

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

AGENDA
April 11, 2019
6:00 p.m.

I. COMMISSION BUSINESS

- A. Approval of March invoices
- B. Approval of March 14, 2019 minutes
- C. Approval of April agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

II. OLD BUSINESS

- A. PDP-2019-07 Cherry Blossom Village Amended Master Plan - Preliminary Amended Master Plan for Cherry Blossom Village, on 372.79 acres zoned R-1C (PUD), R-2 (PUD) and C-1 (Conservation) located north of Connector Road between Oxford Road and Old Oxford Road.
- B. PSP-2019-01 Cherry Blossom Village Phase 9 - Preliminary Subdivision Plat to subdivide 18 lots located at Cherry Blossom Village.

III. NEW BUSINESS

- A. FSP-2019-11 Sanderson Property - Final Subdivision Plat to divide one tract into two tracts, creating one 5.000-acre tract and a 6.823-acre remainder tract located on White Oak Road.
- B. PDP-2019-12 Slainte Public House Renovation - Preliminary Development Plan to construct a 1,240 square foot covered pavilion located at 320 East Main Street.
- C. PDP-2019-13 Golf Townhomes of Cherry Blossom Phase 6 - Preliminary Development Plan and Subdivision Plat for Golf Townhomes of Cherry Blossom, for 32 single-family or attached townhomes units located east of Riviera drive, west of Lanes Run Creek, northwest of Old Oxford Road.
- D. PDP-2019-14 Titan Project - Preliminary Development Plan for a 4,500 square foot building located at 120 Technology Court.
- E. PDP-2019-15 Crew Building Services - Preliminary Development Plan for 20 suite industrial building in Lanes Run Business Park located at Corporate Drive.
- F. ZMA-2019-16 Drake Zone Change - Zone change request for approximately 20 acres from A-1 to B-5 & C-1 located at the northwest corner of the intersection of McClelland Circle and East Main Street Extended.

IV. OTHER BUSINESS

- A. Update of Previously Approved Projects and Agenda Items

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
March 14, 2019**

The regular meeting was held in the Scott County Courthouse on March 14, 2019. The meeting was called to order by Chairman Mark Sulski at 6:00 p.m. Present were Commissioners Charlie Mifflin, Regina Mizell, Jeff Caldwell, Byron Moran, Steve Smith, and David Vest, Director Joe Kane, Planners Matt Summers and Mikaela Gerry, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was Frank Wiseman and James Stone.

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

Motion by Mifflin, second by Mizell, to approve the February 14, 2019 minutes. Motion carried.

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

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

New commissioner David Vest was sworn in by Mr. Perkins.

Postponements/Withdrawals

Chairman Sulski stated that the application for Cherry Blossom Village Phase 9 (PSP-2019-01) and Cherry Blossom Village Amended Master Plan (PDP-2019-07) has been postponed to the regular April meeting.

Consent Agenda

A representative of the 109 Marketplace Circle application (PDP-2019-10) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Smith, second by Mifflin, to approve the Preliminary Development Plan. Motion carried.

FSP-2019-05 G & F Farms Property - Final Subdivision Plat to divide one tract into two tracts, creating one 14.686-acre tract and a 44.632-acre remainder tract located at 120 Muir Lane.

Ms. Gerry stated this property had been previously divided. She stated the zoning is A-1 (Agricultural). She stated there is a proposed entrance for the 14-acre tract. She stated the application meets all requirements.

Jared Stevens, representing applicant, stated the applicant is dividing the tracts to sell.

Paul Joyner, neighbor, stated Mr. Stevens answered his question.

After further discussion, **Motion by Mizell, second by Moran, to approve the Final Subdivision Plat (FSP-2019-05) subject to five (5) conditions of approval. Motion carried.**

PDP-2019-06 Hoghead Trailer Sales - Preliminary Development Plan for a 0.46-acre gravel trailer display area located south of East Showalter Drive and west of Market Path.

Mr. Summers stated the applicant is currently selling trailers at the location. He stated the applicant wants to add gravel to continue selling the trailers. He stated the zoning is B-2 (Highway Commercial).

He stated customers would not be able to park in the sales area, so it does not have to be paved. He stated if gravel was approved, staff would file a Certificate of Land Use Restriction at the Courthouse to inform future property owners about the limited use of the gravel area.

He stated sidewalks are not required and no new parking is proposed.

He stated the applicant has requested a variance to put the trees on adjoining property. He stated he did not support the variance. He stated it would be better for the neighbors if the trees were put along East Showalter Drive.

Chairman Sulski stated Commissioner Stone has arrived.

Daniel Rehner, Thoroughbred Engineering, stated he placed trees on adjoining property due to sanitary sewer easements on property.

Chairman Sulski questioned if the required number of trees is necessary. Mr. Summers explained how to calculate the required number of trees.

Chairman Sulski questioned if the applicant would be willing to consolidate all the lots. The applicant stated he would not.

Commissioner Mifflin questioned if trees along East Showalter Drive would block the view of the trailers.

Mike Roark, applicant, stated he had concerns with trees being placed along East Showalter Drive. He stated trees would block the view of the trailers, limit the site distance and bird droppings would get onto the trailers.

After further discussion, **Motion by Smith, second by Moran, to approve the Preliminary Development Plan (PDP-2019-06) subject to eight (8) conditions of approval and two (2) variances. The second variance being to move two trees to along Market Path as indicated in drawing. Motion carried.**

PSP-2019-08 & PDP-2019-09 Bristol Group, LLC – Preliminary Subdivision Plat and Preliminary Development Plan for a 35,646 square foot industrial building in Lanes Run Business Park.

Mr. Kane stated the project site is three lots zoned I-1 Enhanced. He stated applicant wants to consolidate the three lots.

He stated the approval is for a multi-phase development. He stated the applicant meets all the requirements of the business park. He stated for future development the applicant would not have to be heard before the Planning Commission. He stated staff could approve future phases.

He stated the Business Park Authority did approve the plan at their March 8, 2019 meeting.

He stated the applicant has asked for an early grading permit.

Commissioner Mifflin questioned if the applicant bought additional property to expand would the applicant have to be heard by the full Planning Commission. Mr. Kane stated that the applicant would have to be reheard before the Planning Commission.

Worth Ellis, Palmer Engineering, stated that the applicant can not expand to the north due to easements.

He stated that the site would have infiltration basins that can handle up to an inch of rain.

Commissioner Smith questioned if the applicant would add an additional entrance in the future. Mr. Ellis stated due to grade issues with the site that another entrance would not be built.

Mira Beth Muth, neighbor, stated that she has concerns with flooding due to the continued development.

Mr. Ellis stated that Ms. Muth's property is in a floodplain. He stated that the development will not create additional water onto her property.

Ms. Muth questioned the amount of lighting on the property. Mr. Kane stated the lighting will be directed down and cannot be directed offsite.

Chairman Sulski stated the area is a Business Park and will have more development.

Ms. Muth stated that she was told she would always have greenspace behind her house when she purchased it. It was stated due to the creek and easements, there will always be a greenspace area behind her property.

After further discussion, **Motion by Mifflin, second by Mizell, to approve the Preliminary Subdivision Plat (PSP-2019-08) and Preliminary Development Plan (PDP-2019-06) subject to eleven (11) conditions of approval. Motion carried.**

Approval of 19-20 Draft Budget

Mr. Kane presented the draft budget for FY 19-20.

Motion by Mizell, second by Caldwell, to approve the Fiscal Year 2019-2020 draft budget. Motion carried.

Updating Bylaws of the Planning Commission

Mr. Kane stated that on page 2 of the Bylaws the language was changed to increase the number of members on the Executive Committee. He stated that members would consist of two city, two county appointees. The Joint Appointee can serve as the city or county appointee.

Motion by Moran, second by Mizell, to approve the changes to the Bylaws of the Executive Committee to consist of a Chairman, Vice-Chairman, and three additional members. Motion carried.

Election of Officers

Chairman Sulski stated that at Monday's workshop officers the slate of was discussed.

He stated that he was recommended for Chairman and Steve Smith as Vice-Chairman.

Motion by Mizell, second by Stone, to approve James Stone, Byron Moran, Charlie Mifflin, Steve Smith, and Mark Sulski to the Executive Committee. Motion carried.

The meeting was then adjourned.

Attest:

Mark Sulski, Acting Chair

Charlie Perkins, Secretary

**CHERRY BLOSSOM VILLAGES
AMENDED MASTER PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission
April 11, 2019**

FILE NUMBER: PDP-2019-07

PROPOSAL: Preliminary Amended Master Plan for Cherry Blossom Village, on 372.79 acres zoned R-1C (PUD), R-2 (PUD) and C-1 (Conservation)

LOCATION: north of Connector Road
Between Oxford Road and Old Oxford Road

APPLICANT: Cherry Blossom Development Co.
Contact: Glenn Hoskins

ENGINEER: Brent Combs,
Thoroughbred Engineering



STATISTICS:

Zone	R-1C PUD and R-2 PUD (Low and Medium Density Residential)
Surrounding Zones	R-1C (Low Density Residential), and A-1 (Agricultural)
Acreage	372.79 Gross,
Density	750 SF units approved; 427 projected R-1C (PUD) area
Proposed Use	427 single family residential lots
Typical Lot Width	50-60 Feet
Water/sewer available	Yes/Yes
Access	1) Oxford Drive Entrance #1 2) Lexus Way Extension currently Proposed future Entrance #2 2) Old Oxford Entrance# 3 (originally proposed future connection) 3) Old Oxford Entrance# 4 (originally proposed future connection)

BACKGROUND:

The subject property is located on the northeast side of the City of Georgetown, east of I-75 and east of Cherry Blossom Way. The subject property was approved as a mixed-use residential golf course community in the late 1990's. The single-family area was rezoned in 1999 by East Kentucky Paving (ZMA-1999-50). The multi-family area was already zoned R-2 (PUD) by Amick Homes at the time. The East Kentucky Paving zone change approval had a number of conditions. The most important binding conditions were that: a) Old Oxford be widened to the standards in the Comprehensive Plan; b) that a Master Plan be submitted prior to approval of any Preliminary Plats for the property and; c) that no more than 150 lots be platted before a second entrance was constructed.

The applicants submitted a Preliminary Master Development Plan in April of 2000 that showed a routing of the golf course and general layout of the residential areas. (PSP-2000-19) This master plan proposal was approved by the Planning Commission in April 2000, with conditions that again stated that Old U.S. 62 (Oxford Drive) and Old Oxford Road be improved by the developers. The conditions stipulated Old Oxford Road be improved to a minimum 20'-22' pavement width plus turn lanes, accel/decel lanes and shoulders, including required ditching. Oxford Road (Old U.S.62) was to be improved to a minimum 24' paved width standard.

The 2000 Master Plan showed the residential areas labelled as pod's (Pod "A", "B", etc.) and showed two collector roads diverging at the approximate clubhouse location and connecting to Old Oxford Road, but it did not show the local road routing within the residential pods or phases. It did also identify multiple potential entrances from Old Oxford Road, although only two connections to Old Oxford Road were clearly shown.

Since approval of the 2000 Master Development Plan, Cherry Blossom Village has been developed into a golf course community with eight phases of single-family lots and five phases of multi-family lots approved and platted to date. The initial two phases of single-family lots, access Oxford Drive (Old U.S. 62) or external roads. Phases 3-8 are accessed by one main boulevard that crosses Lanes Run Creek with a large culvert/bridge before diverging into multiple local streets. There are currently 182 approved lots in phases 3-8 with only this one means of access.

The applicant is requesting with this application to amend the Master Plan for Cherry Blossom Village to eliminate all road access to Old Oxford Road and also to remove the condition that they be required to widen Old Oxford Road to a minimum 20-22 paved width with ditches and shoulders. In lieu of the previously shown connections to Old Oxford Road, the applicants are proposing to make a connection to the north to the planned Lexus Way Extension collector roadway. This road, shown on their Master Plan is not yet designed or funded, but is being shown in concept only.

Access & Circulation:

Cherry Blossom Village has multiple residential neighborhood sections or phases. However, access to the main golf course, the clubhouse/proshop and surrounding single-family lots is via only one road, Clubhouse Drive, which crosses Lanes Run Creek before accessing the lots in phases 3-8. Approval of the last phase, phase 8, included the condition that no more lots be approved until a road connection to Old Oxford Road be made. A condition of approval at the zone change that was carried forward with

subsequent approvals was that no more than 150 lots be platted prior to a second entrance being provided. A second entrance was eventually provided to the multi-family area at Ikebana Drive, but the Cherry Blossom Village single-family lots beyond phase 2, still have only one entrance.

The *Subdivision and Development Regulations* also address access in that they say single-family developments of 200 or more units and multi-family developments of 100 or more units shall have at least two entrance intersection, where physically feasible.

The applicants are making the argument that the 200 dwelling-unit threshold is the standard that should be the trigger point for requiring a second entrance. It is Planning staffs position that the Zoning approval and subsequent Master Plan approval set the standard at 150 lots. In addition, the widening of Old Oxford Road was a condition of approval that has been delayed for 20 years and should be completed now. Old Oxford Road is a narrow, treelined roadway, with no shoulders and poor sight distance for much of the golf course frontage.

The length of frontage along the golf course is approximately 5,100 feet or one mile. The cost of widening the roadway, improving its drainage and safety in the form of improved shoulders and ditches would be fairly substantial, although no cost estimates are available at the time of this report writing.

Lexus Way Extension:

The Lexus Way Extension project is a proposed roadway project that would extend Lexus Way as a residential collector roadway running east west between Cherry Blossom Way and Old Oxford Road. There is an existing corridor of undeveloped and rural parcels, that is the only feasible route for a new roadway that could provide additional access to existing and planned neighborhoods in this part of the city.

Traffic Study:

The applicants have submitted a traffic analysis that shows traffic counts on Old Oxford with and without the connections being made from Cherry Blossom Village. Traffic volumes do not reduce the future levels of service significantly in either scenario. Old Oxford Road is substandard. Traffic congestion is a minor concern. The primary concern is the safety of the road due to its width and alignment and lack of standard shoulders and ditches. In particular, there is one hazardous sharp bend in the road and numerous trees close to the roadway surface. Prior policy has been to require developers to improve existing public roads along the frontage of property being developed. In this way, an equitable investment is made in the surrounding roadway network, by the developers that are generating the traffic using the roads.

Applicants Proposed Justification:

The applicants argue that they have provided previous land dedications that have been used to improve access to the main entrance of Cherry Blossom Village and for another potential future collector road south of the multi-family area of Cherry Blossom. They feel the connection to Old Oxford road is unnecessary and a connection to Lexus Way Extension will better serve City Goals and needs in the area.

Conclusions:

Based on the review, staff recommends that the planned connections to Old Oxford Road are needed for purposes of safety and for purposes of access and convenience of residents in the area. A future connection to a potentially extended Lexus Way is strongly supported. However, this desired roadway is not likely to be built in the next 1-3 years. Even with this secondary connection, Old Oxford Road needs to be improved and it is staffs belief that at least one full connection and preferable two full connections from Cherry Blossom Village, as planned for nearly 20 years, would be the most desirable scenario.

The best location for a northern entrance is in the location of the proposed cul-de-sac for phase 9. Staff believes this connection should be made with phase 9. The planning staff would be in support of a temporary turnaround in phase 9 until an agreement on cost sharing with the city or some other agreement between the city and the developers on the timing of the roadway improvements to Old Oxford Road.

RECOMMENDATION:

Based on the findings above, **Staff recommends denial** of the Amended Master Plan to remove the road connections to Old Oxford Road and required improvements to Old Oxford Road and recommends, approval of the connection to future Lexus Way extension.

CHERRY BLOSSOM DEVELOPMENT COMPANY, LLC

c/o Glenn A. Hoskins
1077 Eastland Drive
Lexington, Kentucky 40555

TELEPHONE (859)231-1077

FACSIMILE (859)233-2129

April 5, 2019

Mr. Joe Kane
Director
Georgetown-Scott County Joint Planning Commission
230 E. Main Street
Georgetown, Kentucky 40324

RE: Proposed Amendment to Master Development Plan of
Cherry Blossom Village, Georgetown, Kentucky

Dear Mr. Kane:

This letter is being sent by Cherry Blossom Development Co., LLC, a Kentucky limited liability company (the "Developer"), as the developer of the 219.54+ acre residential development in Georgetown, Scott County, Kentucky, known as "Cherry Blossom Village" (the "Project"), in order to request that we be allowed to amend our previously submitted "conceptual master plan" for the Project, so as to waive, and release the Developer from, any obligation to construct two (2) connections of our interior roadway system to "Old Oxford Road" on the back (east) side of the Project.

More specifically, the two (2) connections referred to above are more particularly described as follows:

- (i) the extension of Kingston Drive from its current point of terminus (at the southeastern portion of "Phase 6") to Old Oxford Road, and
- (ii) the extension of a "yet to be named street" in a proposed phase (sometimes referred to as "Oak Hill") in the northeasternmost corner of the Project to Old Oxford Road.

Background

By way of background, Cherry Blossom Village, as it was originally designed and ultimately developed, has become generally accepted as one of the most beautiful residential subdivisions in Central Kentucky. Nestled upon a former cattle and tobacco farm, and intertwined within a beautifully designed "PGA level" 18 hole golf course, it is now in the "coming down to the stretch" phase (to coin a horse racing expression) of its development. Approximately 296 executive-style houses have been constructed upon 360 platted lots, equating to a cumulative taxable value of \$113,286,823, not to mention the Cherry Blossom Golf Club and clubhouse, assessed at \$2,359,540, resulting in total property tax revenues to the state, local community and school system of \$1,083,606± per year (gross).

from Cherry Blossom Boulevard (on the west) to Old Oxford Road (on the east), in close proximity to the norther edge of our Project. This plan would involve the dedication to the government of approximately 2.4 acres, valued at approximately \$52,000.00 per acre, for a total "in kind" contribution of \$125,000.00 +/-.

The completion of Lexus Way, as presently designed, will solve two (2) issues affecting our Project:

- X. Lexus Way will provide the much needed "cut-through", allowing motorists going to and from their newly constructed homes in those new subdivisions situated on the opposite side, and to the north, of Old Oxford Road to travel directly to Cherry Blossom Boulevard, thereby eliminating the need for this traffic to meander through our Project or contribute to the Connector Road/Oxford Drive intersection mess.
- Y. Clubhouse Drive, the primary road passing throughout our Project, will then be extended over to, and connected with, Lexus Way, thereby giving our Project a second extension in and out of our Subdivisi on.

