

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION**

**AGENDA**

**DECEMBER 12, 2024**

**6:00 p.m.**

**I. COMMISSION BUSINESS**

- A. Approval of November invoices
- B. Approval of November 14, 2024 minutes
- C. Approval of December 12, 2024 agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

**II. OLD BUSINESS**

- A. PSP-2024-43 Cherry Blossom Village, Ph 11, Tract II-B - POSTPONED
- B. ZMA-2024-49 The Paddocks at Jennings Farm - Zoning Map Amendment for 216.51 acres from A-1 (Agricultural) to B-5 PUD (General Commercial Park), C-1 (Conservation), R-1C PUD (Single-Family Residential), and R-3 PUD (High-Density Residential) located at 1376, 1378, 1402, 1426, and 1530 Paynes Depot Road. PUBLIC HEARING
- C. PDP-2024-50 The Paddocks at Jennings Farm - Preliminary Development Plan for eight 36-unit apartment buildings and 6 townhome buildings, totaling 318 residential units located at 1538 Paynes Depot Road.
- D. PDP-2024-56 Community Mental Health Center - POSTPONED

**III. NEW BUSINESS**

- A. FSP-2024-59 Traylor Property - Final Subdivision Plat to divide one 38.54-acre parcel into three tracts measuring 5.93 acres and 6.07 acres with a 26.54-acre remainder located at 1863 Burton Pike.
- B. FSP-2024-60 Romano Property - Final Subdivision Plat to divide one 54.884-acre parcel into three tracts: measuring 17.79 ac, 15.949 ac, 20.099 ac Surveyed acreage totals 53.838 acres located at 3112 Cincinnati Pike (US 25).
- C. PDP-2024-62 Bluegrass Storage - Preliminary Development Plan for two RV storage buildings totaling 29,250 square feet, with 180,508 square feet of associated VUA and parking located at 3036 Paris Pike.
- D. FDP-2024-63 Amerson Commercial - Final Development Plan for multi-phased commercial development including seven (7) mixed commercial buildings with associated parking and landscaping located Amerson Way, School House Road, Peach Tree Lane and McClelland Circle (192-10-002.002 & 192-10-002.003)
- E. PSP-2024-64 The Paddocks at Jennings Farm - Preliminary Subdivision Plat for 103 single-family residential lots (measuring 0.295 to 1.521 ac) and new road construction located at 1538 Paynes Depot Road.

**IV. OTHER BUSINESS**

- A. Approval of 2025 Application Meeting Schedule Deadlines
- B. Zoning Code Amendments Discussion
- C. Update of Previously Approved Projects and Agenda Items
- D. Closed Session Pursuant to KRS 61.815 Referencing KRS 61.810 (1) (c)

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
REGULAR MEETING  
MINUTES  
November 14, 2024**

The regular meeting was held in the Scott County Courthouse on November 14, 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, Mary Singer, David Vest, Brad Green, Jessica Canfield and Planners Holden Fleming, Elise Ketz and Rhett Shirley, Engineer Ben Krebs, and Attorney Charlie Perkins.

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

Motion by Singer, second by Stone to approve the October 10, 2024 minutes. Motion carried.

Motion by Jessie , second by Smith to approve the November agenda. Motion carried.

Postponements/Withdrawals

Jon Woodall, representing ZMA-2024-49 and PDP-2024-50 The Paddocks at Jennings Farm requested a postponement until the next regularly scheduled meeting. Chairman Mifflin accepted the postponement.

Chairman Mifflin stated that the application for Triple Crown Business Park (ZMA-2024-58) has been withdrawn and Community Mental Health Center (PDP-2024-56) has been postponed until the next regularly scheduled meeting.

Consent Agenda

A representative of Murphy Property (FSP-2024-51) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Singer, second by Jessie, to approve the application. Motion carried unanimously.

A representative of Mullikin Property (FSP-2024-52) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Stone, second by Smith, to approve the application. Motion carried unanimously.

A representative of Marketplace Frankfort Pike (PSP-2024-53) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Singer, second by Smith, to approve the application. Motion carried unanimously.

A representative of Cherry Blossom Centre, Unit 1A, Lot 2 (FSP-2024-54) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Jessie, second by Smith, to approve the application. Motion carried unanimously.

A representative of Cherry Blossom Centre, Unit 1A, Lot 2 (PDP-2024-55) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Singer, second by Smith, to approve the application. Motion carried unanimously.

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

PDP-2024-46 Marketplace Frankfort Pike – Preliminary Development Plan for a 56,585 SF grocery store with attached liquor store and 7,000 SF retail tenant building on a 12.1-acre lot located at 1938, 1962, 1998, and 2010 Frankfort Pike and 101 Ferguson Lane.

Ms. Ketz stated the property is located across from Elkhorn Crossing School. She stated the property has 343 proposed parking spots. She stated the applicant has requested two waivers. She stated this application was continued from last month's meeting to have further discussions with KYTC.

She stated the changes since the last meeting include a right in and right out at the new proposed access off McClelland Circle with an additional "No Trucks" sign at the corner of outlot 3 to direct vehicles away from Fincastle Way.

She stated the development would have to meet the big box standards for design. She stated all 13 conditions of approval would apply and number 14 would be that roadway improvements and utility infrastructure should be completed before building construction.

She stated the waiver for the perimeter landscaping should still be included so that outlots would know that they are responsible for the landscaping when they develop.

Chairman Mifflin stated his concern regarding the timing of roadway construction. He stated he does not want them completed and then destroyed during construction.

Jon Woodall, representing applicant, stated condition of approval 14 should read road completion before building occupancy permit is granted.

He stated shortly after last month's meeting the applicant started working with KYTC and the right-out was added. He stated the applicant worked with the trucking company to emphasize the no trucks sign. He stated after workshop they discussed other ways to limit truck accessibility but decided the no trucks sign was the safest option.

Lisa Manning, 133 Ferguson Lane, stated the HOA had a meeting a couple weeks ago with the developer and Mr. Woodall. She stated the neighborhood supports the development, but they think commercial

access onto Fincastle Way entrance will affect the neighborhood traffic. She thinks the extra entrance the store thinks they need is actually not needed onto Fincastle Way.

She stated that the development is approved, they just ask that the commercial access Fincastle Way is not approved. She stated if approved with Fincastle Way access they request that Fincastle Way has an extra turn lane for the traffic. She stated the neighborhood is also requesting a barrier from the development and that the no truck sign be on McClelland Circle as well.

She read a letter from a neighbor opposing the Fincastle Way entrance.

Chris Duley, 141 Ferguson Lane, stated the neighborhood supports the development but not the access at Fincastle Way. He stated the grocery store is not developing the site but will take over once it is built.

He presented other developments, specifically Georgetown Commons and Citation Point as examples of developments with less access points. He raised concern about the stop sign at the intersection of Fincastle and Ferguson for vehicles coming in from McClelland Circle. He stated there is not enough room for cars to stack up. He requested if the project is approved to either not have Fincastle Way access or to have turn lanes at least.

Erin Hsu, 108 Arrowhead Court, stated her concern about the aesthetics of the development.

Mr. Fleming stated the development would have to meet the big box design standards and would address concerns previously mentioned.

Mr. Woodall stated some of the wish list items by the neighbors were not required by the traffic study.

Chairman Mifflin questioned the stop sign placement.

Mr. Triplett, Land Design & Development for the applicant, presented a packet addressing landscaping and traffic concerns from the neighbors.

Commissioner Garrett questioned the no truck sign placement. Mr. Triplett stated it is to stop trucks from exiting via the access road and Fincastle Way.

Commissioner Jessie questioned why access from Fincastle Way is needed. Mr. Triplett stated the vendor wants the access point. Mike Leonard, Hogan Real Estate, stated a grocery brings more traffic volume.

Commissioner Jessie requested Mr. Duley's opinion. Mr. Duley stated the vendor is looking at the access as a left turn in only.

Diane Zimmerman, Traffic Engineer, explained the process of preparing a traffic study.

Jerry Adair, 179 Cumberland Drive, questioned when the access points was decided by KYTC. He stated concern that when the access points were decided the county's growth was not factored in the decision.

After further discussion, **Motion by Jessie, second by Smith, to approve PDP-2024-46 subject to 14 conditions of approval and 2 variances. Motion carried unanimously.**

Don Hrdlicka, 1323 Seminole Trail, requested help in getting a soundwall built for Paynes Crossing and a stoplight at the entrance of the subdivision. It was suggested to contact the mayor's office and KYTC.

PDP-2024-48 Georgetown Commons -

- Commercial East (Tract 1) - Preliminary Development Plan for a 127,500 SF large-scale retailer with 36,200 SF attached retail tenant on a 19.7-ac lot.
- Commercial West (Tract 2) - Preliminary Development Plan for 110,000 SF two large-scale retailers' space (55,000 SF each), 108,500 SF attached retail tenant(s), and one 38,000 SF freestanding retail tenant on a 25.8-ac lot,
- Multi-Family (Tract 3) - Preliminary Development Plan for 12 24-unit apartment buildings, totaling 288 units located on McClelland Circle (168-40-213.000).
- Supplemental Comment on Proposed Variances

Ms. Ketz stated rezoning was recommended at the October meeting. She stated the development would be contingent upon City Council approving the rezoning. She stated there are 589 proposed parking spaces and two requested variances. She stated a traffic study was completed.

She stated one of the requested variances is for signs in the outlots due to grade changes and multiple user signs. She stated staff are working with the applicant to accommodate sign requests.

Commissioner Jessie requested clarification regarding size of sign. Mr. Fleming stated the request is for multiple tenant signage. He stated our sign ordinance does not address a development of this size. He stated staff have come to an agreement with the applicant regarding the size of the proposed signs. Mr. Fleming stated the outlots meet the sign ordinance and do not require a variance.

Ms. Ketz stated Tract 1 will follow the big box standards for design.

She stated a road is proposed across from Quality Drive that will go through the development and back to the residential area and will give access to the residents in Stonecrest. She stated the proposed road would include a left turn lane and right turn lane.

She stated the applicant is requesting a variance to the rear yard setback adjoining the residential zones.

She stated the applicant is requesting 3 variances for outlots 1, 2, and 9 for sign height and square feet of the sign.

She suggested adding conditions of approval 13 and 14. She stated roadway and utility infrastructure should be completed before building construction and the applicant should meet the conditions of the Royal Spring Aquifer Wellhead Committee.

Commissioner Jessie questioned if staff would receive paperwork from the Royal Spring Aquifer Wellhead Committee. Ms. Ketz stated staff would receive approval or denial.

Jon Woodall, representing applicant, stated the applicant agrees with the conditions of approval except requests that condition 13 state before certificate of building occupancy.

He stated after workshop they moved the lot line to make lot 3 (Multi-Family) larger and bring it into compliance so the requested variances are not needed.

Commissioner Green questioned the grade between the big box and residential area. It was stated the apartments are higher.

After further discussion, **Motion by Singer, second by Jessie to approve Georgetown Commons Tracts 1, 2, and 3 (PDP-2024-48) subject to 12 conditions of approval and 2 waivers and the addition of condition 13 to read issuance of certificate of occupancy and 14 to read upon approval of KYTC, the applicant shall install all traffic control devices including a traffic light at the applicant/developer's expense. Motion carried unanimously.**

PDP-2024-57 Cardome New Parish Life Center & Chapel – Preliminary Development Plan 10,500 SF parish life center with attached chapel located at 806 Cincinnati Pike.

Ms. Ketz stated this area is zoned P-1B. She stated the site is approximately 30 acres and 6 acres will be affected with the proposed addition.

She stated the applicant is requesting 2 variances. She stated one is for a reduction of the number of parking spaces and the second for the perimeter landscaping requirement between office and residential zones.

She stated the applicant is wanting to replace a smaller building with a 31-foot-tall building.

She stated the site has parking spaces in several areas on the property. She stated the applicant is requesting a variance to only add 20 new spaces. Staff supports the request given the large areas of existing parking.

She stated due to existing trees on the boundaries and distance between the new building and property boundary staff supports the approval of the waiver to perimeter landscaping.

John Hunt, representing applicant, stated the applicant agrees to the conditions of approval.

After further discussion, **Motion by Jessie, second by Smith, to approve PDP-2024-57 subject to 10 conditions of approval and 2 variances. Motion carried unanimously.**

Other Business

Proposed Medicinal Cannabis Ordinance

Director Holden Fleming stated starting January 1, 2025 medicinal cannabis goes into effect after a state bill allowing medicinal cannabis was passed in March 2023. He stated the city and county both voted on November 5, 2024 to allow medicinal cannabis.

He stated staff recommend a 1000' buffer around all schools and similar uses. He stated that colocation would be prohibited. He stated staff have proposed locations of the different types of business. He stated that all medicinal cannabis businesses will be considered a conditional use permit.

He stated all cultivation must be done indoors. He stated all licenses will be obtained through the state. He went through the maps of the different types of medicinal cannabis businesses and the potential facility locations that the GIS department produced.

Chairman Mifflin opened the public hearing.

Mr. Fleming stated staff recommends the medicinal cannabis ordinance to both jurisdictions.

Planner Elise Ketz stated she was in contact with other jurisdictions of the same size when writing this ordinance and used their ordinance as a guideline.

Planner Rhett Shirley emphasized the importance of having an ordinance in place before January 1, 2025. He stated staff previously had numerous phone calls before the city/county vote.

No member of the public addressed the hearing. There being no public comment.

Chairman Mifflin closed the public hearing.

After further discussion, based upon the staff's recommendation and the purpose set out in the proposed ordinance. **Motion by Smith, second by Garrett to recommend approval of the Medicinal Cannabis Ordinance. Motion carried 8-0 with Jessie abstaining.**

R-3 Zone

Mr. Fleming stated the current agenda brought about this discussion. He stated a housing needs assessment was identified by the Comprehensive Plan. Current development trends and projects



identified a potential section of the existing ordinance that could be amended. He stated staff are going to start researching how other communities handle this problem. He stated staff plan to return to the Planning Commission and hold a public hearing with proposed amendment(s).

Commissioner Jessie suggested looking into tiny homes and being able to fit them into the ordinance.

Mr. Fleming stated staff are going to look into density, building height and allowed uses in the R-3 zone. He stated mixed use developments are going to be looked at further.

Chairman Mifflin brought up that on the news it was talking about that the state is going to start looking into the housing issue.

#### Business Parks

Mr. Fleming stated another zone that needs to be looked at is business parks. He stated the BP-1 zone will be compared to other similar communities and staff will hold a public hearing to discuss updating.

#### Greenbelt Ordinance

Mr. Fleming stated as part of the Comprehensive Plan language modifying the Greenbelt was completed but the City of Georgetown has not adopted an updated Greenbelt ordinance.

Mr. Fleming gave an update on current projects. He stated as part of the Comprehensive Plan there is an implementation section that staff will do.

He stated the agricultural group has met to address agricultural concerns in the community and will continue meetings. He stated a downtown entertainment district, mixed-use development, and amending the B-4 zone are some items of the Comprehensive Plan that need to be implemented. He suggested forming a subcommittee of the Planning Commission Board to work on Comprehensive Plan implementation.

#### Audit

Mr. Fleming suggested using Charles Mitchell, CPA again this year for the yearly audit with a possible bid procedure next year.

Commissioner Vest stated that Stamping Ground and Sadieville also have zoning issues that need to be addressed, and Mr. Fleming stated that staff plan to address their problems.

Chairman Mifflin adjourned the meeting.

Attest:

\_\_\_\_\_  
Charlie Mifflin, Chairman

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

**PADDOCKS AT JENNINGS FARM  
ZONING MAP AMENDMENT**

**Staff Report to the Georgetown-Scott County Planning Commission  
December 12, 2024  
(postponed 10/10/2024 & 11/14/2024)**

**FILE NUMBER: ZMA-2024-49**

**PROPOSAL:** Zoning Map Amendment for 216.51 acres from A-1 (Agricultural) to B-5 PUD (General Commercial Park), C-1 (Conservation), R-1C PUD (Single-Family Residential), and R-3 PUD (High-Density Residential)

**LOCATION:** 1376, 1378, 1402, 1426, and 1530 Paynes Depot Road

**OWNER:** Cynthia Nettles, Richard & Virginia Robinson, and Dudley Jennings

**APPLICANT:** Darin Dillow

**CONSULTANT:** Daniel Rehner & Charlie Hall, Thoroughbred Engineering



**STATISTICS:**

Total Site Acreage: 216.51 ac  
Zone (Current, at Time of Application): A-1 (Agricultural)  
Zone (Proposed) [Acreage]: B-5 PUD (General Commercial Park): 71.5 ac  
C-1 (Conservation): 52.8 ac  
R-1C PUD (Single-Family Residential): 48.5 ac  
R-3 PUD (High-Density Residential): 21.0 ac  
A-1 Agricultural (Remainder): 10.6 ac  
Surrounding Zone: A-1, B-5, C-1, R-1C, & R-2  
Proposed Development: Multi-Use Development with Commercial Outlots and Anchor Tenants, Multi-Family, Attached Single-Family, and Detached Single-Family Residences  
Access: New Public Street from Magellan Lane to McClelland Circle [US-460 Bypass] and Paynes Depot Road [US-62]

**BACKGROUND:**

The Project Site is a 216.51-acre, A-1 zoned tract located southwest of the intersection of McClelland Circle and Paynes Depot Road. The Project Site is within the Georgetown Urban Service Boundary and is partially annexed into the City of Georgetown. The site's topography slopes from McClelland Circle to Cane Run Creek, which follows the property's southern boundary. The site has been used for agricultural purposes in the recent past. There is a sanitary sewer pump station on the site and all utilities are available. Properties along McClelland Circle are already developed with a mix of commercial, single-family and multi-family residential properties and uses.

The subject property is within the Urban Service Boundary of the City of Georgetown and is north of Cane Run Creek, the generalized geographic feature defining the Urban Service Boundary limits of the City of Georgetown. There are two large streams on the site, one bisecting the property ("820-foot Contour Stream") and one near to the South Crossing subdivision. There are several potential karst activity areas throughout the property. There are utilities available to the periphery of the property and urban residential land uses encroaching the property from two directions. There are existing connections to Magellan Lane, Paynes Depot Road and controlled access points to McClelland Circle.

**Proposed Zoning and Land Use:**

The subject property is proposed to be rezoned B-5 PUD (General Commercial Park), R-1C PUD (Single-Family Residential), R-3 PUD (High-Density Residential) and C-1 (Conservation). The B-5 PUD zone is proposed to be from Paynes Depot Frontage Road #5 (approximately 1,100 feet south of the Paynes Depot Road and McClelland Circle intersection) to the intersection of Paynes Depot Road and McClelland Circle before travelling along McClelland Circle to the 820-foot contour stream. The R-3 PUD zone is proposed from the 820-foot contour stream to the boundary with the South Crossing subdivision. Between the R-3 PUD zone and Cane Run Creek is where the R-1C PUD zone is proposed to be located on a public street network. The areas around the Cane Run Creek are proposed to be rezoned C-1 (Conservation) in alignment with the amendments proposed in the adopted 2024 Comprehensive Plan. A connection to the C-1 zoned areas of the South Crossing subdivision is required and shown. This would continue with the establishment of the southern Greenbelt along this property for the City of Georgetown. Additional areas in the center of the property south of the B-5 PUD zoned area are also

proposed to be rezoned C-1. Finally, an area where the existing residence is located is proposed to remain A-1.

**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 (FLU Map) for the currently adopted Comprehensive Plan shows the Project Site inside the Georgetown urban service boundary and planned Commercial Low-Density Residential, Medium-Density Residential, Quasi-Public, and Greenbelt.

The proposed zones align with the future land use designations for the area. The zones proposed allow for a variety of commercial and residential uses that are concluded to comply with the FLU designations and intent. The B-5 zone offers the highest level of design control and amenities that would ultimately satisfy the expectations and requirements of a FLU Commercial area. The R-3 and R-1C zones satisfy the expected patterns of de-escalation of activity towards the Cane Run Creek. Finally, per the Comprehensive Plan, all rezoning applications including floodplain and other protected lands shall be rezoned to C-1 Conservation within the extent of these protected areas. Not only are the areas where C-1 rezoning is required, additional areas where community amenities could be located are also being rezoned to the protected zoning classification.

**Staff Findings**

The finalized Future Land Use Map for the update of the Comprehensive Plan shows the most appropriate land use to be Commercial, Low-Density Residential, Medium-Density Residential, and Quasi-Public. The proposed B-5, C-1, R-1C, and R-3 zoning for the property is also more appropriate given the existing mixes of commercial and residential uses and zones of neighboring properties. Therefore, Part 1 does apply, so we need not consider subsections (a) or (b).

### **Traffic Study**

A traffic study was performed by Diane Zimmerman Traffic Engineering as part of the application for rezoning. The study was performed on October 16, 2024 looking at four intersections:

1. Paynes Depot Road and Paynes Depot Frontage Road #5
2. Paynes Depot Road and McClelland Circle
3. McClelland Circle and Seminole Trail
4. McClelland Circle and Magellan Lane

A full version of the study is available for examination in the Planning Commission office. Staff has provided the Commission with a copy of the main analysis portion of the study. The purpose of a Traffic Impact Study for new development is to help the Planning Commission see what impacts the proposed development will have on the existing transportation network, and what steps might be taken to mitigate those impacts if they cause an unacceptable decrease in the Level of Service. As a clarification, we would not expect a Traffic Impact Study to identify how a new development would solve pre-existing traffic volume or congestion issues.

Table 1: AM Peak Hour Trips

	<b>Proposed Zone</b>	<b>Area</b>	<b>Entering</b>	<b>Exiting</b>	<b>Total Trips</b>
<b>Shopping Center</b>	B-5 PUD	71.54 ac	238	146	384
<b>Single-Family, Detached</b>	R-1C PUD	48.12 ac	19	58	77
<b>Single-Family, Attached (Townhomes)</b>	R-3 PUD	5.0 ac	2	8	10
<b>Multi-Family Residential, 1 to 3 Floors</b>	R-3 PUD	16.0 ac	27	85	112
<b>TOTAL TRIPS</b>			286	297	583

Table 2: PM Peak Hour Trips

	<b>Proposed Zone</b>	<b>Area</b>	<b>Entering</b>	<b>Exiting</b>	<b>Total Trips</b>
<b>Shopping Center</b>	B-5 PUD	71.54 ac	768	832	1,600
<b>Single-Family, Detached</b>	R-1C PUD	48.12 ac	64	38	102
<b>Single-Family, Attached (Townhomes)</b>	R-3 PUD	5.0 ac	8	6	14
<b>Multi-Family Residential, 1 to 3 Floors</b>	R-3 PUD	16.0 ac	91	53	144
<b>TOTAL TRIPS</b>			931	929	1,860

The tables above (Table 1 & 2) show the anticipated AM & PM peak hour trips generated by the development when built out.<sup>1</sup> The trip information was supplied by the Applicant from the consultant and checked against the ITE Trip Generation Manual. If the site were proposed to be developed differently than the Concept Plan or redeveloped, staff would request an updated Traffic Impact Study.

<sup>1</sup>This data is from the Traffic Impact Study performed by Diane Zimmerman Traffic Engineering.

The traffic study draws two conclusions. First, at full build-out, the existing entrance at Seminole Trail and McClelland Circle should be upgraded to a four-way intersection with lengthening of existing turning lanes and the eventual installation of a traffic light at KYTC discretion. Furthermore, improvements to McClelland Circle at Seminole Trail would be required, specifically a left turning lane for north/westbound traffic and deceleration and right turning lane for south/eastbound traffic. Additional acceleration and deceleration lanes may be required at KYTC discretion to serve the property.

The second conclusion is that the intersection of Paynes Depot Road and Paynes Depot Frontage Road #5 should be upgraded to a three-way intersection with the eventual installation of a traffic light at KYTC discretion. Furthermore, improvements to Frontage Road #5 would be required. The traffic study recommends at least right turn lanes being constructed, however there may be other requirements for additional queuing space, turning radii, and signage as part of the development that are not referenced in the study. Improvements to Paynes Depot Road would at least require right turn lanes onto the site.

A final note is that the traffic study makes no stated conclusion regarding the proposed new road connection central to the multi-family area. The proposed new road connection is approximately 1,200 feet north of the Magellan Lane/Hemingway Place and McClelland Circle intersection (approx. 1,500 feet south of the Seminole Trail intersection). McClelland Circle is a controlled access highway, and any new cuts require approval by KYTC. This may alleviate potential development pressures, specifically from the residential developments, but it is ultimately at the discretion of KYTC if a new entrance should be proposed.

#### **CONCEPT PLAN REVIEW**

The concept plan depicts a proposal to develop the Project Site into five sections. In the B-5 PUD areas, commercial outlots would be available along both arterial road frontages with an anchor tenant area located in the center of the proposed development. An amphitheatre or similar public amenity is proposed to be located east of the previously approved Limestone Farms Distillery. The B-5 area also includes a pocket of "mixed-use development" that could not include residential uses given the proposed zone. The concept plan identifies one potential karst depression in this area. Prior to development, the area should be studied to understand the extent. Once the study is completed, the karst area should be designated C-1 and development in the area of the feature be limited. One connection to McClelland Circle and one to Paynes Depot Road is proposed in this area.

Bisecting the middle of the property is the 820-foot contour stream and utility easements. Properties in this area are proposed to be zoned B-5. This area will need to be evaluated further to ensure no conflicts with the stream and easements occur. No development should occur in the stream area, and it is recommended that to protect the stream, the C-1 zone designation requirements be considered as to include the stream to ensure continued protection.

Traveling south towards Cane Run Creek, the property is proposed to be zoned C-1 and act as a "passive recreation area", or an area designated for green space but without typical recreation amenities like manicured sports fields and playgrounds. The concept plan depicts a walking path and water feature.

The area facing McClelland Circle south of the blueline stream area and north of South Crossing is proposed to be zoned to R-3 PUD. The concept plan shows a multi-family residential complex with apartments and attached single-family products. One connection to McClelland Circle is proposed in this area. If this is a new entrance onto McClelland Circle, it will require KYTC approval prior to construction.

South of the proposed road from Magellan Lane to Paynes Depot Road is an area proposed to be rezoned to R-1C and C-1. The concept plan shows larger lot (0.3 ac to 0.5 ac+) single-family detached residences in this area. There is an area in the proposed R-1C zone that lies within the greenbelt and floodplain, and those areas should be rezoned to C-1 and be connected to one another despite a roadway passing through that area. An island of C-1 in this area is inappropriate. Furthermore, residential amenities and rear yards must not be in the C-1 areas. Further study of the stream connection in that area shall occur prior to development, and all applicable areas should be rezoned or determined "undevelopable" as appropriate.

The area north of Cane Run contains a private residence that would remain A-1. This area includes the greenbelt and floodplain which must be rezoned to C-1. The C-1 zone allows for agriculture and agricultural buildings according to the provisions of A-1 districts, which would not create conflict with the existing residence.

#### **Access & Circulation**

The concept plan shows two road connections onto McClelland Circle, with the northernmost in the commercial area across from Seminole Trail and the southernmost in the residential area. The northern stub is approximately 2,000 feet south of the intersection of McClelland Circle and Paynes Depot Road and the southern stub is 1,500 feet north of the intersection of McClelland Circle and Magellan Lane. A public road is proposed to connect these road stubs to an internal public road that would branch from Magellan Lane. The concept plan also shows use of the existing frontage road onto Paynes Depot Road that serves the Limestone Farms Distillery that would ultimately traverse through the property and connect to Magellan Lane.

#### **Landscape & Land Use Buffers**

Multiple property perimeter landscape areas are required as part of this development, specifically for double frontage lots and between commercial and residential zones, single-family and multi-family-residential areas, residential and/or commercial and agricultural zones. The Agricultural Buffer Ordinance passed by the City/County would apply to this property. That Ordinance requires a six-foot high wire no-climb fence where the property adjoins an agricultural zone. 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 off the property line so as to not overhang the boundary.



**Big Box Retail Standards**

While not specified on the concept plan, it is important to identify that the scale of the development may trigger the requirements of the *Big Box Development & Regulations* guidelines and standards in addition to the requirements of the *Zoning Ordinance*. The *Big Box Development & Regulations* include guidelines and standards for the following items:

1. Aesthetic Character	2. Site Design & Relationship to the Surrounding Community
<ul style="list-style-type: none"> <li>a. Fascades &amp; Exterior Walls</li> <li>b. Smaller Retail Stores</li> <li>c. Detail Features</li> <li>d. Roofs</li> <li>e. Materials &amp; Colors</li> <li>f. Entryways</li> </ul>	<ul style="list-style-type: none"> <li>a. Entrances</li> <li>b. Parking Lot Orientation</li> <li>c. Back &amp; Sides</li> <li>d. Outdoor Storage, Trash Collection, &amp; Loading Areas</li> <li>e. Pedestrian Flows</li> <li>f. Central Features &amp; Community Spaces</li> </ul>

The proposed concept plan and any commercial development of this property shall meet the requirements of the *Big Box Development & Regulations*. Important items of note include (but are not limited to) varying and high-quality exterior building design features and materials, roof line variations and the concealment of flat roofs with architectural features, distinct and well-defined entryways, installation of pedestrian walkways throughout the property, and the screening of the back and sides of buildings and storage, trash, and loading areas from rights-of-way and adjoining residential areas.

**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 216.51 acres located at 1376, 1378, 1402, 1426, and 1530 Paynes Depot Road. If the Commission recommends approval of this application, staff recommends the following conditions be attached:

**Conditions of Approval:**

1. All applicable requirements of the *Zoning Ordinance and Subdivision and Development Regulations*.
2. All areas within the greenbelt shall be rezoned to C-1 conservation.
3. A study shall be conducted of the streams bisecting the property and along the southern boundary and all flood hazard areas shall be rezoned C-1 conservation prior to ZMA hearing before the Georgetown City Council.
4. The applicant shall be responsible for all offsite road and public water and sewer improvements required to serve the proposed development.
5. The Applicant shall return to the Planning Commission for Preliminary Development Plan and Preliminary Subdivision Plat approval(s).
6. The approval of the zone change includes approval of the general Concept Plan proposed for the property. A Preliminary Development Plan for a Concept Plan of the commercial areas shall be submitted and approved by the Planning Commission following the general layout of the submitted Concept Plan. If the applicant does not progress to Final Development Plan approval within 3 years of Preliminary Development Plan approval, the Preliminary Development Plan shall expire and the Planning Commission may initiate a rezoning of the property back to A-1 (Agricultural) or some other appropriate zone.

# THE PADDOCKS AT JENNINGS FARM

CONCEPTUAL PLAN FOR PLANNED UNIT DEVELOPMENT ZONE CHANGE OF JENNINGS PROPERTY: 193.46 ACRES

PROPERTY OWNER(S): DUDLEY L. JENNINGS - 1530 PAYNES DEPOT ROAD, GEORGETOWN, KY 40324  
 CYNTHIA JENNINGS NETTLES - 110 BROOKS LANE, GEORGETOWN, KY 40324  
 RICHARD AND VIRGINIA ROBINSON - 143 MCCLELLAND SPRINGS DRIVE, GEORGETOWN, KY 40324  
 DAVID SCOTT BURKE - 146 CHRISTAL DRIVE, GEORGETOWN, KY 40324  
 DEVELOPER: DARIN DILLOW - LIMESTONE FARMS - 197 SOARDS ROAD, GEORGETOWN, KY 40324  
 DESIGN ENGINEER: THOROUGHbred - CONTACT: DANIEL REHNER - P.O. BOX 481, LEXINGTON, KY 40588



NOTES:  
 1. REMAINING PROPERTY TO BE ANNEXED TO RECEIVE GMWSS SERVICE AS SOURCE OF TREATED WATER AND DISPOSAL OF SEWAGE  
 2. RIGHT TURN LANES WILL BE REQUIRED AT THE ENTRANCES. THE EXISTING WESTBOUND LEFT TURN LANE AT THE SEMINOLE TRAIL INTERSECTION WILL NEED TO BE EXTENDED, AND TRAFFIC SIGNALS WILL BE INSTALLED AT THE FRONTAGE ROAD AND SEMINOLE TRAIL ONCE DEVELOPMENT MEETS SIGNAL VOLUME WARRANTS PER TRAFFIC IMPACT STUDY. KYTC TO APPROVE.



