

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

AGENDA

April 13, 2017

6:00 p.m.

I. COMMISSION BUSINESS

- A. Approval of March invoices
- B. Approval of March 9, 2017 minutes
- C. Approval of April agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

II. OLD BUSINESS

- A. ZMA-2017-02 Alliance Auto Sales Zone Change – Rezoning request for approximately .94 acres from B-1 Neighborhood Commercial to B-2 Highway Commercial, located at 3365 Main Street in Stamping Ground. WITHDRAWN
- B. PDP-2017-06 Landmark Shoppes, Marketplace Circle – Preliminary Development Plan for a 7,330 sq. ft. restaurant, located on the south side of Marketplace Circle, across from Roosters Restaurant.
- C. ZMA-2017-07 Highgrove at Georgetown – Rezoning request for 80.16 acres from A-1, R-1A, and C-1 to B-2, P-1, R-1A, R-2, and R-3 PUD, located on the south side of McClelland Circle and west side of Etter Lane. POSTPONED

III. NEW BUSINESS

- A. FSP-2017-12 Phillips Property – Final Subdivision Plat to create one new 10-acre tract, with 16.58 acres consolidated with the adjoining tract, leaving 110 acres remaining in the parent tract, located on the west side of Anderson Road.
- B. PDP-2017-13 Canewood Subdivision Unit 6, Lot 1 – Preliminary Development Plan for twelve (12) townhome units on 4 lots zoned R-3 on 1.08 acres, located on the west side of Canewood Center Drive, north of Frankfort Road (U.S. 460 W). POSTPONED
- C. PDP-2017-14 Morgan Property Tract 2 – Preliminary Development Plan for a 3,750 sq. ft. commercial building and 26 parking spaces on 1.66 acres, located on the south side of Paris Pike (U.S. 460 E), between Arby's and the Elkhorn Creek. POSTPONED
- D. PDP-2017-15 Sunbelt Rentals – Preliminary Development Plan for a new 12,000 sq. ft. rental/sales facility of 4.05 acres, located at the intersection of Paris Pike and Connector Road, behind Bluegrass RV. POSTPONED
- E. PSP-2017-16 Hoffman Property – Preliminary Subdivision Plat for the creation of a 5.09-acre tract from a parent tract of 18.90 acres, located on the north side of Minors Brand Road.

IV. OTHER BUSINESS

- A. Update of previously approved projects and agenda items

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
March 9, 2017**

The regular meeting was held in the Scott County Courthouse on February 9, 2017. The meeting was called to order by Chair Rob Jones at 6:00 p.m. Present were Commissioners Jeff Caldwell, Johnny Cannon, Regina Mizell, Byron Moran, John Shirley, Steve Smith, Mark Sulski, and Frank Wiseman, Director Joe Kane, Planners Megan Chan and Matt Summers, Engineer Ben Krebs, and Attorney Charlie Perkins.

Motion by Mizell, second by Shirley, to approve the February invoices. Motion carried.

Motion by Smith, second by Mizell, to approve the February 9, 2017 minutes. Motion carried.

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

Postponements/Withdrawals

Chairman Jones stated that the Landmark Shoppes, Marketplace Circle (PDP-2017-06) and the Highgrove at Georgetown (ZMA-2017-07) applications have been postponed to the April meeting.

Consent Agenda

A representative of the Paul Hemmer Property application (PDP-2017-03) agreed to their conditions of approval and there were no comments from the public or Commission. **Motion by Shirley, second by Cannon, to approve the Preliminary Development Plan subject to their conditions of approval. Motion carried.**

A representative of the Home 2 Suites by Hilton application (PDP-2017-08) agreed to their conditions of approval and there were no comments from the public or Commission. **Motion by Wiseman, second by Shirley, to approve the Preliminary Development Plan subject to their conditions of approval. Motion carried.**

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

ZMA-2017-02 Alliance Auto Sales Zone Change - Rezoning request for approximately .94 acres from B-1 Neighborhood Commercial to B-2 Highway Commercial, located at 3365 Main Street in Stamping Ground. PUBLIC HEARING

It was noted that the notification requirements were not met, so the application could not be heard.

PSP-2017-04; PDP-2017-05 Bluegrass RV - Preliminary Consolidation and Subdivision Plat to consolidate Tract B, C & E and to further subdivide into Parcels 1, 2, 3, & 4, and a Preliminary Development Plan for a 43,678 sq. ft. RV sales, parts, and maintenance facility, located on 20.13 acres on the northeast corner of Paris Pike and Connector Road.

Mr. Summers reviewed the Preliminary Subdivision Plat first, stating that the two existing parcels are proposed to be consolidated and then divided into four new parcels. He stated that the appropriate setbacks are shown, and all entrances to the proposed parcels will need KYTC approval.

He then reviewed the Development Plan for a 43,678 sq. ft. building for RV sales and maintenance, stating that there will be 20 maintenance bays, and that the applicant has worked with the Emergency Management office about providing proper containment for oil and other hazardous fluids. He stated that the back portion of the property is not proposed for development at this time, but is planned for future development.

He discussed access and the traffic study, stating that the only needed improvement indicated by the traffic study are possible timing adjustments to the signal at the Paris Pike/Connector Road intersection. He stated that Mr. Krebs expressed concern about left turns out of the site onto Connector Road into the traffic queue at peak hour times.

He then reviewed the landscaping, noting the requested variances. He recommended approval of the perimeter landscaping variances due to existing trees, an existing fiber optic cable, and overhead electric lines. He felt the

request for interior landscaping in the RV display and service area is reasonable since other similar requests have been granted. The interior VUA landscaping for the public parking area meets the requirements. He also explained the recommendation to allow the 20% canopy requirement to be temporarily waived until the remainder of the site is developed, and approving a 10% canopy with this phase.

He recommended approval with fifteen conditions and four variances.

Commissioner Smith asked about sidewalks. Mr. Summers stated that he is still discussing the issue with KYTC-District 7. It was found that on another development on Cherry Blossom Way, sidewalks were permissible in the State right-of-way if they received an encroachment permit from the State. Commissioner Smith felt that sidewalks should be required.

Bruce Lankford, representing the applicant, agreed with the conditions of approval.

Commissioner Shirley asked Mr. Lankford about the RV units that are still on the site after being denied approval by the Georgetown Board of Adjustment. Mr. Lankford stated that the issue has yet to be resolved. Commissioner Shirley disagreed with proceeding with the development plan when the applicant is not in compliance with our ordinance. Mr. Lankford replied that there was no intent by the applicant to disregard the ordinance. When they became aware of the violation, they immediately applied for a conditional use permit, which was denied by the Board of Adjustment. During this process, they submitted their Preliminary Development Plan. Mr. Lankford relayed the applicant's apology for the violation, and again stated that there was no intent to disregard the zoning ordinance.

Commissioner Shirley felt that the applicant has not made any attempt to correct the situation. Mr. Lankford stated that outdoor storage is permissible with a B-2 use, and they are appealing the ruling by the Board of Adjustment.

Mr. Perkins stated that there is no connection between the applicant's appeal to the Board of Adjustment and this preliminary development application. If this development application is approved, they will be allowed to have the outdoor storage, and the appeal to the BOA becomes moot. The appeal does not put this application on hold. Enforcement action has not always been

followed while appeals are pending, but that has been by choice, not by ordinance.

Commissioner Smith also expressed concern about the RVs on the property being offered for sale. Ted Mims, who sold the property to the applicant, was sworn in by Mr. Perkins. Mr. Mims took blame for the violation, stating that he did not inform the applicant that they could not store the RVs on the property. If they move the RVs now, they will have to rent a place to store them.

Mr. Perkins stated that even if the development plan is approved, they cannot legally store the RVs there until the facility is completed, unless the Commission or BOA grants them approval to do so.

Commissioner Shirley suggested adding a condition of approval stating that if their appeal is denied, the RVs on site must be removed until construction is complete. It was noted that the applicant, at the workshop, asked for a conditional use permit to allow the RVs to remain part of the development plan approval. Mr. Summers stated that that conditional use permit is under the authority of the Board of Adjustment.

Discussion continued on the issue. Chairman Jones felt the applicant is circumventing the ordinance. Mr. Perkins stated that it is not a matter of interpretation. The ruling was clear. The development plan can be approved with no variances regarding the RVs on site, and he can expedite the matter going to court.

Commissioner Shirley asked Mr. Krebs what he thinks of the matter. Mr. Krebs stated that there is a lot of room beyond where they are going to build to store the RVs, but sale of those RVs should be prohibited until development is complete. Commissioner Shirley stated that he would be more comfortable knowing that staff will be monitoring the activity. If sales were to occur, a stop work order could be issued.

Discussion continued. Mr. Mims stated that he will strongly encourage the owners to move the RVs in the next 30 days.

Steve Roberts, representing the Sue Rogers Johnson Estate which is the adjacent 11-acre property zoned B-4, was sworn in by Mr. Perkins. Mr. Roberts stated that the Johnson Estate property is supposed to have access from the

right-of-way, which they consider a roadway, that runs through the applicant's property and adjacent to the Johnson Estate property. He does not see an access point on the development plan. He asked if access will be required, and if so, will the public be able to come across the Bluegrass RV property onto the right-of-way and to the Johnson Estate property. Mr. Summers stated that future plans for this property and the connecting properties are to request the right-of-way for a collector road to eventually connect to Old Oxford Pike. The proposed road will extend from the southern end of Magnolia Drive, across the Finley property, the Bluegrass RV property, part of Rocky Creek, and the Rogers Estate property until it intersects with U.S. 460 (Paris Pike).

