

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

**AGENDA
MARCH 10, 2022
6:00 p.m.**

I. COMMISSION BUSINESS

- A. Approval of February invoices
- B. Approval of February 10, 2022 minutes
- C. Approval of March 10, 2022 agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

II. OLD BUSINESS

- A. PDP-2021-44 Penn Alley Townhomes – Preliminary Subdivision Plat to subdivide a 1.42-acre lot into 3 lots and consolidate additional land into those created lots located at 228 N Mulberry and Parcel 166-40-071.000.
- B. PDP-2021-53 Online Transport - POSTPONED
- C. PDP-2019-45 Bluegrass Campground - POSTPONED
- D. FSP-2022-02 Butler Property – Final Subdivision Plat to subdivide one (1) 5.0-acre lot leaving a remainder of about 78 acres located at 1741 Bond Pike.
- E. PSP-2022-05 Village at Lanes Run Amended Master Plan – POSTPONED

III. NEW BUSINESS

- A. FSP-2022-07 Becket Property – Final Subdivision Plat to subdivide a 15.53-acre parent tract into three (3) tracts and to transfer 0.31 acres to adjoining property located at 4642 Muddy Ford Road.
- B. FSP-2022-08 381 Finnell Pike – Final Subdivision Plat to subdivide a 16.97-acre parent tract into two (2) lots and a remainder located at 381 Finnell Pike.
- C. FSP-2022-09 3394 Cincinnati Pike – Final Subdivision Plat to subdivide an existing lot into two (2) lots on Cincinnati Road east of Mallard Point Subdivision.
- D. FSP-2022-10 Stone Lane Farms Lot #4 - Final Subdivision Plat to subdivide a 26.3-acre lot into two (2) lots and transferring and consolidating about 6.8 acres to an adjoining lot.
- E. FSP-2022-11 Handleman Property – Final Subdivision Plat to subdivide one (1) 5-acre lot from a 106-acre parent tract located at 3469 Cincinnati Pike.
- F. ZMA-2022-12 Pickett Property – Zoning Map Amendment to change the zoning district from R-2 to B-2 located at 100 Markham Drive. PUBLIC HEARING
- G. PDP-2022-13 Universal Piping Industries – Preliminary Development Plan for a 100,000 square foot industrial building and 8,000 square foot office with a 50,000 square foot expansion area in Lanes Run Business Park on Enterprise Way.
- H. PSP-2022-14 & PDP-2022-15 Singer Property – POSTPONED
- I. Text Amendment – Solar Ordinance - PUBLIC HEARING
- J. Text Amendment – Commercial Landscape Operations - PUBLIC HEARING

IV. OTHER BUSINESS

- A. Short Term Rental Ordinance & Zoning Ordinance Text Amendment - PUBLIC HEARING
- B. Presentation of FY 22-23 Draft Budget
- C. Election of Officers
- D. Settlement

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
FEBRUARY 10, 2022**

The regular meeting was held in the Scott County Courthouse on February 10, 2022. The meeting was called to order by Chairman Mark Sulski at 6:00 p.m. Present were Commissioners Duwan Garrett, David Vest, Mary Singer, Charlie Mifflin, James Stone, Dann Smith and Steve Smith, Director Joe Kane, Planners Matt Summers and Elise Ketz, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was Commissioner Rhett Shirley.

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

Motion by Mifflin, second by D. Smith, to approve the January 13, 2022 minutes. Motion carried.

Motion by Garrett, second by Vest, to approve the February agenda. Motion carried.

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

Postponements/Withdrawals

Chairman Sulski stated that the applications for 1058 Paris Pike Rezone (ZMA-2021-37), Penn Alley Townhomes (PDP-2021-44), Enterprise Way (PDP-2121-52), Online Transport (PDP-2021-53), Bluegrass Campground (FSP-2019-45), Butler Property (FSP-2022-02), and Village at Lanes Run Amended Master Plan (PSP-2022-05) are postponed until the next regularly scheduled meeting.

Consent Agenda

A representative of Graves Property (FSP-2022-01) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Singer, second by Stone, to approve the application. Motion carried.

A representative of Greynolds Property (FSP-2022-03) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Stone, second by D. Smith, to approve the application. Motion carried.

A representative of American Legion (PDP-2022-04) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Mifflin, second by D. Smith, to approve the application. Motion carried.

Steve Smith Resolution

Motion by Sulski, second by Mifflin, approving Resolution 22-01 recognizing Steve Smith and thanking him for his service as a member of the Georgetown-Scott County Planning Commission.

PDP-2021-45 Regal Springs – Preliminary Development Plan request for 112 dwelling units on 54.86 acres located north side of Frankfort Road, east of Paynes Landing subdivision.

Mr. Kane stated the zone change was approved approximately three months ago and annexed into the City of Georgetown.

He stated the property is gentle to moderately sloping. He stated there are existing treelines along the creek and floodplain area behind Paynes Landing. He stated there is a known sinkhole area on the White Oak property and a possible spring located on the property.

He stated the layout is the same as the concept plan submitted during the zone change that includes a clubhouse, duplex cottages, and amphitheater. He stated the streets will be private with gated entrances.

He stated even though a buffer is not required, a buffer of evergreen trees and a fence is proposed.

He stated a retaining wall is proposed along the western property line at an offset of a 2:1 slope.

He stated a proposed turn lane will be added to Delissa Drive.

Chairman Sulski questioned where the tree buffer would be. Mr. Kane stated at the top of the retaining wall.

Commissioner Mifflin questioned the location of the existing mature trees. Mr. Kane stated most of the trees would be where the proposed structures are located.

Harold Simms, attorney for applicant, stated his client has taken great care in designing this project to fill a need in the community.

Chairman Sulski stated since a buffer is not required that planting evergreen trees every 30 foot apart along the boundary would suffice. Mark McCain, representing applicant, stated grouping some trees might be better but that the applicant does want the project to be attractive to potential buyers.

Chairman Sulski questioned if the proposed 2:1 slope of the retaining wall was reasonable. Mr. McCain stated that should be part of the Final Development Plan stage after the Geotech report is received.

Commissioner Mifflin questioned if multiple species of evergreen trees should be planted. Mr. McCain stated they are certainly willing to address that when the landscape plan is done.

Megan Parido, 105 Swilcan Bridge Way, stated she has concern over a traffic study not being completed.

She stated she has concern about the building locations relating to the mature trees presently there and the location of the buffering. She stated she also has environmental concerns and would like to know where the construction entrance will be located.

Mr. Kane stated the development does not meet the minimum amount of peak hour trips to require a traffic study.

He stated the applicant is showing a fence and evergreen plantings the whole length of the property. He stated the evergreens will be 15 foot inside the boundary of the property.

He stated he thinks the construction entrance will be on Delissa Drive.

Mr. McCain stated there is a 25-foot setback. He stated the entrance on Belvoir Park Drive will have a security gate. He stated a traffic study was not done but a summary was submitted. He stated the project will adhere to all construction rules the City of Georgetown has.

He stated if people request elevators, they may be put in. He stated due to the slope of the property some buildings may warrant a basement if the buyer wants it. He stated they will stay at least 2-feet above the flood plain.

Ms. Parido questioned if the Belvoir Park Drive exit is only for emergencies. Glen Dellavalle, owner, stated the residents will have a key fob to unlock the gate.

Mr. Dellavalle stated he does have clients who have requested basements.

Commissioner Singer questioned if the landscape plan would be staff reviewed.

After further discussion, , **Motion by Singer, second by S. Smith to approve the Preliminary Development Plan (PDP-2021-45) subject to twelve (12) conditions of approval with a change to condition 4 of plantings being 30' apart instead of 15'. Motion carried unanimously.**

Short Term Rental Ordinance & Zoning Ordinance Text Amendment

Chairman Sulski stated that the Short-Term Rental Ordinance & Zoning Text Amendment is continued until the next regularly scheduled meeting.

Approval of permanent status for Elise Ketz

Motion by Singer, second by D. Smith, to approve permanent status for Elise Ketz. Motion carried.

Chairman Sulski adjourned the meeting.

Attest:

Mark Sulski, Chairman

Charlie Perkins, Secretary

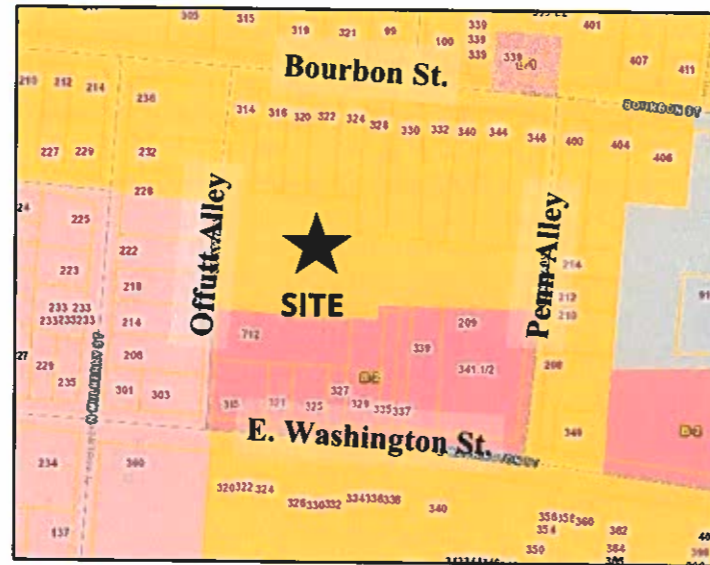
**PENN ALLEY TOWNHOMES
PRELIMINARY SUBDIVISION PLAT & DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission
MARCH 10, 2022**

FILE NUMBER: PDP-2021-44

PROPOSAL: Preliminary Subdivision Plat to subdivide a 1.42-acre lot into 3 lots and consolidate additional land into those created lots.

Preliminary Development Plan for a 5-unit townhome development.



LOCATION: 228 N. Mulberry & Parcel:
166-40-071.000

APPLICANT: Bourbon Street Partners

CONSULTANT: Worth Ellis
Palmer Engineering

STATISTICS:	
Zone	R-2 (Medium Density Residential) & B-3 (Central Business District)
Surrounding Zone(s)	R-2, B-3, & B-2
Site Acreage	44.39 Acres (Tract A: 0.48 acres; Tract B: 0.58 acres; Tract C: 0.72 acres; 228 N. Mulberry St: 0.32 acres)
Building Height	2-Story
Proposed Building Size	6,534 Square Feet Total (Townhomes: 4,667 SF; Duplex: 1,867 SF)
Parking Required	13 off-street spaces (Five (5) 2-bedroom units x 2.5 spaces per unit) for townhomes
Parking Proposed	10 off-street spaces for townhomes
Access	N. Mulberry St., Offutt Alley, & Penn Alley (eventually)
Variances/Waivers	1. Variance to reduce the required parking for the townhomes from 13 spaces to 10 spaces.

BACKGROUND:

The application consists of two parts. The first is a subdivision plat to subdivide the larger lot located between the alleys into three (3) lots. The plat will also establish access and utility easements and consolidate some acquired property into the proposed three lots.

The second part of the application is to develop a five (5) unit townhome on one of the lots subdivided by the plat. The proposed duplex at 228 N. Mulberry Street is permitted by right under the current zoning and does not require approval from the Planning Commission.

PLAT REVIEW:

The Preliminary Subdivision Plat shows Parcel: 166-40-071.000 being subdivided into 3 lots. The plat shows the proposed lots to have adequate size, setbacks, and lot widths. Since the plat creates new lots, it will need certifications signed by GMWSS prior to recording. The transfer and consolidation can be accomplished without GMWSS's certification, but the lot(s) would not be buildable without water and sewer availability.

The plat also proposes to create an access easement across the northern side of the lot at 228 N. Mulberry, towards the west ending at Penn Alley. The access easement would cross Offutt Alley providing additional connectivity in the area around the Project Site. This access easement shows a 25-ft. wide paved drive that would provide vehicular access to Tracts A, B, and C.

PLAN REVIEW:

The Preliminary Development Plan shows a five (5) unit townhome development. The proposed development is within the density requirements for the R-2 zoning district, and the units are shown meeting the setback requirements. The proposed units would be 2 stories tall.

Access:

The proposed townhome units would not have direct access to any public streets or alleys but would instead use a private drive for an entrance to Offutt Alley and North Mulberry. The development plan shows that the section of Offutt Alley along the Project Site would be paved to 12-ft. wide.

A 5-unit townhome development would generate approximately 2.6 peak hour trips, and a total of about 29 trips per weekday.¹ For reference, a 'trip' is counted both for a vehicle leaving and arriving, so a person going to work in the morning and arriving home in the evening would count as two trips.

The development plan shows a sidewalk is proposed on the south side of the proposed private drive. This sidewalk along the private drive should be connected to the sidewalk between the driveways and the townhomes. This would allow for pedestrian access to the proposed townhome units.

Landscaping:*Section 6.12: Property Perimeter Requirements*

Row 8 of the table requires a 10 ft. wide landscaping buffer between the Project Site and any residentially used or zoned property. This buffer area is required to have 1 tree per 40 ft. of linear

¹ ITE Trip Generation Manual (7th Edition)

boundary plus a 6 ft. tall planting, hedge, fence, wall, or earth mound. **This application meets this requirement.** Staff notes, however, that there may be a potential conflict between the proposed location of the water line along the north side of the private drive and the required landscaping buffer. The Applicant will need to work with staff and GMWSS to ensure both adequate utilities and all required landscaping buffers can be provided.

Section 6.13: Vehicular Use Area Perimeter Requirements

The Preliminary Development Plan meets the requirements for VUA perimeter landscaping.

Section 6.22: Interior Landscaping for Vehicular Use Areas

The Preliminary Development Plan meets the requirements for Interior Landscaping for VUAs.

Section 6.2215: Minimum Canopy Requirements

The Preliminary Development Plan meets the requirements for canopy coverage.

RECOMMENDATION:

Staff recommends **approval** of the Preliminary Subdivision Plat. Should the Planning Commission approve the application, staff recommends including the following conditions of approval:

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance and Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Preliminary Subdivision Plat shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved 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 Subdivision Plat approval is valid for two years, subject to the requirements of Article 306 section A of the *Subdivision and Development Regulations*.
6. The Applicant shall comply with all requirements of GMWSS.
7. The Final Subdivision Plat shall include a certification for GMWSS sewer and water.

Staff recommends **approval** of the Preliminary Development Plan. Should the Planning Commission approve the application, staff recommends including the following variance and conditions of approval:

Variance:

1. Reduce the required parking for the townhomes from 13 spaces to 10 spaces.

Conditions of Approval:

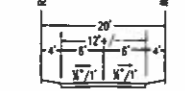
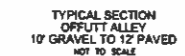
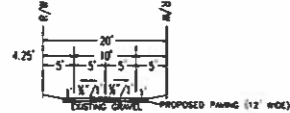
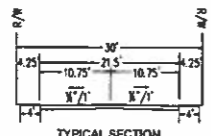
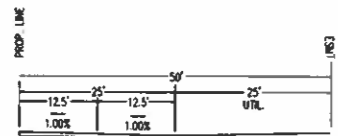
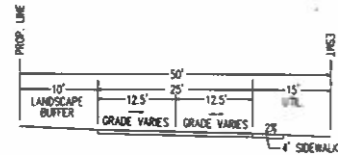
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2. Any revisions or amendments to the approved Preliminary Development Plan shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).

3. 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. The Final Development Plan shall comply with all stormwater management requirements.
6. 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*.
7. The Final Development Plan shall have a specie specific Landscaping Plan in compliance with the *Landscaping & Land Use Buffers Ordinance*.
8. The Applicant shall comply with all requirements of GMWSS.
9. No parking shall be allowed on the proposed private drives, Offutt Alley, or Penn Alley.



VICINITY MAP
NTS

PROPERTY OWNER / DEVELOPER
BOURBON STREET PARTNERS, LLC.
C/O DAVID LUSBY
121 LOCH LOMOND DRIVE
GEORGETOWN, KY 40324-8501



Know what's below.
Call before you dig.

PRELIMINARY DEVELOPMENT PLAN NOTES:

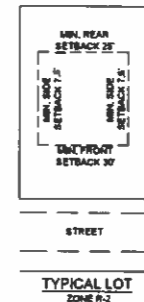
- ALL CONSTRUCTION MUST CONFORM TO THE CITY OF GEORGETOWN AND STATE OF KENTUCKY STANDARDS.
- ALL DIMENSIONS, UNLESS NOTED OTHERWISE ARE TO THE FACE OF THE CURB, BUILDING, OR WALL. WHERE CURB IS NOT PRESENT, DIMENSIONS ARE TO EDGE OF PAVEMENT.
- NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE UNTIL PERIMETER EROSION CONTROL MEASURES ARE INSTALLED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE KPDES PERMIT IF REQUIRED.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE PROJECT DOCUMENTS.
- ALL SURVEY INFORMATION IS RELATIVE TO KENTUCKY STATE PLANE SINGLE ZONE COORDINATE SYSTEM.
- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS. ENTRANCE APRONS) IN RIGHT OF WAY SHALL BE CONCRETE.
- THIS SITE IS NOT WITHIN THE 100-YEAR FLOODPLAIN PER FEMA PANEL 21209021830, EFFECTIVE ON DECEMBER 21, 2017.
- 18' (WIDTH) X 25' (LENGTH) DRIVEWAYS HAVE BEEN PROVIDED IN FRONT OF ALL TOWNHOME UNITS TO SUPPLEMENT 2 PARKING SPACES.
- PROPOSED STORM SEWER AND DETENTION CALCULATIONS TO BE SUBMITTED AND APPROVED PRIOR TO CONSTRUCTION.
- ALL LANDSCAPING SHALL MEET REQUIREMENTS OF THE GEORGETOWN ZONING ORDINANCE.
- CONTRACTOR TO KEEP EXISTING STREETS CLEAN DURING CONSTRUCTION.
- THIS PLAT FOLLOWS R-2 ZONING REQUIREMENTS FOR SETBACKS.
- DURING CONSTRUCTION, EROSION CONTROL WILL BE REQUIRED ON ALL EXISTING STORM STRUCTURES RECEIVING SURFACE WATER FROM THE SITE.
- DEVELOPER RESPONSIBLE FOR ALL STREET SIGNAGE AND MARKINGS.
- CONSTRUCTION ENTRANCES WILL BE REQUIRED AND SHALL BE DESIGNATED ON CONSTRUCTION PLANS.
- PROPOSED CONCRETE ENTRANCES SHALL HAVE A 1.5" UP TO KEEP SURFACE WATER FLOWING IN THE EXISTING UTILITY.
- ALL RADII SHOWN ARE 15' UNLESS OTHERWISE NOTED ON THIS PLAN.

SITE STATISTICS

PHASE A & D

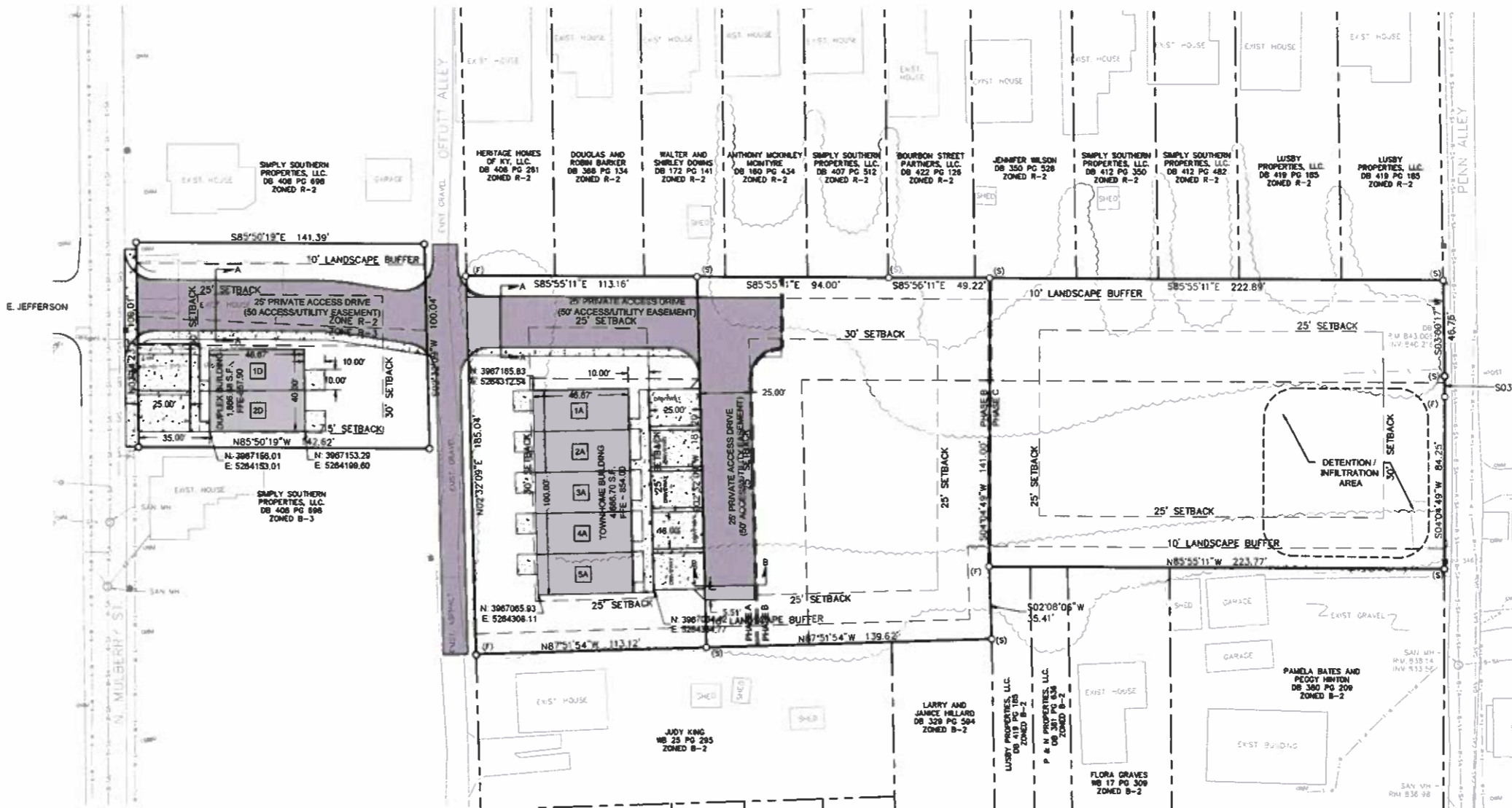
TOTAL ACREAGE	0.8372 AC*
ZONING	R-2B-3
TOTAL BUILDING SQUARE FOOTAGE	6,533.38 SF
BUILDING HEIGHT	2-STORY
TOTAL UNITS	7 (2BR)
MAX DENSITY	12 UNITS PER ACRE
ACTUAL DENSITY	7.47 UNITS PER ACRE
MAX BUILDING GROUND COVERAGE	40%
ACTUAL BUILDING GROUND COVERAGE	18%

*ADJUSTED PER PRELIMINARY SURVEY AND DEED



LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- EASEMENT
- ADJOINER BOUNDARY
- EXISTING TREELINE
- SANITARY SEWER LINE
- WATERLINE
- STORM SEWER LINE
- PROPOSED TOWNHOMES
- ASPHALT PAVING
- CONCRETE PAVEMENT/SIDEWALK
- UNIT NUMBER



REVISION DESCRIPTION	DATE
TRC REVISIONS	11/16/2022

PRELIMINARY SITE DEVELOPMENT PLAN

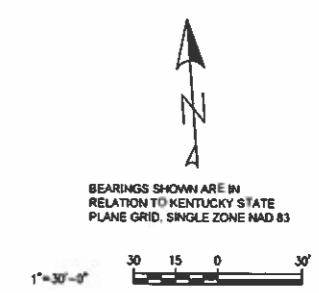
PENN ALLEY TOWN HOMES - PHASE A & D
BOURBON STREET PARTNERS, LLC.
PENN ALLEY AND OFFUTT ALLEY
GEORGETOWN, SCOTT COUNTY, KENTUCKY

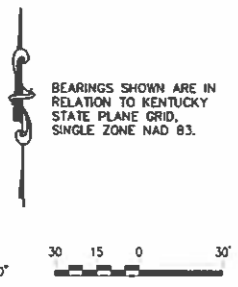
DRAWN: R. TURNER
CHECKED: W. ELLIS

DATE: 02/23/2022
SCALE: 1" = 30'

JOB NUMBER: 12164.00
SHEET: C-1.0

Palmer ENGINEERING
PALMER ENGINEERING
400 SHOPPERS DRIVE
PO BOX 0747
WINCHESTER, KY 40391
(606) 746-1216





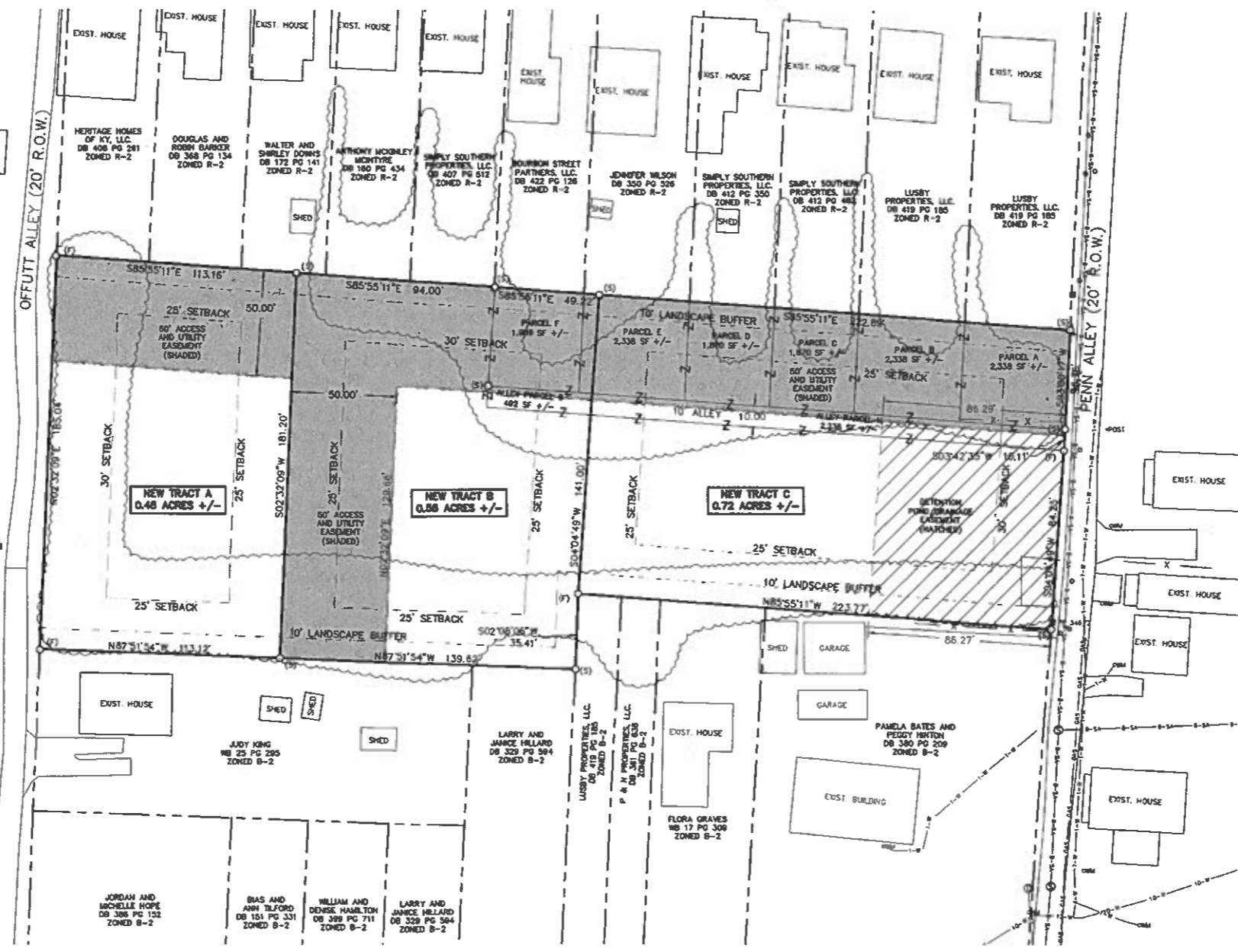
BEARINGS SHOWN ARE IN RELATION TO KENTUCKY STATE PLANE GRID, SINGLE ZONE NAD 83.