DEVELOPMENT SIGNAGE AT INTERSECTION

COMMERCIAL PARCELS FOR LAND LEASE (1-2 ACRE OUT LOTS)

COMMERCIAL REZONING (B-5 REZONING OF 71.54 A-1 ACRES)

MIXED USE DEVELOPMENT

ANCHOR TENANT



APPROVED LIMESTONE FARM DISTILLERY (30 ACRES ZONED B-5)

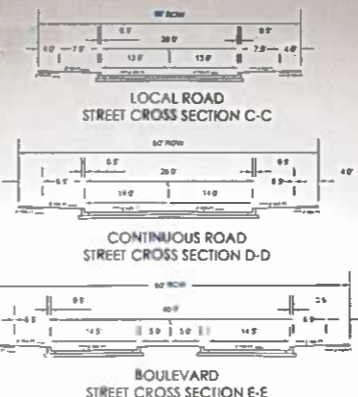
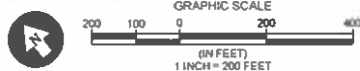
AMPHITHEATER

HORSE PADDOCKS



CONSERVATION DISTRICT REZONING (C-1 REZONING OF 52.8 A-1 ACRES)

GREENBELT 100' NORTH OF FLOOD PLAIN PER GSCPC COMPREHENSIVE PLAN



VICINITY MAP  
 SCALE: 1" = 3000'



EXISTING PUMP STATION



PROPOSED NEW ENTRANCE

CLUBHOUSE WITH AMENITIES

TOWNHOMES (30 UNITS)

MULTI-FAMILY 288 UNIT DEVELOPMENT (R-3 REZONING OF 21 A-1 ACRE 15 UNITS PER ACRE)

INDOOR GOLF SIMULATOR

STORAGE BUILDING AND FLEX SPACE (100,000 SF EACH)

SINGLE FAMILY 103 LOT DEVELOPMENT (63) 0.3 - 0.4 ACRE LOTS 95' X 138' TYPICAL LOT SIZE (11) 0.4 - 0.5 ACRE LOTS 92' X 190' TYPICAL LOT SIZE (28) 0.5 OR MORE ACRE LOTS 125' X 174' TYPICAL LOT SIZE (1) HOA LOT

STREAM CROSSING

RESIDENTIAL REZONING (R-1C REZONING OF 48.12 A-1 ACRES, 2 LOTS PER ACRE)

MULTIUSE TRAIL

EXISTING RESIDENCE (10.6 ACRES TO REMAIN A-1)

### LEGEND

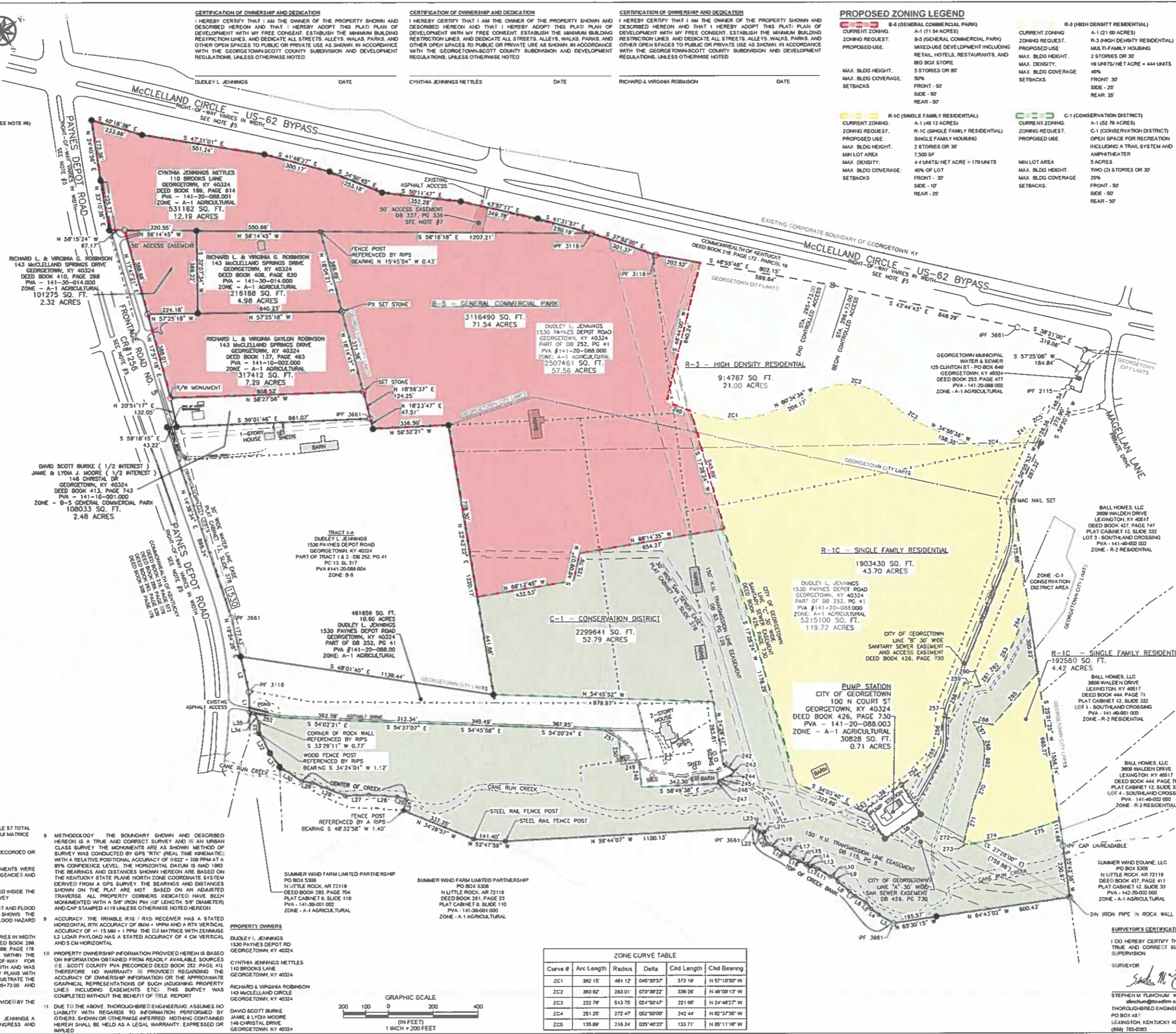
- PROPERTY CORNER FOUND (AS NOTED)
- PROPERTY CORNER FOUND (AS NOTED)
- PROPERTY CORNER FOUND (AS NOTED)
- PROPERTY CORNER NOT SET (AS NOTED)
- UTILITY POLE
- FENCE POST (AS NOTED)
- PROPERTY BOUNDARY LINE
- ADJOINERS APPR. BOUNDARY
- B.L. - BUILDING SETBACK LINE
- CITY LIMITS OF GEORGETOWN, KY (SEE NOTE #6)
- FEMA FIRM FLOOD HAZARD LINE
- EDGE OF ASPHALT
- EDGE OF UNIMPROVED ROAD
- CENTERLINE OF ROAD
- FENCE LINE
- OVERHEAD ELECTRIC LINE
- EDGE OF WATER POND
- RETAINING WALL
- TREE DRIP LINE
- IRON PIN FOUND
- REFERENCE IRON PIN FOUND

### PROPERTY BOUNDARY LINE TABLE

Line #	Direction	Length
L1	N 31°58'22" E	89.22
L2	N 19°54'28" E	162.89
L3	N 28°25'23" W	75.89
L4	N 20°23'47" W	43.43
L5	N 04°37'35" W	37.29
L6	N 28°38'13" W	54.34
L7	N 15°47'37" W	34.68
L8	N 17°25'28" W	88.20
L9	N 11°10'08" W	33.10
L10	N 81°37'28" W	10.39
L11	N 25°43'22" W	68.37
L12	N 40°10'37" W	33.99
L13	N 47°23'42" W	10.61
L14	N 08°38'50" W	12.59
L15	N 32°25'11" W	33.33
L16	N 31°08'18" W	34.41
L17	N 28°54'11" W	36.43
L18	N 22°15'41" W	43.70
L19	N 30°14'08" W	41.51
L20	N 05°21'56" E	32.98
L21	N 08°51'04" E	27.87
L22	N 38°38'57" W	15.98
L23	N 28°43'53" W	28.54
L24	N 08°14'43" E	51.78
L25	N 40°47'00" W	44.15
L26	N 52°54'37" W	126.81
L27	N 58°58'50" W	105.30
L28	N 38°08'44" W	157.29
L29	N 48°08'47" W	49.35
L30	N 22°58'27" W	118.38
L31	N 01°51'24" W	74.30
L32	N 04°01'22" E	99.14
L33	N 33°29'11" E	50.85
L34	N 00°28'50" E	49.77
L35	N 43°38'02" W	18.17
L36	N 89°21'10" E	194.50
L37	N 00°38'49" W	158.50
L38	N 89°21'10" E	194.50
L39	S 00°38'49" W	158.50

### SURVEYOR'S NOTES

- SURVEY PERFORMED BY THOROUGHBRID
- SURVEY TYPE URBAN
- FIELD DATE: 10/27/2023
- METHOD RTK GNSS
- COORDINATE SYSTEM NAD83 KY NORTH
- VERTICAL NAVD83
- GEOD MODEL: 12B
- EQUIPMENT: TRIMBLE R10 (R12) GNSS RECEIVERS, TRIMBLE S7 TOTAL STATION, TRIMBLE TS67 DATA COLLECTOR, DJI MATRICE 300 RTK, ZENMUSE L2 LIDAR
- SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY RECORDED OR UNRECORDED
- CURRENCY: DATA REGARDING UTILITIES AND EASEMENTS WERE OBTAINED FROM LOCAL & FEDERAL GOVERNMENT AGENCIES AND FIELD OBSERVATION
- NO CELESTIAL OR BURIAL GROUNDS WERE OBSERVED INSIDE THE SUBJECT TRACTS DURING THE COURSE OF THIS SURVEY
- FLOOD MAP #2108001700 EFFECTIVE DATE 12/01/2017 AND FLOOD MAP #2108001870 EFFECTIVE DATE 12/01/2017 SHOWS THE SUBJECT SITE IS PARTIALLY LOCATED IN SPECIAL FLOOD HAZARD AREA "ZONE AE" AS SHOWN HEREON
- RIGHT-OF-WAY FOR PAYNES DEPOT ROAD (US-62) VARIES IN WIDTH AND WAS FOUND IN DEED BOOK 218, PAGE 572; DEED BOOK 286, PAGE 578; DEED BOOK 293, PAGE 528; DEED BOOK 308, PAGE 178; FRONTAGE ROAD NO. 5 IS CONTAINED ENTIRELY WITHIN THE PAYNES DEPOT ROAD RIGHT-OF-WAY RIGHT-OF-WAY FOR MCCLELLAND CIRCLE (US-62) BYPASS VARIES IN WIDTH AND WAS FOUND IN DEED BOOK 218, PAGE 572; THE HIGHWAY PLANS WITH PROJECT NUMBER FD17 105 728 DATED 5/20/1984 ILLUSTRATE THE CONTROLLED ACCESS ENDING AT STATION 286+73.00 AND BEGINNING AT STATION 286+73.00
- CITY LIMITS MAPPING TAKEN FROM SHAPE FILES PROVIDED BY THE SECRETARY OF STATE GIS MAPPING
- DEED BOOK 337 PAGE 338 CONVEYS TO DUDLEY L. JENNINGS A FIFTY (50) FEET WIDE ACCESS EASEMENT FOR INGRESS AND EGRESS TO MCCLELLAND CIRCLE



### CERTIFICATION OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAT PLAN OF DEVELOPMENT WITH MY 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.

DUDLEY L. JENNINGS DATE: \_\_\_\_\_  
 CYNTHIA JENNINGS NETTLES DATE: \_\_\_\_\_  
 RICHARD & VIRGINIA ROBINSON DATE: \_\_\_\_\_

### PROPERTY OWNERS

DUDLEY L. JENNINGS  
1530 PAYNES DEPOT RD  
GEORGETOWN, KY 40324

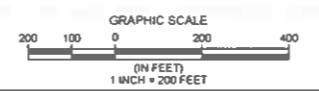
CYNTHIA JENNINGS NETTLES  
110 BROOKS LAKE  
GEORGETOWN, KY 40324

RICHARD & VIRGINIA ROBINSON  
143 MCCLELLAND SPRINGS DRIVE  
GEORGETOWN, KY 40324

DAVID SCOTT BURKE  
JAMIE & LYDIA MOORE  
148 CHRISTAL DRIVE  
GEORGETOWN, KY 40324

### ZONE CURVE TABLE

Curve #	Arc Length	Radius	Delta	Chd Length	Chd Bearing
ZC1	382.15	481.12	045°30'37"	372.19	N 57°19'30" W
ZC2	383.82	283.01	073°38'22"	338.28	N 48°08'13" W
ZC3	222.78	513.78	024°58'47"	221.88	N 34°48'27" W
ZC4	291.25	272.47	052°50'00"	242.44	N 62°33'35" W
ZC5	135.89	218.24	035°40'33"	133.71	N 80°11'18" W



### PROPOSED ZONING LEGEND

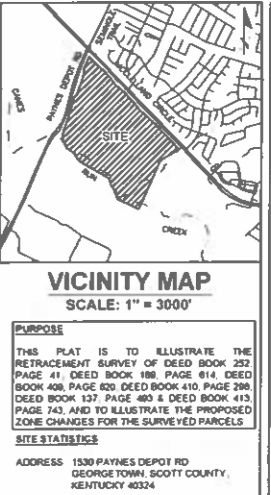
**R-3 (HIGH DENSITY RESIDENTIAL)**  
 ZONING REQUEST: R-3 (HIGH DENSITY RESIDENTIAL)  
 PROPOSED USE: MULTI-FAMILY HOUSING  
 MAX. BLDG HEIGHT: 2 STORES OR 30'  
 MAX. BLDG COVERAGE: 50%  
 SETBACKS: FRONT - 50', SIDE - 25', REAR - 25'

**R-1C (SINGLE FAMILY RESIDENTIAL)**  
 ZONING REQUEST: R-1C (SINGLE FAMILY RESIDENTIAL)  
 PROPOSED USE: SINGLE FAMILY HOUSING  
 MAX. BLDG HEIGHT: 2 STORES OR 30'  
 MAX. BLDG COVERAGE: 40% OF LOT  
 SETBACKS: FRONT - 30', SIDE - 10', REAR - 25'

**C-1 (CONSERVATION DISTRICT)**  
 ZONING REQUEST: C-1 (CONSERVATION DISTRICT)  
 PROPOSED USE: OPEN SPACE FOR RECREATION INCLUDING A TRAIL SYSTEM AND AMPHITHEATER  
 MIN LOT AREA: 5 ACRES  
 MAX. BLDG HEIGHT: 20%  
 MAX. BLDG COVERAGE: 20%  
 SETBACKS: FRONT - 50', SIDE - 50', REAR - 50'

### ZONE BOUNDARY LINE TABLE

Line #	Direction	Length
Z40	S 38°08'48" E	117.28
Z41	S 08°56'00" W	39.64
Z42	N 27°01'03" W	58.53
Z43	N 57°07'22" E	9.98
Z44	S 84°20'22" E	57.78
Z45	S 08°40'00" E	10.63
Z46	N 88°04'27" E	8.79
Z47	N 24°58'35" W	15.29
Z48	S 27°01'25" W	110.89
Z49	S 82°48'18" E	80.51
Z50	S 27°56'48" W	115.85
Z51	S 27°29'21" E	78.93
Z52	S 47°40'41" E	136.68
Z53	S 84°07'58" E	14.21
Z54	N 89°22'35" E	151.48
Z55	N 81°05'37" E	108.62
Z56	N 37°14'38" E	122.41
Z57	S 48°18'05" E	34.78
Z58	N 54°57'01" E	179.88
Z59	S 34°32'11" E	53.18
Z60	S 09°38'38" E	44.03
Z61	N 68°13'23" E	54.15
Z62	N 80°31'55" E	57.84
Z63	N 80°08'18" E	117.75
Z64	N 55°22'07" E	174.87
Z65	S 73°52'28" W	308.85
Z66	N 47°32'27" W	81.78
Z67	S 05°24'08" W	102.87
Z68	S 25°01'35" W	32.48
Z69	S 38°58'34" W	119.74
Z70	S 53°21'02" W	118.20
Z71	S 48°48'45" W	188.58
Z72	N 27°44'32" E	7.48
Z73	S 43°28'28" W	20.23
Z74	S 87°44'21" E	218.02
Z75	S 75°20'48" E	201.14



### PURPOSE

THIS PLAT IS TO ILLUSTRATE THE REPLACEMENT SURVEY OF DEED BOOK 252, PAGE 41; DEED BOOK 188, PAGE 614; DEED BOOK 408, PAGE 820; DEED BOOK 410, PAGE 288; DEED BOOK 137, PAGE 480 & DEED BOOK 415, PAGE 743, AND TO ILLUSTRATE THE PROPOSED ZONE CHANGES FOR THE SURVEYED PARCELS.

### SITE STATISTICS

ADDRESS: 1530 PAYNES DEPOT RD, GEORGETOWN, SCOTT COUNTY, KENTUCKY 40324

PVA # 141-20-088-000

ZONING: A-1 AGRICULTURAL

SETBACKS:  
 FRONT: 50 FT  
 REAR: 50 FT  
 MAX HEIGHT: 2 STORES OR 30 FT  
 MIN LOT AREA: 5 ACRES  
 MAX DENSITY: 16.5 UNITS PER NET ACRE  
 MAX BUILDING COVERAGE: 20% OF LOT  
 MIN LOT WIDTH AT BUILDING LINE: 250 FT

### SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THE BOUNDARY SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION

SURVEYOR: *Stephen M. Flinchum*

STEPHEN M. FLINCHUM, RLS  
 1100 SHELBYVILLE RD  
 THOROUGHBRID ENGINEERING  
 PO BOX 481  
 LEXINGTON, KENTUCKY 40568  
 (606) 785-0383

DATE: 11/26/2024

PROPERTY BOUNDARY SURVEY AND PROPOSED ZONE CHANGES  
 JENNINGS PROPERTY  
 1530 PAYNES DEPOT RD  
 GEORGETOWN, SCOTT COUNTY, KY 40324

DUDLEY L. JENNINGS  
 1530 PAYNES DEPOT RD, GEORGETOWN, KY 40324

THOROUGHBRID ENGINEERING  
 PO BOX 481, LEXINGTON, KY 40568  
 (606) 785-0383

STATE OF KENTUCKY  
 PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 11000

PROJECT NO: 230290  
 DRAWN BY: CLOP/SK  
 CHECKED BY: RDM/SMF  
 DATE: 11/26/2024

IF BLDG & ZONE PROP. IS DONE  
 REVISION: DATE  
 ORIG: 11/26/2024

November 6, 2024

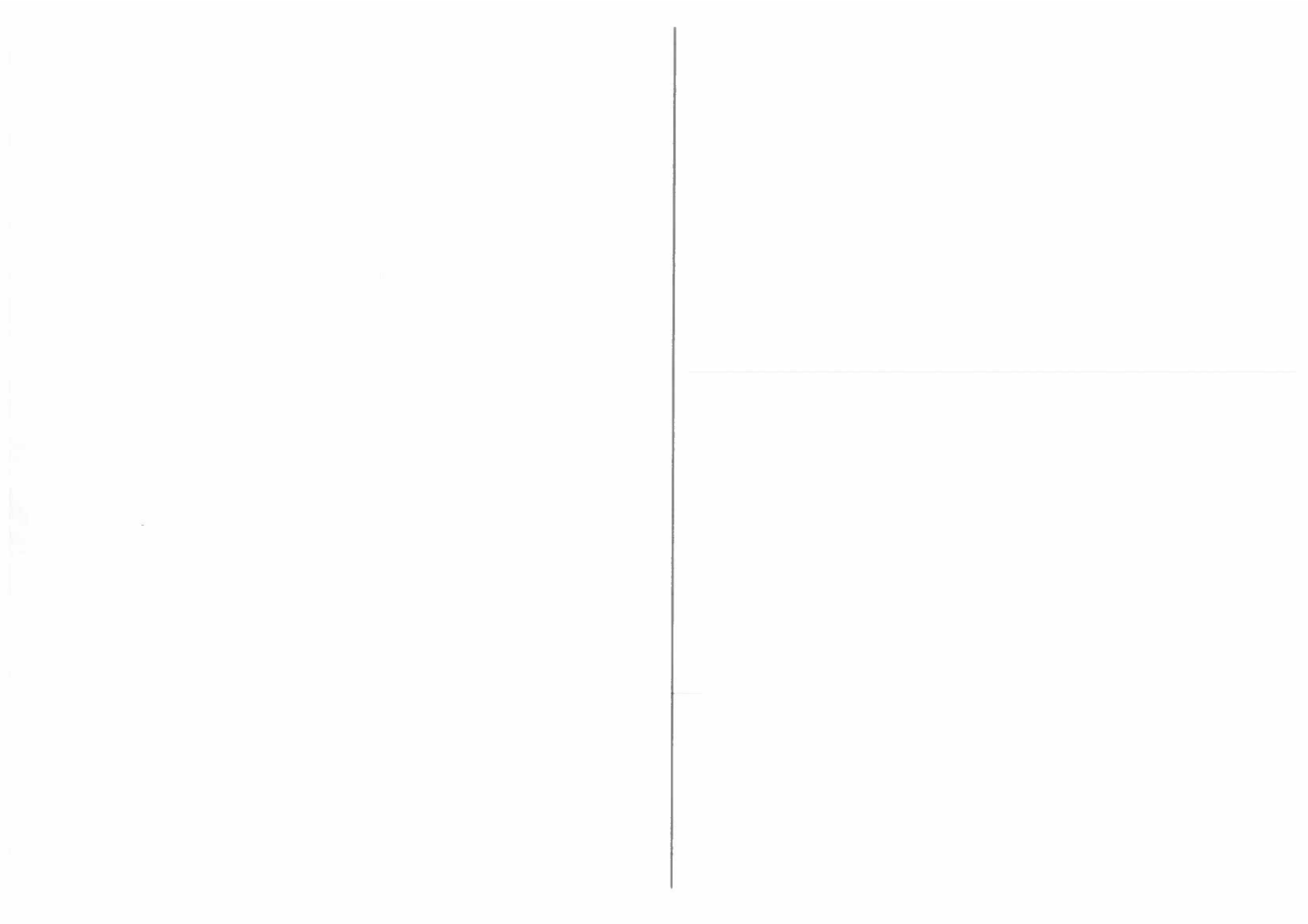
## Traffic Impact Study

*The Paddocks at Jennings Farm  
McClelland Circle (US 62/460 Bypass)  
Georgetown, KY*

Prepared for

**Georgetown Scott County Planning Commission  
Kentucky Transportation Cabinet**





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## INTRODUCTION

The concept master plan for The Paddocks at Jennings Farm on McClelland Circle (US 62/460 Bypass) in Georgetown, KY shows a mix of retail and residential uses. **Figure 1** displays a map of the site. Access to the site will be from two entrances on McClelland Circle and an existing frontage road on Paynes Depot (US 62). The purpose of this study is to examine the traffic impacts of the development upon the adjacent highway system. For this study, the impact area was defined to be the intersections of McClelland Circle with Paynes Depot, Seminole Trail, and Magellan Lane/Hemingway Place; and US 62 at the frontage road.

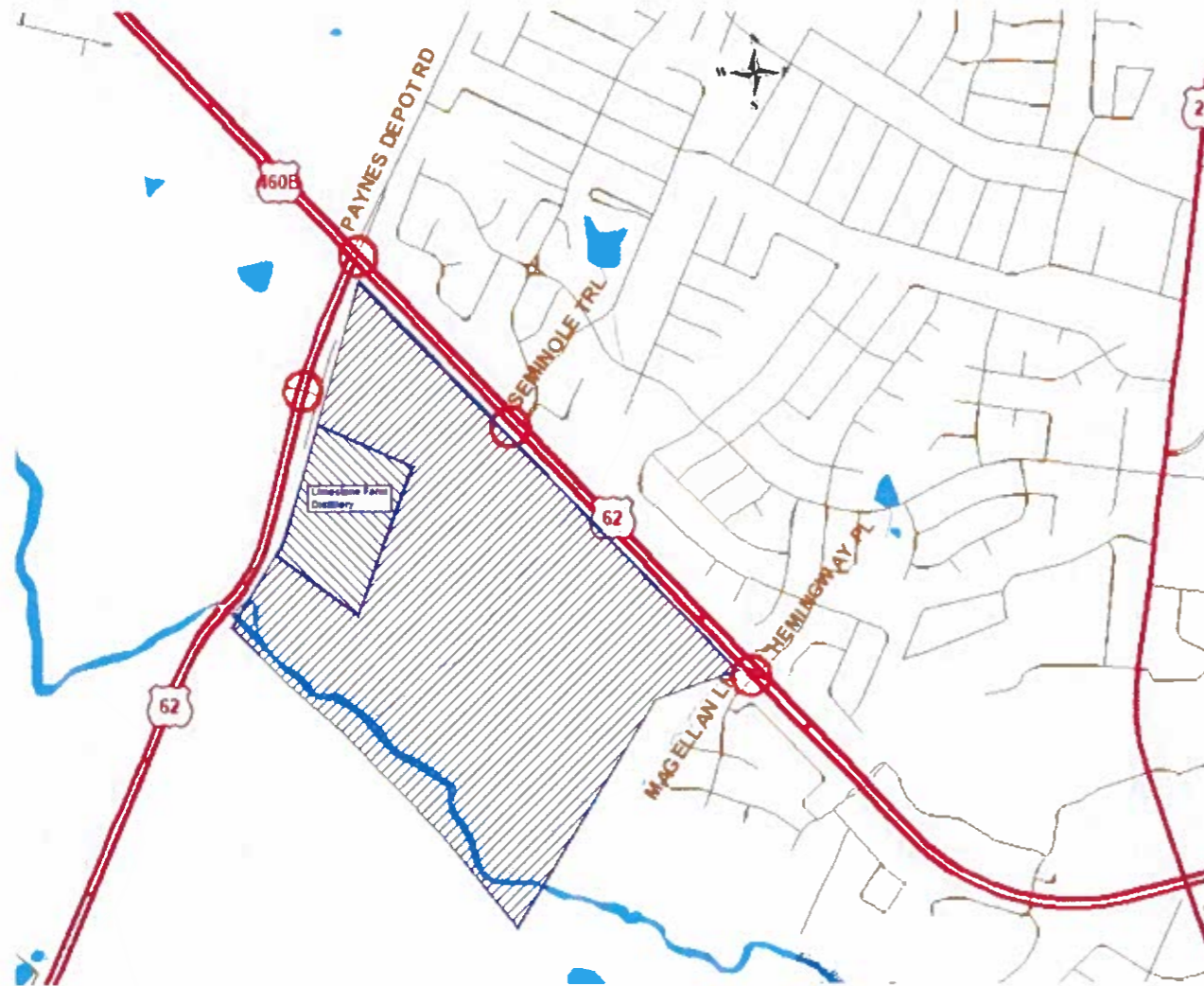


Figure 1. Site Map

## EXISTING CONDITIONS

McClelland Circle, US 62/460 Bypass, is maintained by the Kentucky Transportation Cabinet (KYTC) with an estimated 2024 ADT of 17,600 vehicles per day between US 62 and US 25 as estimated from the 2022 count at KYTC station 257. The road is a four-lane highway with twelve-foot lanes with ten-foot paved shoulders through the study area (provided by the Kentucky Transportation Cabinet). The speed limit is 55 mph. There are no sidewalks. The intersection with US 62 Paynes Depot is controlled with a traffic signal. The intersection has a left turn lane on all

approaches and right turn lane on 3 approaches – not southbound. The intersection of Seminole Trail is controlled with a stop sign. At the intersection there are left turn lanes on all approaches and a right turn lane on the two existing approaches. The intersection of Magellan Lane/Hemingway Place is part of a restricted crossing u-turn (RCUT) intersection where there are left turn lanes on the bypass, but the side streets are right turn only with left turns accomplished at a designated u-turn.

Paynes Depot, US 62, is maintained by the Kentucky Transportation Cabinet (KYTC) with an estimated 2024 ADT of 12,500 vehicles per day between US 460 and KY 1973 as estimated from the 2022 count at KYTC station 509. The road is a four-lane highway with twelve-foot lanes with ten-foot paved shoulders through the study area (provided by the Kentucky Transportation Cabinet). The speed limit is 55 mph. There are no sidewalks. The intersection with the frontage road is controlled with a stop sign.

Peak hour traffic count for the intersections were obtained on Wednesday, October 16, 2024. The a.m. peak and the p.m. peak hour time varied between the intersections. **Figure 2** illustrates the existing a.m. and p.m. peak hour traffic volumes. The Appendix contains the full count data.



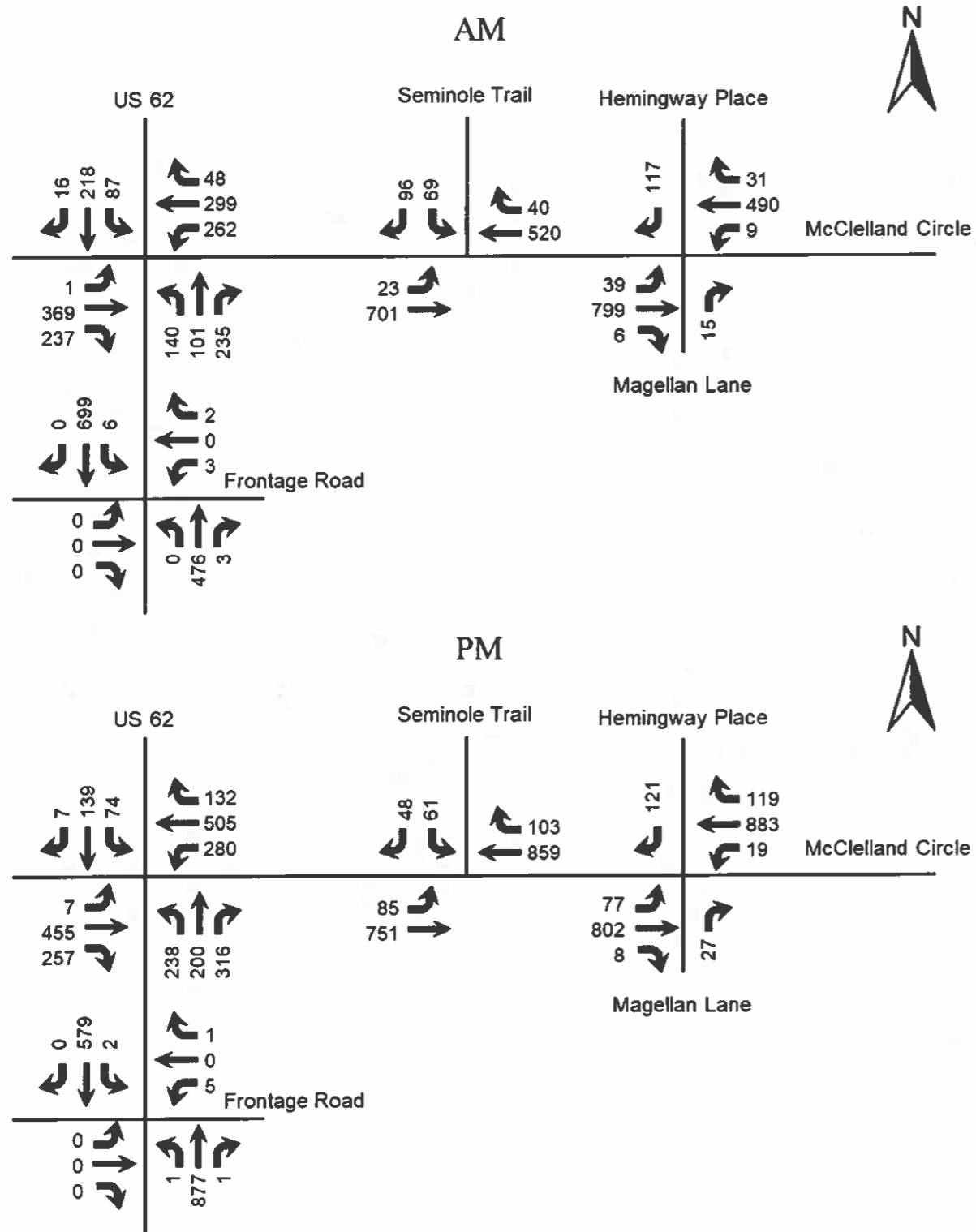


Figure 2. Existing Peak Hour Volumes

## **FUTURE CONDITIONS**

The projected completion year for this development is 2027. To predict traffic conditions in 2027, 2.0 percent annual growth in traffic was applied to the 2024 volumes. This growth is based upon a review of the historical count data at the KYTC count station B11, 257, and 509. **Figure 3** illustrates the 2027 traffic volumes without the development.

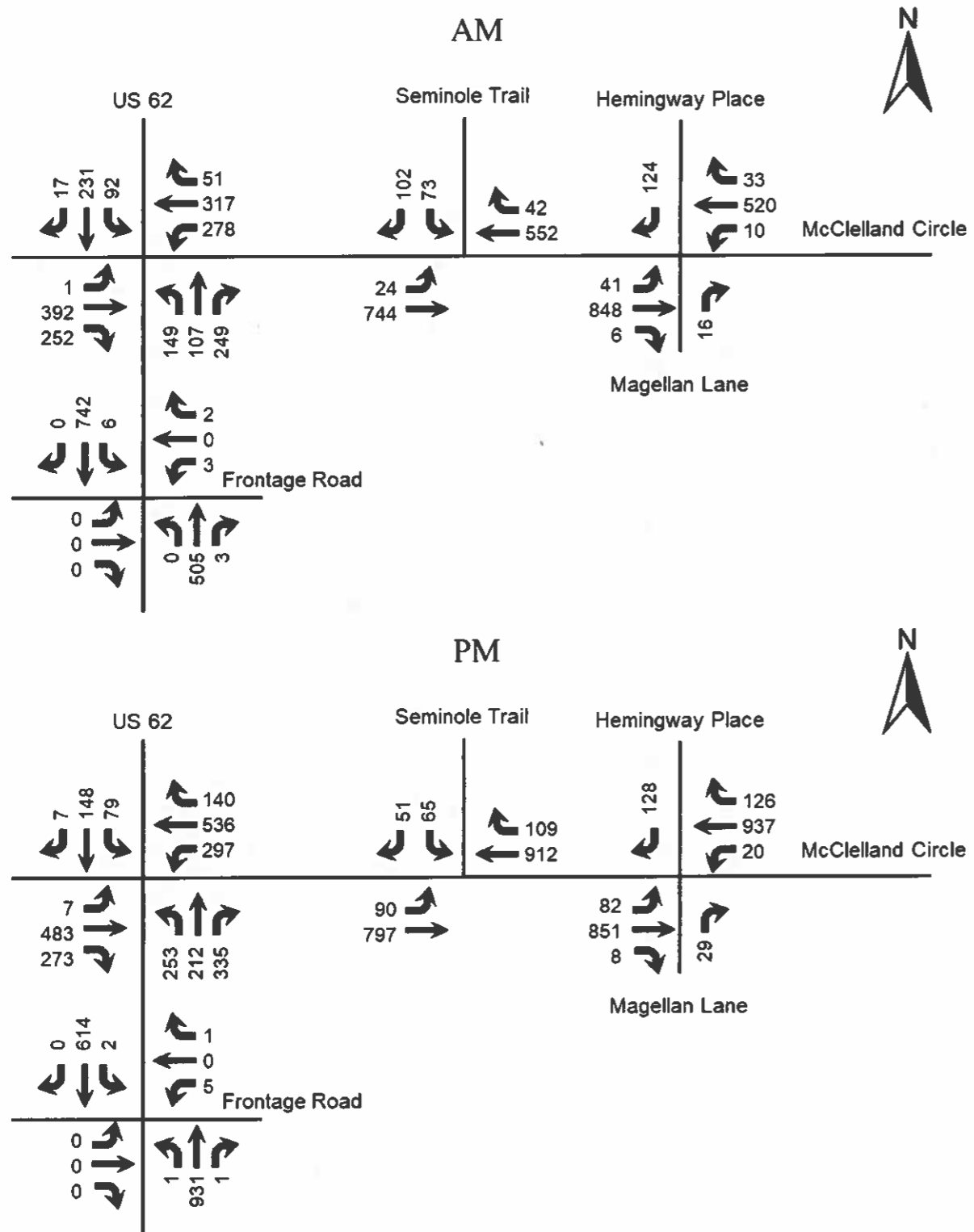


Figure 3. 2027 Peak Hour No Build Volumes

## TRIP GENERATION

The Institute of Transportation Engineers Trip Generation Manual, 11<sup>th</sup> Edition contains trip generation rates for a wide range of developments. The land uses listed in **Table 1** were reviewed and determined to be the best match. The trip generation results are listed in **Table 1**. The trips were assigned to the highway network with the percentages shown in **Figure 4**. Pass-by trips were assigned according the directional traffic flow on McClelland Circle and US 62.

**Figure 5** shows the trips generated by this development and distributed throughout the road network during the peak hours. **Figure 6** displays the individual turning movements for the peak hours when the development is completed.

