

HE2: Protect and enhance the natural, historic, and cultural landscapes that give Scott County its unique identity and image.

- HE 2.1: "Highlight the special environmental qualities of Scott County in developed and underdeveloped areas."

EG 2: Create more local business and job opportunities.

- EG 2.1: "Encourage long-term incremental local business development to benefit the community."

- EG 2.2: “Encourage small-scale commercial and temporary businesses to increase entrepreneurship and provide access to a wider range of local goods and services.”

EG 4: Promote Scott County’s image as a good location for industrial development.

- EG 4.2: “Retain adequate acreage and locations for industrial development.”

In addition to the Applicant’s desire to comply with the stated goals and objectives of the 2017 Comprehensive Plan, the Application also complies with many of the stated goals and objectives of the recently adopted 2024 Comprehensive Plan. Specifically:

CF 1: Design for an efficient network of streets and land uses.

- CF 1.3: “Provide access between and among rural areas, connections to regional transportation systems, and safe, economical mobility and accessibility for citizens and goods.”

CF 2: Maintain and enhance our built environment’s form and character.

- CF 2.1: “Allow for flexibility in land use and design pattern within projects that provide public amenities or other community benefits.”
- CF 2.4: “Provide an interconnected system of local and regional public open space and recreational opportunities.”

CF 3: Encourage development practices at site and community wide levels that are sustainable and protect agricultural areas.

- CF 3.5: “Encourage development utilizing green building and sustainable development best practices.”

CF 4: Focus revitalization efforts in existing centers of activity.

- CF 4.3: “Preserve and strengthen the fabric of existing neighborhoods by investing in maintenance and improvements to infrastructure.”
- CF 4.4: “Require infill and redevelopment projects to be designed for pedestrian use and compatible with the existing character and long-term goals for the surrounding area.”

EG 2: Create more local business and job opportunities.

- EG 2.1: “Encourage long-term incremental local business development to benefit the community.”
- EG 2.2: “Encourage small-scale commercial and temporary businesses to increase entrepreneurship and provide access to a wider range of local goods,

services, and capital.”

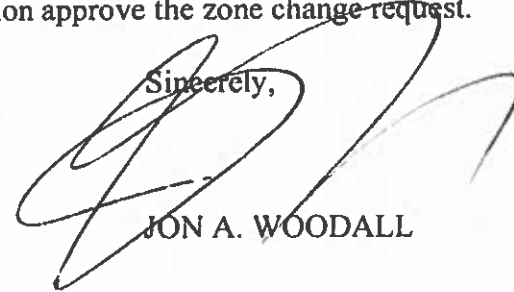
This Applicant seeks to comply with the goals and objectives of both comprehensive plans in many ways. Specifically, the Applicant is seeking to redevelop an area within an existing center of activity where Sadieville and Scott County residents can enjoy the company of friends, family, and other community members, leading to a higher quality of life for Scott County residents. The Development’s location also effectively and efficiently connects an urban residential area of Sadieville with an agricultural zoned region within the area while being minimally intrusive to both zoned areas. Additionally, the Development highlights the production of local goods, which will be available for consumption at the Property. Furthermore, as a leader in the craft brewery industry, the Applicant’s continued commitment to the Scott County community highlights to other manufacturing producers that Scott County is a place where industry can thrive.

Given that this Zone Change Request agrees with the 2017 and 2024 Comprehensive Plans, the Applicant would ask that the Commission approve this request.

IV. Conclusion

In conclusion, the Applicant appreciates this Commission’s consideration of its application and would request that the Commission approve the zone change request.

Sincerely,



JON A. WOODALL

JAW/ss





**1081 STAMPING GROUND ROAD
ZONE CHANGE**

**Staff Report to the Georgetown-Scott County Planning Commission
August 8, 2024**

FILE NUMBER: ZMA-2024-33

PROPOSAL: Zone change request for 0.324 acres from R-1B (Single Family Residential) to B-1 (Neighborhood Commercial).

LOCATION: 1081 Stamping Ground Road, Georgetown KY

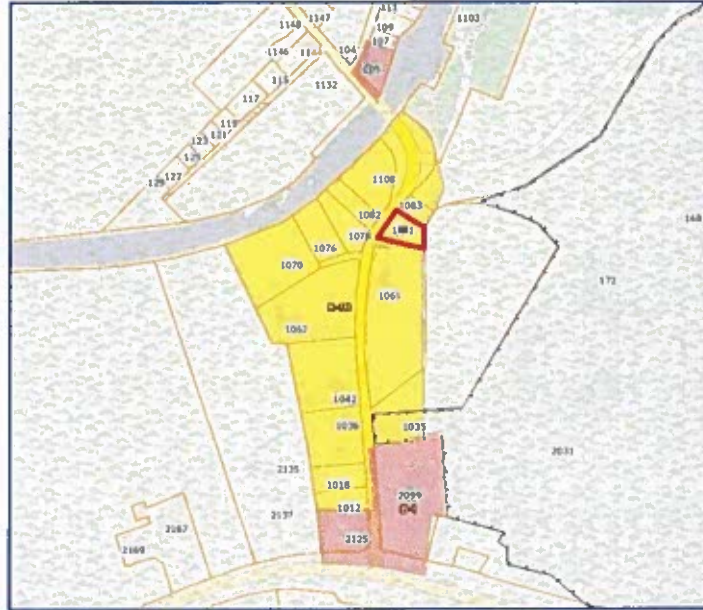
APPLICANT: John and Melissa Stevens

CONSULTANT:

STATISTICS:

Existing Zone:	R-1B (Single Family Residential)
Site Acreage:	0.324 acres
Proposed Zone:	B-1 (Neighborhood Commercial)
Surrounding Zone(s):	R-1B, A-1

Proposed Use:	Contractor storage, workshop, showroom
Access:	Stamping Ground Road [KY-227]
New Street Required:	No
Future Land Use Designation:	Quasi-Public



BACKGROUND:

The subject property is a 0.324-acre R1-B zoned parcel located east of KY-227, south of Betsy Way. The Applicant is seeking to rezone the property from R-1B to B-1 in order to accommodate their prospective use (contractor storage, workshop, showroom), which is not allowable in the current R1-B Zone.

B-1 Zoning allows for:

Zoning Ordinance 4.41

This district is to be used for retail trade and personal services enterprises which will meet regular needs of the occupants of surrounding residential areas.

- A. Retail sales for neighborhood consumption.
- B. Consumer services for neighborhood consumption.
- C. Professional, business and governmental offices and laboratories.

A contractor storage, workshop, and showroom would fall into the above described uses, making B-1 the appropriate zone for such an operation. B-1 is the most restrictive commercial zone, as it does not allow for intensive uses such as gas stations, restaurants, large retailers, grocery stores, motels, vehicle sales and service, or limited light industrial.

However, while the applicant has submitted extensive conceptual information regarding their intended use, staff must consider the zone change itself and its long-term impact with respect to the following factors:

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

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.*

The Comprehensive Plan provides guidance for consideration of zone change requests. The Future Land Use Map for the currently adopted Comprehensive Plan shows this property and those to the north, south, and east as quasi-public with low density residential to the west.

The quasi-public land use category includes prominent facilities that benefit the public and do not fit well into other categories. Such land uses are characteristically large and distinctive facilities that are service oriented. These facilities contribute to the general welfare of the entire community. Institutional uses include public facilities such as schools, fire stations, and government offices; cemeteries; private educational facilities. Churches and similar institutions may be included here if they are large; otherwise, they are included with the surrounding or adjacent uses.

Therefore, the proposed change is not consistent with the Comprehensive Plan Future Land Use Map for the area.

However, the Goals and Objectives of the Comprehensive Plan do speak to and support the Zone Change request:

Economic Growth

- EG 1 Diversify the Scott County Economy.
 - EG 1.1 Support the Economic Strategic Plan's initiatives to diversify the Scott County economy.

- EG 2 Create more local business and job opportunities.
 - EG 2.1 Encourage long-term incremental local business development to benefit the community.
 - EG 2.2 Encourage small-scale commercial and temporary businesses to increase entrepreneurship and provide access to a wider range of local goods, services, and capital.

Additionally, there are three other B-1 Zoned parcels within close proximity of this site. 105 Lloyd Road (400 feet north) is Zoned B-1 and used as a home builder's place of business. 2099 Frankfort Road (750 feet south) is a veterinary clinic. 2125 Frankfort Road (1000 feet south) is a kennel. All of these businesses are consistent with the model expected in a B-1 Neighborhood Commercial Zone as they provide services to nearby residents.

CONCEPTUAL PLAN REVIEW:

Site Layout:

The Applicant proposes to operate out of an existing 1500 square foot, two bay building. Said building will be used as a small shop that stores tools, trailers, and contracting equipment. There will also be a small office space to meet with clients. If the application were to be approved, a development plan will be required before the start of commercial activity.

Staff does have concerns regarding ingress and egress to the site. The site lies in an "S-Curve" that also sees traffic entering from the east along Betsy Way. Betsy Way sees heavy school related traffic throughout the week, and Stamping Ground Road is a major arterial roadway between US-460, Stamping Ground proper, and the further county at large.

The site itself is elevated roughly six feet above the roadway, creating a somewhat steep driveway.

Future parking and traffic safety will be evaluated during the development plan process. A KYTC permit for change of use and entryway improvement will be required. Subdivision and Development Regulations call for 1 parking space for every 150 square feet of commercial space. This site will be required to have a minimum of 10 spaces with one ADA space per this metric.

Landscaping:

The *Landscape Ordinance (6.12)* requires a 50-foot-wide landscaping buffer between commercially zoned property and agriculturally zoned property, consisting of a six-foot high wire no-climb fence and 1 tree/40' of linear boundary, from Group A. Trees must be planted at least 35 feet from the property line where the property adjoins an Agricultural zone. Any plantings within it shall be non-harmful to livestock and be planted far enough off the property line to not overhang the boundary.

Furthermore, the ordinance requires a minimum 15 foot wide landscape buffer adjacent to all common boundaries with Residential Zones consisting of one tree per 40' of linear frontage, from Group A or B only; plus, either (1) a double row of 6' high hedge, or (2) a 6' high fence, wall, or earth mound.