Motion by Smith, second by Sulski, to approve the Preliminary Subdivision Plat subject to the conditions of approval and to defer the decision on the outdoor storage of RVs to the Board of Adjustment. Motion carried unanimously.

Discussion shifted to the Preliminary Development Plan.

Mr. Summers stated that if the Commission feels comfortable with the traffic study and the entrances as proposed, then he recommended approval. He stated that he and Mr. Krebs have concerns with the entrance on Connector Road. They prefer a right-in/right-out entrance. Whether the Commission has the authority to require that on a State road was discussed. Mr. Summers also reminded the Commission of the landscape variances and several conditions of approval.

The landscaping variance reducing the buffer along the residentially zoned property from 25 feet to 6 feet was discussed. Chairman Jones felt it should remain at 25 feet. Chris Michel, Palmer Engineering, stated that they requested the variance because of the road being there (6 feet from the property line).

Mr. Lankford stated that the applicant will consider the right-in/right-out access on Connector Road. He agrees with all other conditions.

Motion by Sulski, second by Caldwell, to approve the Preliminary Development Plan subject to the four variances regarding landscaping, and the thirteen (13) conditions of approval, plus the fourteenth (14) condition requiring the applicant to work with KYTC-District 7 on

constructing sidewalks along Connector Road and Paris Pike. By roll call vote, motion carried 8-1 with Jones dissenting.

ZMA-2017-09; FSP-2017-10 Timber Frames & Other Things, LLC – Rezoning request from A-1 to A-5 for 54.8 acres, and concurrent application for Preliminary Subdivision Plat for 7 rural residential tracts on 44.8 acres, located on the southwest corner of Davis Road and Davis-Turkey Foot Road in Sadieville. PUBLIC HEARING

Chairman Jones opened the public hearing.

Ms. Chan reviewed the staff report, stating that two 5-acre lots with frontage on Davis Road were previously subdivided. She stated that the rezoning request complies with the Comprehensive Plan and noted the setbacks of the A-5 zoning district. She stated that because Davis-Turkeyfoot Road is winding and wooded, staff needs to ensure that the proposed entrances have adequate sight distance before the final plat is approved. The applicant will also need approval of the County Road Department for the proposed entrances. She reviewed each of the entrances and shared photographs of the site.

She then discussed the waiver to allow #9-gauge fencing with a 6" x 12" rectangular weave in place of the #9-gauge diamond mesh fencing. She felt that was appropriate based on the character and use of the area. Regarding landscaping, the applicant intends to use the existing trees and landscaping, which should suffice, but they need to provide the calculations on the Final Subdivision Plat.

She briefly addressed the utility and animal unit capacity issues.

Randy Reynolds, applicant, agreed with the conditions of approval.

Chairman Jones closed the public hearing.

Joel Day, representing the applicant, stated that the waiver regarding fencing is being requested so that the new fence matches the existing 6" x 12" rectangular weave fence.

Motion by Shirley, second by Moran, to recommend approval of the rezoning request from A-1 to A-5 on the basis that it is consistent with the Comprehensive Plan. By roll call vote, motion carried unanimously.

Motion by Shirley, second by Sulski, to approve the Preliminary Subdivision Plat, subject to the ten (10) conditions of approval and including the variance regarding the 6" x 12" rectangular weave fence. Motion carried.

FSP-2017-11 Risk Property Cluster – Preliminary Subdivision Plat for 10 cluster lots and 2 preserved tracts; 1 buildable and 1 non-buildable, on 58.374 acres located east of Stonecrest Subdivision

Ms. Chan reviewed the staff report. She noted the access points to the two preserved tracts. She showed photographs of the fencing that was installed on the five-acre tracts, and explained the landscape buffer issue. Because the application has been done in stages, the landscape fence and tree buffer was required along the southeast property border. Because this will now be part of the preserved area of the cluster (as proposed), it may be appropriate to waive the buffer between the eastern side of the cluster lots and the primary preserved area.

She then discussed the requirement that the preserved tract be in one contiguous parcel. With the configuration that was submitted with the 5-acre rural residential application, the 50' easement that connected the two preserved areas allowed four lots to access the easement. To comply with the regulation that limits access points to three for roads not to County standards, she instructed the applicant to create a separate parcel of the western portion of the reserved area, with no dwelling credit. She recommended a variance be granted for this since it is not feasible to keep the two preserved areas as one tract.

She then addressed the lot width-to-depth ratio, noted that they will need approval for the reduced lot sizes from GMWSS for public sewer, and stated that they will need to submit HOA documentation and deed restrictions prior to approval of the Final Subdivision Plat.

She recommended approval with the two variances: allowing a second preserved tract with no dwelling credit, and allowing exception to the lot width-to-depth ratio.

She then addressed the 50' trail easement that is shown on the plat.

Commissioner Sulski expressed concern about the number of units that access the one entry into the Stonecrest subdivision and now this subdivision. Ms. Chan stated that that issue was discussed at the August 2016 meeting and at the workshop, and the consensus was that this applicant could not be expected to make off-site improvements, and the fact that it is at a rural scale makes the traffic increase manageable.

Hill Parker, representing the applicant, was sworn in by Mr. Perkins. He agreed to the conditions of approval.

It was agreed that condition #4 would state that the fencing shall be #9 diamond wire mesh.

Commissioner Mizell asked about the stormwater plan. Betty Justice, representing the applicant, stated that Mr. Combs, the previous Commission Engineer, stated that the stormwater problem was not caused by this property. Ms. Chan stated that a condition #13 can be added stating that the stormwater issue will be examined by Mr. Krebs.

Motion by Smith, second by Caldwell, to approve the Preliminary Subdivision Plat subject to the thirteen (13) conditions of approval and the two variances. Motion carried 7-1 with Wiseman dissenting.

Election of Officers

Chairman Jones stated that he would like to remain as Chairman. Commissioner Sulski wished that all officers remain the same.

Motion by Sulski, second by Wiseman, to re-elect all existing officers. Motion carried.

Mr. Kane stated that Mr. Krebs can start updating the Commission on the status of projects of interest.

Mr. Perkins updated the Commission on the lawsuit on the cell tower on Crumbaugh Road.

H.B. 55 Training

Ms. Chan reported on two upcoming training opportunities, one by LFUCG about legal decision-making for Planning Commissioners, and one at the Kentucky APA Spring Conference in May for Planning Commissioner training.

The meeting was then adjourned.

Respectfully,

Rob Jones, Chair

Attest:

Charlie Perkins, Secretary

LANDMARK SHOPPES

Staff Report to the Georgetown-Scott County Planning Commission

April 13, 2017

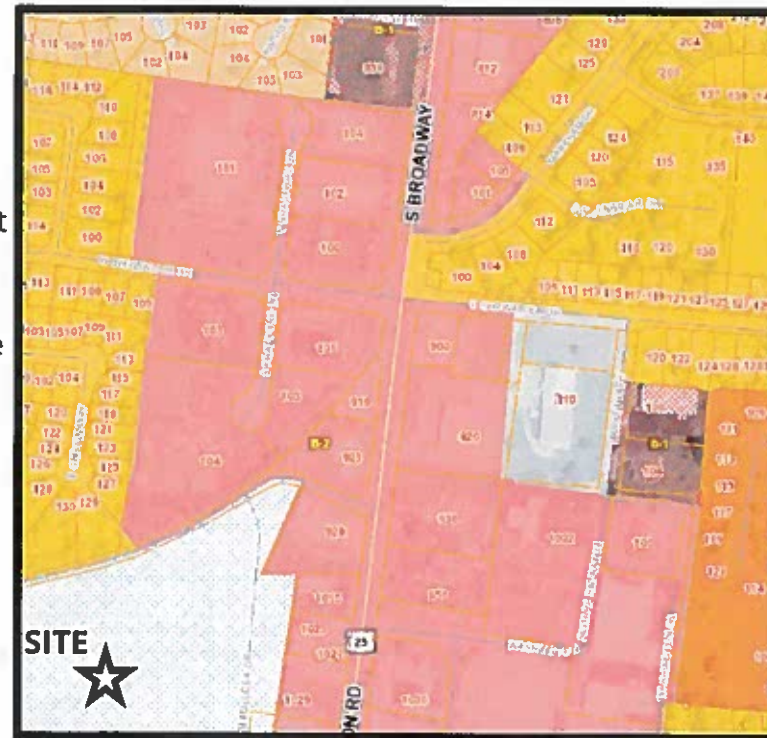
FILE NUMBER: PDP-2017-06

PROPOSAL: Preliminary Development Plan for a 7330-square foot restaurant/retail building.

