

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION**

**AGENDA**

**September 14, 2017**

**6:00 p.m.**

**I. COMMISSION BUSINESS**

- A. Approval of August invoices
- B. Approval of August 10, 2017 minutes
- C. Approval of September agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

**II. OLD BUSINESS**

- A. ZMA-2017-26 Betty Yancey Griffith Trust Property – Rezoning request from A-1 to R-1C PUC, R-2, C-1, and B-1 for 122.2 acres total, and Conceptual Development Plan for 300 single-family lots on 73 acres, 300 multi-family units on 26 acres, 2 acres of B-1 Neighborhood Commercial and 18 acres of Conservation zone, located on the east side of Cincinnati Pike (U.S. 25 N.), adjacent to Anne Mason Elementary School. WITHDRAWN

**III. NEW BUSINESS**

- A. FSP-2017-30 Johnson Controls (Adient, LLC) Subdivision – Final Subdivision Plat to create a 11.89-acre tract from a parent tract of 54.15 acres, located on the southwest corner of Lemons mill Road and McClelland Circle.
- B. FSP-2017-31 Medlock Property – Final Subdivision Plat for the creation of a 5-acre tract from a parent tract of 15.35 acres, located at 333 Finnell Pike.

**IV. OTHER BUSINESS**

- A. Andrew Hartley, City Attorney, discussion of code enforcement of zoning issues
- B. Update of previously approved projects and agenda items

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
REGULAR MEETING  
MINUTES  
August 10, 2017**

The regular meeting was held in the Scott County Courthouse on August 10, 2017. The meeting was called to order by Chair Rob Jones at 6:00 p.m. Present were Commissioners Jeff Caldwell, Regina Mizell, John Shirley, Steve Smith, Mark Sulski, Johnny Cannon, Director Joe Kane, and Attorney Charlie Perkins. Absent were Commissioners Byron Moran and Frank Wiseman.

Motion by Caldwell, second by Mizell, to approve the July invoices. Motion carried.

Motion by Sulski, second by Smith, to approve the July 13, 2017 minutes. Motion carried.

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

Postponements/Withdrawals

Chairman Jones stated that the Morgan Property Tract 2 (PDP-2017-14) application has been withdrawn, and the Betty Yancy Griffith Trust Property (ZMA-2017-26) had been postponed to the September meeting.

Consent Agenda

A representative of the Mullen Estate Property agreed with their conditions of approval, and no comments were made by the Commission or public. Motion by Sulski, second by Smith, to approve the Final Subdivision Plat (FSP-2017-27) subject to the six (6) conditions of approval. Motion carried.

All those intending to speak before the Commission were sworn in by Mr. Perkins. Mr. Wiseman is now present.

FSP-2017-28 BBI Holdings Property – Final Subdivision Plat for the creation of two 5-acre tracts and six 10+ acre tracts from a parent tract of 72.15 acres, located on the east side of Stamping Ground Road, north of Lloyd Road.

Mr. Kane stated that this development is for eight tracts, two 5-acre tracts and six 10+ acre tracts. In 2012 a new zoning classification of A-5, rural residential, was created for subdivisions of three or more tracts between 5 – 10 acres. Since this proposal is for only two 5-acre tracts and the rest 10+ acre tracts, no rezoning is required. The property is a portion of the larger Taylor property and has two residences on it along with some agricultural buildings. The proposal is to divide two 5-acre tracts off Lloyd Road and leave one 10-acre tract on Lloyd Road with a residence on it. The other tracts will be on Stamping Ground Road (KY 227), three in the front and two in the rear.

The two rear tracts will share an existing access easement off Stamping Ground Road. Two new entrances are proposed off Stamping Ground Road and one new entrance off Lloyd Road; the rest will use existing entrances. The Stamping Ground Road entrances will require State approval. The Lloyd Road proposed entrance will need County approval.

He stated that all requirements have been met and the subdivision conforms with A-1 subdivision standards. Feedback has been received from area resident Dr. Chip Richardson, who could not attend the meeting but asked that his comments be heard.

Dr. Richardson expressed concern about the negative impact this development would have on the historical area that is surrounding the development, the proposed entrances onto Stamping Ground Road, and the karst features that exist on the farm.

Mr. Kane stated that staff has concerns with the middle entrance on Stamping Ground Road due to the entrance being in a low area of the road. Site distance might be an issue to the north and south of the entrance. The State has indicated that further evaluation of the entrances is needed, especially due to the multiple lots sharing an entrance.