NOTES:

- THE PURPOSE OF THIS TRANSFER AND CONSOLIDATION PLAT IS TO SHOW THE PROPOSED DIVISION AND CONSOLIDATIONS AS FOLLOWS:
 - SUBDIVIDE THE ADJOINING PROPERTIES TO CREATE PARCELS A THRU F;
 - CLOSE THE EXISTING ALLEY AND CREATE PARCELS G AND H;
 - SUBDIVIDE THE EXISTING PROPERTY DESCRIBED IN DB 417 PG 592 INTO TRACTS A, B, AND C;
 - CONSOLIDATE PARCELS A THRU D, PARCEL H, AND A PORTION OF PARCEL E WITH TRACT C;
 - CONSOLIDATE PARCELS F, G, AND A PORTION OF PARCEL E WITH TRACT B;
 - CREATE A 50' ACCESS AND UTILITY EASEMENT;
 - CREATE A DETENTION POND/DRAINAGE EASEMENT;
- ALL CORNERS INDICATED WERE FOUND OR SET THIS SURVEY, UNLESS OTHERWISE NOTED.
- BEARINGS ARE CORRELATED TO KENTUCKY SINGLE ZONE, NAD 83 BY GPS OBSERVATION.

FLOOD HAZARD NOTE:

THE PROPERTY PLATTED HEREON LIES IN FLOOD ZONE X "AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBERS 21209C01B30, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, DATED DECEMBER 21, 2017.



VICINITY MAP NOT TO SCALE

LEGEND:

- IRON PIN
 - (S) SET IRON PIN
 - (F) FOUND IRON PIN (LS 3870)
 - EXISTING SANITARY MANHOLE
 - EXISTING SANITARY SEWER TAP
 - EXISTING WATER METER
 - EXISTING WATER VALVE
 - EXISTING FIRE HYDRANT
 - EXISTING UTILITY POLE
 - SUBJECT PROPERTY BOUNDARY
 - - - ADJOINING PROPERTY BOUNDARY
 - - - BUILDING SETBACK/LANDSCAPE BUFFER
 - X - X - FENCE LINE
 - WL - EXISTING WATERLINE
 - SAN - EXISTING SANITARY SEWER LINE
- * #5 REBAR, 18" LONG, WITH YELLOW PLASTIC CAP IMPRINTED "PLS 2726"

TRANSFER SITE STATISTICS:

PARCEL A PARENT TRACT REMAINDER (PER DEED)	7,662 SF +/-
PARCEL B PARENT TRACT REMAINDER (PER DEED)	7,662 SF +/-
PARCEL C PARENT TRACT REMAINDER (PER DEED)	6,130 SF +/-
PARCEL D PARENT TRACT REMAINDER (PER DEED)	6,130 SF +/-
PARCEL E PARENT TRACT REMAINDER (PER DEED)	7,662 SF +/-
PARCEL F PARENT TRACT REMAINDER (PER DEED)	6,130 SF +/-

CONSOLIDATION SITE STATISTICS:

TRACT BEFORE CONSOLIDATIONS	1.42 ACRES +/-
TRACT AFTER CONSOLIDATIONS	1.78 ACRES +/-
TRACT ZONING	R-2

CERTIFICATION OF PROVISION OF UTILITY SERVICE

I hereby certify that this agency (or company) shall supply this parcel with electric/gas/telephone service and that the proposed utility easements of said development meet the requirements of this agency and all other applicable requirements.

Date	Bluegrass Energy Representative (Electric)
Date	AT&T Representative (Telephone)
Date	Columbia Gas Representative (Gas)

CERTIFICATION OF FIRE DEPARTMENT APPROVAL

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

Date	Georgetown Fire Department Representative
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CERTIFICATION OF GIS DEPARTMENT APPROVAL

I hereby certify that the subdivision plat shown has been reviewed and found to comply with digital submittal requirements in the Subdivision Regulations.

Date	GIS Analyst Georgetown-Scott County Planning Commission
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CERTIFICATE OF ACCURACY

I hereby certify that the plat shown and described hereon is a true and correct survey to the accuracy required by the Georgetown-Scott County Planning Commission and that the monuments have been placed as shown herein to the specifications of the Planning Commission or other authorized officer. This survey meets the requirements of Kentucky Standards of Practice (201 KAR 18:150) as an Urban Class Survey.

Date	Signature of Licensed Engineer or Surveyor
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CERTIFICATION OF OWNERSHIP AND DEDICATION

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

Date	(Owner or Owners)
Date	(Owner or Owners)
Date	(Owner or Owners)
Date	(Owner or Owners)

**PRELIMINARY TRANSFER AND CONSOLIDATION PLAT
BOURBON STREET PARTNERS, LLC. & LUSBY PROPERTIES, LLC.
GEORGETOWN, SCOTT COUNTY, KENTUCKY**

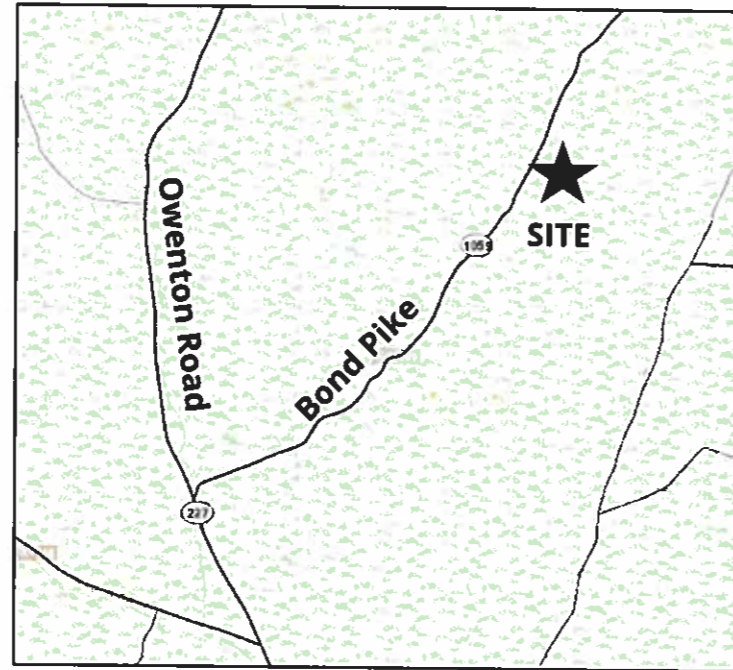
Drawn RMT	OWNERS/CLIENT: BOURBON STREET PARTNERS, LLC. & LUSBY PROPERTIES, LLC. 121 LOCH LOMOND DRIVE GEORGETOWN, KY 40324 ENGINEERS: SIMPLY SOUTHERN PROPERTIES, LLC. P.O. BOX 910283 LEWINGTON, KY 40501 JENNIFER WILSON 330 BOURBON STREET GEORGETOWN, KY 40324	PALMER ENGINEERING 400 Shoppers Drive Winchester, KY 40391 Phone (859) 744-1218 Fax (859) 744-1266	Checked JDM
Date 02/23/2022			Job Number 12184.00
Scale 1" = 30'			Page 1 of 1

RECEIVED
FEB 23 2022
PLANNING COMMISSION

**BUTLER PROPERTY
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission
MARCH 10, 2022**

FILE NUMBER: FSP-2022-02
PROPOSAL: Final Subdivision Plat to subdivide one (1) 5.0-acre lot leaving a remainder of about 78 acres.
LOCATION: 1741 Bond Pike
OWNER: Bradley Butler
CONSULTANT: Justin Drury
AIM 3D



STATISTICS:
Zone A-1 (Agricultural)
Surrounding Zone(s) A-1
Site Acreage 83.4 acres (Parcel #3: 5.0 acres; Remainder: 78.4 acres)
Access Bond Pike (KY 1059)
Variances/Waivers None

BACKGROUND:

The application before the Planning Commission is a Final Subdivision Plat to subdivide one (1) 5-acre lot from a farm, leaving a remainder of approximately 78.4 acres. The Project Site was subdivided in 2021, requiring any future subdivisions to receive approval from the Planning Commission.

Plat Review:

The proposed plat shows the appropriate setbacks and the proposed lot meets the lot size requirement. The plat shows all appropriate certifications from utility providers. The lot width meets the 250 ft. requirement near the road, but the lot does seem to narrow down to less than 250 ft. wide towards the rear of the property. The plat will need to exclude any portion of the lot that is not at least 250 ft. wide from the buildable area of the lot.

Access:

The proposed lot will need the entrance location to be approved by KYTC prior to the plat being recorded.

RECOMMENDATION:

Staff recommends **approval** of the Final Subdivision Plat. If the Planning Commission approves the application, staff recommends including the following conditions of approval:

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Preliminary Subdivision Plat shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plat.
4. This Preliminary Subdivision Plat approval is valid for two years, subject to the requirements of Article 306 section A of the *Subdivision and Development Regulations*.
5. Any new entrances from KY 1059 (Bond Pike) must be approved by KYTC prior to the plat being recorded.



VICINITY MAP N.T.S.

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL 3 FROM THE PARENT PROPERTY (PARCEL 4 REMAINING) FOR THE BUTLER PROPERTY, AS SHOWN.

SITE STATISTICS

SUBJECT PROPERTY ZONE = A-1
 TOTAL AREA = 93.48± AC.
 PARCELS BEFORE PLAT = 3
 PARCELS AFTER PLAT = 4
 STREET CONSTRUCTION = NONE
 STREET FRONTAGE = 4,608.58'

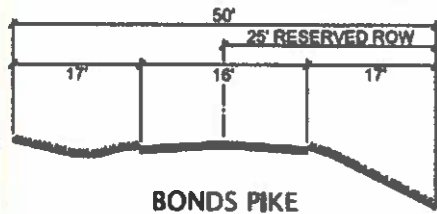
SURVEY NOTES

- THIS SURVEY WAS CONDUCTED VIA RTK GPS USING A LEICA GS18i DUAL FREQUENCY RECEIVER, UTILIZING KENTUCKY DEPARTMENT OF TRANSPORTATION C.O.R.S. SYSTEM IN A VIRTUAL REFERENCE STATION CONFIGURATION, ALONG WITH RADIAL TOTAL STATION SIDE SHOTS FROM GPS ESTABLISHED CONTROL. ALL REDUNDANT OBSERVATIONS AND CORRESPONDING NETWORK CONNECTIONS, PASSED A LEAST SQUARES ADJUSTMENT TOLERANCE OF $\pm 0.02' + 200PPM$, BEFORE FAILURE. SPECIFICATION OF A RURAL CLASS SURVEY ARE $\pm 0.10' + 200PPM$. THE GEOD USED FOR THIS SURVEY WAS GEOID 18. HORIZONTAL DATUM USED WAS NAD83 2011 ITERATION. VERTICAL DATUM USED WAS NAVD88.
- THE SURVEY SHOWN HEREON IN A RURAL CLASS SURVEY AND MEETS THE SPECIFICATION OF SAID CLASS.
- THE BASIS OF BEARINGS FOR THIS SURVEY WAS KENTUCKY STATE PLAN NORTH ZONE (KY1601).
- ALL SET PROPERTY CORNERS, WERE SET BY METHOD OF RTK GPS AND TRADITIONAL METHODS FROM GPS CONTROL, AS NOTED. ALL SET CORNERS HAVE BEEN MARKED WITH 5/8" IRON PINS WITH PLASTIC IDENTIFICATION CAPS STAMPED 'AIM 3D' OR MAG NAILS SET WITH ALUMINUM DISCS STAMPED 'AIM3D' AS NOTED.
- THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 16:150.
- THIS SURVEY DID NOT INCLUDE AND SHOULD NOT BE CONSTRUED TO BE AN OPINION ON TITLE FOR THE SUBJECT PROPERTY, EASEMENTS, AND OTHER ITEMS OF SIMILAR NATURE, SHOWN HEREON, ARE CONTAINED IN THE DOCUMENTS COLLECTED DURING THE RESEARCH TO DETERMINE LINES OF OWNERSHIP ONLY. THE PROFESSIONAL SURVEYOR, HAS MADE NO INDEPENDENT INVESTIGATION FOR EASEMENTS OF RECORD, UNDERGROUND FACILITIES, ENCUMBRANCES, RESTRICTIVE COVENANTS, TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT AND ACCURATE TITLE SEARCH MIGHT DISCLOSE.
- "ANY FURTHER SUBDIVISION REQUIRES REVIEW AND APPROVAL FROM THE PLANNING COMMISSION."

GMWSS GRADE NOTE

Owner shall not cause the grade of the existing water line to be less than 30 inches or more than 60 inches. Any grade changes greater than said depths shall have prior written consent from GMWSS. If water line relocation is required, it shall be paid for by the property owner.

TYPICAL SECTIONS N.T.S.



BONDS PIKE

CERTIFICATION OF THE APPROVAL OF PRIVATE SEWERAGE SYSTEMS

I hereby certify that the private sewage disposal system installed, or proposed to be installed, fully meets the requirements of the Kentucky State Health Department and hereby is approved as shown.

_____, 2021
 (County Health Department Official)

ZONING SETBACKS

Minimum Front Yard: _____ 50 feet
 Minimum Side Yard: _____ 50 feet
 Minimum Rear Yard: _____ 50 feet

PARCEL LINE TABLE

LINE #	BEARING	LENGTH
L25	N13°09'02"E	77.56'
L26	N19°17'48"E	72.91'
L27	N36°56'53"E	69.79'
L28	N46°50'07"E	41.13'



OWNER'S CERTIFICATION

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

Owner Signature _____

Date _____

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Georgetown-Scott County Planning Commission and that the monuments have been placed as shown herein to the specifications of the Planning Commission or other authorized officer.

Justin D. Drury PLS 3843

Date _____

CERTIFICATION OF PROVISION OF WATER ONLY

I hereby certify that Georgetown Municipal Water & Sewer Service (GMWSS), by and through the City of Georgetown, KY, has facilities within the water distribution system to supply Parcel 3 located on Bonds Pike, Georgetown Kentucky, with water service. Provision of development, construction, and service is contingent upon the developer obtaining a current approved Availability of Capacity Request from the GMWSS Board of Commissioners; and GMWSS review and approval of all plans and specifications for required on-site and off-site improvements including but not limited to water lines, elevated storage tanks, booster pump stations, and related appurtenances for the proposed system. Construction of the proposed water distribution system shall be at the cost of the developer without reimbursement by GMWSS and constructed according to GMWSS and Kentucky Division of Water approved plans and specifications. Easements required for the proposed water distribution system shall be acquired by the developer and dedicated to GMWSS.

_____, Date

General Manager

CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES

I hereby certify that KENTUCKY UTILITIES, shall supply PARCEL 3 ON BONDS PIKE, with electric services and that the proposed utility easements of said development meet the requirements of this agency and all other applicable requirements.

_____, 2021

Company Representative (Title)

CERTIFICATION OF UTILITY EASEMENT DESCRIPTION

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

_____, Date

Owner



LEGEND

- ADJOINING PROPERTY LINE
- - - EASEMENT LINE
- PROPERTY LINE
- OHP --- OVER HEAD UTILITY
- BOARD FENCE
- SETBACK LINE
- IPF ⊙ IRON PIN FOUND
- MGF △ MAG NAIL FOUND
- IPS ⊙ IRON PIN SET
- MGS ▼ MAG NAIL W/ TAG SET

RECORDER'S CERTIFICATION

FINAL RECORD SUBDIVISION PLAT

BUTLER PROPERTY

DEED BOOK 160 PAGE 726
 1741 BONDS PIKE
 SCOTT COUNTY, STAMPING GROUND, KENTUCKY



SCALE 1" = 200'	DATE 11/08/21
ADJUSTMENTS ADJ	DWG. NAME 1741 BONDS
REVISION #	.CRD FILE
DRAWN BY J.T.V.	CHECKED BY J.D.



**BECKETT PROPERTY
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission
March 10, 2022**

FILE NUMBER: FSP-2022-07

PROPOSAL: Final Subdivision Plat to subdivide a 15.53 acre parent tract into three (3) tracts and to transfer 0.31 acres to adjoining property

LOCATION: 4642 Muddy Ford Road

OWNER: William Beckett

CONSULTANT: Joel Day, PLS
Meridian Associates



STATISTICS:

Zone	A-1 (Agricultural)
Surrounding Zone(s)	A-1
Site Acreage	15.53 Acres (Tract 7: 5.008 Acres, Tract 8: 5.00 acres, Tract 9: 5.05 acres, & Transfer Parcel A: 0.31 Acres)
Access	Muddy Ford Road (KY-922)
Variances/Waivers	None

BACKGROUND:
The application before the Planning Commission is a Final Subdivision Plat to subdivide a 15.53 acre parent tract into three (3) lots and to transfer a 0.31 acre parcel to adjoining property. The Project Site was previously subdivided three times; first into four tracts in 2000, second into three lots (FSP-2018-07), and most recently into three additional lots (FSP-2021-05) finalized in September 2021. Any future subdivisions are required to receive approval from the Planning Commission.

Plat Review:
The proposed plat shows the appropriate the setbacks, and the proposed lot meets the lot size and width requirements.

Access:

Tracts 7 and 8 will be accessed off of a shared entrance that will need approval from KYTC because Muddy Ford Road is a state highway. The Applicant will need to provide proof that the Transportation Cabinet has approved this entrance before the Final Plat will be recorded. Tract 9 will continue using the existing entrance to the property.

RECOMMENDATION:

Staff recommends **Approval** of the Final Subdivision Plat. Should the Planning Commission approve the application, Staff recommends including the following conditions of approval:

Conditions of Approval:

1. Project Site is subject to all applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Preliminary Subdivision Plat shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plat.
4. This Preliminary Subdivision Plat approval is valid for two years, subject to the requirements of Article 306 section A of the *Subdivision and Development Regulations*.
5. A new entrance permit shall be obtained from KYTC and submitted to the Planning Commission staff prior to Final Plat approval.

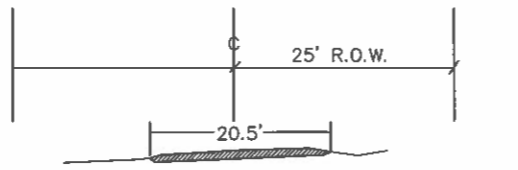
CERTIFICATION OF GIS DEPARTMENT APPROVAL

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

PRELIMINARY—NOT FOR RECORDING OR USE IN TRANSFER
GIS Analyst/Technician _____ Date _____

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

PRELIMINARY—NOT FOR RECORDING OR USE IN TRANSFER
HEALTH DEPARTMENT REPRESENTATIVE _____ DATE _____



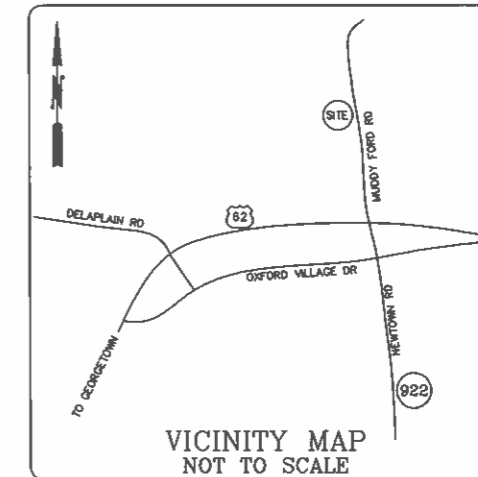
SECTION THROUGH MUDDY FORD ROAD

UTILITY CERTIFICATION

I HEREBY CERTIFY THAT THE UTILITY EASEMENTS DEPICTED HEREON ARE ADEQUATE TO PROVIDE SERVICE. OWNERS AND PROSPECTIVE OWNERS SHOULD NOTE THAT CUSTOMARY CHARGES APPLY, AND, THAT ADDITIONAL EASEMENTS AND/OR CONCESSIONS MAY BE NECESSARY IN ORDER TO SUPPLY SERVICE.

FOR: BLUEGRASS ENERGY _____ DATE _____
FOR: KY-AMERICAN WATER Co. _____ DATE _____

Course	Bearing	Distance
L1	N 86°08'15" W	128.56'
L2	N 31°17'50" W	59.53'
L3	S 86°17'59" W	295.92'
L4	S 37°57'53" W	138.51'



THE PURPOSE OF THIS PLAT IS TO DEPICT THE SUBDIVISION OF THE BECKETT PROPERTY INTO THREE TRACTS; AND, TO TRANSFER PARCEL A TO ADJOINING PROPERTY OF COLEMAN.

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

NEW ENTRANCES OFF STATE MAINTAINED ROADS WILL REQUIRE A KY DOT ENTRANCE PERMIT.

ONE NEW ENTRANCE IS PROPOSED.

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

NOTE ①

THE NEW 25' WIDE ACCESS EASEMENT SHALL BE USED FOR TRACTS 7 & 8 ONLY.

UNLESS OTHERWISE DETERMINED BY CONDITIONS OF DEED OR CONTRACT/AGREEMENT SUPERSEDING THIS PLAT, THE PRIVATE ROAD/JOINT ENTRANCE/SHARED ACCESS SHOWN SHALL BE JOINTLY AND EQUALLY MAINTAINED BY THE OWNERS OF TRACTS 7 & 8.

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

NO PREVIOUSLY ESTABLISHED UTILITY EASEMENTS OR DRAINAGE EASEMENTS ARE ELIMINATED OR OTHERWISE ALTERED BY THIS DIVISION.

NO TEMPORARY OR PERMANENT STRUCTURES ARE TO BE CONSTRUCTED IN NOR ENCROACH UPON ANY DRAINAGE EASEMENT.

THOUGH NOT DEPICTED, A 20 FOOT WIDE GENERAL UTILITY EASEMENT IS TO BE CENTERED ON INTERIOR LOT LINE 7/8 AND LOT LINE 8/9.

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH SETBACK LINES, AND DEDICATE ANY PUBLIC RIGHTS-OF-WAY AND/OR EASEMENTS INDICATED ON THIS PLAT OF MY OWN FREE WILL AND CONSENT.