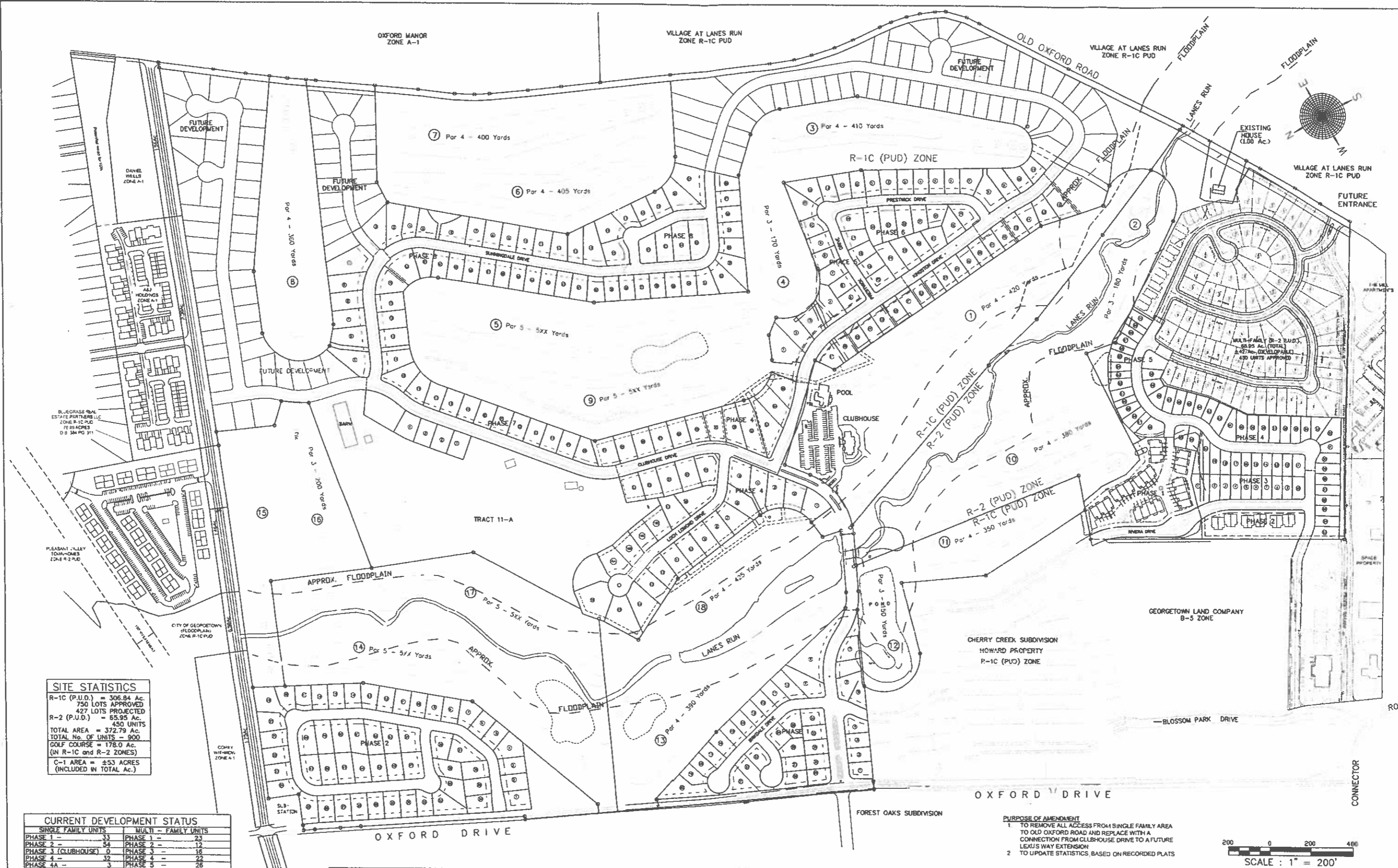
Total "Value" contributed by the Developer toward Roads/Access Improvements:

Tanbark Drive extension to Cherry Blossom Blvd:	\$74,500
Connector Street Right of Way	135,000
Lexus Way land contribution	<u>125,000</u>
	\$335,300

2. Comparison to Cost to Widen/Improve Old Oxford Road.

Alternatively, according to the Developer's site work contractor, Wayne Construction Services, LLC, a "rough estimate" of the cost to widen the Developer's side of that portion of Old Oxford Road (4,940 lineal feet), to result in two (2) eleven (11) foot wide drive lanes, with a shoulder and drainage ditch two (2) feet in width, would be **\$317,020**, as follows:

Earthwork (moving banks back to allow for ditch):	\$200,000
Tree removal:	50,000
Power pole adjustments:	20,000
DGA for pavement and shoulder:	25,240
Asphalt pavement:	<u>21,780</u>
	\$317,020



SITE STATISTICS

R-1C (P.U.D.) = 306.84 Ac.
 750 LOTS APPROVED
 427 LOTS PROJECTED
 R-2 (P.U.D.) = 55.95 Ac.
 450 UNITS
 TOTAL AREA = 372.79 Ac.
 TOTAL No. OF UNITS = 900
 GOLF COURSE = 178.0 Ac.
 (IN R-1C and R-2 ZONES)
 C-1 AREA = 453 ACRES
 (INCLUDED IN TOTAL Ac.)

CURRENT DEVELOPMENT STATUS

SINGLE FAMILY UNITS	MULTI-FAMILY UNITS
PHASE 1 - 33	PHASE 1 - 23
PHASE 2 - 54	PHASE 2 - 12
PHASE 3 (CLUBHOUSE) 0	PHASE 3 - 16
PHASE 4 - 32	PHASE 4 - 22
PHASE 5 - 3	PHASE 5 - 26
PHASE 6 - 4	
PHASE 7 - 27	
PHASE 8 - 34	
PHASE 9 - 26	
PHASE 10 - 82	
TOTAL - 265	TOTAL - 99

AMENDED MASTER DEVELOPMENT PLAN
CHERRY BLOSSOM DEVELOPMENT Co. L.L.C.
 OLD U.S. HWY. 62 and OLD OXFORD PIKE
 GEORGETOWN, SCOTT COUNTY, KENTUCKY

PURPOSE OF AMENDMENT
 1 TO REMOVE ALL ACCESS FROM SINGLE FAMILY AREA TO OLD OXFORD ROAD AND REPLACE WITH A CONNECTION FROM CLUBHOUSE DRIVE TO A FUTURE LEXUS WAY EXTENSION
 2 TO UPDATE STATISTICS, BASED ON RECORDED PLATS

SCALE: 1" = 200'
 DATE: 01-02-19
 REVISED: DRAWN BY: ABC
 CAD NAME: MASTER-2019.DWG

200 0 200 400
 SCALE: 1" = 200'

THOROUGHBRID ENGINEERING
 P.O. BOX 481 LEDDINGTON, KY 40548
 (502) 863-1756
 CIVIL DESIGN, LAND SURVEYING,
 GEOTECHNICAL ENGINEERING, DRILLING SERVICES,
 IBC SPECIAL INSPECTIONS, MATERIAL TESTING,
 CM-CD CONSTRUCTION SERVICES

CHERRY BLOSSOM, PHASE 9

Staff Report to the Georgetown-Scott County Planning Commission

April 11, 2019

FILE NUMBER: PSP-2019-01

PROPOSAL: Preliminary Subdivision
Plat to subdivide 18 lots

LOCATION: Cherry Blossom Village

APPLICANT: Cherry Blossom
Development Company

DESIGNER: Brent Combs, Thoroughbred
Engineering



STATISTICS:

Zone	R-1C PUD, Single Family Residential
Surrounding Zones	R-1C PUD, & A-1
Site Acreage	4.87 acres
New Street Required	Yes
Water/Sewer Availability	Yes/Yes
Access	Sunningdale Drive
Variances/Waivers	None

BACKGROUND:

The subject property is a 4.87-acre remnant of the Cherry Blossom property between holes 7 and 8 of the Cherry Blossom golf course, west of Old Oxford Road, with 328 feet of frontage on Old Oxford Road. The property is zoned R-1C PUD, Single Family Residential. Access is proposed from Sunningdale Drive, a local continuous street, 29' wide in a 60' right-of-way.

The Project Site was zoned 1999 as part of overall Cherry Blossom Village rezoning. The residential lots were approved as part of Preliminary Master Plan (PDP-2000-19). The Preliminary Master Plan shows a road connection to Old Oxford in this location. An "Amended" Master Plan dated from 2005 shows the connection to Old Oxford on the north side of hole #8. There is no record of this Amended Master Plan being approved by the Planning Commission Board, but it is in the file, so it is possible it received staff approval at the time. In any case a connection to Old Oxford was shown in this general area.

Any subdivision of this property must comply with the conditions of approval from the rezoning of this area and any subsequent Master Development Plan. A condition of approval of the Master Plan (PDP-

2000-19) and the rezoning of the property, was that two road connections to Old Oxford Road be installed and road improvements be made to Old Oxford Road, the length of the subdivision frontage, to bring the road up to current standards, with acceleration and deceleration lanes at the proposed entrances.

Vehicular Access & Pedestrian Circulation:

The Cherry Blossom Golf Course is routed around the Lane Run basin in this area. The subdivision was developed in phases, following the routing of the golf course, with the first two phases having access directly from Oxford Road. From phase 3 on lots were platted with only one point of access, beyond a bridge constructed over Lanes Run Creek. The subdivision lots beyond the bridge were intended to have eventual road connection to Old Oxford Road. These connections are important for emergency access, in event of flooding or problems with the bridge, and also to improve general connectivity in the area. The conditions of approval from the rezoning mention the requirement for two access points beyond the 150-lot threshold. The GSCPC Subdivision and Development Regulations require two points of access for single-family subdivisions with 200 or more lots. There are approximately 180 lots currently served by the access point that crosses the Lanes Run Creek bridge.

Old Oxford is an important major roadway in this area of town. Currently it has had only localized improvements in front of the Abbey at Old Oxford subdivision, north of this property, and its overall condition is that of a rural county roadway with substandard sight distance, geometry and width. The Cherry Blossom developers committed to making improvements to Old Oxford Road when they proposed and were approved for this development.

The best location of the proposed connection to Old Oxford Road is in the area of this phase of lots. A road connection in this location could align with the Abbey Road, a local subdivision street on the opposite side of Old Oxford Road.

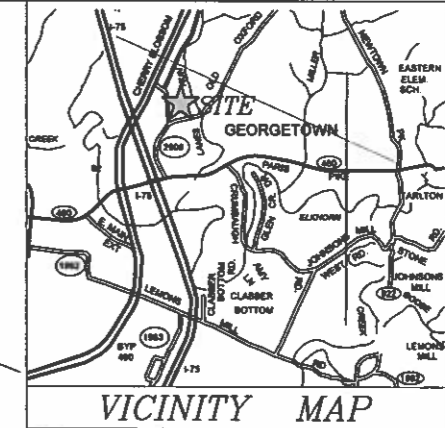
Plat Review

The layout, width, size of the proposed lots conforms with the underlying zoning and is consistent with previous approvals. However, the proposed cul-de-sac is not consistent with the zoning requirement and master plan approval that required a road connection in this location. A condition of approval of the previous phase (phase 8) also stated that "Any further approvals will require a connection to Old Oxford Road unless the applicant coordinates with the City and other property owners to provide these improvements collectively."

Staff has advised the applicant that they need approval of an Amended Master Plan removing the required connection to Old Oxford Road before this cul-de-sac layout of phase 9 can be supported.

RECOMMENDATION:

Staff recommends **denial** of the Preliminary Subdivision Plat unless the condition that a connection to Old Oxford Road in this area be removed by the Planning Commission and an Amended Master Plan be approved.

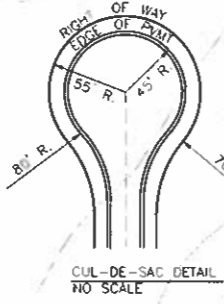
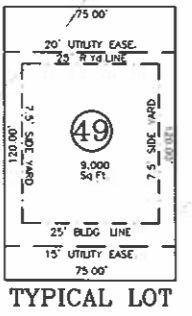
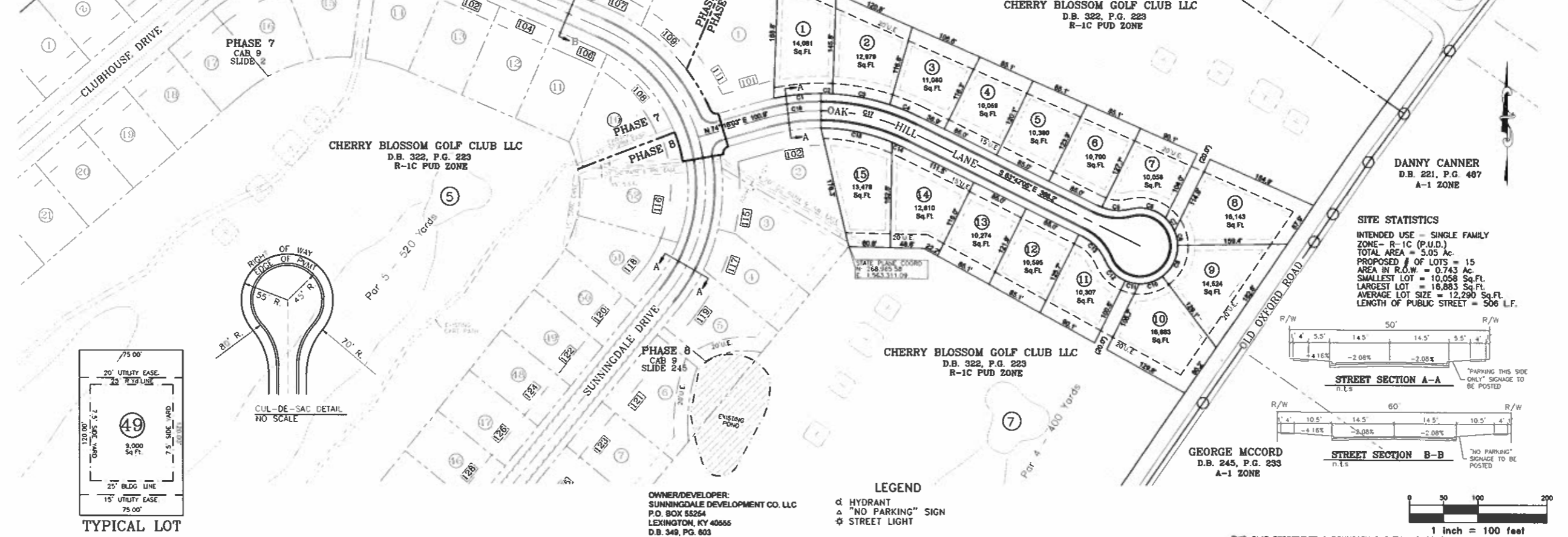


CERTIFICATION OF OWNERSHIP
 I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN/PLAT OF THE DEVELOPMENT WITH MY (OUR) OWN FREE CONSENT.

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 EXCEPTIONS OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION.

(CHAIRMAN, SCOTT COUNTY JOINT PLANNING COMMISSION)

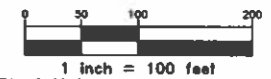
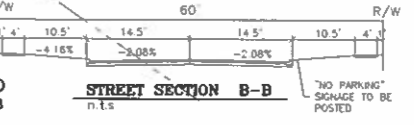
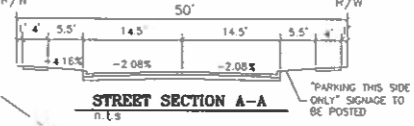
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	68.95'	329.00'	12°09'20"	S 63°54'35" W	68.82'
C2	18.89'	329.00'	2°58'37"	N 89°51'07" W	18.88'
C3	85.52'	329.00'	15°02'28"	N 79°29'34" W	85.07'
C4	47.01'	329.00'	8°11'18"	N 87°50'42" W	46.97'
C5	42.80'	70.00'	34°52'18"	S 86°48'06" E	41.99'
C6	54.80'	85.00'	87°05'15"	N 76°41'38" W	52.56'
C7	22.92'	55.00'	23°52'41"	N 39°12'38" W	22.78'
C8	21.84'	55.00'	22°28'11"	N 12°03'12" W	21.40'
C9	51.72'	55.00'	52°52'45"	N 29°00'17" E	48.84'
C10	36.70'	65.00'	38°14'12"	N 72°09'48" E	36.03'
C11	20.78'	55.00'	21°37'13"	S 77°54'33" E	20.63'
C12	42.17'	55.00'	43°58'00"	S 45°07'56" E	41.16'
C13	49.52'	70.00'	40°32'08"	N 43°29'00" W	48.80'
C14	19.87'	275.00'	4°08'34"	N 85°46'17" W	19.87'
C15	108.43'	275.00'	22°19'32"	N 79°58'45" W	105.77'
C16	82.24'	300.00'	18°42'21"	S 82°07'14" W	81.98'
C17	137.84'	300.00'	28°19'31"	N 79°51'50" W	136.83'



OWNER/DEVELOPER:
 SUNNINGDALE DEVELOPMENT CO. LLC
 P.O. BOX 58264
 LEXINGTON, KY 40555
 D.B. 349, PG. 803

LEGEND
 ◊ HYDRANT
 △ "NO PARKING" SIGN
 ☆ STREET LIGHT

SITE STATISTICS
 INTENDED USE - SINGLE FAMILY ZONE - R-1C (P.U.D.)
 TOTAL AREA - 3.05 AC.
 PROPOSED # OF LOTS - 15
 AREA IN R.O.W. = 0.743 AC.
 SMALLEST LOT = 10,058 Sq. Ft.
 LARGEST LOT = 16,883 Sq. Ft.
 AVERAGE LOT SIZE = 12,290 Sq. Ft.
 LENGTH OF PUBLIC STREET = 506 L.F.



PRELIMINARY SUBDIVISION PLAT
CHERRY BLOSSOM VILLAGE - PHASE 9
 GEORGETOWN, SCOTT COUNTY, KENTUCKY

SCALE: 1" = 100'
 DATE: 12-29-17
 REVISED:
 DRAWN BY: ABC
 FILE NAME: Phase9-psp.dwg

THOROUGHbred ENGINEERING
 SURVEYORS • ENGINEERS • PLANNERS
 110 E. MAIN ST. SUITE 206 GEORGETOWN, KY. 40324 (502) 883-1756

SANDERSON PROPERTY
Staff Report to the Georgetown-Scott County Planning Commission
April 11, 2019

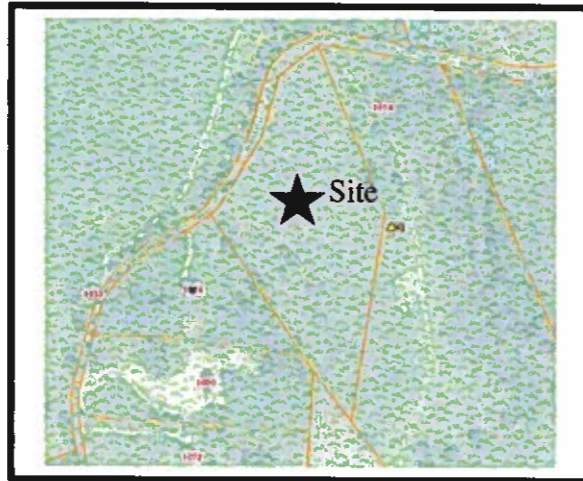
FILE NUMBER: FSP-2019-11

PROPOSAL: Final Subdivision Plat to divide one tract into two tracts, creating one 5.000-acre tract and a 6.823-acre remainder tract.

LOCATION: White Oak Road

APPLICANT: Tina Sanderson

SURVEYOR: Pat Darnell



STATISTICS:

Zone	A-1 (Agricultural)
Surrounding Zones	A-1 (Agricultural)
Acreage	Parcel 1: 5.000 acres Parcel 2: 6.823 acres
Proposed Use	Agricultural/Residential
Access	White Oak Road
Variance Requested	None

BACKGROUND:

The subject property contains 11.823 acres and is located on White Oak Road. The subject property and all surrounding properties are zoned A-1 (Agricultural). The proposed subdivision will create a new 5.000-acre tract and a 6.823-acre remainder tract.

This application is considered a major subdivision and is 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. Both 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 tract to certify that an on-site septic system is feasible but have not indicated any anticipated problems.

The Preliminary Subdivision Plat shows an existing entrance off White Oak Road for Parcel 1 and a proposed entrance off White Oak Road for Parcel 2. The Planning Commission Engineer has been unable to verify that the proposed entrance for Parcel 2 meets the requirements of the *Subdivision and Development Regulations*. The entrance will need to be verified by the Planning

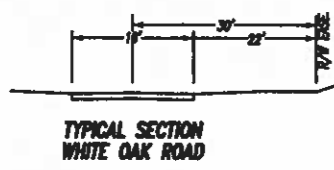
Commission Engineer prior to Final Subdivision Plat approval. This may require a survey exhibit documenting sufficient visibility.

RECOMMENDATION:

Approve the Final Subdivision Plat to divide one tract into two tracts, creating one 5.000-acre tract and a 6.823-acre remainder tract 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. This preliminary subdivision plat is valid for a period of two years in accordance with Section 306 of the *Subdivision and Development Regulations*.
6. Prior to (as part of) the Final Subdivision Plat approval, the proposed entrance location(s) shall be verified and approved by the Planning Commission Engineer.
7. The existing waterline easement shall be shown on the Final Subdivision Plat.