The proposed entrance along Lloyd Road, according to the County Road Department, could possibly serve tract 8 and tract 6, eliminating the need for the middle entrance. That would leave one new entrance off Stamping Ground Road to serve tracts 3, 4 and 5. Tracts 1, 2 and 7 have existing entrances. Mr. Kane proposed that a condition could be added eliminating the middle entrance along Stamping Ground Road.

He stated that staff is not recommending that Lloyd Road be widened because the width is acceptable from Stamping Ground Road to the proposed entrance.

Karst features have been identified on site by the GIS department. Any new homes built will need to avoid these areas. The Health Department will review and approve each lot

for septic systems. A drainage area has been identified across the lots with a drainage easement. Mr. Kane stated he received an email saying another drainage area might exist on the lots.

Mr. Kane stated that A-1 zoning for this property does not require perimeter fencing or landscaping. The staff is recommending approval for this project subject to the six (6) conditions of approval.

Staff asked if anyone had any questions. Commissioner Wiseman asked if the 10+ acre tracts would still be considered farm status. Mr. Kane stated that they will maintain their A-1 agricultural lot status.

Brian Jones, applicant, stated that he wants to improve the stone walls, renovate the barns, and install 4-board plank fencing around the lots even though it is not required.

Joel Day, consultant for the applicant, stated that lot 7 has an existing residence and driveway, so lot 8 on Lloyd Road is the only lot on that road requiring a new entrance. He stated they are planning to reconfigure the division line between lots 7 and 8 to be parallel to the drainage easement. He thinks lot 1 might need a drainage easement also.

Mr. Day stated that Mr. Kane mixed up the sight distance on the two proposed entrances located on Stamping Ground Road. He stated the northern entrance has shorter sight distance and the proposed entrance between lots 2 and 3 is on the higher point. The existing entrance into lot 2 has the worst sight distance. He pointed out it is a 35mph speed limit through that area.

Bruce Lankford, representing the applicant, stated that Mr. Jones has complied with the regulations and is exercising his right to the development.

Chairman Jones asked Mr. Day if there are sinkholes on lot 2. He stated that they were not identified as sinkholes, but Ben Krebs, Engineer, said there could be karst features. The applicant explained that previously Noel Murphy had horses on the property with circle paddocks that left rough patches on the ground. Mr. Jones stated he had been doing clean-up on the property and used the spots to burn.

The question was asked of Mr. Kane how many lots are left platted in Georgetown-Scott County that could be built on. He estimated that there are 1400 lots in the City and County. He was asked if that includes Pleasant Valley, and he stated it does not. That would add approximately another 100 lots to build on.

Haley Conway, Stamping Ground Road resident, expressed his appreciation to the Planning Commission staff for their service. He stated that he lives adjacent to the property and was saddened to learn that it had sold. He felt that 5-acre tracts are hurting the County. His concern is the continued development of Scott County, and he hopes that future laws take into consideration loss of farmland. Mr. Conway also reiterated the unsafe condition of Stamping Ground Road.

He also expressed concern over the remaining acreage and asked what the plans are for that portion. Mr. Jones stated that the farm was actually two separate tracts, and they decided to subdivide one tract first to see if there is interest before dividing the rest of the farm.

Commissioner Wiseman asked Mr. Conway why development is not going into Woodford or Bourbon County. Mr. Conway replied that Woodford County has a minimum lot size of 40 acres and Bourbon County has a limit of two 5-acre tracts within three years or three 5-acre tracts within five years. Mr. Conway stated that our lower taxes and 5-acre minimum lot size is bringing the growth here.

Bob Hall, Stamping Ground Road resident, stated that his concerns have already been expressed.

Davine Young, Jones Lane resident, asked if Jones Lane was part of this application. Chairman Jones stated that it is not part of this application.

Debra Combs, Stamping Ground Road resident, asked for clarification of a Conditional Use Permit in the A-1 zone. Mr. Kane stated that agricultural zoning can be used for agricultural purposes, or for conditional uses such as churches, cemeteries, schools, and for residences such as 5-acre tracts. Ms. Combs asked if her business of Combs Welding that she and her husband James run, that serves the agricultural community, could be approved for a Conditional Use Permit on this property. She currently has a Conditional Use Permit for that business located at their home on Stamping Ground Road. Mr. Kane stated that a Conditional Use Permit could be applied for, and would need approval of the County Board of Adjustment.

Ms. Combs felt the traffic and speed are not just a problem for KY 227 (Stamping Ground Road) and also that the opportunity to have her residence and business located together is needed in this county.

Lewis Wolfe, Georgetown resident and business partner of a farm on Lloyd Road, expressed concern about whether the driveways will be gravel or blacktopped and who will maintain them. Mr. Kane replied they will be private driveways and maintained by the owner. Mr. Wolfe also expressed concern how the rest of the property will develop and if that will change the conditions or zoning. Mr. Kane stated that if they further

subdivide, it will have to be 10+ acre tracts and will have to return to the Commission for approval.