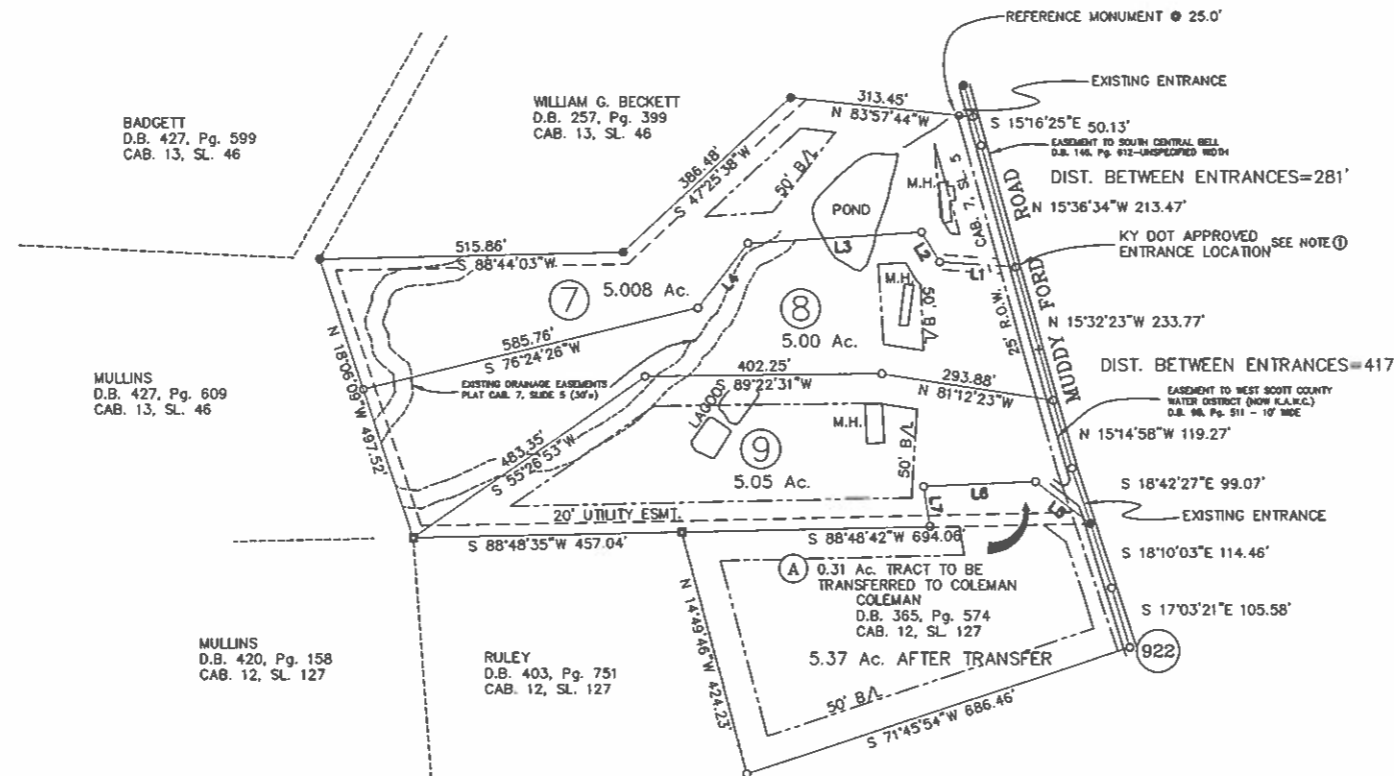
PRELIMINARY—NOT FOR RECORDING OR USE IN TRANSFER

WILLIAM G. BECKETT _____ DATE _____
4842 MUDDY FORD ROAD
GEORGETOWN, KY 40324

I HEREBY ATTEST TO THE FOLLOWING TO THE BEST OF MY KNOWLEDGE, BELIEF, AND ABILITY: THIS PLAT DEPICTS A RURAL CLASS SURVEY MADE BY MYSELF USING THE METHOD OF RANDOM TRAVERSE WITH AN ERROR-OF-CLOSURE OF 1:8251 AND AN ANGULAR ERROR OF 00'-00"-01". BEARINGS AND DISTANCES HAVE NOT BEEN ADJUSTED FOR CLOSURE. BASIS OF BEARINGS SHOWN IS KY STATE PLANE NORTH ZONE AS DETERMINED BY STATIC GPS. DATE OF FIELD SURVEY WAS MAY 7, 2018.

PRELIMINARY—NOT FOR RECORDING OR USE IN TRANSFER

Wm. JOEL DAY, P.L.S. No. 2536 _____ DATE _____



Course	Bearing	Distance
L5	N 52°56'19" W	118.13'
L6	S 87°30'38" W	188.61'
L7	S 08°36'56" E	68.36'

OWNER—TRACTS 7, 8, 9
WILLIAM G. BECKETT
D.B. 257, Pg. 399
CAB. 13, SL. 46

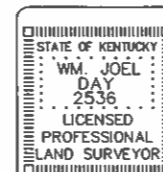
LEGEND

- ① 1/2" x 18" STEEL REBAR W/D CAP MARKED "MERIDIAN/LS2536" SET
- ② 1/2" IRON BAR FOUND—"TEI/LS2586"
- ③ SURVEYOR'S MAG—NAIL—FOUND
- ④ 1/2" x 18" STEEL REBAR W/D CAP MARKED "REFERENCE/LS2536" SET



MERIDIAN ASSOCIATES, LLC
SURVEYORS
120 EAST MAIN STREET, GEORGETOWN, KY 40324
TELEPHONE (502) 863-6070 - jdaypls@gmail.com

FEBRUARY 23, 2022



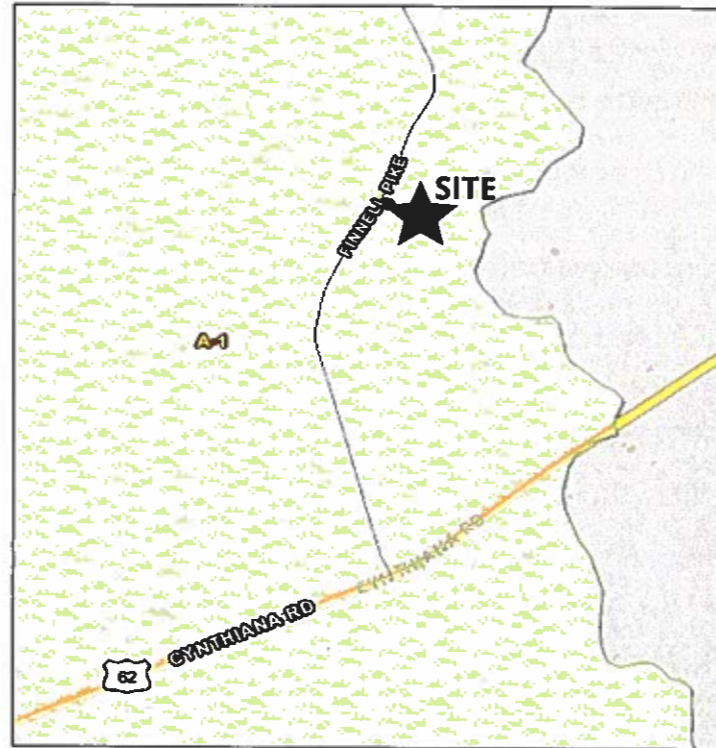
FINAL SUBDIVISION PLAT OF
BECKETT PROPERTY
4642 MUDDY FORD ROAD, GEORGETOWN, SCOTT COUNTY, KENTUCKY
WILLIAM G. BECKETT - D.B. 257, Pg. 399 - CAB. 7, SLIDE 5
THIS PLAT REPRESENTS A BOUNDARY SURVEY & COMPLIES WITH 201 KAR 18:150

NOT VALID UNLESS THIS PRINT CARRIES THE ORIGINAL SEAL AND SIGNATURE

**381 FINNELL PROPERTY
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission
March 10, 2022**

FILE NUMBER: FSP-2022-08
PROPOSAL: Final Subdivision Plat to subdivide a 16.97 acre parent tract into two (2) lots and a remainder
LOCATION: 381 Finnell Pike
OWNER: Kyle Milanich
CONSULTANT: Gordon Stacy, PLS
Thoroughbred Engineering



STATISTICS:
Zone A-1 (Agricultural)
Surrounding Zone(s) A-1
Site Acreage 16.97 Acres (Tract 1: 5.00 Acres, Tract 2: 5.00 Acres, Remainder: 6.97 Acres)
Access Finnell Pike
Variances/Waivers None

BACKGROUND:
The application before the Planning Commission is a Final Subdivision Plat to subdivide a 16.97 acre parent tract into two (2) lots and a remainder. The Project Site was previously subdivided into two tracts in April 2017 which now require any future subdivisions to receive approval from the Planning Commission.

Plat Review:
The proposed plat shows the appropriate the setbacks, and the proposed lot meets the lot size and width requirements. There is an existing 0.31 acre lot addressed 381 Finnell Pike that will be consolidated with Tract 2 as part of the subdivision, resulting in a 5-acre tract and bringing the property to the minimum required lot area for the A-1 district.

The property is on the Scott County-Harrison County line, and a portion of the remainder is in Harrison County. Rulings and requirements of Harrison County setbacks are outside the scope of the Planning Commission and the setbacks shown on the plat exceed the minimum requirements for Harrison

County. The setbacks for Harrison County agriculture zoned properties are as follows: 50-foot front yard setback, 20-foot side yard setback, and 20-foot rear yard setback.

Access:

Tracts 1 and 2 will be accessed off of two existing entrances off of Finnell Pike. The remainder will be accessed through a 25 foot easement through Tract 1. A statement noting that no greater than three tracts shall use one access easement will need to be included on the Final Plat.

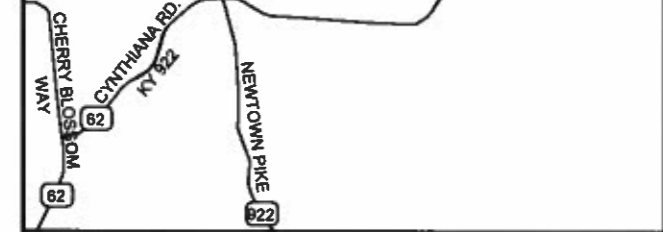
RECOMMENDATION:

Staff recommends **Approval** of the Final Subdivision Plat. Should the Planning Commission approve the application, Staff recommends including the following conditions of approval:

Conditions of Approval:

1. Project Site is subject to all applicable requirements of the *Zoning Ordinance and Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Preliminary Subdivision Plat shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plat.
4. This Preliminary Subdivision Plat approval is valid for two years, subject to the requirements of Article 306 section A of the *Subdivision and Development Regulations*.

PLOT DATE: 2/22/2022 4:28 PM



VICINITY MAP

SCALE: 1"=6000'

PROPERTY OWNER
KYLE C. MILANICH
381 FINNELL PIKE
173 N. HANOVER AVENUE
LEXINGTON, KENTUCKY 40502

PROPERTY LOCATION
381 FINNELL PIKE
GEORGETOWN, KENTUCKY
DB 405, PG 378
PC 12, SL 18

PURPOSE:

PURPOSE OF PLAT TO SUBDIVIDE THE ORIGINAL AREA INTO TWO (2) 5.14 ACRE TRACTS LEAVING A REMAINING TRACT 3 AREA OF 6.89 ACRES.

CERTIFICATE OF OWNERSHIP & 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...

(OWNER OR OWNERS) DATE

PRIVATE STREET/ACCESS EASEMENT MAINTENANCE NOTE

THE OWNER/OWNERS OF THIS PROPERTY AND ANY SUCCESSORS IN TITLE AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR CONSTRUCTION, MAINTENANCE, RECONSTRUCTION, SNOW REMOVAL, CLEANING OR ANY OTHER NEEDS RELATED TO THE PRIVATE STREET/ACCESS EASEMENT SHOWN ON THIS DEVELOPMENT PLAN/PLAT...

OWNER

OWNER

CERTIFICATION OF PROVISION OF WATER SERVICE

I HEREBY CERTIFY THAT KENTUCKY AMERICAN HAS REVIEWED THE PLANS AND SPECS FOR THE PROPOSED WATER DISTRIBUTION SYSTEM FOR 381 FINNELL PIKE THAT THE WATER DISTRIBUTION SYSTEM OF SAID DEVELOPMENT MEETS THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER REQUIREMENTS OF THE PROPER DISTRIBUTION OF WATER...

GENERAL MANAGER DATE

CERTIFICATE OF THE AVAILABILITY OF UTILITY SERVICES

I HEREBY CERTIFY THAT WITH ELECTRIC/GAS/TELEPHONE SERVICES AND THE PROPOSED UTILITY EASEMENTS OF SAID DEVELOPMENT MEETS WITH THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER APPLICABLE REQUIREMENTS.

ELECTRIC Co. OFFICER DATE

DRAINAGE EASEMENT DESCRIPTION

DRAINAGE EASEMENTS CONTAIN STORMWATER CHANNELS, STORMWATER STORAGE AREAS/FACILITIES, AND ACCESS RIGHTS FOR MAINTENANCE OF SUCH FACILITIES. NO CHANNEL ALTERATION OR CONSTRUCTION THAT WOULD OBSTRUCT THE FLOW OF STORMWATER IS ALLOWED...

Site Statistics

PVA #: 240-00-022.000
Zoning: Agricultural
Property Size: 16.97 Acres
Setbacks:
Front: 50 ft
Side: 50 ft
Rear: 50 ft.

Table with 3 columns: Line #, Length, Direction. Contains 11 line items for the boundary survey.

MILANICH PROPERTY ZONED: A-1

Table with 2 columns: Tract, Area. Shows Tract 1 (5.14), Tract 2 (5.14), Tract 3 (6.89), and Total (16.97).

PER SECTION 5.42 (EX1) OF THE CURRENT SCOTT COUNTY ZONING ORDINANCE, WHEN ADJOINING UNDERSIZED LOTS OF RECORD ARE UNDER THE SAME OWNERSHIP, THEY SHALL NOT BE SOLD SEPARATELY EXCEPT IN CONFORMANCE WITH THE DIMENSIONS AND AREA REGULATIONS OF THE SCOTT COUNTY ZONING ORDINANCE...

HEALTH DEPARTMENT CERTIFICATION

I HEREBY CERTIFY THAT THE PRIVATE SEWAGE DISPOSAL SYSTEM INSTALLED, OR PROPOSED TO BE INSTALLED, FULLY MEETS THE REQUIREMENTS OF THE KENTUCKY STATE HEALTH DEPARTMENT AND HEREBY IS APPROVED AS SHOWN.

(COUNTY HEALTH DEPARTMENT OFFICIAL)

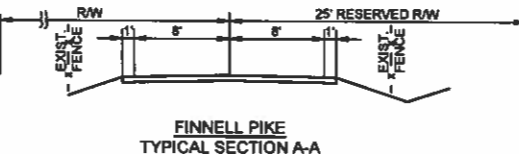
CERTIFICATION OF GIS DEPARTMENT APPROVAL

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

GIS ANALYST/TECHNICIAN DATE
GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION

ADDITIONAL NOTE

PROPERTY OWNERSHIP INFORMATION PROVIDED HEREIN IS BASED ON INFORMATION OBTAINED FROM READILY AVAILABLE SOURCES (I.E., SCOTT COUNTY CLERK (Deed Book 405, Page 378 and Plat Cabinet 12, Sheet 18), SCOTT COUNTY PVA, ETC.). THEREFORE, NO WARRANTY IS PROVIDED REGARDING THE ACCURACY OF OWNERSHIP INFORMATION OR THE APPROXIMATE GRAPHICAL REPRESENTATIONS OF SUCH (ADJOINING PROPERTY LINES INCLUDING EASEMENTS ETC).



DON DYER
DEBBIE DYER
DB 403, PG 299
PC 10, SL 147
PVA #240-00-028.000
ZONING: A-1

RONALD WRIGHT
BERNITTA WRIGHT
DB 243, PG 832
PVA #240-00-020.000
ZONING: A-1

DB 344, PG 282
PC 12, SL 18
0.31 ACRES

TRACT 2 ZONED: A-1
5.14 ac

TRACT 1 ZONED: A-1
5.14 ac

REMAINING TRACT 3
KYLE C. MILANICH
DB 405, PG 378
PC 12, SL 18
PVA #240-00-022.000
ZONING: A-1
6.89 ac

BRIAN K. SUMMERS
AMIE E. SUMMERS
DB 386, PG 522
PC 12, SL 18
PVA #240-00-022.001
ZONING: A-1

CERTIFICATE OF ACCURACY

I DO HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE SCOTT COUNTY GEORGETOWN PLANNING AND ZONING COMMISSION AND AN URBAN CLASS SURVEY...

SURVEYOR: Gordon B. Stacy
GORDON B. STACY, PLS 2886
THOROUGH-BRED
PO BOX 481
LEXINGTON, KY 40588
PHONE (859) 785-0383
gstacy@thoroughbredfirm.com
www.thoroughbredfirm.com

DATE OF SURVEY - 2021-12-16

LEGEND

- PROPERTY CORNER AS NOTED
SET 3/8" IRON BAR W/ CAP "L3 2886"
PROPERTY BOUNDARY LINE
ADJOINERS APPR. BOUNDARY
BUILDING SETBACK LINE
UTILITY EASEMENT
RIGHT-OF-WAY EASEMENT
PROPERTY LINE SEGMENT (REFER TO LINE TABLE)

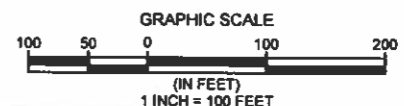


SURVEY NOTES

SURVEY PERFORMED BY: THOROUGH-BRED
SURVEYING EQUIPMENT: TRIMBLE R10 GNSS RECEIVER
COORDINATE SYSTEM: KY NORTH BASE NAD 83
VERTICAL BASED ON NAVD88

SURVEYOR NOTES

- 1) ANY FURTHER DIVISION OF THE PROPERTIES SHOWN HEREON WILL REQUIRE REVIEW AND APPROVAL OF "GSCPC" THE GEORGETOWN SCOTT COUNTY PLANNING COMMISSION.
2) PROPERTY IS SUBJECT TO ANY EASEMENTS OF RECORD NOT SHOWN HEREON.
3) SITE IS LOCATED IN AREA OF LIMITED STUDY ACCORDING TO SCOTT COUNTY FLOOD MAP # 21209C0150D EFFECTIVE DATE: 12/21/2017 AND HARRISON COUNTY FLOOD MAP #21087C0250C EFFECTIVE DATE: 1/6/2011
4) THE PROPERTY (0.31 ACRES) AT 381 FINNELL PIKE WAS PREVIOUSLY CONSOLIDATED WITH THE ORIGINAL PARCEL. SEE PC 12, SL 16.



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



BOUNDARY SURVEY & MINOR SUBDIVISION PLAT
KYLE C. MILANICH
381 FINNELL PIKE
GEORGETOWN, SCOTT COUNTY, KENTUCKY

Table with columns: PROJECT NO., DRAWN BY, DATE, REVIEWED BY, ISSUED FOR REVIEW, REVISION, DATE.



PLAT SHOWN HEREON REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18.150

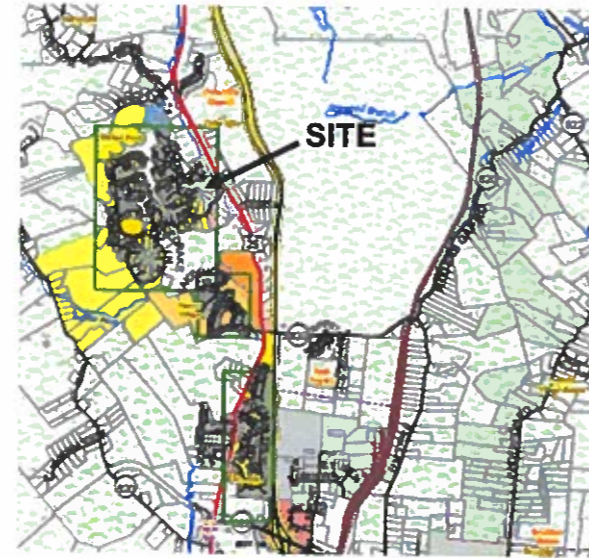
CSUBSERS\GARNER\PROJ\BOX (RT-C-380)\THOROUGH-BRED ENGINEERING\PROJECTS\381 FINNELL PIKE\SURVEY\CAD\381 FINNELL PIKE.DWG

**3394 CINCINNATI ROAD
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission
March 10, 2022**

FILE NUMBER: FSP-2022-09

PROPOSAL: Final Subdivision Plat to subdivide an existing lot into two (2) lots on Cincinnati Road east of Mallard Point subdivision.



LOCATION: 3394 Cincinnati Road

OWNER: Susan Scollosi

CONSULTANT: Jerry Kissick, PLS
Thoroughbred
Engineering

STATISTICS:

Zone	A-1 (Agricultural)
Surrounding Zone(s)	A-1
Site Acreage	Total: 39.09 acres (15.41 acres, 23.68 remainder)
Access	Cincinnati Road
Variances/Waivers	None

BACKGROUND:

The application before the Planning Commission is a Final Subdivision Plat to subdivide an existing 39.09-acre tract into two lots. The new lot will be 15.41 acres in size and will share a driveway that will be extended to reach the new tract. There is an existing home that has recently been constructed in the area of the proposed new lot.

Plat Review:

The proposed new lot and the remainder lot meet the minimum width, size and setbacks for the A-1 District. Access to the new 15.41-acre lot is from an existing entrance on Cincinnati Road. The driveway will be extended to the new lot and the driveway will now serve the maximum number of three (3) lots. A maintenance agreement will be required on the plat or referenced on the plat for the new access and utility easement serving the new lot.

RECOMMENDATION:

Staff recommends **Approval** of the Final Subdivision Plat. Staff recommends including the following conditions of approval:

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance and Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Preliminary Subdivision Plat shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plat.
4. A maintenance agreement shall be established by plat or plat referenced agreement for future maintenance of the private driveway.
5. The access easement shall be designated as an access and utility easement.

LEGEND

- PROPERTY CORNER FOUND (AS NOTED)
- 6/8" x 1/8" IRON BAR W/ CAP "L5 2896" SET
- ▲ MAG NAIL FOUND
- PROPERTY BOUNDARY LINE
- - - ADJONERS APPR. BOUNDARY
- - - BUILDING LINE SETBACK

CERTIFICATE OF OWNERSHIP & DEDICATION

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

OWNER OR OWNERS: _____ DATE: _____

CERTIFICATION OF PROVISION OF WATER SERVICE

I HEREBY CERTIFY THAT KENTUCKY AMERICAN HAS REVIEWED THE PLANS AND SPECS FOR THE PROPOSED WATER DISTRIBUTION SYSTEM FOR 3394 CINCINNATI PIKE THAT THE WATER DISTRIBUTION SYSTEM OF SAID DEVELOPMENT MEETS THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER REQUIREMENTS OF THE PROPER DISTRIBUTION OF WATER, AND THAT KENTUCKY AMERICAN SHALL SUPPLY SAID DEVELOPMENT WITH WATER SERVICES

GENERAL MANAGER: _____ DATE: _____

CERTIFICATE OF THE AVAILABILITY OF UTILITY SERVICES

I HEREBY CERTIFY THAT:

SHALL SUPPLY THE _____ WITH ELECTRIC/GAS/TELEPHONE SERVICES AND THE PROPOSED UTILITY EASEMENTS OF SAID DEVELOPMENT MEETS WITH THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER APPLICABLE REQUIREMENTS.

ELECTRIC Co. OFFICER: _____ DATE: _____

HEALTH DEPARTMENT CERTIFICATION

I HEREBY CERTIFY THAT THE PRIVATE SEWAGE DISPOSAL SYSTEM INSTALLED, OR PROPOSED TO BE INSTALLED FULLY MEETS THE REQUIREMENTS OF THE KENTUCKY STATE HEALTH DEPARTMENT AND HEREBY IS APPROVED AS SHOWN.

(COUNTY HEALTH DEPARTMENT OFFICIAL): _____ DATE: _____

PRIVATE STREET/ACCESS EASEMENT MAINTENANCE NOTE

THE OWNER/OWNERS OF THIS PROPERTY AND ANY SUCCESSORS IN TITLE AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR CONSTRUCTION, MAINTENANCE, RECONSTRUCTION, SNOW REMOVAL, CLEANING OR ANY OTHER NEEDS RELATED TO THE PRIVATE STREET/ACCESS EASEMENT SHOWN ON THIS DEVELOPMENT PLAN/PLAT. THIS AGREEMENT RELIEVES THE CITY OF GEORGETOWN/CITY OF STAMPSING GROUND/CITY OF BADEVILLE/SCOTT COUNTY GOVERNMENT FROM ANY SUCH RESPONSIBILITIES. IF THE OWNER/OWNERS REQUEST THAT THE PRIVATE STREET/ACCESS EASEMENT BE DEDICATED AS PUBLIC STREETS, THE OWNER/OWNERS BEAR THE FULL EXPENSE OF ANY RECONSTRUCTION REQUIRED TO COMPLY WITH CITY/COUNTY STANDARDS PRIOR TO DEDICATION AND ACCEPTANCE AND ALL CONDITIONS OUTLINED IN 164 SECTION 1319.B HAVE BEEN MET.