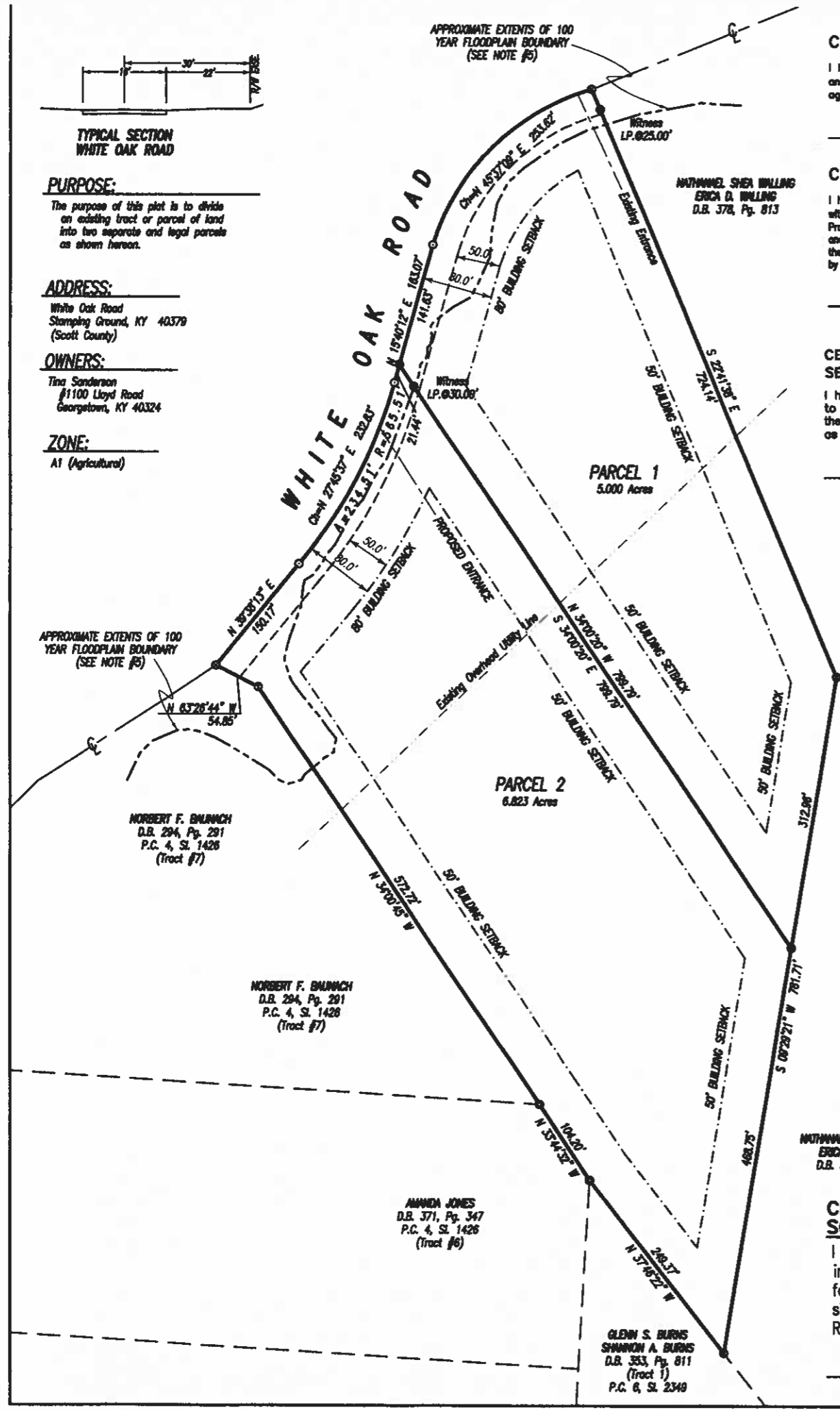


PURPOSE:
The purpose of this plat is to divide an existing tract or parcel of land into two separate and legal parcels as shown hereon.

ADDRESS:
White Oak Road
Stamping Ground, KY 40379
(Scott County)

OWNERS:
Tina Sanderson
#1100 Lloyd Road
Georgetown, KY 40324

ZONE:
A1 (Agricultural)



CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES

I hereby certify that our company shall supply the Heim property with electric services and that the proposed utility easements of said development meet the requirements of this agency and all other applicable requirements.

Date: K.U. Electric Company Representative

CERTIFICATION OF PROVISION OF WATER ONLY

I hereby certify that Georgetown Municipal Water & Sewer Service (GMSS) has the capacity within the water distribution system to supply the Tina Sanderson Property with water services. Provision of services will be contingent upon the review and approval of all on-site and off-site plans and specifications for the proposed system. Construction of the water distribution system to be by/at the cost of the developer without reimbursement, built to GMSS approved specifications and approval by GMSS of the as-built improvements and/or the bonding amount, and hereby dedicated to GMSS.

Date:

CERTIFICATION OF THE APPROVAL OF PRIVATE SEWERAGE SYSTEMS

I hereby certify that the private sewage disposal system installed, or proposed to be installed in the development entitled: Tina Sanderson fully meets the requirements of the Kentucky State Health Department and has been approved as shown hereon.

Date: Scott County Health Department Official

LEGEND:

- Iron Pin Found
- Iron Pin Found with I.D. Cap bearing "R. Martin LS 3140"
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553" Set in Previous Survey
- #4 Rebar, 18" long, with I.D. Cap bearing "Witness 3553" Set this Survey
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553" Set this Survey
- Mag Nail Set in Road
- Point in Road
- Mag Nail Found in Road
- Hockberry Tree Found
- Address



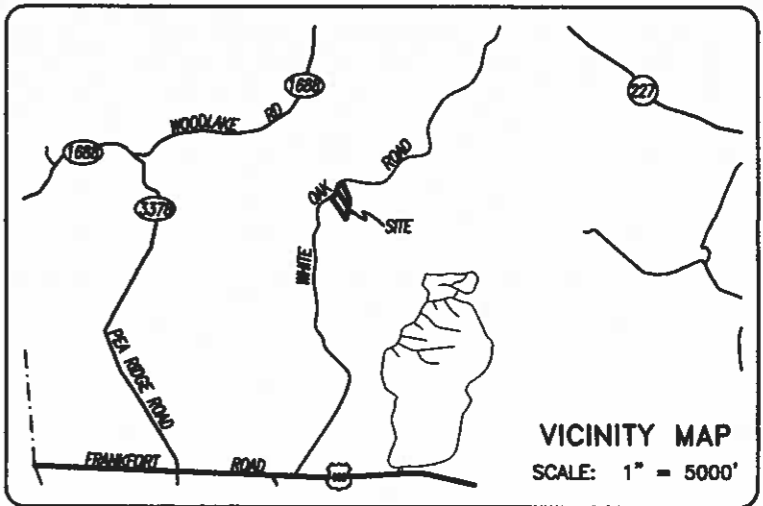
NOTES:

1. Parcel 1 and Parcel 2 are the same as Tract 1 shown on Plat Cabinet 11, Side 271 and further described in Deed Book 398, Page 412.
2. Property platted hereon is subject to any and all easements or right-of-way of record and in existence at the date of the field survey shown hereon.
3. Property platted hereon is subject to those restrictions set forth by the Georgetown-Scott County Planning Commission for its respective zoning classification.
4. Property platted hereon is currently zoned Agricultural (A-1); as is all the adjacent property shown hereon.
5. Floodplain shown hereon is based on information contained on FEMA FIRM Community Panel No. 21208C 0175D dated December 21, 2017 and does not reflect an actual determination of the floodplain. Any dwelling suspected to be located in the floodplain should have an elevation determination performed.
6. Cover must be maintained over the existing water lines. If a water line relocation is required, it shall be at the property owners' expense.
7. Proposed entrance for Parcel 2 must be approved by the Clark County Road Department supervisor.

CERTIFICATE OF APPROVAL FOR SCOTT COUNTY ROAD SUPERVISOR

I hereby certify that the Scott County Road Department has inspected the site of the entrance proposed on this plat and found it to meet all current safety standards including the time/site distance standards of the Scott County Subdivision Regulations.

County Road Supervisor Date



OWNER'S CERTIFICATION

I (we) do hereby certify that I am (we are) the owner(s) of record of the property platted hereon, said property being (a portion of) the same property conveyed to me (us) by Matthew Walling & Erica D. Walling, by deed dated June 20, 2018, and recorded in Deed Book 398, page 412 in the Scott County Clerk's office, and do hereby adopt this as my (our) record plat for this property.

Witness _____ Owner _____
 _____ Owner _____
 Address _____
 Date _____ Address _____

LAND SURVEYOR'S CERTIFICATION

I do hereby certify that the survey shown hereon was performed by me, or under my direction, by the method of random traverses and all monuments indicated hereon actually exist and their size, location, and material are correctly shown. The unadjusted mathematical error of closure ratio of the random traverses was 1:25,000+ and the bearings and distances shown hereon have been adjusted for closure. The survey as shown hereon is a Class Burd survey and the accuracy and precision of said survey meets all the specifications of this class. The basis of the bearings shown hereon is in relation to Parent Tract.

March 26, 2019 Date P.O. Box 175
 Cynthiana, Kentucky 41031

LINETYPE LEGEND:

- Survey Boundary
- Parent Tract Line
- Road Centerline
- Building Line
- Adjacent Property Line
- Entrance Driveway Centerline
- Easement Line



PLATTED: XX/XX/XX @ X:XX BY XXX

MINOR SUBDIVISION PLAT
TINA SANDERSON
 WHITE OAK ROAD
 STAMPING GROUND, KENTUCKY

	SCALE 1" = 100'	DATE 01/22/19	DARNELL ENGINEERING, INC. P.O. Box 175 Cynthiana, Kentucky 41031 (859) 234-8957 <small>*THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KRS 19.190.*</small>
	FILE NO. 18-4057	FILBOME SANDERSON	
	FIELD BOOK 161-78	JOB FILE SANDWO	
	DRAWN BY APD	CHECKED BY APD	

SLAINTE PUBLIC HOUSE RENOVATION PRELIMINARY DEVELOPMENT PLAN

Staff Report to the Georgetown-Scott County Planning Commission April 11, 2019

FILE NUMBER: PDP-2019-12

PROPOSAL: Preliminary Development Plan to construct a 1,240 square foot covered pavilion.

LOCATION: 320 East Main Street

Owner: Nunn Properties, LLC

Consultant: James Burris
JCB Architects



STATISTICS:

Zone	B-3 (Central Business District), R-2 (Medium Density Residential)
Surrounding Zones	B-3 (Central Business District), R-2 (Medium Density Residential)
Proposed Use	Covered pavilion for outdoor seating area
Site Acreage	0.33 acres
Building Area	1,240 square feet
Max. Building coverage	90%
Building Coverage	45%
Parking Required	None
Proposed Parking	None
Variances/Waivers	The Board of Adjustment approved a variance to reduce the side yard setback from 25 feet to 5 feet for the covered pavilion.

BACKGROUND:

The application before the Planning Commission is a Preliminary Development Plan to build a 1,240 square foot covered pavilion to increase the outdoor seating area for the existing pub on the Project Site. The Project Site is a 0.33-acre parcel that is zoned B-3 (Central Business District) and is located on the south side of East Main Street.

Preliminary Development Plan Review:

Setbacks and Building Standards:

The B-3 Zoning District has the following setback requirements:

Front: 0-foot

Side: 0-foot (25 foot if adjoining a residential district)

Rear: 0-foot

The proposed location of the covered pavilion was approved for a Variance by the Georgetown Board of Adjustment to reduce the side yard setback from 25 feet to 5 feet. The Applicant is proposing 1,240 square feet of building area and there is an existing 3,256 square feet of building area on the Project Site, for a total building ground coverage of 45%, which is under the 90% maximum building ground coverage allowed.

Vehicular Access & Pedestrian Circulation:

Site Access: The entrance to the existing parking area is via an access easement from Mulberry Street.

Sidewalks: There are existing sidewalks along East Main Street.

Parking Spaces: The Preliminary Development Plans shows zero parking spaces. The Project Site currently has 4 spaces, but if the application is approved the four spaces would be removed for the covered pavilion. The parking requirement for restaurants is generally 1 space per 150 sq. ft. However, the B-3 District does not specify minimum parking requirements. The total site parking required is then not applicable. The Applicant will utilize the on-street parking and public parking lots available in the area to serve its intended customers

Land Use Buffers and Landscaping:

Property Perimeter Requirements; Section 6.12:

- The *Landscape and Land Use Buffers Ordinance* requires any commercial or office zone to be screened from any adjoining residential district. This screening should be in a landscape buffer 15 feet wide and contain 1 tree per 40 feet and a double row of a 6-foot high hedge or a 6-foot fence, wall, or earth mound.
- The *Zoning Ordinance* states that the Landscape Buffer Area can be reduced to 5-feet when used in conjunction with a 6-foot high opaque wall or fence, if the Planning Commission determines such a reduction to meet the intent of the ordinance.

With the narrow width of the lot and previously approved variance for the proposed structure Staff feels that the reduction of the Landscape Buffer Area from 15 feet to 5 feet would be appropriate for the Project Site. In addition, there is already an existing 6-foot privacy fence on the Project Site.

Staff is unable to determine if the existing trees on the project site are sufficient to meet the property perimeter requirements without a species-specific list. It appears that one additional tree from Group A or B could be required at the Final Development stage.

Section 6.2215: Minimum Canopy Requirements

The B-3 zoning district is exempt from the minimum canopy requirements.

No additional landscaping is required.

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

Lighting: If any new lighting is proposed with this parking expansion, a photometric plan will need to be submitted and reviewed as part of the Final Development Plan review. Staff recommends that all exterior lighting should be designed to minimize off-site impacts.

Signs: All signs will need to comply with the Sign Ordinance.

RECOMMENDATION:

Staff recommends **approval** of the Preliminary Development Plan to construct a 1,240 square foot covered pavilion 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. 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.

Owner: Nunn Properties, LLC
112 Inverness Dr
Georgetown, KY 40324

Site Plan
Owner proposes to construct an accessory structure to serve as a covered outdoor seating pavilion within the area between the Slainte Public House business and the existing Tenant House.

Site Statistics:
320 East Main St.
Zone B-3
10,387 sq. ft. Total Lot
Approx. 2577 sq. ft. Existing Impervious Surface
1,240 sq. ft. Proposed New Construction (covered outdoor seating pavilion)

3,526 sq. ft. total gross sq. ft. Existing Buildings
*2333 gross sq. ft. main house
*1112 gross sq. ft. tenant house
* 80 gross sq. ft. tenant shed

Parking:
None Required

Landscape Buffer Area:
5'-0" Landscape Buffer, as per Board of Adjustment case # G-2018-34, to be provided along eastern boundary of property. Existing 6'-0" tall opaque fence is along this boundary.

Scale: 1" = 20'
Property Line

UTILITY LOCATION NOTIFICATION:
Ticket # 1811270148
KU Electric: All Clear/No Conflict
AT&T: All Clear/No Conflict
Time Warner Cable: All Clear/No Conflict

Certification of Ownership

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)

Certification of Preliminary Plan Approval

I hereby certify that the preliminary development plan shown hereon has been found to comply with the Subdivision and Development Regulations for Georgetown and Scott County, Kentucky, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission. This approval does not constitute approval to begin construction or obtain a building permit.

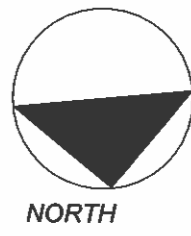
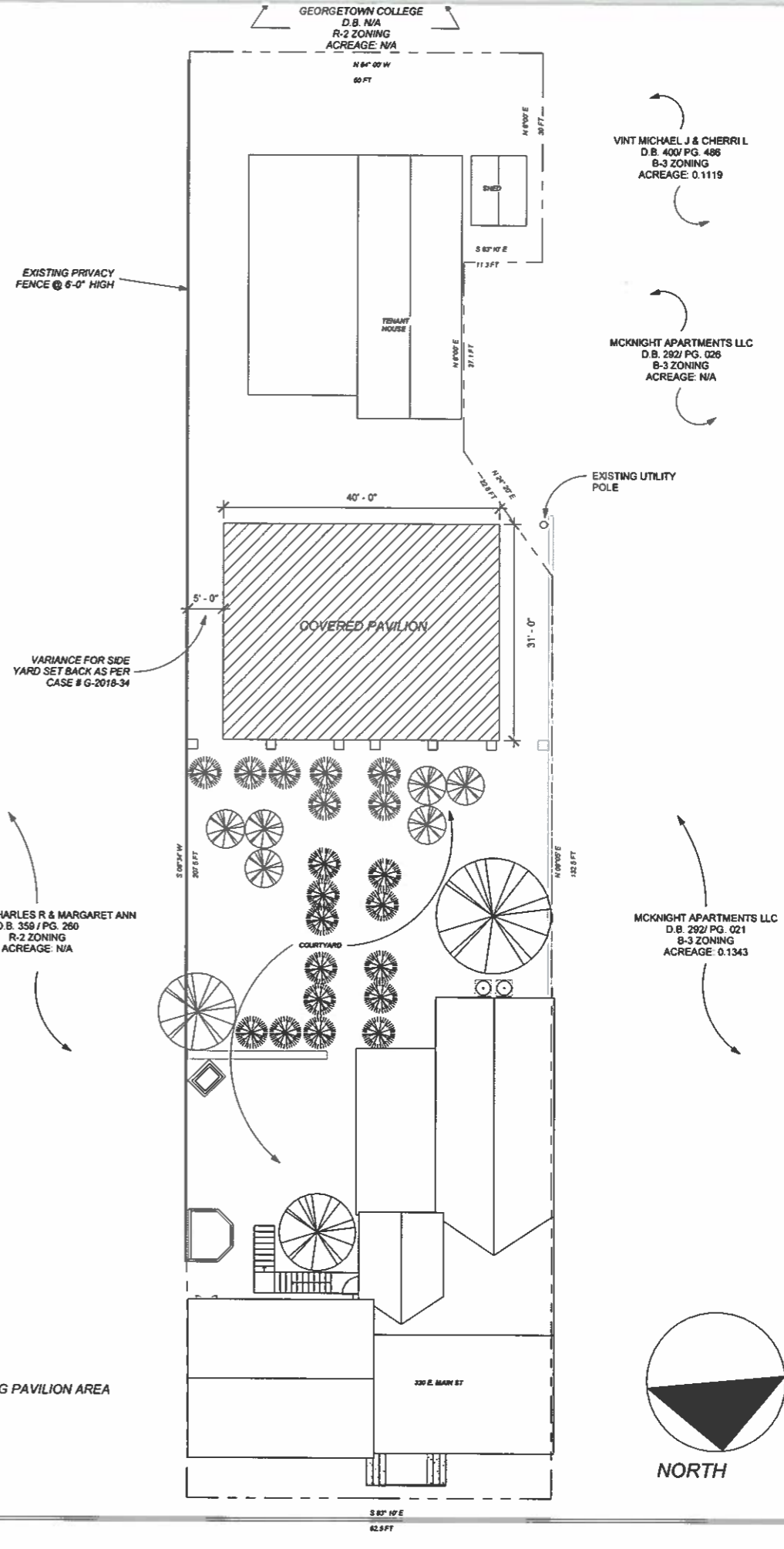
_____(date), 20__

Chairman, Georgetown-Scott County Planning Comm.

Vicinity Map



Location Map



1 SITE PLAN PDP
DP1.0 SCALE: 3/32" = 1'-0"

job Architects
James C. Burris, AIA, LEED BD+C
James C. Burris, AIA, LEED BD+C
706 Westland Drive | Suite 200



SLAINTE PUBLIC HOUSE
KITCHEN RENOVATION

All designs, arrangements and plans indicated or represented by this drawing are the property of James C. Burris Architects and were created and developed for use on and in connection with the specified project.
None of this information shall be used by or disclosed to any person or entity for any reason whatsoever without the permission of James C. Burris Architects.
Written dimensions shall have precedence over scale dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job. (Not) James C. Burris Architects, Inc. 11/28/18

Table with columns: Date, Author, Checker, Title. Includes revision history.

PRELIMINARY DEVELOPMENT
DP1.