It was asked if there is one deed for both tracts of land. Mr. Jones replied that there is one deed for the farm, but multiple tracts. It was clarified that if they further subdivide two more 5-acre tracts, it will be considered a major subdivision and will have to be rezoned; otherwise it can be subdivided into 10+ acre tracts.

Lewis Wolfe also had concern about the width of Lloyd Road. He asked if the road will be widened. Again, Mr. Kane stated the width is acceptable where the new entrance is proposed. It currently meets County road standards.

Darryl Blakeman, Stamping Ground Road resident, expressed his gratitude for the services we have available in this county but feels that in the last 25 years services have declined. He loves small communities but feels that they are starting to disappear. He agreed with Mr. Wiseman that with all the lots available, there is no need for this development.

Mr. Blakeman's other concern is the speed limit and sight distance for the area. He pointed out he has three active insurance claims to his property. He complained that no one follows the speed limit on Stamping Ground Road. He has filed an open records request to get the number of accidents for his address alone from the past 16 years. He has asked the State Engineer, Mr. Bidwell, for a guardrail in front of his house. His major concern is putting more traffic and entrances onto that road. He wants to see the rural character kept for this area, but he is pleased that it is not a cluster development.

Bob Hall feels that the safety of the road does need to be considered. He says the number of accesses for these lots needs to be decreased to one, and in a location that can be seen from all directions.

Joel Day stated that the main concerns seem to be traffic and the new driveways. He stated they will be eliminating one driveway. He feels that the driveway to the north has sufficient sight distance. He stated division lines along the tracts can be adjusted to accommodate the entrances.

Mr. Day maintained that they are entitled to two more 5-acre tracts because there was a 13-acre parcel in the middle of the 95-acre tract. He stated they own two parcels of land and are entitled to further development. It is one deed, but multiple parcels.

The question was asked if any of the tracts will share a driveway. Mr. Day stated that two of the driveways will be shared. The driveway off Lloyd Road will be for a single residence. Tract 7 already has a driveway with a residence and tract 1 already has a driveway with a residence. Mr. Day pointed out that they are only adding six new homes.

Mr. Conway stated that he lost his job in 2008 and was unemployed for two years. He could have easily sold his farm, but the land means too much to his family. Farmland around him has been in families for years. He has deeded his farm in a manner that prohibits his children from selling it. He asked the Commission to consider the future and the effects that growth has on it.

Bruce Lankford stated that Mr. Jones has a right to develop this property as proposed because he complies with the regulations. He stated that it is unfortunate that people drive too fast but asked that the Planning Commission agree with Mr. Kane's recommendation to approve the development.

Anita Gilkey Smith, Scott County resident and representing her mother who resides at 1081 Stamping Ground Road, asked if anything will go through her property. Chairman Jones stated this has nothing to do with her property.

Commissioner Shirley, addressing some of Mr. Conway's concerns, stated that the Commission is continually looking at the existing ordinances and doing the best they can to make constructive changes for the betterment of the City and County. The growth is almost impossible to stop. He stated that the Commission has reached out to the State numerous times for help. The existing infrastructure cannot keep up with the growth. Development could be stopped completely but that creates a bad situation for everyone.

Commissioner Shirley felt that Mr. Jones purchased the property under the existing ordinances, and it would be unfair to deny the application when he complies with those ordinances.

He felt that to deny him because of the speeding issue, again, would be unfair to the applicant. He stated that drivers not abiding by the law is not reason to deny Mr. Jones. Commissioner Shirley stated he understands the concerns, but what Mr. Jones has proposed, in his opinion, is the best-case scenario for this property.

Commissioner Wiseman stated that he would like to quote a friend, Frank Penn, who is on the Fayette County Planning Commission. Mr. Penn stated that the purpose of planning and zoning is to provide an area that is good for the citizens, not to make money for the developers and real estate agents.

Commissioner Wiseman felt that with 1500 lots available, there is no reason to destroy this farmland for eight more lots. He felt that adding eight more lots to that area adds more people, cars, and crime, and that if it can be stopped at some point it should be.

Commissioner Smith stated that our convenient location and lower taxes make Scott County set to see more growth.

Chairman Jones stated he lives in Stamping Ground and travels that road every day. The road has speeders like every other road in Scott County. He stated that he loves the rural character, but to address Mr. Conway's comments about growth, it is inevitable that growth will come. He feels it is the best plan that could have been presented for that farm besides it staying a horse farm. Putting his feelings aside, the Commission must vote according to the regulations.