OWNER: _____ DATE: _____

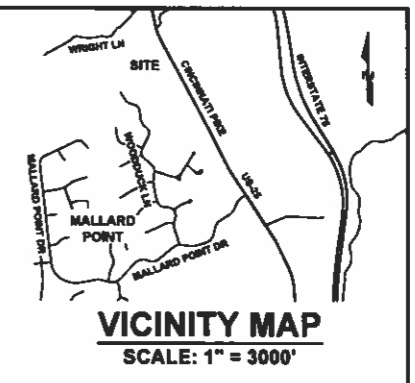
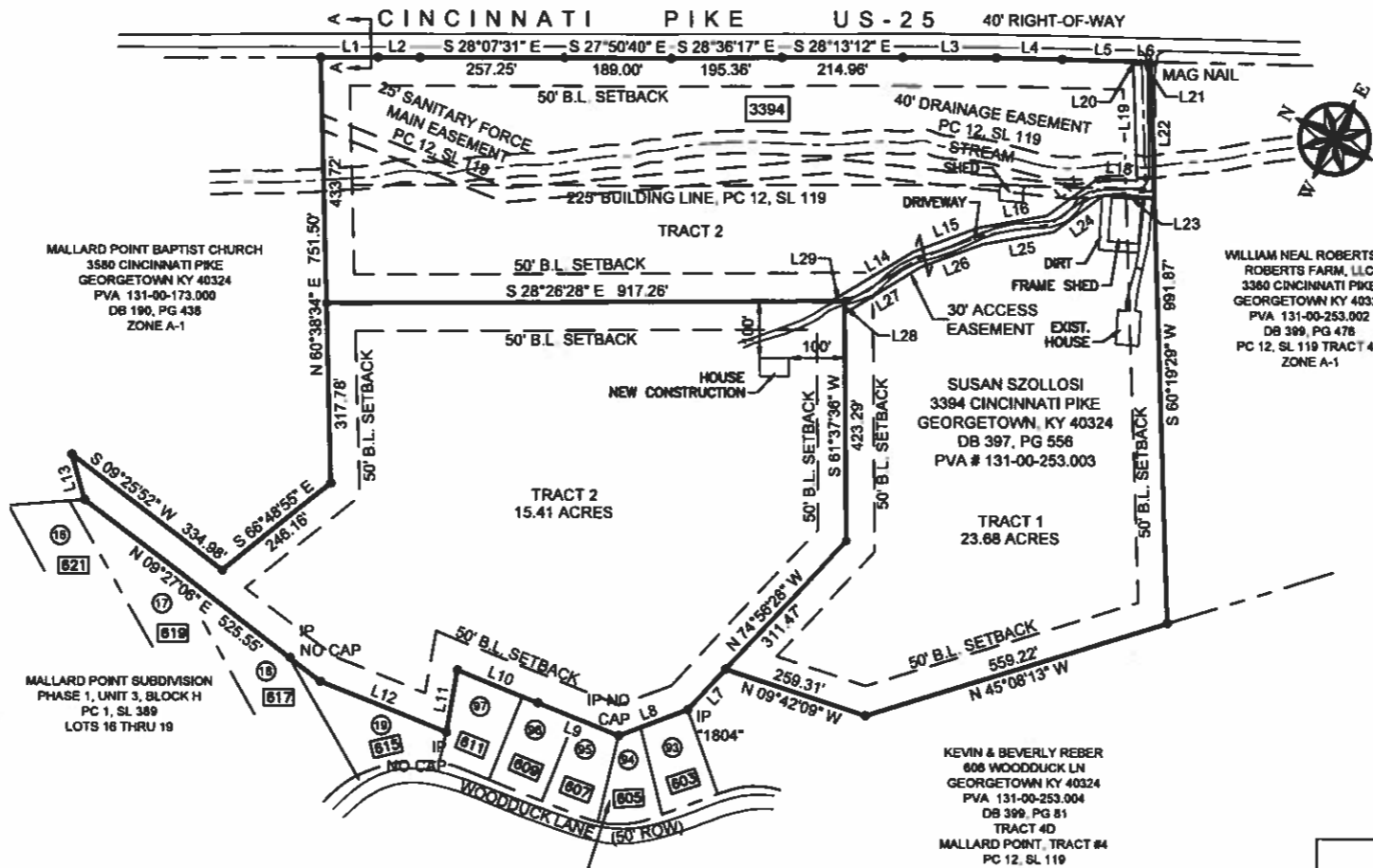
OWNER: _____ DATE: _____

CERTIFICATION OF GIS DEPARTMENT APPROVAL

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

GIS ANALYST/TECHNICIAN: _____ DATE: _____

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION



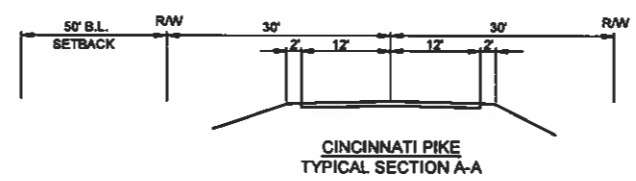
PURPOSE
THIS MINOR SUBDIVISION PLAT IS TO DIVIDE THE ILLUSTRATED 15.41 ACRE TRACT FROM DEED BOOK 397, PG 556 AT THE BELOW ADDRESS.

PROPERTY OWNER
SUSAN SZOLLOSI
3394 CINCINNATI PIKE
GEORGETOWN, KY 40324
DB 397, PG 556

SITE STATISTICS
ADDRESS: 3394 CINCINNATI PIKE
GEORGETOWN, SCOTT COUNTY, KY 40324
PVA # 131-00-253.003
ZONING: A-1 - AGRICULTURAL
SETBACKS: FRONT: 50'
SIDE: 50'
REAR: 50'

Line #	Length	Direction
L1	100.02'	S 28°09'44" E
L2	74.31'	S 28°09'44" E
L3	164.38'	S 27°56'28" E
L4	117.22'	S 28°52'39" E
L5	134.21'	S 26°40'11" E
L6	22.59'	S 28°54'35" E
L7	98.07'	N 74°56'28" W
L8	131.57'	N 48°28'29" W
L9	153.24'	S 06°10'13" E
L10	153.24'	S 06°10'13" E
L11	111.30'	S 72°14'55" W
L12	239.94'	N 06°14'47" W
L13	83.32'	N 45°58'28" E

Line #	Length	Direction
L14	169.63'	N 59°00'22" W
L15	123.68'	N 48°28'21" W
L16	121.31'	N 37°47'49" W
L17	114.08'	N 64°12'24" W
L18	68.02'	N 23°59'31" W
L19	210.69'	S 60°19'29" W
L20	7.45'	N 26°40'11" W
L21	22.59'	N 26°54'35" W
L22	242.55'	N 60°19'29" E
L23	90.17'	S 23°59'31" E
L24	110.13'	S 64°12'24" E
L25	125.55'	S 37°47'49" E
L26	118.09'	S 48°28'21" E
L27	158.04'	S 59°00'22" E
L28	21.25'	S 61°37'36" W
L29	23.04'	S 28°26'28" E



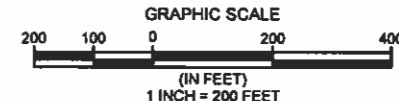
- SURVEYOR NOTES**
- ANY FURTHER DIVISION OF THE PROPERTIES SHOWN HEREON WILL REQUIRE REVIEW AND APPROVAL OF "OSCP" THE GEORGETOWN SCOTT COUNTY PLANNING COMMISSION.
 - PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAY RECORDED OR UNRECORDED.
 - FEMA FLOOD MAP# 21209C0125C EFFECTIVE 1/8/2014, THE FLOOD ZONE LIMITS OF STUDY STOPS AT MALLARD POINT LAKE.
 - NO CEMETERY OR BURIAL GROUNDS WERE OBSERVED DURING THE COURSE OF THIS SURVEY.
 - DUE TO THE ABOVE, THOROUGH-BRED ENGINEERING ASSUMES NO LIABILITY WITH REGARDS TO INFORMATION PERFORMED BY OTHERS, SHOWN OR OTHERWISE INFERRED. NOTHING CONTAINED HEREIN SHALL BE HELD AS A LEGAL WARRANTY, EXPRESSED OR IMPLIED.

SURVEY NOTES
SURVEY PERFORMED BY: THOROUGH-BRED
ENGINEERING EQUIPMENT: TRIMBLE R10 GNSS RECEIVER
COORDINATE SYSTEM: KY NORTH BASE NAD 83
VERTICAL BASED ON NAVD83

CERTIFICATE OF ACCURACY
I DO HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GEORGETOWN/SCOTT COUNTY PLANNING AND ZONING COMMISSION AND AN URBAN CLASS SURVEY THE MONUMENTS ARE AS SHOWN. METHOD OF SURVEY WAS CONDUCTED BY GPS "RTK" (REAL TIME KINEMATIC) POSITIONAL ACCURACY IS LESS THAN ±0.10"±200 PPM. THE HORIZONTAL DATUM IS NAD 1983. THE BEARINGS SHOWN HEREON ARE BASED ON THE KENTUCKY NORTH ZONE STATE PLANE COORDINATE SYSTEM DERIVED FROM A GPS SURVEY. THE DIRECTIONS AND DISTANCES SHOWN ON THE PLAT ARE NOT BASED ON AN ADJUSTED SURVEY. ALL PROPERTY CORNERS INDICATED HAVE BEEN MONUMENTED WITH AN IRON PIN (1/8" LENGTH, 5/8" DIAMETER) AND CAP STAMPED #2896 UNLESS OTHERWISE NOTED HEREON.

SURVEYOR: *Gordon B. Stacy*
GORDON B. STACY, PLS 2896 THOROUGH-BRED PO BOX 481 LEXINGTON, KY 40588 gbstacy@thoroughbredfirm.com www.thoroughbredfirm.com
DATE: 1-31-2022
DATE OF SURVEY: 01/18/2022

ADDITIONAL NOTE
PROPERTY OWNERSHIP INFORMATION PROVIDED HEREIN IS BASED ON INFORMATION OBTAINED FROM READILY AVAILABLE SOURCES (I.E., SCOTT COUNTY CLERK (Deed Book 397, Page 556), SCOTT COUNTY PVA, ETC.). THEREFORE, NO WARRANTY IS PROVIDED REGARDING THE ACCURACY OF OWNERSHIP INFORMATION OR THE APPROXIMATE GRAPHICAL REPRESENTATIONS OF SUCH (ADJOINING PROPERTY LINES INCLUDING EASEMENTS ETC.).



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

THOROUGH-BRED
DESIGN | ENGINEER | CONSTRUCT

MINOR SUBDIVISION PLAT
CLIENT / OWNER:
SUSAN SZOLLOSI
3394 CINCINNATI PIKE
GEORGETOWN, SCOTT COUNTY, KENTUCKY

PROJECT NO. _____ DRAWN BY: SK/CLG
DATE: 01-31-22 REVISION BY: GBS
ISSUED FOR REVIEW
REVISION: _____ DATE: _____

GORDON B. STACY
2008
LICENSED PROFESSIONAL LAND SURVEYOR

THE PLAT SHOWN HEREON REPRESENTS A BOUNDARY SURVEY AND COMPLES WITH 201 KAR 18:150

**STONE LANE LOT 4
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission
MARCH 10, 2022**

FILE NUMBER: FSP-2022-10

PROPOSAL: Final Subdivision Plat to subdivide a 26.3-acre lot into two (2) lots and transferring and consolidating about 6.8 acres to an adjoining lot.

LOCATION: 222 Stone Lane

OWNER: Alicia Prokos,
Big Pine Land LLC

CONSULTANT: Pat McLafferty



STATISTICS:

Zone	A-1 (Agricultural)
Surrounding Zone(s)	A-1
Site Acreage	28.26 acres (Parcel A: 10.37 acres; Parcel B: 11.10 acres; Parcel C (for transfer): 6.79 acres)
Access	Stone Lane (KY 3556)
Variances/Waivers	None

BACKGROUND:

The application before the Planning Commission is a Final Subdivision Plat to subdivide a 26.3-acre lot (Cabinet 13, Slide 009: Tract 4) into two separate lots and transfer 6.79 acres of land to an adjoining property. The proposed plat will create one new lot with an independent entrance on Stone Lane. The Project Site was subdivided in 2021, requiring any future subdivisions to receive approval from the Planning Commission.

Plat Review:

The proposed plat shows the appropriate setbacks and the proposed lot meets the lot size requirement. The plat shows all appropriate certifications from utility providers. The surveyor notes on

the plat will need some minor adjustments to reflect the site statistics on this plat, but those can be adjusted after Planning Commission review of the plat.

Access:

The proposed Parcel A has already received approval from KYTC for a separate entrance to Stone Lane (KY 356). Parcel B will contain and use the access easement previously created for Lots 3, 4, and 5 as platted in Cabinet 13, Slide 009. Overall the plat will maintain the same number of tracts utilizing the access easement that was previously platted.

RECOMMENDATION:

Staff recommends **approval** of the Final Subdivision Plat. If the Planning Commission approves the application, staff recommends including the following conditions of approval:

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance and Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Preliminary Subdivision Plat shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plat.
4. This Preliminary Subdivision Plat approval is valid for two years, subject to the requirements of Article 306 section A of the *Subdivision and Development Regulations*.
5. The surveyor notes shall be amended to reflect the acreage on the plat and the maintenance of the access easement.



BASIS OF BEARING
 US STATE PLANE 1983
 KENTUCKY NORTH ZONE
 NAD 1983 (CONUS)
 GEOID - 12A

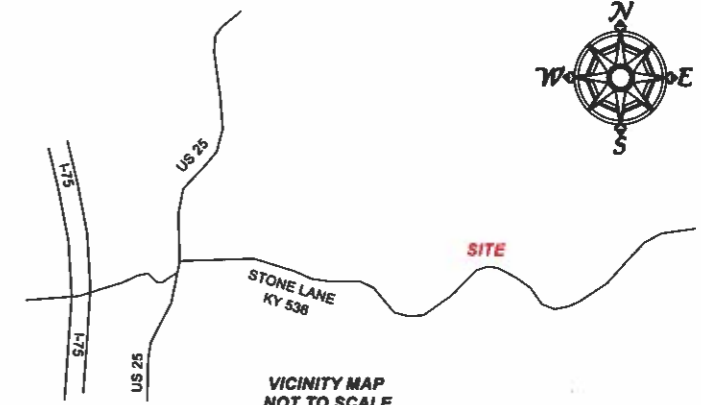
SURVEYOR NOTES:

ZONING - A-1
 SETBACKS - ALL SETBACKS (FRONT, SIDE & REAR) ARE 50 FEET
 MINIMUM LOT WIDTH AT BUILDING SETBACK IS 250 FEET
 TOTAL ACREAGE - 176.1452 ACRES IN TEN TRACTS
 FURTHER SUBDIVISION REQUIRES REVIEW AND APPROVAL FROM
 THE GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
 MAINTENANCE AGREEMENT FOR SHARED DRIVEWAY WILL BE
 INCLUDED IN THE DEEDS FOR TRACTS 3, 4 & 5.

SOURCE OF TITLE
 DEED BOOK 419, PAGE 367

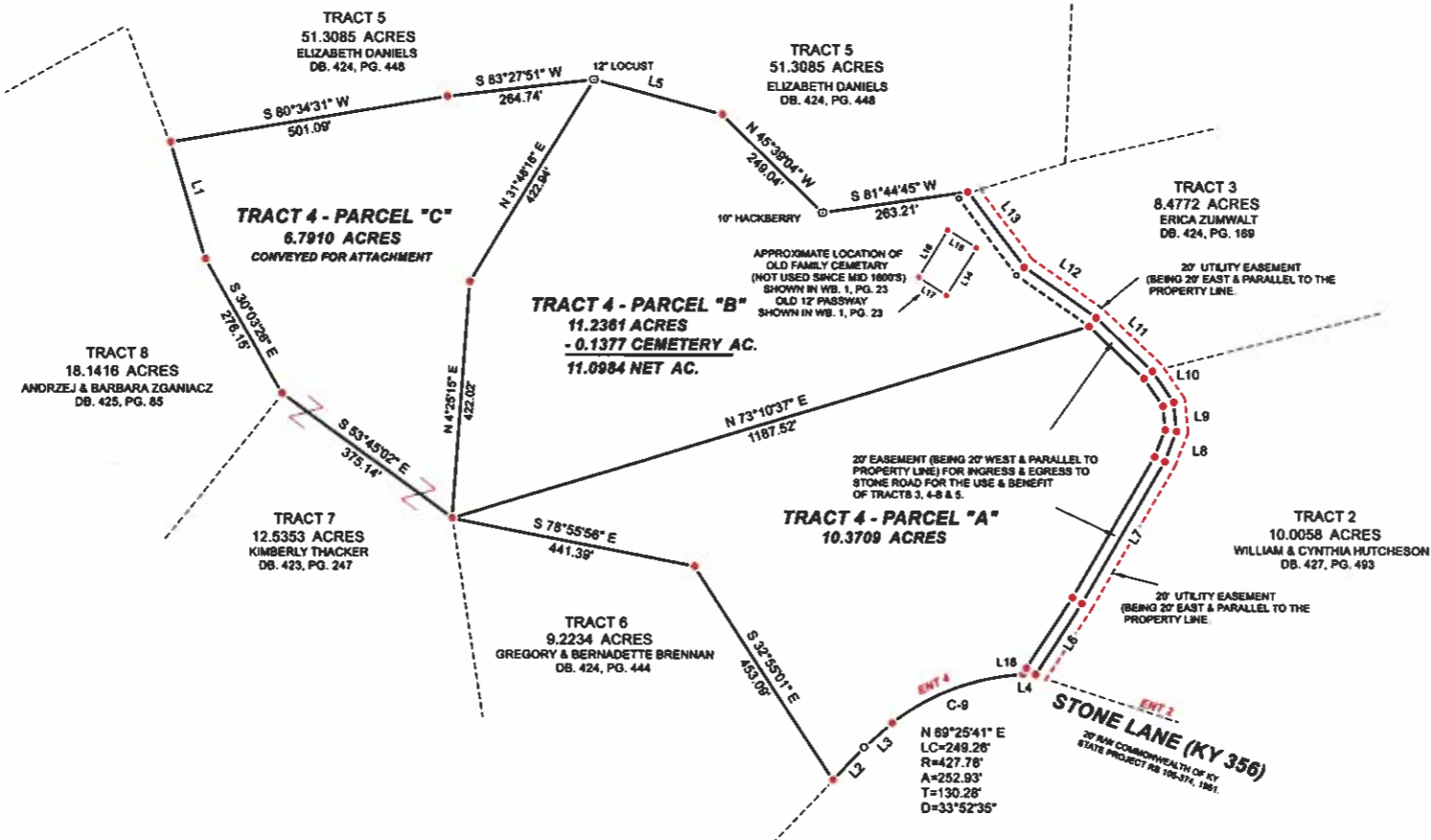
KENTUCKY NORTH ZONE COORDINATES FOR CEMETERY

NE CORNER N - 340,362.09
 E - 1,554,418.85
 NW CORNER N - 340,594.08
 E - 1,554,368.09
 SW CORNER N - 340,509.48
 E - 1,554,312.78
 SE CORNER N - 340,477.49
 E - 1,554,363.54



VICINITY MAP
 NOT TO SCALE
PROPERTY LOCATION
 ON THE NORTH SIDE OF STONE LANE (KY 356), 0.30
 MILES EAST OF US HIGHWAY 25, SCOTT COUNTY.

LINE	BEARING	HORIZ DIST
L1	S16°25'28"E	215.98'
L2	N43°37'00"E	80.72'
L3	N49°17'47"E	66.03'
L4	S88°34'13"E	22.44'
L5	N74°59'43"W	237.25'
L6	N32°58'06"E	151.79'
L7	N30°30'23"E	293.17'
L8	N21°19'04"E	58.05'
L9	N5°28'19"W	52.04'
L10	N34°39'22"W	67.11'
L11	N48°49'11"W	138.49'
L12	N54°48'52"W	155.76'
L13	N38°31'56"W	166.14'
L14	N32°12'55"E	100.00'
L15	N57°47'04"W	60.00'
L16	S32°12'55"W	100.00'
L17	S57°47'04"E	60.00'
L18	N28°43'22"E	11.77'



- LEGEND**
- POINT IN R/W
 - ⊙ IRON PIN FOUND
PLS 2538
 - STONE FOUND
 - ⊙ 24" WALNUT
 - POST
 - IRON PIN SET
PLS 3046
 - POINT

PURPOSE STATEMENT
 * TO DIVIDE TRACT #4 AT 222 STONE LANE INTO THREE PARCELS,
 YIELDING TWO NEW PARCELS AND ONE THIRD PIECE WHICH WILL
 BE CONSOLIDATED WITH TRACT #7 AT 192 STONE LANE

CERTIFICATION OF OWNERSHIP AND DEDICATION
 I (WE) HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY
 SHOWN AND DESCRIBED HEREON AND THAT WE ADOPT THIS PLAT OF
 THE DEVELOPMENT WITH OUR FREE CONSENT, ESTABLISH THE MINIMUM
 BUILDING RESTRICTION LINES & 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 DEVELOPEMENT REGULATIONS, UNLESS OTHERWISE NOTED.

CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES
 I HEREBY CERTIFY THAT KENTUCKY UTILITIES SHALL SUPPLY STONE
 LANE DEVELOPMENT WITH ELECTRIC SERVICES AND THAT THE
 PROPOSED UTILITY EASEMENTS OF SAID DEVELOPMENT MEET THE
 REQUIREMENTS OF THIS AGENCY AND ALL OTHER REQUIREMENTS.

CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES
 I HEREBY CERTIFY THAT BLUEGRASS ENERGY SHALL SUPPLY STONE
 LANE DEVELOPMENT WITH ELECTRIC SERVICES AND THAT THE
 PROPOSED UTILITY EASEMENTS OF SAID DEVELOPMENT MEET THE
 REQUIREMENTS OF THIS AGENCY AND ALL OTHER REQUIREMENTS.

OWNERS _____ DATE _____

COMPANY REPRESENTATIVE _____ DATE _____

COMPANY REPRESENTATIVE _____ DATE _____

I, PATRICK A. McLAFFERTY, A REGISTERED LAND SURVEYOR IN THE
 STATE OF KENTUCKY, HEREBY CERTIFY THAT THE BOUNDARY SURVEY
 AS SHOWN HEREON WAS PERFORMED BY ME, USING SPECTRA SP 90
 GPS EQUIPMENT WITH A RELATIVE POSITIONAL ACCURACY OF ± 0.10'
 +200 PPM OR GREATER. THE DISTANCES AND DIRECTIONS ARE BASED
 UPON KENTUCKY NORTH 1801 ZONE, GEOID 12A & HAVE NOT BEEN ADJUSTED.
 THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR A
 RURAL SURVEY AND COMPLIES WITH 201 KAR 18:150.

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

CERTIFICATE OF APPROVAL OF PRIVATE SEWERAGE SYSTEMS
 I HEREBY CERTIFY THAT THE PRIVATE SEWERAGE DISPOSAL SYSTEM INSTALLED,
 OR PROPOSED TO BE INSTALLED IN THE DEVELOPMENT ENTITLED: STONE
 LANE DEVELOPMENT FULLY MEETS THE REQUIREMENTS OF THE KENTUCKY STATE
 HEALTH DEPARTMENT AND HEREBY IS APPROVED AS SHOWN.

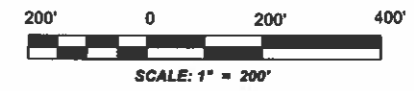
CERTIFICATE OF PROVISION OF WATER SERVICE
 I HEREBY CERTIFY THAT KENTUCKY AMERICAN HAS REVIEWED THE
 PLANS AND SPECS FOR PROPOSED WATER DISTRIBUTION SYSTEM
 STONE ROAD LAND DIVISION, THAT THE WATER DISTRIBUTION SYSTEM
 OF SAID DEVELOPMENT MEETS THE REQUIREMENTS OF THIS AGENCY
 AND ALL OTHER REQUIREMENTS OF THE PROPER DISTRIBUTION OF
 WATER AND THAT KENTUCKY AMERICAN SHALL SUPPLY SAID DEVELOPMENT
 WITH WATER SERVICES.

PATRICK A. McLAFFERTY, P.L.S. 3046 _____ DATE _____

PATRICK A. McLAFFERTY, PLS 3046 _____ DATE _____

COUNTY HEALTH DEPARTMENT OFFICIAL _____ DATE _____

GENERAL MANAGER _____ DATE _____



PLAT OF SURVEY REDIVISION TRACT 4
STONE LANE DEVELOPMENT

BIG PINE LAND, LLC
 STONE LANE
 SADIEVILLE, KY 40370
 SCOTT COUNTY
 JANUARY 28, 2022
JOB-REDIVISION TRACT 4
 PREPARED BY
 PATRICK A. McLAFFERTY
 P.L.S. 3046
 700 KNOXVILLE ROAD
 DRY RIDGE, KY 41035
 (859) 801-7424
 SURVEYORPAT@GMAIL.COM

HANDLEMAN PROPERTY FINAL SUBDIVISION PLAT

Staff Report to the Georgetown-Scott County Planning Commission March 10, 2022

FILE NUMBER: FSP-2022-11

PROPOSAL: Final Subdivision Plat to subdivide one (1) 5-acre lot from a 106 acre parent tract

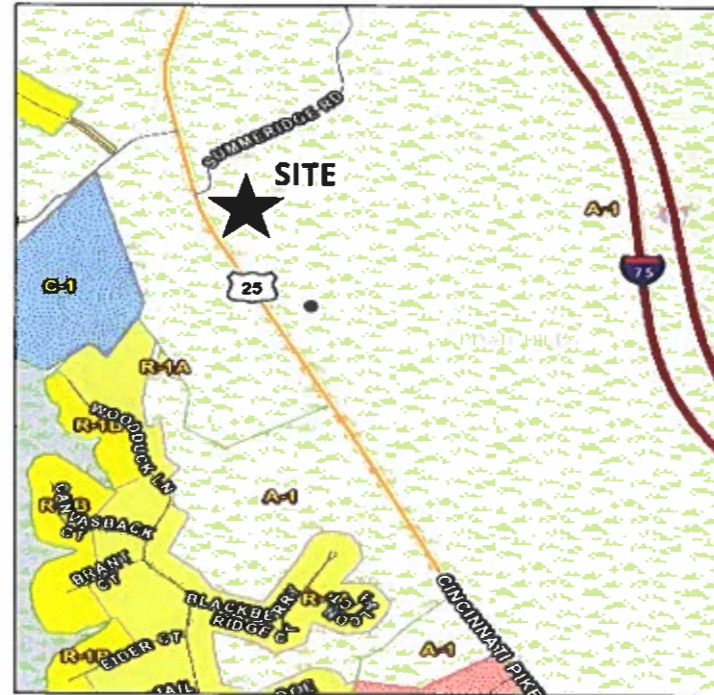
LOCATION: 3469 Cincinnati Pike

OWNER: Alan Handleman

CONSULTANT: Scott Simpson, PLS
Simpson Surveying

STATISTICS:

Zone	A-1 (Agricultural)
Surrounding Zone(s)	A-1
Site Acreage	106.04 Acres (Tract 1: 5.09 Acres, Remainder: 100.9 Acres)
Access	Cincinnati Pike (US-25)
Variances/Waivers	None



BACKGROUND:

The application before the Planning Commission is a Final Subdivision Plat to subdivide a 5.09 acre parcel from a 106.04 acre lot, leaving a 100.9 acre remainder. The Project Site was subdivided in 2015 and was removed from the Cedar Hills Subdivision project in 2018, which now requires any future subdivisions to receive approval from the Planning Commission.

Plat Review:

The proposed plat shows the appropriate setbacks, and the proposed lot meets the lot size and width requirements. The vicinity map included on the plat is appropriate to show how the proposed lot related to the parent tract, however it is not considered a vicinity map. A further zoomed out image of the vicinity properties should be included on the Final Plat in addition to what is currently represented.