LOCATION: 105-107 Marketplace Circle

APPLICANT: Restaurant/Retail

ENGINEER: Jihad Hallany, PE



STATISTICS:

Zone	B-2 Highway Commercial
Surrounding Zones	B-2 Highway Commercial, B-5 Commercial Park
Proposed Use	Restaurant/Retail
Site Acreage	1.64 acres
Building Area	7,330 Square Feet
Max. Building coverage	50%
Building Coverage	16.8%
Parking Required	49 spaces
Parking Provided	93 spaces; 89 standard spaces, 4 handicap spaces
New Street Required	No
Water/Sewer Availability	Yes/Yes
Access	Marketplace Circle, existing entrance
Variances/Waivers	None Requested

BACKGROUND:

The subject property consists of two lots, zoned B-2 Highway Commercial, on the south side of Marketplace Circle and east of the Kroger Marketplace Center. The parcel is surrounded primarily by land zoned B-2 Highway Commercial. One lot (Lot 4B) is 1.00 acres in size and is proposed to be used for a 7,330 square foot retail building. The second lot (Lot 4A) contains a large underground detention structure and is proposed to be used for overflow parking only.

Preliminary Development Plan Review:

Setbacks and Building Standards:

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

Front: 50 feet

Side: 0 feet

Rear: 50 feet (lots have double frontage)

The proposed building location on Lot 4B meets the setback requirements. The 7,330 square foot structure will cover 16.8% of the lot area, under the 50% maximum building ground coverage allowed. The building will face McClelland Circle and will have a drive thru around the north and west sides. See attached site plan.

Vehicular Access & Pedestrian Circulation:

Driveways & Access: Primary access to the site (Lot 4B) is from an existing public roadway, Marketplace Circle, approximately across but slightly offset from the entrance to Roosters and the Marketplace Shoppes. Secondary access is available through two cross-access connections to the adjacent Lot A, which has its own access to Marketplace Circle aligned with an existing intersection. The entire Vehicle Use Area will serve Lot B.

Parking Spaces: Based on the parking standard of one space for each 150 square feet of leasable floor space, a total of 49 parking spaces are required. The Preliminary Development Plan provides 93 total spaces; with 89 standard parking spaces and 4 handicap spaces. The site plan shows 39 spaces on Lot B, the lot that contains the building, and 54 spaces on Lot A. The applicant shall provide a cross access and parking agreement prior to Final Development Plan approval, or amend the lots to provide the minimum required parking on Lot B.

Sidewalks: Marketplace Circle has an existing sidewalk along the road right-of way. The Preliminary Development Plan includes a sidewalk connection to Marketplace Circle, and a pedestrian crosswalk area in the parking lot. Curb ramps and crosswalks should be provided where necessary on the Final 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:

No property perimeter buffering is required for this application

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

Requires VUA perimeter screening for areas greater than 1,800 SF or used by 5 or more vehicles.

Driveways are considered VUA areas.

VUA perimeter screening is required when facing public and private streets.

Minimum Buffer Area: 5' to edge of paving where vehicles overhang, 4' minimum from edge of paving and 3' (that prohibits any vehicular overhang) for other areas, on boundary of VUA portion facing adjacent property, public or private street right-of-way, access road, or service road.

Materials: 1 tree/40' of boundary of vehicular use area or fraction thereof.

- o When VUA faces adjoining property, trees must be from Group A or B, 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 (Row 1).
- o When VUA faces a public or private street right-of-way, access road, or service road, trees must be 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 (Row 2).

The Applicant has satisfied the requirements from Section 6.13 (listed above). A total of 27 VUA perimeter trees are required and provided. A three-foot tall planting has been provided.

Interior Landscaping for Vehicle Use Areas; Section 6.22:

Requires interior VUA landscaping for all lots greater than 6,000 SF or used by 20 or more vehicles. Loading areas and driveways are counted since this is not an industrial site.

For each 100 sq. ft., or fraction thereof, of vehicular use area, ten (10) sq. ft. of landscaped area shall be provided.

1 tree/250 SF of interior VUA area is required.

The Applicant has satisfied the requirements from Section 6.22 (listed above). A total of 18 VUA interior trees are required and provided.

Section 6.14: Minimum Canopy Requirements

For the 1.648-acre site, a total canopy coverage of 17,925 square feet is required (25% new canopy). A total of 45 trees are being provided, which should be sufficient to meet the required canopy coverage depending on the final species chosen. The applicant will be required to show they meet the canopy coverage with a specie-specific final landscape plan at the time of Final development Plan. No variances to the landscaping are being requested or granted.

There is an existing water main along the McClelland Circle right-of-way. The staff will work with Georgetown Municipal Water and Sewer to meet their requests to avoid plantings over water mains.

Stormwater: There is a large underground stormwater structure that provides detention for adjoining developed areas on Lot A. The Planning Commission Engineer has requested an as-built drawing of the structure, which has been provided. A maintenance schedule has also been provided. It appears no structures will be placed over this underground detention area. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer meeting all requirements of the Georgetown Stormwater Manual prior to approval of the Final Development Plan.

Lighting and Signage: 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.

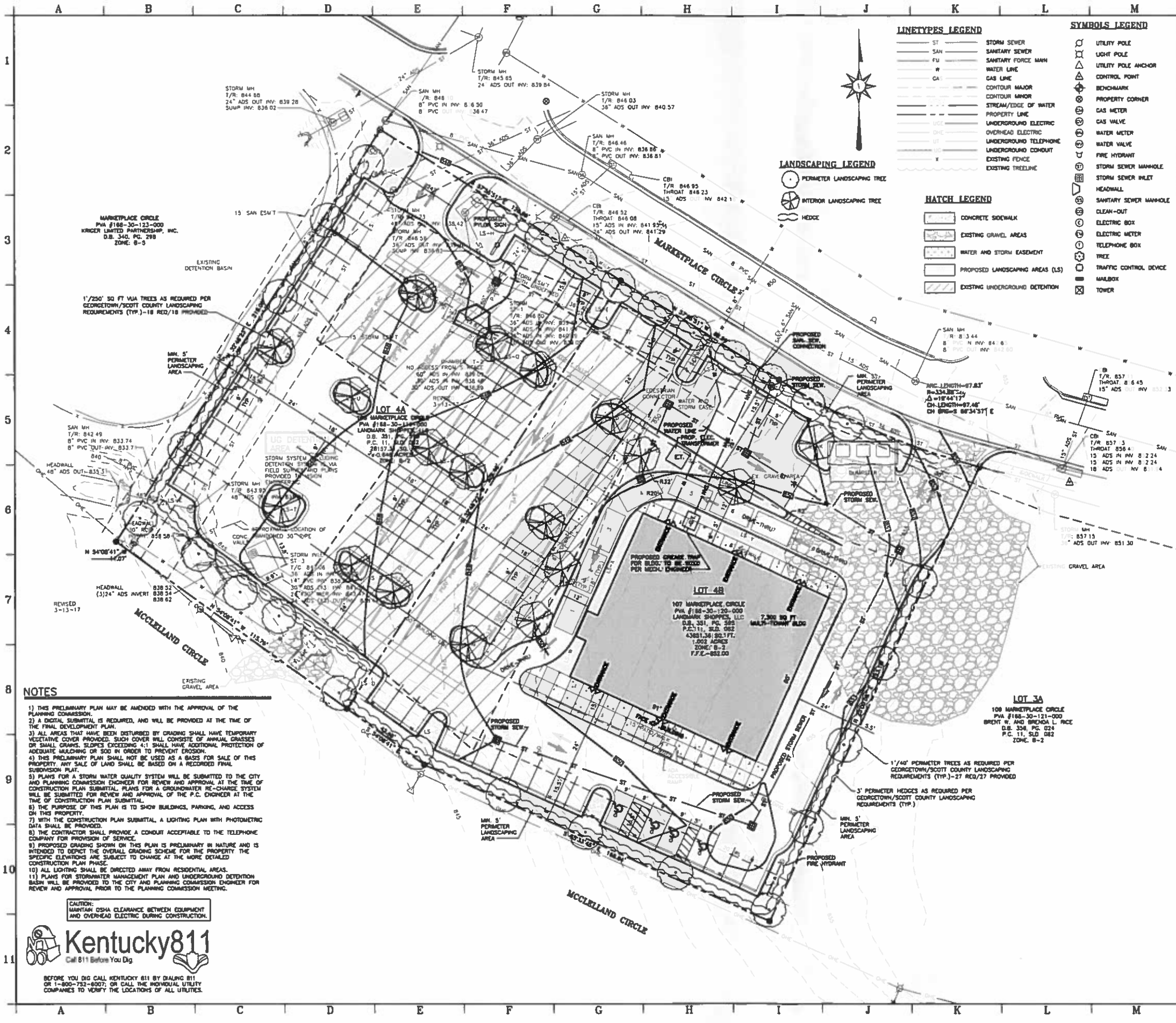
Signage: A freestanding sign on Lot A is proposed as part of this plan. There are shared freestanding signs at all development entrances so additional freestanding signs are not necessary or appropriate. Wall signage is permitted on both street frontages of the building. All signage will require a sign permit from the Building Inspection department.