**Table 1. Peak Hour Trips Generated by Site**

**AM Peak Hour**

Land use	ITE Code	Intensity	Rate/EQ	% IN	% Out	Total Trips			Pass-by Trips		New Trips		
						In	Out	Total	%	Volume	In	Out	Total
Shopping Center	820	425,300 sf	$T = 0.59(X) + 133.55$	0.62	0.38	238	146	384	0%	0	238	146	384
Single Family	210	103 units	$\ln(T) = 0.91\ln(X) + 0.12$	0.25	0.75	19	58	77	0%	0	19	58	77
SF Attached	215	30 units	$T = 0.52(X) - 5.70$	0.25	0.75	2	8	10	0%	0	2	8	10
Multi-Family (1-3)	220	288 units	$T = 0.31(X) + 22.85$	0.24	0.76	27	85	112	0%	0	27	85	112
Total						286	297	583	0.0%	0	286	297	583

**PM Peak Hour**

Land use	ITE Code	Intensity	Rate/EQ	% IN	% Out	Total Trips			Pass-by Trips		New Trips		
						In	Out	Total	%	Volume	In	Out	Total
Shopping Center	820	425,300 sf	$\ln(T) = 0.72\ln(X) + 3.02$	0.48	0.52	768	832	1,600	29%	464	545	591	1,136
Single Family	210	103 units	$\ln(T) = 0.94\ln(X) + 0.27$	0.63	0.37	64	38	102	0%	0	64	38	102
SF Attached	215	30 units	$T = 0.60(X) - 3.93$	0.59	0.41	8	6	14	0%	0	8	6	14
Multi-Family (1-3)	220	288 units	$T = 0.43(X) + 20.55$	0.63	0.37	91	53	144	0%	0	91	53	144
Total						931	929	1,860	24.9%	464	708	688	1,396



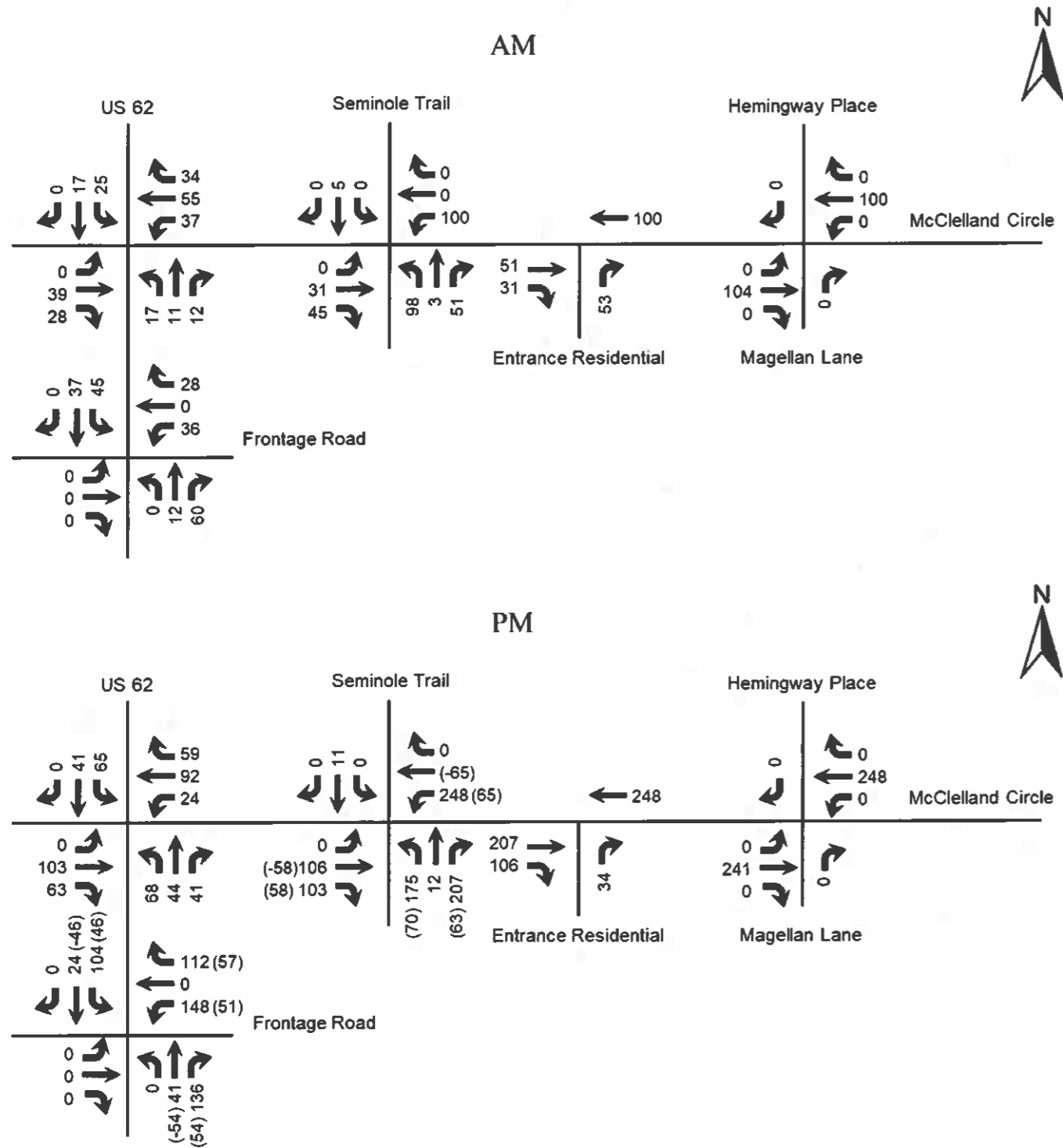


Figure 5. Peak Hour Trips Generated by Site

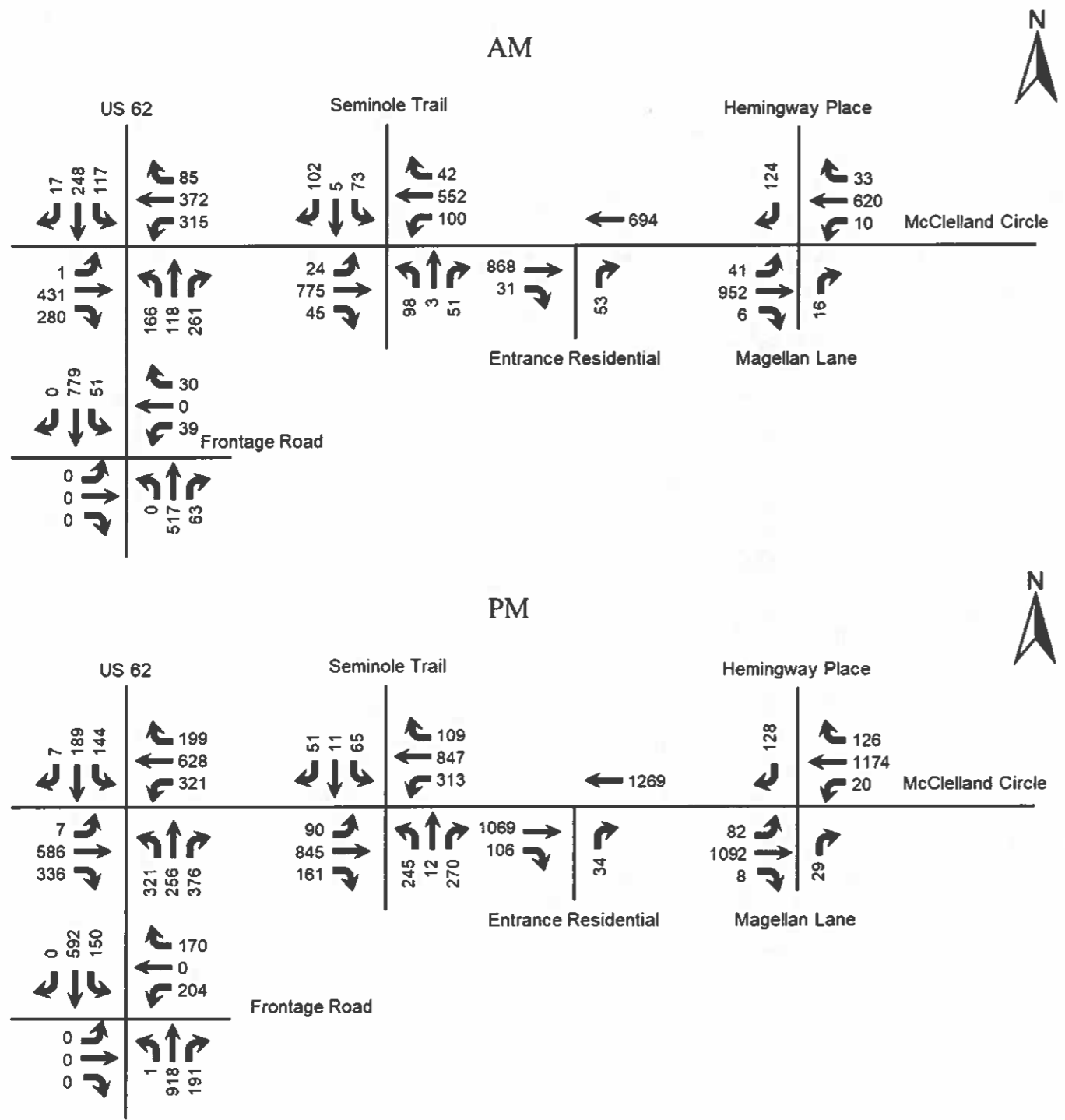


Figure 6. Build Peak Hour Volumes

**ANALYSIS**

The qualitative measure of operation for a roadway facility or intersection is evaluated by assigning a "Level of Service". Level of Service is a ranking scale from A through F, "A" is the best operating condition and "F" is the worst.

Level of Service results depend upon the facility that is analyzed. In this case, the Level of Service is based upon the total delay experienced at an intersection.

To evaluate the impact of the proposed development, the vehicle delays at the intersections were determined using procedures detailed in the Highway Capacity Manual, 7<sup>th</sup> edition. Future delays and Level of Service were determined for the intersections using the HCS Streets and TWSC (version 2024) software. The delays and Level of Service are summarized in **Table 2**. The proposed entrances have been assumed to meet the traffic signal warrant due to the volume of left turn traffic exiting the development.

**Table 2. Peak Hour Level of Service**

Approach	A.M.			P.M.		
	2024 Existing	2027 No Build	2027 Build	2024 Existing	2027 No Build	2027 Build
<b>McClelland Circle at US 62</b>	<b>B</b> <b>18.4</b>	<b>B</b> <b>19.1</b>	<b>C</b> <b>20.4</b>	<b>C</b> <b>20.4</b>	<b>C</b> <b>21.6</b>	<b>C</b> <b>26.1</b>
McClelland Eastbound	B 16.2	B 17.5	C 20.3	B 19.5	C 21.3	C 26.7
McClelland Westbound	B 10.1	B 10.8	B 12.1	B 12.9	B 13.9	B 17.3
US 62 Northbound	C 27.7	C 28.0	C 28.7	C 29.1	C 30.3	D 35.8
Paynes Depot Road Southbound	C 24.6	C 24.7	C 25.4	C 24.6	C 24.9	C 27.4
<b>McClelland Circle at Seminole Trail</b>			<b>B</b> <b>14.7</b>			<b>C</b> <b>22.0</b>
McClelland Eastbound	A 8.9	A 9.0	B 13.8	B 11.3	B 11.9	C 21.6
McClelland Westbound			B 10.3			B 18.9
Entrance Northbound			C 27.3			C 30.0
Seminole Trail Southbound	B 14.2	B 14.9	C 24.6	C 21.6	C 24.0	C 23.5
<b>McClelland Circle at Magellan Lane</b>						
McClelland Eastbound	A 8.8	A 8.9	A 9.3	B 11.8	B 12.4	B 14.8
McClelland Westbound	B 10.7	B 11.0	B 11.7	A 9.8	B 10.0	B 11.4
Magellan Lane Northbound	B 11.9	B 12.2	B 12.9	B 11.8	B 12.1	B 13.8
Hemingway Place Southbound	B 11.0	B 11.3	B 12.0	B 14.2	B 14.9	C 18.2
<b>US 62 at Frontage Road</b>			<b>A</b> <b>6.7</b>			<b>C</b> <b>20.9</b>



Approach	A.M.			P.M.		
	2024 Existing	2027 No Build	2027 Build	2024 Existing	2027 No Build	2027 Build
Frontage Road Eastbound			0			0
Frontage Road Westbound	B 13.2	B 13.6	B 15.7	C 19.2	C 20.4	C 21.0
US 62 Northbound			A 9.0	A 8.7	A 8.8	C 23.9
US 62 Southbound	A 8.5	A 8.6	A 4.2	A 9.8	B 10.1	B 17.0

Key: Level of Service, Delay in seconds per vehicle

The entrances were evaluated for turn lanes using the Kentucky Transportation Cabinet Highway Design Guidance Manual dated July, 2020. The traffic impact policy requires using volumes for ten years beyond build-out, or 2037. The 2037 volumes were determined applying a 2.0 percent annual growth rate from 2027. **Figure 7** illustrates the 2037 No Build volumes. **Figure 8** illustrates the 2037 Build Volumes. Using the volumes in Figure 8, the volume warrant is satisfied for a right turn lane at the entrances. **Table 3** summarizes the delay and Level of Service for 2037. No additional lane improvements are required. The intersection of McClelland Circle at US 62 will have sufficient volume to meet the protected left turn criteria by 2037 and has been included in the signal capacity analysis. The existing westbound left turn lane at the Seminole Trail intersection will need to be extended to accommodate the development traffic.

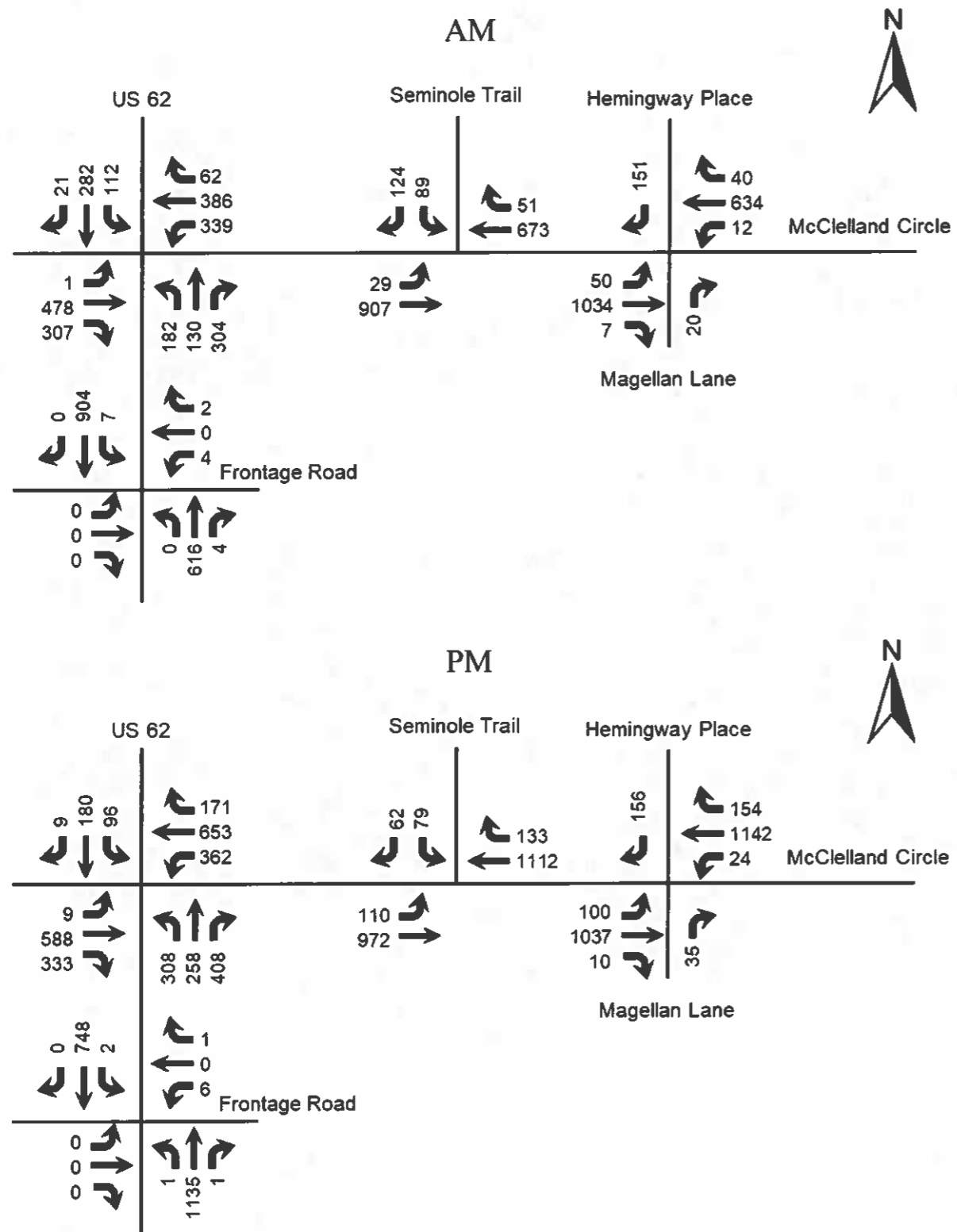


Figure 7. 2037 No Build Peak Hour Volumes

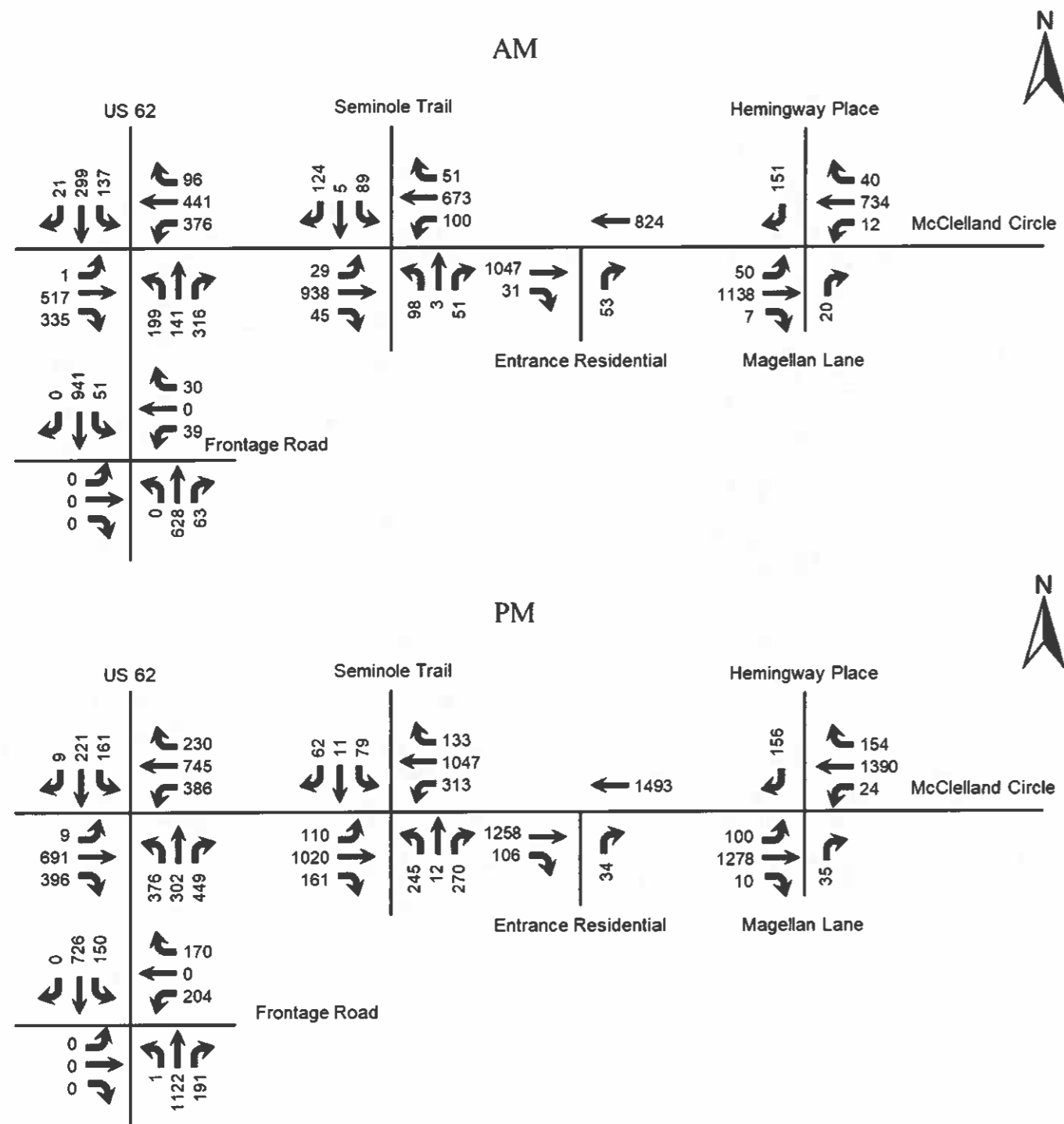


Figure 8. 2037 Build Peak Hour Volumes

**Table 3. Peak Hour Level of Service**

Approach	A.M.			P.M.		
	2024 Existing	2037 No Build	2037 Build	2024 Existing	2037 No Build	2037 Build
<b>McClelland Circle at US 62</b>	<b>B</b> <b>18.4</b>	<b>C</b> <b>22.7</b>	<b>C</b> <b>25.0</b>	<b>C</b> <b>20.4</b>	<b>C</b> <b>27.6</b>	<b>D</b> <b>36.6</b>
McClelland Eastbound	B 16.2	C 23.6	C 27.1	B 19.5	C 27.7	C 34.0
McClelland Westbound	B 10.1	B 14.0	B 16.4	B 12.9	B 18.2	C 33.5
US 62 Northbound	C 27.7	C 31.0	C 33.1	C 29.1	D 39.2	D 41.3
Paynes Depot Road Southbound	C 24.6	C 25.5	C 26.5	C 24.6	C 26.6	D 41.8
<b>McClelland Circle at Seminole Trail</b>			<b>B</b> <b>15.9</b>			<b>C</b> <b>25.6</b>
McClelland Eastbound	A 8.9	A 9.6	B 15.5	B 11.3	B 14.4	C 23.3
McClelland Westbound			B 11.8			C 22.9
Entrance Northbound			C 27.5			D 37.7
Seminole Trail Southbound	B 14.2	C 18.6	C 24.5	C 21.6	E 41.0	C 28.2
<b>McClelland Circle at Magellan Lane</b>						
McClelland Eastbound	A 8.8	A 9.5	A 10.0	B 11.8	C 15.3	C 19.4
McClelland Westbound	B 10.7	B 12.3	B 13.2	A 9.8	B 11.1	B 12.8
Magellan Lane Northbound	B 11.9	B 13.6	B 14.5	B 11.8	B 13.5	C 15.7
Hemingway Place Southbound	B 11.0	B 12.5	B 13.4	B 14.2	C 19.2	D 25.4
<b>US 62 at Frontage Road</b>			<b>A</b> <b>6.6</b>			<b>C</b> <b>21.2</b>
Frontage Road Eastbound			0			0
Frontage Road Westbound	B 13.2	C 15.9	B 17.5	C 19.2	D 26.3	C 26.1
US 62 Northbound			A 8.8	A 8.7	A 9.3	C 23.3
US 62 Southbound	A 8.5	A 9.0	A 4.2	A 9.8	B 11.1	B 16.6

Key: Level of Service, Delay in seconds per vehicle

## **CONCLUSIONS**

Based upon the volume of traffic generated by the development and the amount of traffic forecasted for the year 2037, there will be an impact to the existing highway network, with Levels of Service remaining within acceptable ranges. Right turn lanes will be required at the entrances. The existing westbound left turn lane at the Seminole Trail intersection will need to be extended to accommodate the development traffic. Traffic signals will be installed at the Frontage Road and Seminole Trail, once the development meets signal volume warrants.

**APPENDIX**

The Paddocks at Jennings Farm  
Traffic Impact Study



November 13, 2024

**VIA HAND DELIVERY**

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

**Applicant:** Limestone Farms, LLC  
**Property:** 1530 Paynes Depot Road  
**RE:** Zone Change Application

Dear Commission Members:

Please be advised I am writing on behalf of the applicant, Limestone Farms, LLC (hereinafter the "Applicant") who is applying for a zone change for property located at 1530 and 1438 Paynes Depot Road, Georgetown, Kentucky (the "Property"). Specifically, the Applicant is seeking to rezone 68.5 +/- acres to B-5 for commercial development, 21 +/- acres to R-3 for multifamily development, 48.48 +/- acres to R1-C for single family lots, and 55.48 +/- acres to C-1 for continued conservation as a walking trail, open space and amphitheater. Please allow this to serve as justification in support of the Applicant's zone change request.

**I. The Applicant.**

The Applicant is very eager and excited to expand their Property and to provide numerous different uses in a well configured and appropriately zoned development. As the Commission knows, the Applicant is actively developing a distillery on the Property and is seeking to expand this development with a number of mixed uses that will create a harmonious development within the urban services boundary. The Applicant has taken extensive time to create a lay out that will not only diminish any impact on surrounding neighbors but will also limit any impact between the different uses within the development.

As such, the Applicant is excited to enter the Georgetown marketplace as a thoughtful and forward-thinking corporate citizen.

**II. The Property.**

The Property is located within the urban services boundary and a majority of the Property has been annexed into the City. To the south and west of the Property there is cluster residential developments and farmland. As you move to the east of the Property, residential development begins to abound. Likewise, and to the north, and across McCeland Circle, there is substantial residential development, and some business uses. These surrounding residential developments



have been in place since at least 2010. Given that this Property is uniquely situated in the middle of residential development, this Property is ideal for a mixed use residential and commercial development in the area while also being mindful of the boundary it plays between development and farmland.

The Property has been vacant agricultural land since at least 2010. Despite this, significant residential development has abounded on all sides of the Property. This development will not only look to service residents within its bounds but the community as a whole. This Property is also uniquely situated on the City and County line. While this Property is located within the City limits, the surrounding agricultural lots are located within the County.

A majority of the Property is within the City boundaries and therefore urban in nature and ready for development. The Property is ready and needed for commercial and residential development as envisioned in the 2024 Comprehensive Plan and Future Land Use Map which is believed to be approved during the consideration of this Application.

### **III. The Current Request and Comprehensive Plan.**

As is shown on Exhibit A, this development proposes areas of B-5, C-1, R-3 and R1-C zoning. Specifically, the front portion of the Property which fronts Paynes Depot will be rezoned to B-5 to allow for commercial development of the out lots. Behind those lots, and along McCelland Circle, 21 acres will be rezoned R-3 to allow for multi-family development with associated amenities. Moving to the south and behind the currently approved distillery, the Applicant is seeking to rezone 48.48 acres to R-1C to allow for single family residential development. Lastly, 55.48 acres will be rezoned C-1 (Conservation district) to allow for a buffer from Cane Run and the Greenbelt.

As can be seen on Exhibit A, the Applicant has sought to design this development in a manner that limits any impact from one area of the development to the next. Specifically, the Applicant has kept large green open spaces to buffer the distillery from the residential developments. In addition, there is an extensive walking path through the development which provides multi modes of transport through the development while also creating a green buffer.

Further, the Applicant has also sought provide amenities in the development which not only provide a benefit to the residents but will also be utilized by the community. Specifically, the Applicant is proposing a golf simulator, pickle ball courts, and multi commercial uses which will attract the community to this development. In addition, there is an extensive walking trail which will be usable by the public.

In regard to the proposed housing stock to be built in the R-3 zone, the Applicant envisions apartment style and townhouse development with a price point geared toward middle income and work force individuals. In the R1-C zones, the Applicant is seeking to accommodate larger single-family homes on larger lots to provide mix of housing stock. In addition, and as

seen on the preliminary site plan, the Applicant is also providing included amenities for these residential uses which include a clubhouse with amenities and a community trail. The B-5 zone will incorporate smaller out lots with the larger box store lots being placed behind those lots. This will allow for a mixed-use development in the form of differing commercial uses.

This zone change request is also in agreement with the 2024 Comprehensive Plan in many regards. Most importantly, this Property has been identified on the 2024 Future Land Use Map as land which should be developed as residential and commercial. This application also complies with many of the stated goals and objectives of 2024 Comprehensive Plan. Specifically;

- CF1: Design for an efficient network of streets and land uses.  
CF 1.3; "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."
- HO 1: Provide a full-spectrum of quality housing options for all residents.  
HO 1.1 "Encourage the expansion of affordable and middle-income housing opportunities and distribute new units throughout the community."  
HO 1.4 "New residential developments should promote connectivity and be compact to reduce the impacts of sprawl."
- HS 3: Improve access to health and wellness services.
- EG 1: Diversify the Scott County Economy.  
EG 1.2 "Improve access to employment opportunities for all Scott County residents."  
EG 1.3; "Invest in quality-of-life measures that residents and business owners seek, including parks, open space, historic resources, and public services."
- EG 2: Create more local business and job opportunities.

This Applicant seeks to comply with Goals and Objectives of the 2024 Comprehensive Plan in many regards. Specifically, the Applicant is seeking to expand the local business and job opportunities by creating many commercial lots which will house businesses that will draw from the community to staff these businesses. This will provide a positive economic impact on the community as a whole. Further, this development will provide much needed middle-income housing and differing housing stock in the form of apartments and multi-family residential units. This promotes the goals and objectives of Georgetown by providing new units in the community. Further, by providing multi-family and single family residences the Applicant is seeking to

Georgetown-Scott County Planning Commission  
November 13, 2024  
Page 4

provide a “full-spectrum” of quality housing options within this development. Further, the development allows for accessible and economic movement within the development by developing a large scale walking trail that traverses the development while providing option to improve health and wellness.

In addition, and as is discussed herein above, the community of Georgetown and Scott County has taken considerable time and thought in putting together the current 2024 Comprehensive Plan and Future Land Use Map. Through that extensive process, including immense research and community input, the community has determined that this Property is best suited for a residential and commercial development, just as the Applicant is proposing. As such, this Application is in agreement with the 2024 Future Land Use Map and Comprehensive plan which indicates this Property should be developed just as the Applicant has proposed.

Given that this Zone Change Request is in agreement with the Comprehensive Plan and Future Land Use Map, the Applicant would ask that the Commission approve this request.

**III. Conclusion.**

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

Sincerely,



PRESTON C. WORLEY

**PADDOCKS AT JENNINGS FARM - MULTI-FAMILY RESIDENTIAL  
PRELIMINARY DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission  
December 12, 2024  
(postponed 10/10/2024 and 11/14/2024)**

**FILE NUMBER: PDP-2024-50**

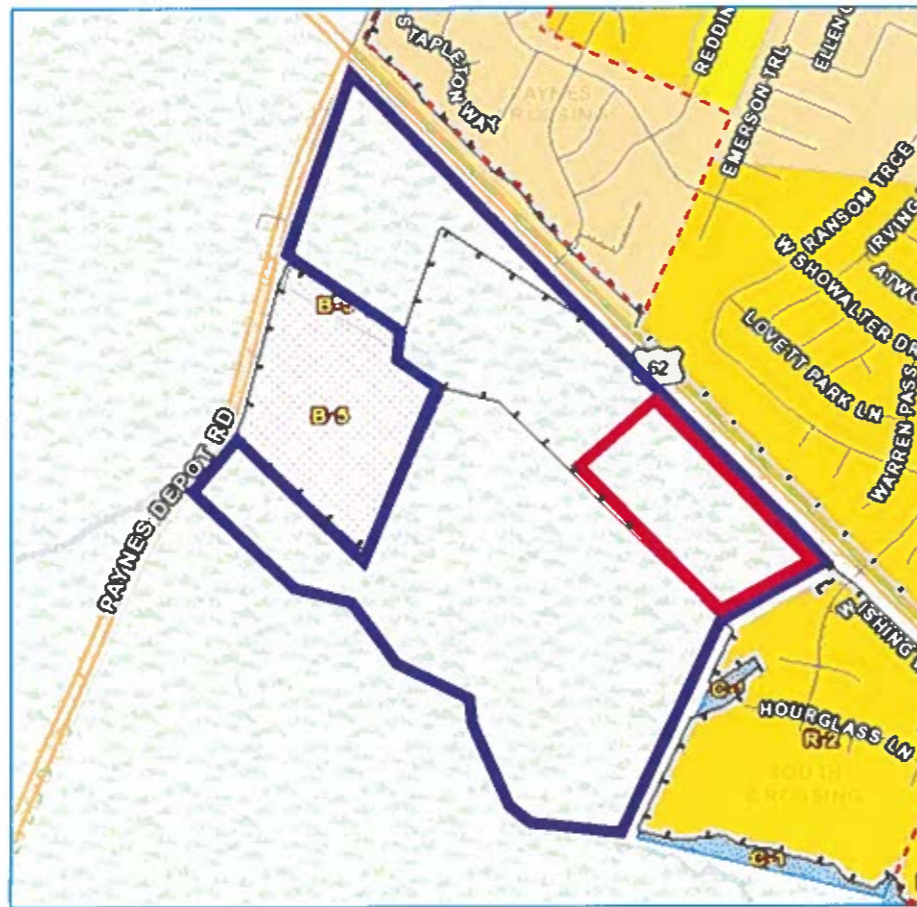
**PROPOSAL:** Preliminary Development Plan for eight 36-unit apartment buildings and 6 townhome buildings, totaling 318 residential units

**LOCATION:** 1538 Paynes Depot Road

**OWNER:** Dudley Jennings

**APPLICANT:** Darin Dillow

**CONSULTANT:** Daniel Rehner & Charlie Hall, Thoroughbred Engineering



**STATISTICS:**

Zone (Current, at Time of Application):	A-1 (Agricultural)
Zone (Proposed):	R-3 PUD (High-Density Residential)
Surrounding Zones:	A-1, B-5, C-1, R-1C, & R-2
Site Area [Area of Impact]:	182.56 ac [21.0 ac]
Proposed Development [Total]:	Eight 36-unit Apartment Buildings [288] Three 4-unit Townhome Buildings [12] Three 6-unit Townhome Buildings [18] [318 units]

Proposed Development Area [Height]:	Apartment Buildings: 138,760 SF [45'-0"] Townhome Buildings: 45,000 SF [24'-0"] Clubhouse: 5,500 SF [30'-0"]
Proposed Building Lot Coverage:	20.79%
Lot Density:	15.0 DU/ac
Parking Required:	432 spaces, with 9 ADA (Apartments) 60 spaces, with 3 ADA (Townhomes)
Parking Proposed:	570 spaces (Apartments) 76 spaces (Townhomes)
Access:	New Public Street from Magellan Lane to Paynes Depot Road [US-62] and McClelland Circle [US-460 Bypass] New Private Street internal roads
Variances:	1. Variance to multi-family building height from 30 feet and 2 stories to 45 feet and 3 stories.