Darry Blakeman stated that this is the best outcome for that piece of land, but he believes that something needs to be done to halt growth.

Chairman Jones pointed out for the last year and a half the Commission has been working on updating the Comprehensive Plan, which is the guideline for growth.

Chairman Jones stated that Commissioner Wiseman is saying there are 1400 lots available, but probably two-thirds of them are owned by one company. That does not leave many available for private builders.

Commissioner Shirley stated that 1400 lots sound like a lot, but in reality, it is not. He stated that the Commission cannot force anyone to build on existing lots. He felt there is a need for that size lot in this area. He stated that larger houses can be built that you cannot build on a smaller residential lot.

Commissioner Sulski stated Scott County is the fastest growing county in Kentucky. Toyota invested \$1.3 billion here this past April and Scott County will continue to see growth.

**Motion by Smith, second by Shirley, to approve the Final Subdivision Plat (FSP-2017-28) subject to the six (6) conditions of approval. By roll call vote, motion carried 7-1 with Wiseman dissenting.**

The meeting was then adjourned.

Respectfully,

Attest:

\_\_\_\_\_  
Rob Jones, Chair

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



**JOHNSON CONTROLS (ADIENT, LLC) SUBDIVISION**  
**Staff Report to the Georgetown-Scott County Planning Commission**  
**September 14, 2017**

**FILE NUMBER:** FSP-2017-30

**PROPOSAL:** Final Subdivision Plat to create a 11.89-acre tract from a parent tract of 54.15 acres.

**LOCATION:** Southwest corner of Lemons Mill Road and McClelland Circle

**APPLICANT:** Adient US, LLC

**CONTACT:** Nathan King, KWM Engineering



**STATISTICS:**

Zone	I-1 Light Industrial
Surrounding Zones	I-1 Light Industrial
Acreage	11.89 acres
Water/Sewer Availability	Yes/Yes
Access	Lemons Mill Road
Variances/Waivers	None

**BACKGROUND:**

The proposed lot is roughly 11.89 acres in size and zoned I-1. The adjoining properties to the north, east, and south are zoned I-1, Light Industrial and it is bounded on the south by McClelland Circle and on the west by Lemons Mill Road. The Applicant proposes subdividing the 11.89-acre property from the larger Adient, LLC tract which contains an operating manufacturing plant with associated storage and parking. The new tract is proposed to be used for and additional storage warehouse to serve the Adient plant operations. This subdivision plat is being submitted now and the development plan for the lots will follow next month.

**Site Layout:**

The proposed tract will be accessed via a new driveway from the existing driveway to the Adient Plant to the north. The Applicant is showing all appropriate setbacks for the front, side and rear yards. The plat should show a 10-foot landscaping buffer along the frontage of McClelland Circle.

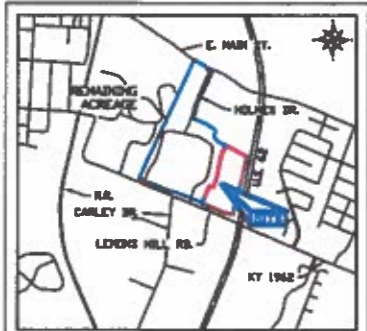
The Applicant will be required to show all the necessary signature blocks for the utility companies including telephone, electric, gas, and water/sewer on the Final Plat as well as obtaining, showing on plat, and referencing all necessary access and utility easements to serve the property.

**RECOMMENDATION:**

Staff recommends approval of the Final Subdivision Plat to subdivide a new 11.89-acre tract from a parent tract of 54.15 acres. If the Commission grants approval of the application, staff recommends the following conditions be attached:

Conditions of Approval:

1. All applicable requirements of the *Subdivision & Development Regulations*.
2. All applicable requirements of the *Zoning Ordinance*.
3. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
4. Any revisions or amendments to the approved Final Subdivision Plat must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
5. The Applicant should include a 10-foot landscape buffer along the property boundary with the McClelland Circle right-of-way to meet the landscaping requirements of the *Landscape and Land Use Buffers Ordinance*.