RECOMMENDATION:

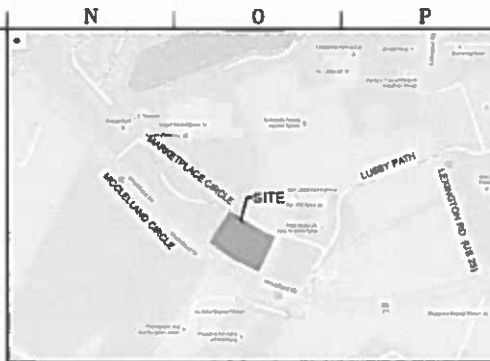
Staff recommends approval the Preliminary Development Plan for a 7,330 SF restaurant/retail building, with the following conditions of approval:

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan. Development must meet all requirements of the Georgetown Stormwater Manual.
3. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
4. Prior to any construction or grading, a Final Development Plan, including all required construction plans, shall be approved by the Planning Commission staff and the applicant shall schedule a Pre-Construction Meeting with the Planning Commission Engineering Department to review construction policies and to establish inspection schedules. This includes a Grading Permit with fee and a Land Disturbance Permit with erosion control surety.
5. A shared access and parking agreement shall be provided at the time of the Final Development Plan submittal.
6. A Final specie-specific landscape plan shall be provided along with the Final Development Plan.



- LINE TYPES LEGEND**
- ST - STORM SEWER
 - SAH - SANITARY SEWER
 - FU - SANITARY FORCE MAIN
 - W - WATER LINE
 - CA - GAS LINE
 - CM - CONTOUR MAJOR
 - CM - CONTOUR MINOR
 - SW - STREAM/EDGE OF WATER
 - PL - PROPERTY LINE
 - UE - UNDERGROUND ELECTRIC
 - OE - OVERHEAD ELECTRIC
 - UT - UNDERGROUND TELEPHONE
 - UC - UNDERGROUND CABLE
 - EF - EXISTING FENCE
 - ET - EXISTING TREE
- SYMBOLS LEGEND**
- - UTILITY POLE
 - - LIGHT POLE
 - △ - UTILITY POLE ANCHOR
 - ◇ - CONTROL POINT
 - ⊙ - BENCHMARK
 - ⊕ - PROPERTY CORNER
 - ⊗ - GAS METER
 - ⊘ - GAS VALVE
 - ⊙ - WATER METER
 - ⊘ - WATER VALVE
 - ⊙ - FIRE HYDRANT
 - ⊕ - STORM SEWER MANHOLE
 - ⊕ - STORM SEWER INLET
 - ⊕ - HEADWALL
 - ⊕ - SANITARY SEWER MANHOLE
 - ⊕ - CLEAN-OUT
 - ⊕ - ELECTRIC BOX
 - ⊕ - ELECTRIC METER
 - ⊕ - TELEPHONE BOX
 - ⊕ - TREE
 - ⊕ - TRAFFIC CONTROL DEVICE
 - ⊕ - MAILBOX
 - ⊕ - TOWER
- LANDSCAPING LEGEND**
- - PERIMETER LANDSCAPING TREE
 - - INTERIOR LANDSCAPING TREE
 - - HEDGE
- HATCH LEGEND**
- ▨ - CONCRETE SIDEWALK
 - ▨ - EXISTING GRAVEL AREAS
 - ▨ - WATER AND STORM EASEMENT
 - ▨ - PROPOSED LANDSCAPING AREAS (LS)
 - ▨ - EXISTING UNDERGROUND DETENTION



VICINITY MAP
SCALE: 1"=800'

105-107 MARKETPLACE CIRCLE

SITE STATISTICS

ADDRESS	105-107 MARKETPLACE CIRCLE
SITE AREA	1.848 ACRES
PROPOSED BUILDING FLOOR AREA	7,300 SF
PROPOSED BUILDING SITE COVERAGE	10.1 %
PROPOSED/CURRENT LAND USE	MULTI-TENANT COMMERCIAL
BUILDING HEIGHT	TWO-LEVEL STORY
EXISTING ZONE (NO CHANGE PROPOSED)	B-2
REQUIRED PARKING SPACES	84
PROPOSED PARKING SPACES	84

LANDSCAPING REQUIREMENTS

VEHICULAR USE AREA	45,198 SF
INTERIOR LANDSCAPING REQUIRED	4,518 SF
LANDSCAPE AREA 'A' (LS-A)	97 SF
LANDSCAPE AREA 'B' (LS-B)	118 SF
LANDSCAPE AREA 'C' (LS-C)	80 SF
LANDSCAPE AREA 'D' (LS-D)	218 SF
LANDSCAPE AREA 'E' (LS-E)	116 SF
LANDSCAPE AREA 'F' (LS-F)	331 SF
LANDSCAPE AREA 'G' (LS-G)	(380) 350 SF
LANDSCAPE AREA 'H' (LS-H)	158 SF
LANDSCAPE AREA 'I' (LS-I)	BELOW MINIMUM
LANDSCAPE AREA 'J' (LS-J)	302 SF
LANDSCAPE AREA 'K' (LS-K)	(714) 350 SF
LANDSCAPE AREA 'L' (LS-L)	(360)
LANDSCAPE AREA 'M' (LS-M)	186 SF
LANDSCAPE AREA 'N' (LS-N)	176 SF
LANDSCAPE AREA 'O' (LS-O)	339 SF
LANDSCAPE AREA 'P' (LS-P)	281 SF
LANDSCAPE AREA 'Q' (LS-Q)	232 SF
LANDSCAPE AREA 'R' (LS-R)	141 SF
LANDSCAPE AREA 'S' (LS-S)	123 SF
LANDSCAPE AREA 'T' (LS-T)	244 SF
LANDSCAPE AREA 'U' (LS-U)	(387) 350 SF
LANDSCAPE AREA 'V' (LS-V)	(471) 350 SF
LANDSCAPE AREA 'W' (LS-W)	3,328 SF

PARKING REQUIREMENTS

RETAIL	1.0 SPACE PER 150 SQ FT
TOTAL REQUIRED PARKING	7,330/150=49 SPACES
TOTAL PARKING PROVIDED	84 TOTAL SPACES
HANDICAPPED PARKING (REQUIRED/PROVIDED)	4/4 SPACES

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS 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 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.

- 1) 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.
- 2) STORM DRAINAGE FACILITIES, INCLUDING RETENTION BASINS, SHALL BE MAINTAINED FOR PROPER FUNCTIONING FREE OF ANY DEBRIS, SLT, OR TRASH.
- 3) 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 EITHER INSTALLED, OR A BOND OR IRREVOCABLE LETTER OF CREDIT IS SUBMITTED TO THE PLANNING DIRECTOR FOR 125% OF THE COST OF WORK REMAINING TO BE DONE. AS SUBSTITUTED BY COST ESTIMATES APPROVED BY THE PLANNING DIRECTOR, LANDSCAPING MUST BE CERTIFIED AS COMPLETE BY THE LANDSCAPE INSPECTOR OR BONDED AS DESCRIBED ABOVE.
- 4) 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.

OWNER OR OWNERS _____ DATE _____

OWNER OR OWNERS _____ DATE _____

CERTIFICATE OF PRELIMINARY DEVELOPMENT PLAN APPROVAL

HEREBY CERTIFY THAT THE PRELIMINARY DEVELOPMENT PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS FOR GEORGETOWN AND SCOTT COUNTY, KENTUCKY WITH THE EXCEPTIONS OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE APPROVAL TO BEGIN CONSTRUCTION OR OBTAINING A BUILDING PERMIT.

DIVISION, GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION _____ DATE _____

CONTROL POINTS

CP-1	NET WGS 84 NAD 83	E = 104037.72	N = 34884.43	Z = 897.28
CP-2	NET WGS 84 NAD 83	E = 104048.91	N = 34873.18	Z = 846.88

NOTE: THE HORIZONTAL DATUM AND BASE OF BEARS FOR THIS SURVEY IS PHYSIC (DOWNS) AND IS TO BE OBSERVED BY GPS STATION OBSERVATION AND AN OVERLAP ON 8/1/2016. VERTICAL DATUM IS BASE TO AS SHOWN BY GPS STATION OBSERVATION.

GRAPHIC SCALE
1" = 80'

- NOTES**
- 1) THIS PRELIMINARY PLAN MAY BE AMENDED WITH THE APPROVAL OF THE PLANNING COMMISSION.
 - 2) A DIGITAL SUBMITTAL IS REQUIRED, AND WILL BE PROVIDED AT THE TIME OF THE FINAL DEVELOPMENT PLAN.
 - 3) ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED. SUCH COVER WILL CONSIST OF ANNUAL GRASSES OR SMALL GRASSES. SLOPES EXCEEDING 4:1 SHALL HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING OR SOIL IN ORDER TO PREVENT EROSION.
 - 4) THIS PRELIMINARY PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED ON A RECORDED FINAL SUBDIVISION PLAT.
 - 5) PLANS FOR A STORM WATER QUALITY SYSTEM WILL BE SUBMITTED TO THE CITY AND PLANNING COMMISSION ENGINEER FOR REVIEW AND APPROVAL AT THE TIME OF CONSTRUCTION PLAN SUBMITTAL. PLANS FOR A GROUNDWATER RE-CHARGE SYSTEM WILL BE SUBMITTED FOR REVIEW AND APPROVAL OF THE P.C. ENGINEER AT THE TIME OF CONSTRUCTION PLAN SUBMITTAL.
 - 6) THE PURPOSE OF THIS PLAN IS TO SHOW BUILDINGS, PARKING, AND ACCESS ON THIS PROPERTY.
 - 7) WITH THE CONSTRUCTION PLAN SUBMITTAL, A LIGHTING PLAN WITH PHOTOMETRIC DATA SHALL BE PROVIDED.
 - 8) THE CONTRACTOR SHALL PROVIDE A CONDUIT ACCEPTABLE TO THE TELEPHONE COMPANY FOR PROVISION OF SERVICE.
 - 9) PROPOSED GRADING SHOWN ON THIS PLAN IS PRELIMINARY IN NATURE AND IS INTENDED TO DENOTE THE OVERALL GRADING SCHEME FOR THE PROPERTY. THE SPECIFIC ELEVATIONS ARE SUBJECT TO CHANGE AT THE MORE DETAILED CONSTRUCTION PLAN PHASE.
 - 10) ALL LIGHTING SHALL BE DIRECTED AWAY FROM RESIDENTIAL AREAS.
 - 11) PLANS FOR STORMWATER MANAGEMENT PLAN AND UNDERGROUND DETENTION BASIN WILL BE PROVIDED TO THE CITY AND PLANNING COMMISSION ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE PLANNING COMMISSION MEETING.