## BACKGROUND:

The Project Site a 182.56-acre A-1 zoned tract located southwest of the intersection of McClelland Circle and Paynes Depot Road. The proposed development ("Multi-Family Area") is on a 21-acre portion of the larger property that is proposed to be rezoned to R-3 PUD. The Project Site is partially annexed into the City of Georgetown. Properties along McClelland Circle are already developed with a mix of commercial, warehousing, single-family and multi-family residential properties and uses.

An application to rezone the Project Site to B-5 PUD, C-1, R-1C PUD, and/or R-3 PUD was filed at the same time as the preliminary development plan for the property. Preliminary development plan approval is contingent on the rezoning of the property as the agricultural zone does not permit high-density residential uses.

## SITE PLAN REVIEW

The proposal is to construct eight buildings with 36 units per building, or a total of 288-unit apartment complex with clubhouse and to construct six buildings with 4 to 6 units per building, or for a total of 30-unit townhome complex. The lot coverage for these lots 20.8% of the total area proposed to be R-3, which is well beneath the 40% maximum for the zone. The development is within the setback requirements for the R-3 zoning district, which are as follows:

- 30-foot front yard setback
- 7.5-foot side yard setback (between similar density units),
- 25-foot side yard setback (between multi-family and duplex/single-family),
- 25-foot rear yard setback

### Building Height

All apartment buildings are proposed to be forty-four feet (45) in height. The R-3 zoning district has a maximum height of two (2) stories or 30 feet total. The Applicant has requested a variance to the height requirement. Staff supports approval of the variance as the height would be similar to the height of the Marq Apartments south of the Project Site and this similarity in design would further connect the two developments together. Per the *Zoning Ordinance*, one (1) additional foot of horizontal setback is

required for each one (1) additional foot of vertical building height, which the plan for the Multi-Family Area does reflect.

### **Traffic Study**

A traffic study was performed by Diane Zimmerman Traffic Engineering as part of the application for rezoning. The study was performed on October 16, 2024 looking at four intersections:

1. Paynes Depot Road and Paynes Depot Frontage Road #5
2. Paynes Depot Road and McClelland Circle
3. McClelland Circle and Seminole Trail
4. McClelland Circle and Magellan Lane

A full version of the study is available for examination in the Planning Commission office and analysis of said study is discussed in the staff report for application "ZMA-2024-49 Paddocks at Jennings Farm". Staff recommends adopting the recommendations of said traffic study for this and any subsequent developments of the property.

### **Access & Circulation**

The Preliminary Development Plan includes the construction of the road that would connect Paynes Depot Frontage Road #5 to Magellan Lane as well as the connection to McClelland Circle at Seminole Trail and unsignalized intersection north of Magellan Lane. The connection to Seminole Trail is approximately 2,000 feet south of the intersection of McClelland Circle and Paynes Depot Road and the southern stub is 1,500 feet north of the intersection of McClelland Circle and Magellan Lane. A public road is proposed to connect these road stubs to an internal public road that would branch from Magellan Lane.

### **Pedestrian Improvements**

Per the *Subdivision & Development Regulations*, pedestrian walkways should be provided on all sides of proposed lots that abut private or public rights-of-way. Sidewalks should be provided to and through the proposed residential area to the existing residential areas to the south and to the future commercial phases of development for safe pedestrian use. These pedestrian walkways should be landscaped and kept in good repair. All sidewalks and walkways shall be marked and lighted and in instances of parking lot and/or street crossings, be of a different material from the road it is crossing.

### **Parking**

Per the *Subdivision & Development Regulations*, multi-family residential developments of one-bedroom units require 1.5 parking spaces per unit and two- and three-bedroom units require 2.5 parking spaces per unit. For townhome developments, one-bedroom units require 2 parking spaces and two- and three-bedroom units require 2.5 spaces. The Preliminary Development Plan does not include clarity on what the count of each unit type and number of bedrooms but does note that the site would be required at minimum to provide 432 multi-family spaces and 60 townhome spaces. Further, the preliminary plan identifies that the resulting development would provide 570 multi-family spaces and 76 townhome spaces, and for 23 of those spaces as ADA. For lots with a total number of spaces between 501 and 1,000 spaces, 2% of the total space count shall be designated as ADA accessible. The final development plan needs to have clarification on the number and size of units and all required ADA spaces.

## **Landscape & Land Use Buffers**

### ***Section 6.12: Property Perimeter Requirements***

Multiple property perimeter landscape areas are required as part of this development. The Landscape & Land Use Buffers Ordinance requires a 20-foot-wide buffer area for double-frontage residential properties, and for those areas to be populated with 1 medium or large tree per 30 feet of linear boundary plus planting of 6-foot-tall continuous buffer. The preliminary landscape plan does not meet these requirements, and the final landscape plan will need to address this deficit.

### ***Section 6.13: Vehicular Use Area Perimeter Requirements***

The Landscape & Land Use Buffers Ordinance requires a 3 to 5-foot-wide buffer area between a vehicular use area (VUA) and either any property in any zone or an adjoining public or private street, right-of-way, access road or service road, and for those areas to be populated with 1 medium or large tree per 40 feet of linear boundary plus a 3-foot-tall continuous buffer. In the area where the VUA perimeter and property perimeter landscaping requirements overlap along the northeast property line, the more stringent of the two regulations shall be applied which means in this area property perimeter would be required. The preliminary landscape plan does not meet these requirements, and the final landscape plan will need to address this deficit.

### ***Section 6.22: Interior Landscaping for Vehicular Use Areas***

The *Landscape & Land Use Buffers Ordinance* requires for open VUAs of 6,000 SF area (or greater) necessitates interior landscaped area 10% the size of the VUA and for those areas to be populated with 1 tree per 250 square feet of interior landscaped area. The development plan shows the construction of 229,815 SF of VUA, which would result in at least 22,981.5 SF of ILA installed and 92 ILA trees. The preliminary landscape plan shows the installation of 28,095 SF of ILA and 96 ILA trees which satisfies this requirement. The preliminary landscape plan meets these requirements.

### ***Section 6.2215: Minimum Canopy Requirements***

As the Multi-Family Area will be completely redeveloped and no existing trees will remain, 20% tree canopy will be required on the property, equivalent to 182,952 SF of canopy. The Applicant proposes the planting of 244 large trees at 750 SF per tree per the adopted *Planting Manual*. The landscaping plan shows tree plantings is equivalent to 183,000 SF of canopy, equivalent to 20% of the total site area. The final landscape plan will need to address this deficit.

### ***Open Space & Trails Connections & Buffering***

The concept plan for the whole site rezoning shows the construction of a trail in the proposed C-1 area. Staff recommends requiring the trail construction be completed at the same time as roadway and utility infrastructure would be completed, or prior to issuance of the Certificate of Occupancy for the first residence/structure built in either residential area. A connection is also required to access the trail area from the multi-family area, such as a series of sidewalks and crosswalks. Staff recommended an access point be constructed in the northwest corner of the single-family residential area for multi-family area residents to have access to the trail. This would offer residents multiple options for utilizing the open space required for the total site area development. The exact location can be determined at the time of Final Subdivision Plat approval.

## **RECOMMENDATION:**

Staff recommends **Approval** of the Preliminary Development Plan for the Paddocks at Jennings Farm Multi-Family Residential Area with the following variances, waivers and conditions of approval:

### **Variances & Waivers:**

1. Variance to maximum building height from 30 feet and 2 stories to 45 feet and 3 stories.

### **Conditions of Approval:**

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. All conditions of the City of Georgetown pertaining to site rezoning and annexation.
3. All conditions of approval from ZMA-2024-49.
4. 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).
5. This Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406 section A of the *Subdivision and Development Regulations*.
6. 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.
7. 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.
8. 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.
9. A photometric plan shall be submitted and approved as part of the Final Development Plan. The Applicant shall direct lighting away from adjoining property and not have any off-site impact.
10. A species-specific landscape plan shall be included with the Final Development Plan indicating all trees to be preserved during construction.
11. All requirements of GMWSS regarding sanitary sewer services.
12. The Applicant shall install all traffic control devices, including a traffic light, at the Applicant's/Developer's expense.
13. The applicant shall be responsible for all offsite road and public water and sewer improvements required to serve the proposed development. A connection to Magellan Lane must be completed prior to issuance of the Certificate of Occupancy for the first residence/structure built in any residential area.
14. All requirements of the Georgetown Fire Department regarding fire hydrant locations and emergency vehicle accessibility.
15. A sidewalk plan shall be submitted along with the Final Development Plan. All sidewalks and walkways shall be marked and lighted, and in instances of parking lot and/or street crossings, be of a different material from the road it is crossing. All sidewalks and walkways shall be of a material different than that used for streets to differentiate the different users. Connections from the multi-family area shall be made to all existing and proposed commercial, conservation, recreation, and residential areas, including stubs to future phases.



16. All roadway and sidewalk improvements and connections, as well as all utility infrastructure shall be completed prior to the issuance of Certificate of Occupancy for the first residence/structure built in any residential area.

PLOT DATE 11/25/2024 3:45 PM

**SITE DATA**

**PROPERTY INFORMATION:**

STREET ADDRESS 1530 PAYNES DEPOT ROAD  
GEORGETOWN, KY 40324  
DB 252, PG 41  
DEED BOOK 5  
NUMBER OF LOTS 205 78 ACRES  
TOTAL AREA A-1 AGRICULTURE  
CURRENT ZONE 7.4 ACRES (321.955 S.F.)  
TOTAL PROPOSED ROW

**OWNER**

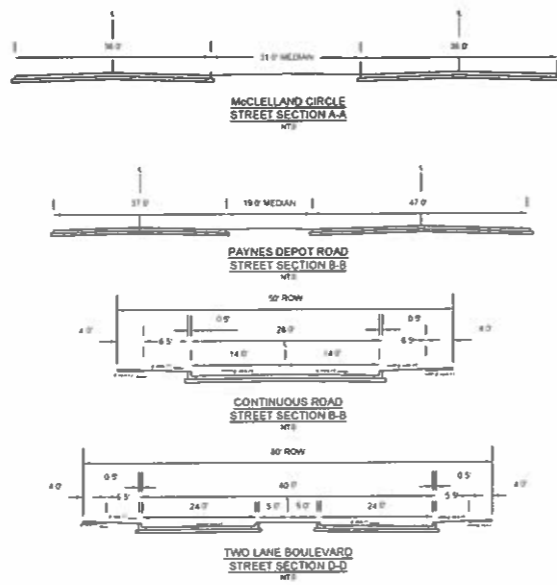
DUDLEY L. JENNINGS  
1530 PAYNES DEPOT ROAD  
GEORGETOWN, KY 40324

**DESIGN ENGINEER**

THOROUGHBRE<sup>®</sup> ENGINEERING  
CONTACT DANIEL REHNER  
P.O. BOX 481  
LEXINGTON, KY 40588  
PHONE: 859-785-0383

**DEVELOPER:**

DARIN DILLOW  
LIMESTONE FARMS  
197 SOARDS ROAD  
GEORGETOWN, KY 40324  
859-397-8657



**PURPOSE OF THE PLAN:**

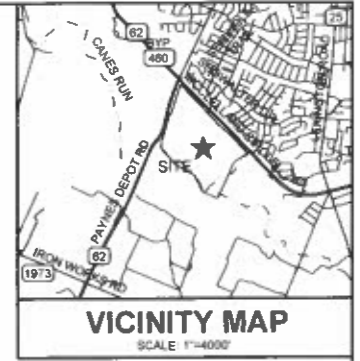
TO PROPOSE A CORRIDOR FROM PAYNES DEPOT ROAD THAT PROVIDES ACCESS TO THE PROPOSED RESIDENTIAL DEVELOPMENT AND ALLOWS CONNECTIONS TO FUTURE DEVELOPMENT

**FLOOD INFORMATION:**

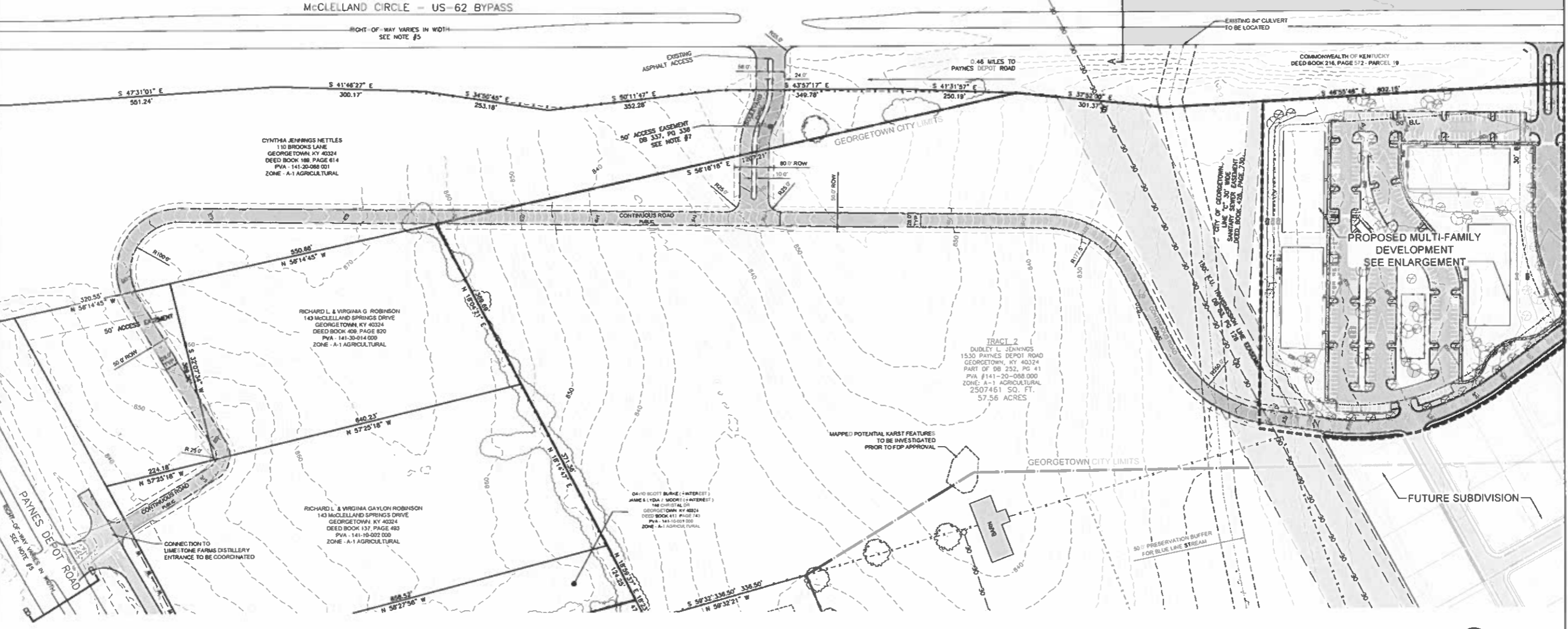
BASED ON AN INSPECTION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S INTERNET MAP SERVICE CENTER SITE, THE PROPERTY LIES WITHIN THE ZONE "AE" AND IN THE REGULATORY FLOODWAY MAP #21209C0179D. EFFECTIVE DATE DECEMBER 21, 2017

**NOTES:**

- 1 INCREASED FIRE PROTECTION MAY BE REQUIRED FIRE HYDRANT LOCATIONS TO BE COORDINATED WITH GMMVS AND GFD
- 2 TRAFFIC IMPACT STUDY WILL BE REQUIRED PER THE ZONING ORDINANCE AND THE SUBDIVISION AND DEVELOPMENT REGULATIONS
- 3 KYTC ENTRANCE PERMIT WILL BE REQUIRED
- 4 THIS DEVELOPMENT IS NOT WITHIN THE THE ROYAL SPRINGS AQUIFER RECHARGE AREA
- 5 ALL STORMWATER MANAGEMENT MUST MEET CURRENT STORMWATER BMP MANUAL REQUIREMENTS PLANS FOR DRAINAGE THROUGH PROPERTY AND PROTECTION OF WATERWAYS TO BE SUBMITTED FOR REVIEW BEFORE ANY DEVELOPMENT OCCURS



C:\USERS\RT\390 DROPBOX\THOROUGHBRE<sup>®</sup> ENGINEERING\ACTIVE PROJECTS\JENNINGS PROPERTY, GEORGETOWN, KENTUCKY\CIVIL\DEVELOPMENT PLAN\JENNINGS\PROPERTY\_PUD.DWG



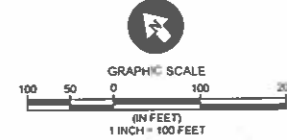
**COMMISSION'S CERTIFICATION**

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

**OWNER'S CERTIFICATION**

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

CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMM \_\_\_\_\_ DATE \_\_\_\_\_ OWNER OR OWNERS \_\_\_\_\_ DATE \_\_\_\_\_



**PDP-2024-50**

**PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN**  
**THE PADDOCKS AT JENNINGS FARM**  
PORTIONS OF PAYNES DEPOT ROAD AND McCLELLAND CIRCLE  
GEORGETOWN, SCOTT COUNTY, KENTUCKY 40324

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



PROJECT NO	230290	DATE	10/8/2024
ISSUED FOR REVIEW	DATE	ISSUED FOR REVIEW	DATE
ISSUED FOR REVIEW	DATE	ISSUED FOR REVIEW	DATE
ISSUED FOR REVIEW	DATE	ISSUED FOR REVIEW	DATE

**PUD-1.0**

C:\USERS\BRT386\DROPBOX\THOROUGHBRED ENGINEERING\ACTIVE PROJECTS\JENNINGS PROPERTY (GEORGETOWN, KENTUCKY)\V\CA\DEVELOPMENT PLAN\JENNINGS\PROPERTY\_PUD.DWG PLOT DATE 11/25/2024 3:48 PM

**SITE DATA**

**PROPERTY INFORMATION:**

STREET ADDRESS 1530 PAYNES DEPOT ROAD  
GEORGETOWN, KY 40324  
DB 252, PG 41  
DEED BOOK 205 78 ACRES  
NUMBER OF LOTS 5  
TOTAL AREA 205 78 ACRES  
CURRENT ZONE: A-1 AGRICULTURE  
PROPOSED ZONE: R-3 HIGH DENSITY RESIDENTIAL  
TOTAL PROPOSED ROW 7.4 ACRES (321,955 S.F.)  
COMMUNAL OPEN SPACE 80,190 S.F.  
OPEN SPACE FOR UTILITIES 383,515 S.F.  
AREA OF DEVELOPMENT 21 ACRES (913,044 S.F.)  
REMAINING PROPERTY AREA 184 78 ACRES

**OWNER:**

DUDLEY L. JENNINGS  
1530 PAYNES DEPOT ROAD  
GEORGETOWN, KY 40324

**DESIGN ENGINEER:**

THOROUGHBRED ENGINEERING  
CONTACT: DANIEL REHNER  
P O BOX 481  
LEXINGTON, KY 40588  
PHONE: 859-785-0383

**DEVELOPER:**

DARIN DILLOW  
LIMESTONE FARMS  
197 SOARDS ROAD  
GEORGETOWN, KY 40324  
859-397-8657

**PROJECT INFORMATION:**

PROJECT AREA 21 ACRES  
PROPOSED USE MULTI-FAMILY HOUSING AND TOWNHOMES  
PROPOSED BUILDING HEIGHT. TOWNHOMES 24'-0"  
MULTI-FAMILY BUILDINGS: 45'-0"  
CLUBHOUSE: 30'-0"  
MAXIMUM BUILDING LOT COVERAGE 40%  
PROPOSED BUILDING LOT COVERAGE TOWNHOMES: 45,000 S.F.  
MULTI-FAMILY BUILDINGS: (8) 17,435 S.F.  
CLUBHOUSE: 5,500 S.F.  
TOTAL: 189,980 S.F. (20.8%)  
PROPOSED BLDG SQUARE FOOTAGE: TOWNHOMES: 90,000 S.F.  
MULTI-FAMILY BUILDINGS: (8) 52,305 S.F.  
CLUBHOUSE: 11,000 S.F.  
TOTAL: 153,305 S.F.  
MAXIMUM DENSITY: 16 UNITS/NET ACRE = 336 UNITS  
PROPOSED DENSITY: 268 MULTI-FAMILY UNITS  
30 TOWNHOME UNITS  
318 UNITS (16 UNITS / NET ACRE)

**ZONING INFORMATION:**

ZONING CLASSIFICATION R-3 (HIGH DENSITY RESIDENTIAL)  
BUILDING SETBACKS FRONT 30'  
SIDE 25'  
REAR 25'

**PARKING INFORMATION:**

PARKING REQUIRED 1.5 SPACES PER 1 BEDROOM UNIT, AND 2 SPACES PER 2 OR MORE BEDROOM UNIT  
432 MIN. MULTI-FAMILY SPACES  
60 TOWNHOME SPACES  
ADA PARKING REQUIREMENT ONE SPACE PER 25 PARKING SPACES  
547 STANDARD SPACES, 23 ADA SPACES  
PARKING PROVIDED 576 MULTI-FAMILY SPACES  
76 TOWNHOME SPACES

**LANDSCAPE DATA:**

VEHICULAR USE AREA (VUA) 229,815 S.F.  
INTERIOR LANDSCAPE AREA REQUIRED 22,981 S.F. (10%)  
INTERIOR LANDSCAPE AREA PROVIDED 28,095 S.F.  
REQUIRED INTERIOR TREES 1 TREE / 250 S.F. = 92 TREES  
PROPOSED TREES 96 TREES

**TREE CANOPY:**

SITE AREA 913,044 S.F. (21 ACRES)  
EXISTING TREE CANOPY 0 S.F. (0%)  
NEW TREE CANOPY REQUIRED 182,609 S.F. (20%)  
TREE CANOPY PROPOSED 183,000 (20%) - 244 LARGE TREES  
(VARIETIES TO BE SELECTED ON FDP)

**KEY NOTES:**

- 1 ACCESS CORRIDOR FOR FUTURE DEVELOPMENT (SEE SHEET PUD-1.0)
- 2 DUMPSTER, TYP. (SEE NOTE #3)
- 3 NEW ENTRANCE OFF McCLELLAND CIRCLE TO BE APPROVED BY KYTC
- 4 DOG PARK
- 5 CONNECTION TO MAGELLAN LANE (BOX CULVERT TO BE EXTENDED)
- 6 ENTRANCE SIGN
- 7 RIGHT TURN LANE TO BE INSTALLED PER TRAFFIC IMPACT STUDY  
KYTC TO REVIEW AND APPROVE

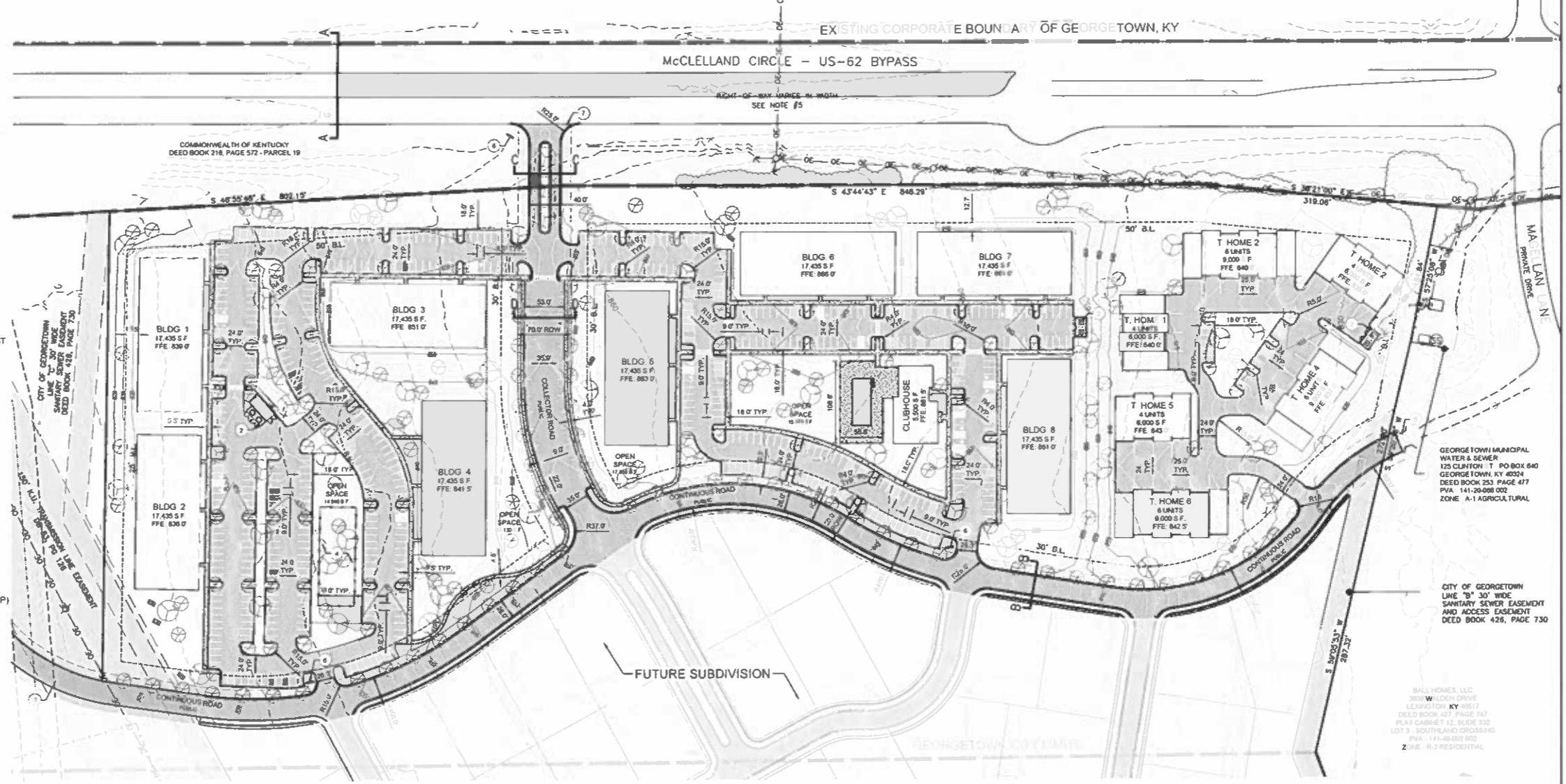
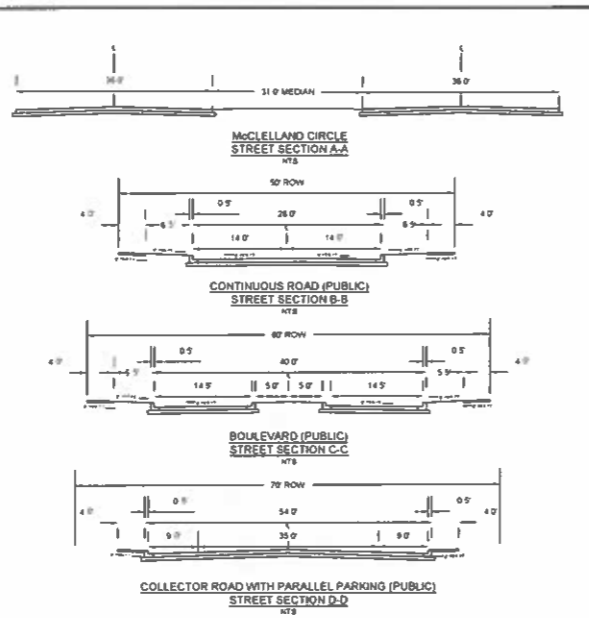
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CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMM \_\_\_\_\_ DATE \_\_\_\_\_  
OWNER OR OWNERS \_\_\_\_\_ DATE \_\_\_\_\_



**PURPOSE OF THE PLAN:**

TO PROPOSE A MULTI-FAMILY DEVELOPMENT MADE UP OF 8 BUILDINGS WITH A CENTRAL CLUBHOUSE INCLUDING AMENITIES, AND 6 TOWNHOME BUILDINGS ON 21 ACRES OF LAND RECENTLY REZONED FROM A-1 TO R-3

**FLOOD INFORMATION:**

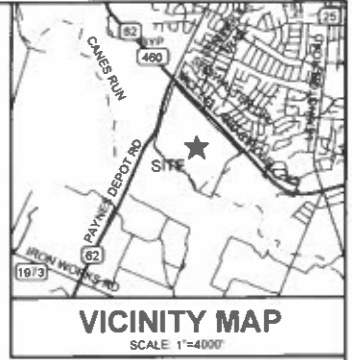
BASED ON AN INSPECTION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S INTERNET MAP SERVICE CENTER SITE, THE PROPERTY LIES WITHIN THE ZONE "AE" AND IN THE REGULATORY FLOODWAY, MAP #21209C0179D, EFFECTIVE DATE DECEMBER 21, 2017

**NOTES:**

- 1 ALL DRIVE ISLES WITHIN THE MULTI-FAMILY COMPLEX AND TOWNHOME DRIVEWAYS TO BE PRIVATE UNLESS OTHERWISE NOTED ON THE PLAN
- 2 TREE LOCATIONS ARE NOT FINAL AND CAN BE MOVED ON THE FINAL DEVELOPMENT PLAN AS LONG AS INTERIOR AND PERIMETER PLANTING REQUIREMENTS REMAIN IN COMPLIANCE WITH THE LANDSCAPE ORDINANCE
- 3 ALL VUA PERIMETER AND DUMPSTER SCREENING REQUIREMENTS TO BE SHOWN ON THE FINAL DEVELOPMENT PLAN IN COMPLIANCE WITH THE LANDSCAPE ORDINANCE
- 4 INCREASED FIRE PROTECTION MAY BE REQUIRED FIRE HYDRANT LOCATIONS TO BE COORDINATED WITH GMMSS AND GFD
- 5 KYTC ENTRANCE PERMIT WILL BE REQUIRED
- 6 THIS DEVELOPMENT IS NOT WITHIN THE THE ROYAL SPRINGS AQUIFER RECHARGE AREA
- 7 ALL STORMWATER MANAGEMENT MUST MEET CURRENT STORMWATER BMP MANUAL REQUIREMENTS. PLANS FOR DRAINAGE THROUGH PROPERTY AND PROTECTION OF WATERWAYS TO BE SUBMITTED FOR REVIEW BEFORE ANY DEVELOPMENT OCCURS

**REQUESTED VARIANCES:**

- 1 INCREASE MAXIMUM HEIGHT OF MULTI-FAMILY BUILDINGS FROM 2 STORIES OR 30'-0" TO 3 STORIES OR 45'-0"



VICINITY MAP  
SCALE 1"=4000'

McCLELLAND CIRCLE - US-62 BYPASS  
RIGHT-OF-WAY VARIANCE IN WIDTH  
SEE NOTE #5  
COMMONWEALTH OF KENTUCKY  
DEED BOOK 218, PAGE 572 - PARCEL 19  
CITY OF GEORGETOWN  
LINE 75' 30" WIDE  
SANITARY SEWER EASEMENT  
AND ACCESS EASEMENT  
DEED BOOK 426, PAGE 730  
GEORGETOWN MUNICIPAL  
WATER & SEWER  
125 CLIFTON T. PO BOX 640  
GEORGETOWN, KY 40324  
DEED BOOK 253 PAGE 477  
PVA 141-20-008 002  
ZONE A-1 AGRICULTURAL  
CITY OF GEORGETOWN  
LINE 75' 30" WIDE  
SANITARY SEWER EASEMENT  
AND ACCESS EASEMENT  
DEED BOOK 426, PAGE 730  
BALL HOMES, LLC  
3808 WALDEN DRIVE  
LEXINGTON, KY 40517  
DEED BOOK 457, PAGE 747  
PLAT CABBIN 12, SLIDE 312  
LOT 3, SOUTHLAND CROSSING  
PVA 141-20-002 802  
ZONE R-3 RESIDENTIAL  
GRAPHIC SCALE  
0 40 80  
IN FEET  
1 INCH = 80 FEET

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

**THOROUGHBRED**  
DESIGN | ENGINEER | CONSTRUCT

**PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN**  
**THE PADDOCKS AT JENNINGS FARM**  
PORTIONS OF PAYNES DEPOT ROAD AND McCLELLAND CIRCLE  
GEORGETOWN, SCOTT COUNTY, KENTUCKY 40324

Project No.	230200	Checked by	CH
Date	10/06/2024	Reviewed by	DR
ISSUED FOR REVIEW			
DATE		REVISION	
		CONSTRUCTION DEADLINE	
		NO. OF SHEETS	

**PDP-2024-50**  
**PUD-1.1**

**TRAYLOR PROPERTY  
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission  
December 12, 2024**

**FILE NUMBER:** FSP-2024-59

**PROPOSAL:** Final Subdivision Plat to divide one 38.54-acre parcel into three tracts measuring 5.93 acres and 6.07 acres with a 26.54 acre remainder

**LOCATION:** 1863 Burton Road  
Georgetown KY 40324

**OWNER:** Michael Lee Traylor

**CONSULTANT:** Meridian Associates

**STATISTICS:**

Zone:	A-1 Agricultural
Surrounding Zone:	A-1
Proposed Lot Acreage:	Tract 3A: 5.93 acres Tract 3B: 6.07 acres Remainder: 26.54 acres
Access (Direct):	Burton Road [KY-620]
Access (Arterial):	US-25



**BACKGROUND:**

The application before the Planning Commission is a Final Subdivision Plat to divide one 38.54-acre parcel into three tracts measuring 5.93 acres and 6.07 acres with a 26.54 acre remainder located at 1863 Burton Road. This application is considered a major subdivision as the Project Site was subdivided from a 54-acre parent tract in August of 2024 (Plat Cabinet 13, Slide 380), and any further subdivisions require Planning Commission Board review and approval.

**Plat Review:**

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

**Access:**

The newly created parcels all have entrances noted on the plat. Burton Road is under the jurisdiction of KYTC District 7. Parcel 3B shows a proposed entrance that has received approval through KYTC. Parcel 3A and the remainder of the parent tract will continue to use existing entrances. These entrances meet the separation requirements set forth by the *Subdivision and Development Regulations*.

There is an access easement originating from the existing entrance onto 3A that crosses onto the remainder of the parent tract that serves an area leased to Cingular Wireless for a wireless communications structure.

**Utilities:**

There are no easements impacting the buildable area of these parcels. Space is reserved for utility easements within the front setback line of each parcel along Burton Road. A 25-foot water line easement held by GMWSS is located within this area.

If any parcels are unable to be served by municipal sanitary sewer, Health Department approval is required for the installation of private sewerage systems.

**Floodplain and Hydrology:**

The parent parcel is minimally affected by floodplain area. However, it is located within the front building setback along Burton Road, and does not affect the buildable area of the parcel. No other areas of significant drainage or other hydrology were identified on the plat.

**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 Final 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 Final Subdivision Plat approval is valid for two years, subject to the requirements of Article 306 section A of the *Subdivision and Development Regulations*.