**VICINITY MAP** N.T.S.

- SURVEY LEGEND**
- = SET 1/2"x1/8" IRON PIN W/ RED CAP (OWN NATHAN KING PLS 3831 CORNER MONUMENT)
  - = SET 1/2"x1/8" WITNESS PIN W/ BLUE CAP (OWN NATHAN KING PLS 3831 WITNESS MONUMENT)
  - ▲ = FOUND MONUMENTS (AS NOTED)
  - = UNMARKED AND/OR MEANDER POINTS
  - = R/W FULL POST
  - = R/W MONUMENT
- (352°47'52"W, 5.54') = DENOTES THE BEARING/DISTANCE FROM A WITNESS SET TO THE MONUMENT NOTED
- PP = POWER POLES
  - = PROPERTY LINES
  - = ADJACENT LINES
  - = EXISTING FENCE
  - = OVERHEAD LINES
  - = GAS LINES
  - = EASEMENT AND/OR BUILDING SETBACK (AS NOTED)
  - = EXISTING TREE LINE

LINE	BEARING	DISTANCE
L1	S86°18'52"E	65.36'
L2	N33°19'29"W	38.95'
L3	S81°12'31"E	18.58'
L4	N82°42'04"W	22.90'

LINE	BEARING	DISTANCE
E1	N73°05'08"W	68.25'
E2	S16°03'44"W	161.48'
E3	N67°15'48"W	40.27'
E4	N16°03'44"E	158.80'
E5	S73°05'08"E	65.31'
E6	S24°07'48"W	40.32'

CURV.	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
BC1	205.00'	50.54'	50.43'	N86°01'08"W
BC2	75.00'	118.56'	108.60'	S79°45'50"W
BC3	115.00'	28.92'	28.84'	S23°15'58"W
BC4	150.00'	150.32'	144.50'	N43°50'40"E
BC5	50.00'	52.42'	50.08'	S78°20'11"E
BC6	185.00'	71.38'	70.82'	S60°41'32"E

**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.

(date), 20\_\_

(registered engineer or surveyor)

**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY ME OR SOMEONE UNDER MY DIRECT SUPERVISION & THAT THE FACTS AND STATEMENTS CONTAINED HEREIN ARE TRUE & CORRECT TO THE BEST OF MY KNOWLEDGE. THE UNADJUSTED ERROR OF CLOSURE FOR THIS SURVEY WAS 1:18,781 AND THE BEARINGS & DISTANCES SHOWN HEREON ARE NOT BASED ON AN ADJUSTED TRANGULAR SURVEY. THE SURVEY SHOWN HEREON MEETS THE SPECIFICATIONS FOR A CLASS A "URBAN" SURVEY.