CAUTION:
MAINTAIN OSHA CLEARANCE BETWEEN EQUIPMENT AND OVERHEAD ELECTRIC DURING CONSTRUCTION.

Kentucky811
Call 811 Before You Dig

BEFORE YOU DIG CALL KENTUCKY 811 BY DIALING 811 OR 1-800-732-8007; OR CALL THE INDIVIDUAL UTILITY COMPANIES TO VERIFY THE LOCATIONS OF ALL UTILITIES.

VISION ENGINEERING
118 E. Kentucky Road, Suite 108, Lexington, KY 40517
Tel: 606-253-1111 Fax: 606-253-1189
www.visioneng.com

DESIGNED BY
CONCEPTS, INC.
114 BRASS STREET
LEXINGTON, KY 40506
(606) 253-3886

PROPERTY OWNER:
LANDMARK SHOPPES, LLC
C/O JEFFREY BELCHER
118 E. Kentucky Road, Suite 108, Lexington, KY 40517
Tel: 606-253-1111 Fax: 606-253-1189

**COMMERCIAL DEVELOPMENT
LANDMARK SHOPPES, LLC
105-107 MARKETPLACE CIRCLE
GEORGETOWN, KY 40324
PRELIMINARY PLAN**

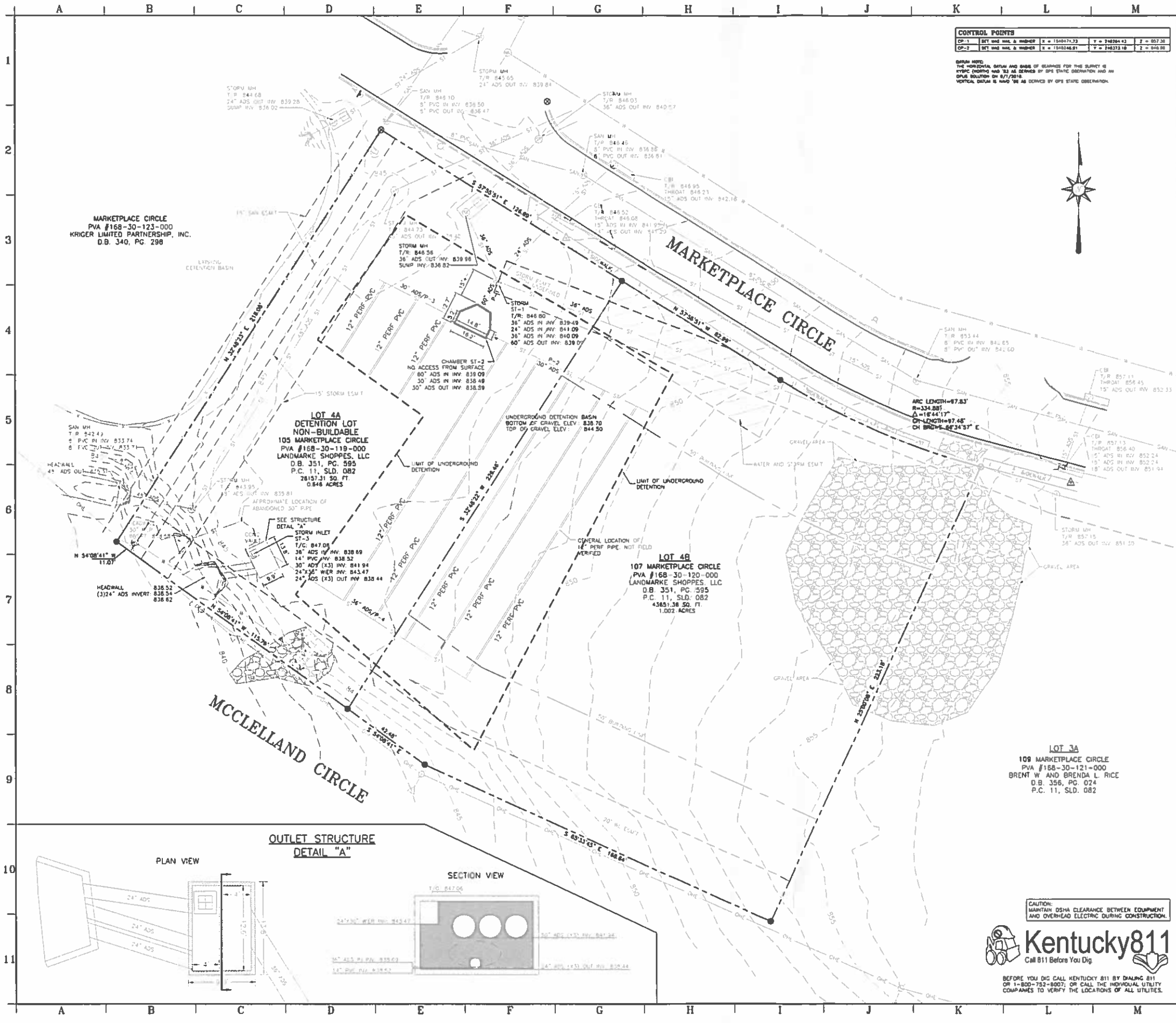
REV: _____

DATE: _____

REV: _____

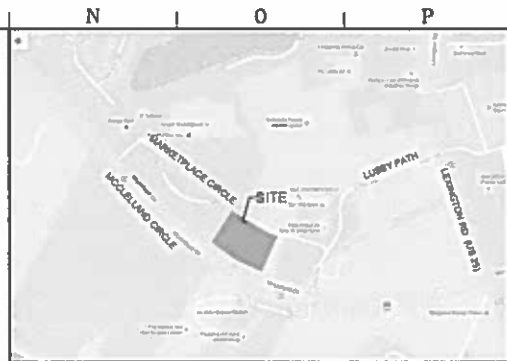
DATE: _____

**PRELIMINARY PLAN
PDP-1.0**



CONTROL POINTS			
CP-1	BT W/2 N/4 & W/2	X = 154977.33	Y = 146704.43
CP-2	BT W/2 N/4 & W/2	X = 154846.81	Y = 146173.10

GRAND NOTE:
 THE HORIZONTAL DATUM AND BASIS OF BEARING FOR THIS SURVEY IS
 NAD 83 (GEOID) AND IS AS DERIVED BY GPS STATIC OBSERVATION AND AN
 OPEN SOLUTION ON 8/7/2016.
 VERTICAL DATUM IS NAD 83 AS DERIVED BY GPS STATIC OBSERVATION.



VICINITY MAP
 SCALE: 1"=500'

LINETYPES LEGEND	
ST	STORM SEWER
SAW	SANITARY SEWER
FW	SANITARY FORCE MAIN
W	WATER LINE
GS	GAS LINE
CM	CONTOUR MAJOR
CMU	CONTOUR MINOR
SW	STREAM/EDGE OF WATER
PL	PROPERTY LINE
UC	UNDERGROUND ELECTRIC
OE	OVERHEAD ELECTRIC
UT	UNDERGROUND TELEPHONE
UCD	UNDERGROUND CONDUIT
EF	EXISTING FENCE
ETL	EXISTING TREELINE

SYMBOLS LEGEND

- UTILITY POLE
- LIGHT POLE
- UTILITY POLE ANCHOR
- CONTROL POINT
- BENCHMARK
- PROPERTY CORNER
- GAS METER
- GAS VALVE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- STORM SEWER MANHOLE
- STORM SEWER INLET
- HEADWALL
- SANITARY SEWER MANHOLE
- CLEAN-OUT
- ELECTRIC BOX
- ELECTRIC METER
- TELEPHONE BOX
- TREE
- TRAFFIC CONTROL DEVICE
- MAILBOX
- TOWER
- SIGN

HATCH LEGEND

- CONCRETE SIDEWALK
- GRAVEL AREAS
- WATER AND STORM EASEMENT

UNDERGROUND DETENTION INSPECTION & MAINTENANCE:

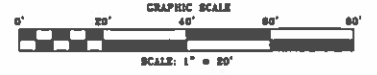
INSPECTION OF THE UNDERGROUND DETENTION BASIN SHALL BE PERFORMED ANNUALLY. INSPECTION AND MAINTENANCE SHALL CONSIST OF THE FOLLOWING:

- 1- STORM STRUCTURES ST-1, ST-2, AND ST-3 ARE PARTS OF THE UNDERGROUND DETENTION FACILITY. ST-1, ST-2, & ST-3 AND STORM PIPES P-1, P-2, P-3, AND P-4 SHALL BE PHYSICALLY INSPECTED FOR ANY DEPOSIT OF SEDIMENT/DEBRIS.
- 2- ANOTHER PROCEDURE OF INSPECTION CONSISTS OF CAMERA INSPECTION OF THE STORM LINES P-1, P-2, -3, P-4, AND 12 INCH PERFORATED PIPE.
- 3- CLEANOUT OF THE PRIVATE STORM SEWER AND UNDERGROUND DETENTION IS REQUIRED WHEN SIGNIFICANT AMOUNT OF SEDIMENT/DEBRIS ARE DEPOSITED MORE THAN 6 INCH IN STORM STRUCTURE ST-1, ST-2, OR ST-3 AND STORM PIPES P-1, P-2, P-3, OR P-4.
- 4- CLEANOUT OF THE STORM STRUCTURES AND PIPES SHALL BE CONDUCTED BY VACUUMING AND/OR PHYSICAL REMOVAL OF COLLECTED THE DEBRIS AND SEDIMENT IN STORM STRUCTURES ST-1, ST-2, OR ST-3, STORM PIPES P-1, -2, P-3, OR P-4.