**LEGEND**

- 1/2" IRON BAR W/D CAP MARKED "MERIDIAN/LS2536" FOUND 20.0' ON LINE
- 1/2" x 18" STEEL REBAR W/D CAP MARKED "REFERENCE/LS2536" SET 20.0' ON LINE
- 1/2" x 18" STEEL REBAR W/D CAP MARKED "MERIDIAN/LS2536" SET DURING ORIGINAL SURVEY
- SURVEYOR'S "GINNIE" SPIKE WITH WASHER STAMPED "MERIDIAN/LS2536" SET IN ROAD CENTERLINE

- BUILDING LINE
- EASEMENT
- RIGHT-OF-WAY
- FLOODPLAIN

**WATER LINE NOTES**

- 1) IF APPLICABLE, A TESTABLE 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. PROPERTIES 10 ACRES OR LARGER 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 A PRIOR WRITTEN APPROVAL FROM G.M.W.S.S.
- 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 G.M.W.S.S. STANDARD SPECIFICATIONS.
- 5) EACH PARCEL WILL BE LIMITED TO A 3/4" RESIDENTIAL WATER METER.

**HEALTH DEPARTMENT**

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

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

**CERTIFICATION OF GIS DEPARTMENT APPROVAL**

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

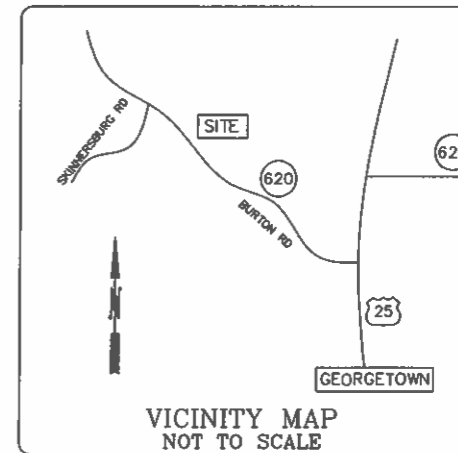
FOR G.I.S. DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

J. DAY  
D.B. 431, Pg. 95  
CAB. 11, SLIDE 194

**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 3A and Tract 3B of the Traylor property as depicted hereon 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.

GMWSS General Manager \_\_\_\_\_ DATE \_\_\_\_\_



**PURPOSE**

THE PURPOSE OF THIS PLAT IS TO DEPICT THE SUBDIVISION OF THE PARENT TRACT, CREATING TWO NEW TRACTS.

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

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

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 ENCRUCH 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.

MIKE TRAYLOR \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATION OF UTILITY EASEMENT DESCRIPTION**

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

MIKE TRAYLOR \_\_\_\_\_ DATE \_\_\_\_\_

UNLESS OTHERWISE DETERMINED BY CONDITIONS OF DEED OR CONTRACT/AGREEMENT SUPERSEDING THIS PLAT, THE PRIVATE ROAD/JOINT ENTRANCE/SHARED ACCESS SHOWN SHALL BE JOINTLY MAINTAINED BY THE OWNERS OF TRACTS 3A & 3B.

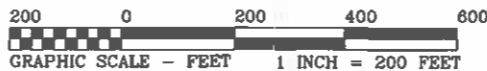
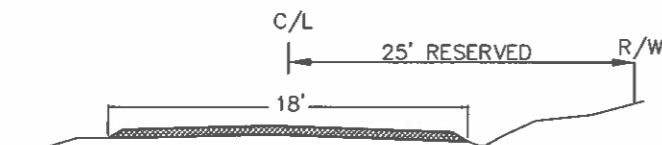
CURRENT COUNTY REGULATIONS RESTRICT THE USE OF ONE ENTRANCE TO NO MORE THAN THREE TRACTS UNLESS UPGRADED TO COUNTY ROAD STANDARDS.

I HEREBY ATTEST TO THE FOLLOWING TO THE BEST OF MY KNOWLEDGE, BELIEF, AND ABILITY; THIS PLAT DEPICTS AN URBAN CLASS SURVEY MADE BY MYSELF USING THE METHOD OF RANDOM TRAVERSE WITH AN ERROR-OF-CLOSURE OF 1:28923 AND AN ANGULAR ERROR OF 00'-00"-16". BEARINGS AND DISTANCES HAVE NOT BEEN ADJUSTED FOR CLOSURE. BASIS OF BEARINGS IS RECORD BEARING. ORIGINAL FIELD SURVEY CONDUCTED OCTOBER 27, 2009. LAST DATE OF FIELD SURVEY MAY 20, 2024.  
PRELIMINARY ONLY-NOT FOR RECORDING OR USE IN TRANSFER

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



Course	Bearing	Distance
L1	N 20°42'07" W	89.26'
L2	N 25°05'07" W	52.74'
L3	N 31°03'58" W	71.11'
L4	N 33°47'50" W	107.44'
L5	N 27°04'49" W	76.91'



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

NOV. 19, 2024

\_\_\_\_\_

**FINAL SUBDIVISION PLAT**  
**TRAYLOR PROPERTY**  
1863 BURTON ROAD, GEORGETOWN, SCOTT COUNTY, KENTUCKY  
MICHAEL LEE TRAYLOR - D.B. 339, Pg. 385 - PLAT CAB. 10, SLIDE 159  
PRELIMINARY - NOT FOR RECORDING OR USE IN TRANSFER OF PROPERTY

NOT VALID UNLESS THIS PRINT CARRIES THE ORIGINAL SEAL AND SIGNATURE

**ROMANO PROPERTY  
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission  
December 12, 2024**

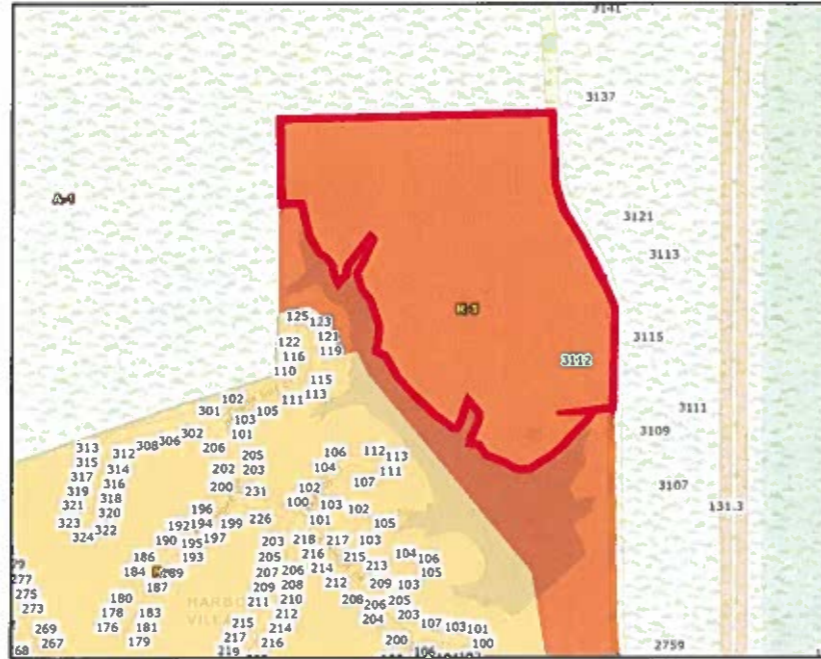
**FILE NUMBER:** FSP-2024-60

**PROPOSAL:** Final Subdivision Plat to divide one 54.884-acre\* parcel into three tracts:  
Lot 1: 17.79 ac  
Lot 2: 15.949 ac  
Lot 3: 20.099 ac  
\*Original acreage as stated by deed.  
Surveyed acreage totals 53.838 acres.

**LOCATION:** 3112 Cincinnatti Pike [US-25]  
Georgetown KY 40324

**OWNER:** Tina M. Romano

**CONSULTANT:** Abbie Jones Consulting



**STATISTICS:**

Zone:	R-3 (High Density Residential)
Surrounding Zone:	A-1, R-1C
Proposed Lot Acreage:	Lot 1: 17.79 ac Lot 2: 15.949 ac Lot 3: 20.099 ac
Access (Direct):	Cincinnatti Pike [US-25]
Access (Arterial):	Cincinnatti Pike [US-25]

**BACKGROUND:**

The application before the Planning Commission is a Final Subdivision Plat to divide one 54.884-acre parcel into three tracts measuring 17.79 acres, 15.949 acres, and 20.099-acres leaving no remainder tract located at 3112 Cincinnatti Pike. This application is considered a major subdivision as the Project Site was subdivided from a 105-acre parent tract in 2016 (Plat Cabinet 11, Slide 315), and any further subdivisions require Planning Commission Board review and approval.

**Plat Review:**

The proposed plat shows the appropriate setbacks, lot size, and width requirements for the R-3 zone as it pertains to single family / duplex level development. However, Lot 2 shows an unlabeled 25-foot rear yard setback along the lake frontage that transitions to a 7.5 foot side yard setback before this line

intersects what will become the eastern property line of the parcel. This setback must be clarified and labeled as a consistent 25-foot rear yard setback along the lake frontage. To maintain consistency, the property line along the lake frontage of Lot 1 should also be designated as including a 25-foot rear yard setback. These changes shall be made before final recording of the plat.

These parcels are zoned R-3 (High Density Residential) with a maximum density of 16 dwelling units per acre.

Any future construction of multi-family housing of more than two dwelling units (duplex/townhome) on any given parcel shall undergo internal Planning and Zoning staff review to determine if a development plan that shall meet all standards of the Zoning Ordinance and the Subdivision and Development Regulations is required. Multi-family development triggers 25-foot side yard setbacks that exceed the 7.5 foot setbacks as set forth by R-3 standards for single family and duplex construction. The submitted plat does note these differences in requirements should development occur.

**Access:**

Lots 1 and 3 have existing entrances noted on the plat. These entrances meet the separation requirements set forth by the *Subdivision and Development Regulations*. Cincinnati Pike [US-25] is under the jurisdiction of KYTC District 7, and as such any new entrances are subject to their review and approval.

Lot 2 will utilize a 20-foot access easement originating from the entrance onto Tract 1. There is a shared maintenance agreement on the plat.

Being that these parcels are zoned R-3 High Density Residential, future construction of multi-family housing of more than two dwelling units (duplex/townhome) on any given parcel will require internal Planning and Zoning staff review to determine if the proposal necessitates a development plan, to include access roadways built to County standards.

**Utilities:**

Lots 1 and 3 are impacted by a 20-foot sanitary sewer easement held by GMWSS along the frontage of US-25. This easement is located within the 30-foot front building line, and as such does not reduce the buildable area on the parcels. Care must be taken when constructing or improving access to the parcels across this easement. The parcels are unable to be served by municipal sanitary sewer, however, and as such Health Department approval is required for the installation of private sewerage systems.

There are no other easements recorded on the plat impacting these parcels. There is a note (6) on the plat that does act as a disclaimer that unrecorded easements may exist that were not identified by previous plats or deeds referenced by the surveyor. No other easements were disclosed or required by utility providers during the review process of this plat.

**Floodplain and Hydrology:**

There are no floodplain areas or significant drainage noted on the plat. The western portion of these parcels does front on the lake owned and maintained by the Harbor Village homeowner's association.



**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 Final 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 Final Subdivision Plat approval is valid for two years, subject to the requirements of Article 306 section A of the *Subdivision and Development Regulations*.
5. Any future construction of multi-family housing of more than two dwelling units (duplex/townhome) on any given parcel shall undergo internal Planning and Zoning staff review to determine if a development plan that shall meet all standards of the Zoning Ordinance and the Subdivision and Development Regulations is required.
6. Actual acreage of the parent parcel and the new tracts must be confirmed before recording of the new plat.
7. The lake frontage of Lots 1 and 2 shall include a consistent 25-foot rear yard setback on the final plat before recording.

**CERTIFICATE OF FIRE DEPARTMENT APPROVAL:**

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN REVIEWED AND FOUND TO COMPLY WITH THE SCOTT COUNTY FIRE DEPARTMENT REGULATIONS, INCLUDING ANY CONDITIONS OF APPROVAL OR EXCEPTIONS, NOTED HEREON.

DATE \_\_\_\_\_  
SIGNATURE AND TITLE OF FIRE DEPT. REPRESENTATIVE \_\_\_\_\_

**CERTIFICATE 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: FINAL RECORD PLAT OF THE TINA M ROMANO PROPERTY FULLY MEETS THE REQUIREMENTS OF THE KENTUCKY STATE HEALTH DEPARTMENT AND HEREBY IS APPROVED AS SHOWN.

DATE \_\_\_\_\_  
COUNTY HEALTH DEPARTMENT OFFICIAL \_\_\_\_\_

**CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES:**

I HEREBY CERTIFY THAT KENTUCKY AMERICAN WATER SHALL SUPPLY THE TINA M ROMANO SUBDIVISION WITH WATER SERVICES AND THAT THE PROPOSED UTILITY EASEMENTS OF SAID DEVELOPMENT MEET THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER APPLICABLE REQUIREMENTS.

DATE \_\_\_\_\_  
KENTUCKY AMERICAN WATER REPRESENTATIVE (TITLE) \_\_\_\_\_

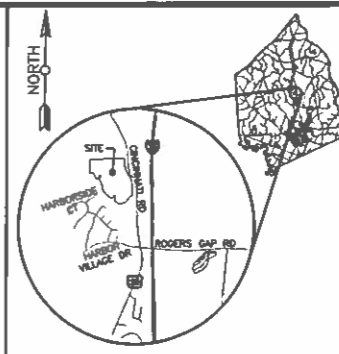
**CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES:**

I HEREBY CERTIFY THAT KENTUCKY UTILITIES SHALL SUPPLY THE TINA M ROMANO SUBDIVISION WITH ELECTRIC SERVICES AND THAT THE PROPOSED UTILITY EASEMENTS OF SAID DEVELOPMENT MEET THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER APPLICABLE REQUIREMENTS.

DATE \_\_\_\_\_  
KENTUCKY UTILITIES REPRESENTATIVE (TITLE) \_\_\_\_\_

**LEGEND:**

- IPF IRON PIN FOUND #2020
- IPF IRON PIN FOUND NO CAP
- PFND PIPE FOUND
- IPF IRON PIN FOUND #3843
- △ IPFS IRON PIN SET
- DB PG CALCULATED CORNER DEED BOOK & PAGE
- PC SL PLAT CABINET & SLIDE
- PROPERTY LINE
- PROPERTY LINE: ADJOINING
- BUILDING
- BUILDING LINE
- x-x- 4" BARBED WIRE FENCE



**LOT 1 LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 89°23'42" W	28.77
L2	S 79°00'04" W	37.35
L3	S 49°49'44" W	105.88
L4	S 30°45'12" W	99.79
L5	S 41°57'47" W	126.13
L6	S 60°29'46" W	86.34
L7	S 80°14'05" W	67.39
L8	S 53°50'37" W	79.52
L9	N 75°49'35" W	31.56
L10	N 61°19'37" W	88.40
L11	N 58°11'01" W	72.41
L12	N 51°18'40" W	101.36
L13	N 07°52'39" E	131.27
L14	N 17°13'07" W	122.39
L15	S 38°38'42" W	69.79
L16	S 34°12'46" W	100.99
L17	S 72°53'30" W	31.32
L18	N 54°03'16" W	84.14
L19	N 29°34'37" E	1025.65
L20	N 00°13'07" E	186.37
L21	N 87°23'51" E	204.94
L22	S 30°30'18" E	101.93
L23	S 31°53'18" E	102.77
L24	S 30°38'18" E	92.38
L25	S 24°51'18" E	94.44
L26	S 16°25'18" E	95.60
L27	S 06°50'18" E	88.13
L28	S 01°24'18" E	99.93
L29	S 00°53'18" E	120.00
L30	S 00°38'18" E	286.95

**LOT 2 LINE TABLE**

LINE	BEARING	DISTANCE
L34	N 52°11'07" W	108.56
L35	N 50°13'49" W	126.33
L36	N 30°04'27" W	74.28
L37	N 57°22'54" W	56.47
L38	N 07°06'15" E	47.50
L39	N 53°14'21" W	55.84
L40	N 17°16'21" W	59.38
L41	N 02°29'27" W	71.22
L42	N 27°41'19" W	72.67
L43	N 19°30'07" W	89.07
L44	N 28°00'49" W	79.15
L45	N 18°13'41" W	81.57
L46	N 08°27'47" E	68.24
L47	N 33°05'35" E	91.27
L48	N 32°53'53" W	49.98
L49	S 44°17'06" W	115.14
L50	S 28°59'03" W	104.09
L51	N 73°51'27" W	34.50
L52	N 35°21'18" W	113.69
L53	N 29°09'20" W	125.92
L54	N 09°45'59" W	37.54
L56	N 49°49'47" W	23.39

**LOT 3 LINE TABLE**

LINE	BEARING	DISTANCE
L55	S 02°57'27" E	175.67
L56	S 03°39'18" E	98.85
L57	S 07°01'18" E	101.45
L58	S 15°23'18" E	108.55
L59	S 24°01'18" E	108.93

**CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES:**

I HEREBY CERTIFY THAT ATT TRANSMISSION SHALL SUPPLY THE TINA M ROMANO SUBDIVISION WITH TELEPHONE SERVICES AND THAT THE PROPOSED UTILITY EASEMENTS OF SAID DEVELOPMENT MEET THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER APPLICABLE REQUIREMENTS.

DATE \_\_\_\_\_  
ATT TRANSMISSION REPRESENTATIVE (TITLE) \_\_\_\_\_

**CERTIFICATE OF FINAL SUBDIVISION PLAT APPROVAL:**

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

DATE \_\_\_\_\_  
CHAIRPERSON, GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION \_\_\_\_\_

**CERTIFICATION OF GIS DEPARTMENT APPROVAL:**

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

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

**DRAINAGE EASEMENT DESCRIPTION:**

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

**OWNERS CERTIFICATION:**

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAT/PLAN OF THE DEVELOPMENT WITH MY (OUR) FREE CONSENT. ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, 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 \_\_\_\_\_

**CERTIFICATION OF UTILITY EASEMENT DESCRIPTION:**

CERTIFICATION OF UTILITY EASEMENT DESCRIPTION EASEMENTS GRANT AND CONVEY TO THE KENTUCKY UTILITY COMPANY, SOUTH CENTRAL BELL, COLUMBIA GAS OF KENTUCKY, INC. 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 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 REINFORCE, AND REPAIR AND REPLACE FACILITIES WITHIN SAID EASEMENTS. ALL LOTS LINES NOT HAVING AN EASEMENT INDICATED WILL HAVE 5' EASEMENTS ON THEM.

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

**PRIVATE STREET/ACCESS EASEMENT MAINTENANCE NOTE:**

THE OWNER/OWNERS OF THIS PROPERTY AND ANY SUCCESSORS IN TITLE AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR CONSTRUCTION, MAINTENANCE, RECONSTRUCTION, SNOW REMOVAL, CLEANING OR ANY OTHER NEEDS RELATED TO THE PRIVATE STREET/ACCESS EASEMENT SHOWN ON THIS DEVELOPMENT PLAN/PLAT. THIS AGREEMENT RELIEVES THE SCOTT COUNTY GOVERNMENT FROM ANY SUCH RESPONSIBILITIES. IF THE OWNER/OWNERS REQUEST THAT THE PRIVATE STREET/ACCESS EASEMENT BE DEDICATED AS PUBLIC STREETS, THE OWNER/OWNERS BEAR THE FULL EXPENSE OF ANY RECONSTRUCTION REQUIRED TO COMPLY WITH CITY/COUNTY STANDARDS PRIOR TO DEDICATION AND ACCEPTANCE AND ALL CONDITIONS OUTLINED IN SECTION 4, D. HAVE BEEN MET.

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

**EASEMENT RELEASE:**

I HEREBY CERTIFY THAT THERE ARE NO RECORDED OR ACCRUED UTILITY AND DRAINAGE EASEMENTS BEING ELIMINATED BY THIS CONSOLIDATION.

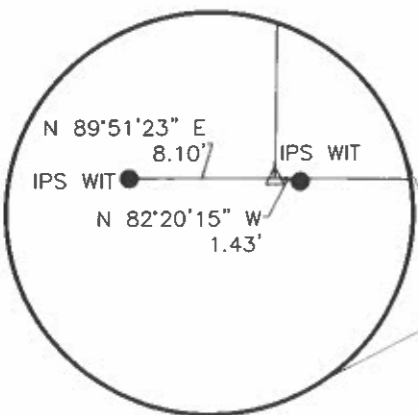
DATE 11-19-2024  
ABBBIE JONES, KY PLS #3963

**ZONING INFORMATION:**

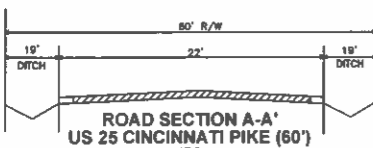
THIS PROPERTY IS ZONED R-3 (HIGH DENSITY RESIDENTIAL) FROM THE SCOTT COUNTY ZONING ORDINANCE: MAIN STRUCTURE SETBACKS: FOR SINGLE FAMILY & DUPLEX - FRONT: 30', SIDE: 7.5', REAR: 25'; FOR MULTI-FAMILY - FRONT: 30', SIDE: 25', REAR: 25'; ACCESSORY STRUCTURE SETBACKS: FRONT: 30', SIDE: 5', REAR: 5'; MAXIMUM BUILDING HEIGHT: 2 STORIES OR 30' MINIMUM LOT AREA WITHOUT SEWER: 5 ACRES MAXIMUM DENSITY: 16 UNITS/NET ACRE MAX BUILDING COVERAGE: 40% OF LOT MINIMUM LOT WIDTH AT BUILDING LINE: 60' SINGLE FAMILY, 75' DUPLEX

**UTILITY PROVIDERS:**

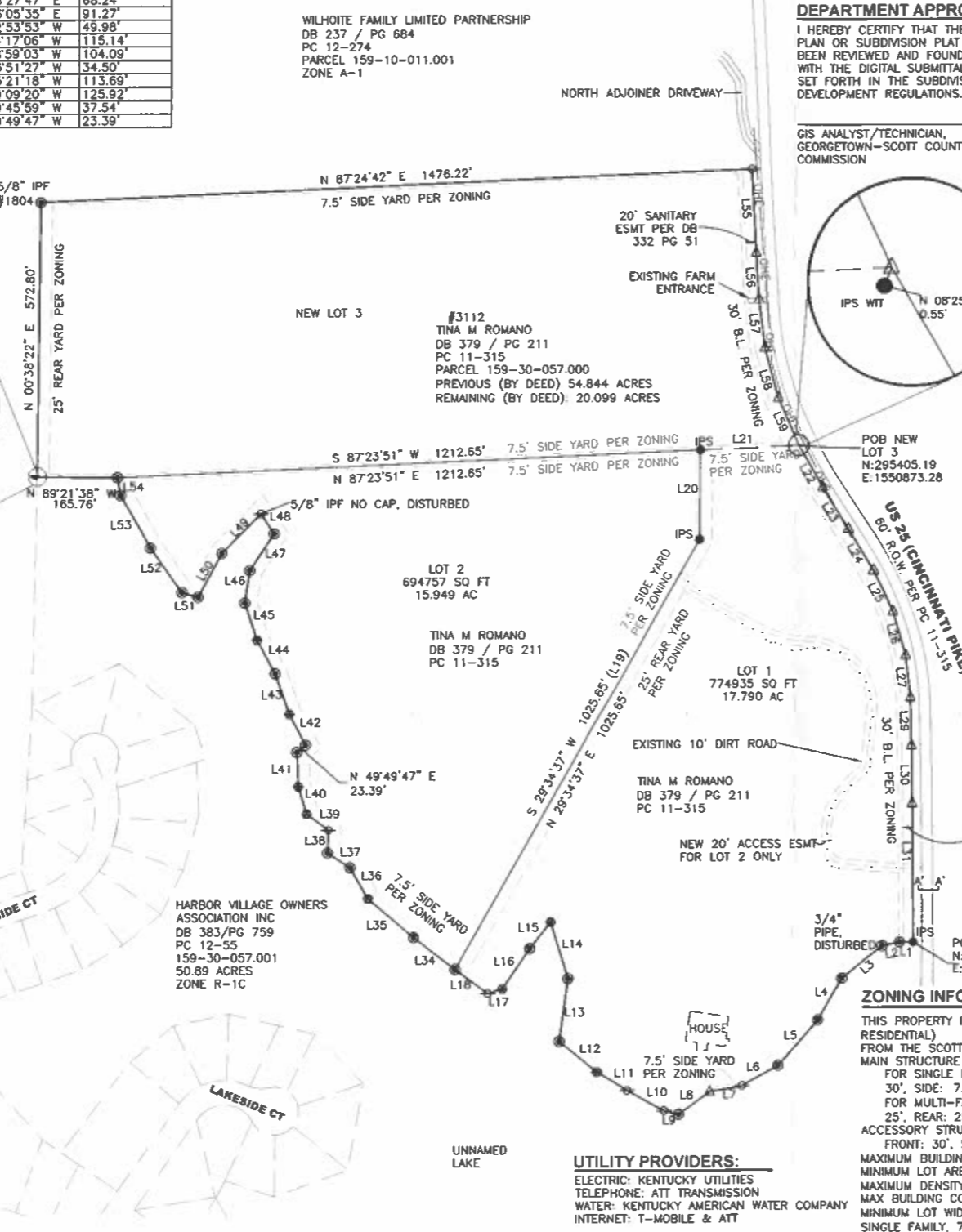
ELECTRIC: KENTUCKY UTILITIES  
TELEPHONE: ATT TRANSMISSION  
WATER: KENTUCKY AMERICAN WATER COMPANY  
INTERNET: T-MOBILE & ATT



WILHOITE FAMILY LIMITED PARTNERSHIP  
DB 237 / PG 684  
PC 12-274  
PARCEL 159-10-011.001  
ZONE A-1



RECORDERS CERTIFICATION



**FINAL SUBDIVISION PLAT OF THE TINA M ROMANO PROPERTY**

LOCATED AT: PARCEL 3, HARBOR VILLAGE SUBDIVISION, UNIT 1  
3112 CINCINNATI PIKE, GEORGETOWN, SCOTT COUNTY  
CLIENT: SCOTT ROMANO, 3112 CINCINNATI PIKE, GEORGETOWN, KY 40324  
OWNER: TINA M ROMANO, 102 LAKESIDE CT, GEORGETOWN, KY 40324

**PURPOSE:**

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE SUBJECT PARCEL INTO NEW LOTS 1, 2, AND 3

**SURVEY NOTES:**

- A FIELD SURVEY WAS PERFORMED BY A CREW JULY 2024. MONUMENTS WERE LOCATED USING A TRIMBLE R-12-1 GPS VRS WITH KYCORS NETWORK. MULTIPLE 3 MINUTE RTK GPS OBSERVATIONS WERE PERFORMED FOR REDUNDANCY. PRECISION CALCULATED USING RELATIVE POSITIONAL ACCURACY DOES NOT EXCEED 0.088" WITH 0.445" ALLOWABLE TOLERANCE CALCULATED AT 0.07" @200 PPM
- THIS SURVEY IS IN ACCORDANCE WITH SECTION 12 OF 201 KAR 18:150.
- THE BASIS FOR BEARINGS AND REFERENCED MERIDIAN IS FROM THE KYCORS STATE PLANE COORDINATES, KY NORTH DATUM, US SURVEY FOOT, GRID DISTANCES, NAD83.
- ALL IPS ARE 5/8" IRON REBAR 18" LONG WITH PINK PLASTIC CAP STAMPED A JONES KY 3963. ALL NWS ARE MAG NAIL WITH WASHER OF SAME MARKING. WITNESS CORNERS ARE MARKED AS SUCH.
- NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA ON NFIP PANEL 21209C0120D DATED DECEMBER 21, 2017
- OTHER UNRECORDED EASEMENTS MAY EXIST THAT AFFECT THE PROPERTY.
- DIFFERENCES IN RECORD BEARINGS VERSUS SURVEYED ARE POSSIBLE DUE TO DIFFERENCES BETWEEN GPS AND CONVENTIONAL SURVEYING EQUIPMENT.
- UNLESS OTHERWISE NOTED ALL MONUMENTS FOUND ARE IN GOOD CONDITION.
- THIS PROJECT IS NOT WITHIN THE ROYAL SPRING AQUIFER RECHARGE AREA
- ZONING CLASSIFICATION OF LAND IS R-3
- THE DRIVEWAY (OR ACCESS EASEMENT) SHOWN ON THIS PLAT MAY SERVE A MAXIMUM OF THREE (3) LOTS.
- FURTHER SUBDIVISION OF LOTS WITH ACCESS TO THIS DRIVEWAY (OR ACCESS EASEMENT) MUST BE APPROVED BY THE PLANNING COMMISSION, AND CAN REQUIRE IMPROVEMENT TO PUBLIC STREET STANDARDS, INCLUDING AN APPROVED ROAD NAME IN ACCORDANCE WITH THE STREET NAME AND NUMBERING GUIDE. THE DRIVEWAY (OR ACCESS EASEMENT) IS NOT A PUBLIC ROAD AND WILL NOT BE MAINTAINED BY SCOTT COUNTY.

**CERTIFICATE OF ACCURACY**

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREIN TO THE SPECIFICATIONS OF THE PLANNING COMMISSION OR OTHER AUTHORIZED OFFICER.

11-19-2024  
DATE  
ABBBIE JONES, KY PLS #3963

**LAND SURVEYORS CERTIFICATION**

I DO HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE GEORGETOWN-SCOTT COUNTY JOINT PLANNING COMMISSION. THE SURVEY SHOWN HEREON WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION BY "RTK" GPS SURVEY METHODS. GPS WAS WITH A TRIMBLE R12I ROVER. THE BASIS OF BEARINGS AND DISTANCES SHOWN IS KENTUCKY STATE PLANES COORDINATE SYSTEM, KENTUCKY NORTH ZONE. THE ACCURACY OF THE COLLECTED DATA DOES NOT EXCEED 0.05" + 100 PPM. THIS SURVEY IS A URBAN CLASS SURVEY AND MEETS OR EXCEEDS THE ACCURACY OF THE SPECIFICATIONS OF THIS CLASS.

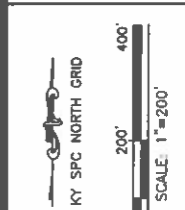
SURVEYED JULY 11, 2024  
ABBBIE JONES PLS 3963

LOT NO.	ORIGINAL LOT	ADDITIONAL AREA	TOTAL AFTER SUBDIVISION
1	N/A	774935 Sq. Feet 17.790 Acres	774935 Sq. Feet 17.790 Acres
2	N/A	694757 Sq. Feet 15.949 Acres	694757 Sq. Feet 15.949 Acres
3	2214764 Sq. Feet 50.844 Acres	-1339252 Sq. Feet -30.745 Acres	875512 Sq. Feet 20.099 Acres

REVISIONS	DATE	DESCRIPTION

ABBBIE JONES CONSULTING  
1022 FONTAINE ROAD  
LEXINGTON, KY 40502  
WWW.ABBBIE-JONES.COM  
859-559-3443

STATE OF KENTUCKY  
ABBBIE JONES  
3963  
LICENSED PROFESSIONAL LAND SURVEYOR



DRAWN BY: CEP, JME  
CHECKED BY: TDW  
APPROVED BY: AMJ  
PROJECT: 24-055  
SCALE: 1"=200'  
DATE: 11/19/2024  
SIZE: 18X24  
SHT: 1 OF 1

FSP-2024-60

**BLUEGRASS STORAGE  
3036 PARIS PIKE  
PRELIMINARY DEVELOPMENT PLAN  
Staff Report to the Georgetown-Scott County Planning Commission**

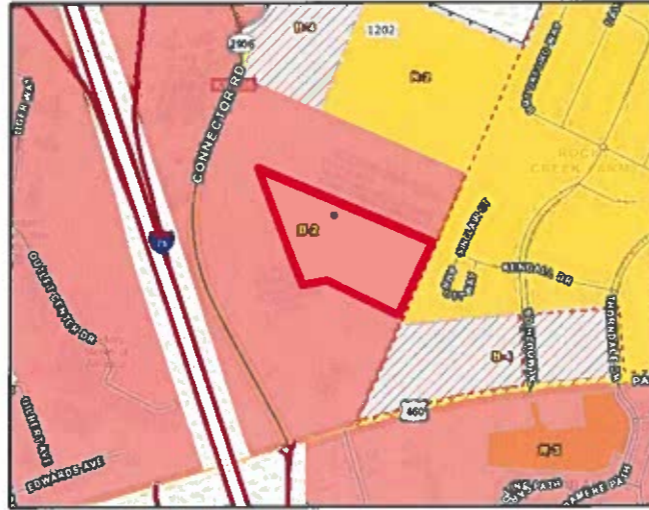
**December 12, 2024**

**FILE NUMBER:** PDP-2024-62

**PROPOSAL:** Preliminary Development Plan for two RV storage buildings totaling 29,250 square feet, with 180,508 square feet of associated VUA and parking.

**LOCATION:** 3036 Paris Pike  
**APPLICANT:** Bluegrass Storage

**CONSULTANT:** CMW



**STATISTICS:**

Current Zone	B-2 (Highway Commercial)
Surrounding Zones	B-2, B-4, R-2
Site Acreage	6.89 ac
Building Area	29,250 square feet
Max. Building coverage	50%
Building Coverage	10%
Building Height	20 ft.
Parking Required	One space per 10 storage units, plus one space per employee on maximum shift.
Parking Provided	99 "RV" Spaces (15' x 50')
New Street Required	Internal Access Easements
Water/Sewer Availability	Kentucky American
VUA	180,508 sq.ft.
Access	East Main Street to Paris Pike
Variances/Waivers	NA

**BACKGROUND:**  
The application being considered is a Preliminary Development Plan for two RV storage buildings totaling 29,250 square feet, with 180,508 square feet of associated VUA and parking on a 6.89-acre lot. Storage Building A will be 18,000 square feet and contain 24 "RV sized" storage units (15' x 50'). Storage Building B will be 11,250 square feet and contain 15 storage units of the same size. All proposed structures comply with the required setbacks as mandated in the B-2 zoning district.

**Preliminary Development Plan Review:**

**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.

**Vehicular Access & Pedestrian Circulation:**

*Driveways & Access:*

The access to the subject property is from a state-maintained road [US-460] via a 30-foot access easement running along the east side of the project site through an adjoining parcel to the south which has existing entrances onto both US-460 and Connector Road. As such, no further permitting from KYTC is required for access to this project site.

The project site will also be connected to the parcel adjoining to the north that operates as a storage facility via a proposed gated 30-foot access easement along the western property line of the project site. There is an existing roadbed that will be improved to create this easement. This adjoining parcel also has access to Connector Road.