**NATHAN A. KING**  
3831  
LICENSED PROFESSIONAL LAND SURVEYOR

STATE OF KENTUCKY

**NATHAN KING PLS 3831**

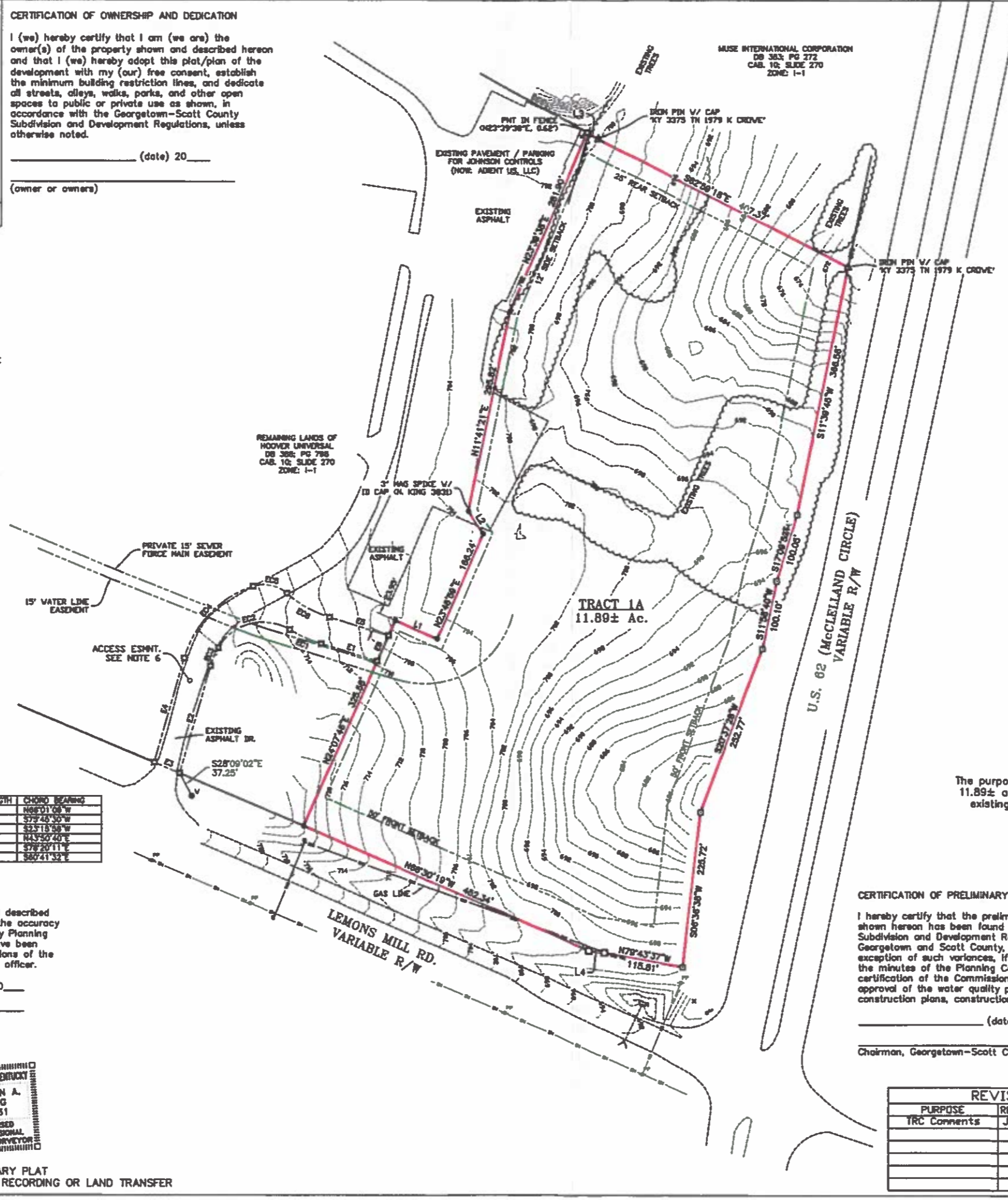
**PRELIMINARY PLAT**  
NOT FOR RECORDING OR LAND TRANSFER

**CERTIFICATION OF OWNERSHIP AND DEDICATION**

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

(date) 20\_\_

(owner or owners)



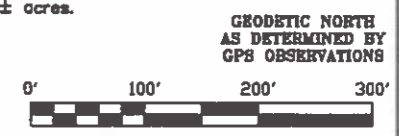
- GENERAL NOTES:**
- THIS SURVEY IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS & RIGHT OF WAYS, RECORDED OR UNRECORDED, AND ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL & ACCURATE TITLE SEARCH.
  - THE SOURCE OF THE SURVEY FOR THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN THE QUITCLAIM DEED TO HOOVER UNIVERSAL, INC., DEED BOOK 388, PAGE 798, AS RECORDED IN THE SCOTT COUNTY CLERK'S OFFICE. HOOVER UNIVERSAL, INC. WAS A SUBSIDIARY OF JOHNSON CONTROLS, INC. ALL ASSETS OF JOHNSON CONTROLS, INC. HAVE BEEN ASSIGNED TO ADIENT US, LLC.
  - THE PROPERTY SHOWN HEREON IS A PORTION OF THE PROPERTY CURRENTLY ADDRESSED AS 824 LEMONS MILL RD., GEORGETOWN, KY 40324.
  - PARKING AND VEHICLE MANEUVERING AREA TO BE SHARED BETWEEN THE TWO PROPERTIES. ANY EASEMENTS REQUIRED WILL BE CONSTRUCTED BY LEASE AGREEMENT.
  - ANY ZONING INFORMATION SHOWN HEREON IS BASED ON ZONING MAPS OR AS PROVIDED BY OTHERS. ZONING SHOULD BE VERIFIED PRIOR TO DEVELOPMENT.
  - THE ACCESS EASEMENT IS FOR THE BENEFIT AND USE OF TRACT 1A OVER THE REMAINING LANDS OF HOOVER UNIVERSAL, INC.

**JOHNSON CONTROL, INC. AMENDMENT**

PROPERTY LOCATION	840 LEMONS MILL RD. GEORGETOWN, KY 40324
DEED / OWNER	HOOVER UNIVERSAL, INC. P.O. BOX 591 MILWAUKEE, WI 53201
PARENT COMPANY	ADIENT US, LLC 49200 HALYARD DRIVE PLYMOUTH, MI 48170
DEVELOPER	HILPP'S GEORGETOWN, LLC PAUL HILPP 678 METTS DRIVE LEBANON, KY 40033 270-402-4022
SURVEYOR & ENGINEER	NATHAN KING, PE, PLS 1037 MELROSE DRIVE DANVILLE, KY 40422 270-590-4603
ZONING CLASSIFICATION	LIGHT INDUSTRIAL (I-1)
PARENT TRACT ACREAGE	54.15
ACREAGE DIVIDED OFF	11.89
ACREAGE REMAINING	42.26

**PURPOSE STATEMENT**

The purpose of this plat is to divide off an 11.89± acre tract from the corner of the existing parent tract of 54.15± acres.