Access:

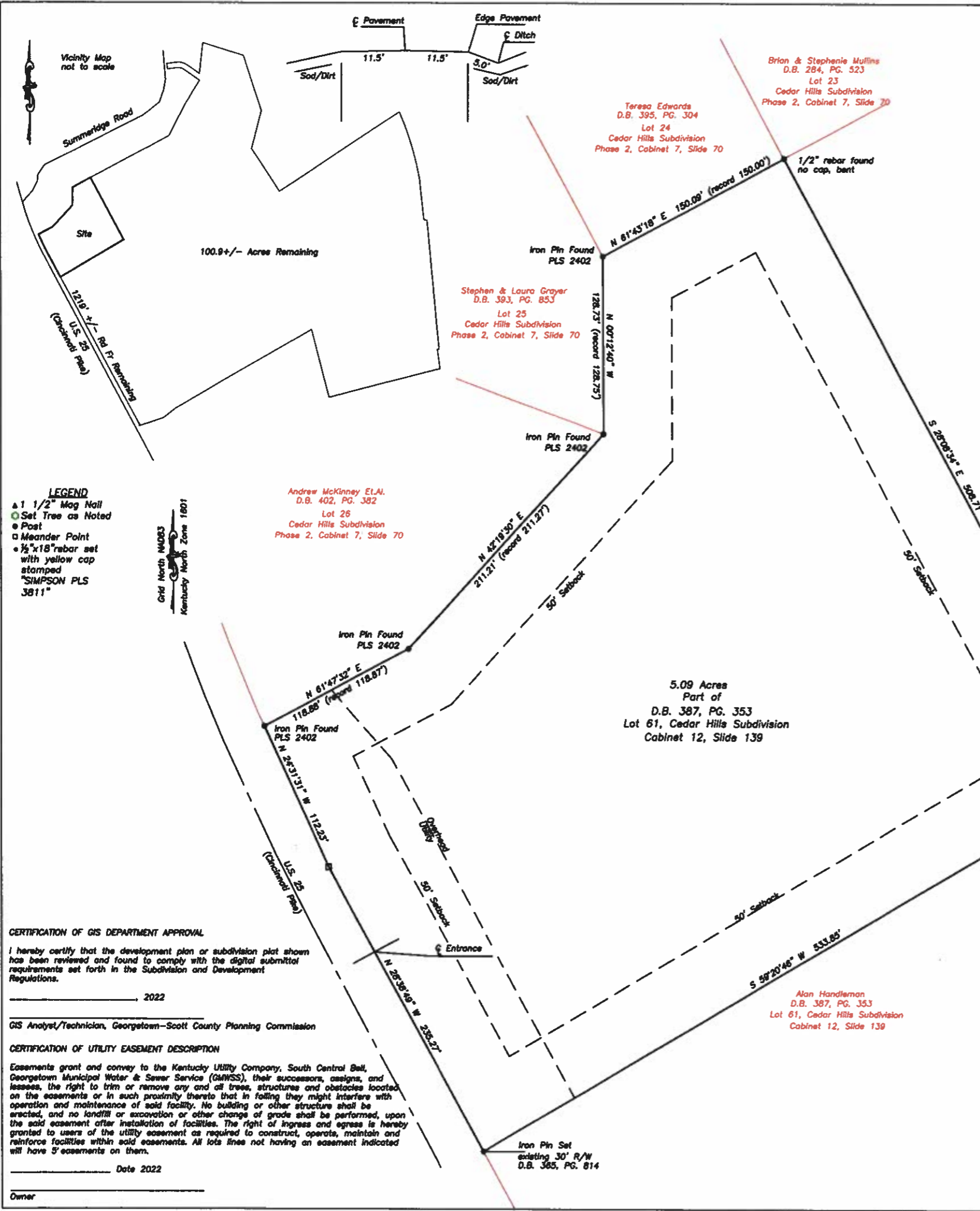
The Planning Commission has received documentation from KYTC approving the access to Cincinnati Road. The remainder will continue to access Cincinnati Road through an existing driveway south of the created tract.

RECOMMENDATION:

Staff recommends **Approval** of the Final Subdivision Plat. Should the Planning Commission approve the application, Staff recommends including the following conditions of approval:

Conditions of Approval:

1. Project Site is subject to all applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
2. Any revisions or amendments to the approved Preliminary Subdivision Plat shall be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plat.
4. This Preliminary Subdivision Plat approval is valid for two years, subject to the requirements of Article 306 section A of the *Subdivision and Development Regulations*.



LEGEND
 ▲ 1 1/2" Mag Nail
 ● Set Tree as Noted
 ● Post
 □ Meander Point
 ● 1/2"x18" rebar set with yellow cap stamped "SIMPSON PLS 3811"

CERTIFICATION OF GIS DEPARTMENT APPROVAL

I hereby certify that the development plan or subdivision plat shown has been reviewed and found to comply with the digital submittal requirements set forth in the Subdivision and Development Regulations.
 _____, 2022
 GIS Analyst/Technician, Georgetown-Scott County Planning Commission

CERTIFICATION OF UTILITY EASEMENT DESCRIPTION

Easements grant and convey to the Kentucky Utility Company, South Central Bell, Georgetown Municipal Water & Sewer Service (GMWSS), their successors, assigns, and lessees, the right to trim or remove any and all trees, structures and obstacles located on the easements or in such proximity thereto that in falling they might interfere with operation and maintenance of said facility. No building or other structure shall be erected, and no landfill or excavation or other change of grade shall be performed, upon the said easement after installation of facilities. The right of ingress and egress is hereby granted to users of the utility easement as required to construct, operate, maintain and reinforce facilities within said easements. All lots lines not having an easement indicated will have 5' easements on them.
 _____ Date 2022
 Owner

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: Handleman Land Division fully meets the requirements of the Kentucky State Health Department and hereby is approved as shown.
 _____ (date), 2022
 (County Health Department official)

CERTIFICATION OF PROVISION OF WATER SERVICE

I hereby certify that Kentucky American has reviewed the plans and specs for the proposed water distribution system for Handleman Land Division, that the water distribution system of said development meets the requirements of this agency and all other requirements of the proper distribution of water, and that Kentucky American shall supply said development with water services.
 _____ 2022
 General Manager

CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES

I hereby certify that _____ (name of agency or company) shall supply the Handleman Land Division with electric/gas/telephone services and that the proposed utility easements of said development meet the requirements of this agency and all other applicable requirements.
 _____ (date), 2022
 Company representative (Title)

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plat/plan of the development with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open spaces to public or private use as shown, in accordance with the Georgetown-Scott County Subdivision and Development Regulations, unless otherwise noted.
 For all Final Development Plans add the following "Standard Requirements" after the above paragraph.
 Site shall be constructed and maintained in accordance with this plan. Any deviation from the plan, including landscaping, shall first be approved by the Planning Director and the Commission Engineer. Major modifications of the plan shall first be approved by the Planning Commission.
 Storm drainage facilities, including retention basins, shall be maintained for proper functioning free of any debris, silt, or trash.
 A Certificate of Occupancy shall not be issued and the buildings shall not be occupied until all site improvements shown on the Final Development Plan and listed in these conditions are installed. Required landscaping unable to be installed due to extreme weather conditions may be secured for a period of one year by submitting to the Planning Director an approved security for 125% of the cost of the total work to be done, as substantiated by cost estimates approved by the Planning Director.
 There shall be no grading or construction until the Final Development Plan has been approved and signed by the Planning Commission, except as construction drawings are approved by the Planning Director for site development. The building permit shall not be issued until the Final Development Plan is approved and signed.
 _____ (date), 2022
 (owner or owners)

CERTIFICATION OF FINAL PLAT APPROVAL

I hereby certify that the preliminary subdivision plat shown hereon has been found to comply with the Subdivision and Development Regulations for Georgetown and Scott County, Kentucky, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission. Upon certification of the Commission Engineer of the approval of the water quality protection plan and all construction plans, construction may begin.
 _____ (date), 2022
 Chairman, Georgetown-Scott County Planning Comm.

Purpose Statement: To divide this 5.09 Acre Tract from the parent to construct a single family dwelling.

- Note: Subdivision is not in GMWSS service area. No customer connections to existing force main.
- Note: No additional easements will be created as part of the subdivision.
- Note: No drainage easements are applicable.
- Note: Subject property and all surrounding properties are Zoned A-1.
- Note: Any further Subdivision will require review and approval of the Planning Commission.



CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Georgetown-Scott County Planning Commission and that the monuments have been placed as shown herein to the specifications of the Planning Commission or other authorized officer.
 2/16/22 (date), 2022
 Scott F. Simpson PLS 3811

I hereby certify that the survey depicted by this plat was done by my direct supervision, utilizing record documents and field survey measurements. Field information was performed by RTK GPS survey using a Spectra SP 80 Base and Spectra SP 80 Rover. The Serial Numbers of which are on file in the office of the Surveyor. This survey meets the accuracy requirements of a Rural survey as specified in 201 KAR 18:150 established by the Commonwealth of Kentucky.
 2/16/22 (date)
 Scott F. Simpson PLS 3811

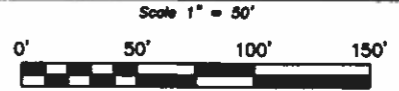
**Final Subdivision Plat
 Handleman Land Division**

Owner/Client: Alan Handleman
 3489 Cincinnati Pike
 Georgetown, Ky. 40324
 Property Address: 3489 Cincinnati Pike
 Georgetown, Ky. 40324

On the East side of U.S. 25 (Cincinnati Pike)
 280 feet South of Summeridge Road
 Scott County, Kentucky

Survey Completed: January 13, 2022

This plat of survey represents a boundary
 and complies with 201 KAR 18:150



Project #: 22435final

SIMPSON SURVEYING LLC.,
 859-445-5237
 650 HEEKIN ROAD
 WILLIAMSTOWN, KY. 41097

**PICKETT PROPERTY
ZONING MAP AMENDMENT**

**Staff Report to the Georgetown-Scott County Planning Commission
MARCH 10, 2022**

FILE NUMBER: ZMA-2022-12

PROPOSAL: Zoning Map Amendment to change the zoning district from R-2 to B-2.

LOCATION: 100 Markham Drive

APPLICANT: Clarence Pickett

CONTACT: Lana Pennington



STATISTICS:

Current Zone	R-2 (Medium-Density Residential)
Proposed Zone	B-2 (Highway Commercial)
Surrounding Zone(s)	R-2 & B-2
Site Acreage	Total: 0.36 acres
Access	Markham Drive

BACKGROUND:

The Project Site is a 0.36-acre lot platted in 1960 as part of McMeekin Manor neighborhood. A similar zone change application was filed in 2018 but was not adopted.

Concept Plan Review:

The Concept Plan submitted with this application does not show appropriate buffers or setback lines for the proposed B-2 zoning district. The B-2 district has 50 ft. front yard setbacks (from all rights-of-way). It also calls for 25 ft. setbacks from all adjoining residentially zoned property. There are also various landscaping buffers required for commercial properties. The parking area would need screening from the rights-of-way. It would also need to provide a buffer along any shared boundary with residentially zoned property.

The Concept Plan review makes it clear that if this property were to be rezoned to a commercial district, like B-2, that substantial variances would be required if the property were to be redeveloped in the future. From a practicality perspective, staff does not think this is an appropriate site for B-2 zoning due to the challenges it would face to be redeveloped as a commercial site (gas station, restaurant, office, etc.).

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: In analyzing whether the Comprehensive Plan supports the Zoning Map Amendment, staff looks primarily at the Future Land Use Map and the adopted Goals & Objectives of the plan for guidance. The Comprehensive Plan’s Future Land Use (FLU) Map shows the subject property having a Residential future land use.

Staff reviewed the various Goals and Objectives from the most recently adopted Comprehensive Plan and could not find any that supported this application.

Goal HO 2 calls for the community to preserve and maintain housing in established neighborhoods. McMeekin Manor was created in the 1960s as a single-family residential neighborhood. Keeping this property zoned for residential uses allows for preservation of the established neighborhood. The application materials reference wanting to use the property as an office. Professional offices are a conditional use under the current (R-2) zoning the property has.

Part a: The current R-2 zoning of the property is appropriate. The house and lot were created for residential uses and are both appropriate under the current zoning.

Part b: There have not been any major changes of an economic, physical, or social nature within the area around the Project Site that were not anticipated by the Comprehensive Plan. There have not been any changes in this area that have altered the character since the plan was adopted in 2017.

FINDINGS:

1. The Zoning Map Amendment does not meet the findings necessary described in KRS 100.213.
2. The proposed use of the property for an office is allowed as a conditional use under the current zoning.
3. The size and shape of the Project Site would make it nearly impossible to be redeveloped as a commercial property without a substantial number of variances to various regulations under the requested B-2 zoning district.

RECOMMENDATION:

Based on the findings above, staff recommends the Planning Commission recommend **Denial** of the Application to Georgetown City Council.

Should the Planning Commission recommend approval, staff suggests including the following conditions:

Conditions of Approval:

1. All applicable requirements of the *Zoning Ordinance and Subdivision & Development Regulations*.
2. The Applicant shall submit a Development Plan prior to any redevelopment or site construction.
3. All lighting and signage for the Project Site shall be designed in a manner to have the least impact on nearby residentially used properties.
4. The Project Site shall not be used residentially.
5. The Project Site shall not use any on-street parking and shall create a parking lot of sufficient size to accommodate all commercial traffic.

UNIVERSAL PIPING INDUSTRIES
Staff Report to the Georgetown-Scott County Planning Commission
March 10, 2022

FILE NUMBER: PDP-2022-13

PROPOSAL: Preliminary Development Plan for a 100,000 square foot industrial building and 8,000 square foot office with a 50,000 square foot expansion area in Lanes Run Business Park.

LOCATION: Enterprise Way

APPLICANTS: David Bertonicin
769 Chicago Road
Troy, MI 48083

ENGINEER: Casey Dunn
Denham-Blythe Company
100 Trade Street
Lexington, KY 40511



STATISTICS:	
Zone	BP-1
Surrounding Zones	BP-1, R-1C
Acreage	12.92 acres
Water/sewer available	Yes/Yes
Access	via Enterprise Way
Variances Requested	None

BACKGROUND:

The subject property is a 12.9-acre lot on Enterprise Way in Lanes Run Business Park, Phase II. The applicant is proposing to build an approximately 200' x 500' industrial building that will include an 8,000 square foot office space. They are also showing a 50,000 square foot future expansion area in the rear. Lanes Run Business Park is zoned BP-1/ I-1 enhanced. The building and site design must conform with the BP-1 enhanced design and development standards. The standards are in place to achieve a campus-type feel in a natural setting. The proposed use on the site for a piping fabrication facility is permitted in I-1 enhanced/BP-1 zone district.

Building Standards

The BP-1 standards recommend that long flat facades be broken up by bump outs, recesses or changes in materials to eliminate boxy flat-faced buildings that have no character or visual interest. For this project, the office area is differentiated from the fabrication area by a bump out of the front façade and a change in the roof elevation. Additional detailing is proposed to the façade to meet the standards including change in colors and vertical metal in a bump out on the northern end of the building. In addition the façade will be broken up by a band of windows along the building façade of the industrial building.

Preliminary approval by the Business Park Authority of the building design and materials took place on February 11, 2022. Final sign-off by the Business Park Board will be required on Final Development Plan. The building as shown will meet minimum setbacks and the maximum building coverage area for the lot. A variance is requested to the 40' maximum building height.

Parking and Circulation and Landscaping

The site has three entrances, one on each end for truck traffic and a center entrance that will serve the proposed employee parking lot.

The applicant has provided 68 parking spaces, including 4 handicap spaces. Fifty (50) spaces are required based on the standard on 2 spaces per 3 employees on maximum shift. An 800 square foot concrete covered patio is provided around the office for employee use. Sixty-eight (68) spaces should be sufficient to accommodate anticipated employees and overflow for the main use.

Interior landscape islands have been provided in the employee parking area which help to screen the VUA area from the street. The interior and perimeter VUA landscaping shown meets the minimum requirements. In addition, the minimum canopy coverage appears to be met with the proposed trees in the rear of that lot, that will be protected during development.

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. A specie-specific landscape plan will be required along with Final Development Plan submittal. No landscaping variances have been requested or are being recommended.

Business Park Approval

The Georgetown Business Park Authority met Friday, February 11th, to approve the building design and materials. The Business Park Board recommended approval of the building plans and a building height variance to 47' from the maximum 40' height allowed in the BP-1 zone. All requirements of the Business Park Board shall be addressed in the Final Development Plan submittal.

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 shall include a Certification of Sewer by Georgetown Municipal Water and Sewer Service and Certification of Water by Kentucky American. Discharges of affluent shall be regulated by applicable local, state and federal agencies. Approval will be required by the Georgetown Fire Department of hydrants for the sprinkler system.

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.

Variance:

There is one variance requested. It is to the maximum building height in the BP-1 zone of 40'. A variance to 47' was endorsed by the Business Park Board, based on the needs of the business. The large pipe fabrication requires the use of a crane to manipulate large pipe sections. The internal crane system needs sufficient roof height to handle the large pipe components needed in their operations. The additional height should not impact the use or enjoyment of adjoining property by adjoining owners.

Expansion Area

The applicant has shown a 50,000 square foot future expansion area behind the main building and an expansion parking area in the front of the building. It is recommended that any future expansion be required to return to Planning Commission staff and the Business Park Board for Amended Development Plan approval, at the time of the future expansion.

RECOMMENDATION:

Staff recommends **Approval** of the Preliminary Development Plan for a 100,000 SF industrial building, with 8000 SF office and 50,000 SF expansion area, with the following conditions of approval:

Variance:

The Lanes Run Business Park Board met on February 11th, 2022 to make their recommendation on the site plan, building layout and materials, and the proposed variance. The Business Park unanimously recommended approval of the plan along with a building height variance to 47'.

Conditions of Approval:

1. No outdoor storage of materials is permitted.
2. Future building expansion shall return to Planning Commission staff for Amended Development Plan approval.

3. 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.
4. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan.
5. Lighting fixtures shall meet the I-1* standards.
6. All applicable requirements of the Georgetown Fire Department.
7. All applicable requirements of the Business Park Authority including building design.
8. All applicable requirements of Georgetown Municipal Water and Sewer Service.
9. All applicable requirements of the *Subdivision & Development Regulations*.
10. All applicable requirements of the *Zoning Ordinance*.
11. 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.
12. 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.



VICINITY MAP (NOT TO SCALE)

SITE STATISTICS

TOTAL AREA	12.92 ACRES
AREA IN LOTS	12.92 ACRES
AREA IN RIGHT OF WAY	N/A
NO. OF LOTS	1
LENGTH OF STREET	N/A
ZONE	BP-1
GROSS BUILDING FLOOR AREA	107,000 SQ. FT.
BUILDING HEIGHT	47'-0"
BUILDING GROUND COVERAGE	19%
INCL. FUTURE EXPANSION	28%
LOT FRONTAGE	787'

ZONING REQUIREMENTS

BP-1:	
MIN. FRONT YARD	50 FT.
MIN. EACH SIDE YARD	20 FT.
MIN. REAR YARD	50 FT.
MAX. BUILDING HEIGHT	3 STORIES OR 40 FT.
MAX. BUILDING GROUND COVERAGE	40%

LANDSCAPING STATISTICS

VEHICULAR USE AREA:	
TOTAL VUA	27,344 SQ. FT.
PERIMETER LANDSCAPING:	
FACING RIGHT-OF-WAY:	140 LF
TREES REQUIRED	140 LF
TREES PROVIDED	140 LF
BUFFER AREA	5' WIDE CONTINUOUS PLANTING, OR 3' DECREASE IN ELEVATION
INTERIOR LANDSCAPING AREA:	
AREA REQUIRED	10% OF 27,344 SQ. FT. = 2,734 SQ. FT.
AREA PROVIDED	2,864 SQ. FT.
TREES REQUIRED	1750 SQ. FT. = 11
TREES PROVIDED	11
TREE CANOPY:	
EXISTING TREE CANOPY PRESERVED	39,876 SQ. FT.
NEW TREE CANOPY REQUIRED	39,876 SQ. FT. / 562,697 SQ. FT. = 7% (>5% PRESERVED)

PARKING STATISTICS

TOTAL PARKING REQUIRED	50
(2 SPACES PER 3 EMPLOYEES PER SHIFT)	
TOTAL PARKING PROVIDED	64
STANDARD	64
ACCESSIBLE	4
TYP. PARKING SPACE SIZE (N.T.S.)	
COMPANY TRUCK PARKING PROVIDED	14
FUTURE	32

LEGEND

	EXISTING	PROPOSED
POWER POLE	⊕	⊕
LIGHT POLE	⊙	⊙
FIRE HYDRANT	⊕	⊕
WATER METER	⊙	⊙
STORM MANHOLE	⊙	⊙
SANITARY MANHOLE	⊙	⊙
CATCH BASIN	⊙	⊙
HEADWALL	⊕	⊕
TREELANDSCAPING	⊙	⊙
FENCE	X	X
LIGHT DUTY ASPHALT	▭	▭
HEAVY DUTY ASPHALT	▭	▭
CONCRETE	▭	▭
CONTOUR	---	---
STORM SEWER	EST	ST
SANITARY SEWER	ESAN	SAN
WATER	EW	W
UNDERGROUND ELEC	EUG	UGE
OVERHEAD ELEC	EOHE	OHE

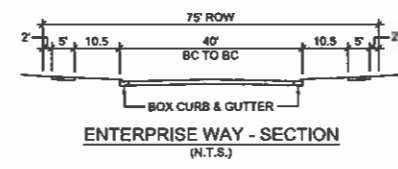
UTILITY NOTES

- ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER, "KENTUCKY DIG SAFELY (K.D.S.)" (TOLL FREE PHONE NO. 1-800-752-6007) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATER LINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORD DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE, THE SURVEYOR HAS NO PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

811 KENTUCKY UNDERGROUND PROTECTION, INC.
 KENTUCKY STATE LAW REQUIRES CONTRACTORS TO CALL TWO BUSINESS DAYS PRIOR TO DIGGING. CALL 811 OR 1-800-752-6007 FOR A LOCATOR REQUEST. ANY ORGANIZATIONS THAT ARE NOT A PART OF KUP INC. SHALL BE CONTACTED INDIVIDUALLY.

GENERAL NOTES

- THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD. THE SURVEYOR CAN MAKE NO GUARANTEE THAT ALL SUCH RESTRICTIONS ARE HEREBY SHOWN. A DETAILED TITLE SEARCH CONDUCTED BY AN ATTORNEY MAY BE NECESSARY IN ORDER TO DETERMINE THE EXISTENCE OF ALL RESTRICTIONS.
- SOURCE OF DEEDS: D.B. 254, P. 602, D.B. 266, P. 386, D.B. 265 P. 486 & D.B. 419, P. 028 OF RECORD IN THE SCOTT COUNTY CLERK'S OFFICE.
- THERE IS EVIDENCE OF RECENT EARTHWORK HAVING OCCURRED ON THIS SITE.
- THIS PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S MAP NUMBER 21209C01160, DATED DECEMBER 21, 2017.



PUBLIC UTILITIES

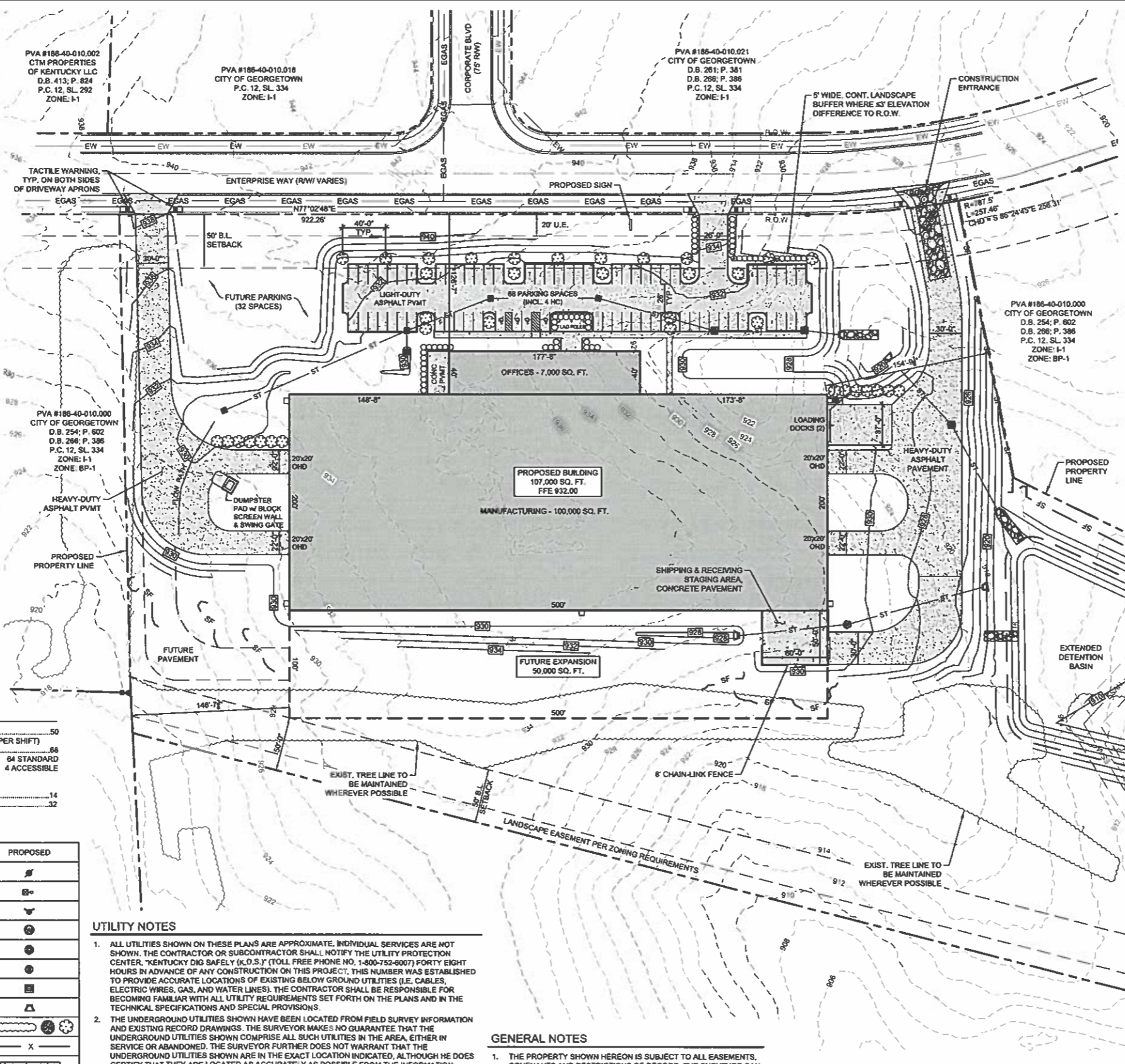
WATER:	KENTUCKY AMERICAN WATER COMPANY
SEWER:	GEORGETOWN MUNICIPAL WATER & SEWER SERVICE
ELECTRIC:	KENTUCKY UTILITIES
GAS:	COLUMBIA GAS
TELEPHONE:	BELL SOUTH TELECOMMUNICATIONS

CONTACT INFORMATION

OWNER: DAVID BERTONICIN
 ADDRESS: 769 CHICAGO ROAD
 TROY, MI 48063
 PHONE: (248) 880-5573

DEVELOPER: CASEY DUNN
 FIRM: DENHAM-BLYTHE COMPANY
 ADDRESS: 100 TRADE STREET
 LEXINGTON, KY 40511
 PHONE: (859) 255-7405
 EMAIL: CDUNN@DENHAM-BLYTHE.COM

ENGINEER: PATRICK GARRETT
 FIRM: DENHAM-BLYTHE COMPANY
 ADDRESS: 100 TRADE STREET
 LEXINGTON, KY 40511
 PHONE: (859) 255-7405
 EMAIL: GARRETT@DENHAM-BLYTHE.COM



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.

CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMM. _____ DATE _____

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/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.

FOR ALL FINAL DEVELOPMENT PLANS ADD THE FOLLOWING "STANDARD REQUIREMENTS" AFTER THE ABOVE PARAGRAPH.

SITE SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THIS PLAN. ANY DEVIATION FROM THE PLAN, INCLUDING LANDSCAPING, SHALL FIRST BE APPROVED BY THE PLANNING DIRECTOR AND THE COMMISSION ENGINEER. MAJOR MODIFICATIONS OF THE PLAN SHALL FIRST BE APPROVED BY THE PLANNING COMMISSION.

STORM DRAINAGE FACILITIES, INCLUDING RETENTION BASINS, SHALL BE MAINTAINED FOR PROPER FUNCTIONING FREE OF ANY DEBRIS, SILT, OR TRASH.

A CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED AND THE BUILDINGS SHALL NOT BE OCCUPIED UNTIL ALL SITE IMPROVEMENTS SHOWN ON THE FINAL DEVELOPMENT PLAN AND LISTED IN THESE CONDITIONS ARE INSTALLED. REQUIRED LANDSCAPING UNABLE TO BE INSTALLED DUE TO EXTREME WEATHER CONDITIONS MAY BE SECURED FOR A PERIOD OF ONE YEAR BY SUBMITTING TO THE PLANNING DIRECTOR AN APPROVED SECURITY FOR 125% OF THE COST OF THE TOTAL WORK TO BE DONE, AS SUBSTANTIATED BY COST ESTIMATES APPROVED BY THE PLANNING DIRECTOR.

THERE SHALL BE NO GRADING OR CONSTRUCTION UNTIL THE FINAL DEVELOPMENT PLAN HAS BEEN APPROVED AND SIGNED BY THE PLANNING COMMISSION, EXCEPT AS CONSTRUCTION DRAWINGS ARE APPROVED BY THE PLANNING DIRECTOR FOR SITE DEVELOPMENT. THE BUILDING PERMIT SHALL NOT BE ISSUED UNTIL THE FINAL DEVELOPMENT PLAN IS APPROVED AND SIGNED.

OWNER _____ DATE _____

UNIVERSAL PIPING INDUSTRIES
 GEORGETOWN, SCOTT COUNTY, KY 40324
 LANES RUN BUSINESS PARK - LOT 11
 NEW MANUFACTURING FACILITY

DENHAM-BLYTHE design/build
 Nashville TN
 Lexington KY
 Louisville KY
 615.655.2244
 859.255.7405
 502.322.0500
 864.485.8892
 270.791.1105

PROJECT MGR	MF
DRAWER	PM
STRUCTURAL	GG
ORIGNAL DATE	12.18.2021
JOB NUMBER	21-0609
PRELIMINARY DEVELOPMENT PLAN	

Georgetown – Scott County Solar Ordinance

Version 3

1: Definitions

Added to Zoning Ordinance Section 2.1

Solar Energy Systems (SES) means a device, including its components and subsystems, that collects solar energy for electricity generation, consumption, or transmission, or for thermal applications. SESs are in turn divided into three types depending on how the system is incorporated into the existing land use:

1. **Integrated Solar Energy System** means an SES where the solar materials are incorporated into the building materials such that the building and solar system are reasonably indistinguishable, or where the solar materials are used in place of traditional building components, such that the SES is structurally an integral part of the house, building, or other structure. An Integrated SES may be incorporated into, among other things, a building façade, skylight, shingles, canopy, light, or parking meter.
2. **Rooftop Solar Energy System** means an SES that is structurally mounted to the roof of a house, building, or other structure and does not qualify as an Integrated SES.
3. **Ground Mounted Solar Energy System** means an SES that is structurally mounted to the ground and does not qualify as an Integrated SES. Ground Mounted SESs are subcategorized as follows:
 - a. **Small Scale Ground Mounted Energy System (Small Scale SES)** which is a Ground Mounted SES with a Footprint of less than 2,500 square feet.
 - b. **Intermediate Scale Ground Mounted Energy System (Intermediate Scale SES)** which is a Ground Mounted SES with a Footprint of at least 2,500 square feet but less than ten (10) acres.
 - c. **Large Scale Ground Mounted Solar Energy System (Large Scale SES)** means a Ground Mounted SES with a Footprint of at least or more ten (10) acres.

Exempt Solar Energy System (Exempt SES) means a SES that is a facility of a municipally owned electric system or public utility regulated by the Kentucky Public Service Commission or Federal Energy Regulatory Commission, which is exempt from planning and zoning requirements under KRS 100.324.

Farmland of Statewide Importance means a map unit identified by the Natural Resources Conservation Service as including soils that nearly meet the requirements for prime farmland and that economically produce high yields of crops, when treated and managed according to acceptable farming methods.

Footprint of the SES is calculated by drawing a perimeter around the outermost SES panels and any equipment necessary for the equipment to function, such as transformers and inverters. The Footprint

does not include perimeter fencing or visual buffers, nor transmission lines or portions thereof that are required to connect the SES to a utility or customer outside the SES perimeter.

Prime Farmland means a map unit identified by the Natural Resources Conservation Service of the United States Department of Agriculture as having the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses.

Siting Board Regulated SES means a SES that constitutes a “merchant electric siting facility” under KRS 278.700(2), the construction and siting of which is subject to review and approval of the Kentucky State Board on Electric Generation and Transmission Siting. A merchant electric siting facility is an electricity generating facility or facilities that, together with all associated structures and facilities are capable of operating at an aggregate capacity of ten megawatts (10 MW) or more and sell the electricity produced in the wholesale market, at rates and charges not regulated by the Kentucky Public Service Commission.

2: Purpose

Zoning Ordinance 2.58

The purpose of this ordinance is to facilitate the siting, development, construction, installation, and decommissioning of solar energy systems (SESs) in Georgetown, Sadieville, Stamping Ground, and Scott County in a predictable manner that promotes and protects the safety, health, and welfare of the community. This ordinance encourages the appropriate siting of SESs to bolster local economic development and job creation, diversify the state’s energy portfolio, strengthen energy and grid security, and reduce other environmental impacts. The appropriate siting of SESs considers, avoids to the extent possible, and mitigates any adverse impacts to wildlife, productive and nationally important agricultural lands, forests, endangered species habitat, and historic, natural, and other sensitive lands. The appropriate siting of SESs also establishes standards and requirements to assure that the use and enjoyment of lands located adjacent to an in the proximity of SESs are fully protected.

The requirements of this ordinance are intended to be supplemental to any safety, health, or environmental requirements of federal, state, or local laws, and regulations.

3: Applicability

Zoning Ordinance 2.58

- A. This ordinance applies to the siting, construction, installation, and decommissioning of any new SES within the jurisdiction Georgetown, Sadieville, Stamping Ground, or Scott County after the effective date of this ordinance.
- B. An SES in operation, or which has begun physical construction prior to adoption of this ordinance, shall be considered to have legal nonconforming status in accordance with KRS 100.253.
- C. The following are not subject to this ordinance:
 1. Modification to an existing SES that alone or in combination increases the total SES Footprint by no more than 5% of the original Footprint.

2. Routine maintenance and repair, including replacement of solar panels, not increasing the SES Footprint

- D. Any Exempt SES shall provide the Planning Commission, Board of Adjustment or other authority having jurisdiction, and Fiscal Court with information concerning service facilities which have been located on and relocated on private property in accordance with KRS 100.324(3).
- E. An SES shall comply with all applicable federal, state, and local laws, regulations, and permitting and other requirements, and applicable building, fire electrical, and plumbing codes.

4: Conditional Use Permit Requirements and Allowed Uses

Zoning Ordinance Section 2.58

The table below outlines whether primary and accessory uses for SESs are permitted (P), require a conditional use permit (CUP), or are prohibited (N) in each zoning district. The table is organized by the type of SES and whether the proposed system is a primary or accessory use on the site. Integrated and rooftop SESs cannot be primary uses by definition and are therefore marked as not applicable (N/A).

Zoning District	Integrated SES		Rooftop SES		Ground Mounted SES					
	Prim.	Acc.	Prim.	Acc.	Small Scale ¹		Intermediate Scale		Large Scale	
					Prim.	Acc.	Prim.	Acc.	Prim.	Acc.
A-1	N/A	P	N/A	P	P	P	CUP	CUP	CUP	CUP
A-1R	N/A	P	N/A	P	P	P	CUP	CUP	CUP	CUP
A-1S	N/A	P	N/A	P	P	P	CUP	CUP	CUP	CUP
A-5	N/A	P	N/A	P	P	P	CUP	CUP	CUP	CUP
C-1	N/A	P	N/A	P	N	N	N	N	N	N
H	N/A	CUP	N/A	CUP	N	CUP	N	N	N	N
R-1 (A, B, C)	N/A	P	N/A	P	P	P	CUP	CUP	CUP	CUP
R-2	N/A	P	N/A	P	P	P	CUP	CUP	CUP	CUP
R-3	N/A	P	N/A	P	P	P	CUP	CUP	CUP	CUP
P-1	N/A	P	N/A	P	P	P	P	P	CUP	CUP
P-1B	N/A	P	N/A	P	P	P	P	P	CUP	CUP
B-1	N/A	P	N/A	P	P	P	P	P	CUP	CUP
B-2	N/A	P	N/A	P	P	P	P	P	CUP	CUP
B-3	N/A	P	N/A	P	P	P	P	P	CUP	CUP
B-4	N/A	P	N/A	P	P	P	P	P	CUP	CUP
B-5	N/A	P	N/A	P	P	P	P	P	CUP	CUP
BP-1	N/A	P	N/A	P	P	P	P	P	CUP	CUP
I-1	N/A	P	N/A	P	P	P	P	P	CUP	CUP
I-2	N/A	P	N/A	P	P	P	P	P	CUP	CUP
ESLI	N/A	P	N/A	P	P	P	P	P	CUP	CUP

¹ These count as accessory only if their Footprint is less than 50% of the footprint of the primary structure.

5: General Requirements Applicable to Integrated and Rooftop SESs

Zoning Ordinance Section 2.58

- A. **Solar Access.** Consistent with KRS 381.200(2), a property owner may obtain a solar easement from another property owner for the purpose of ensuring adequate exposure to sunlight for an Integrated or Rooftop SES. Such easement shall be recorded.
- B. **Tree Removal.** The removal of trees or natural vegetation for an Integrated or Rooftop SES shall be limited to the extent practicable and shall comply with all the requirements of the Georgetown – Scott County Zoning Ordinance regarding tree removal if applicable.
- C. **Height Restrictions.** A rooftop SES shall conform to any height restrictions for roof-mounted mechanical devices or equipment for the applicable zoning district and may exceed the maximum permitted height for the structure type by no more than five (5) feet. A rooftop SES shall be positioned on the roof so as not to extend above or beyond the edge of any ridge, hip, valley, or eave, provided that where it is mounted on a sloped roof, the SES shall not vertically exceed the highest point of the roof to which it is attached by more than five (5) feet.
- D. **Lighting.** Integrated and Rooftop SESs shall not be illuminated and shall be designed and installed to prevent off-site glare.
- E. **Historic Preservation.** Where an integrated or rooftop SES is proposed to be installed on a property located within an historic district or which is listed on or eligible for listing on the National Register of Historic Places, the proposed installation shall be coordinated with any review required by the Zoning Ordinance for exterior renovations or additions to such structures.

6: General Requirements Applicable to Ground Mounted SESs

Zoning Ordinance Section 2.58

- A. **Solar Access.** Consistent with KRS 381.200(2), a property owner may obtain a solar easement from another property owner for the purpose of ensuring adequate exposure to sunlight for an Integrated or Rooftop SES. Such easement shall be recorded.
- B. **Tree Removal.** The removal of trees or natural vegetation for an Integrated or Rooftop SES shall be limited to the extent practicable and shall comply with all the requirements of the Georgetown – Scott County Zoning Ordinance regarding tree removal if applicable.
- C. **Lighting.** Lighting of Ground Mounted SES shall be limited to the minimum necessary for safe operation, and shall be directed downward, incorporate full cut-off features, and incorporate motion sensors where feasible. Lighting shall be designed to avoid light trespass.
- D. **Height Requirements for Ground Mounted SES.** A Ground Mounted SES shall not exceed twenty (20) feet in height as measured from the highest natural grade below each solar panel without approval by the Board of Adjustment or other authority having jurisdiction. The height restriction excludes utility poles, storage batteries, and antennas constructed for the project. A Ground Mounted SES may exceed twenty (20) feet in height upon a finding that the SES would use

less land, or provide other environmental, economic, or other benefits if the height limitation is increased.

E. Siting Restrictions for Ground Mounted SES

1. An Intermediate or Large-Scale Ground Mounted SES, measured from the closer of the outer edge of the nearest panel or perimeter fencing, shall be located at least one hundred (100) feet from the property line of any property zoned for residential or agricultural use, at least thirty (30) feet from the property line of any property zoned for commercial, business, industrial, office, or institutional use, and at least one hundred (100) feet from the centerline of any public road.
2. An Intermediate or Large Scale Ground Mounted SES, measured from the closer of the outer edge of the nearest panel or perimeter fencing, shall be located no closer than one hundred (100) feet from a residence located on a property other than that on which the Ground Mounted SES is to be installed.
3. Setbacks are not required where the property line is shared by two or more participating landowners.
4. Setback requirements may be expanded by a Board of Adjustment or other authority having jurisdiction, as a condition of approval of a Conditional Use Permit, where deemed necessary to assure effective screening. The Board of Adjustment shall state the findings justifying the expanded setbacks.

F. Screening. Ground Mounted SESs shall be effectively screened from properties zoned for residential use other than that on which the SES is to be constructed.

1. Ground Mounted SESs approved as a conditional use shall have or install a visual buffer of natural vegetation, plantings, earth berms, and/or fencing that provides an effective visual and lighting screen between the SES and properties zoned for residential use, unless waived by the Board of Adjustment or other authority having jurisdiction. If such a waiver is requested, it shall be the Applicant's responsibility to prove to the Board of Adjustment or other authority having jurisdiction that the SES will be effectively screened from residentially zoned properties. Existing buffers along an SES perimeter shall be preserved when reasonably practicable.

G. Protection of Farmland and Revegetation of Disturbed Areas

1. Compaction of soil associated with the location of roads and installation staging areas for Intermediate and Large-Scale Ground Mounted SES on land zoned for agricultural use shall be minimized to the extent possible. Compaction of soil associated with the location of roads and installation staging areas for all Ground Mounted SES on land zoned for agricultural use that are classified either as prime farmland or farmland of statewide importance shall be avoided to the extent possible, and the soils shall be de-compacted as part of the decommissioning process.
2. Upon completion of construction and installation of the Ground Mounted SES, all temporary roads constructed by the applicant shall be removed, and all disturbed areas shall be graded, de-compacted, and reseeded with native vegetation in order to establish an effective ground cover and to minimize erosion and sedimentation.

3. Topsoil shall not be removed. Grasses shall be maintained or established. Herbicides and ground sterilant and gravel shall not be used as a method of vegetative control, except around fences. Grasses, weeds, and wildflowers inside and outside the security fence shall comply with all applicable requirements of the adopted property maintenance code. The Board of Adjustment may waive this requirement if the developer can show this requirement will create an undue burden and an acceptable ground maintenance plan is submitted with the conditional use permit application.
- H. **Signage.** A Ground Mounted SES may include such signage as is required by law to provide safety information, and other signage as may be allowed under this Ordinance.
- I. **Decommissioning.** Other than as specifically approved by the Board of Adjustment or other authority having jurisdiction upon application and notice, decommissioning shall begin no later than twelve (12) months after a Ground Mounted SES has ceased to generate electricity or thermal energy:
1. If the Ground Mounted SES was a permitted use without a conditional use permit, all structures and facilities associated with the SES shall be removed within six (6) months of the beginning of decommissioning. All materials shall be recycled or otherwise reused to the extent reasonably practicable and the disturbed areas shall be reclaimed, revegetated, and restored consistent with the zoning classification of the property.
 2. If the Ground Mounted SES was allowed under a conditional use permit, the SES shall be decommissioned according to the decommissioning plan approved in the Conditional Use Permit.

7: Conditional Use Permit Application Requirements

Zoning Ordinance Section 2.58

- A. Applications for an SES requiring a conditional use permit shall include the following information:
1. Name, address, telephone number, and email address of the applicant, the project owner, and the project operator.
 2. The address of the property on which the SES will be located and the property owner's name, address, telephone number, and email address if available.
 3. Documentation, such as a deed, lease, or other agreement with the landowner, demonstrating the applicant's right to use and control the property.
 4. A topographic map that depicts vegetative cover, watersheds, floodplains, and other geographic information about the property and surrounding area.
 5. A conceptual description of the project, including the maximum number of modules, mounting type (fixed-tilt or tracking), system height, system capacity, total land area covered by the system, and information about all associated structures or facilities such as transformers, substations, feeder lines, and batter storage.
 6. A conceptual site plan, including property lines, zoning classification of the property and all adjacent properties, existing buildings and proposed structures, the proposed location of the solar equipment, transmission lines, any associated structures and facilities, and

- substations. The conceptual site plan shall also identify existing and proposed temporary or permanent roads, drives, and parking, fencing or other methods to ensure public safety, and a visual buffer plan demonstrating how proposed visual buffers will effectively screen the proposed SES from adjacent properties zoned for residential use.
7. A map from the Natural Resources Conservation Service identifying prime farmland and farmland of statewide importance (if in a district zoned agricultural), documentation from the U.S. Fish and Wildlife Service regarding the presence of any identified critical habitat for rare or endangered federal or state species. The application shall also contain a Federal Emergency Management Agency map delineating floodplains, shall include evidence of any water quality or stormwater permit needed for the project, and shall contain a letter from the State Historic Preservation Office regarding known archaeological or cultural resources listed or eligible for listing on the National Register.
 8. Information demonstrating that approval of the SES will not result in any disproportionate individual or cumulative environmental burden on low-income communities or communities of color.
 9. A decommissioning plan prepared by a registered professional engineer, and updated every three (3) years, containing the following:
 - a. The anticipated life of the project and defined conditions upon which decommissioning will be initiated;
 - b. The estimated decommissioning cost, including removal of the SES and related foundations, pads, underground collector lines and road, and the salvage value of any equipment in current dollars and the calculations supporting the decommissioning estimate. The estimated salvage value of the material using current, publicly available material indices and/or firm quotes from a decommissioning or recycling company experienced in the decommissioning of SES, shall be provided, and the Board of Adjustment or other authority having jurisdiction shall consider the salvage value identified in 9.b in computing the amount, if any, of financial assurance required under subsection 9.e;
 - c. The manner in which the project will be decommissioned, including provision and a timetable for the removal of all structures and foundations, and for the revegetation and restoration of the property to its original condition or a condition compatible with the zoning or the parcel(s);
 - d. The party responsible for decommissioning;
 - e. Security, sufficient to cover the net costs identified in 9.b and to assure that decommissioning of the site can be achieved by a third party in the event that a permittee defaults in that obligation, shall be provided in accordance with Section 600 of the *Subdivision & Development Regulations*.
 - f. A copy of any lease containing specific agreements regarding decommissioning with the landowner;
 10. Proof of adequate casualty and liability insurance covering installation and operation of the SES;

11. A description of the measures that will be taken to minimize erosion and sedimentation, and to promptly stabilize and revegetate disturbed areas with native vegetation.
 12. Where the applicant for a Conditional Use Permit is also seeking a construction certification pursuant to KRS 278.700 – 278.716, the applicant may submit a copy of a complete state siting board application and site assessment report meeting the requirements of KRS 278.706 and 278.7008 in lieu of the above requirements of Section 7(a) subsections 1-7
- B. A conditional use permit issued by a Board of Adjustment or other authority having jurisdiction shall include, at a minimum, all requirements of Section 7 of this Ordinance, and any additional conditions deemed by the Board necessary or appropriate pursuant to KRS 100.237 to allow the proper integration of the proposed SES into the zone and location in which it is proposed.

Section 8: Public Notice and Public Comment

Zoning Ordinance Section 2.58

Public notice of an application for a conditional use permit for a Ground Mounted SES shall conform to the public notice requirements generally applicable to conditional use permit applications. The public notice and hearing requirements of this Chapter shall be in addition to and independent of any local hearing conducted pursuant to KRS 278.712.

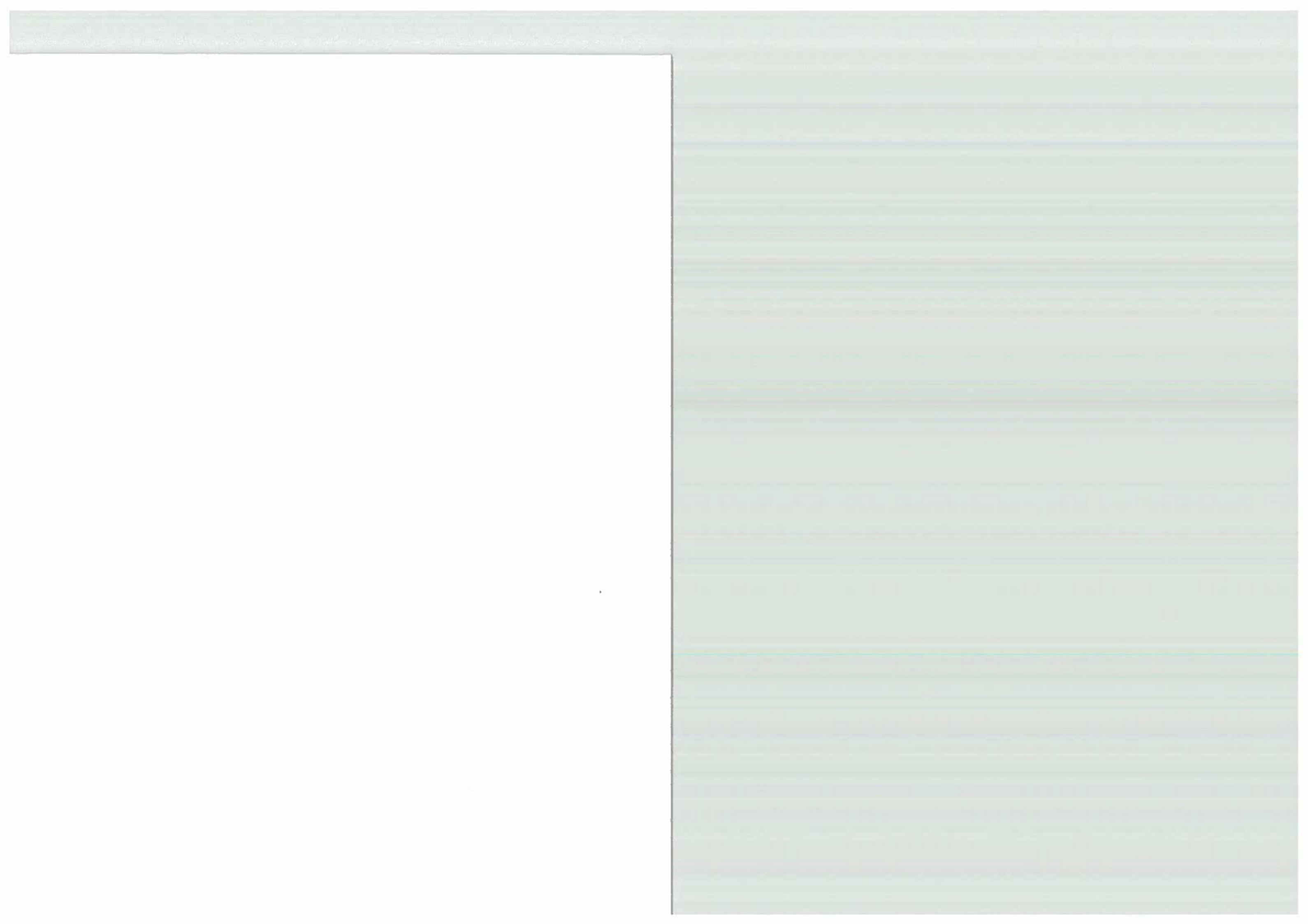
Section 9: Security for Decommissioning

Subdivision & Development Regulations Article VI

600 Security Requirements

- E. Security for Decommissioning Ground Mounted Solar Energy Systems (SES).
1. The developer shall provide and maintain security in an amount sufficient to cover the net costs identified in the Decommissioning Plan to assure that decommissioning can be achieved by a third party in the event that a permittee defaults in that obligation.
 2. Security sufficiency requirements
 - a. The Planning Commission will accept a performance bond naming the Planning Commission and/or the applicable city council/ city commission/ fiscal court as a beneficiary.
 - b. In lieu of a performance bond, the developer may post cash as security. For purposes of this provision, cash security includes certificates of deposit, Treasury certificates, certified checks, and cashiers' checks. Said cash security shall be immediately deposited by the Planning Commission and/or the applicable city council/ city commission/ fiscal court. The developer shall submit with the cash security a letter specifically describing the conditions under which decommissioning will be initiated and a copy of the decommissioning plan. The Planning Commission may use this cash security to pay for the timely and satisfactory decommissioning of the Ground Mounted SES. The Planning Commission shall refund any unused portion of the cash security when the project is satisfactorily completed.