This screening shall be required along the north, east, and south property lines as they adjoin A-1 (east) and R-1B zoned (north, south) parcels.

These requirements must be met immediately following an approval for change of zone, and are not part of the landscape requirements set forth in the development plan process.

A waiver for this requirement may be granted provided adjoining property owners consent, or if the applicant can demonstrate existing buffering and separation is sufficient. No waiver for this requirement has been requested at this time.

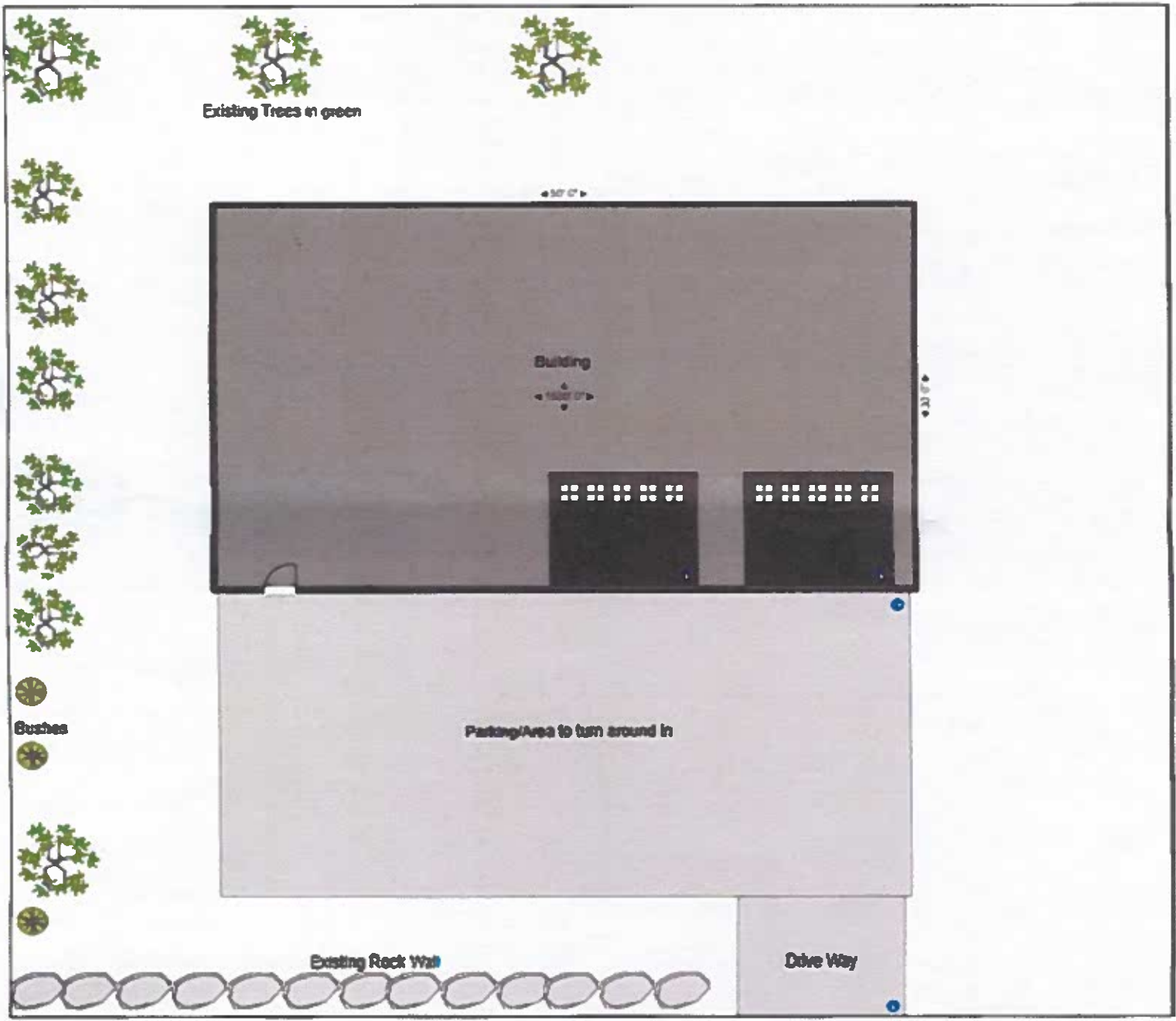
This property will be subject to all VUA landscaping and screening requirements as set forth by the Ordinance. The extent and makeup of such shall be determined during the development plan process. Aspects of this requirement may also be impacted by the KYTC's determination regarding right of way that extends onto the property, as well as egress/ingress improvements they may mandate.

RECOMMENDATION:

Based on the findings that the requested zone change does satisfy the requirements of KRS 100.213, based upon a combination of parts a and b, staff recommends **Approval** of the zone change request for 0.324 acres located at 1081 Stamping Ground Road.

If the Commission recommends approval of this application, staff recommends the following conditions be attached:

1. All applicable requirements of the *Zoning Ordinance and Subdivision and Development Regulations*.
2. The Applicant shall return to the Planning Commission for Preliminary Development Plan approval.