**CERTIFICATION OF PRELIMINARY PLAT APPROVAL**

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

(date) 20\_\_

Chairman, Georgetown-Scott County Planning Comm.

**REVISIONS**

PURPOSE	REVISED BY	DATE
TRC Comments	J. Fallowell	8/28/2017

**PRELIMINARY PLAT AMENDMENT**

**SURVEY MAP**

**SURVEY TITLE**  
JOHNSON CONTROLS, INC. AMENDMENT

**OWNER/CLIENT**  
JOHNSON CONTROL INC.  
PO BOX 681  
MILWAUKEE, WI 53201

**PLAT MAP #** 191-10-005.000

**SCOTT COUNTY, KENTUCKY**

**THIS SURVEY COMPLES WITH 201 KAR 19.150**

**ENGINEERING & LAND SURVEYING**

**NATHAN ALAN KING**  
PE, PLS  
1037 MELROSE DRIVE  
DANVILLE, KY 40422  
270-590-4603  
www.kingland.com

**SCALE** 1" = 100'  
**TOTAL AREA** 11.89 AC. +/-  
**DATE** 08-24-2017  
**DRAWN BY** N. KING

**MEDLOCK PROPERTY**  
**Staff Report to the Georgetown-Scott County Planning Commission**  
**September 14, 2017**

**FILE NUMBER:** FSP-2017-31

**PROPOSAL:** Final Subdivision Plat for the creation of a 5-acre tract from a parent tract of 15.35 acres.

**LOCATION:** 333 Finnell Pike

**APPLICANT:** Tony Medlock

**Consultant:** Pat Darnell



**STATISTICS:**

Zone	A-1 Agricultural
Surrounding Zones	A-1 Agricultural
Acreage	15.35 acres (5.00 Tract 3: Remainder: 10.35 acres)
Water/Sewer Availability	Yes/No
Access	Finnell Pike
Variances/Waivers	None

**BACKGROUND:**  
The parent tract is 15.35 acres in size and zoned A-1. The adjoining properties are all zoned A-1. The Applicant is proposing to create one new tract of five (5) acres from a farm that was subdivided previously. Because the *Zoning Ordinance* permits only one subdivision from a parent tract to be processed as a minor subdivision, allowing for staff level review, this second subdivision requires full Planning Commission Board approval.

**Site Layout:**  
The proposed lot sizes and setbacks meet the requirements of the *Zoning Ordinance*. There are existing entrances that will be utilized for the existing and new tracts. The new tract contains an existing mobile home and a large metal building that is set close to the street. The new lot does not increase the non-conformity of the buildings on the lot, since they are pre-existing and the new lot lines are greater than 50' from the existing buildings.

**RECOMMENDATION:**  
Staff recommends **Approval** of the Final Subdivision Plat.

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

Conditions of Approval:

1. 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).
2. All applicable requirements of the *Subdivision & Development Regulations*.
3. All applicable requirements of the *Zoning Ordinance*.
4. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
5. The Applicant will need to secure certifications from the Health Department, water provider, and electric provider before the plat will be recorded.
6. This preliminary approval of the subdivision plat is valid for a period of two years in accordance with Section 306 of the *Subdivision and Development Regulations*.



# GSCPC Active Development Projects

Status	Application number	Project Name	Type
<b>Under Construction</b>			
	<b>Number of Projects: 20</b>		
	2014-22	Amerson Apartments North	DEV-R
	2017-20	Amerson Commercial Grading and Site Work	DEV-C
	2016-52	Bluegrass Baptist Church	DEV-C
	2002-85	Canewood Unit 2 Townhouses (Lots 47-77)	DEV-R
	2014-21	Central Church of God-Coleman Lane	DEV-C
	2015-22	Cherry Blossom Townhomes-Phase 5	DEV-R
	2016-63	Clarks Pump-n-shop - Paris Pike	DEV-C
	2016-38	Cyron Holdings	IND
	2016-30	Fur Sher - C-Logic Commercial (5460 Leestown)	DEV-C
	2015-23	Hill-N-Dale apartments	DEV-R
	2016-49	Hiserbob - 411 Triport Road	IND
	2014-10	Lemons Mill Gas Station	DEV-C
	2009-20	Morgan Property	DEV-C
	2016-03	MVH Industrial Piping	IND
	2016-01	Scariot	DEV-C
	<b>Minor DP</b>	<b>Stonewall First Church of God - Grading &amp; Parking</b>	<b>DEV-C</b>
	2016-33	TMMK Paint Reborn - Site work/Foundation	DEV-C
	2016-39	Vuteq expansion 2016	IND
	2003-82	White Oak Condominiums Ph 2 (Remainder)	DEV-R
	2016-09	Whitehouse Electric	DEV-C
<b>Final Inspection</b>			
	<b>Number of Projects: 1</b>		
	2014-06	Fall Creek-BP	DEV-C