- c. Any developer who posts security under these regulations shall sign a statement that he/she has read and understands this Article VI and all subsections thereunder and that he/she will abide by its terms. The developer must further acknowledge in writing that he/she shall not attempt to hold either the Planning Commission or the applicable city council/ city commission/ fiscal court, nor any employees of the same, liable for any damages that may result from strict enforcement of this Article VI and related regulations.
 - d. When the decommissioning plan is updated every three (3) years, the Planning Commission shall review the posted security and allow for adjustments, so the posted security matches the net costs of decommissioning identified in the decommissioning plan.
2. Release of Security
- a. Security shall be released by written certification of the Planning Commission Director pursuant to the decommissioning of the Ground Mounted Solar Energy System in accordance with the decommissioning plan.
3. Calling of Security
- a. The required security for decommissioning a Ground Mounted SES shall remain in effect until it is officially released as described above. If the decommissioning is not completed within the time specified in the decommissioning plan, the Planning Commission may proceed against the developer and the projects security. If at any time the Planning Commission is required to notify the bank or financial institution of its intention to call the security, this shall be deemed as a violation of these regulations and the following shall apply:
 - b. The owner or developer of the Ground Mounted SES shall be notified of the violation and means to remedy such violation and shall be subject to all applicable rules of enforcement contained in these regulations or associated regulatory bodies, and
 - c. The entire amount of the security shall be drawn regardless of the progress made on decommissioning the SES completed up to the date of draw request. Any funds not used after completion of all required work by the Planning Commission shall be returned to the bank or financial institution one (1) year after completion of the decommissioning, less five hundred dollars (\$500) or such greater amount if documented as an amount necessary to be expended by the Planning Commission in procuring completion of all work, but not to exceed one thousand dollars (\$1,000) in any case.



**Resolution to Amend the Zoning Ordinance of Scott County, Kentucky,
and the cities of Georgetown, Sadieville, and Stamping Ground.**

Be it hereby RESOLVED that the Zoning Ordinance of Scott County, Kentucky and the cities of Georgetown, Sadieville, and Stamping Ground is hereby AMENDED as follows:

- I. By adding the definition of Commercial Landscape Operation as a recognized use. Section 2.1 is amended to add the following definition in alphabetic order with the extant definitions, being between the definitions of "Commercial Floor Area" and "Commission":

Commercial Landscape Operation: the sale and/or provision of tree, lawn, and landscaping goods or services or grounds maintenance to others. Such uses may specifically include:

- A. the sale or provision or use of landscaping materials (including, without limitation: mulch, sod, trees, grasses, flowers) grown or produced on or off of the subject property;
- B. mowing, planting, pruning, and mulching;
- C. snow and ice maintenance, management, and removal;
- D. nurseries and greenhouses; and
- E. office buildings and facilities for the storage, repair, and maintenance of materials and equipment reasonably necessary for providing these goods and/or services.

- II. By adding Commercial Landscape Operations to the list of conditional uses in A-1 Districts; specifically, Section 4.12 is amended by adding a new Section 4.12M as follows:

M. Commercial Landscape Operations

- III. By adding Commercial Landscape Operations to the list of permitted uses in B-2 Districts; specifically, Section 4.421 is amended by adding a new Section 4.421G as follows:

G. Commercial Landscape Operations

IV. By adding Commercial Landscape Operations to the list of conditional uses in B-4 Districts; specifically, Section 4.442 is amended by adding a new Section 4.442D as follows:

D. Commercial Landscape Operations

V. By adding Commercial Landscape Operations to the list of permitted uses in B-5 Districts; specifically, Section 4.451 is amended by adding a new Section 4.451G as follows:

G. Commercial Landscape Operations

VI. By adding Commercial Landscape Operations to the list of permitted uses in I-1 Districts; specifically, Section 4.51 is amended by adding a new Section 4.51G, as follows:

G. Commercial Landscape Operations

ORDINANCE 22- ____

AN ORDINANCE AMENDING ARTICLE II OF THE GEORGETOWN SCOTT-COUNTY ZONING ORDINANCE TO DEFINE SHORT-TERM RENTALS AND UN-HOSTED HOME SHARING AND PROVIDE ZONING REQUIREMENTS FOR SHORT-TERM RENTALS.

Sponsor: Council Members _____

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF GEORGETOWN, KENTUCKY:

SECTION ONE

Article II, Section 2.1 of the Georgetown/Scott County Zoning Ordinance is amended as follows:

2.1 DEFINITIONS

For the purpose of this document, certain words and terms used in these Regulations are defined in this Article. In this document, words used in the present tense include the future, the singular includes the plural and the plural includes the singular, the word "shall" is a mandatory requirement, the word "may" is permissive, the word "structure" includes the word "building"; and the word "person" includes a firm, association, organization, partnership, trust, company, or cooperation as well as an individual. Any words or phrases not defined shall be given their ordinary meaning and usage.

Access: The right to cross between public and private property, allowing pedestrians and vehicles to enter and leave property.

Accessory Structure or Use: Any structure or use, other than the principal structure or use, directly incidental to or required for the enjoyment of the permitted use of any premises; also as specifically designated under the zoning district regulations of the Zoning Ordinance. Accessory structures shall not be a part of the principal house or building, nor give the appearance of being attached or an extension of the principal structure.

Adult Uses include, but are not limited to, all of the following uses:

- A. **Adult Bookstore/Video Store:** an establishment whose primary business includes the sale or rent of materials (including books, periodicals, magazines, films, videotapes, CD-ROMs, DVDs, audio tapes, or other printed or pictorial material) whether for on premise or off-premise viewing, that are intended to

provide sexual stimulation or gratification, or characterized by their emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical areas (see definition below); and who devotes more than 15 percent of their total floor area to the items listed above.

- B. **Adult Theater:** an establishment, whether open or enclosed, used for presenting material, for viewing, that is distinguished or characterized by an emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical areas. This definition includes adult arcade, adult mini-motion picture theater, adult booth(s), and adult drive-in theaters.
- C. **Adult Booth:** a small enclosed or partitioned area inside an adult oriented establishment which is: (1) designed or used for the viewing of adult material by one (1) or more persons and, (2) is accessible to any person, regardless of whether a fee is charged for access. The term "Adult Booth" includes, but is not limited to, a "peep show" booth, or other booth used to view adult material (including, but not limited to, videotapes, audiotapes, films, CD-ROMs, DVDs).
- D. **Adult Dancing:** shall mean and include, but not limited to any dancing which exposes to view by patrons or spectators on the premises at any time the specified anatomical areas and/or specified sexual activities, as set forth herein.
- E. **Adult Dancing Establishments:** an establishment, including but not limited to any restaurant (eating and drinking establishment), lounge, dance hall, night club or other such place whose business includes the offering to customers of live entertainment wherein employees, agents, servants, or independent contractors perform dance routines and/or display or expose specified anatomical areas, offered as adult oriented entertainment for viewing by patrons and spectators on the premises and characterized by the emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical areas.
- F. **Adult Cabaret:** see "Adult Dancing Establishments"
- G. **Adult Motel:** a motel or similar establishment with the word "adult" or otherwise that advertises the presentation of adult material, offering public accommodations for any form of considerations which provides patrons with closed circuit television transmissions, films, motion pictures, video cassettes, slides or other photographic reproductions for the primary purpose of or

engaging in sexual gratification or as related to specified sexual activities.

- H. **Sexual Encounter Center:** an establishment whose primary business is the provision on premises where customers either congregate, associate, or consort with employees, agents, servants, or independent contractors; who engage in specified sexual activities with or in the presence of such customers, or who display specified anatomical areas in the presence of such customers, with the intent of providing sexual stimulation or sexual gratification appealing to adult sexual interests. These include, but are not limited to a bath house, swingers club, or similar establishment; includes those establishments that offer for any form of consideration: (1) physical contact in the form of wrestling or tumbling between persons of the same or opposite sex; (2) activities between male and female persons and/or of the same sex when one or more persons is in the state of full or partial nudity as defined by specified anatomical areas or where the activities are characterized by an emphasis on specified sexual activities.
- I. **Massage Parlor:** an establishment providing massages, for hire, by persons other than a licensed health care professional, including those activities that rub, stroke, knead, or tap the body with the hand or an instrument or both for the purpose of or engaging in sexual gratification or as related to specified sexual activities. This definition also includes those activities listed within "Sexual Encounter Center". This does not include any licensed or sanctioned athletic activity that generally employs or use the services of a physical trainer and/or those listed in the definition of Licensed Massage Therapist.

Adult Uses, Protected: Any use or area identified herein that may be influenced by or are susceptible to the secondary effects of adult oriented uses including; any residentially zoned area, any area platted or developed for cluster residential development, any area containing three (3) or more residential and rural residential lots as shown on an approved and recorded plat, public or private school, college or university, church or other place of worship, library, type I day care facility, public park or playground.

Adult Use, Specified Anatomical Areas: (1) less than completely and opaquely covered human genitals or pubic region; the cleavage of the human buttock; any portion of the human female breast below a horizontal line across the top of the areola at its highest point, the entire lower portion of the female breast, not including cleavage of the human female breast exhibited by a dress, blouse, shirt, leotard, bathing suit, or other wearing apparel provided that the areola is not exposed in whole or in part. (2) human male genitals in a discernible turgid state, even if

completely and opaquely covered.

Adult Use, Specified Sexual Activities: shall include, but not limited to, human genitals in a state of sexual stimulation, arousal or tumescence; acts of human masturbation, sexual intercourse or sodomy; fondling or other erotic touching of human genitals, pubic region or pubic hair, buttock or female breast(s); acts of human analingus, bestiality, buggery, cunnilingus, coprophagy, coprophilia, fellation, flagellation, masochism, necrophilia, pederasty, pedophilia, sadism, sadomasochism; excretory functions as part of or in connection with any of the activities listed herein.

Aged Person(s): persons who are 62 years of age or older.

Agricultural Uses: Agricultural use means the use of a tract of at least five (5) contiguous acres for the production of agricultural or horticultural crops; including but not limited to livestock, livestock products, poultry, poultry products, grain, hay, pastures, soybeans, tobacco, timber, orchard fruits, vegetables, flowers or ornamental plants, including provisions for dwellings for persons and their families who are engaged in the above agricultural use on the tract (Section amended 7/22/92 by City of Georgetown, 8/5/92 by Scott Fiscal Court).

- A. **Agricultural Use, Recreational:** An outdoor recreational use, i.e. fishing, boating, hunting, riding, etc., involving a tract of real estate in excess of 250 acres which incorporates part-time residential use, e.g. hunting or fishing lodges which are not primary dwellings for the occupants.
- B. **Agricultural Use, Residential:** Agricultural residential use means residential use in an A-1 zone, the density of which shall not exceed one dwelling unit per five contiguous acres held under common title and residential cluster development into A-1 zone, the density of which shall not exceed one dwelling unit per five acres.

Alley: A public or private way permanently reserved as a secondary means of access to abutting property.

Alteration: Any change or addition to the supporting members of foundation of a structure that would change the outward dimensions or appearance.

Animal Hospital/Clinic: A medical facility that provides for the examination, care, and treatment of animals that does not include boarding of animals except for those requiring emergency or medical treatment.

Apartment: A room or suite of rooms, with toilet and culinary accommodations, used or designed for use as a residence by a family located in a building containing two or more such rooms or suites or located in a building devoted primarily to nonresidential use.

Applicant: Any person seeking approval under these regulations for a subdivision or development.

Aquifer: A geologic formation, group of formations, or part of a formation capable of yielding, storing, or transmitting a usable amount of groundwater to wells or springs for domestic or animal use.

Aquifer Recharge Area: An area in which the principal movement of water is the downward seepage of surface waters into ground water by: (1) the infiltration of water from the surface into the soil or other rock materials that lie directly below the surface; (2) the downward movement of water through the materials that comprise the zone of aeration; and (3) the delivery of water into the zone of saturation where it becomes groundwater.

As-Built Plans: Engineering plans of public facilities prepared after construction by the developer and certified by an engineer, to show the exact location and dimensions of the system as it has actually been installed.

Assisted Living Facility: a building, establishment, complex, or distinct part thereof which accepts primarily aged persons for domiciliary care, not nursing or medical care;

provides on site to its residents private lockable residential spaces as defined by 905 Kentucky Administrative Regulations (KAR) 5:080, KRS Chapter 13B and Executive Order 96-862, Certification of Assisted Living Residences (Voluntary); provides on site to its residents in addition to the residential unit, meal service in a community dining facility and non-medical personal care services appropriate to the residents' respective needs; other than supervision of self-medication, medical services are not a service provided by the facility. The facility may provide space for an unrelated Home Health Service or a Medical Doctor's Office for ease of access to those services by the residents. provides linkages with hospitals, community services, and makes transportation available; and provides timely assistance to residents for response to urgent or emergency needs.

Bed and Breakfast: An existing house, or portion thereof, where short-term sleeping rooms [not exceeding five (5) in number] and limited provision for meals are offered. The use of the property for a Bed and Breakfast shall be incidental to the residential use of the property. This residential use requirement may be satisfied by either a resident owner or manager. These short-term lodgings may not exceed fifteen (15) days. A Bed and Breakfast is distinguished from sleeping rooms as they are defined in paragraph 2.1 Definitions and permitted in Section 4.36 or conditionally permitted in Section 4.37 by the limited offering of the meals in the kitchen and dining room serving all guests and the targeting of the tourism market. As in the

sleeping room, no food preparation shall be allowed in the bedrooms. (Section 2.1.42 added 5/2/91)

Bikeway: A way or portion of a way intended and designated primarily for bicycle traffic.

Block: A unit of land bounded by streets or by a combination of streets and public land, railroad rights-of-way, waterways or any other barrier to the continuity to development. The length of a block shall be the greatest distance between right-of-way lines on opposite sides of the block.

Building: A structure having a roof supported by columns or walls for shelter, support, or enclosure of persons, animals, or chattels. When separated by division walls from the ground up without openings, each portion of such structure shall be deemed a separate building.

Building Line: A line parallel to a street right-of-way line, edge of a stream, or other property line established on a parcel of land or lot for the purpose of prohibiting construction of a building or structure in the area between such building line and right-of-way, stream bank, or other property line.

Building Permit: A permit issued by the Building Inspector allowing a property owner or his agent to construct, alter, or remove a building, or engage in similar activity which would alter the character of the lot in question.

Certificate of Occupancy: A certificate issued by the Enforcement Officer after building has taken place which certifies that the building meets minimum standards for human occupancy and the site meets requirements of the Zoning Ordinance and these regulations.

Cluster Subdivision: A major residential subdivision of agriculturally-zoned land that separates residential lots from preserved agricultural lots with a total density not to exceed 1 unit per 5 acres.

Commercial Floor Area: Floor area of a building which is devoted to the storage and display of merchandise, the performance of consumer services or the circulation and accommodation of customers.

Commission: The Georgetown-Scott County Joint Planning Commission and/or Planning Commission.

Compatibility Standards: Standards that have been enacted by a local government under the authority of this section for the purpose of protecting and preserving the monetary value of real property located within the local government's jurisdiction.

Comprehensive Plan: The officially adopted Comprehensive Plan prepared and adopted by the

Planning Commission reflecting the community plans for the future location of streets, parks, public buildings, land uses, and other similar information for Scott County, Georgetown, Stamping Ground, and Sadieville, Kentucky.

Conceptual Plan: A conceptual plan indicating the developer's general objectives and desires in regard to the future development of his land presented to the Planning Commission and/or staff for the formal consideration required for zone changes.

Conditional Use: Means a use which is essential to or would promote the public health, safety, or welfare in one or more zones, but which would impair the integrity and character of the zone in which it is located or in adjoining zones unless restrictions on location, size, extent and character of performance are imposed in addition to those imposed in the zoning regulation.

Conditional Use Permit: Means legal authorization to undertake a conditional use, issued by the Administrative Official pursuant to authorization by the Board of Adjustment consisting of two parts:

- A. A statement of the factual determination by the Board of Adjustment which justifies the issuance of the permit.
- B. A statement of the special conditions which must be met in order for the use to be permitted.

Condominium: A multiple unit development containing individually owned units and jointly owned and shared areas and facilities that have the effect of permitting more than one unit on a lot without the division of the fee simple interest in the lot.

Construction Plans and Specifications: Also "Construction Plans" or "Construction Documents." Those Plans required by these Regulations to be submitted for approval by the Commission Engineer, which include detailed plans for the construction of streets, curbs and gutters, and sidewalks, as well as stormwater management plans, and grading and water quality protection plans as required in Article XI of the Subdivision and Development Regulations.

Consumer Services: Sales of any service to individual customers for their own personal benefit, enjoyment, or convenience, and for fulfillment of their own personal needs. For example, consumer services include the provision of the personal services such as beautician and barbering services, the provision of lodging, entertainment, specialized instruction, financial service, automobile storage, transportation, laundry and dry cleaning services, and all other similar services.

County: Scott County, Kentucky; when referring to jurisdiction the term "County" or "Scott

County" shall imply the cities of Georgetown, Sadieville, and Stamping Ground and the unincorporated areas of Scott County.

Coverage: Coverage shall mean the total area of the footprint of the building divided by the total area of the lot.

Creek Conservation Corridor: Those areas zoned C-1.

Cul-de-sac: A permanent dead-end street or court culminated by a turnaround and not intended to be extended in the future.

Day: For the purpose of submittal procedures, "day" shall refer to calendar day rather than working day, unless otherwise noted.

Day Care: Care of a child away from his own home and is designed to supplement, but not substitute for, the parent's responsibility for the child's protection, development and supervision, when it is necessary or desirable for the parent or child to be out of the home for all or part of the day or night. The term shall not include child care facilities operated by religious organizations while religious services are being conducted, or kindergarten or nursery schools which have as their primary function educational instruction.

- A. **Day Care Facility, Type I:** Any facility other than a dwelling unit which regularly receives four (4) or more children for day care; (ii) any facility, including a dwelling unit, which regularly provides day care for thirteen (13) or more children. If pre-school children of any day care staff receive care in the facility, they shall be included in the number for which the facility is licensed.
- B. **Day Care Facility, Type II:** Any home or dwelling unit which regularly provides care apart from parents for four (4), but not more than twelve (12) children. The director's own pre-school children shall be included in the number for which the home is licensed.

(Section 2.38, 39, and 40 amended (added) 8/20/85)

Density, Gross: The numerical value obtained by dividing the total number of dwelling units in a development by the gross area of the tract of land (in acres) within a development. This includes all nonresidential land uses, private streets, and right-of-way.

Density, Net: The numerical value obtained by dividing the total number of dwelling units in a development by the area of the actual tract of land (in acres) upon which the dwelling units are proposed, but, excluding public and private right-of-way

Developer: Any individual, firm, association, corporation, governmental agency or any other legal entity commencing proceedings under these regulations, to carry out the division and/or

development of land as defined herein, for himself or for another.

Development: Any construction, redevelopment, change in use or intensity of use of a property, or renovation involving such a change, provided that the standards in regulations are met by all proposed improvements and existing features. In some contexts in these regulations, the term "development" includes a subdivision of land.

Development, Major: All development, as defined above, that does not fall within the definition of Minor Development.

Development, Minor: Any development that adds no new buildings or parking lots of greater than 20 spaces. In industrial areas, minor developments include building or outdoor storage expansion of up to 10% of the total square footage or 10,000 square feet, whichever is less.

Development Plan: A presentation in the form of maps, and drawings (plans and profiles) of a proposed use and/or structure by the owner or developer of the land which sets forth in detail the intended development.

Driveway: Driveway shall mean that access which is generally intended to serve private single family residences.

Duplex: A structure containing two dwelling units, each of which has direct access to the outside.

Dwelling and Dwelling Unit: A dwelling is a building providing shelter, sanitation, and the amenities for a permanent habitation. It does not include temporary habitation. It does not include temporary lodging or sleeping rooms but does include modular homes. Dwelling unit refers to that dwelling accommodation within a building designed for one individual or family unit maintaining a separate and independent housekeeping.

Easement: Authorization by a property owner for the use by others of any designated part of his property, for a specified purpose and time as described in the conveyance of limited rights to land by such easement.

Enforcement Officer: Any administrative official designated by the Fiscal Court and the City Council who shall be charged with and provided with the authority to enforce the ordinances, regulations, codes and orders of the Planning Commission, Board of Adjustment, Fiscal Court, City Council and any applicable Court order.

Engineer: A licensed, professional civil engineer appointed or requested by the Planning Commission or retained by the developer.

Environmentally Sensitive Areas: Sinkholes, cave areas, major rock formations and

outcroppings, springs, floodplains/floodways, and landfills/refuse areas.

Façade: The main face or front of a building.

Fencerows: Generally refers to lines of trees and shrubbery that have grown along existing fence lines to form a natural hedge.

Filing Deadline and Review Schedule: A schedule adopted by the Planning Commission that governs filing and review deadlines and schedules; generally, submissions are due to be filed on the first working day of the month for review at the Planning Commission meeting the following month.

Fill: Natural material which may be added to or moved on a site during the grading process to provide developable building areas and adequate drainage.

Floodplain: An area along a stream or watercourse which would be under water as the result of a rainfall with a one-hundred (100) year return period. The floodplain shall be as shown on the FEMA Flood Insurance Rate Maps (FIRM), for those stream segments included in the maps, or as designated in the Comprehensive Plan for Creek Conservation Corridors not on the FEMA maps.

Floodway: The channel of a stream and those portions of the floodplain adjoining the channel that are required to carry and discharge the flood water within designated heights and velocities; including, but not limited to, flood flows associated with the regulatory flood. The floodway is intended to carry the deep and fast-moving flood water, and the two principal factors in its determination are the selection of the flood discharge and the permitted increase in flood heights.

Governing Authority: The Scott County Fiscal Court, Sadieville City Council, Stamping Ground City Council, and/or Georgetown City Council; also referred to as Legislative Body.

Grading: Any stripping, cutting, filling, stockpiling of soil, or any combination thereof, including the land in its cut or filled condition.

Family: One (1) or more persons who inhabit a single dwelling unit, as a single housekeeping unit, which is:

- A. traditionally characterized by matrimonial or parent-child relationships, provided that all such persons are related by blood, marriage, adoption, fosterage, or guardianship and no more than two (2) unrelated inhabitants are included in the housekeeping unit; or
- B. predominantly characterized by voluntary associational or communal relationships_;

~~provided no more than three (3) inhabitants are included in the housekeeping unit.]~~

Hazardous Materials: For purposes of these Regulations, this definition is consistent with State and Federal definitions of hazardous materials.

Height: The vertical distance measured from the average finished grade at the front building line to the highest point of structure.

Home Occupations: Professional office, one professional with no staff, studio or personal services maintained or conducted within a dwelling or accessory building. Home occupations must meet the following conditions:

- A. The home occupation must be incidental to the principal residential use of the residence and be limited to 25% of the ground floor area, in no event to exceed 300 square feet.
- B. The home occupation shall result in no exterior evidence, except a wall sign not to exceed 5 square feet in area which may identify the home occupation. Complete sign information can be found in the Sign Ordinance, Appendix C.
- C. The home occupation shall not generate any atmospheric pollution, light flashes, glare, odor, noise, vibration, truck or other heavy traffic. (Amendment dated 1/26/88)

Industry: The processing of products or raw materials. The two categories of industry are defined according to the following performance standards.

- A. **Heavy Industry:** Those industries whose processing operations result in the outdoor storage or processing of materials or products, the emissions of any atmospheric pollution, visible light flashes or glare, odors, or noise or vibration which may be heard or felt off the premises or those industries which constitute a fire, explosion, or other hazard detrimental to the health and welfare of the community or adjacent property owners.
- B. **Light Industry:** Those industries whose processing operations result in none of the above conditions.

Junkyard: Property used for the outdoor storage, display, or keeping of inoperative or inoperable machinery, whether or not it is capable of operation, or the accumulation of trash, waste material, or vegetation, in a manner which is unsightly, offensive or not in harmony with surrounding property.

Kennel: A commercial business for the sale or temporary boarding of three (3) or more dogs over the age of six (6) months, not including those owned by the resident or property owner.

(Section 2.1.44 and 2.1.45 added 4/1/99 and 9/22/00)

KYTC: Kentucky Transportation Cabinet

Legislative Body: See Governing Authority.

Local Government: A city, county, urban-county government, charter county government, or consolidated local government that is engaged in planning and zoning under KRS 100.

Lot: A piece, parcel or plot of land occupied by or to be occupied by one principal building and its accessory buildings and including the open spaces required under this regulation, and having its principal frontage on a street.