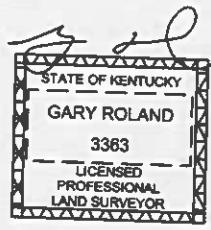




CLIENT / OWNER INFO.

JOHN STEVENS, et al
100 CLEAR SPRINGS DR.
GEORGETOWN, KY 40324

DARRYL BLAKEMAN
D.B. 315, PAGE 395
S 56°08'44" E 111.95'



SURVEY NOTES

-ALL IRON PIN (SET) ARE #5 X 18" REBAR W/ I.D. CAP.
-MERIDIAN OF SURVEY IS REFERRED GRID NORTH, BASED ON KY NORTH DATUM.
-COORDINATES DEPICTED HEREON ARE BASED ON KY NORTH DATUM.

THIS FIELD SURVEY COMPLIES WITH 201 KAR 18:150 AND WAS DONE USING A SPECTRA PRECISION SP86 RTK GPS HAVING A POSITIONAL ACCURACY OF 0.05' OR BETTER. THIS IS A CLASS A 'URBAN' SURVEY. ALL WORK WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Gary Roland
10-3-2023
GARY ROLAND, P.L.S. #3363

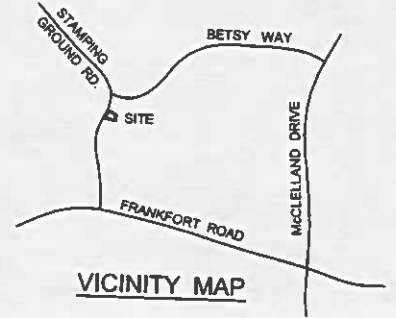


MELISSA & JOHN STEVENS
DEED BOOK 441, PAGE 458
0.324 ACRES
VACANT LOT

GREAT CROSSING BAPTIST CHURCH
DEED BOOK 44, PAGE 110
PLAT CABINET 9, SLIDE 24

IRON PIN (SET)
N:260305.85
E:1538323.24

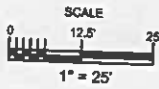
GREAT CROSSING BAPTIST CHURCH
PLAT CABINET 9, SLIDE 24
TRACT 2



PROPERTY OF

MELISSA & JOHN STEVENS
1081 STAMPING GROUND ROAD
SCOTT COUNTY, KENTUCKY

OCTOBER 2023



DATE OF FIELD SURVEY:
OCTOBER 4, 2023

**RUMPKE CNG AND PARKING
PRELIMINARY DEVELOPMENT PLAN**

Staff Report to the Georgetown-Scott County Planning Commission

August 8, 2024

FILE NUMBER: PDP-2024-34

PROPOSAL: Preliminary Development Plan to construct truck and employee parking areas with CNG fueling stations and associated infrastructure.

LOCATION: West Yuson Way
APPLICANT: Rumpke Waste and Recycling

CONSULTANT: Zac Clark
Cardinal Engineering

STATISTICS:

Current Zone	I-1
Surrounding Zones	I-1
Site Acreage	3.757 ac
Building Area	3.757 ac
Max. Building coverage	50%
Building Coverage	N/A
Building Height	N/A
Parking Required	N/A
Parking Provided	18 standard spaces, 39 large truck spaces
New Street Required	No
Water/Sewer Availability	Kentucky American/Delaplain Disposal
Access	Cherry Blossom to Triport Road to West Yuson Way
Variances/Waivers	N/A



BACKGROUND:

The application being considered is a Preliminary Development Plan to construct truck and employee parking areas with compressed natural gas (CNG) fueling stations and associated infrastructure on a 3.757-acre lot, subdivided from a neighboring parcel to the east.

The development plan will provide 18 standard parking spaces, and 39 spaces for large trucks with refueling stations. The CNG fueling stations are located along a guardrail protected island running north and south between the two rows of provided truck parking.

The western portion of the project site is reserved for runoff detention, landscaping, container storage, and CNG infrastructure.

An unnamed City of Georgetown owned right of way access road runs north and south between the project site and the existing Rumpke owned parcel to the west. This right of way serves the Public Works facility to the south of the project site.

The property is moderately sloped and gains elevation as you move from the northwest corner of the parcel to the southeast. No floodplain is present on the project site, however some does exist to the west, beyond the adjacent parcel owned by the Applicant.

Traffic Flow

A Traffic Study was not warranted, based on the applicants stated peak traffic generation for the proposed use being under the threshold of 100 peak hour trips. The access to the subject property is from a county road. As such, county approval will be needed for a new entrance onto West Yusen Way.

Preliminary Development Plan Review:

Vehicle Access & Pedestrian Circulation:

Driveways & Access:

The development plan utilizes "one way in, one way out" entrances and exits along the frontage at West Yusen, promoting controlled traffic flow into and out of the site. There will be gated access, which shall remain locked outside of operating hours.

Parking Spaces:

The development plan will provide 18 standard parking spaces, and 39 spaces for large trucks with refueling stations. The CNG fueling stations are placed along a guardrail protected island running north and south between the two rows of provided truck parking.