# GSCPC Active Subdivision Projects

Status	Application number	Project Name
<b>Under Construction</b>	Number of Projects:	5
	2016-47	Canewood Unit I-C Sect 4
	2006-86	December Estates Cluster Subdivision
	2004-51	Pleasant Valley Phase 4
	2005-04	Pleasant Valley Section 2, Ph2 - (Urban Groupe-rem
	2015-29	Sutton Place, Phase 3
<b>Dedication/Final Work</b>	Number of Projects:	9
	2009-20	Coal Ridge Farm Cluster #3 (Ridgeview Estates)
	2003-17	Homestead Phases 7 & 8
	2007-05	Lake Forest Unit 2
	2007-05	Lake Forest Unit 3B
	2016-46	Logan Property Cluster - Phase I
	2006-28	McClelland Springs Subdivision Phase 2A
	2006-30	McClelland View Subdivision
	2004-16	Westwoods Phase 1, Units 1 & 2
2004-16	Westwoods Phase 2	
<b>Approved/Bonded</b>	Number of Projects:	52
	2005-61	Brook Lane Estates
	2003-35	Buffalo Springs Phase 1
	2004-38	Cherry Blossom Subdivision Phase 7
	2005-47	Cherry Blossom Subdivision Phase 8
	2010-17	Cherry Blossom Townhomes-Phase 4
	2003-86	Colony Unit 10
	2005-34	East Main Estates Units 1 & 2
	2005-26	Edgewood Subdivision - Phase I
	2007-55	Enclave (Meldean) Subdivision Unit 1
	2007-55	Enclave (Meldean) Subdivision Unit 2
	2007-55	Enclave (Meldean) Subdivision Unit 3
	2004-49	Falls Creek Phase I - Unit 1
	2004-49	Falls Creek Phase I- Units 2, 3, 4, & 5
	2005-63	Grable (Carrick Pike) Estates
	2004-02	Leesburg Landing
	2003-68	Paynes Crossing - Unit 2 - Section 2
	2003-68	Paynes Crossing - Unit 2 - Section 3
	2003-68	Paynes Crossing - Unit 3 (Woodall)
	2005-36	Paynes Landing Section 2 - Phase 2
2005-36	Paynes Landing Unit - 10	
2005-36	Paynes Landing Unit - 12A	



Status	Application number	Project Name
	2005-36	Paynes Landing Unit 5 & Unit 11 (Canewood Reserve)
	2005-36	Paynes Landing Unit 6 (Canewood Reserve)
	2005-36	Paynes Landing Units 7, 8, 9 & 14
	2015-05	Pemberley Cove
	2008-47	Pleasant Valley Section 2, Ph2, Unit 2
	2005-04	Pleasant Valley Section 2, Phase 1
	2005-04	Pleasant Valley Section 2, Phase 2 - Unit 1
	2004-51	Pleasant Valley Subdivision Units 1-A & 1-B
	2004-51	Pleasant Valley, Unit 3-A Section 1 & Unit 3-B
	2004-51	Pleasant Valley, Unit 3A, Sec2 - Ball Homes
	2004-51	Pleasant Valley, Unit 4A
	2002-75	Rocky Creek Phase 5, Section 1 (Falmouth Dr)
	2005-02	Rocky Creek Reserve - Unit 1 Sect 1,2,3A,3B,4
	2006-63	Rocky Creek Section 3A
	2006-63	Rocky Creek Section 3B, Phase 1
	2006-63	Rocky Creek Section 3B, Phase 2
	2002-75	Rocky Creek Unit 1A/Unit 1E (Johnstone Bulb)
	2002-75	Rocky Creek Unit 1B, Section 2
	2013-30	Rocky Creek-Meadows-Sec1A-1, 1A-2, 1B
	2003-71	Stonecrest Subdivision Units 1A, 1C, 1D, 1E
	2009-20	Sutton Place Phase 2
	2015-29	Sutton Place, Phase 3, Section 1
	2006-23	Thoroughbred Acres Unit 13A,13B,13C
	2004-46	Thoroughbred Acres Unit 2A & 2B
	2004-26	Village at Lanes Run - Phase 1-Sect-1
	2010-22	Village at Lanes Run- Phase 2, Section 1
	2011-30	Village at Lanes Run- Phase 2, Section 2
	2006-06	Ward Hall Property - Phase 1B & 1C (Remainder)
	2006-06	Ward Hall Property - Unit 1
	2016-13	Winding Oaks Cluster
	2006-57	Woodland Estates Cluster Subdivision