*Parking Spaces:*

The development plan will provide 99 - 15' x 50' spaces. No ADA spaces are required. The supplied parking exceeds the metric detailed below as described by the *Subdivision and Development Regulations*:

Self-Service Storage Facility:

One space per 10 storage units, plus one space per employee on maximum shift.

*Sidewalks:*

No sidewalks are required as part of this development plan.

**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 commercially zoned properties adjoin (north, south, and west), though there are requirements for when commercial abuts residential as is the case along the eastern property line of the project site.

When any commercial or office zone adjoins any residential zone, a minimum buffer area of 15 feet is required, which will contain this material, to achieve opacity required:

1 tree per 40' of linear frontage; plus, either a double row of 6' high hedge, or a 6' high fence, wall, or earth mound.

The landscape sheet provided with this preliminary development plan shows both trees and fence that comply with these standards.

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

When any vehicular use area (VUA) on any property adjoins any property in any zone, with the exception of industrial or agricultural, a minimum landscape buffer area of this width is required: 5 feet 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, consisting of 1 tree per 40' of boundary of vehicular use area OFT from Group A, B, or C; Plus, a

3' average height continuous planting, hedge, fence, wall, or earth mound; or a 3' decrease in elevation from the adjoining property to the vehicular use area.

The current submittal of this PDP does comply with these standards through the provision of appropriate trees and accompanying hedgerow. A completed, specie specific landscape plan will be required for Final Approval.

*Interior Landscaping for Vehicle Use Areas; Section 6.22:*

Any open vehicular use area (excluding loading, unloading, and storage areas in an industrial zone) containing 6,000 or more sq. ft. of area, or twenty or more vehicular parking spaces, shall provide interior landscaping in addition to the previously required perimeter landscaping. Interior landscaping shall be peninsular or island types. Where a vehicular use area is altered or expanded to increase the size to 6,000 or more square feet of area, or twenty or more vehicular parking spaces, interior landscaping for the entire vehicular use area shall be provided and not merely to the extent of its alteration or expansion.

This application exceeds the requirements of the ordinance per the following metrics:

Vehicular use area (VUA.):	180,508 sq.ft.
Interior landscape area required:	18,051 sq.ft. (10%)
Interior landscape area provided:	18,474 sq.ft.
Required interior trees:	1 tree/ 250 sq.ft. = 73 trees
Proposed trees:	73 trees

*Section 6.14: Minimum Canopy Requirements*

The existing and proposed canopy coverage on the project site exceeds the requirements of the ordinance based on the following metrics:

Lot size:	300,128.40 sq.ft. (6.89 acres)
New tree canopy required:	71,874 sq.ft. (24%)
Total tree canopy provided:	79,233.89 sq.ft. (26.4%)

**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. Multiple stormwater easements cross the property, and the Commission Engineer will evaluate their usability if they are to be integrated into the Final Stormwater Management Plan for this project site.

**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.

A 20-foot utility easement benefitting Kentucky American Water runs west to east along the northern property boundary, then diverts south near the middle of the parcel. There is a 20-foot sanitary sewer easement in a similar orientation within the parcel as well.

Adequate fire protection shall be provided, and Georgetown Fire Department shall approve the Final Development Plan. Currently, three hydrants are shown within the project site, with one being a new addition located between the two proposed buildings.

**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:**

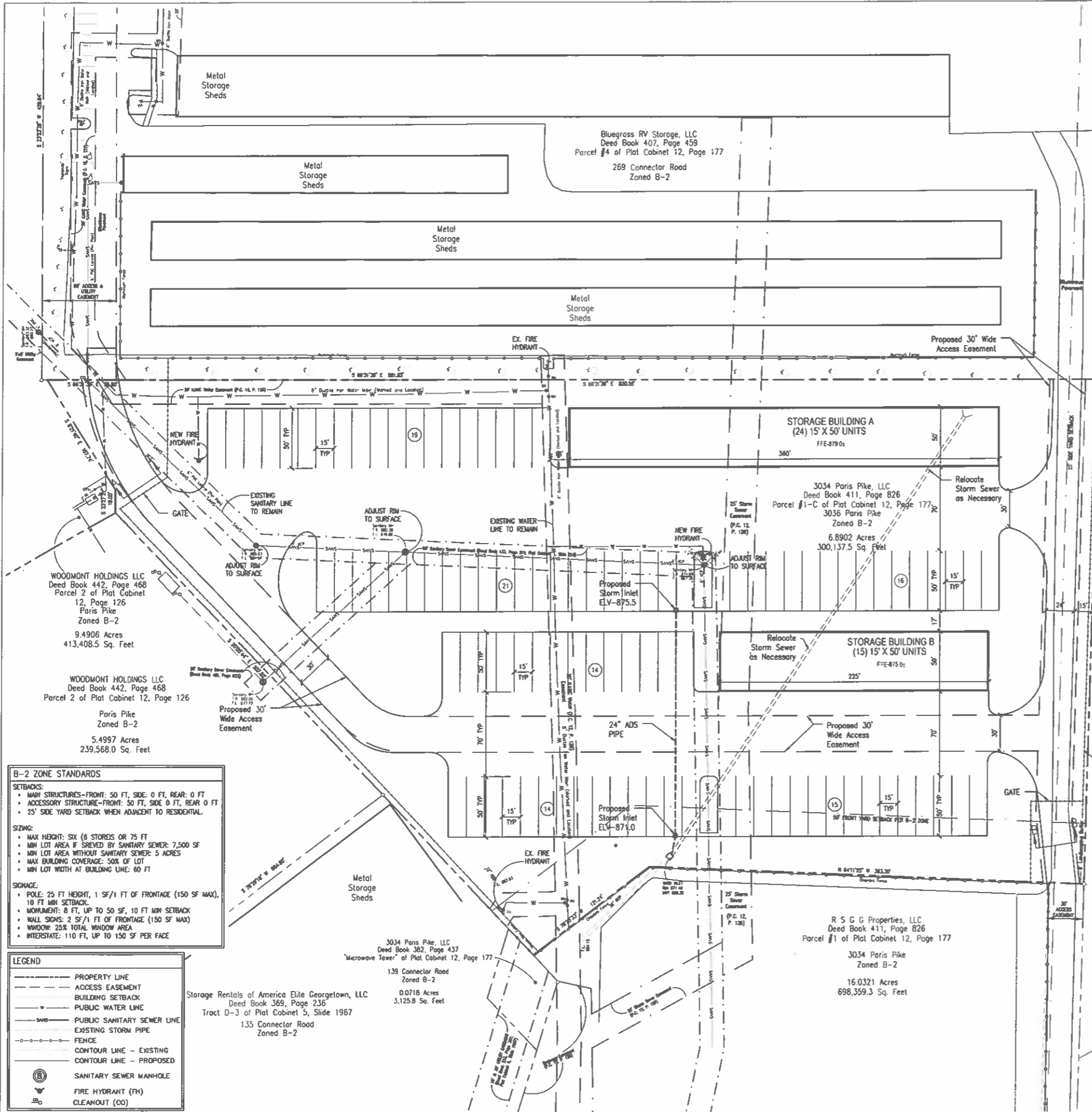
The Preliminary Development Plan as submitted meets the general requirements and intent of the B-2 District.

**RECOMMENDATION:**

Staff recommends **approval** of the Preliminary Development Plan. 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 Development Plan shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. This Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406 section A of the *Subdivision and Development Regulations*.
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. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
6. The Final Development Plan shall comply with all stormwater management requirements according to the current Stormwater Manual including a post-construction stormwater management BMP O&M agreement.
7. A photometric plan shall be submitted and approved as part of the Final Development Plan. The Applicant shall direct lighting away from adjoining property and not have any off-site impact.
8. A species-specific landscape plan shall be included with the Final Development Plan indicating all trees to be preserved during construction.
9. All requirements of the Georgetown Fire Department regarding fire hydrant locations and emergency vehicle accessibility.
10. All requirements of Kentucky American Water.



**B-2 ZONE STANDARDS**

**SETBACKS:**

- MAIN STRUCTURES—FRONT: 50 FT, SIDE: 0 FT, REAR: 0 FT
- ACCESSORY STRUCTURE—FRONT: 50 FT, SIDE: 0 FT, REAR: 0 FT
- 25' SIDE YARD SETBACK WHEN ADJACENT TO RESIDENTIAL.

**SIZING:**

- MAX HEIGHT: SIX (6) STORIES OR 75 FT
- MIN LOT AREA IF SERVED BY SANITARY SEWER: 7,500 SF
- MIN LOT AREA WITHOUT SANITARY SEWER: 5 ACRES
- MAX BUILDING COVERAGE: 50% OF LOT
- MIN LOT WIDTH AT BUILDING LINE: 60 FT

**SCREENING:**

- POLE: 25 FT HEIGHT, 1 SF/1 FT OF FRONTAGE (150 SF MAX), 10 FT MIN SETBACK.
- MONUMENT: 8 FT, UP TO 50 SF, 10 FT MIN SETBACK
- WALL SIGNS: 2 SF/1 FT OF FRONTAGE (150 SF MAX)
- WINDOW: 25% TOTAL WINDOW AREA
- INTERSTATE: 110 FT, UP TO 150 SF PER FACE

**LEGEND**

- PROPERTY LINE
- ACCESS EASEMENT
- BUILDING SETBACK
- PUBLIC WATER LINE
- PUBLIC SANITARY SEWER LINE
- EXISTING STORM PIPE
- FENCE
- CONTOUR LINE - EXISTING
- CONTOUR LINE - PROPOSED
- SANITARY SEWER MANHOLE
- FIRE HYDRANT (FH)
- CLEANOUT (CO)

213 Sinclair CT  
Deed Book 429, Page 061  
Zoned R-2  
0.151 acres

Roy Wesley A & Kaitlyn C  
211 Sinclair CT  
Deed Book 412, Page 075  
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0.154 acres

Sexton James Clifton & Darlene Bishop-SE  
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Meadows at Rocky Creek Subdivision - Section 1C  
PC 12, PG 177

R S G G Properties, LLC  
Deed Book 411, Page 826  
Parcel #1 of Plat Cabinet 12, Page 177  
3034 Paris Pike  
Zoned B-2  
16.0321 Acres  
698,359.3 Sq. Feet

**CERTIFICATION OF OWNERSHIP AND DEDICATION**

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

- SITE SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THIS PLAN. ANY DEVIATION FROM THE PLAN, INCLUDING LANDSCAPING, SHALL FIRST BE APPROVED BY THE PLANNING DIRECTOR AND THE COMMISSION ENGINEER. MAJOR MODIFICATIONS OF THE PLAN SHALL FIRST BE APPROVED BY THE PLANNING COMMISSION.
- STORM DRAINAGE FACILITIES, INCLUDING RETENTION BASINS, SHALL BE MAINTAINED FOR PROPER FUNCTIONING FREE OF ANY DEBRIS, SILT, OR TRASH.
- A CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED AND THE BUILDINGS SHALL NOT BE OCCUPIED UNTIL ALL SITE IMPROVEMENTS SHOWN ON THE FINAL DEVELOPMENT PLAN AND LISTED IN THESE CONDITIONS ARE INSTALLED. REQUIRED LANDSCAPING UNABLE TO BE INSTALLED DUE TO EXTREME WEATHER CONDITIONS MAY BE SECURED FOR A PERIOD OF ONE YEAR BY SUBMITTING TO THE PLANNING DIRECTOR AN APPROVED SECURITY FOR 125% OF THE COST OF THE TOTAL WORK TO BE DONE, AS SUBSTANTIATED BY COST ESTIMATES APPROVED BY THE PLANNING DIRECTOR.
- THERE SHALL BE NO GRADING OR CONSTRUCTION UNTIL THE FINAL DEVELOPMENT PLAN HAS BEEN APPROVED AND SIGNED BY THE PLANNING COMMISSION, EXCEPT AS CONSTRUCTION DRAWINGS ARE APPROVED BY THE PLANNING DIRECTOR FOR SITE DEVELOPMENT. THE BUILDING PERMIT SHALL NOT BE ISSUED UNTIL THE FINAL DEVELOPMENT PLAN IS APPROVED AND SIGNED.

DATE \_\_\_\_\_

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

**CERTIFICATION OF FIRE DEPARTMENT APPROVAL**

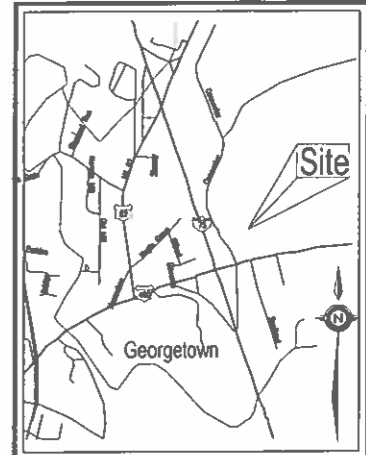
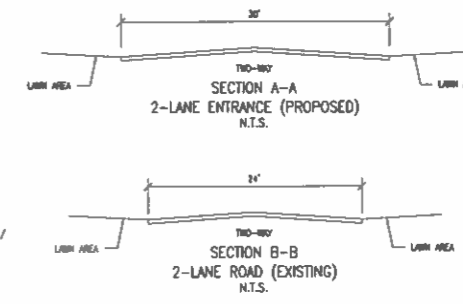
I HEREBY CERTIFY THAT THE DEVELOPMENT PLAN SHOWN HEREON HAS BEEN REVIEWED AND FOUND TO COMPLY WITH THE (INSERT EITHER GEORGETOWN OR SCOTT COUNTY) FIRE DEPARTMENT REGULATIONS, INCLUDING ANY CONDITIONS OF APPROVAL OR EXCEPTIONS, NOTED HEREON.

DATE \_\_\_\_\_

(SIGNATURE AND TITLE OF FIRE DEPT. REPRESENTATIVE) \_\_\_\_\_

**GENERAL NOTES:**

- THIS DEVELOPMENT PLAN MAY NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED UPON A RECORDED SUBDIVISION PLAN.
- THE SITE IS NOT WITHIN THE ROYAL SPRINGS AQUIFER RECHARGE AREA.
- NO PART OF THIS PROPERTY IS ENCLOSED ON KYTC ROADWAYS. THE SITE DOES NOT REQUIRE A KYTC ENTRANCE PERMIT.
- ACCORDING TO THE KENTUCKY GEOLOGIC MAP SERVICE, THERE ARE NO KNOWN SINKHOLES ON THIS SITE.
- NO PART OF THIS PROPERTY IS WITHIN A FLOOD ZONE PER FEMA MAP NUMBER 21290C0181B, REVISION DATE 12/21/2017.
- STORMWATER DETENTION IS BEING PROMOTED BY AN EXISTING BASH DOWNSTREAM OF THIS PROPERTY ON PARCELS 100-141. STORMWATER QUALITY PROTECTION AND RECHARGE WILL BE PROVIDED ON-SITE. STORMWATER DETENTION, QUALITY PROTECTION, AND RECHARGE ARE SUBJECT TO FINAL APPROVAL BY THE CITY ENGINEER.
- EXISTING MANHOLES TO BE ADJUSTED NEED EXISTING RISER RINGS REMOVED, INSTALL TWO 12 INCH RISER RINGS TO BRING MANHOLE TO GRADE.
- ALL SANITARY SEWER CLEANOUTS LOCATED IN PAVEMENT WILL NEED TRAFFIC RATED CASTINGS WITH LID.
- GASVY SANITARY SEWER LINES WILL REQUIRE CCTV INSPECTION PRIOR TO AND AFTER ASPHALT PAVING TO SEE IF THE VITRIFIED CLAY PIPE INCURRED ANY DAMAGE.
- NON-RESIDENTIAL USES:
- 10.1. IDENTIFIED SINKHOLE AREA(S) WERE INVESTIGATED IN THE VICINITY OF \_\_\_\_\_ THIS INVESTIGATION WAS PERFORMED BY \_\_\_\_\_ (GEOLOGICAL ENGINEER) ON \_\_\_\_\_ (DATE) AND IS ON FILE WITH THE OFFICES OF THE PLANNING COMMISSION AND CITY ENGINEER, WHERE APPLICABLE. THE REPORT DETAILS THE ACTIVITIES USED TO EXPLORE THESE AREAS AND ANY RECOMMENDATIONS REGARDING NON-BUILDABLE AREAS (SHOWN ON THE PLAN/PLAN) AND TREATMENT AREAS SUITABLE FOR CONSTRUCTION.
- 10.2. STRUCTURES LOCATED ADJACENT TO THE CLOSED CONTOUR OF A SINKHOLE OR ADJACENT TO AN IMMEDIATE SINKHOLE DRAINAGE AREA SHALL NOT BE PERMITTED TO HAVE A BASEMENT OR FIRST FLOOR ELEVATION LOWER THAN AN ELEVATION USGS DATUM OR OTHER COMPARABLE SOURCE. TO BE DETERMINED ON A CASE-BY-CASE BASIS, SAID ELEVATION BEING AT LEAST TWO (2) FOOT ABOVE THE 100 YEAR 24-HOUR STORM EVENT (MAXIMUM) ASSUMING NO OUTFLOW FROM THE SINKHOLE. MINIMUM FLOOR ELEVATIONS FOR SUCH LOTS ARE REFERENCED AND SHOWN ON THE PLAN.



**UTILITY PROVIDERS**

CLG - KENTUCKY UTILITIES 859-355-2100  
 WATER - KENTUCKY AMERICAN WATER 859-289-2899  
 NATURE GAS - COLUMBIA GAS 800-432-9345  
 TELEPHONE - WESTERN 859-347-1891  
 CABLE TELEVISION - SPECTRUM 859-314-1400

THE INSTALLATION OF UTILITIES SHALL BE SUPERVISED OR APPROVED BY THE UTILITY PROVIDER.

**PURPOSE OF PLAN**

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

**PROPERTY OWNER**

3034 PARIS PIKE, LLC  
 2220 NICHOLASVILLE ROAD, SUITE 250  
 LEXINGTON, KY  
 (859) 317-8110

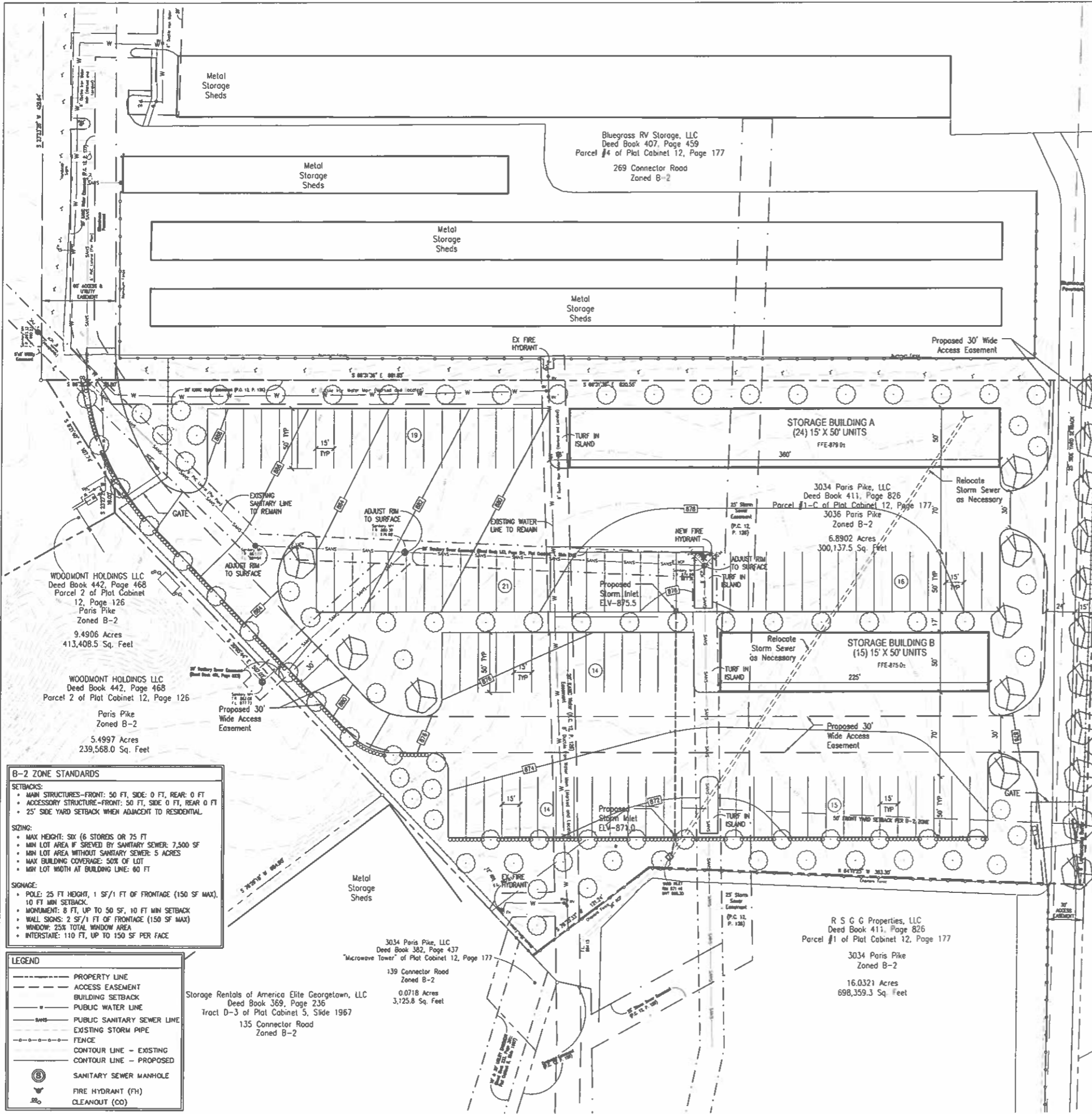
**SITE STATISTICS**  
3036 PARIS PIKE

Gross Area	6.89 Acres
Net Area	6.89 Acres
RAW Area	N/A
Lot Zoning	B-2 (Highway Commercial)
Street Frontage	N/A
Parking Required	N/A
Parking Provided	N/A
RV Storage Spots Accessible:	99 Spaces
Total	99 Spaces
Building Areas:	
Building A	18,000 sf
Building B	11,250 sf
Total of all Building Areas	29,250 Feet
Building Height	20 Feet
Vehicle Use Area (VUA)	180,508 sf
Interior Landscaping Required:	18,051 sf (10%)
Interior Landscaping Provided	18,474 sf
Interior Trees Required	73 Trees (1,7250 sf)
Interior Trees Provided:	73
Canopy Coverage Required	165 ac (71,874 sf) (24%)
Canopy Coverage Provided	26.4% (108 Trees)

SUBMITTED: NOVEMBER 01, 2024  
 REVISED: NOVEMBER 27, 2024

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

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



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Zoned R-2  
0.151 acres

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211 Sinclair CT  
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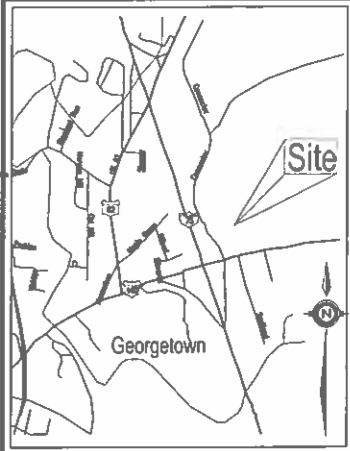
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0.221 acres

Proposed 6' Tall Fence

El-Amin Aisha  
111 Abbott Way  
Deed Book 426, Page 122  
Zoned R-2  
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**VICINITY MAP**  
SCALE: 1"=3,000'

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659-255-2100

WATER - KENTUCKY AMERICAN WATER  
659-380-2888

NATURAL GAS - COLUMBIA GAS  
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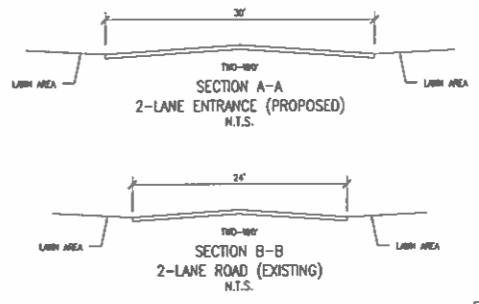
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**B-2 ZONE STANDARDS**

**SETBACKS:**

- MAIN STRUCTURES-FRONT: 50 FT, SIDE: 0 FT, REAR: 0 FT
- ACCESSORY STRUCTURE-FRONT: 50 FT, SIDE 0 FT, REAR 0 FT
- 25' SIDE YARD SETBACK WHEN ADJACENT TO RESIDENTIAL.

**SIZING:**

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- MAX BUILDING COVERAGE: 50% OF LOT
- MIN LOT WIDTH AT BUILDING LINE: 60 FT

**SIGNAGE:**

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- MONUMENT: 8 FT, UP TO 50 SF, 10 FT MIN SETBACK
- WALL SIGNS: 2 SF/1 FT OF FRONTAGE (150 SF MAX)
- WINDOW: 25% TOTAL WINDOW AREA
- INTERSTATE: 110 FT, UP TO 150 SF PER FACE

**LEGEND**

- PROPERTY LINE
- ACCESS EASEMENT
- BUILDING SETBACK
- PUBLIC WATER LINE
- PUBLIC SANITARY SEWER LINE
- EXISTING STORM PIPE
- FENCE
- CONTOUR LINE - EXISTING
- CONTOUR LINE - PROPOSED
- SANITARY SEWER MANHOLE
- FIRE HYDRANT (FH)
- CLEANOUT (CO)

3034 Paris Pike, LLC  
Deed Book 382, Page 437  
"Microwave Tower" of Plat Cabinet 12, Page 177

139 Connector Road  
Zoned B-2

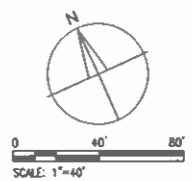
Storage Rentals of America Elite Georgetown, LLC  
Deed Book 369, Page 236  
Tract D-3 of Plat Cabinet 5, Slide 1967  
135 Connector Road  
Zoned B-2

0.0718 Acres  
3,125.8 Sq. Feet

R S G G Properties, LLC  
Deed Book 411, Page 826  
Parcel #1 of Plat Cabinet 12, Page 177

3034 Paris Pike  
Zoned B-2

16.0321 Acres  
698,359.3 Sq. Feet



**GRADING AND LANDSCAPING EXHIBIT**

**PRELIMINARY DEVELOPMENT PLAN FOR BLUEGRASS STORAGE**

3036 PARIS PIKE  
GEORGETOWN, SCOTT COUNTY, KENTUCKY

Architecture  
Interior Design  
Engineering  
Landscape Architecture

**CMW**  
The Shape of Ideas

249 East Main Street  
Suite 100  
Lexington, Kentucky 40507  
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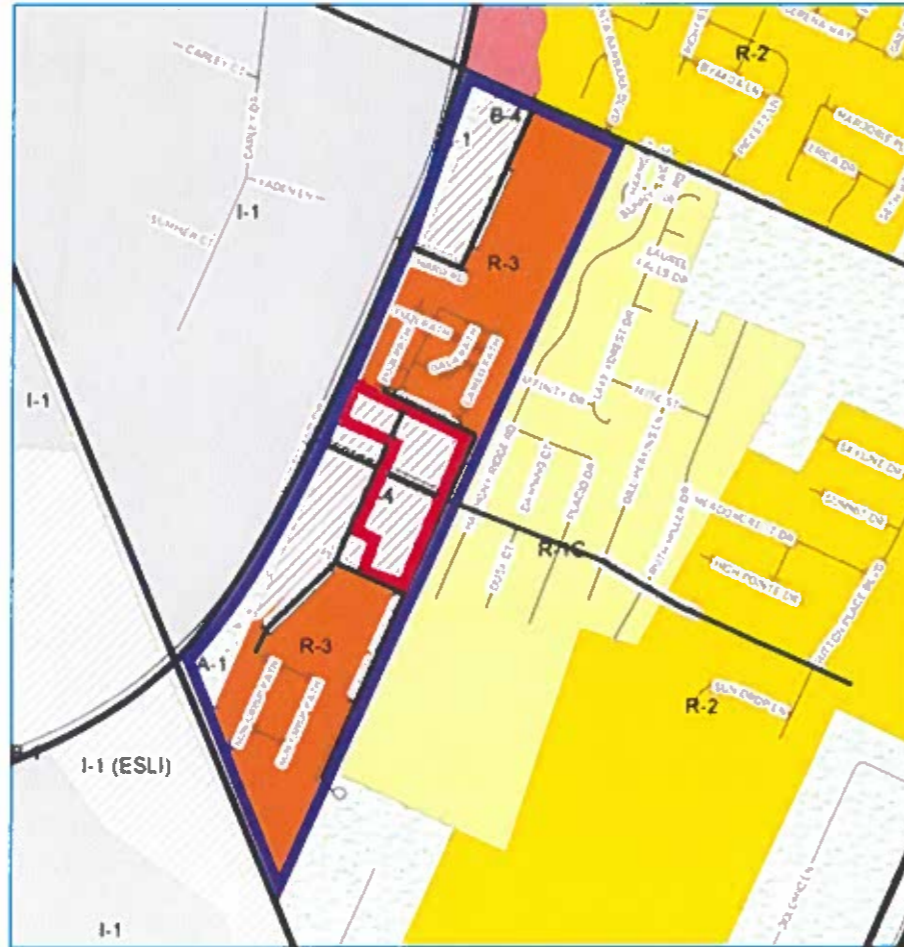
**AMERSON COMMERCIAL  
FINAL DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission  
December 12, 2024**

**FILE NUMBER: FDP-2024-63**

**PROPOSAL:** Final Development Plan for multi-phased commercial development including seven (7) mixed commercial buildings with associated parking and landscaping

**LOCATION:** Amerson Way, School House Road, Peach Tree Lane and McClelland Circle (192-10-002.002 & 192-10-002.003)



**OWNER:** Anderson Amerson LLC,  
Dennis Anderson (member)

**APPLICANT:** Anderson Amerson LLC,  
Mike Craft (Member)

**CONSULTANT:** Clay Johnson, Tarr Group

**STATISTICS:**

Zone:	B-4 PUD (Community Commercial)
Surrounding Zones:	B-4 PUD: West R-1C PUD (Single-Family Residential): North, South, & East R-3 PUD (High Density Residential): North & South
Site Area:	10.94 ac, across 8 proposed lots (0.76 ac to 3.03 ac)
Proposed Development:	Mixed Use Commercial
Proposed Development Area [Total]:	7 Commercial Buildings (3,200 SF to 14,442 SF) [54,688 SF]
Proposed Building Lot Coverage:	11.47%
Parking Required [Metric]:	219 spaces (31 ADA) [One space per 250 SF GFA]
Parking Proposed:	741 spaces (24 ADA)
Access:	Existing Private Street to Existing Public Street to McClelland Circle
Variances:	<ol style="list-style-type: none"><li>1. Variance to parking along lot frontage</li><li>2. Variance to building maximum setback from road.</li></ol>

**BACKGROUND:**

The Project Site a multi-lot area measuring 10.94 acres in total that is zoned B-4 located central to the Amerson Farms Commercial area at the intersection of McClelland Circle and Pleasant View Drive. The area is shown as eight (8) lots for the purposes of phasing the development. Properties along McClelland Circle are already developed with a mix of commercial, single-family and multi-family residential properties and uses.

An application to rezone the larger 91.7-acre Amerson Farm was filed and approved in 2009 from A-1 Agricultural to R-3 PUD (High Density Residential) and B-4 PUD (Community Commercial). There are multiple previous Preliminary Development Plans/Subdivision Plats filed for the property. Commercial development was approved in 2013 (PDP/PSP-2013-25 & 26), 2014 (PDP/PSP-2014-10 & 11), 2017 (PDP/PSP-2017-20), 2018 (PDP-2018-51), and 2021 (PDP-2021-28). The 2013 and 2014 plans predated the sunset clause and therefore are still considered "active" PDPs/PSPs which are not included in the proposed development. The 2017 plan was approved after the sunset clause and without action taken it is no longer considered active. The Applicant has submitted the current plans that are identical to those submitted in 2017 for reapproval of the preliminary development plans.

## **SITE PLAN REVIEW**

The proposal is to construct seven (7) new commercial buildings across the 10.94-acre site area. Building sizes range from 3,200 SF (Lot 4) to 14,442 SF (Lots 1A & 2A). The total building coverage is 11.47% of the total lot area, which is well below the 35% maximum for the zone. Depending on the location on site, lots may be considered single, double, or triple frontage. The development is within the setback requirements for the B-4 zoning district, which are as follows:

- 35-foot maximum front yard setback to roads interior to the zone
- 0-foot side yard setback
- 0-foot rear yard setback
- 50-foot setback from B-4 zone perimeter (on any side)

The Applicant is requesting a variance to the maximum setback on the lots with frontage onto Amerson Way and all internal streets for the placement of parking in front of the buildings.

In keeping with the intent of the B-4 zoning district, Staff would prefer to see the main commercial street be lined with buildings, not personal vehicles or empty parking spaces. As shown, the first section of the block (Lots 1A and 2A) is fronted with interior parking lots. Buildings at the corner of the Amerson Way and Pleasant View Drive intersection is important to anchor the block. Buildings on Amerson Way be built to the street with parking in the rear. The project may be best served by creating a walkable streetscape and allowing for more suburban design of the out lots on the secondary street.

It may be beneficial to slide the buildings on lot 1B and 1C to the west to occupy the corner of the lot and provide some outdoor seating or public space on the east side of those lots nearer the traffic circle. There is already an overabundance of surface parking and this prime location is best utilized by buildings framing the street or thoughtfully designed outdoor public space rather than surface parking.

Despite not making progress on building and parking lot construction, the Applicant has installed extensive utilities and road infrastructure to serve the property with the 2017 site plan in mind. One of the lots receiving 2017 plan approval did submit final development plan approval and has been built with the orientation of vehicles between the road and the building frontage. Staff concludes that having one building with parking in front but the others having parking in the rear would impact the site's cohesiveness. Staff ultimately recommends in favor of the request for a variance given the existing site development patterns and layout.

In the 2017 plan, the Applicant to enhance pedestrian access and circulation by widening the sidewalk to 6-foot-wide on Amerson Way and providing pedestrian crossing or striping through the parking lots to the main building entrances. Staff recommends continuing to require the Applicant to provide said walkways.

### **Trip Generation**

Staff requested an updated traffic analysis with trips generated from the proposed use to compare against the Amended Traffic Study submitted in 2014 for the Amerson Apartments PDP (PDP-2014-22). In summary, the analysis found that the AM commercial trips changed from 200 trips in 2014 to 323 trips in 2024 and the PM commercial trips changed from 818 trips in 2014 to 733 trips in 2024. The increase in morning trips can also be attributed to the bank that was built in 2021, which often maintain different operating hours from a traditional shopping center.