CAUTION:
 MAINTAIN 36" CLEARANCE BETWEEN EQUIPMENT AND OVERHEAD ELECTRIC DURING CONSTRUCTION.



BEFORE YOU DIG CALL KENTUCKY 811 BY DIALING 811 OR 1-800-752-8007; OR CALL THE INDIVIDUAL UTILITY COMPANIES TO VERIFY THE LOCATIONS OF ALL UTILITIES.



VISION ENGINEERING
 Environmental, Civil & Surveying Engineers, Land Surveyors
 131 E. Kentucky Avenue, Suite 104, Lexington, KY 40501
 (606) 251-3811 Fax: (606) 251-3812
 www.visioneng.com

CLIENT:
GEN COMPANIES, INC.
 100 MARKETPLACE CIRCLE
 LEXINGTON, KY

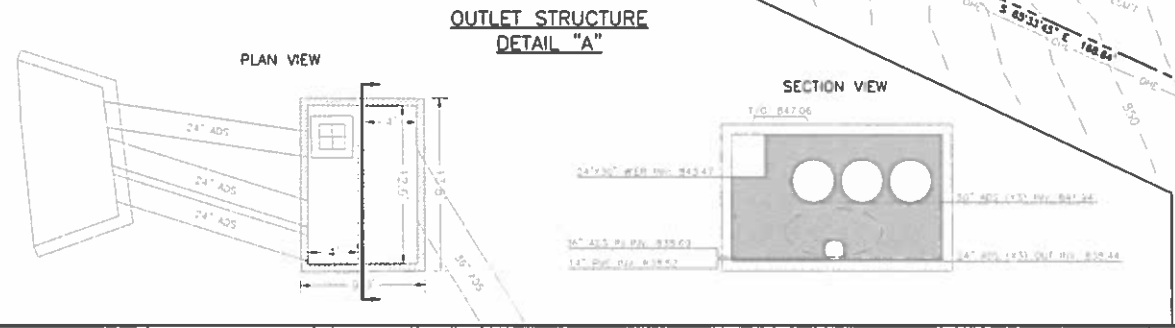
PROPERTY OWNER:
LANDMARK SHOPPES, LLC
 105 MARKETPLACE CIRCLE
 GEORGETOWN, KY

LANDMARK SHOPPES, LLC
 MARKETPLACE CIRCLE
 GEORGETOWN, SCOTT CO., KY
 STORM/UNDERGROUND
 DETENTION AS-BUILT

DATE: MARCH 21, 2017

STORM/UG DETENTION
 AS-BUILT

AS-BUILT



PHILLIPS PROPERTY
Staff Report to the Georgetown-Scott County Planning Commission
April 13, 2017

FILE NUMBER: FSP-2017-12

PROPOSAL: Final Subdivision Plat to create one new tract of 10.00 acres, with 16.58 acres consolidated onto the adjoining tract leaving 110 acres remaining in the parent tract.

LOCATION: Anderson Road, north of Delaplain Road

APPLICANT: Leo Phillips

SURVEYOR: Joel Day



STATISTICS:

Zone	A-1 (Agricultural)
Surrounding Zones	A-1 (Agricultural)
Acreage	Tract 1 (new): 10.00 acres Tract 2 (remainder): 110.00 acres
Proposed Use	Agricultural/Residential
Access	Via existing entrances and one new entrance on Anderson Road
Variance Requested	None

BACKGROUND:

The subject property contains 136.58 acres, and is located on the west side of Anderson Road in northern Scott County. The subject property and land surrounding is zoned A-1, Agricultural. The proposed subdivision will create one new tract, with proposed access via a driveway from Anderson Road. In addition, a 16.58 acre parcel will be subdivided in the rear of the parent tract and consolidated with an adjoining tract leaving a 110.00 acre remainder. One new driveway will be required to serve the new 10-acre tract.

This application is considered a major subdivision and required to be reviewed by the Planning Commission because the property was previously subdivided after 1999. That plat required all further subdivisions to be approved by the full Planning Commission.

Plat Review:

The proposed subdivision meets all planning requirements at this time. All tracts show the required 50-foot setbacks on all property lines and have at least 250 feet of width at the building line. The Health Department will need to conduct a site evaluation for the newly configured tracts to certify that an on-site septic system is feasible, but have not indicated any anticipated problems.

The Applicant has coordinated with the GIS department to apply for the new addresses. A county driveway permit will be required for a new entrance from Anderson Road. The location appears to be feasible, but final approval from the PC Engineer and County Roads Supervisor will be needed prior to platting.

RECOMMENDATION:

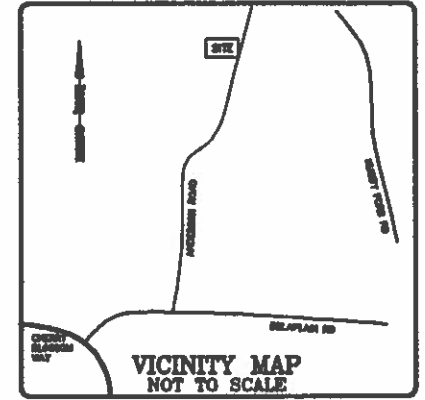
Approve the Final Subdivision Plat to create one new tract of 10.00 acres, with the following conditions of approval:

Conditions of Approval:

1. Any future subdivisions, revisions, or amendments to the approved subdivision plat must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
2. All applicable requirements of the *Zoning Ordinance*.
3. All applicable requirements of the *Subdivision & Development Regulations*.
4. 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 subdivision plat.
5. County entrance permit shall be required for new entrance to Tract 3.
6. Utility companies shall certify the final plat to ensure all necessary utilities and/or utility easements are in place.

LEGEND

- 1/2" x 16" STEEL REBAR W/D CAP MARKED "MERIDIAN/2536" SET
- IRON BAR FOUND-AS NOTED
- ⊙ SURVEYOR'S MAG-NAIL-SET
- ⊙ SURVEYOR'S MAG-NAIL-FOUND
- ⚡ UTILITY POLE



THE PURPOSE OF THIS PLAT IS TO DEPICT THE DIVISION OF ONE 10 ACRE TRACT FROM THE PARENT TRACT, AND TO CONSOLIDATE A 2.16 ACRE PARCEL WITH OTHER LANDS OF THE OWNER, RESULTING IN A 110 ACRE REMAINDER.

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

PROPOSED ENTRANCE LOCATION MEETS COUNTY STANDARDS FOR SEPARATION AND SIGHT-DISTANCE REQUIREMENTS.

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 ENCRUSCH 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.

PRELIMINARY ONLY-NOT FOR RECORDING OR USE IN TRANSFER
LEO PHILLIPS DATE

I HEREBY ATTEST TO THE FOLLOWING TO THE BEST OF MY KNOWLEDGE, BELIEF, AND ABILITY: THIS PLAT DEPICTS A RURAL CLASS SURVEY MADE BY MYSELF USING THE METHOD OF RANDOM TRANSITS WITH AN ERROR-OF-CLOSURE OF 1:29142 AND AN ANGULAR ERROR OF 00'-00"-82". BEARINGS AND DISTANCES HAVE NOT BEEN ADJUSTED FOR CLOSURE. BASIS OF BEARINGS SHOWN IS RECORD BEARING. LAST DATE OF FIELD SURVEY WAS APRIL 20, 2015.

PRELIMINARY ONLY-NOT FOR RECORDING OR USE IN TRANSFER
Wm. JOEL BAY, P.L.S. No. 2838 DATE

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

PRELIMINARY ONLY-NOT FOR RECORDING OR USE IN TRANSFER
HEALTH DEPARTMENT REPRESENTATIVE DATE

PRELIMINARY/FINAL SUBDIVISION PLAT
PHILLIPS PROPERTY
ANDERSON ROAD, GEORGETOWN, SCOTT COUNTY, KENTUCKY
WALTER LEO PHILLIPS - D.B. 238, Pg. 436, TRACT #2
THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY NOR COMPLY WITH DOI KAR 18-190

MARCH 28, 2017

MARCH 28, 2017

MERIDIAN ASSOCIATES
120 EAST MAIN STREET - SUITE A
GEORGETOWN, KENTUCKY 40324
TELEPHONE (502) 863-6070
jmer@meridiant.com

LEO PHILLIPS
D.B. 238, Pg. 435 (TRACT #1)
ZONE A-1
±149.1 Ac. AFTER TRANSFER
(FRONTS ROGERS GAP ROAD)

①
LEO PHILLIPS
D.B. 238, Pg. 435
ZONE A-1
16.58 Ac.