Sidewalks:

A section of internal sidewalk adjoins the employee parking spaces on the north side of the lot. This sidewalk terminates in a proposed crosswalk that crosses the city owned right of way onto the adjacent applicant owned property. There are no offsite sidewalks proposed.

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 ordinance does not have any requirements where two industrially zoned properties adjoin. However, the applicant has reserved landscaping areas along the perimeter of the project site.

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

- VUA perimeter screening is required around new VUA (parking lots/driveways).
- When VUA faces a public or private street right-of-way, access road, or service road:
A minimum landscape buffer area of this width is required [*1] ...5' to edge of pavement, where vehicles overhang; 4' minimum from edge of paving; and 3' (that prohibits any vehicular overhang) for other areas, on boundary of portion of vehicular use area that faces adjacent property. Trees must be planted 1 tree per 40 linear feet, from Group A, or B, plus a 36" average height continuous planting, hedge, fence, wall or earth mound.

Interior Landscaping for Vehicle Use Areas; Section 6.22:

Loading, unloading, and storage areas in an industrial zone are excluded from this requirement. The applicant does indicate a 24,385 square foot "container storage area" in the southwest of the parcel, as well as a storage area for CNG equipment. These areas specifically would be excluded. Interior landscaping shall be peninsular or island types. The applicant has reserved landscaping area along the perimeter of the site. A final specie-specific landscape plan shall be provided along with the Final Development Plan. At such time, staff shall evaluate if the provided landscaping fulfills the requirements of the ordinances.

Section 6.14: Minimum Canopy Requirements

The current amount of canopy coverage on the site has not been evaluated. For industrial land use, the applicant may be required to provide as much as 10% canopy coverage on the site. These values will be determined as part of the Final Development Plan process. A specie-specific final landscape plan will be required on the Final Development Plan.

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.

Utilities: The applicant will be responsible for all off-site improvements necessary to bring all utilities and water and waste disposal to the property, sized for the use proposed. Adequate fire protection shall be provided and Scott County Fire Department shall approve 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: All signage will need to comply with the *Sign Ordinance* including meeting the size requirements and required setbacks.

Conclusion:

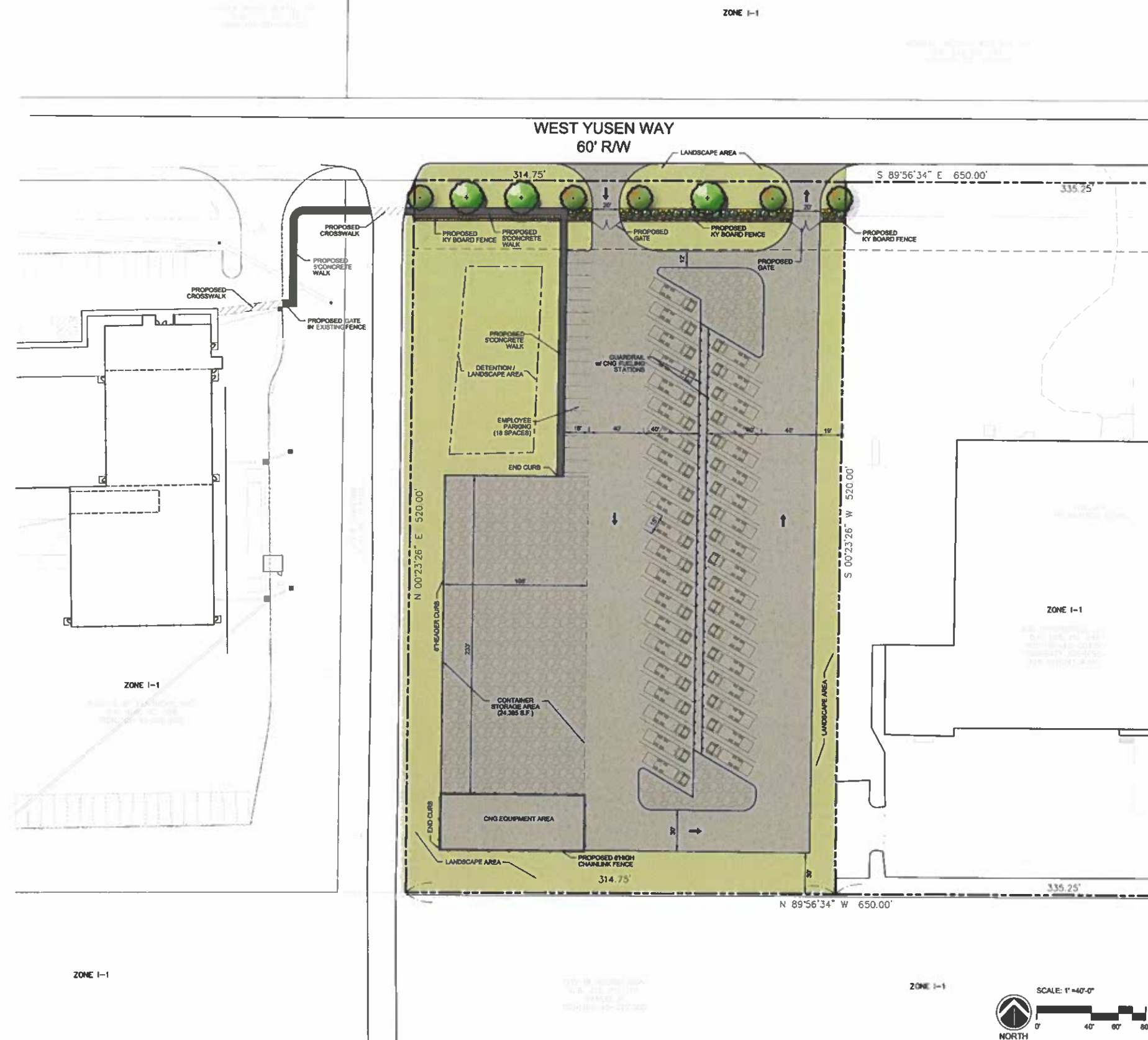
The Preliminary Development Plan as submitted meets the general requirements and intent of the I-1 District.