GOLF TOWNHOMES OF CHERRY BLOSSOM, PHASE 6
Staff Report to the Georgetown-Scott County Planning Commission
April 11, 2019

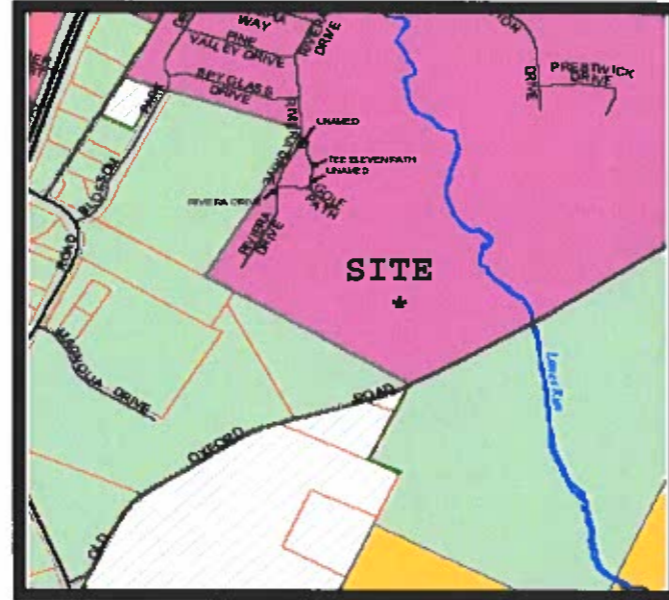
FILE NUMBER: PSP-2019-13

PROPOSAL: Preliminary Development Plan and Subdivision Plat for Golf Townhomes of Cherry Blossom, for 32 single-family or attached townhome units.

LOCATION: East of Riviera Drive, west of Lanes Run Creek, northwest of Old Oxford Road.

APPLICANT: Golf Townhomes of Cherry Blossom, LLC

**ENGINEER/
SURVEYOR:** Synterra
Fred Eastridge, PE



STATISTICS:

Zone	R-2 PUD
Surrounding zones	R-2 PUD
Development Area	6.18 Acres
Number of dwelling units	32
Density	5.18 gross du/acre
New street required	Yes, 905 L.F. new roadway
Water/sewer available	Yes/Yes
Access	Access is via Ikebana Drive, local residential roads with approximately 28' wide BOC to BOC.
Variances	continuation of R-2 PUD setback reductions.

BACKGROUND:

The subject property is part of the Cherry Blossom multi-family area approved for R-2 (PUD) zoning at the time of original zone change approval for the Cherry Blossom community. Development of the multi-family area has occurred incrementally, with five previous phases approved. The Preliminary approval of phase six will bring the total number of units approved in the multi-family area to one hundred thirty-three (133).

There are currently two roads accessing the multi-family area, Riviera Drive and Ikebana Drive. Approval of phase six (6) would bring the total number of lots/units to eighty-seven (85) that are served by one access point from Ikebana Drive.

It was determined at the time of the approval for phase four, that the road connection to Old Oxford should occur concurrent with development of the section that contained the 100th lot. The basis of this finding was the access section of the *Subdivision Regulations*, which requires two entrances for any multi-family development greater than 100 units. Ikebana Drive was extended from Blossom Park Drive in 2014. This provided the required second access to the multi-family area, from the Commercial section of the Howard Property.

However, the overall Master Plan for the multi-family area also showed a connection to Old Oxford Road and the Planning Commission recommended with phase five approval that the connection be made with the next phase of development.

The applicants are asking for approval of that next phase now (phase 6) and are asking for a delay in making the connection to Old Oxford Road and a delay in constructing the road improvements to Old Oxford Road along the multi-family area frontage. This would be justified based on the previous construction of a second entrance at Ikebana Drive which reduced the number of lots served by one entrance to fifty-two (52) through phase 5.

There will be approximately 70 lots remaining in the multi-family area if this phase (phase 6) is approved and constructed. There are some environmentally sensitive (potentially karst) areas yet to be fully explored on the remainder property as will be discussed later in this report. Staff has some concerns about delaying the planned connection to Old Oxford Road, but the delay is justified based on the access standards of the *Subdivision and Development Regulations*. However, staff is requesting that the applicant prepare and submit road improvement plans for Old Oxford Road along with the construction plans for phase 6, so the construction details of the improvements and their rough cost will be known when evaluating the next phase of development.

Previous phases of the multi-family area have been built mainly with an attached townhome product, both one and two story, with both front and rear loading garages. The proposal for phase 6 is a combination of single-family or duplex townhomes, similar to what exists in the area.

The Preliminary Plat originally submitted contained thirty-four lots. At TRC, engineering staff recommended that the design engineer investigate the proposed road stub to see if it was the best location, because there were two closed contour potential karst areas shown on aerial imagery. Staff is recommended that the street layout be modified so that the southern most stub street from phase 6 avoids a karst area on the adjoining future development area. The applicants have submitted a revised Preliminary Subdivision Plat that shows this preferred layout. This would reduce the number of lots in the phase to 32, according to the applicant. The applicants have also submitted a revised Master Plan for the area that reflects the revised road layout.

The lots are on average 50-feet wide and conform to the density and area allowed under R-2 PUD zoning. A front yard setback variance from 30 to 20 feet is being requested on the lots. Approval of the front yard setback would be in keeping with what has been built in the earlier phases. Parking is being

provided in front loading two-car garages. Sidewalks are shown on both sides of all public streets. The single-family/duplex lots also require PUD waivers to the lot width and area requirements for the R-2 district. Earlier phases maintained a minimum 50' lot width and it is recommended this minimum continue for all single-family lots in this and subsequent phases. All the lots proposed are 50' in width or wider at the building envelope.

The development is a Planned Unit Development, so a waiver to the underlying zoning setback requirements is permissible, provided the waiver(s) do not adversely affect the public health, safety or welfare and will not alter the essential character of the general vicinity. A reduction in the front setback would bring the front façades closer to the street and would increase the sense of enclosure of the street appropriate for an urban location. It would match the front setbacks of the townhomes on Riviera and the homes and duplexes on the built portions of Ikebana. A reduction of the front setback would render the smaller, urban-scale lots more usable and not alter the general character of the area.

Stormwater will be handled through an area wide stormwater plan and easements are shown on this plan. The stormwater management plan shall be approved by the Planning Commission Engineer. A homeowners association will be required for the maintenance of common areas and facilities.

The construction plans for the future entrance at Old Oxford Road and the required improvements to Old Oxford Road should be submitted along with plans for this phase in order for Planning and Engineering staff to better plan for future development along the corridor. Connection to Old Oxford Road should occur prior to or in conjunction with Final Plat approval of the 100th lot or unit in the multi-family area of Cherry Blossom with one access point.

RECOMMENDATION:

Approval of the Preliminary Subdivision Plat for the Golf Townhomes of Cherry Blossom, Phase 6, with the following variance and conditions:

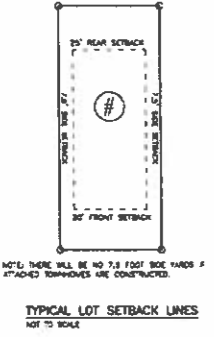
Variances:

1. Reduction of the front setback from 30 feet to 20 feet.
2. Reduction of the minimum width for single-family lots to 50' at building envelope.
3. Reduction of minimum lot area for single-family lots to 5,000 sf

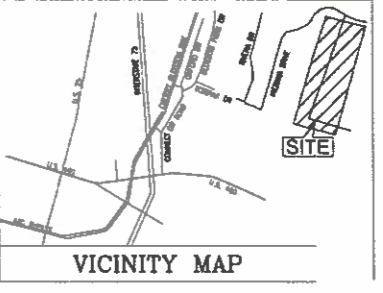
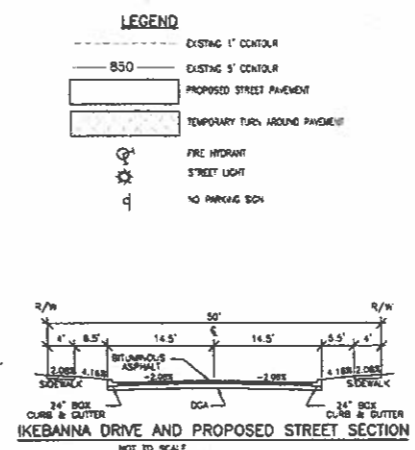
Conditions:

1. Any further Final Development Plan or Final Subdivision Plat Approvals for multi-family units in the multi-family area of Cherry Blossom will not be permitted beyond 100 units on a single public access until the connection to and improvements to Old Oxford Road along the subdivision frontage are constructed as per Article X of the *Georgetown-Scott County Subdivision and Development Regulations*.
2. Construction plans for the Old Oxford entrance, turn lanes and widening of Old Oxford Road be submitted along with construction plans for phase 6.
3. All requirements of GMWSS regarding sanitary sewer services.
4. All requirements of Georgetown Fire Department.
5. Prior to Final Subdivision Plat approval providing the City Engineer with a street lighting plan in accordance with the adopted ordinance.

6. There shall be no grading or construction on the site until required plans (i.e., drainage plans) including Construction Plans and Final Development Plans have been reviewed and approved by the City Engineer and Planning Commission Engineer.
7. All single-family lots shall be a minimum of 50' at the building envelope.
8. Prior to Final Plat approval provide the building footprints proposed on lots 20 and 21.
9. HOA documents shall be submitted for review and be recorded with the Final Subdivision Plat.
10. Any revisions or amendments to the approved development plan must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
11. All applicable requirements of *Zoning Ordinance*, *Landscaping Ordinance*, and *Subdivision & Development Regulations*.
12. 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 development plan.



OWNER'S INFORMATION
 GOLF TOWNHOMES OF CHERRY BLOSSOM, LLC
 & CLYDE HOSKINS, ESQ.
 1077 EASTLAND DRIVE
 LEXINGTON, KY 40505
 PHONE: 859-231-1077



CERTIFICATION OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN/PLAT OF THE DEVELOPMENT WITH MY (OUR) FREE CONSENT. I (WE) 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 SUB-DIVISION 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 DETENTION BASINS AND WATER QUALITY DEVICES, SHALL BE MAINTAINED FOR PROPER FUNCTIONING FREE OF ANY DEBRIS. SITES OF TRASH MAINTENANCE REPORTS FOR WATER QUALITY DEVICES SHALL BE PREPARED AND SENT TO THE CITY ENGINEER PER EPA PHASE II REQUIREMENTS.

3. A CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED AND THE BUILDING SHALL NOT BE OCCUPIED UNTIL ALL SITE IMPROVEMENTS SHOWN ON THE FINAL DEVELOPMENT PLAN LISTED IN THESE CONDITIONS ARE EITHER INSTALLED, OR A BOND OR IRREVOCABLE LETTERS OF CREDIT IS ISSUED TO THE PLANNING DIRECTOR FOR 125% OF THE COST OF THE WORK REMAINING TO BE DONE AS SUBSTANTIATED 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.

GOLF TOWNHOMES OF CHERRY BLOSSOM, LLC DATE _____

CERTIFICATION OF PRELIMINARY SUBDIVISION PLAN APPROVAL

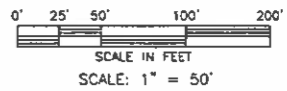
I HEREBY CERTIFY THAT THE PRELIMINARY SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS FOR GEORGETOWN AND SCOTT COUNTY, KENTUCKY, WITH THE EXCEPTIONS OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR CONSTRUCTION AND OBTAINING BUILDING PERMITS.

CHAIRMAN, GEORGETOWN-SCOTT PLANNING COMM. DATE _____

- NOTES**
- ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED. SUCH COVER SHALL CONSIST OF ANNUAL GRASSES OR SMALL GRAINS. SLOPES EXCEEDING 4:1 SHALL HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING OR SOODING IN ORDER TO PREVENT EROSION.
 - NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO APPROVAL OF AN EROSION CONTROL PLAN.
 - SEWER MANHOLES SHALL NOT BE COVERED BY GRADING, SOODING OR ANY OTHER CONSTRUCTION.
 - ALL UTILITY EASEMENTS SHALL BE AVAILABLE TO PROVIDE CABLE TELEVISION SERVICE TO THIS DEVELOPMENT.
 - THERE SHALL BE MINIMUM SIX (6) FEET SEPARATION BETWEEN UNDERGROUND ELECTRIC LINES AND SEWER LINES.
 - THERE IS, BUT NOT SHOWN HEREON, A ONE (1) FOOT SIDEWALK EASEMENT LOCATED ADJACENT TO THE BACK OF SIDEWALK UNLESS NOTED OTHERWISE HEREON.
 - THIS PRELIMINARY SUBDIVISION PLAT CAN NOT BE USED FROM THE SALE OF THE LOTS. A FINAL RECORD PLAT MUST BE RECORDED IN THE SCOTT COUNTY COURT HOUSE BEFORE ANY LOT IS SOLD OR TRANSFERRED.
 - STORMWATER CONTROL AND WATER QUALITY IS PROVIDED FOR IN OTHER AREAS OF THE DEVELOPMENT.
 - THE 7.5' SIDEYARD SET BACK SHALL NOT BE REQUIRED FOR ATTACHED DUPLEXES OR TOWNHOMES ON THE INTERIOR PROPERTY LINE THAT SUBDIVIDES THE LOTS.

SITE STATISTICS

ZONE: R-2 (PUD)
 NO. OF LOTS: 32
 TOTAL AREA OF DEVELOPMENT - 6.18 ACRES
 AREA OF LOTS: 4.19 ACRES (182516.4 s.f.)
 LENGTH OF PUBLIC STREET - 905.76 L.F.
 AREA IN RIGHT-OF-WAY - 1.99 ACRES (86,832 s.f.)
 AVERAGE SIZE OF LOTS - 0.145 ACRES (6,322 s.f.)
 AREA OF COLLECTOR ROAD RESERVATION - 0.128 ACRES



340 S Broadway, Suite 200
 Lexington, KY 40508
 859.233.2103
 www.syntera.com



PRELIMINARY SUBDIVISION PLAN
 GOLF TOWNHOMES OF CHERRY BLOSSOM
 PHASE 6
 CHERRY BLOSSOM VILLAGE SUBDIVISION
 GEORGETOWN, SCOTT COUNTY, KENTUCKY

SCALE: 1" = 50'

DATE: March 01, 2019

PROJECT: K200.01

DESIGNED: FRE

DRAWN: FRE

CHECKED:

REVISION DATE:

SHEET
 PSP

**TITAN PROJECT
PRELIMINARY DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission
April 11, 2019**

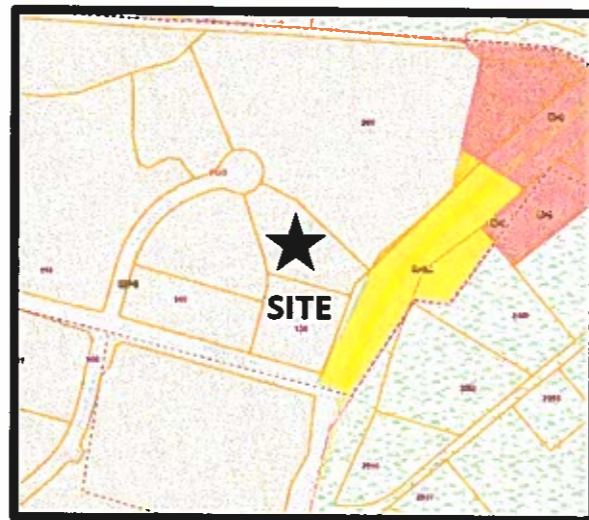
FILE NUMBER: PDP-2019-14

PROPOSAL: Preliminary Development Plan for a 4,500 square foot building.

LOCATION: 120 Technology Court

OWNER: QSI Banking

ENGINEER: Nathan King, PE
KWM Engineering & Surveying



STATISTICS:

Zone	BP-1 (Business, Research & Technology Park)
Surrounding Zones	BP-1
Site Acreage	2.92 acres
Building Area	4,500 square feet
Max. Building coverage	40%
Building Coverage	3.5%
Parking Required	15 spaces (1 space per 300 square feet)
Parking Provided	15 spaces (2 handicap accessible)
Access	Technology Court
Variances/Waivers	1. Waiver to allow early grading.

BACKGROUND:

The application before the Planning Commission is a Preliminary Development Plan to construct a building 4,500 square feet in size. The use for the Project Site involves the servicing of ATMS and other related activities. The Project Site is a 2.92-acre parcel that is zoned BP-1 (Business, Research & Technology Park) and is located between Technology Court and US 62.

BP-1 Design Standards (project analysis is underlined):

1. Minimum Size of Zone: N/A
2. Maximum Building Height: three (3) stories or 40 feet. The proposed building is 26 feet.
3. Maximum Building Ground Coverage: 40% The proposed building covers 3.5% of the lot.

4. Area Requirements
 - a. Front Yard Setback: 50 feet This application meets this requirement.
 - b. Side Yard Setback: 20 feet This application meets this requirement.
 - c. Rear Yard Setback: 50 feet This application meets this requirement.
 - d. Peripheral Boundary: 50 feet This application meets this requirement.
5. Loading Areas: Loading areas shall be located, constructed and/or landscaped so as not to be visible from any public or private road right-of-way. This application meets this requirement.
6. Utilities: Utility transmission lines shall be placed underground, and all transformers shall be located in the rear yard. This application meets this requirement.
7. Landscaping and Screening
 - a. Where adjacent to residential or agriculturally zoned land: 50 feet of open space. N/A
 - b. All vehicle use areas located adjacent to property lines shall be landscaped and screened in accordance with Section 6.13.1C-D and 6.13.2 A-D of the Landscape Ordinance This application meets this requirement.
 - c. Developments along arterials or collectors shall incorporate buffering meeting the standards of the Landscape and Land Use Buffers Ordinance along the right-of-way. This application meets this requirement.
 - d. Additional landscaping and screening may be required by the Planning Commission to effectively buffer adjacent land use within the park as deemed appropriate.
8. Open Space and Natural Area Preserves: N/A
9. Signage: Any signage used as part of this development will need to comply with the BP-1 regulations and receive appropriate permits through the Building Inspection Office.
10. Access and Parking:
 - a. Off-Street Parking: The Applicant is proposing 1 parking space per 300 square feet of floor area. This equates to 15 parking spaces with 2 of those proposed to be handicap accessible.
 - b. On-Street Parking is Prohibited: This application meets this requirement.
 - c. Vehicular access locations shall be a minimum of 25 feet wide and a maximum of forty (40) feet wide: This application meets this requirement.
 - d. The use of frontage or service roads shall be encouraged to serve individual lots within the park. This application meets this requirement.
 - e. Internal sidewalks shall be encouraged to promote pedestrian access to open space, natural area preserves and/or the greenways and trails. This application meets this requirement.
 - f. Vehicular access locations shall be limited to 1 access per 150 feet of street frontage or as determined by the Planning Commission Director, Planning Commission Engineer, and the City Engineer. N/A
 - g. Additional Parking Standards:
 - i. Required parking for any use not listed in the *Zoning Ordinance or Subdivision & Development Regulations* shall be determined by the Planning Director and approved through the development plan process. N/A
 - ii. If the required parking cannot be provided on the same lot as the principal use... N/A
 - iii. All vehicle use areas shall be paved or concrete, no gravel or similar type surface is permitted. This application meets this requirement.

- iv. If the principal use, building or development having an insufficient number of parking spaces is increased by 50 percent or less... N/A.
- v. On sites with multiple tenants...N/A

11. Environmental Standards

a. Lighting Standards

- i. Any exterior illumination shall be directed away from adjoining properties. All lighting shown on the Final Development Plan will need to comply with this requirement.
- ii. The maximum height of any lighting structure shall be 25 feet. This application meets this requirement.
- iii. Lighting structures are to be a dark or neutral color. This application meets this requirement.
- iv. All parking, road, and security lights shall be cut-off luminaries. This application meets this requirement.

b. Stormwater Runoff and Drainage: These items will be addressed through the Final Development Plan. The Preliminary Development Plan indicates areas for both stormwater detention and quality.

12. Building Design: The building design has been approved by the Lanes Run Business Park Authority.

Vehicular Access & Pedestrian Circulation:

Vehicular Access: The Project Site shares an access with the existing daycare to the south. A previous plat (Cabinet 10, Slide 41) indicates that maintenance of this access easement shall be the responsibility of the owners of the Project Site and the owner of the daycare property.

Land Use Buffers and Landscaping:

Section 6.2215: Minimum Canopy Requirements

There are existing trees the Applicant is intending to preserve on the site. These trees have a current canopy coverage of 4.76% of the area of the lot (6,050 SF). Preserving these trees allows the Applicant to reduce the required total tree canopy coverage from 10% to 6%. The trees proposed to meet other landscaping requirements provide an additional 9.1% of canopy coverage (11,500 SF) for a total of 13.86%. This meets the requirements of the canopy requirements.