## **Access & Circulation**

Primary access through the site is from a public roadway, Pleasant View Drive, which has a short segment of private access easement between Lots 1A and 1C and Lots 2A and 2B before becoming public again at the School House Road intersection. The segment of Pleasant View Drive that is a private access easement has space for diagonal parking in front of the buildings.

The signalization of the main intersection of Pleasant View Drive at McClelland Circle has been a longstanding concern as this property and others have developed over time. KYTC requires a warrant study that shows that traffic volume is sufficient enough to warrant a light before it will be approved. While outside of local control, Staff recommends conditioning that all traffic control improvements be installed at the cost of the Applicant/developer.

## ***Pedestrian Improvements***

Pleasant View Drive is shown with a 10' sidewalk in front of the buildings, which is similar to what is found in downtown Georgetown. Curb ramps and crosswalks should be provided where necessary on the Final Development Plan. Per the *Subdivision & Development Regulations*, pedestrian walkways should be provided on all sides of proposed lots that abut private or public rights-of-way. Sidewalks should be provided to and through the proposed commercial areas to all existing residential and commercial areas. These pedestrian walkways should be landscaped and kept in good repair. Walkways should be of a material different than that used for vehicles to differentiate the different users.

## ***Parking***

Per the *Zoning Ordinance*, B-4 developments should be provided on a basis of one space for every 250 SF of floor area, or in this instance 219 spaces. The Applicant proposes the construction of 741 spaces, with 24 ADA accessible spaces. The site plan shows that the site has much more surface parking than should be necessary. The applicant has provided sufficient parking on all the individual lots but should provide a cross access and parking agreement prior to Final Development Plan approval, since it is a planned commercial center and cross lot parking is encouraged. While the standard spaces greatly exceed the number required by ordinance, ADA spaces are calculated based upon the number of spaces provided, and an additional 7 spaces must be designated, specifically on lots 1A, 2E and 4.

## **Landscape & Land Use Buffers**

### ***Section 6.12: Property Perimeter Requirements***

Multiple property perimeter landscape areas are required as part of this development. The Landscape & Land Use Buffers Ordinance requires a 20-foot-wide buffer area for double-frontage residential properties, and for those areas to be populated with 1 medium or large tree per 30 feet of linear boundary plus planting of 6-foot-tall continuous buffer. Furthermore, the Landscape & Land Use Buffers Ordinance requires a 15-foot-wide buffer for commercial adjoining residential zones (except street frontage), and for those areas to be populated with 1 medium or large tree per 40 feet of linear boundary, plus planting of 6-foot-tall continuous buffer. The preliminary landscape plan does not meet these requirements, and the final landscape plan will need to address this deficit.

### ***Section 6.13: Vehicular Use Area Perimeter Requirements***

The Landscape & Land Use Buffers Ordinance requires a 3 to 5-foot-wide buffer area between a vehicular use area (VUA) and either any property in any zone or an adjoining public or private street, right-of-way, access road or service road, and for those areas to be populated with 1 medium or large tree per 40 feet of linear boundary plus a 3-foot-tall continuous buffer. In the area where the VUA

perimeter and property perimeter landscaping requirements overlap along the northeast property line, the more stringent of the two regulations shall be applied which means in this area property perimeter would be required. The preliminary landscape plan does not meet these requirements, and the final landscape plan will need to address this deficit.

***Section 6.22: Interior Landscaping for Vehicular Use Areas***

The *Landscape & Land Use Buffers Ordinance* requires for open VUAs of 6,000 SF area (or greater) necessitates interior landscaped area 10% the size of the VUA and for those areas to be populated with 1 tree per 250 square feet of interior landscaped area. The development plan shows the construction of 286,869 SF of VUA, which would result in at least 28,686 SF of ILA installed and 137 ILA trees. The preliminary landscape plan shows the installation of 34,170 SF of ILA which satisfies the area requirement. However, the plan does not identify which trees are for ILA areas and the final landscape plan will need to address this deficit.

***Section 6.2215: Minimum Canopy Requirements***

As the area will be completely redeveloped and no existing trees will remain, 24% tree canopy will be required on the property, equivalent to 114,371 SF of canopy. The Applicant proposes the planting of 165 trees of unspecified size. The final landscape plan will need to address this deficit.

***Legacy Trail***

The Legacy Trail is proposed to follow McClelland Circle from the railway through the property to Lemons Mill Road. Per the conditions of approval of the Amended Concept Plan (PDP-2018-51), "The Applicant shall construct the Legacy Trail, as shown on this Concept Plan, with each phase of the development". Staff recommends including this condition of approval in this development plan and in all future phases of site development.

***Open Space Requirement***

ZMA-2009-21 included a condition of approval that the larger property maintain a minimum of 10% of site area as "usable open space". Staff recommends keeping this condition of approval and the Applicant be required to submit an open space plan to ensure continued compliance with this condition.

**Additional Considerations**

***Royal Spring Wellhead Committee***

The subject property is partially located in the Royal Springs Aquifer Recharge Area and thus will need approval from the Wellhead Protection Committee. The Wellhead Protection Committee will need to review and approve the project prior to Final Development Plan approval. Any conditions or restrictions determined by the committee will need to be followed prior to Final Development Plan approval.

***Stormwater:***

There is a master stormwater plan for the project. The Planning Commission Engineer will need to review and approve the stormwater management plan prior to Final Development Plan approval. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer meeting all requirements of the Georgetown Stormwater Manual prior to approval of the Final Development Plan.

## **RECOMMENDATION:**

Staff recommends **Approval** of the Preliminary Development Plat for Amerson Commercial with the following variances, waivers and conditions of approval:

### **Variances & Waivers:**

1. Variance to maximum building setback from Amerson Way from 35 feet to 80 feet for Lots 1B & 2C, 35 feet to 72 for Lots 1C & 2B, and 35 feet to 76 feet for Lot 4.
2. Waiver to allow for parking lots along road frontage from School House Road for Lots 1A, 2A, and 2E, from Peach Tree Lane for Lot 2E, from Amerson Way for Lots 1B, 1C, 2B, 2C, and 4.

### **Conditions of Approval:**

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. All conditions of approval from ZMA-2009-21, PDP-2017-20, and PDP-2018-51.
3. All conditions of the Wellhead Protection Committee.
4. 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).
5. This Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406 section A of the *Subdivision and Development Regulations*.
6. 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.
7. 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.
8. 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.
9. A photometric plan shall be submitted and approved as part of the Final Development Plan. The Applicant shall direct lighting away from adjoining property and not have any off-site impact.
10. A species-specific landscape plan shall be included with the Final Development Plan indicating all trees to be preserved during construction.
11. The Applicant shall submit a total site open space plan for review by the Planning Commission Staff for compliance with previous conditions prior to Final Development Plan approval.
12. All requirements of the Georgetown Fire Department regarding fire hydrant locations and emergency vehicle accessibility.
13. All requirements of GMWSS regarding sanitary sewer services.
14. The applicant shall be responsible for all offsite road and public water and sewer improvements required to serve the proposed development.
15. The Applicant shall install all traffic control devices, including a traffic light, at the Applicant's/Developer's expense.
16. A sidewalk plan shall be submitted along with the Final Development Plan. Sidewalks shall be kept in good repair and provide safe pedestrian circulation to all the units and off-site parking areas, shared facilities and public streets. Connections from the commercial area shall be made to any and all existing and proposed commercial, conservation, recreation, and residential areas.

ZONE: R-1C

SCHOOL HOUSE ROAD

LOT 1A  
2.18 ACRES  
(94,899 S.F.)  
ZONE B-4 P.U.D.

LOT 2A  
2.13 ACRES  
(92,783 S.F.)  
ZONE B-4 P.U.D.

LOT 2E  
0.90 ACRES  
(39,204 S.F.)  
ZONE B-4 P.U.D.

LOT 1B  
1.02 ACRES  
(44,503 S.F.)  
ZONE B-4 P.U.D.

LOT 1C  
0.89 ACRES  
(38,878 S.F.)  
ZONE B-4 P.U.D.

LOT 2B  
0.88 ACRES  
(38,839 S.F.)  
ZONE B-4 P.U.D.

LOT 2C  
0.78 ACRES  
(33,054 S.F.)  
ZONE B-4 P.U.D.

NOT INCLUDED IN FDP  
PDP 2017-20  
FDP APPROVED:  
10/16/2018

ZONE: R-3

AMERSON WAY

LOT 4  
1.27 ACRES  
(55,321 S.F.)  
ZONE B-4 P.U.D.

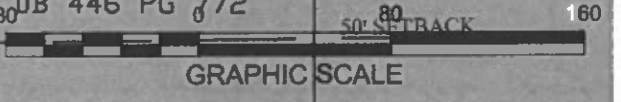
NOT INCLUDED IN FDP  
PDP 2021-28  
FDP APPROVED:  
2/27/2022

PLEASANT VIEW DRIVE

BAPTIST  
MCCLELLAND CIR  
DB 446 PG 772

AREA NOT INCLUDED IN FDP

BAPTIST  
MCCLELLAND CIR  
DB 446 PG 772



NOT INCLUDED IN FDP  
PDP 2017-56  
FDP APPROVED:

ZONE: R-3

SAN PEACH TREE LANE

SCHOOL

FIRE HYDRANT

FIRE HYDRANT

EX. GAS LINE W 20' EASEMENT  
DB 411 PG 566

PLEASANT VIEW DRIVE

HYDRANT

50' SETBACK

50' SETBACK

160

PLANNING DEPT. AND UTILITY DEPT.

**LOT 1A**

PROPOSED USE: MIXED COMMERCIAL

LOT STATISTICS:

94,899 SQ. FEET  
2.18 ACRES

## BUILDING STATISTICS

SIZE ALLOWED: 33,215 SF  
SIZE PROPOSED: 14,442 SF  
PARKING SPACES REQUIRED: 58  
PARKING SPACES PROPOSED: 173  
ADA PARKING SPACES REQ'D/PROPOSED: 5

VUA: 49,395 SF

10% INTERIOR VUA REQUIRED: 4,939 SF  
INTERIOR VUA PROPOSED: 5,499 SF

## LANDSCAPING:

CANOPY REQUIRED (24%): 31 TREES  
CANOPY PROPOSED (24%): 31 TREES  
3' AVG. HEIGHT CONTINUOUS HEDGE.**LOT 2B**

PROPOSED USE: MIXED COMMERCIAL

LOT STATISTICS:

38,839 SQ. FEET  
0.89 ACRES

## BUILDING STATISTICS

SIZE ALLOWED: 13,594 SF  
SIZE PROPOSED: 5,302 SF  
PARKING SPACES REQUIRED: 21  
PARKING SPACES PROPOSED: 54  
ADA PARKING SPACES REQ'D/PROPOSED: 3

VUA: 21,334 SF

10% INTERIOR VUA REQUIRED: 2,133 SF  
INTERIOR VUA PROPOSED: 2,951 SF

## LANDSCAPING:

CANOPY REQUIRED (24%): 13 TREES  
CANOPY PROPOSED (24%): 13 TREES  
3' AVG. HEIGHT CONTINUOUS HEDGE.**LOT 4**

PROPOSED USE: MIXED COMMERCIAL

LOT STATISTICS:

55,321 S.F.  
1.27 ACRES

## BUILDING STATISTICS

SIZE ALLOWED: 17,891 SF  
SIZE PROPOSED: 3,200 SF  
PARKING SPACES REQUIRED: 13  
PARKING SPACES PROPOSED: 38  
ADA PARKING SPACES REQ'D/PROPOSED: 1

VUA: 24,751 SF

10% INTERIOR VUA REQUIRED: 2,475 SF  
INTERIOR VUA PROPOSED: 3,038 SF

## LANDSCAPING:

CANOPY REQUIRED (24%): 17 TREES  
CANOPY PROPOSED (24%): 17 TREES  
3' AVG. HEIGHT CONTINUOUS HEDGE.**LOT 1B**

PROPOSED USE: MIXED COMMERCIAL

LOT STATISTICS:

44,503 SQ. FEET  
1.02 ACRES

## BUILDING STATISTICS

SIZE ALLOWED: 15,576 SF  
SIZE PROPOSED: 6,000 SF  
PARKING SPACES REQUIRED: 24  
PARKING SPACES PROPOSED: 54  
ADA PARKING SPACES REQ'D/PROPOSED: 3

VUA: 24,191 SF

10% INTERIOR VUA REQUIRED: 2,419 SF  
INTERIOR VUA PROPOSED: 2,588 SF

## LANDSCAPING:

CANOPY REQUIRED (24%): 15 TREES  
CANOPY PROPOSED (24%): 15 TREES  
3' AVG. HEIGHT CONTINUOUS HEDGE.**LOT 2C**

PROPOSED USE: MIXED COMMERCIAL

LOT STATISTICS:

33,054 SQ. FEET  
0.76 ACRES

## BUILDING STATISTICS

SIZE ALLOWED: 11,569 SF  
SIZE PROPOSED: 6,000 SF  
PARKING SPACES REQUIRED: 24  
PARKING SPACES PROPOSED: 41  
ADA PARKING SPACES REQ'D/PROPOSED: 2

VUA: 18,848 SF

10% INTERIOR VUA REQUIRED: 1,885 SF  
INTERIOR VUA PROPOSED: 2,005 SF

## LANDSCAPING:

CANOPY REQUIRED (24%): 11 TREES  
CANOPY PROPOSED (24%): 11 TREES  
3' AVG. HEIGHT CONTINUOUS HEDGE.**LOT 2E**

PROPOSED USE: MIXED COMMERCIAL

LOT STATISTICS:

39,204 S.F.  
0.90 ACRES

## BUILDING STATISTICS

SIZE ALLOWED: 46,153 SF  
SIZE PROPOSED: 14,442 SF  
PARKING SPACES REQUIRED: 0  
PARKING SPACES PROPOSED: 117  
ADA PARKING SPACES REQ'D/PROPOSED: 0

VUA: 37,783 SF

10% INTERIOR VUA REQUIRED: 3,778 SF  
INTERIOR VUA PROPOSED: 4,551 SF

## LANDSCAPING:

CANOPY REQUIRED (24%): 22 TREES  
CANOPY PROPOSED (24%): 22 TREES  
3' AVG. HEIGHT CONTINUOUS HEDGE.**LOT 1C**

PROPOSED USE: MIXED COMMERCIAL

LOT STATISTICS:

38,878 SQ. FEET  
0.89 ACRES

## BUILDING STATISTICS

SIZE ALLOWED: 13,607 SF  
SIZE PROPOSED: 5,302 SF  
PARKING SPACES REQUIRED: 21  
PARKING SPACES PROPOSED: 53  
ADA PARKING SPACES REQ'D/PROPOSED: 3

VUA: 21,337 SF

10% INTERIOR VUA REQUIRED: 2,134 SF  
INTERIOR VUA PROPOSED: 2,789 SF

## LANDSCAPING:

CANOPY REQUIRED (24%): 13 TREES  
CANOPY PROPOSED (24%): 13 TREES  
3' AVG. HEIGHT CONTINUOUS HEDGE.**LOT 2D**

PROPOSED USE: MIXED COMMERCIAL

LOT STATISTICS:

47,008 SQ. FEET  
1.08 ACRES

## BUILDING STATISTICS

SIZE ALLOWED: 16,463 SF  
SIZE PROPOSED: 6,000 SF  
PARKING SPACES REQUIRED: 24  
PARKING SPACES PROPOSED: 70  
ADA PARKING SPACES REQ'D/PROPOSED: 3

VUA: 29,643 SF

10% INTERIOR VUA REQUIRED: 2,964 SF  
INTERIOR VUA PROPOSED: 3,206 SF

## LANDSCAPING:

CANOPY REQUIRED (24%): 15 TREES  
CANOPY PROPOSED (24%): 15 TREES  
3' AVG. HEIGHT CONTINUOUS HEDGE.**LOT 2A**

PROPOSED USE: MIXED COMMERCIAL

LOT STATISTICS:

131,866 SQ. FEET  
3.03 ACRES

## BUILDING STATISTICS

SIZE ALLOWED: 46,153 SF  
SIZE PROPOSED: 14,442 SF  
PARKING SPACES REQUIRED: 58  
PARKING SPACES PROPOSED: 211  
ADA PARKING SPACES REQ'D/PROPOSED: 7

VUA: 89,230 SF

10% INTERIOR VUA REQUIRED: 8,923 SF  
INTERIOR VUA PROPOSED: 10,749 SF

## LANDSCAPING:

CANOPY REQUIRED (24%): 43 TREES  
CANOPY PROPOSED (24%): 43 TREES  
3' AVG. HEIGHT CONTINUOUS HEDGE.**NOTES**

- FINAL ENTRANCE LOCATIONS FOR COMMERCIAL PROPERTIES SHALL BE CONFIRMED AT TIME OF FINAL DEVELOPMENT PLAN/CONSTRUCTION PLANS.
- CROSSWALK LOCATIONS SHALL BE CONFIRMED AT THE TIME OF FINAL DEVELOPMENT PLAN.
- COMMERCIAL LANDSCAPING SHALL BE CONFIRMED AT THE TIME OF FINAL DEVELOPMENT PLAN/CONSTRUCTION PLANS.
- PLEASANT VIEW DRIVE IS AN EXISTING PERMITTED ENTRANCE THROUGH THE KYTC. NO OTHER ENTRANCE MAY DIRECTLY CONNECT TO US 460 WITHOUT ADDITIONAL PERMIT.
- PLEASANT VIEW DRIVE SHALL BE CONSTRUCTED FROM US 460 BYPASS TO RC "A" AS PART OF THIS PLAN.
- STORM SEWER SHOWN IS PRELIMINARY.
- GRADING SHOWN IS PRELIMINARY.
- STREET LIGHT LOCATIONS SHALL BE DESIGNATED AT TIME OF FINAL PLAN/PL/
- DETENTION IS EXISTING AND CONTAINS WATER QUALITY AND GROUNDWATER RECHARGE MEASURES.
- AREAS SHOWN ARE IN THE ROYAL SPRINGS AQUIFER AREA.
- PDP SHALL CONFORM TO ALL PREVIOUS CONDITIONS OF APPROVAL FROM ZM 2009-21.
- SANITARY SEWER SHALL BE SERVED BY A PROPOSED PUMP STATION LOCATE ADJACENT TO THE DETENTION BASIN.
- KENTUCKY UTILITIES SHALL HAVE A BLANKET EASEMENT WITH LOCATIONS OF UTILITY APPROVED BY OWNER.
- WATER SERVICE CONNECTIONS SHALL BE COORDINATED WITH GMWSS AT TIP FINAL DEVELOPMENT PLAN/CONSTRUCTION PLANS FOR EACH INDIVIDUAL LOT
- SANITARY SEWER TAP CONNECTIONS SHALL BE COORDINATE WITH GMWSS A TIME OF FINAL DEVELOPMENT PLAN/CONSTRUCTION PLANS FOR EACH INDIVIDUAL LOT.

**LANDSCAPING NOTES**

- PROPERTY PERIMETER LANDSCAPING IS REQUIRED AS PART OF THIS DEVELOPMENT. LANDSCAPING IS REQUIRED ALONG THE NORTH, SOUTH WEST, AND EAST PROPERTY LINES. SECTION 6.12.2 STIPULATES THAT A 15-FOOT-WIDE BUFFER AREA IS REQUIRED AT 1 TREE PER 40 FEET OF LINEAR BOUNDARY PLUS 6-FOOT-TALL BUFFER (PLANTING, HEDGE, WALL FENCE, EARTH MOUND).
- VEHICULAR USE AREA (VUA) PERIMETER LANDSCAPING IS REQUIRED AS PART OF THIS DEVELOPMENT. LANDSCAPING IS REQUIRED ALONG THE NORTH, SOUTH, AND EAST PROPERTY LINES AND FLANKING THE ENTRANCE AND EXITS TO THE PROJECT SITE. SECTION 6.13.1 STIPULATES THAT A 3-5- FOOT WIDE BUFFER AREA IS REQUIRED AT 1 TREE PER 40 FEET OF LINEAR BOUNDARY PLUS 3-FOOT TALL BUFFER (PLANTING, HEDGE, WALL, FENCE, EARTH MOUNT).
- INTERIOR LANDSCAPING AREAS (ILA) ARE REQUIRED AS PART OF THIS DEVELOPMENT.

**VARIANCE REQUESTED**

- SECTION 4.444.E. PARKING AND LOT FRONTAGE LOTS 1C, 2B AND 2C
- SECTION 4.444.C. 35 'BUILD TO' LINE. LOTS 1A, 2A, 1C, AND 2B ALONG PLEASANT VIEW DRIVE, AND ALL LOTS FRONTING EMERSON WAY EXCEPT LOTS 8 AND 9

**PREVIOUS VARIANCE GRANTED (PDP 2013-26)**10' FRONT BUILDING LINE FOR R-3 ZONE TOWNHOMES  
13' REAR SETBACK PART OF PRIVATE ALLEY**ROYAL SPRINGS AQUIFER NOTE**

PROJECT APPROVAL GRANTED FROM ROYAL SPRINGS WELLHEAD PROTECTION COMMITTEE ON 11-14-2024 WITH FOLLOWING CONDITION:

- TWO (2) EDUCATIONAL SIGNS SHALL BE PLACED ON THE SITE AT A LOCATION APPROVED BY THE COMMITTEE AT TIME OF SIGN PLACEMENT.



**PADDOCKS AT JENNINGS FARM – SINGLE-FAMILY RESIDENTIAL  
PRELIMINARY SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission  
December 12, 2024**

**FILE NUMBER: PSP-2024-64**

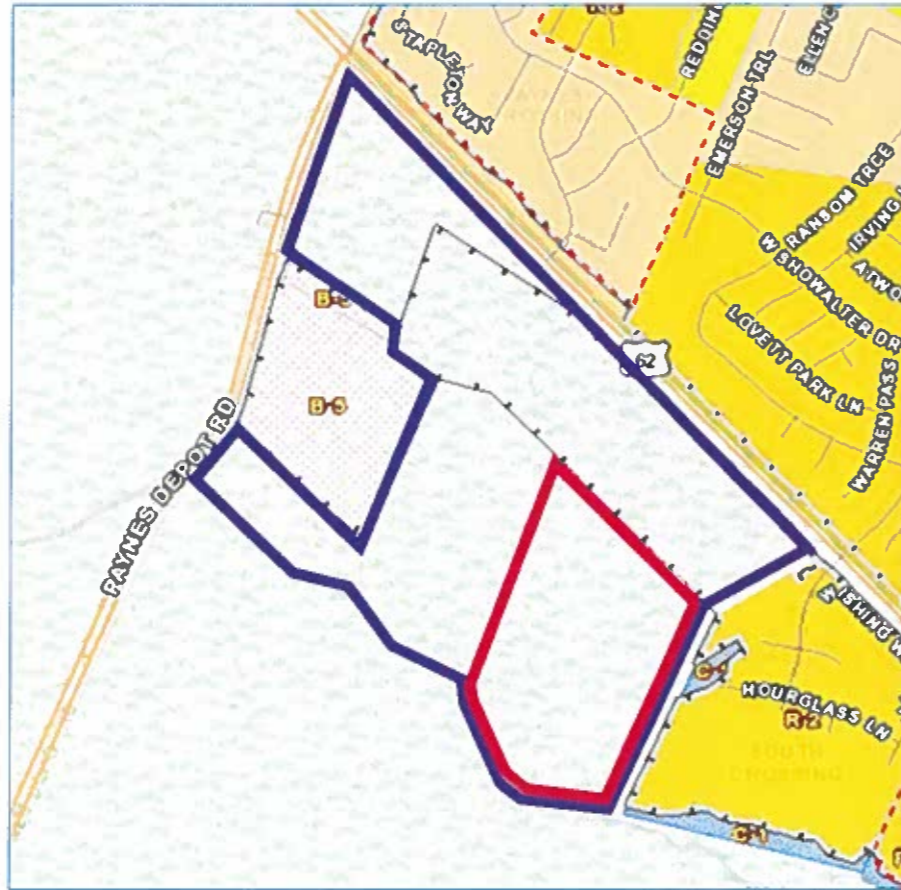
**PROPOSAL:** Preliminary Subdivision Plat for 103 single-family residential lots (measuring 0.295 to 1.521 ac) and new road construction

**LOCATION:** 1538 Paynes Depot Road

**OWNER:** Dudley Jennings

**APPLICANT:** Darin Dillow

**CONSULTANT:** Daniel Rehner & Charlie Hall, Thoroughbred Engineering



**STATISTICS:**

Zone (Current, at Time of Application):	A-1 (Agricultural)
Zone (Proposed):	R-1C PUD (Single-Family Residential)
Surrounding Zones:	A-1, B-5, C-1, R-1C, & R-2
Site Area [Area of Impact]:	182.56 ac [48.5 ac]
Proposed Development:	103 Single-Family Residential Lots
Lot Density:	2.12 DU/ac
Access:	New Public Street from Magellan Lane to Paynes Depot Road [US-62] and McClelland Circle [US-460 Bypass]
Variations:	1. Variance to front yard setback from 30 feet to 20 feet

## **BACKGROUND:**

The Project Site a 182.56-acre A-1 zoned tract located southwest of the intersection of McClelland Circle and Paynes Depot Road. The proposed development ("Single-Family Area") is on a 48.5-acre portion of the larger property that is proposed to be rezoned to R-1C PUD. The Project Site is partially annexed into the City of Georgetown. Properties along McClelland Circle are already developed with a mix of commercial, warehousing, single-family and multi-family residential properties and uses.

An application to rezone the Project Site to B-5 PUD, C-1, R-1C PUD, and/or R-3 PUD was filed at the same time as the preliminary development plan for the property. Preliminary development plan approval is contingent on the rezoning of the property as the agricultural zone does not permit high-density residential uses.

## **SITE PLAN REVIEW**

The proposal is to subdivide the property into 103 single-family residential lots measuring between 0.295 acres to 1.52 acres (average lot size 0.39 ac). The proposed density for the single-family area is 2.12 DU/ac which is less than the maximum for the R-1C zone of 4.4 DU/ac. The R-1C dimensional standards are as follows:

- 7,500 SF minimum lot size
- 70-foot lot width at build line
- 30-foot front yard setback
- 10-foot side yard setback
- 25-foot rear yard setback

As part of the PUD, the Applicant requests a variance to the front yard setback from 30 feet to 20 feet. PUDs are requested to provide a minimum of 10% open space to offset the flexibility allowed in the PUD zone. This project is providing 52.8 acres in the Conservation Zone to establish a southern Greenbelt which is double the area requested of our PUDs. Staff recommends in favor of the request for the front yard setback.

## **Traffic Study**

A traffic study was performed by Diane Zimmerman Traffic Engineering as part of the application for rezoning. The study was performed on October 16, 2024 looking at four intersections:

1. Paynes Depot Road and Paynes Depot Frontage Road #5
2. Paynes Depot Road and McClelland Circle
3. McClelland Circle and Seminole Trail
4. McClelland Circle and Magellan Lane

A full version of the study is available for examination in the Planning Commission office and analysis of said study is discussed in the staff report for application "ZMA-2024-49 Paddocks at Jennings Farm". Staff recommends adopting the recommendations of said traffic study for this and any subsequent developments of the property.

## **Access & Circulation**

The Preliminary Development Plan for the adjoining Multi-Family Area (PDP-2024-50) includes the construction of the road that would connect Paynes Depot Frontage Road #5 to Magellan Lane as well as the connection to McClelland Circle at Seminole Trail and unsignalized intersection north of Magellan Lane. The connection to Seminole Trail is approximately 2,000 feet south of the intersection of McClelland Circle and Paynes Depot Road and the southern stub is 1,500 feet north of the intersection of

McClelland Circle and Magellan Lane. A public road is proposed to connect these road stubs to an internal public road that would branch from Magellan Lane.

#### ***Internal Circulation***

The proposed subdivision plat shows four connections to the new public road proposed to connect Magellan Lane to Paynes Depot Road. There is one connection to the GMWSS pump station located south of the single-family residential area. The site backs up to the Greenbelt and areas proposed to be zoned C-1 to the south and west so no stub connections are provided to those areas. There is one potential karst feature located around "Street A" around Lots 39, 40, 42, and 54. This feature must be studied and all potential impacts mitigated.

The subdivision plat shows the planting of street trees along all proposed public roads in a 7.5-foot-wide easement where all required utilities are proposed to be installed. The street trees must be moved to the area 5 feet outside of the sidewalk to reduce the conflict with the already tight utility strip. This would result in the trees being approximately 16 feet from edge of pavement of the proposed roadway. Staff recommends establishing a 5-foot-wide street tree easement in this area to protect trees from removal post planting. Species chosen shall be either Group A, B or C as listed in the *Planting Manual*.

#### ***Pedestrian Improvements***

Per the *Subdivision & Development Regulations*, pedestrian walkways should be provided on all sides of proposed lots that abut private or public rights-of-way. Sidewalks should be provided to and through the proposed residential area to the existing residential areas to the south and to the future commercial phases of development for safe pedestrian use. These pedestrian walkways should be landscaped and kept in good repair. Walkways should be of a material different than that used for vehicles to differentiate the different users.

#### ***Parking***

Per the *Subdivision & Development Regulations*, single-family residential developments of two- or three-bedroom units require 2 off-street parking spaces per unit and four- and five-bedroom units require 3 off-street parking spaces per unit. The Preliminary Subdivision Plat does not include what the count of each unit type and number of bedrooms. The road section proposed does not permit street parking so all parking must be off-street.

#### **Landscape & Land Use Buffers**

Sections 6.12 and 6.13 of the *Landscape Ordinance* are not applicable to the preliminary subdivision plat at this time.

#### ***Section 6.14: Agricultural Buffering Requirements***

When land zoned anything except A-1 or C-1 is developed, the developer shall construct a 6-ft. minimum height fence of diamond mesh wire or equivalent no-climb wire. The fence may not be bonded. If an existing tree line is present, then adequate measures shall be required to remove the vegetation to place the fence on the property boundary line. In instances where the fence conflicts with the floodplain, the applicant/developer shall install the fence outside of the floodplain. The cost of the fence installation shall be at the expense of the developer. The final subdivision plat must show the required fencing.

**Section 6.2215: Minimum Canopy Requirements**

The preliminary subdivision plat for the single-family area is proposed to retain 15,300 SF of the 24,000 SF of existing tree canopy. As such, 15% of the total site area tree canopy will be required on the property, equivalent to 316,899 SF of canopy. The Applicant proposes the planting of 420 large trees at 750 SF per tree per the adopted *Planting Manual*, equivalent to 315,000 SF of canopy. The final landscape plan will need to address this deficit and include a species-specific landscape plan.

**Southern Greenbelt**

This proposal is located along the Southern Greenbelt. While the definition of what is the Greenbelt has changed with the 2024 Comprehensive Plan, it generally follows the southern boundary as well as portions of the west and east boundary. The areas of the subject property proposed for development are all within the Georgetown USB and the zone change is conditioned on annexation into the City of Georgetown. The Greenbelt area was meant to be maintained as an agricultural, parkland or open space buffer. The Applicant proposes rezoning all the land for the Greenbelt to the Conservation (C-1) zone district, so that it may be permanently restricted from urban development.

The purpose of the greenbelt is to establish a clear boundary, beyond which urban development will not be permitted. The greenbelt boundary in practice is meant to be established at the time of development. The Greenbelt Ordinance was adopted by the City of Georgetown in 1996. It requires that existing mature tree lines and fences be retained, or landscaping and fencing be established to create a clear and permanent boundary between urban areas and agricultural land. This buffer is required to be established at the time of development of any property along the designated Greenbelt.

Staff recommends requiring that the development along the Greenbelt reserve a 30-foot-wide trail easement in or at the edge of the Greenbelt boundary to allow for future development of a Greenbelt trail. South Crossing, apartment project to the east, and the Ashton Grove Senior Living Community all included trail easements within their developments. It is recommended that a 30-foot-wide wide trail easement be provided in or at the edge of the Greenbelt. The exact location can be determined at time of Final Subdivision Plat approval.

**Open Space & Trails Connections & Buffering**

The preliminary subdivision plat shows the construction of a trail from the single-family area to the proposed C-1 area located central to the property between lots 21 and 22. Staff recommends requiring the trail construction as part of the single-family development. Furthermore, Staff requests two connections be made to the trails proposed in the C-1/Greenbelt areas. The first of which should occur at some point along public road "Street A" to the proposed trail area shown on the subdivision plat. The location can be determined at the time of Final Subdivision Plat approval and should be located between two proposed lots, i.e. between lots 32 and 33. The second connection should be at or around the northwest corner of the single-family residential zone (lot 41). This would offer residents multiple options for utilizing the open space required for the total site area development. The exact location can be determined at the time of Final Subdivision Plat approval.

## **RECOMMENDATION:**

Staff recommends **Approval** of the Preliminary Development Plat for the Paddocks at Jennings Farm Single-Family Residential Area with the following variances, waivers and conditions of approval:

### **Variances & Waivers:**

1. Variance to building setback from 30 feet to 20 feet.

### **Conditions of Approval:**

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. All conditions of the City of Georgetown pertaining to site rezoning and annexation.
3. All conditions of approval from ZMA-2024-49.
4. 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).
5. This Preliminary Development Plan approval is valid for two years, subject to the requirements of Article 406 section A of the *Subdivision and Development Regulations*.
6. 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.
7. 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.
8. 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.
9. A photometric plan shall be submitted and approved as part of the Final Development Plan. The Applicant shall direct lighting away from adjoining property and not have any off-site impact.
10. A species-specific landscape plan shall be included with the Final Development Plan indicating all trees to be preserved during construction.
11. The total site development shall have a minimum of 10% of the area as open space.
12. All street trees shall be planted in a 5-foot-wide tree preservation easement located at least 5 feet outside of the sidewalk, or 16 feet from edge of pavement of the proposed roadways. Trees shall be planted at a minimum of 1 tree per 30 feet of linear boundary. Species shall be Group A, B, or C in accordance with the *Planting Manual*.
13. The applicant shall install a fence in accordance with Section 6.14 of the *Landscape & Land Uses Buffers Ordinance*, and in instances of conflict with floodplain, shall install the fence on or above the floodplain boundary. Construction of the fence shall be completed prior to the issuance of the Certificate of Occupancy for the first residence/structure built in the single-family area.
14. The applicant shall construct a proposed C-1 area trail similar to what was depicted on the preliminary development plan and make the two connections as described in the Staff Report (between two residential lots and at the northwest corner of the single-family area) prior to the issuance of the Certificate of Occupancy for the first residence/structure built in the single-family area.
15. All requirements of GMWSS regarding sanitary sewer services.
16. The Applicant shall install all traffic control devices, including a traffic light, at the Applicant's/Developer's expense.