RECOMMENDATION:

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

Conditions of Approval:

1. All onsite and offsite road improvements or new entrances from the site to West Yusen Way are the responsibility of the applicant and subject to approval by the County Road Department.
2. The applicant shall comply with all requirements of Kentucky American Water and Delaplain Disposal regarding sewer and water availability.
3. The applicant shall comply with all requirements of Scott County Fire Department including but not limited to access for fire protection and hydrant placement.
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.



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	3	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2" CAL.	AS SHOWN
	5	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE LILAC	2" CAL.	AS SHOWN
	12	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS JAPANESE SPIRAEA	#3 CONT.	AS SHOWN
	18	TAXUS X MEDIA 'DENSIFORMIS'	DENSIFORMIS ANGLUJAP HYBRID YEW	#5 CONT.	AS SHOWN
	18	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILLY	#1 CONT.	AS SHOWN
	42	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	#1 CONT.	AS SHOWN

LEGEND

- SHREDDED BLACK HARDWOOD MULCH BEDS.
- SEEDED TURF AREA.
- GRAVEL.
- HEAVY DUTY CONCRETE
SEE DETAIL 1C-500
- CONCRETE SIDEWALK

GENERAL NOTES

1. DETERMINE DRAINAGE PATTERNS BEFORE START OF CONSTRUCTION. ENSURE PROPER DRAINAGE THROUGHOUT SITE.
2. ALL PLANTING MATERIAL TO BE GUARANTEED FOR 1 YEAR FROM TIME OF COMPLETION.
3. NOTIFY OWNER OF ANY OBSTRUCTIONS OR POOR SOIL CONDITIONS ENCOUNTERED THAT MAY IMPACT PLANT PLACEMENT OR HEALTH.
4. PLANT SUBSTITUTIONS ARE NOT ALLOWED WITHOUT WRITTEN APPROVAL OF THE OWNER, PRIOR TO STARTING WORK AND WILL BE HELD RESPONSIBLE FOR ANY DAMAGE.
5. CONTRACTOR SHALL LOCATE AND VERIFY EXISTING UTILITIES (CHARTED AND UNCHARTED) PRIOR TO STARTING WORK AND WILL BE HELD RESPONSIBLE FOR ANY DAMAGE.
6. PROVIDE 3" SHREDDED HARDWOOD MULCH SAUCER BED FOR ALL TREES, UNLESS NOTED OTHERWISE.
7. ALL PLANT MATERIAL TO MEET THE REQUIREMENTS OF ANSI Z60.1: AMERICAN STANDARD FOR NURSERY STOCK.
8. PROVIDE IMPORTED TOPSOIL ONLY. TOPSOIL SHALL BE FREE OF ROCKS OR OTHER DEBRIS. PROVIDE SOIL TEST AND PROVIDE AMENDMENTS BASED ON THESE TEST.
9. PROVIDE 6" DEPTH TOPSOIL FOR ALL TURF AREAS AND 12" DEPTH TOPSOIL FOR ALL LANDSCAPE BEDS. PROVIDE TOPSOIL FOR DECIDUOUS TREES, EVERGREEN TREES, AND SHRUB PLANTINGS.
10. PROVIDE SEEDED LAWN FOR ALL AREAS DISTURBED BY CONSTRUCTION.
11. PLANT COUNT: PLANT SYMBOLS SUPERSEDE PLANT SCHEDULE.
12. PROVIDE SHOVEL CUT BEDLINE AROUND ALL PLANTING BEDS AND TREE SAUCERS.

GEORGETOWN / SCOTT COUNTY LANDSCAPE REQUIREMENTS

1. PROPERTY PERIMETER REQUIREMENTS - NO LANDSCAPE REQUIREMENTS. THE PROPERTY IS ZONED I-1 AND ALL ADJACENT PROPERTIES ARE ALSO ZONED I-1.
2. VEHICULAR USE AREA PERIMETER REQUIREMENTS - THE NORTH PERIMETER ADJACENT TO THE PUBLIC STREET RIGHT-OF-WAY (WEST YUSEM WAY) REQUIRES 1 TREE PER 40'-0" OF BOUNDARY AREA FROM GROUP A OR B. IN ADDITION A 3'-0" AVERAGE HEIGHT CONTINUOUS HEDGE PLANTING SHALL BE PROVIDED. NO LANDSCAPE REQUIREMENTS ON THE WEST, SOUTH, AND EAST SIDES OF THE PROPERTY. THESE ADJACENT PROPERTIES ARE ALSO ZONED I-1.
3. INTERIOR LANDSCAPING FOR VEHICULAR USE AREAS - NO LANDSCAPE REQUIREMENTS. THE PROPERTY IS LOCATED IN AN I-1 ZONE AND IS USED SOLELY FOR LOADING, UNLOADING, AND STORAGE.