Early Grading

The Applicant would like to begin grading the site prior to Final Development Plan approval. This has been allowed in the past by the Planning Commission, primarily in industrial zones, subject to approval by the Planning Commission Engineer of the grading, stormwater, and erosion control plans. Staff is not opposed to granting a permit for early grading.

RECOMMENDATION:

Staff recommends **approval** of the Preliminary Development Plan to construct a building 4,500-square feet in size, with the following waiver and conditions of approval:

Waiver:

1. Granting of a grading permit to begin earthwork prior to Final Development Plan approval, subject to approval of the Planning Commission Engineer of Stormwater, Grading, and Erosion Control Plans. 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.

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. The Final Development Plan will need to comply with all stormwater management requirements.
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. 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*.



VICINITY MAP N.T.S.

CERTIFICATION OF PRELIMINARY PLAN APPROVAL
 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.
 (DATE), 20__
 CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMM.

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/PLAN OF THE DEVELOPMENT WITH MY (OUR) FREE CONSENT, ESTABLISH THE UNBARRIED 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.
 March 26 (DATE), 2019
 [Signature]
 (OWNER OR OWNER(S))

NOTES
 1. NO KYTC ENCROACHMENT PERMIT WILL BE REQUIRED FOR THIS PROJECT.
 2. THE ADDRESS FOR THIS PROPERTY IS 120 TECHNOLOGY CT., GEORGETOWN, KY 40324.

Site Statistics	
Site Area	2.92 Acres
Zoning	BP-1 (Business, Technology and Research)
Intended Use	Service Related Technology Business
Building Coverage	
Minimum % allowed	40 %
Maximum % allowed	1.17 Acres
Proposed Ac.	0.10 Acres
Proposed %	3.5 %
Building Height Allowed	40 ft.
Building Height Proposed	28 ft.
Building Height Dev.	X ft.
Front Setback	50 ft.
Side Setback	20 ft.
Rear Setback	30 ft.
Floor Setback	50 ft.
Pavement Area	
Total	24,861 sq.ft.
Walk & Truck	3874 sq.ft.
Passenger Vehicle	4464 sq.ft.
Driveways, etc	7718 sq.ft.
Existing Entrance Driveway	9345 sq.ft.
Parking	
Required	10 employees
(1 space/500 SF)	15 spaces
Proposed	15 spaces
*Reserved vehicles to be parked inside of lot lines.	

OWNER & DEVELOPER:
 QSI BANKING
 TITAN ARMORED INC.
 107 SCHULER DRIVE
 BARDSTOWN, KY 40004
 502-350-1000

- SITE LEGEND**
- 4990.00 = PROPOSED GRADE SPOT SHOT
 - 4990.00 = INDICATES TOP OF CURB/SIDEWALK
 - 4990.00 = EXISTING GRADE SPOT SHOT
 - = PROPOSED STORM PIPE
 - = CONCRETE AREA
 - = PROPERTY LINES
 - = EXISTING CONTOURS
 - = PROPOSED CONTOURS
 - = EASEMENT/BUILDING SETBACK



PRELIMINARY DEVELOPMENT PLAN
TITAN PROJECT
 120 TECHNOLOGY COURT
 GEORGETOWN, KY 40324

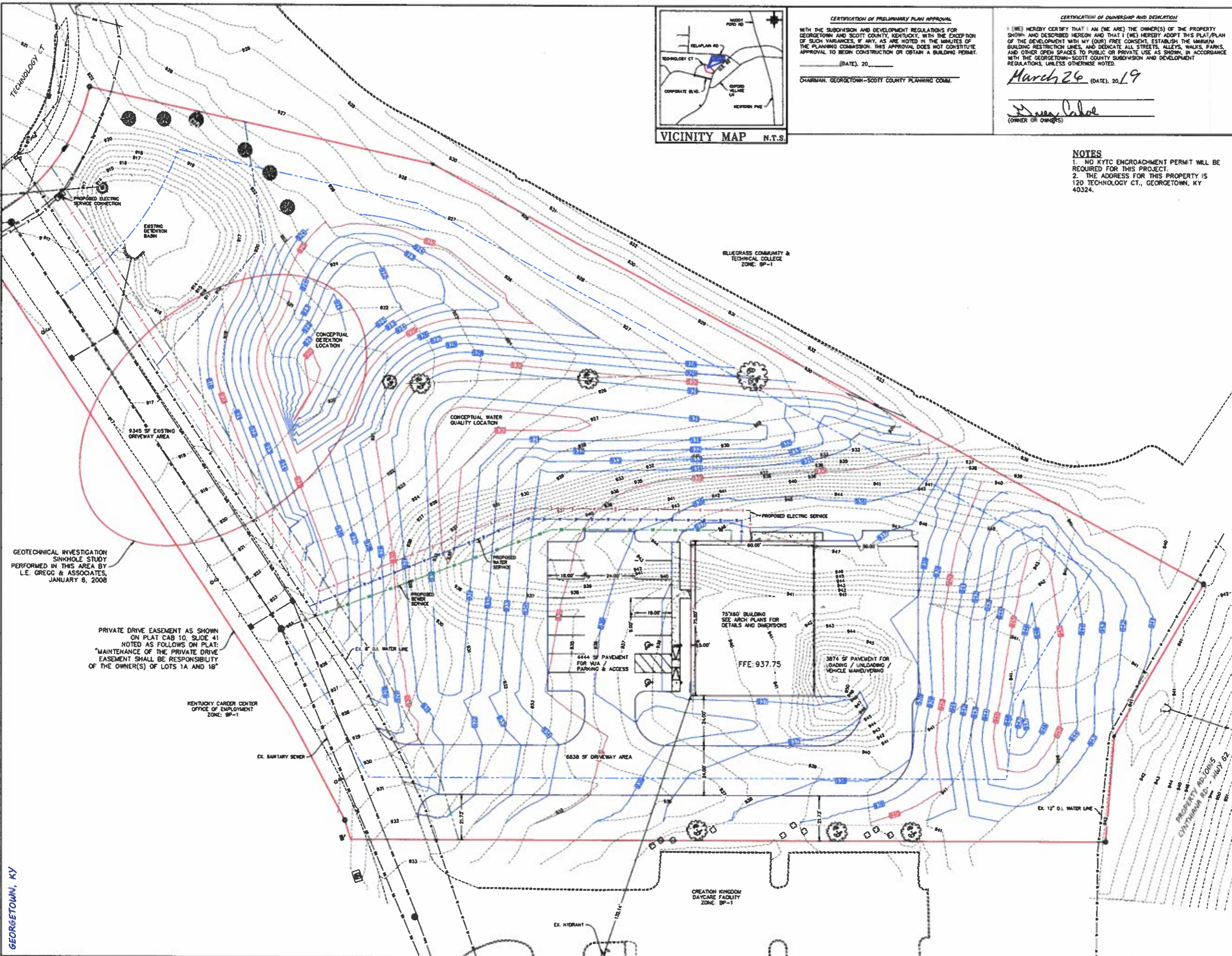
CLIENT:
 QSI BANKING
 107 SCHULER DR.
 BARDSTOWN, KY 40004

ENGINEERING:
KW & M
 LAND SURVEYING
 LEBANON OFFICE:
 335 N WOODLAWN AVE.
 LEBANON, KY 40033
 NATHAN ALLAN 1000 P.E. #24283 P.L.S. #2831
 BUSINESS (270) 692-0589
 MOBILE (770) 690-4633
 fax.kw@kwandm.com

REVISIONS:
 CORRECTIONS PER TRC / BUSINESS PARK
 DATE: 03/23/2019

SCALE: 1" = 20' **DATE:** 02-25-19

DEVELOPMENT PLAN D1.01



GEOTECHNICAL INVESTIGATION SINKHOLE STUDY PERFORMED IN THIS AREA BY L.E. GREGG & ASSOCIATES, JANUARY 8, 2008

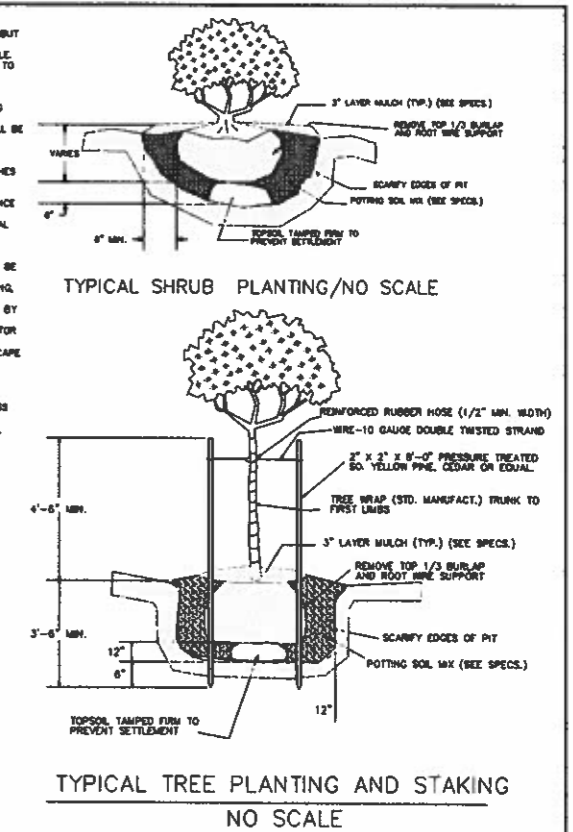
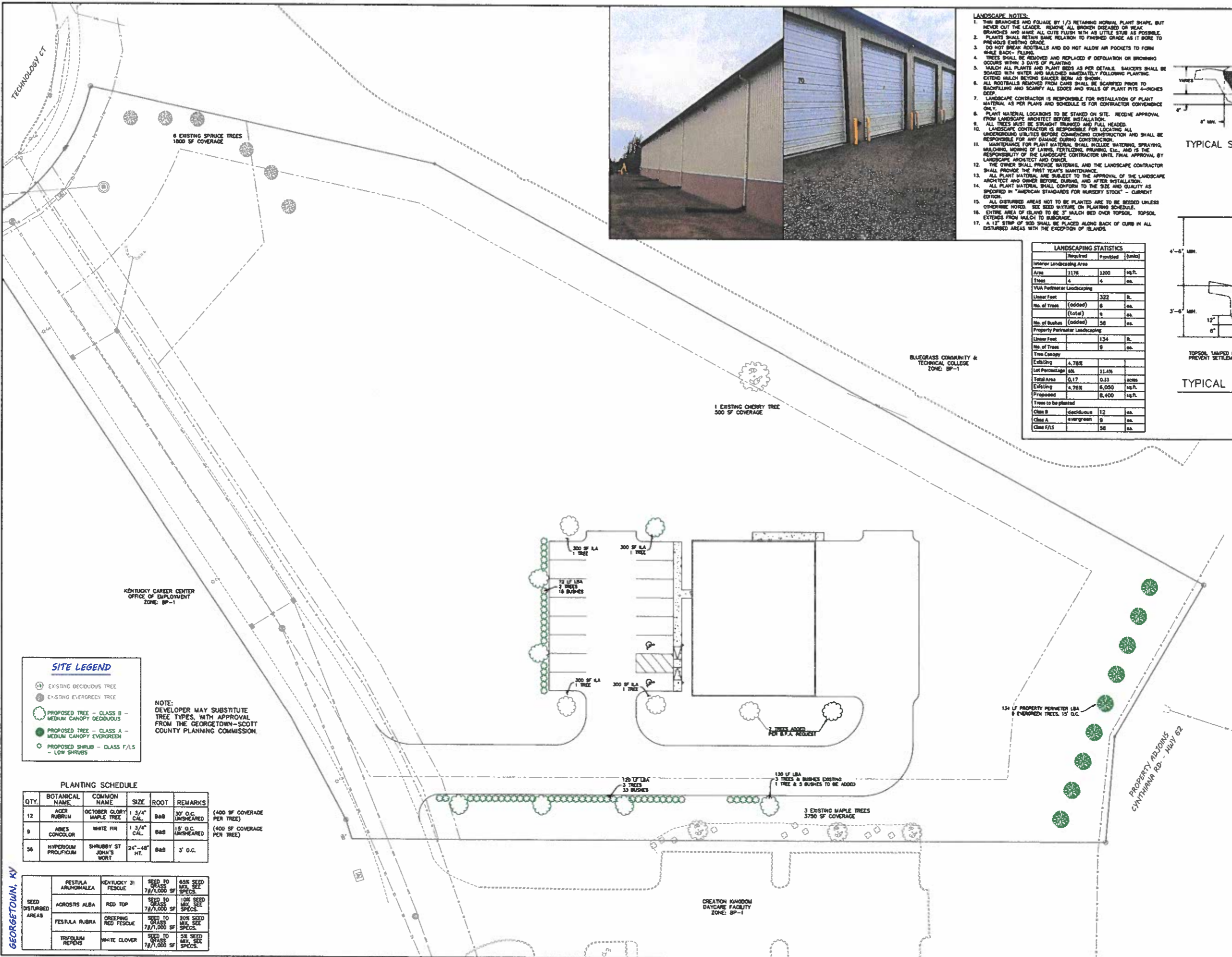
PRIVATE DRIVE EASEMENT AS SHOWN ON PLAT CAB 10, SLIDE 41 NOTED AS FOLLOWS ON PLAT: "MAINTENANCE OF THE PRIVATE DRIVE EASEMENT SHALL BE RESPONSIBILITY OF THE OWNER(S) OF LOTS 1A AND 1B"

KENTUCKY CARRIER CENTER OFFICE OF EMPLOYMENT ZONE: BP-1

CREATION KINGDOM DAYCARE FACILITY ZONE: BP-1

GEORGETOWN, KY

GEORGETOWN, KY



0' 20' 40' 60'

Kentucky 811

PRELIMINARY DEVELOPMENT PLAN

TITAN PROJECT
120 TECHNOLOGY COURT
GEORGETOWN, KY 40324

QSI BANKING
107 SCHULER DR.
BARDSTOWN, KY 40004

K&W ENGINEERING & LAND SURVEYING

LEBANON OFFICE: 335 N WOODLAWN AVE. LEBANON, KY 40063

HAZARD ALLAN BIRD P.E. 604283 P.L.E. 03831
BUSINESS: (270) 945-0289
MOBILE: (270) 945-4653
lkw@kw-engineering.com

REVISIONS: CORRECTIONS PER TRC / BUSINESS PARK DATE: 03/23/2019

SCALE: 1" = 20' DATE: 02-25-19

LANDSCAPE PLAN **D1.02**

CREW BUILDING SERVICES
Staff Report to the Georgetown-Scott County Planning Commission
April 11, 2019

FILE NUMBER: PDP-2019-15

PROPOSAL: Preliminary Development Plan for 20 suite industrial building in Lanes Run Business Park.

LOCATION: Corporate Drive

APPLICANTS: Crew Services
102-5 Supply Court
Georgetown, KY 40324

ENGINEER: Duke Martin
Duke Engineering
P.O. Box 868
Mt. Sterling, KY 40353



STATISTICS:

Zone	I-1/BP-1
Surrounding Zones	I-1/BP-1
Acreage	6.12 acres
Water/sewer available	Yes/Yes
Access	Access via Corporate Blvd.
Variances Requested	None

BACKGROUND:

The subject property is an approximately 6-acre lot in the Lanes Run Business Park on the west side of the future Corporate Drive extended and north of the future Enterprise Parkway in phase II of Lanes Run Business Park east. The roadways that will serve this development are currently under construction and should be complete by the end of 2019. The applicant is requesting Preliminary Development Plan approval for a multi-phase development that includes twenty proposed industrial suites, each approximately 30 x 80 (2400 SF) in three buildings, with a total of 48,000 square-foot of building area.

The initial plan is to build a building 80 x 180 (14,400 SF) facing Corporate Blvd. with employee parking in the front, to the east of the building and loading and unloading in the rear. Two entrances are proposed from Corporate Boulevard and one from Enterprise Parkway. The loading and unloading and a turnaround for truck traffic will be in the rear of the three buildings and screened by the buildings from the public streets.

The subject property is zoned I-1, enhanced/BP-1 and is in the Lanes Run Business Park. The BP-1 is the business park zone whose purpose is to allow light industrial and diverse high-paying employment in a campus-type, natural setting. To achieve this, building siting, design and materials are regulated. The proposed use on the site is for industrial/business suites for start-ups and small engineering/design, fabrication, service and related businesses that are permitted in the BP-1 district. This would exclude retail businesses, exclusive trucking and warehousing uses and business requiring outdoor storage.

Building Standards

The Preliminary Development Plan shows three buildings that are 80' deep and vary in length, but that total 48,000 SF. The building design and materials was reviewed by the Business Park Authority. The Business Park Authority has yet to meet and approve the site layout and building design and materials. The buildings as shown meet minimum setbacks and the maximum building area coverage of 40% of the lot. It is recommended that a Final Development Plan be submitted for the entire project regardless of phasing of the building construction. If the Final Development Plan is submitted for only a portion of the site, building design will be required by the Business Park Authority Board for future phases.

Preliminary Subdivision Plat

The applicants have a contract to purchase approximately 6 acres from the City of Georgetown. The proposed lot boundaries are indicated on the submitted Preliminary Development Plan. The applicants will need to purchase the subject property from the City of Georgetown and the final lot boundaries will need to closely follow those shown on the submitted plan. A Final Subdivision Plat should be recorded prior and the land should be transferred to the applicant prior to Final Development Approval

Parking and Circulation and Landscaping

The proposed parking lot will be in front of the proposed buildings. The proposed use requires 2 spaces per three employees on maximum shift or one hundred twenty (120) spaces based on the projection of six employees per unit. The required parking for manufacturing/industrial uses is one space per three employees on maximum shift plus. One hundred forty-two (142) spaces including ten (10) handicap spaces are being provided.

No internal VUA landscaping is required in loading and unloading areas. Internal VUA landscaping is required when a public or employee parking lot is 6000 square feet or 20 spaces. The proposed parking lot in front of the building requires interior VUA landscaping, the access drive and the loading dock areas are exempt for VUA landscaping. Perimeter landscaping is also required on the VUA perimeter facing Corporate Blvd. and Enterprise Parkway and a minimum of 10% overall canopy coverage is required on site.

The applicant has provided a plan and calculations for interior VUA areas and landscaping. The plan appears to be able to meet all the requirements of the Landscape and Land Use Buffers Ordinance. The applicant has indicated that their intent is to retain the tree canopy along the western property boundary. A specie-specific landscape plan will be required along with Final Development Plan submittal that shows all landscaping requirements are being met. No landscaping variances have been requested or are being recommended.

Business Park Approval

The Georgetown Business Park Authority will need to meet and approve the project as presented. The site is in an area that is still under construction as part of the Business Park phase II expansion. Preliminary approval is contingent upon the site being developed in conformance with the presented Preliminary Development Plan.

Stormwater

A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan.

Water and Sewer

The Final Development Plan and Final Subdivision Plat shall include a Certification of Sewer by Georgetown Municipal Water and Sewer Service. Discharges of affluent shall be regulated by applicable local, state and federal agencies. Approval of the hydrant spacing and FDC will be required by the Georgetown Fire Department.

Lighting and Signage

All signs shall be externally illuminated. No message board or scrolling type signs are permitted. Any freestanding monument sign shall be set back at least 10 feet from the edge of right-of-way, shall meet the BP-1 size and design standards, and shall require approval by the Business Park Authority.

Proposed building or parking lot lighting shall meet the standards for the BP-1 District. Maximum height of any lighting structures shall be 25'. Lighting structures are to be dark or neutral color. All parking, road and security lights shall be cut-off luminaries.