④
LEO PHILLIPS
D.B. 238, Pg. 435
ZONE A-1
110.00 Ac.

P. TUCKER
D.B. 328, Pg. 847
ZONE A-1

A. WEBER
D.B. 389, Pg. 174
CAB. 11, SLIDE 219

A. WEBER
D.B. 389, Pg. 174
CAB. 11, SLIDE 219

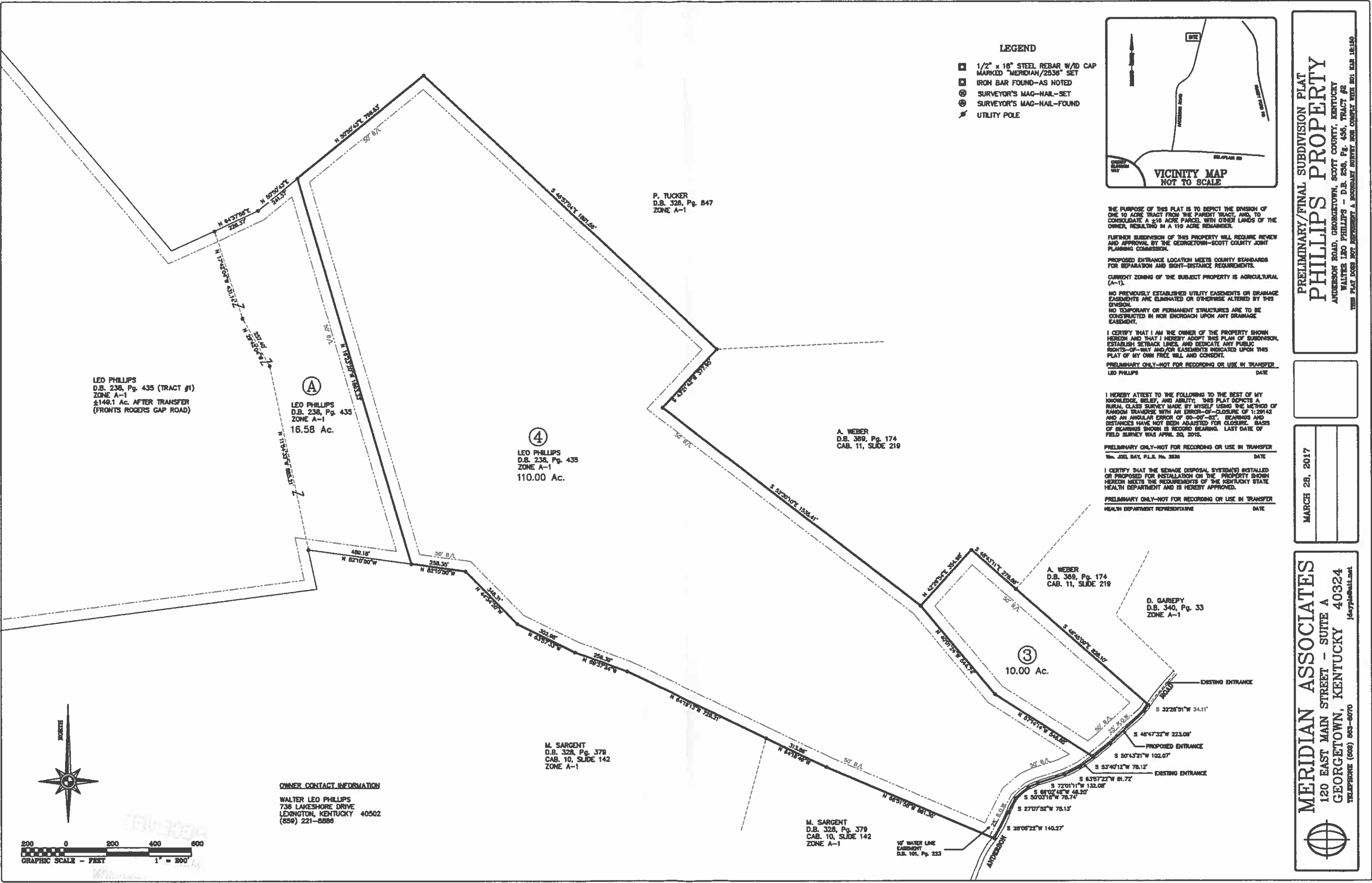
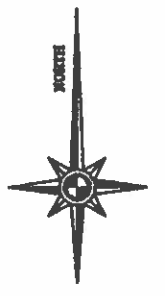
D. GARREY
D.B. 340, Pg. 33
ZONE A-1

③
10.00 Ac.

M. SARGENT
D.B. 328, Pg. 379
CAB. 10, SLIDE 142
ZONE A-1

M. SARGENT
D.B. 328, Pg. 379
CAB. 10, SLIDE 142
ZONE A-1

OWNER CONTACT INFORMATION
WALTER LEO PHILLIPS
736 LAKESHORE DRIVE
LEXINGTON, KENTUCKY 40502
(859) 221-8886



HOFFMAN PROPERTY
Staff Report to the Georgetown-Scott County Planning Commission
April 14, 2016

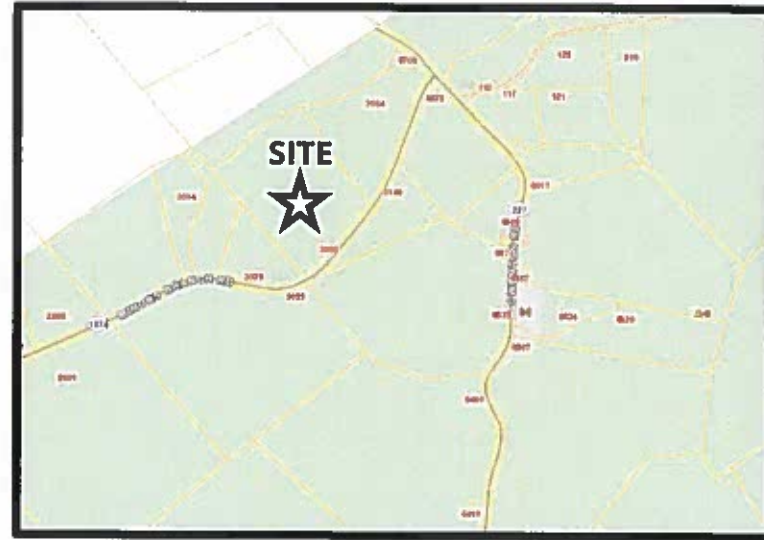
FILE NUMBER: PSP-2017-16

PROPOSAL: Preliminary Subdivision
Plat for the creation of a
5.09-acre tract from a
parent tract of 18.90 acres.

LOCATION: 3090 Minors Branch Road

APPLICANT: Dana & Gary Hoffman

Consultant: Thoroughbred Engineering



STATISTICS:

Zone	A-1 Agricultural
Surrounding Zones	A-1 Agricultural
Acreage	18.90 acres (Tract 1-A: 5.09 acres, Remainder: 13.81 acres)
Water/Sewer Availability	Yes/No
Access	Minors Branch Road
VariANCES/Waivers	None

BACKGROUND:
The Parent tract is 18.90 acres in size and zoned A-1. The adjoining properties are all zoned A-1. The Applicant is proposing creating one (1) new 5-acre tract, leaving a remainder of 13.81 acres.

Site Layout:
The proposed Tract 1-A will have roughly 918 feet of road frontage on Minors Branch Road. The remainder will have roughly 266 feet of road frontage. The proposed lot sizes and setbacks meet the requirements of the Zoning Ordinance.

There are existing structures that do not meet the setback requirements, but these non-conformities were pre-existing and not caused by the proposed subdivision. Any new structures on either the newly created tract 1-A or the remainder tract will need to meet the 50-foot setback requirement.

RECOMMENDATION:

Staff recommends **Approval** of the Preliminary Subdivision Plat.