FOR REVIEW
NOT FOR CONSTRUCTION

REVISIONS DATE	#	ITEM
6/28/2024	1	REVIEW



CARDINAL
ENGINEERING
LAND SURVEYING
ONE MOORE ROAD
WILSON, KENTUCKY 40391
PHONE 505-561-9999
FAX 505-561-9999

WEBSITE: <http://www.cardinaleng.com>

PROJECT: PRELIMINARY DEVELOPMENT PLAN
RUMPKE CNG FUELING & PARKING AREA
CITY OF GEORGETOWN
SCOTT COUNTY, KENTUCKY

CLIENT: RUMPKE OF KENTUCKY, INC.
109 TRIPORT ROAD
GEORGETOWN, KENTUCKY 40324

place
WORKSHOP
Landscape Architecture
Urban Design
Planning
Environmental Graphics
250 East 77th Street, 15th Floor PHB #048 • Des Moines, IA 50322 • 515.262.2368 • www.placeworkshop.com



DESIGNED BY: KBO
CHECKED BY: KBO
PROJECT MANAGER: KBO

PROJECT NO. 2407
SCALE AS NOTED
DATE 06/28/2024

SITE LANDSCAPE PLAN
SHEET L-100

RYDER TRUCK RENTAL, INC.
D.B. 177, PG. 118
PIDN: 161-20-005.000

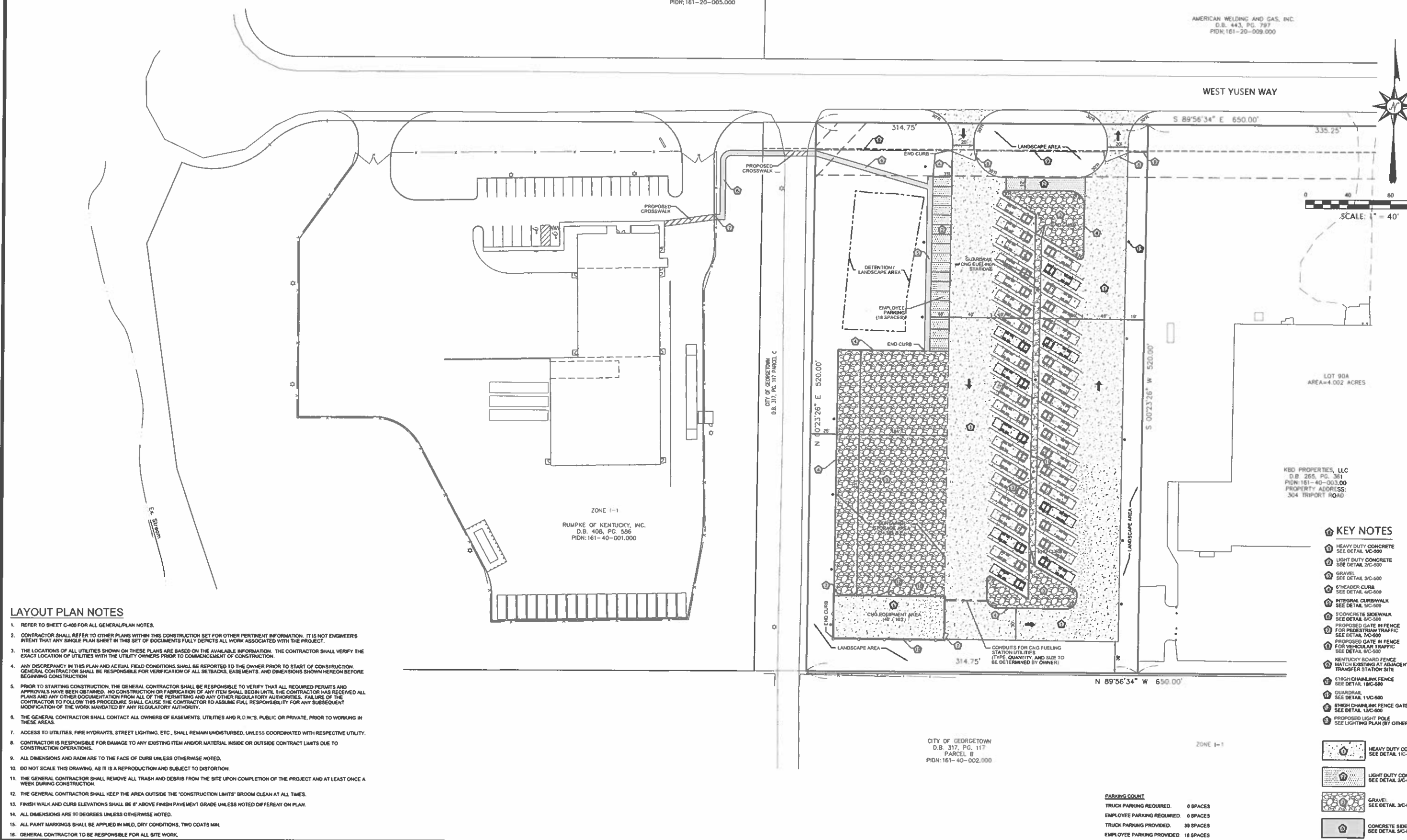
ZONE 1-1

AMERICAN WELDING AND GAS, INC.
D.B. 443, PG. 797
PIDN: 161-20-009.000

WEST YUSEN WAY



SCALE: 1" = 40'



LAYOUT PLAN NOTES

1. REFER TO SHEET C-100 FOR ALL GENERAL PLAN NOTES.
2. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICTS ALL WORK ASSOCIATED WITH THE PROJECT.
3. THE LOCATIONS OF ALL UTILITIES SHOWN ON THESE PLANS ARE BASED ON THE AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UTILITIES WITH THE UTILITY OWNERS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER PRIOR TO START OF CONSTRUCTION. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
5. PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY OTHER DOCUMENTATION FROM ALL OF THE PERMITTING AND ANY OTHER REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK MANDATED BY ANY REGULATORY AUTHORITY.
6. THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND R.O.W.'S, PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS.
7. ACCESS TO UTILITIES, FIRE HYDRANTS, STREET LIGHTING, ETC., SHALL REMAIN UNDISTURBED, UNLESS COORDINATED WITH RESPECTIVE UTILITY.
8. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATIONS.
9. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