RECOMMENDATION:

Staff recommends **Approval** of the Preliminary Development Plan for a twenty suite, 48,000 square foot industrial building complex with associated parking, loading and unloading area, with the following conditions of approval:

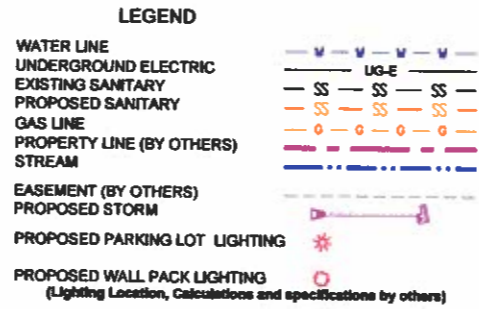
Conditions of Approval:

1. Preliminary Development Plan will require review and approval of the Business Park Authority Board.
2. A Final Subdivision Plat shall be approved prior to Final Development Plan approval.
3. Early grading shall not commence without approval of the City of Georgetown and the Business Park Authority to coordinate work with the work ongoing to develop Phase II of the park.
4. No outdoor storage of materials is permitted. The applicant shall be responsible for providing landscaping which meets the minimum requirements of the Landscape and Land Use Buffer Ordinance on the Final Development Plan. A specie-specific landscape plan shall be included with the Final Development Plan.
5. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan.

6. Lighting fixtures shall meet the BP-1 standards.
7. All applicable requirements of the Georgetown Fire Department.
8. All applicable requirements of Georgetown Municipal Water and Sewer Service.
9. All applicable requirements of the *Subdivision & Development Regulations*.
10. 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.
11. 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.

SITE STATISTICS:
 Total acreage of property: 6.12 acres
 Zoning District: I-1, Enhanced/BP-1
 Proposed use: Industrial
 Source of treated water: Kentucky-American Water
 Source of sewage disposal: Georgetown Municipal Water & Sewer
 (Sewer Line require extended to M.H. North of Property)
 Proposed building height: 24 feet
 Proposed building coverage: 17.97% (Total Development)

PARKING STATISTICS:
 Required Parking by regulations: 2 Spaces/3 Employees, @ 20 Units with 6 employees = (6 employees/3)*2 Spaces*20 Units = 80 required parking spaces. Additional Parking for 2 trucks/unit = 20 units*2 spaces = 40 spaces. Total Spaces Needed = 120 spaces.
 Proposed Parking: 142 spaces (10 H.C., 3 Van Accessible)



NOTE: PROPERTY LINES SHOWN ARE CONCEPTUAL. FINAL PROPERTY LINES ALONG WITH SETBACK AND EASEMENT LINES, WILL BE DEFINED BY A PROPERTY SURVEY BY OTHERS. SEE FINAL PLAT FOR ANY ADDITIONAL PROPERTY INFORMATION AND CERTIFICATION.

NOTE: PROPOSED SANITARY LINE IS CONCEPTUAL. ACTUAL SANITARY PLAN MAY VARY DEPENDING ON LANES RUN SANITARY PLANS CURRENTLY BEING DEVELOPED AND CONSTRUCTED.

NOTE: IN AN EFFORT TO SPREAD INFILTRATION VOLUME THRU OUT THE PROJECT SITE, DIFFERENT INFILTRATION LOCATIONS WILL BE CONSIDERED ALONG THE PERIMETER OF THE PROJECT.

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 restrictions lines, and dedicate all streets, alleys, walks, paths, and other open spaces to public or private use as shown, in accordance with the Georgetown-Scott County Subdivision 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 modification 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, silt, or trash.
3. A Certificate of Occupancy shall not be issued and building 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 the work remaining to be done, as substantiated 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 and 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(s) _____

CERTIFICATION OF PRELIMINARY PLAN APPROVAL

I hereby certify that the preliminary development plan shown hereon has been found to comply with the Subdivision and Development Regulations for Georgetown and Scott County, Kentucky, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission. This approval does not constitute approval to begin construction or obtain a building permit.

_____, (date), 20__

Chairman, Georgetown-Scott County Planning Comm.

CERTIFICATION OF GEORGETOWN DEVELOPMENT AUTHORITY APPROVAL

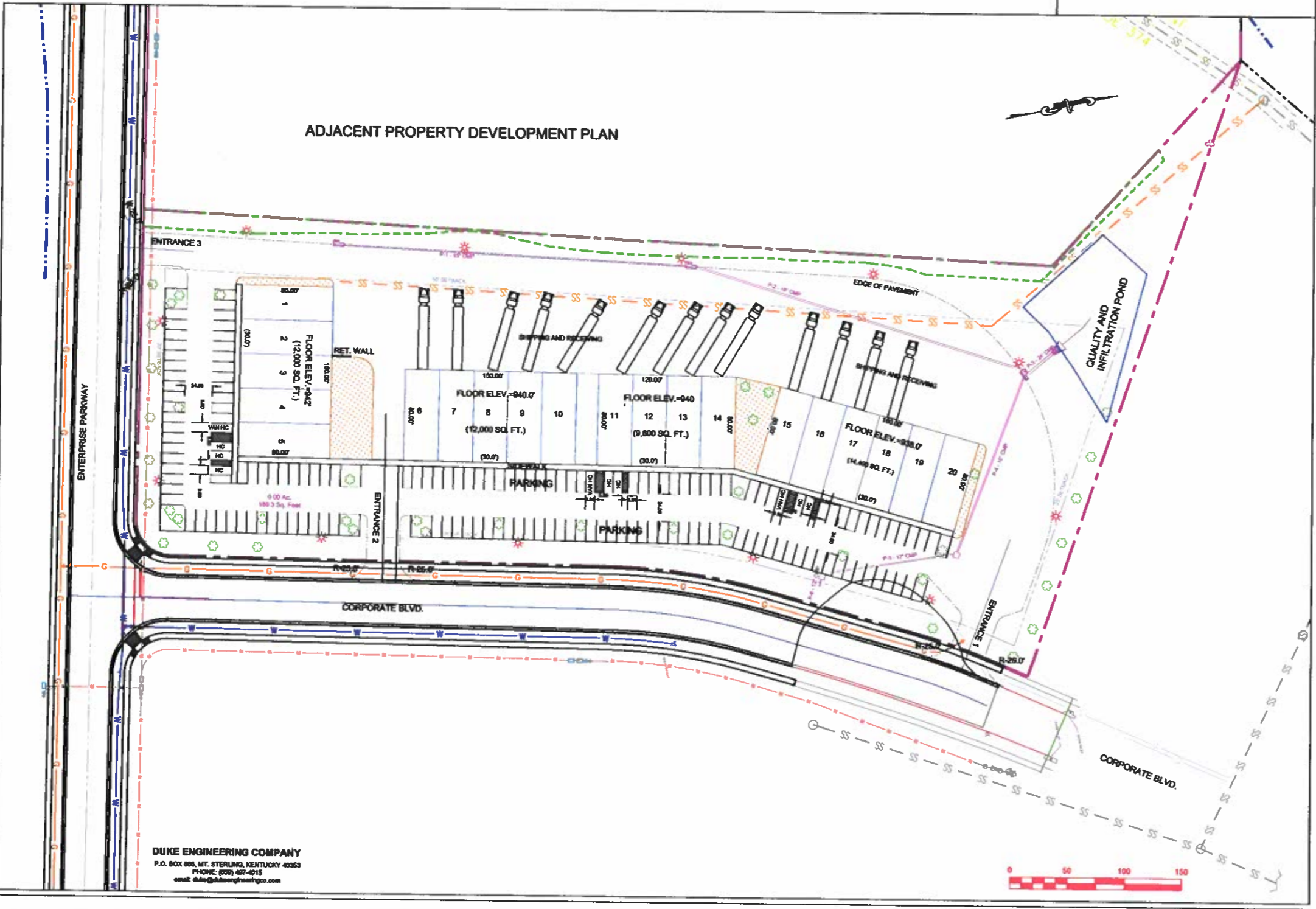
Only applies to projects in business park

I hereby certify that the development plan or subdivision plat shown hereon has been reviewed and found to comply with the Georgetown Development Authority guidelines, including any conditions of approval or exceptions, noted hereon.

_____, 20__

Development Authority Chairperson

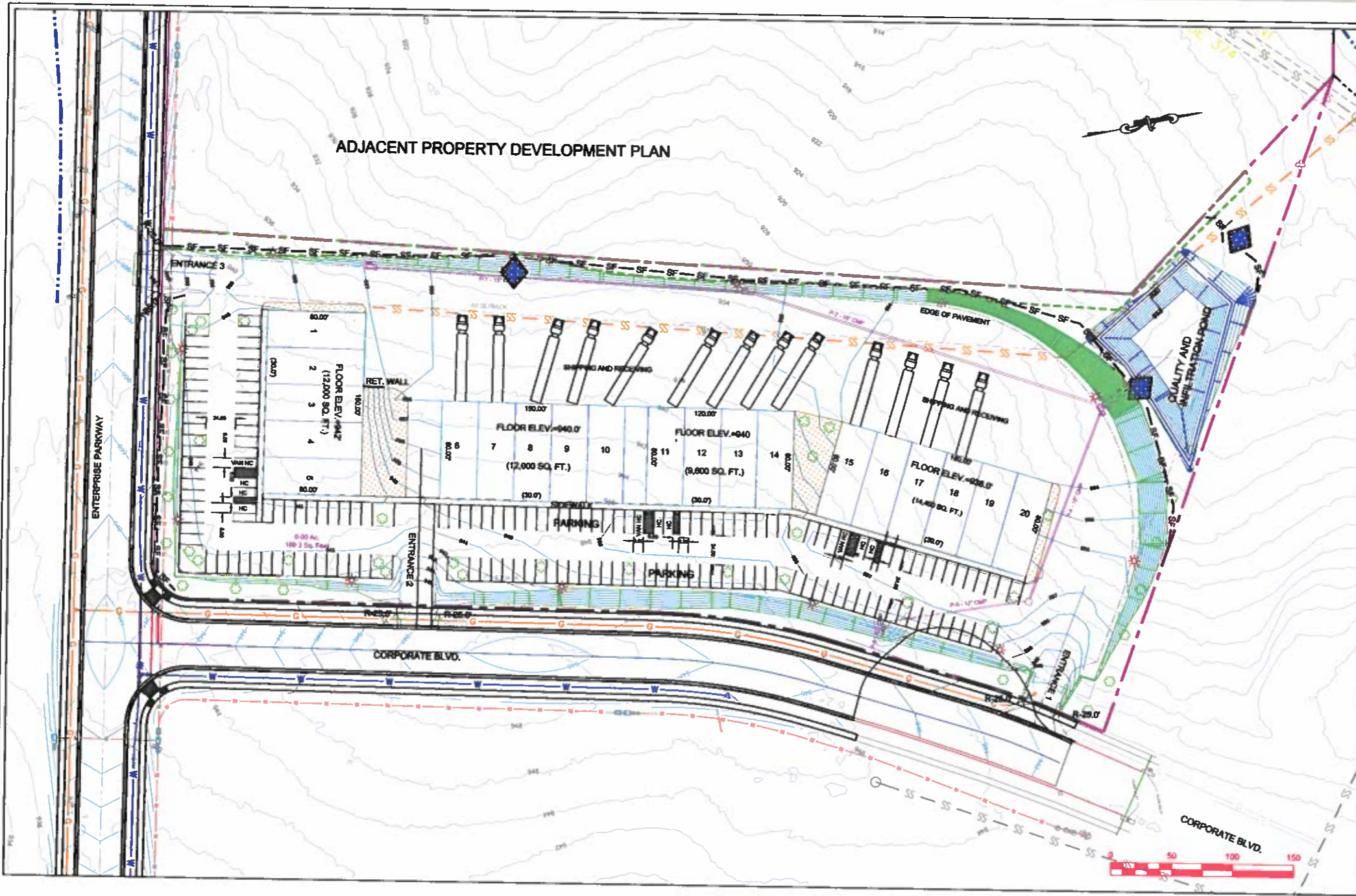
ADJACENT PROPERTY DEVELOPMENT PLAN



DUKE ENGINEERING COMPANY
 P.O. BOX 888, MT. STERLING, KENTUCKY 40353
 PHONE: (502) 497-6715
 email: duke@dukeengr.com



CrW Building Services, LLC		
LANE'S RUN BUSINESS PARK CORPORATE BLVD. GEORGETOWN, KENTUCKY		
DEVELOPMENT PLAN		SCALE: 1" = 50'
DRAWN: D.M.	OWNER: CrW BUILDING SERVICES, LLC	
CHECKED: D.M.	1034 SUPPLY COURT, GEORGETOWN, KENTUCKY 40324	
DATE: 3/26/19	PHONE: (502) 570-8864	
		DWG. No.



ADJACENT PROPERTY DEVELOPMENT PLAN

- LEGEND**
- WATER LINE
 - UNDERGROUND ELECTRIC
 - EXISTING SANITARY
 - PROPOSED SANITARY
 - GAS LINE
 - PROPERTY LINE (BY OTHERS)
 - STREAM
 - EASEMENT (BY OTHERS)
 - PROPOSED STORM



Estimated Volume Report From Below 9" of Topsoil to Sub-Grade (Assuming Avg. 12" Pavement/Building Section)

Estimated Volume Report
 Area in Cut : 146,876.2 S.F., 3.37 Acres
 Area in Fill: 89,734.9 S.F., 2.06 Acres
 Total Inclusion area: 236,611.2 S.F., 5.43 Acres
 Cut to Fill ratio: 1.58
 Average Cut Depth: 3.32 Average Fill Depth: 3.44
 Max Cut Depth: 9.29 Max Fill Depth: 12.11
 Cut (C.Y.) / Area (acres): 3326.48
 Fill (C.Y.) / Area (acres): 2104.27
 Cut volume: 487,860.5 C.F., 18,068.81 C.Y.
 Fill volume: 308,611.4 C.F., 11,430.05 C.Y.
 Estimated Additional Topsoil Cut (6,573 C.Y.)

NOTE: THE PURPOSE FOR THIS CONCEPTUAL DRAWING IS FOR PLANNING PURPOSES ONLY. FINAL DESIGNS WILL NEED TO CONSIDER ALL FEDERAL, STATE, AND LOCAL PERMITTING.

NOTE: UTILITIES AND PROPERTY LINES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. MORE ACCURATE UTILITY LOCATIONS WILL BE REQUIRED DURING FINAL PLANNING.

NOTE: ACTUAL CUT/FILL VOLUMES MAY VARY DEPENDING ON FIELD CONDITIONS, FINAL GRADE, PAVEMENT THICKNESS, SHRINK/SWELL FACTORS ETC.

NOTE: IN AN EFFORT TO SPREAD INFILTRATION VOLUME THRU OUT THE PROJECT SITE, DIFFERENT INFILTRATION LOCATIONS WILL BE CONSIDERED ALONG THE PERIMETER OF THE PROJECT.

- EROSION CONTROL NOTES:**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROL OF SILTATION AND EROSION FROM THE PROJECT DISTURBED LIMITS. ANY DAMAGE CAUSED BY EROSION OR DEPOSITION OF EXCAVATED MATERIAL FOR THE CONSTRUCTION SITE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR TO THE SATISFACTION OF THE AFFECTED PROPERTY OWNER AND OWNER AT NO ADDITIONAL COST TO THE OWNER.
 2. PROCUREMENT, INSTALLATION, MAINTENANCE, AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 3. THE CONTRACTOR SHALL PROVIDE MEASURES TO KEEP DIRT, SEDIMENT, OR ANY OTHER MATERIAL OFF OF EXISTING PAVED ROADS PUBLIC OR PRIVATE.
 4. AREAS DISTURBED AND INACTIVE FOR MORE THAN 14 DAYS SHALL BE TEMPORARY SEEDING AND MULCHED. SEED SHALL CONSIST OF ANNUAL RYE GRASS SOWN AT A RATE OF 12 POUNDS PER 1,000 SQUARE YARDS. WATER AND FERTILIZER SHALL BE APPLIED TO SEEDING AREAS AS NECESSARY TO PROMOTE SEED GROWTH AND PREVENT EROSION.
 5. SILT FENCING SHALL BE INSTALLED DOWN-SLOPE OF DISTURBED AREAS AND AROUND SOIL STOCKPILES PRIOR TO CLEARING AND GRUBBING. SILT FENCING MUST BE SITUATED SUCH THAT THE TOTAL AREA DRAINING TO THE FENCE IS NOT GREATER THAN ONE-FOURTH ACRES PER 100 FEET OF FENCE.
 6. EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN DAYS AND WITHIN 24 HOURS AFTER RAINFALLS OF 0.5 INCHES OR MORE. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE REMOVED FROM SILT FENCES WHEN DEPOSITS REACH ONE-HALF THE HEIGHT OF THE FENCE.

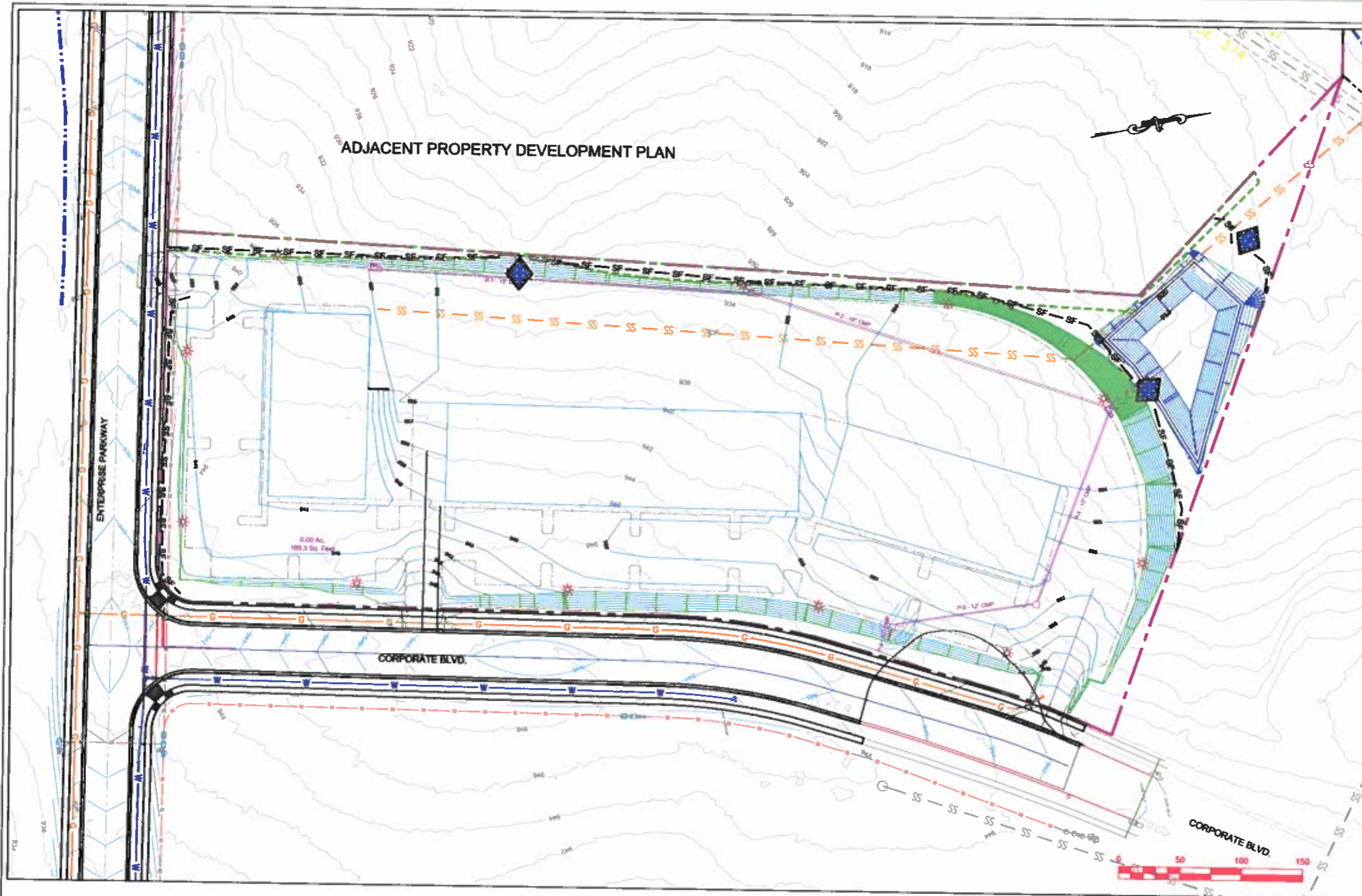
- SITE GRADING NOTES:**
1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
 2. THE CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY EXISTING STRUCTURES THAT ARE DAMAGED DURING, AND AS A RESULT OF, CONSTRUCTION. REPAIRS AND/OR REPLACEMENTS SHALL BE MADE AS NECESSARY TO RETURN THE DAMAGED STRUCTURE(S) TO ORIGINAL OR BETTER CONDITION. REPAIRS AND/OR REPLACEMENTS SHALL BE AT THE CONTRACTOR'S EXPENSE.
 3. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL K.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
 4. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 2 FOOT.
 5. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE AT LEAST 4 INCHES OF TOPSOIL AND GROUND COVER.
 6. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS LOTS TO NATURAL AND PAVED AREAS.
 7. CONTRACTOR IS RESPONSIBLE TO FOR NOI.