17. The applicant shall be responsible for all offsite road and public water and sewer improvements required to serve the proposed development. A connection to Magellan Lane must be completed prior to issuance of the Certificate of Occupancy for the first residence/structure built in either the single-family or multi-family area.
18. All requirements of the Georgetown Fire Department regarding fire hydrant locations and emergency vehicle accessibility.
19. A sidewalk plan shall be submitted along with the Final Development Plan. Sidewalks shall be kept in good repair and provide safe pedestrian circulation to all the units and off-site parking areas, shared facilities and public streets. All sidewalks and walkways shall be of a material different than that used for streets to differentiate the different users. Connections to/from the single-family area shall be made to any and all existing and proposed commercial, conservation, recreation, and residential areas.
20. All roadway and sidewalk improvements and connections, as well as all utility infrastructure shall be completed prior to the issuance of Certificate of Occupancy for the first residence/structure built in any residential area.

PLOT DATE: 11/27/2024 2:40 PM

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**VICINITY MAP**  
SCALE 1"=4000'

**SITE DATA**  
**PROPERTY INFORMATION:**  
STREET ADDRESS  
1530 PAYNES DEPOT ROAD  
GEORGETOWN, KY 40324  
DEED BOOK: DB 252, PG 41  
NUMBER OF LOTS: 103  
TOTAL AREA: 205.78 ACRES  
CURRENT ZONE: A-1 (AGRICULTURE)  
PROPOSED ZONE: R-1C (SINGLE FAMILY RESIDENTIAL)  
AREA OF DEVELOPMENT: 48.5 ac (2,112,880 S.F.)  
TOTAL PROPOSED ROW: 10.6 ac (461,736 S.F.)  
REMAINING PROPERTY AREA: 136.28 ac

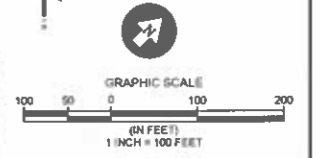
**OWNER:**  
DUDLEY L. JENNINGS  
1530 PAYNES DEPOT ROAD  
GEORGETOWN, KY 40324

**DEVELOPER:**  
DARIN DILLOW  
LIMESTONE FARMS  
197 SOARDS ROAD  
GEORGETOWN, KY 40324  
(859) 397-8657

**DESIGN ENGINEER:**  
THOROUGH-BRED ENGINEERING  
CONTACT: DANIEL REHNER  
P.O. BOX 481  
LEXINGTON, KY 40588  
PHONE: 859-785-0383

**LINE TABLE**

Line #	Direction	Length
L6	N 20°30'13" W	54.34'
L7	N 15°47'37" W	34.86'
L8	N 17°25'28" W	86.37'
L9	N 11°18'05" W	33.10'
L10	N 61°37'28" W	10.30'
L11	N 25°43'22" W	68.37'
L12	N 40°10'37" W	33.98'
L13	N 47°23'42" W	10.61'
L14	N 06°34'50" W	12.95'
L15	N 32°29'11" W	33.33'
L16	N 31°08'19" W	34.41'
L17	N 28°54'11" W	38.43'
L18	N 22°13'41" W	43.70'
L19	N 30°14'08" W	41.51'
L20	N 65°21'59" E	32.89'
L21	N 68°51'04" E	27.07'
L22	N 36°38'57" W	15.98'
L23	N 26°43'57" W	29.54'
L36	S 80°21'29" W	194.50'
L37	N 00°30'31" W	158.50'
L38	N 89°21'29" E	194.50'
L39	S 00°28'31" E	158.50'



**PSP-2024-64**

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



**PRELIMINARY PLANNED UNIT  
SUBDIVISION PLAT  
THE PADDOCKS AT JENNINGS FARM**  
PORTIONS OF PAYNES DEPOT ROAD AND MCCLELLAND CIRCLE  
GEORGETOWN, SCOTT COUNTY, KENTUCKY 40324

PROJECT NO:	230290	OWNER:	CH/CLG
DATE:	10/8/2024	DESIGNER:	KGW
ISSUED FOR REVIEW			
DATE:	10/30/24	REVISION:	CORRECTIONS DEADLINE

**PSP-1.0**

PLOT DATE: 11/27/2024 2:41 PM  
C:\USERS\BRIAN\THOROUGH-BRED ENGINEERING\ACTIVE PROJECTS\JENNINGS PROPERTY (GEORGETOWN, KENTUCKY)\CIVIL\CAD\DEVELOPMENT PLAN\JENNINGS PROPERTY\_PSP.DWG

**SITE DATA**

**PROPERTY INFORMATION:**

STREET ADDRESS: 1530 PAYNES DEPOT ROAD  
 GEORGETOWN, KY 40324  
 DEED BOOK: DB 252, PG 41  
 NUMBER OF LOTS: 103  
 TOTAL AREA: 205.78 ACRES  
 CURRENT ZONE: A-1 (AGRICULTURE)  
 PROPOSED ZONE: R-1C (SINGLE FAMILY RESIDENTIAL)  
 AREA OF DEVELOPMENT: 48.12 (2,098,107.2 S.F.)  
 TOTAL PROPOSED ROW: 10.6 ACRES (461,736 S.F.)  
 REMAINING PROPERTY AREA: 136.66 ACRES

**OWNER**

DUDLEY L. JENNINGS  
 1530 PAYNES DEPOT ROAD  
 GEORGETOWN, KY 40324

**DEVELOPER:**

DARIN DILLOW  
 LIMESTONE FARMS  
 197 SOARDS ROAD  
 GEORGETOWN, KY 40324  
 (859) 397-8857

**PROJECT INFORMATION:**

PROJECT AREA: 48.12 ACRES  
 PROPOSED USE: SINGLE FAMILY HOUSING  
 PROPOSED BUILDING HEIGHT: 30'-0"  
 MINIMUM LOT AREA: 7,500 S.F.  
 LARGEST LOT SIZE: 25,602 S.F.  
 SMALLEST LOT SIZE: 13,068 S.F.  
 TYPICAL LOT: 0.3 ACRE LOT 95' X 138' = 13,110 S.F.  
 0.4 ACRE LOT 92' X 190' = 17,480 S.F.  
 0.5 ACRE LOT 125' X 175' = 21,875 S.F.  
 LOT COUNTS:  
 0.3-0.4 ACRES: 63 LOTS  
 0.4-0.5 ACRES: 12 LOTS  
 0.5 OR GREATER: 28 LOTS  
 MAXIMUM LOT COVERAGE: 40%  
 MAXIMUM DENSITY: 4.4 LOTS/NET ACRE = 170 UNITS  
 PROPOSED DENSITY: 2 LOTS/NET ACRE = 104 UNITS

**ZONING INFORMATION:**

ZONING CLASSIFICATION: R-1C (SINGLE FAMILY RESIDENTIAL)  
 SETBACK WIDTH AT BUILDING LINE: 7'-0"  
 FRONT SETBACK: 30' (VARIANCE REQUEST TO 20')  
 SIDE SETBACK: 10'  
 REAR SETBACK: 25'

**TREE CANOPY:**

SITE AREA: 2,098,107.2 S.F. (48.12 ACRES)  
 EXISTING TREE CANOPY: 24,000 S.F. (1.1%)  
 PRESERVED TREE CANOPY: 15,300 S.F. (0.73%)  
 NEW TREE CANOPY REQUIRED: 314,416 S.F. (15%)  
 NEW TREE CANOPY PROPOSED: 315,000 S.F.  
 \* 420 LARGE TREES

**COMMISSION'S CERTIFICATION**

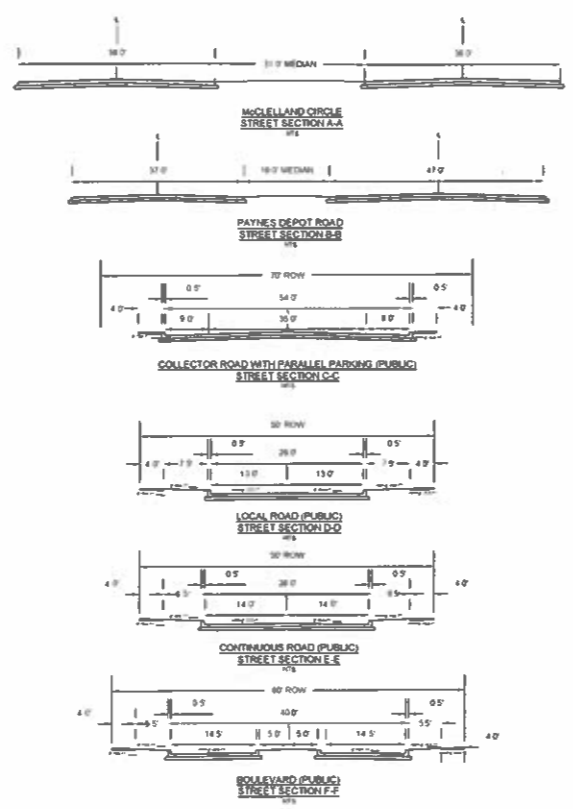
I HEREBY CERTIFY THAT THE PRELIMINARY DEVELOPMENT PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS FOR GEORGETOWN AND SCOTT COUNTY, KENTUCKY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION. THIS APPROVAL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

CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMM. \_\_\_\_\_ DATE \_\_\_\_\_

**OWNER'S CERTIFICATION**

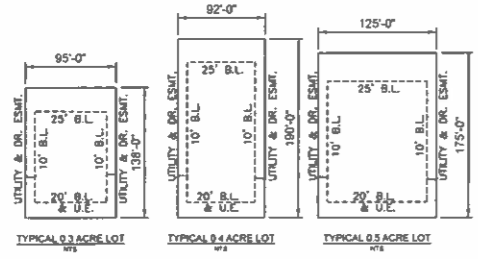
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN/PLAN OF THE DEVELOPMENT WITH MY (OUR) FREE CONSENT, ESTABLISH MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES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

OWNER OR OWNERS \_\_\_\_\_ DATE \_\_\_\_\_



LOT NO.	AREA
1	0.478
2	0.301
3	0.301
4	0.310
5	0.405
6	0.549
7	0.364
8	0.353
9	0.350
10	1.521
11	0.500
12	0.312
13	0.301
14	0.300
15	0.318
16	0.321
17	0.318
18	0.585
19	0.300
20	0.300
21	0.300
22	0.501
23	0.502
24	0.501
25	0.500
26	0.300
27	0.500
28	0.500
29	0.502
30	0.502
31	0.502
32	0.502
33	0.502
34	0.485
35	0.424
36	0.308
37	0.301
38	0.301
39	0.301
40	0.301
41	0.315
42	0.312
43	0.305
44	0.329
45	0.338
46	0.374
47	0.338
48	0.352
49	0.339
50	0.300
51	0.295
52	0.501

LOT NO.	AREA
53	0.300
54	0.300
55	0.320
56	0.313
57	0.401
58	0.401
59	0.401
60	0.401
61	0.375
62	0.426
63	0.318
64	0.312
65	0.301
66	0.301
67	0.301
68	0.301
69	0.500
70	0.500
71	0.384
72	0.500
73	0.500
74	0.558
75	0.598
76	0.580
77	0.301
78	0.301
79	0.338
80	0.285
81	0.301
82	0.301
83	0.301
84	0.301
85	0.301
86	0.337
87	0.300
88	0.301
89	0.301
90	0.301
91	0.301
92	0.301
93	0.301
94	0.452
95	0.411
96	0.387
97	0.471
98	0.344
99	0.501
100	0.502
101	0.503
102	0.515
103	0.553



**FLOOD INFORMATION:**

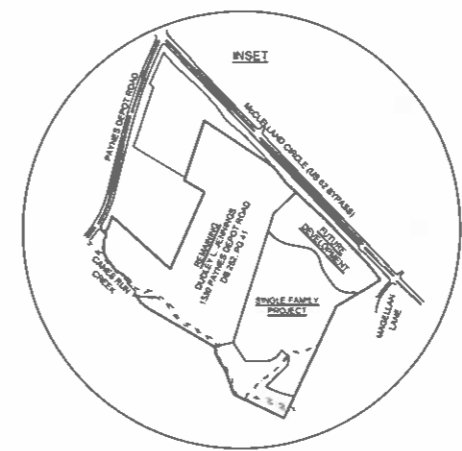
BASED ON AN INSPECTION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S INTERNET MAP SERVICE CENTER SITE, THE PROPERTY LIES WITHIN THE ZONE "AE" AND IN THE REGULATORY FLOODWAY MAP #21209C0179D, EFFECTIVE DATE DECEMBER 21, 2017.

**NOTES:**

- INCREASED FIRE PROTECTION MAY BE REQUIRED FIRE HYDRANT LOCATIONS TO BE COORDINATED WITH GMYSS AND GFD
- TREE LOCATIONS ARE NOT FINAL AND CAN BE MOVED ON THE FINAL DEVELOPMENT PLAN AS LONG AS INTERIOR AND PERIMETER PLANTING REQUIREMENTS REMAIN IN COMPLIANCE WITH THE LANDSCAPE ORDINANCE
- TRAFFIC IMPACT STUDY WILL BE REQUIRED PER THE ZONING ORDINANCE AND THE SUBDIVISION AND DEVELOPMENT REGULATIONS
- THE SINGLE FAMILY AREAS SHALL BE ANNEXED INTO THE CITY
- KYTC ENTRANCE PERMIT WILL BE REQUIRED
- THIS DEVELOPMENT IS NOT WITHIN THE THE ROYAL SPRINGS AQUIFER RECHARGE AREA.
- ALL STORMWATER MANAGEMENT MUST MEET CURRENT STORMWATER BMP MANUAL REQUIREMENTS. PLANS FOR DRAINAGE THROUGH PROPERTY AND PROTECTION OF WATERWAYS TO BE SUBMITTED FOR REVIEW BEFORE ANY DEVELOPMENT OCCURS

**REQUESTED VARIANCES:**

- SINGLE FAMILY LOT FRONT BUILDING SETBACKS TO BE DECREASED FROM 30' TO 20'



**HOA DECLARATION**

THESE LOTS SHALL BE INCORPORATED INTO EXISTING HOME OWNER'S ASSOCIATION FOR THE SUBDIVISION. ALSO SEE COVENANTS AND RESTRICTIONS RECORDED IN MISC. BOOK \_\_\_\_\_ PAGE \_\_\_\_\_



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 CM-CONSTRUCTION SERVICES

**THOROUGH-BRED**  
 DESIGN | ENGINEER | CONSTRUCT

**PRELIMINARY PLANNED UNIT  
 SUBDIVISION PLAN**

**THE PADDOCKS AT JENNINGS FARM**  
 PORTIONS OF PAYNES DEPOT ROAD AND MCCLELLAND CIRCLE  
 GEORGETOWN, SCOTT COUNTY, KENTUCKY 40324

PROJECT NO:	230290	OWNER:	CH/CLG
DATE:	10/8/2024	DESIGNER:	KGW
ISSUED FOR REVIEW			
DATE:	10/30/24	REVISION:	CORRECTIONS DEADLINE

PSP-2024-64

PSP-1.1



**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
APPLICATION DEADLINES  
2025**

<b>FILING DEADLINE</b>	<b>TECHNICAL REVIEW ** MEETING **</b>	<b>CORRECTIONS DEADLINE*</b>	<b>PLANNING COMMISSIONER ** WORKSHOP **</b>	<b>PLANNING COMMISSION ** MEETING **</b>
December 2, 2024	December 10, 2024	December 26, 2024	January 6, 2025	January 9, 2025
<b><i>January 2, 2025</i></b>	January 14, 2025	January 29, 2025	February 10, 2025	February 13, 2025
February 3, 2025	February 11, 2025	February 26, 2025	March 10, 2025	March 13, 2025
March 3, 2025	March 11, 2025	March 26, 2025	April 7, 2025	April 10, 2025
April 1, 2025	April 15, 2025	April 30, 2025	May 12, 2025	May 15, 2025
May 1, 2025	May 13, 2025	May 28, 2025	June 9, 2025	June 12, 2025
June 2, 2025	June 10, 2025	June 25, 2025	July 7, 2025	July 10, 2025
July 1, 2025	July 15, 2025	July 30, 2025	August 11, 2025	August 14, 2025
August 1, 2025	August 12, 2025	August 27, 2025	September 8, 2025	September 11, 2025
<b><i>September 2, 2025</i></b>	September 9, 2025	September 24, 2025	October 6, 2025	October 9, 2025
October 1, 2025	October 14, 2025	October 29, 2025	November 10, 2025	November 13, 2025
November 3, 2025	<b><i>November 10, 2025</i></b>	<b><i>November 25, 2025</i></b>	December 8, 2025	December 11, 2025
December 1, 2025	December 16, 2025	<b><i>December 30, 2025</i></b>	January 12, 2026	January 15, 2026

\* Deadline to file revised plans and information for Planning Commission Meeting.

\*\* Developer must attend this meeting to discuss appeal of staff recommendation(s).

*Dates in bold italics have been moved from their regular scheduled dates due to observed holidays.*

**Meeting Times: Planning Commission Meeting 6:00 p.m.; Commissioner's Workshop 4:30 p.m.; TRC- Varies**  
**(All times are tentative and subject to change; please contact the Commission office for further information.)**

# Proposed Residential Zone Changes

## Summary

### 4.34 PERMITTED USES IN THE R-3 DISTRICTS

A. All residential uses meeting lot dimensional standards, excluding Mobile Home Parks & Mobile Home Subdivisions, not to exceed a gross density of 20 dwelling units per acre.

B. Planned unit development projects for residential use with or without neighborhood commercial facilities. The procedure under Section 2.32 shall be followed.

SCHEDULE OF DIMENSION AREA REGULATIONS

	District	A-1 C-1	A-5	R-1A	R-1B	R-1C	R-2	R-3	P-1 P-1B	B-1	B-2	B-3	B-4 <sup>7</sup>	B-5 <sup>7</sup>	I-1 I-2
	Max. Height of Bldgs <sup>1</sup>	Two (2) stories or 30 feet						50'	Six (6) stories or 75 feet			5	Six (6) stories or 75 feet		
1000' Lot Area (ft.) when served by sanitary sewer	Single Family	5.0 acres	5.0 acres	12,000	10,000	7,500	7,500	7,500	7,500	7,500	7,500	N/A			7,50
	Duplex	4	N/A	N/A	N/A	N/A	8,500	8,500	N/A	N/A	N/A	5			N/A
	Three or more dwelling units	4	N/A	N/A	N/A	N/A	8	9	N/A	N/A	N/A	5			N/A
	Max. Density (units/net acre)	1/5 acre	1/5 acre	2.9	3.6	4.4	8	20	N/A	N/A	N/A				N/A
	Min. Lot Area (w/o sanitary sewer)	5.0 acres													
	Max Building Ground Coverage of Lot (%)	20	20	40	40	40	40	40	50	75	50	90			50
1000' Lot Area (ft.) Residential	Single Family	250	250	100	80	70	60	60	60	60	60	N/A			60
	Duplex	N/A	N/A	N/A	N/A	N/A	80	75	N/A	N/A	N/A	N/A			N/A
	Three or more dwelling units	N/A	N/A	N/A	N/A	N/A	11	13	N/A	N/A	N/A	N/A			N/A
	Setbacks:														
Main Structure	Min. Front Yard <sup>10</sup>	50 <sup>2</sup>	50 <sup>2</sup>	40	35	30	30	30	25	25	50	N/A			50
	Min. Side Yard	50	50	12	12	10	7.5 <sup>11</sup>	7.5 <sup>11</sup>	12 <sup>3</sup>	0 <sup>3</sup>	0 <sup>3</sup>	0 <sup>3</sup>			50
	Min. Rear Yard	50	50	25	25	25	25	25	20 <sup>3</sup>	20 <sup>3</sup>	0 <sup>3</sup>	0 <sup>3</sup>			25
Accessory Structure	Min. Front Yard	50	25 <sup>14</sup>	35	35	30	30	30	25	25	50	N/A			50
	Min. Side Yard <sup>6&amp;10</sup>	50	25	5	5	5	5	5	5 <sup>3</sup>	5 <sup>3</sup>	0 <sup>3</sup>	0 <sup>3</sup>			12
	Min. Rear Yard	50	25	5	5	5	5	5	5 <sup>3</sup>	5 <sup>3</sup>	0 <sup>3</sup>	0 <sup>3</sup>			25

### 4.41 B-1 NEIGHBORHOOD COMMERCIAL PERMITTED USES

A. Retail sales for neighborhood consumption.

B. Consumer services for neighborhood consumption.

C. Professional, business and governmental offices and laboratories.

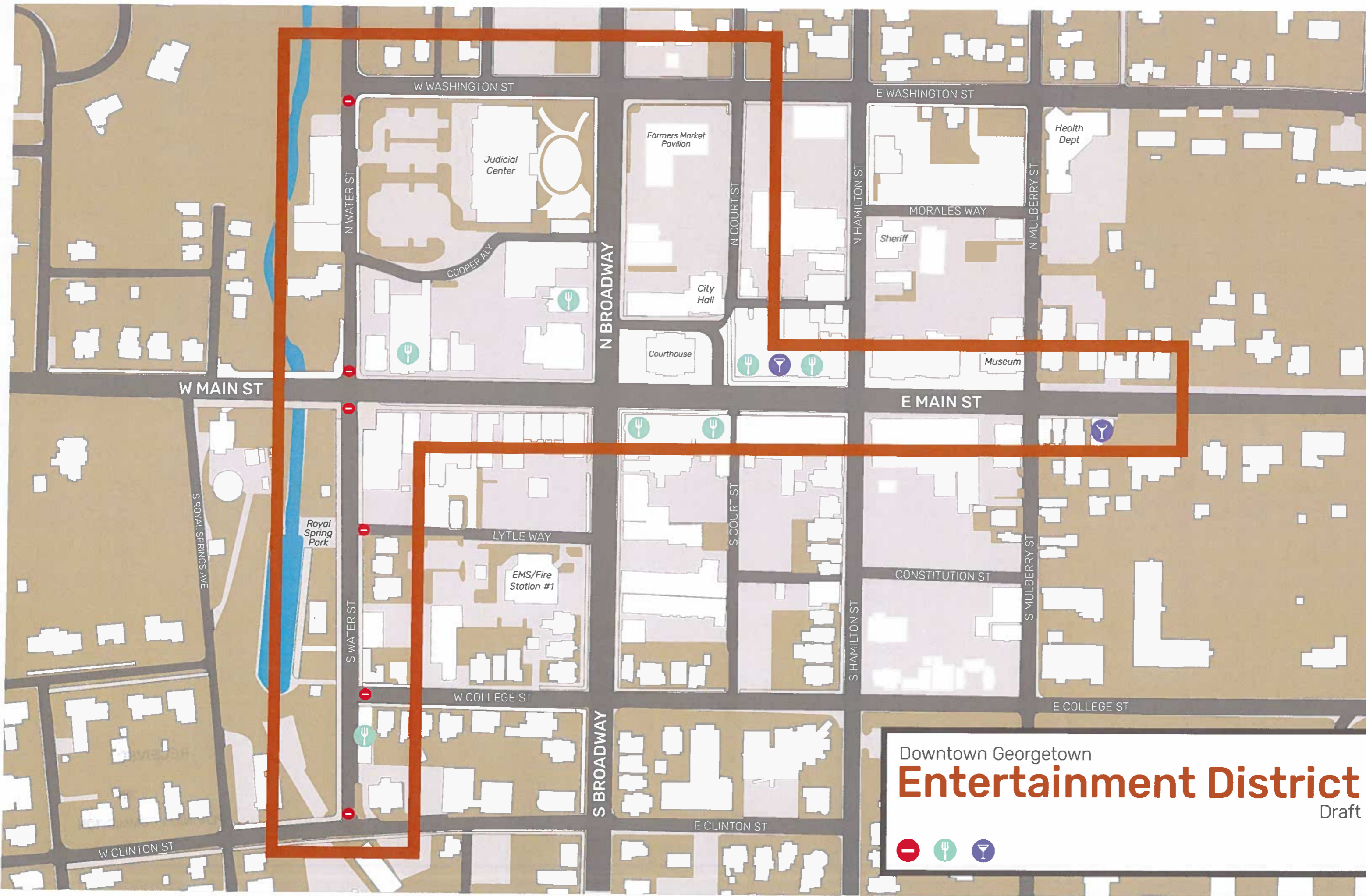
D. Planned development projects for the above uses with or without residential use not exceeding 4.4 dwelling units per net acre. The procedure under Section 2.32 shall be followed.

#### B-4 COMMUNITY COMMERCIAL

##### 4.441 PERMITTED USES

I. Planned development project for commercial use with or without residential use above the first floor. The procedure under Section 2.32 shall be followed.

DRAFT



Downtown Georgetown  
**Entertainment District**  
Draft

—    🍴    🍸

# GSCPC Active Development Projects

Status	Application number	Project Name	Type
<b>Under Construction</b>		<b>Number of Projects: 20</b>	
	2023-37	Amen House Operations Center	DEV-C
	2020-47	American Mini-Storage (South) Expansion	DEV-C
	2018-43	Amerson North Townhomes	DEV-R
	2023-35	Bierman Development - 1925 Lexington Rd	DEV-C
	Minor	Burger King Reconstruction_1131 Lexington Rd	DEV-C
	2023-21	Dan Cummins Auto - Connector Rd - Grading Only	DEV-C
	2024-06	Drake & Ditardi (944 E Main) - Site Grading	DEV-C
	2023-31	Eckart Supply - Corporate Blvd	DEV-C
	2021-11	Falls Creek Phase 2 (Res) Townhomes	DEV-R
	2015-08	Heritage Apartments at Falls Creek - Phase 3	DEV-R
	City	Lanes Run Business Park - Enterprise Way Pad Lots	DEV-C
	2023-57	Limestone Farms - Early Grading	DEV-C
	2023-32	Moonlight Investments, LLC - Corporate Blvd	DEV-C
	2021-44	Penn Alley Townhomes - Grading Only	DEV-R
	2022-51	Price Farm (Abbey) Townhomes - Herndon Blvd	DEV-R
	2021-42	R&L Carriers - Cherry Blossom Spur	DEV-C
	2022-21	Redwood Apartments - Old Oxford (Finley)	DEV-R
	Scott Co	Scott Co EMS - 690 Lexus Way	DEV-C
	2024-27	TMMK Solar Project - Lexus & Cherry Blossom	DEV-C
	2023-34	Village at Lemons Mill(Welch) - Early Grading	DEV-C
<b>Final Inspection</b>		<b>Number of Projects: 7</b>	
	2023-42	A&Z Towing Gravel Expansion	DEV-C
	2023-05	AWG Expansion - 400 Triport Rd	DEV-C
	2022-34	Parkview Medical Outlot-Grading of Excess	DEV-C
	2023-13	Popeye's - 101 Financial Way	DEV-C
	Minor	Toyota Tsusho 2024 Parking Lot Expansion	DEV-C
	2003-56	White Oak Village - Development (Units)	DEV-R
	2023-59	Woodland Airstream Dealership - Wahland Hall Path	DEV-C

# GSCPC Active Subdivision Projects

Status	Application number	Project Name
<b>Under Construction</b>	Number of Projects: 2	
	2004-51	Pleasant Valley Phase 5 (Remainder)
	2023-48	South Crossing Subdivision - Phase 2
<b>Final Inspection</b>	Number of Projects: 4	
	2003-35	Buffalo Springs (Phase 2) Stamping Ground
	2006-30	McClelland Springs Ph IIB & IIC Section A (DeLong)
	2021-20	Village at Lanes Run - Ph 3, Sect 3 (2B) (Briggs)
<b>Dedication/Final Work</b>	2022-05	Village at Lanes Run - Phase 4, Sect 1
	Number of Projects: 2	
	2006-80	Barkley Meadows (Duncan/Fightmaster) Phase 2
<b>Approved/Bonded</b>	2018-61	Village at Lanes Run - Phase 2, Sect 3-C (Haddix)
	Number of Projects: 14	
	2021-10	Cherry Blossom Subdivision - Phase 9
	2021-04	Falls Creek Residential - Phase 2
	2017-43	Fox Run - Phase 2
	2019-39	Harbor Village Unit 1, Phase 3C
	2017-24	Pinnacle At Mallard Point
	2004-51	Pleasant Valley Phase 5-A
	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
	2021-20	Village at Lanes Run - Ph 3, Sect 2 (Briggs)
	2004-26	Village at Lanes Run - Phase 3, Sect 1A (Charles)
	2004-26	Village at Lanes Run - Phase 3, Sect 1B (Charles)
	2018-05	Woodland Park (Betty Yancey) Phase 2

# List of all Active Projects/Status

Application	Project Name	Type	Status
2024-25	150 Mt Vernon Dr - Parking addition	DEV-C	Under Review
2023-42	A&Z Towing Gravel Expansion	DEV-C	Final Inspection
2017-34	Adient USA (Hillps) Amended DP (Parking and dock)	DEV-C	Complete
2023-37	Amen House Operations Center	DEV-C	Under Construction
2017-33	American Mini (Self-Storage_1047 Paris Pike)-Ph 1	DEV-C	No Activity
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
2023-05	AWG Expansion - 400 Triport Rd	DEV-C	Final Inspection
2006-80	Barkley Meadows (Duncan/Fightmaster) Phase 2	RES	Dedication/Final Work
2023-35	Bierman Development - 1925 Lexington Rd	DEV-C	Under Construction
2003-35	Buffalo Springs (Phase 2) Stamping Ground	RES	Final Inspection
Minor	Burger King Reconstruction_1131 Lexington Rd	DEV-C	Under Construction
2021-10	Cherry Blossom Subdivision - Phase 9	RES	Approved/Bonded
2019-13	Cherry Blossom Townhomes - Phase 6	RES	Warranty Period
2015-22	Cherry Blossom Townhomes Phase 5 (Haddix triplex)	DEV-R	No Activity
2021-07	Core Controls - 155 Enterprise Way	DEV-C	Complete
2018-32	Crossings at Wyndamere (Ph4) - Conner Path	DEV-C	No Activity
2023-21	Dan Cummins Auto - Connector Rd - Grading Only	DEV-C	Under Construction
2006-86	December Estates Cluster Subdivision	RES	Warranty Period
2024-06	Drake & Ditardi (944 E Main) - Site Grading	DEV-C	Under Construction
2023-31	Eckart Supply - Corporate Blvd	DEV-C	Under Construction
2023-56	Fairfield Inn Update - 200 Tiger Way	DEV-C	Under Review
2011-29	Falls Creek Drive extension	DEV-C	Approved/Bonded
2021-11	Falls Creek Phase 2 (Res) Townhomes	DEV-R	Under Construction
2021-04	Falls Creek Residential - Phase 2	RES	Approved/Bonded
2017-43	Fox Run - Phase 2	RES	Approved/Bonded
2017-43	Fox Run Unit 1	RES	Warranty Period
2021-06	Georgetown Auto Sales - 136 Darby Dr	DEV-C	No Activity

Application	Project Name	Type	Status
2023-36	Grace Christian Church - Gymnasium	DEV-C	Under Review
2019-39	Harbor Village Unit 1, Phase 3C	RES	Approved/Bonded
2015-08	Heritage Apartments at Falls Creek - Phase 3	DEV-R	Under Construction
2018-52	Jimmy Johns - 121 Southgate Dr	DEV-C	No Activity
2019-46	Jones Prop - Willow Brook Ln Ext	RES	Warranty Period
2018-15	Landmark (South, Kelley-Owen) Office Bldg Exp	DEV-C	No Activity
City	Lanes Run Business Park - Enterprise Way Pad Lots	DEV-C	Under Construction
2023-57	Limestone Farms - Early Grading	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	Final Inspection
2002-62	Minnfield Townhomes 1 & 2 - Barbara Blvd	DEV-R	Under Review
2023-11	MLS Powersports (US 62)	DEV-C	Complete
2023-32	Moonlight Investments, LLC - Corporate Blvd	DEV-C	Under Construction
2009-20	Morgan Property	DEV-C	No Activity
2017-14	Morgan Property (Tract 2) 2017	DEV-C	No Activity
2022-34	Parkview Medical Outlot-Grading of Excess	DEV-C	Final Inspection
2015-05	Pemberley Cove	RES	Warranty Period
2021-44	Penn Alley Townhomes - Grading Only	DEV-R	Under Construction
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 5 (Remainder)	RES	Under Construction
2004-51	Pleasant Valley Phase 5-A	RES	Approved/Bonded
2008-47	Pleasant Valley, Sect II, Phase 2, Unit 4 (street)	RES	Warranty Period
2018-18	Pleasant Valley, Section II - Phase 3 Condominiums	DEV-C	Complete
2023-13	Popeye's - 101 Financial Way	DEV-C	Final Inspection
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
2023-33	Pure Air KY - 117 Eastside Dr	DEV-C	Under Review
2021-42	R&L Carriers - Cherry Blossom Spur	DEV-C	Under Construction
2022-21	Redwood Apartments - Old Oxford (Finley)	DEV-R	Under Construction
2021-45	Regal Springs, 1555 Frankfort Rd	DEV-R	No Activity



Application	Project Name	Type	Status
2024-34	Rumpke CNG & Parking - W Yusen	DEV-C	Under Review
Scott Co	Scott Co EMS - 690 Lexus Way	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
2019-02	South Crossing - Phase 1 Units 1A, 1B, 1C	RES	Approved/Bonded
2019-02	South Crossing - Phase 1 Units 1D, 1E, 1F	RES	Approved/Bonded
2023-48	South Crossing Subdivision - Phase 2	RES	Under Construction
2018-38	Sutton Place Remaining - Phase 4	RES	No Activity
2005-22	Thoroughbred Acres Unit 11(Commercial Subdivision	DEV-C	Approved/Bonded
2024-27	TMMK Solar Project - Lexus & Cherry Blossom	DEV-C	Under Construction
Minor	Toyota Tsusho 2024 Parking Lot Expansion	DEV-C	Final Inspection
2023-51	Triport Circle (Motor Pool) Truck Wash	DEV-C	Under Review
2021-20	Village at Lanes Run - Ph 3, Sect 2 (Briggs)	RES	Approved/Bonded
2021-20	Village at Lanes Run - Ph 3, Sect 3 (2B) (Briggs)	RES	Final Inspection
2018-61	Village at Lanes Run - Phase 2, Sect 3-B (Charles)	RES	Warranty Period
2018-61	Village at Lanes Run - Phase 2, Sect 3-C (Haddix)	RES	Dedication/Final Work
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	Final Inspection
2022-05	Village at Lanes Run - Phase 4, Sect 2 - 5	RES	Under Review
2023-34	Village at Lemons Mill(Welch) - Early Grading	DEV-C	Under Construction
2023-30	Wawa - McClelland and E Main	DEV-C	Under Review
2003-56	White Oak Village - Development (Units)	DEV-R	Final Inspection
2023-59	Woodland Airstream Dealership - Wahland Hall Path	DEV-C	Final Inspection
2018-05	Woodland Park - Phases 3 & 4	RES	Under Review
2018-05	Woodland Park (Betty Yancey) Phase 2	RES	Approved/Bonded
<b>Total Number of Active Projects:</b>		<b>88</b>	