10. DO NOT SCALE THIS DRAWING, AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
11. THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
12. THE GENERAL CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE 'CONSTRUCTION LIMITS' BROOM CLEAN AT ALL TIMES.
13. FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT GRADE UNLESS NOTED DIFFERENT ON PLAN.
14. ALL DIMENSIONS ARE 90 DEGREES UNLESS OTHERWISE NOTED.
15. ALL PAINT MARKINGS SHALL BE APPLIED IN MILD, DRY CONDITIONS, TWO COATS MIN.
16. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR ALL SITE WORK.

KEY NOTES

- 1 HEAVY DUTY CONCRETE
SEE DETAIL 1/C-500
- 2 LIGHT DUTY CONCRETE
SEE DETAIL 2/C-500
- 3 GRAVEL
SEE DETAIL 3/C-500
- 4 6" HEADER CURB
SEE DETAIL 4/C-500
- 5 INTEGRAL CURB/WALK
SEE DETAIL 5/C-500
- 6 5" CONCRETE SIDEWALK
SEE DETAIL 6/C-500
- 7 PROPOSED GATE IN FENCE
FOR PEDESTRIAN TRAFFIC
SEE DETAIL 7/C-500
- 8 PROPOSED GATE IN FENCE
FOR VEHICULAR TRAFFIC
SEE DETAIL 8/C-500
- 9 KENTUCKY BOARD FENCE
MATCH EXISTING AT ADJACENT
TRANSFER STATION SITE
- 10 6" HIGH CHAINLINK FENCE
SEE DETAIL 10/C-500
- 11 GUARDRAIL
SEE DETAIL 11/C-500
- 12 6" HIGH CHAINLINK FENCE GATE - 16' WIDE
SEE DETAIL 12/C-500
- 13 PROPOSED LIGHT POLE
SEE LIGHTING PLAN (BY OTHERS)

PARKING COUNT

TRUCK PARKING REQUIRED:	0 SPACES
EMPLOYEE PARKING REQUIRED:	0 SPACES
TRUCK PARKING PROVIDED:	30 SPACES
EMPLOYEE PARKING PROVIDED:	18 SPACES

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REVISIONS	DATE	#	ITEM

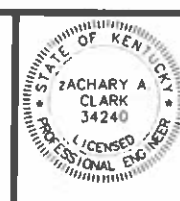
CARDINAL
ENGINEERING
LAND SURVEYING
ONE WOODCHUCK ROAD
WILSON, KENTUCKY 40391
PHONE: (502) 541-4000
FAX: (502) 541-1888

PROJECT: PRELIMINARY DEVELOPMENT PLAN
RUMPKE CNG FUELING & PARKING AREA
W YUSEN WAY, GEORGETOWN, KY 40324
SCOTT COUNTY, KENTUCKY

CLIENT: **RUMPKE WASTE & RECYCLING**
3990 GENERATION DRIVE
CINCINNATI, OH 45251

CITY OF GEORGETOWN
D.B. 317, PG. 117
PARCEL 8
PIDN: 161-40-002.000

ZONE 1-1



DRAWN BY	BCC	PROJECT NO.	24-083
CHECKED BY	ZAC	SCALE	1" = 40'
PROJECT MANAGER	ZAC	DATE	06/28/2024
		SITE LAYOUT PLAN	
		SHEET	C-200