- Soil Structural Fill Notes:**
- Note: Structural fill shall be Inorganic natural soil with maximum particle sizes of 3 inches.
- Note: Structural fill should be placed in no greater than 8-inch thick layers. Structural fill should be compacted to at least 98 percent of the soil's maximum dry density as determined by the standard Proctor compaction test.
- Note: The moisture content of the fill material should be maintained about 2 percent (above or below) of its standard Proctor optimum moisture content depending on the results of the Proctor tests.
- Note: These are general recommendations and do not represent a site specific Geotechnical Report or testing.

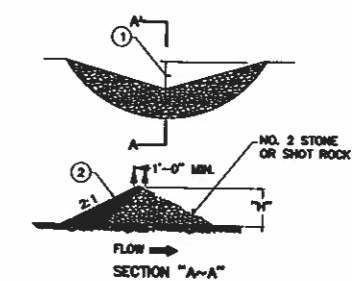


DUKE ENGINEERING COMPANY
 P.O. BOX 888, MT. STERLING, KENTUCKY 40353
 PHONE: (606) 497-4015
 email: duke@dukeengineering.com

CRw Building Services, LLC LANE'S RUN BUSINESS PARK CORPORATE BLVD. GEORGETOWN, KENTUCKY		
DRAWN: D.M.	GRADING PLAN	SCALE: 1" = 50'
CHECKED: D.M.	OWNER: CRw BUILDING SERVICES, LLC	DATE: 3/28/19
DATE: 3/28/19	102-5 SUPPLY COURT, GEORGETOWN, KENTUCKY 40324 PHONE: (502) 570-4884	DWG. No.

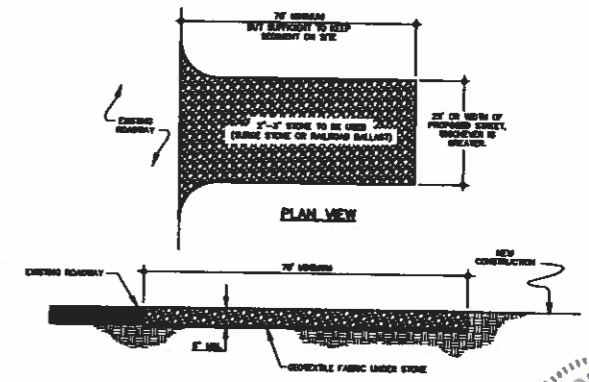


- LEGEND**
- WATER LINE
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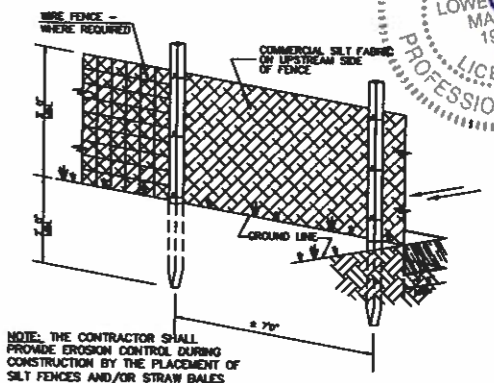


1. MIDDLE OF SILT TRAP SHALL BE A MINIMUM OF 1'-0" LOWER THAN SIDES SO FLOW WILL NOT BYPASS TRAP OR ERODE BANKS.
2. UPSTREAM FACE OF SILT TRAP SHALL BE A FOUR INCH MIN. LAYER OF CRUSHED AGGREGATE HAVING 100% PASSING A 3" SIEVE AND NO MORE THAN 5% PASSING A NO. 8 SIEVE (SEE SECTION "A-A"). LINE UPSTREAM FACE WITH FILTER FABRIC UP TO BOTTOM OF THE V AND COVER FABRIC WITH STONE TO HOLD IN PLACE (SEE DETAIL "A").

TYPICAL ROCK CHECK DETAIL



STANDARD CONSTRUCTION ENTRANCE



NOTE: THE CONTRACTOR SHALL PROVIDE EROSION CONTROL DURING CONSTRUCTION BY THE PLACEMENT OF SILT FENCES AND/OR STRAW BALES WHERE NECESSARY TO PREVENT DOWNSTREAM SILTATION OF ANY DITCHES, PIPES, DRAINAGE STRUCTURES, OR ADJACENT PROPERTY.

STATE OF KENTUCKY
 D. M. MARTIN
 1915
 LICENSED PROFESSIONAL ENGINEER

- EROSION CONTROL NOTES:**
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 7. CONTRACTOR IS RESPONSIBLE TO FOR NOI.

CReW BUILDING SERVICES, LLC			
GRADING AND SWPPP			
SEDIMENT TRAP			
	DISTURBED ACRES	REQUIRED SEDIMENT STORAGE, 3,600 CF X DISTURBED AC. (AC-FT)	STORAGE BELOW THE EMERGENCY SPILLWAY (AC-FT)
TRAP 1 (FUTURE QUALITY-INFILTRATION POND)	5.37	0.44	0.45

NOTE: THE PROPOSED QUALITY-INFILTRATION BASIN LOCATION WILL BE USED AS A SILT TRAP DURING CONSTRUCTION. THE SILT TRAP WILL PROVIDE THE VOLUMES SHOWN ON THE QUALITY-INFILTRATION DESIGN, WITH ONLY THE EMERGENCY SPILLWAY CONSTRUCTED. ONCE GRADING HAS BEEN COMPLETED AND FINAL COVER IS ESTABLISHED THE SILT TRAP WILL BE CLEANED OUT AND CONVERTED TO THE PROPOSED QUALITY-INFILTRATION BASINS SHOWN ON THE FINAL DESIGN.

NOTE: IN AN EFFORT TO SPREAD INFILTRATION VOLUME THRU OUT THE PROJECT SITE, DIFFERENT INFILTRATION LOCATIONS WILL BE CONSIDERED ALONG THE PERIMETER OF THE PROJECT.

DUKE ENGINEERING COMPANY
 P.O. BOX 888, MT. STERLING, KENTUCKY 40353
 PHONE: (606) 487-4715
 email: dduke@dukeengr.com

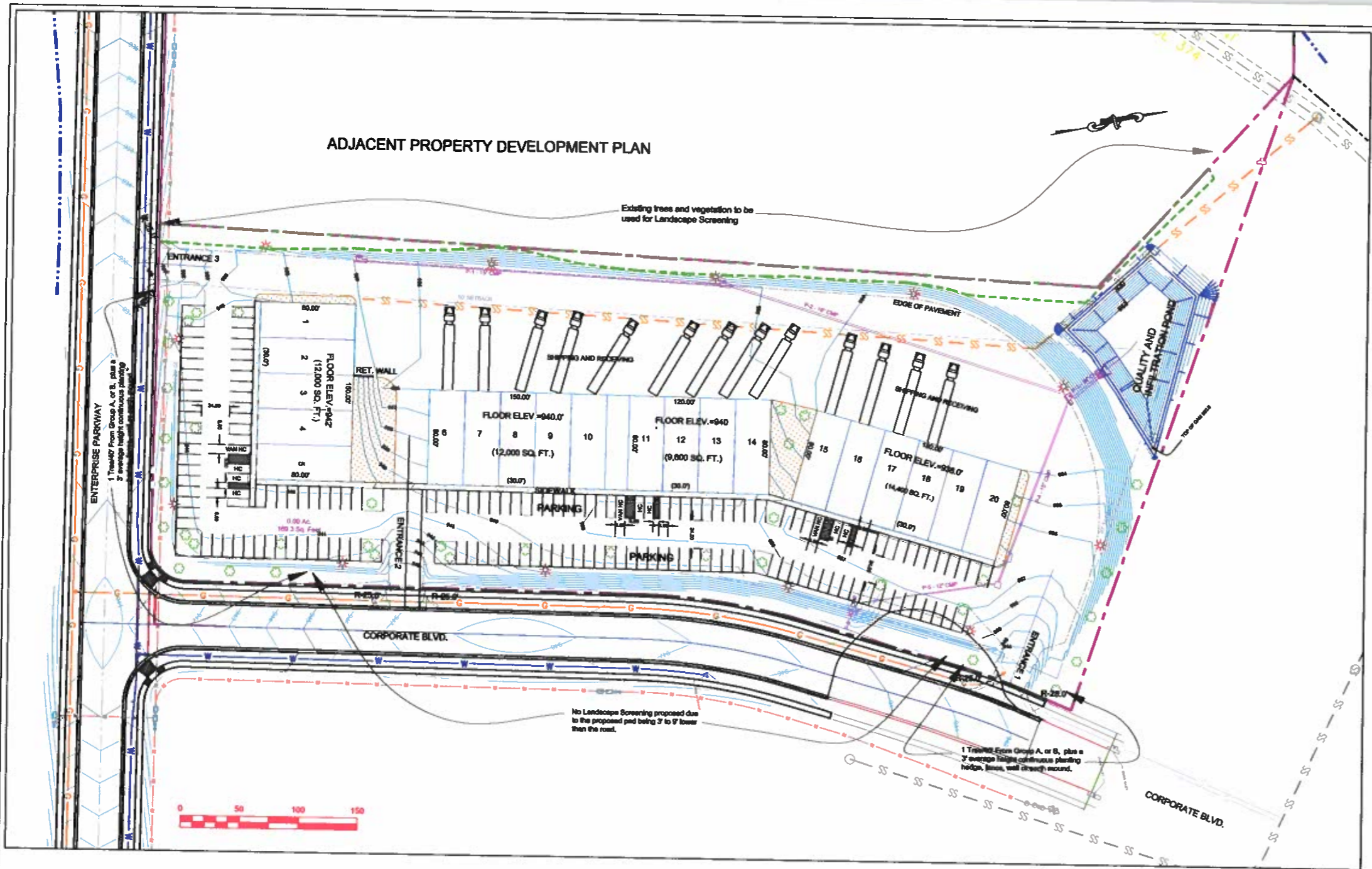
CReW Building Services, LLC
 LANE'S RUN BUSINESS PARK
 CORPORATE BLVD.
 GEORGETOWN, KENTUCKY

EROSION CONTROL PLAN

OWNER: CReW BUILDING SERVICES, LLC
 100-5 SUPPLY COURT, GEORGETOWN, KENTUCKY 40324
 PHONE: (502) 670-8884

SCALE: 1" = 50'

DWG. No.



- Interior Landscaping:**
 Vehicular Use Area = 49,043.7 square feet
 Area of Interior Parking Landscaping Required = 49,043.7 x 10% = 4,904.4 square feet
 Proposed Parking Interior Landscaping Area = 4,904.3 square feet = 10.1%
 Parking Landscaping Trees Required: 4,904.3 / 250 = 19.6 trees, Say 20. Trees Provided 20.
 Interior Island Landscaping will be grass.
- Additional Interior Landscaping provided:** 3,541.4 square feet, 4 Trees.
- Boundary:**
 Trees Required: 1,000.0 ft. - 800 ft. (Boundary along Corporate Blvd. +3.0' Below road grade) / 40=10.6 trees, say 11. Trees Provided 11 trees.
- Tree Canopy:**
 Total Project Property: 6.12 Acres
 Existing Canopy: 1.08 acres
 Canopy to Remain: 0.21 acres
 New Plantings: 20 med. trees x 400sf = 8,000 sf = 0.18 acres
 Total Provided Canopy: 0.21 acres + 0.18 acres = 0.39 acres
 Canopy required: 6.12 acres x 5% = 0.30 acres
- Proposed Lighting** (Lighting Location, Calculations and specifications by others), Maximum Height 25' tall, Dark Color Fixture Hooded or Directed Downward.

LEGEND

WATER LINE	
UNDERGROUND ELECTRIC	
EXISTING SANITARY	
PROPOSED SANITARY	
GAS LINE	
PROPERTY LINE (BY OTHERS)	
STREAM	
EASEMENT (BY OTHERS)	
PROPOSED STORM	



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 PHONE: (606) 497-4015
 email: duke@dukeengineering.com

CrW Building Services, LLC		
LANE'S RUN BUSINESS PARK CORPORATE BLVD. GEORGETOWN, KENTUCKY		
DRAWN: D.M.	LANDSCAPING AND LIGHTING	SCALE: 1" = 50'
CHECKED: D.M.	OWNER: CrW BUILDING SERVICES, LLC	
DATE: 3/26/19	1026 SUPPLY COURT, GEORGETOWN, KENTUCKY 40324 PHONE: (606) 570-4954	DNQ. No.

DRAKE ZONE CHANGE
Staff Report to the Georgetown-Scott County Planning Commission
APRIL 11, 2019

FILE NUMBER: ZMA-2019-16

PROPOSAL: Zone change request for approximately 20 acres from A-1 to B-5 & C-1.

LOCATION: Northwest corner of the intersection of McClelland Circle and East Main Street Extended

APPLICANT: Drake Trust & DiTardi Trust

CONTACT: R. Bruce Lankford



STATISTICS:

Existing Zone	A-1 (Agricultural) & C-1 (Conservation)
Proposed Zone	B-5 (General Commercial Park) & C-1 (Conservation)
Surrounding Zones	I-1, B-2, & R-2
Acreege	35.84 (15-acres currently zoned B-2; 20.84-acres currently zoned A-1 and C-1)
Access	East Main Street Extended, McClelland Circle, and unidentified western driveway

BACKGROUND:

The subject property is a 35.84-acre tract located at the northwest corner of the intersection of East Main Street Extended and McClelland Circle. In 2008, a 15-acre portion of this property was annexed in the City of Georgetown and rezoned from A-1 to B-2. The Applicant is currently seeking to annex and rezone the remainder of the property. The application requests the remainder of the property be rezoned to B-5. The Applicant has submitted a concept plan for the Project Site.

The east and southern properties lines adjoin State and City of Georgetown rights-of-way respectively. The western property line adjoins what appears to be a private driveway. The Planning Office has no records of this being a public or private right-of-way, and the PVA Office does not have an owner listed for this drive. The northern property line appears to be the centerline of North Elkhorn Creek.

Before moving into a discussion of the Legal Considerations for this proposed Zoning Map Amendment, staff needs to address a note that was placed on the Concept Plan that was provided. The note in question states,

“Thoroughbred Engineering has conducted a hydrologic study to analyze the flood plain on this property. Pending FEMA approval, the area shown in green hatching will be removed from the floodplain. The study also showed that filling the 1.63 acre lot had an insignificant affect on the floodplain elevation. Once the new floodplain boundary has been approved these hatched areas will be rezoned as shown in parenthesis on the plans.”

For clarification, all discussions for this rezoning application will be based solely on the **current** floodplain (1% annual chance flood area). Any recommendation made by the Planning Commission on this application for Zoning Map Amendment should be based on the floodplain as currently established. If the boundary of the floodplain changes in the future, the property owner can apply for a separate zone change at that time.

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 Comprehensive Plan’s Future Land Use Map shows the subject property to be Commercial. The Comprehensive Plan supports the Applicant’s choice of the B-5 zoning district for this area as it will allow for a blending of uses between commercial/industrial as allowed in the B-5 district. The area proposed for rezoning and annexation is located between areas currently zoned commercial and industrial, so a transition area makes sense. The Comprehensive Plan also supports the development of streets internal to this development, as shown on the concept plan, to provide adequate access without encumbering the existing roads with additional entrances.

The Comprehensive Plan also calls for the protection of water quality in Scott County. The first goal of the Environment chapter of the Comprehensive Plan calls for protecting water quality. The chapter states “all creek conservation corridors, which include floodplains and riparian areas, should be in the C-

1 Conservation zone.” Objective EN 4.2 of the Comprehensive Plan also clearly states “Require rezoning to C-1 for any creek conservation corridors in any area proposed for development.” Staff is strongly opposed to any areas in the floodplain being rezoned to any zoning district other than C-1. Staff has discussed the floodplain with the applicant’s attorney, and it seems the applicant is agreeable to rezoning the floodplain to C-1. This would represent approximately 8.70 acres of property currently zoned A-1.

In addition to the parts of this parcel that are currently zoned A-1, staff recommends that areas in the B-2 zone that are located within the floodplain also be rezoned to C-1. From the GIS Department, this is approximately 0.44 acres of the 15 acres that were rezoned to B-2 in 2008.

Therefore, Part 1 does apply, so we need not consider subsections (a) or (b).

CONCEPT PLAN REVIEW:

Layout:

The concept plan shows several commercial and light industrial lots having access from an internal road. There is ample space for a variety of commercial/light industrial uses on the Project Site. Staff will not support any commercial or industrial uses of property inside the floodplain. The floodway from North Elkhorn Creek extends more into the Project Site than is depicted on the concept plan.

There is a stream or drainage area that runs from the southeast corner of the lot, northwestward to meet North Elkhorn Creek. Maps from the KY Division of Water indicate that this stream/drainage area conveys water from near East Main Estates and The Mansion Estates to North Elkhorn Creek. Any future development on the Project Site will need to carefully plan how this feature will be treated.

Access:

The proposed access for the site is from East Main Street Extended and McClelland Circle. If the rezoning is approved, future development should not be approved with direct access to existing roads. Additionally, development should not be permitted to use the driveway on the western boundary at this time. Staff is unsure who owns this driveway or to what standards it was designed. If it can be definitively determined that this is a public road or a private street (with permission from the owner) staff may recommend allowing access in future.

Traffic Impact Study

The Applicant provided a traffic impact study to accompany the request for rezoning. The traffic impact study looked at current conditions as well as “build” and “no-build” situations for 2021 and 2031 for the entrances and the following intersections¹:

1. East Main Street, Warrendale, and Paris Pike (US 460)
2. East Main Street Extended and Holmes Drive
3. East Main Street Extended and McClelland Circle (US 62)

¹ The traffic impact study “build” and “no-build” scenarios did account for the opening of Creekside Elementary.

The conclusions from the traffic impact study indicate the development's impact on these intersections will be slight. The study states, "With the addition of left and right deceleration lanes at both site entrances and left and right turn lane additions on E. Main Street [Extended] at the US-62 signalized intersection, the traffic network will operate at the same LOS with or without the development through 2031." Staff recommends making these roadway improvements a condition on any future development of the Project Site to manage the future traffic generated by this site.

Historic Building

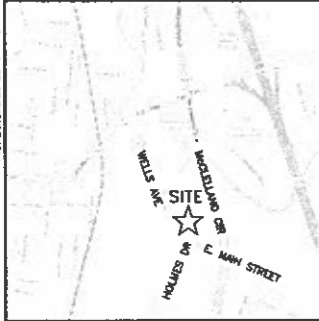
The Stone-Grant House and spring house are located on the Project Site. The concept plan indicates that these historic structures are to be relocated. Staff's preference is to preserve these historic structures on the Project Site, where they have the most historic context and significance. Both structures were accepted on the National Register of Historic Places (NRHP) in 1974. While placement of structures on the NRHP conveys importance and makes the property eligible for tax credits for repairs and restoration, it does not convey any protections. The buildings are not located in any local historic districts, and likewise do not have any local regulatory protections.

RECOMMENDATION:

Based on the findings above, and that the requested zone change does satisfy the requirements of KRS 100.213, staff recommends **approval** of the zone change request for 11.27 acres from A-1 to B-5, 8.70 acres from A-1 to C-1, and 0.44 acres from B-2 to C-1 with the following conditions.

Conditions:

1. The Applicant shall return to the Planning Commission for Preliminary Development Plan approval prior to any development of the Project Site.
2. All applicable requirements of the *Zoning Ordinance* and *Subdivision and Development Regulations*.
3. The Applicant shall request annexation into the City of Georgetown.
4. Preliminary Development Plans for this site shall include the road improvements identified in the Traffic Impact Study.