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

Conditions of Approval:

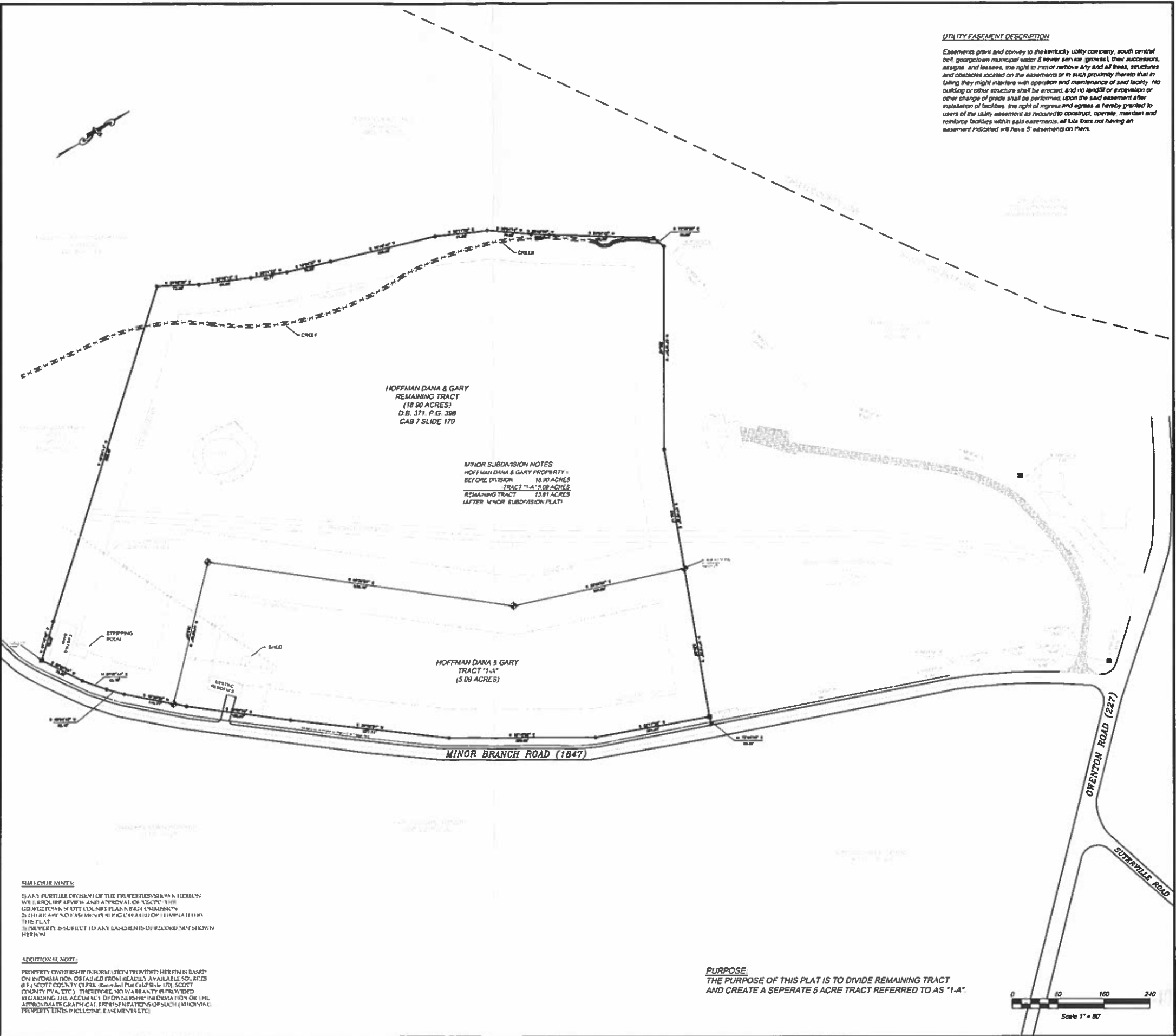
1. Any revisions or amendments to the approved Preliminary Subdivision Plat shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
2. All applicable requirements of the *Subdivision & Development Regulations*.
3. All applicable requirements of the *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.

MINOR SUBDIVISION PLAT
DANA & GARY HOFFMAN
 3090 MINOR BRANCH ROAD
 STAMPING GROUND SCOTT COUNTY, KENTUCKY

PROJECT NO.	541	JOB FILE NO.	
OWNER	DANA & GARY HOFFMAN	OWNER	DNH
STATUS	READY FOR CONSTRUCTION	DATE	03-24-17
PROJECT NAME	3090 MINOR BR. RD PLAT		



UTILITY EASEMENT DESCRIPTION
 Easements grant and convey to the Kentucky utility company, south central bell georgetown municipal water & sewer service, their successors, assigns and licensees, the right to run or remove any and all lines, structures and obstacles located on the easements or in such proximity thereto that in taking they might interfere with operation and maintenance of said facility. No building or other structure shall be erected, and no land 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.



HOFFMAN DANA & GARY REMAINING TRACT (18.80 ACRES)
 D.B. 371 P.G. 398
 CAB 7 SLIDE 170

HOFFMAN DANA & GARY TRACT "1-A" (3.09 ACRES)

MINOR BRANCH ROAD (1847)

ORIENTON ROAD (227)

SUTERSVILLE ROAD



VICINITY MAP

LEGEND

- FOUND 1/2" DIA. IRON BAR IN CAP BEARING 3141
- WITNESS CORNER IN FENCE POST
- FENCE
- NEW TRACT LINE
- ◆ NEW PROP. CORNERS

PROPERTY NOTES
 SURVEY PERFORMED BY THOROUGHbred ENGINEERING INC. USING CAPTIONED BRASS BELEVELER, CYCLOTRONIC SYSTEM, BY WIRE THEODOLITE AND METRIC ALIENATION TAPES.

THIS TRACT AND ALL ADJACENT PROPERTIES ARE ZONED A-1.
 THIS TRACT IS NOT LOCATED IN A FLOOD ZONE ACCORDING TO THE 2013 FLOOD MAP 2204-0106 EFFECTIVE DATE 06-1-2017.

PROPERTY OWNER
 DANA & GARY HOFFMAN
 3090 MINOR BRANCH RD
 STAMPING GROUND, KY 40070

OWNER DATE
 DANA & GARY HOFFMAN 2017-03-24

DEED CERTIFICATE OF ACCURACY
 I HEREBY CERTIFY THAT THE PLAT SHOWS AND DESCRIBES THE TRACT AND THE INTERESTS THEREIN TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE MEASUREMENTS AND CALCULATIONS THEREON ARE AS ACCURATE AS POSSIBLE. I HAVE BEEN ADVISED BY THE PROPERTY OWNER THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE TRACT AND THE INTERESTS THEREIN. I HAVE BEEN ADVISED BY THE PROPERTY OWNER THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE TRACT AND THE INTERESTS THEREIN. I HAVE BEEN ADVISED BY THE PROPERTY OWNER THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE TRACT AND THE INTERESTS THEREIN.

DATE OF SURVEY - 2017-03-24
 DATE OF REVISED - 2017-03-24

I HEREBY CERTIFY THAT THE PRIVATE SEWAGE DISPOSAL SYSTEM HAS BEEN OR WILL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE KENTUCKY WATER POLLUTION CONTROL ACT AND HEREBY IS APPROVED AS SHOWN.

LOCALITY MAP AT DEPARTMENT OFFICE

CERTIFICATE OF THE PROVISION OF WATER SERVICE ONLY
 I HEREBY CERTIFY THAT GEORGETOWN MUNICIPAL WATER & SEWER SERVICE COMMISSION HAS THE CAPACITY WITHIN THE WATER DISTRIBUTION SYSTEM TO SERVE THE TRACT WITH WATER SERVICE. THIS CERTIFICATE SHALL BE VALID ONLY UPON THE REVIEW AND APPROVAL OF ALL ON-SITE AND OFF-SITE PLANS AND SPECIFICATIONS SUBMITTED BY THE PROPERTY OWNER TO THE WATER DISTRIBUTION COMMISSION BY THE COST OF THE DEVELOPER WITHOUT ENCUMBRANCE, SUBJECT TO COMMISSION APPROVALS AND APPROVAL BY COMMISSION APPROVED SPECIFICATIONS AND APPROVAL BY COMMISSION APPROVED IMPROVEMENTS AND OR DRAINAGE PLANS, ETC. AND BE SUBJECT TO ANY CHANGES OR MODIFICATIONS HEREIN.

GENERAL REMARKS
 CERTIFICATE OF THE AVAILABILITY OF UTILITY SERVICES
 I HEREBY CERTIFY THAT:

SHALL SUPPLY THE
 WITH THE TRACT. THE TRACT IS SUBJECT TO THE PROVISIONS OF THE UTILITY AGREEMENTS OF THE TRACT AND ALL OTHER APPLICABLE REGULATIONS.

DATE: 03-24-2017

SUBDIVISION NOTES:
 1) AS FURTHER DIVISION OF THE PROPERTIES SHOWN HEREIN WILL BE REQUIRED REVIEW AND APPROVAL OF SCOTT COUNTY PLANNING AND ZONING COMMISSION.
 2) THE TRACT IS SUBJECT TO ANY CHANGES OR MODIFICATIONS HEREIN.

ADDITIONAL NOTE:
 PROPERTY OWNERSHIP INFORMATION PROVIDED HEREIN IS BASED ON INFORMATION OBTAINED FROM RECENTLY AVAILABLE RECORDS OF SCOTT COUNTY CLERK (RECORDED PLAT 309-187) SCOTT COUNTY PVA, ETC.). THEREFORE, NO WARRANTY IS PROVIDED REGARDING THE ACCURACY OF DIVISIONS AND DIMENSIONS OR THE APPROXIMATE GRAPHICAL REPRESENTATIONS OF SUCH (ADJACENT PROPERTY LINES, EASEMENTS, ETC.).

PURPOSE
 THE PURPOSE OF THIS PLAT IS TO DIVIDE REMAINING TRACT AND CREATE A SEPERATE 5 ACRE TRACT REFERRED TO AS "1-A"