VICINITY MAP

SITE STATISTICS

ZONES: B-2, B-5, C-1

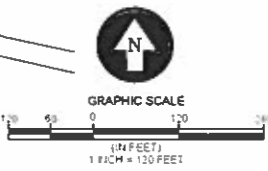
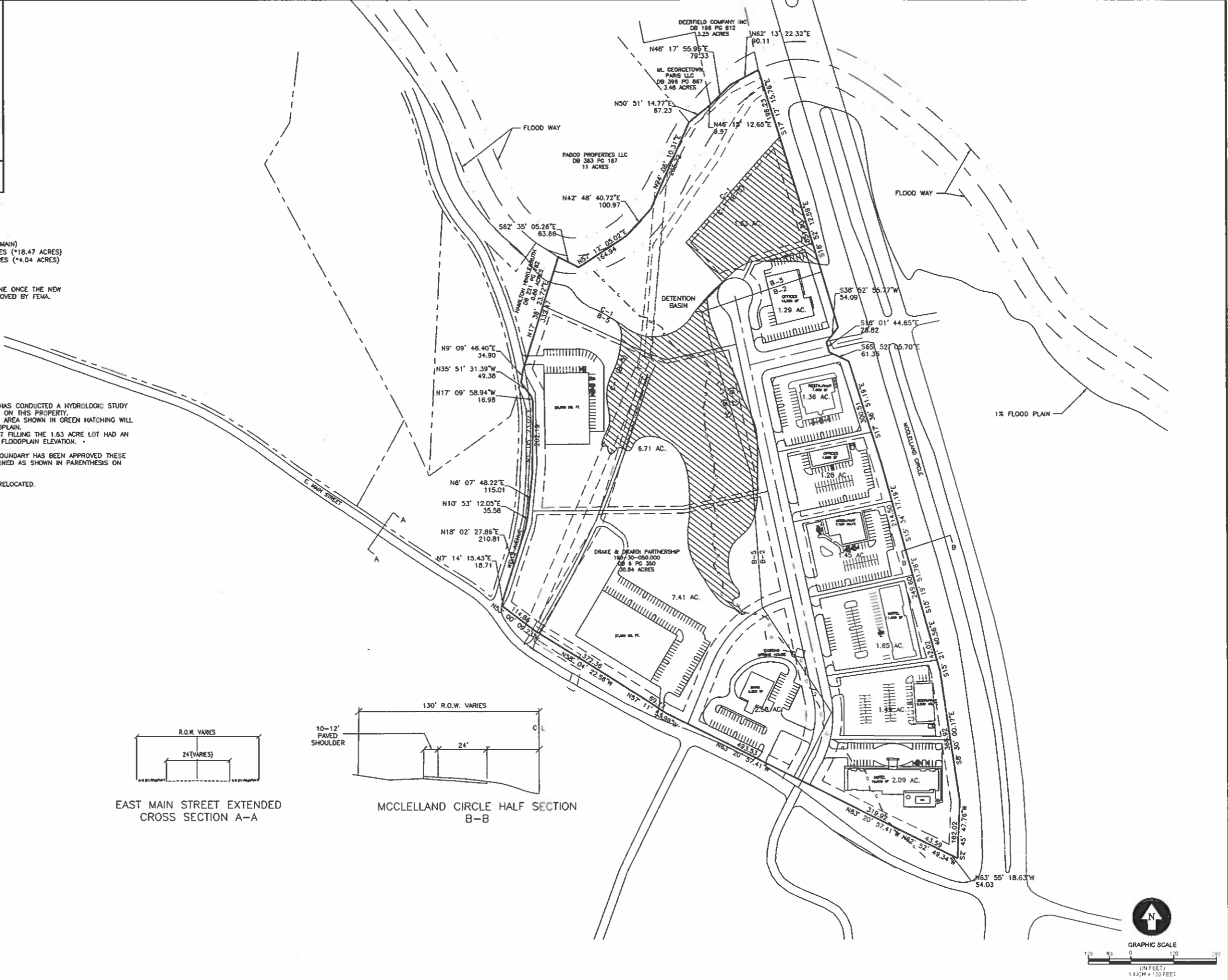
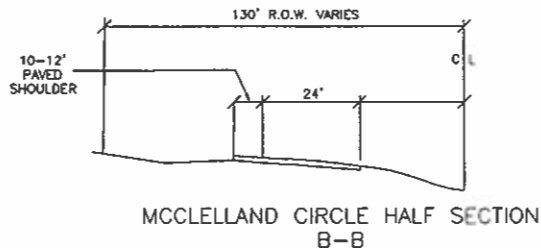
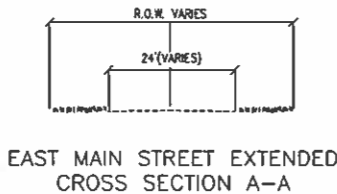
AREA

EXISTING B-2: 11.58 ACRES (TO REMAIN)
EXISTING A-1 TO B-5: 12.88 ACRES (*18.47 ACRES)
EXISTING A-1 TO C-1: 9.63 ACRES (*4.04 ACRES)
R/W: 1.97 ACRES
TOTAL 36.06 ACRES

*THESE ACREAGES REFLECT THE NEW ZONE ONCE THE NEW FLOOD PLAIN BOUNDARY HAS BEEN APPROVED BY FEMA. SEE ZONE CHANGE NOTE BELOW.

NUMBER OF LOTS: 12
SMALLEST LOT SIZE: 1.28 ACRES

- THOROUGHBRD ENGINEERING HAS CONDUCTED A HYDROLOGIC STUDY TO ANALYZE THE FLOOD PLAIN ON THIS PROPERTY. PENDING FEMA APPROVAL, THE AREA SHOWN IN GREEN HATCHING WILL BE REMOVED FROM THE FLOODPLAIN. THE STUDY ALSO SHOWED THAT FILLING THE 1.63 ACRE LOT HAD AN INSIGNIFICANT AFFECT ON THE FLOODPLAIN ELEVATION. ONCE THE NEW FLOODPLAIN BOUNDARY HAS BEEN APPROVED THESE HATCHED AREAS WILL BE REZONED AS SHOWN IN PARENTHESIS ON THE PLANS.
- HISTORIC BUILDING IS TO BE RELOCATED.



THOROUGHBRD ENGINEERING
P.O. BOX 481 LEXINGTON, KY 40588
(502) 863-1756
CIVIL DESIGN, LAND SURVEYING,
GEOTECHNICAL ENGINEERING, DRILLING SERVICES,
IBC SPECIAL INSPECTIONS, MATERIAL TESTING,
CM-CCI-CONSTRUCTION SERVICES



ZONING CHANGE CONCEPT PLAN

DRAKE FAMILY TRUST

944 E. MAIN STREET, GEORGETOWN, SCOTT COUNTY, KENTUCKY

DATE	BY
03/22/2019	LLS
ISSUED FOR REVIEW	DJR
DATE	BY

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GSCPC Active Development Projects

Status	Application number	Project Name	Type
Under Construction		Number of Projects: 19	
	2014-22	Amerson Apartments North	DEV-R
	2017-20	Amerson Commercial - Lot 2D (Bigby Coffee)	DEV-C
	2017-49	Ashton Grove Senior Living (Highgrove)	DEV-C
	2017-05	Bluegrass RV	DEV-C
	2018-25	Bluegrass RV Storage_3036 Paris Pike	DEV-C
	2014-21	Central Church of God-Coleman Lane	DEV-C
	2015-22	Cherry Blossom Townhomes Phase 5 (Haddix triplex)	DEV-R
	2018-41	Commonwealth T&M - Endeavor - Grading Only	DEV-C
	2017-34	Hilpps-Adient 2nd Building	DEV-C
	2017-08	Home 2 Suites by Hilton	DEV-C
	2018-27	International Crankshaft 2018 Expansion	DEV-C
	2018-15	Landmark Office Centre Parking Exp (Kelly-Owen)	DEV-C
	2018-47	Landmark Shoppes-105 Marketplace - Credit Union	DEV-C
	2016-03	MVH Industrial Piping (204 Endeavor)	IND
	2018-011	Oxford Place - Village Market Path Extension	DEV-C
	2017-44	Planet Fitness (Shoppes @ Cherry Pointe)	DEV-C
	2017-56	Southland Christian Church	DEV-C
	2018-24	Sunbelt Rentals	DEV-C
	2015-25	TMMK Traylor Yard CDD-Grading Only	DEV-C
Final Inspection		Number of Projects: 10	
	2016-38	Cyron Holdings	IND
	2011-17	Falls Creek Townhomes, Lot 6-15B	DEV-C
	2016-30	Fur Sher - C-Logic Commercial (5460 Leestown)	DEV-C
	2015-23	Hill-N-Dale apartments	DEV-R
	2018-37	Kroger Marketplace - Parking Lot Addition	DEV-C
	2016-01	Scariot	DEV-C
Minor DP		Stonewall First Church of God - Grading & Parking	DEV-C
	2016-33	TMMK Paint Reborn - Site work/Foundation	DEV-C
	2015-20	Toyota Tsusho - Corporate Services Bldg	DEV-C
	2018-40	Vuteq Parking Expansion 2018	DEV-C

GSCPC Active Subdivision Projects

Status	Application number	Project Name
Under Construction	Number of Projects:	8
	2017-43	Fox Run Subdivision - Phase 1
	2017-24	Pinnacle At Mallard Point
	2006-63	Rocky Creek Farm Section 3B, Phase 3
	2005-02	Rocky Creek Reserve (Remaining-Ball Homes)
	2017-08	Thoroughbred Acres Unit 7D, Section 1
	2018-61	Village at Lanes Run - Phase 2, Section 3
	2003-82	White Oak Condominiums Phase 4 (Remaining)
	2018-05	Woodland Park (Betty Yancey) Phase 1
Final Inspection	Number of Projects:	2
	2004-51	Pleasant Valley Phase 4
	2013-30	Rocky Creek-Meadows-Sec 1C
Dedication/Final Work	Number of Projects:	10
	2005-47	Cherry Blossom Subdivision Phase 7 & 8
	2005-26	Edgewood Subdivision - Phase 1
	2004-49	Falls Creek Phase 1 - Unit 1
	2004-49	Falls Creek Phase 1- Units 2, 3, 4, & 5
	2004-02	Leesburg Landing
	2006-28	McClelland Springs Subdivision Phase 2A
	2005-02	Rocky Creek Reserve - Unit 1 Sect 1,2,3A,3B,4
	2004-26	Village at Lanes Run - Phase 1, Section 1
	2010-22	Village at Lanes Run- Phase 2, Section 1
	2006-06	Ward Hall Property - Phase 1B & 1C (Remainder)
Approved/Bonded	Number of Projects:	15
	2018-41	Buffalo Springs Phase 1
	2016-47	Canewood Unit 1-C Sect 4
	2006-86	December Estates Cluster Subdivision
	2013-11	Deer Run - Phase 3A
	2013-11	Deer Run - Phase 3B
	2003-68	Paynes Crossing Phase 4 - Section 1 & 2
	2004-51	Pleasant Valley Phase 4D & 4E
	2008-47	Pleasant Valley Sec 2, Ph 2, Unit 3(Urban Groupe)
	2008-47	Pleasant Valley Section 2, Ph2, Unit 2
	2016-51	Price Farm (Abbey Phase 2 Unit 1A) (Ball Homes)
	2016-51	Price Farm (Abbey Phase 2 Unit 1B) (Ball Homes)
	2015-29	Sutton Place, Phase 3, Section 1
	2015-29	Sutton Place, Phase 3-B
	2011-30	Village at Lanes Run- Phase 2, Section 2

Status	Application number	Project Name
	2016-13	Winding Oaks Cluster

List of all Active Projects/status

Application	Project Name	Type	Status
2014-22	Amerson Apartments North	DEV-R	Under Construction
2017-20	Amerson Commercial - Lot 2D (Bigby Co	DEV-C	Under Construction
2017-20	Amerson Commercial Grading and Site W	DEV-C	Approved/Bonded
2018-22	Amerson Orchard South Townhomes	DEV-R	Under Review
2017-49	Ashton Grove Senior Living (Highgrove)	DEV-C	Under Construction
2017-05	Bluegrass RV	DEV-C	Under Construction
2018-25	Bluegrass RV Storage_3036 Paris Pike	DEV-C	Under Construction
2018-41	Buffalo Springs Phase 1	RES	Approved/Bonded
2016-47	Canewood Unit 1-C Sect 4	RES	Approved/Bonded
2017-13	Canewood Unit 6, Lot 1 Townhomes	DEV-R	Under Review
2014-21	Central Church of God-Coleman Lane	DEV-C	Under Construction
2005-47	Cherry Blossom Subdivision Phase 7 & 8	RES	Dedication/Final Work
2015-22	Cherry Blossom Townhomes Phase 5 (Had	DEV-R	Under Construction
2010-17	Cherry Blossom Townhomes-Phase 4	RES	Warranty Period
2015-22	Cherry Blossom Townhomes-Phase 5	DEV-R	Approved/Bonded
2003-86	Colony Unit 10	RES	Warranty Period
2018-16	Colony Unit 11	RES	Warranty Period
2018-41	Commonwealth T&M - Endeavor - Gradin	DEV-C	Under Construction
2016-38	Cyron Holdings	IND	Final Inspection
2006-86	December Estates Cluster Subdivision	RES	Approved/Bonded
2013-11	Deer Run - Phase 3A	RES	Approved/Bonded
2013-11	Deer Run - Phase 3B	RES	Approved/Bonded
2018-10	Dog Haus Development	DEV-C	No Activity
2005-34	East Main Estates Units 1 & 2	RES	Warranty Period
2005-26	Edgewood Subdivision - Phase 1	RES	Dedication/Final Work
2011-29	Falls Creek Drive extension	DEV-C	Approved/Bonded

Application	Project Name	Type	Status
2004-49	Falls Creek Phase 1 - Unit 1	RES	Dedication/Final Work
2004-49	Falls Creek Phase 1- Units 2, 3, 4, & 5	RES	Dedication/Final Work
2011-17	Falls Creek Townhomes, Lot 6-15B	DEV-C	Final Inspection
2017-43	Fox Run Subdivision - Phase 1	RES	Under Construction
2016-30	Fur Sher - C-Logic Commercial (5460 Lee	DEV-C	Final Inspection
2011-29	Heritage Apartments - Phase 1	DEV-R	Complete
2015-23	Hill-N-Dale apartments	DEV-R	Final Inspection
2017-34	Hilpps-Adient 2nd Building	DEV-C	Under Construction
2016-49	Hiserbob - 411 Triport Road	IND	No Activity
2017-08	Home 2 Suites by Hilton	DEV-C	Under Construction
2018-27	International Crankshaft 2018 Expansion	DEV-C	Under Construction
2018-37	Kroger Marketplace - Parking Lot Additio	DEV-C	Final Inspection
2018-15	Landmark Office Centre Parking Exp (Kel	DEV-C	Under Construction
2018-47	Landmark Shoppes-105 Marketplace - Cre	DEV-C	Under Construction
2004-02	Leesburg Landing	RES	Dedication/Final Work
2006-28	McClelland Springs Subdivision Phase 2A	RES	Dedication/Final Work
2009-20	Morgan Property	DEV-C	No Activity
2017-14	Morgan Property (Tract 2) 2017	DEV-C	Under Review
2016-03	MVH Industrial Piping (204 Endeavor)	IND	Under Construction
2018-08	Oxford Place - Retail (Dominos?)	DEV-C	Under Review
2018-011	Oxford Place - Village Market Path Extens	DEV-C	Under Construction
2003-68	Paynes Crossing Phase 4 - Section 1 & 2	RES	Approved/Bonded
2005-36	Paynes Landing Units 5-15 (Section 2)	RES	Warranty Period
2015-05	Pemberley Cove	RES	Warranty Period
2018-29	Penn Ave Baptist Parking - Stamping Gro	DEV-C	Under Review
2017-24	Pinnacle At Mallard Point	RES	Under Construction
2017-44	Planet Fitness (Shoppes @ Cherry Pointe)	DEV-C	Under Construction
2004-51	Pleasant Valley Phase 4	RES	Final Inspection

Application	Project Name	Type	Status
2004-51	Pleasant Valley Phase 4D & 4E	RES	Approved/Bonded
2004-51	Pleasant Valley Phase 5	RES	Under Review
2008-47	Pleasant Valley Sec 2, Ph 2, Unit 3(Urban	RES	Approved/Bonded
2008-47	Pleasant Valley Section 2, Ph2, Unit 2	RES	Approved/Bonded
2005-04	Pleasant Valley Section 2, Phase 1	RES	Warranty Period
2005-04	Pleasant Valley Section 2, Phase 2 - Unit 1	RES	Warranty Period
2004-51	Pleasant Valley Subdivision Units 1-A &	RES	Warranty Period
2018-18	Pleasant Valley, Section II - Townhomes P	DEV-R	Under Review
2004-51	Pleasant Valley, Unit 4A	RES	Warranty Period
2016-51	Price Farm (Abbey Phase 2 Unit 1A) (Ball	RES	Approved/Bonded
2016-51	Price Farm (Abbey Phase 2 Unit 1B) (Ball	RES	Approved/Bonded
2006-63	Rocky Creek Farm Section 3B, Phase 3	RES	Under Construction
2017-08	Rocky Creek Phase 5, Section 1 (Falmout	RES	Warranty Period
2005-02	Rocky Creek Reserve - Unit 1 Sect 1,2,3A	RES	Dedication/Final Work
2005-02	Rocky Creek Reserve (Remaining-Ball Ho	RES	Under Construction
2006-63	Rocky Creek Section 3A	RES	Warranty Period
2006-63	Rocky Creek Section 3B, Phase 1	RES	Warranty Period
2006-63	Rocky Creek Section 3B, Phase 2	RES	Warranty Period
2017-08	Rocky Creek Unit 1A/Unit 1E (Johnstone	RES	Warranty Period
2013-30	Rocky Creek-Meadows-Sec1A-1, 1A-2, 1	RES	Warranty Period
2013-30	Rocky Creek-Meadows-Sec1C	RES	Final Inspection
2016-01	Scariot	DEV-C	Final Inspection
2017-56	Southland Christian Church	DEV-C	Under Construction
2003-71	Stonecrest Subdivision Units 1A, 1C, 1D,	RES	Complete
Minor DP	Stonewall First Church of God - Grading	DEV-C	Final Inspection
2018-24	Sunbelt Rentals	DEV-C	Under Construction
2009-20	Sutton Place Phase 2	RES	Warranty Period
2018-38	Sutton Place Remaining (Phase to be nam	RES	Under Review

Application	Project Name	Type	Status
2015-29	Sutton Place, Phase 3, Section 1	RES	Approved/Bonded
2015-29	Sutton Place, Phase 3-B	RES	Approved/Bonded
2005-22	Thoroughbred Acres Unit 11(Commercial	DEV-C	Approved/Bonded
2006-23	Thoroughbred Acres Unit 13A,13B,13C	RES	Warranty Period
2017-08	Thoroughbred Acres Unit 7D, Section 1	RES	Under Construction
2016-33	TMMK Paint Reborn - Site work/Foundati	DEV-C	Final Inspection
2015-25	TMMK Traylor Yard CDD-Grading Only	DEV-C	Under Construction
2017-53	Top Gun Safe Auto Sales	DEV-C	No Activity
2015-20	Toyota Tsusho - Corporate Services Bldg	DEV-C	Final Inspection
2004-26	Village at Lanes Run - Phase 1, Section 1	RES	Dedication/Final Work
2018-61	Village at Lanes Run - Phase 2, Section 3	RES	Under Construction
2010-22	Village at Lanes Run- Phase 2, Section 1	RES	Dedication/Final Work
2011-30	Village at Lanes Run- Phase 2, Section 2	RES	Approved/Bonded
2018-40	Vuteq Parking Expansion 2018	DEV-C	Final Inspection
2006-06	Ward Hall Property - Phase 1B & 1C (Re	RES	Dedication/Final Work
2006-06	Ward Hall Property - Unit 1	RES	Warranty Period
2003-82	White Oak Condominiums Phase 2	DEV-R	Dedication/Final Work
2003-82	White Oak Condominiums Phase 4 (Rena	RES	Under Construction
2016-13	Winding Oaks Cluster	RES	Approved/Bonded
2006-57	Woodland Estates Cluster Subdivision	RES	Warranty Period
2018-05	Woodland Park (Betty Yancey) Phase 1	RES	Under Construction
Total Number of Active Projects:		103	