- A. **Corner Lot:** A lot which abuts upon two intersecting streets at their intersection, or upon two parts of the same street forming an interior angle of less than 135 degrees.
- B. **Lot Depth:** The distance between the front and rear property lines of a lot, generally measured perpendicular from the street.
- C. **Lot Frontage:** The front of a lot is that portion nearest to the street. For the purpose of determining yard requirements for corner and through lots, all sides of a lot adjacent to a street shall be considered frontage.
- D. **Lot Line:** The boundary dividing a lot from a right-of-way, adjoining lot, or other adjoining tract of land. Front, rear, and side lot lines are self-explanatory.
- E. **Lot-of-Record:** A lot which is part of a subdivision or development recorded in the office of the County Clerk, or a lot or parcel described by metes and bounds, the description of which has also been recorded prior to April 1958 (for the city of Georgetown) and prior to February 1970 (for the unincorporated area and the cities of Stamping Ground and Sadieville).
- F. **Lot, Through or Double Frontage:** Any lot other than a corner lot which abuts on two (2) streets.
- G. **Lot Width:** The distance between the two side property lines of a lot, generally measured parallel to the street.

Manufactured Home: a single-family residential dwelling constructed after June 15, 1976, in accordance with the National Manufactured Home Construction and Safety Standards Act of 1974, 42 U.S.C. Section 5401, et. seq., as amended, and designed to be used as a single-family residential dwelling with or without permanent foundation when connected to the required utilities, and which includes the plumbing, heating, air conditioning and electrical systems contained therein. (Sections 2.1 and 2.51 amendment effected within Scott County 2/26/2004)

and within the city limits of Georgetown 3/4/2004 by Ordinance 04-01 and 04-006 respectively)

Manufactured Home, Qualified: a manufactured home that meets all the following criteria:

- A. Is manufactured on or after July 15, 2002;
- B. Is affixed to a permanent foundation and is connected to the appropriate facilities and is installed in compliance with KRS 227.550;
- C. Has a width of at least twenty (20) feet at its smallest width measurement or is two (2) stories in height and oriented on the lot or parcel so that its main entrance door faces the street;
- D. Has a minimum total living area of nine hundred (900) square feet;
- E. Is not located in a manufactured home land-lease community.

(Sections 2.1 and 2.51 amendment effected within Scott County 2/26/2004 and within the city limits of Georgetown 3/4/2004 by Ordinance 04-01 and 04-006 respectively)

Massage Therapist, Licensed (Licensed Health Care Professional): Any person who has graduated from a 600 hour Massage Therapy School, accredited by a State Licensure Board or its equivalent and who possess a valid state license in massage therapy from any state which regulates the same by means of a written examination; may also include a physician, nurse, occupational therapist, physical therapist, podiatrist, or chiropractor.

Mobile Home: Any vehicle or similar portable structure used or so constructed as to permit its conveyance upon streets and as a dwelling for one or more persons. A recreational or travel trailer less than 30 feet in length shall not be considered a mobile home. A mobile home shall not be used for commercial or industrial purposes, except for temporary construction facilities at a construction site, which use shall terminate at the conclusion of the construction project. Pre-constructed office structures, built to code standards and inspected according to applicable building codes, may be temporarily permitted as a conditional use in all Business and Professional zones, pending construction of permanent buildings. They may be permitted in all Industrial zones. A modular home or "double wide" with two or less preconstructed units of equivalent size also designed for conveyance on the street or on a flat-bed trailer shall be considered a mobile home. All mobile homes shall be secured to a permanent foundation and shall be underpinned. (Amendment dated 1/26/88)

A transportable structure suitable for year-round single-family occupancy and having water, electrical, and sewage connections similar to those of conventional dwellings. This definition applies only to units constructed prior to June 15, 1976. Compare with manufactured home. (Amendment effected within Scott County 2/26/2004 and within the city limits of Georgetown

3/4/2004 by Ordinance 04-01 and 04-006 respectively.)

Mobile Home Park: A single tract of land on which two or more mobile home lots are occupied or intended for occupancy by mobile homes.

Mobile Home Subdivision: A subdivision used exclusively for placement of mobile homes for residential use. Lots in a mobile home subdivision shall be available for lease or sale to the general public. Nothing herein shall prohibit the purchaser of an individual lot from placing a mobile home upon the lot purchased from the subdivision developer and renting the subdivision lot and mobile home thereon. The procedure for subdividing land for mobile home subdivisions shall be the same as that for subdividing land for conventional dwellings.

Mobile Home Camp, also Trailer Camp, And Overnight Camping Area: An area designed exclusively for the accommodation of overnight and other temporary lodging where the traveler or transient usually provides his own accommodations (in a travel trailer, van, camper, etc.).

Modular Home: A dwelling unit constructed with more than two major units that have been assembled at a place other than the site and usually arrive at the site by either flat-bed trailer or on wheels.

Multi-Building Development: Multi-building development is the construction of two or more buildings on a single plot of ground which is under single ownership, and which will not be divided and sold into smaller parcels.

Multi-Family Building: A detached building designed and used exclusively as a dwelling by three or more families occupying separate suites.

Non-Conforming Use or Structure: Means an activity or a building, sign, structure, or a portion thereof, which lawfully existed before the adoption or amendment of the Zoning Ordinance, but which does not conform to all the regulations contained in the Zoning Ordinance for such use or structure.

Non-Retail Commercial: Commercial sales and services to customers who intend resale of the products or merchandise sold or handled. For example, non-retail commercial includes wholesaling, warehousing, trucking terminals, and similar commercial enterprises.

Outdoor: Refers to that which is not enclosed within a building.

Owner: Any individual, firm, association, corporation, governmental agency or any other legal entity whose name last appears on the tax rolls as owner of the land proposed to be subdivided and/or developed.

Package Sewage Treatment Plants: This term refers generally to private, developer-installed, sewage treatment plants.

Permanent Foundation: A system of supports that is:

- A. Capable of transferring, without failure, into soil or bedrock, the maximum design load imposed by or upon the structure;
- B. Constructed of concrete; and
- C. Placed at a depth below grade adequate to prevent frost damage.

Plan: This term refers to a Development Plan, as defined above.

Planned Development Projects: A complex of structures and uses planned as an integral unit or community development.

Planning Commission: The Scott Joint Planning Commission; also referred to as the Georgetown-Scott County Joint Planning Commission, or the Commission.

Planning Commission Staff: The technical staff employed by the Planning Commission to advise and make recommendations under these regulations, among other duties. The Planning Commission staff includes, but is not limited to, the Planning Director, Planner and the Commission Engineer.

Plat: This term refers to a Subdivision Plat, as defined below.

Plat, Mortgage: A mortgage plat shall consist of a surveyed boundary of a property showing no division lines for the express purpose of providing a lending institution a record of the property.

Premises: A lot or other tract of land under one ownership and all the structures on it.

Principal Structure: The principal building or other structure on a lot or building site designed or used to accommodate the primary use to which the premises are devoted.

Principal Use: The predominant use to which the lot or property is or may be devoted and to which all other uses are accessory.

Private Street: Any street that is privately owned and maintained. Private streets cannot be through streets. (Amended by City of Georgetown Ordinance 2006-019, 8/17/2006)

Project: The term "project" when used throughout this document shall refer to any and all subdivisions or developments.

Public Service Building: Any building necessary for the operation and maintenance of a utility.

Retail Sale: The sale of any product or merchandise to customers for their own personal use; not for resale.

Reservoir Protection Area: The area designated in the Growth and Land Use Element of the Comprehensive Plan that drains into the planned reservoir.

Right-of-Way: Land used generally for streets, sidewalks, alleys, or other public uses. Right-of-way also refers to the distance between lot property lines across a street from each other which generally contains not only the street pavement, but also sidewalks, grass area, storm drainage, and underground and above-ground utilities.

Road or Street: A vehicular traffic carrying way. As used in the Zoning Ordinance a road may be privately owned.

Rural Planned Unit Development: Planned Unit Developments in the rural area, generally limited to the northern half of Scott County and defined in the Zoning Ordinance according to the provisions of the Comprehensive Plan. Referred to as Rural PUD.

Sale or Lease: Any immediate or future transfer of ownership, or any possessory interest in land, including contract of sale, lease, or transfer, of any interest in a development or part thereof, whether by metes and bounds, deed, contract, plat, map, lease, or written instrument.

Septic System: On-site sewage treatment facility consisting of a septic tank and leach field or lagoon, and any additional installation required by the Scott County Health Department. See Article X (Site Design).

Short-Term Rental: A dwelling or dwelling unit that is rented, leased, or otherwise assigned for a tenancy of less than thirty (30) consecutive days' duration, where no meals are served. This term does not include hotel or motel rooms, extended stay lodging facilities, bed and breakfast establishments, or boarding and lodging house rooms.

Sidewalk: A way or portion of a way intended primarily for pedestrian traffic.

Sight Distance: A straight line of unobstructed view measured along the normal path of the roadway. See Article X, Section 1000, paragraph P. Intersection Standards, subparagraph 8; and Appendix VII (A) for required distances and method of measurement. (Amended by City of Georgetown Ordinance 1998-004, 3/19/1998)

Sight Triangle: A triangular shaped portion of land established at street intersections in which nothing is erected, placed, planted or allowed to grow in such a manner as to limit or obstruct the sight distance of motorists entering or leaving the intersection.

Signs: Shall mean and include any outdoor announcement, declaration, device, demonstration, or insignia used for direction, information, identification, or to advertise or promote any business, product, activity, services, or any interests.

- A. **Advertising Sign:** A (off premise) sign which attracts attention to any business product, activity, or service; provided however, that such sign shall not be related, or make reference to the primary use, business, activity or service conducted on the premises.
- B. **Business Sign:** A (on premise) sign which identifies a building or directs attention to a business, product, activity or service manufactured, sold, offered or stored upon the premises as the primary use(s) where such sign is located.
- C. **Projecting Sign:** A sign suspended from or supported by a building or similar structure and projecting out there from more than eighteen (18) inches.
- D. **Sign Structures:** The entire area within a single continuous perimeter enclosing all elements of the sign which form an integral part of the display.
- E. **Wall Signs:** A sign which is attached directly to a building wall and which does not extend more than eighteen (18) inches therefrom or higher than the roof line of the building, with the exposed face of the sign in a place parallel to the building wall.

Significant Trees: As used in these Regulations, significant trees include those trees of specific species, size, and habitat location that are distinctly characteristic to the Bluegrass Region.

Sinkhole: Any closed depression formed by removal (typically underground) by water of surface soil, rock or other material. The existence of a sinkhole shall be as indicated by the closed depression contour lines on the U.S.G.S. topographic maps, S.C.S. Soil Survey Maps, or other documents approved by the Engineer. Its actual limits may, however, be determined by field measurements with concurrence of the Engineer.

Sinkhole Drainage Area: Any area that contributes surface water directly to one or more sinkholes; this does not include areas which contribute surface water indirectly to a sinkhole (via streams).

Sleeping Room: A single room rented for dwelling purposes but without the amenities for separate and independent housekeeping.

Street: A way set aside for vehicular traffic, regardless of size or designation, but excluding private driveways serving only one parcel or land. The following are definitions of classifications of streets; these are based upon the classifications of streets in the Transportation Element of the Comprehensive Plan.

- A. **Alleys:** Streets used primarily for vehicular service access to the backs or to the side of properties which otherwise abut on streets.
- B. **Arterial Streets:** Streets designed or utilized primarily for high vehicular speeds or for

heavy volumes of traffic. See the Transportation Element of the Comprehensive Plan for definitions of principal and minor arterials.

- C. **Collector Streets:** Streets which carry or will carry intermediate volumes of traffic from local streets to arterial streets. See Exhibit 10-1, Article X, for definition of collector and sub-collector streets.
- D. **Cul-de-sacs:** A minor street which has only one outlet to other streets; a street which dead-ends.
- E. **Marginal Access Streets:** Streets parallel to and adjacent to arterial streets and which serve to reduce the number of access points to the arterial streets. Also "Service Drives."
- F. **Local Streets:** Streets used primarily for access to abutting properties and which carry or will carry limited volumes of traffic.
- G. **Private Streets/Access Easement:** A privately owned/privately maintained access for a commercial, industrial or residential development. (adopted by City of Georgetown Ordinance 2006-019, 8/17/2006)

Structure: Any combination of materials fabricated to fulfill a function in a fixed location on the land. See Building.

Subdivider: Any individual, firm, association, corporation, governmental agency or any other legal entity commencing proceedings under these regulations, to create a subdivision of land as defined herein for himself or for another.

Subdivision: The division of a parcel of land into three (3) or more lots or parcels for the purpose, whether immediate or future, of sale, lease or building development, or if construction of a new street or street extension, widening, or improvement is involved, any division of a parcel of land; provided that a division of land for agricultural use and not involving a new street, extension, or widening shall not be deemed a subdivision. The term includes re-subdivision and when appropriate to the context, shall relate to the process of subdivision or to the land subdivided. Any division of land into parcels of less than one (1) acre occurring within twelve (12) months following a division of same land shall be deemed a subdivision within the meaning of this regulation.

Subdivision, Major: Any subdivision of land for multi-family residential, commercial, industrial, professional, or institutional uses; or into four (4) or more single-family residential lots; or any subdivision of land, including for agricultural or horticultural use, that requires the construction, improvement, extension, or widening of streets or other public improvements; or

that requires new off-site utility easements. (Amended by City of Georgetown Ordinance 1999-026, 7/15/1999)

Subdivision, Minor:

(1) The division of a tract of land into three (3) or fewer single-family residential, non-agricultural lots, including the remainder of the original tract. Such lots shall front on an existing public street, except where a single lot is added behind an existing lot that fronts on such a street, and shall involve no new street construction, widening, or extending of an existing street, or any other major public improvements.

(2) Only one (1) minor subdivision plat may be submitted and approved per parent tract. The parent tract shall be identified as any property in existence at the time of the adoption of this requirement, using the records contained in the Property Valuation Administrators Office, the Scott County Clerk's Office and the Planning Commission Office. Subsequent subdivision of such property shall be classified as a Major Subdivision, regardless of the number of lots, and require the submission of a Preliminary Subdivision Plat in accordance with Article III. (Amended by City of Georgetown Ordinance 1999-026, 7/15/1999)

The following are also classified as a minor subdivision: a subdivision for the purpose of the transfer of land between adjacent property owners and not involving the creation of any new lots or building sites; a subdivision for the purpose of enlarging the size of any previously subdivided lot or parcel of land; the consolidation of up to five lots of record to create a lesser number of parcels and involving no new public improvements; five or less condominium units of previously built developments; and technical revisions to a recorded final plat of an engineering or drafting nature or similar small discrepancy, but not including the altering of any property lines or public improvement requirements.

Subdivision Plat: A detailed drawing showing the lot and street arrangement or other features or details of the area being subdivided, as required in these Regulations for preliminary and final approval and recording in Articles III, V, VI, and VII.

Subdivision Plat, Final: The final map or drawing upon which the subdivider's plan of subdivision is presented to the Planning Staff and Commission Chair, Secretary, or designate for approval, and which, if approved, will be submitted to the County Clerk for recording (see Article VII).

Subdivision Plat, Preliminary: The drawings and supplementary material indicating the proposed layout of the subdivision to be submitted to the Planning Commission for its consideration pursuant to Articles V.

Technical Review Committee: A Committee consisting of the Planning Commission Staff, representatives of utility and infrastructure providers, and the Scott County Soil Conservation Service, that meets monthly according to the Planning Commission's Adopted Filing and Review Schedule to discuss and review all major plats and plans submitted for approval. Referred to in these Regulations as TRC.

Townhouse: One-family dwelling unit, with a private entrance, which is part of a structure whose dwelling units are attached horizontally in a linear arrangement, and having a totally exposed front and rear wall to be used for access, light and ventilation.

Un-Hosted Home Sharing (UHS): A type of short-term rental where the entire dwelling is rented, leased, or otherwise assigned for a tenancy of less than thirty (30) consecutive days. This does not include hotel or motel rooms, extended stay lodgings, or bed and breakfast establishments.

Urban Service Boundary: That area designated as such in the Comprehensive Plan, planned to be the limitation of future urban development and urban services.

Use: Use broadly refers to the activities which take place on any land or premises and also refers to the structures located thereon and designed for those activities.

Variance: A departure from the strict conformance with the dimension and area regulations which must first receive the approval of the Board of Adjustment.

Variance, Dimensional: Departure from the terms of the zoning regulations pertaining to height or width of structures and size of yards and open spaces where such departure will not be contrary to the public interest, so long as surrounding property owners are not damaged or the character of the neighborhood is not changed, and where owing to conditions peculiar to the property because of its size, shape or topography and not as a result of the action taken after the adoption of the original Zoning Ordinance in 1958, the literal enforcement of its zoning regulations would result in unnecessary and undue hardship. Financial disadvantage to the property owner shall not necessarily constitute proof of unnecessary hardship within the purpose of zoning.

Yard: The open space surrounding the principal building on any lot, unoccupied and unobstructed by any portion of that building from the ground to the sky except where specifically permitted by this Zoning Ordinance. Yards are further defined as follows:

- A. **Front Yard:** That portion of the yard extending the full width of the lot and measured between the front lot line and a parallel line tangent to the nearest part of the principal building, which line shall be designated as the front yard line.

- B. **Rear Yard:** That portion of the yard extending the full width of the lot measured between the rear lot line and a parallel line tangent to the nearest part of the principle building.
- C. **Side Yard:** Those portions of the yard extending from the front yard to the rear yard and measured between the side lot lines and parallel lines tangent to the nearest part of the principal building.

Wetland: Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

SECTION TWO

Article II, Section 2.58 of the Georgetown/Scott County Zoning Ordinance is created to read as follows:

2.58 Short Term Rentals

- A. **All short-term rentals shall be registered with the Georgetown – Scott County Revenue Commission, as provided by Georgetown Ordinance No. 2022-_____.**
- B. **The following use table shall establish the zones in which short-term rentals are permitted, conditional uses, or prohibited. Short-term rentals are prohibited in any zoning districts not listed in the table below.**

Zoning District	Sleeping Rooms (3 or less)	Sleeping Rooms (4 or more)	Un-Hosted Home Sharing
A-1	Not Permitted	Not Permitted	Permitted
A-5	Not Permitted	Not Permitted	Permitted
R-1A	Not Permitted	Not Permitted	Permitted
R-1B	Permitted	Conditional Use	Permitted
R-1C	Permitted	Conditional Use	Permitted
R-2	Permitted	Conditional Use	Permitted
R-3	Permitted	Conditional Use	Permitted

SECTION THREE

If any section, subsection, paragraph, sentence, clause, phrase, or a portion of this ordinance is declared illegal or unconstitutional or otherwise invalid, such declaration shall not affect the remaining portions hereof.

SECTION FOUR

All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

SECTION FIVE

This Ordinance shall be in full force and effect upon passage and publication.

PUBLICLY INTRODUCED AND READ FIRST TIME: _____, 2022

PUBLICLY READ SECOND TIME AND PASSED: _____, 2022

APPROVED:

Tom Prather, Mayor

ATTEST:

Tracie Hoffman, City Clerk

ORDINANCE 22 - ____

AN ORDINANCE ADDING A NEW ARTICLE TO GEORGETOWN CODE OF ORDINANCES CHAPTER 24, PROVIDING REQUIREMENTS FOR THE OPERATION OF SHORT-TERM RENTAL UNITS WITHIN THE CITY OF GEORGETOWN.

SPONSORS: _____

WHEREAS, the purpose of this Ordinance is to promulgate rules, regulations and licensing for certain standards, requirements and safety measures to ensure the health and safety of Georgetown residents, property Owners and those persons visiting Georgetown, while ensuring that all lawfully owed taxes are remitted to the relevant taxing agencies;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF GEORGETOWN, KENTUCKY:

SECTION ONE

Chapter 24, Article IV of the Georgetown Code of Ordinances, entitled "Short-Term Rentals," is created to read as follows:

Sec. 24-60. Definitions.

The following words, terms and phrases, when used in this Article, shall have the meanings ascribed to them in this section, except where context clearly indicates a different meaning:

CODE ENFORCEMENT BOARD shall mean the Local Governments of Scott County Joint Code Enforcement Board, as established in the Interlocal Agreement of record in the Scott County Clerk's Office, Miscellaneous Book 45, Page 147.

DIRECTOR means the Director of the Georgetown-Scott County Revenue Commission.

HOST means any person who is the owner of record of real property, or any person who is a lessee of real property pursuant to a written agreement for the lease of such real property, who offers a dwelling unit, or portion thereof, for short term rental.

HOSTING PLATFORM means a person or entity that provides a means through which a Host may offer a dwelling unit, or portion thereof, for short-term rental use. Most platforms are internet based and allow a Host to advertise a dwelling unit as a short-term rental through a website or mobile app.

SHORT-TERM RENTAL means a dwelling or dwelling unit that is rented, leased or otherwise assigned for a tenancy of less than thirty (30) consecutive days' duration, where no meals are served. One structure may contain multiple units that are rented, leased or otherwise assigned for a tenancy of less than thirty (30) consecutive days' duration, where no meals are served; each separate unit shall be considered an individual short-term rental. This term does not include hotel or motel rooms, extended stay lodging facilities, bed and breakfast inns or boarding and lodging house rooms.

SHORT-TERM RENTAL ADVERTISEMENT means any method of soliciting use of a dwelling unit or portion thereof as a short-term rental.

TRANSIENT USER means a person who exercises occupancy or is entitled to occupancy by reason of concession, permit, right of access, license or other agreement for a period of less than thirty (30) consecutive days' duration.

Sec. 24-61. Annual registration required.

No person, firm or corporation shall own or operate a short-term rental on any premises within the City of Georgetown unless the short-term rental has been registered annually with the Georgetown-Scott County Revenue Commission ("GSCRC").

- (A) The Director may refuse to issue or renew the registration of a short-term rental until all outstanding penalties associated with violations of Sections 24-60 through 24-67 that have been assessed against the property owner and/or Host are paid in full.
- (B) The Director may refuse to issue or renew the registration of a short-term rental until all outstanding fines and liens that have been assessed by the City of Georgetown, GSCRC or Georgetown-Scott County Tourism Commission against the subject property are paid in full.
- (C) The Director may deny or refuse to renew the registration of any Host for violating or failing to comply with any applicable provision of Sections 24-60 through 24-67.
- (D) If the property is subject to two (2) or more substantiated civil complaints or the Host is

found to have twice violated or failed to comply with any applicable provision of Sections 24-60 through 24-67 with respect to a given property within a 12-month period, the Director may revoke the registration. When the Director revokes a registration pursuant to this sub-section, the owner and Host shall be notified of the revocation and shall have thirty (30) days in which to request an appeal. Appeals shall be heard pursuant to the provisions set forth in Chapter 2, Article VI. If no appeal is requested, the revocation shall become final on the thirty-first (31st) day after the initial action by the Director. Civil complaints include, but are not limited to, reported violations of building, safety, property maintenance, nuisance, health and sanitation, fire, electrical, plumbing and mechanical codes.

- (E) When any owner or Host has a short-term rental registration revoked, they shall be ineligible to receive any new short-term rental registrations for a period of one (1) calendar year.

Sec. 24-62. Annual registration; fee.

- (A) Each annual registration for a short-term rental shall be per the procedure established by the Director. The registration form, at a minimum, shall include the following:
 - (1) The name, address, phone number and email address of the Host and an emergency contact, residing or located in Georgetown, Kentucky and/or within twenty-five (25) miles of the short-term rental, who shall be responsible for addressing any maintenance, safety concerns or nuisance complaints. The Host shall provide the emergency contact's information to Transient Users upon arriving at the short-term rental;
 - (2) Proof of registration and good standing with the Georgetown-Scott County Revenue Commission (GSCRC);
 - (3) The location of the short-term rental; and
 - (4) Proof of zoning compliance including, but not limited to, obtaining a conditional use permit where required.
- (B) A nonrefundable fee of twenty-five dollars (\$25.00) shall accompany the annual registration form of a short-term rental. Where a Host seeks to register multiple short-term rentals, under the same business name and on the same registration form, there shall be no additional fee.
- (C) A registration shall expire one (1) year from the date it is issued and shall be renewed annually.

(D) A change in Host or ownership of a short-term rental shall invalidate any existing registration. The new Host or property owner must apply for a registration in his/her/its name.

Sec. 24-63. Compliance with federal, state and local laws and regulations.

Each separate short-term rental shall, at all times, maintain compliance with any currently applicable laws and regulations of the federal, state, or local governments, as may be amended from time to time, including but not limited to, laws or regulations regarding nondiscrimination, zoning, building, safety, property maintenance, health and sanitation, fire, electrical, plumbing, mechanical and other applicable laws.

Sec. 24-64. Registration with the Georgetown-Scott County Revenue Commission.

- (A) The Host shall register with the GSCRC to ensure compliance with all applicable local taxes.
- (B) Pursuant to Georgetown Code of Ordinances Section 36-56, the Host is subject to occupational license taxes to the GSCRC.

Sec. 24-65. Transient room taxes to be remitted to Georgetown-Scott County Tourism.

Pursuant to Georgetown Code of Ordinances Section 36-121, transient room taxes are to be collected and paid by the Host to the Georgetown-Scott County Tourism Commission ("GSCTC"). Transient room taxes are ultimately the responsibility of the Host, but the collection and remission of all required taxes pursuant to Georgetown Code of Ordinances Section 2-679 may be paid by a hosting platform on behalf of Host if the short-term rental is created through a hosting platform that has an agreement with the GSCTC for collection and payment of such taxes to the GSCTC.

Sec. 24-66. Duties of a Host.

It shall be the duty of a Host under this Article to ensure that:

- (A) There shall be no more than one (1) contract per short-term rental at a time;
- (B) There shall be no signage on the premises of the short-term rental advertising or identifying the short-term rental in residential zoning districts;

- (C) The name, telephone number and email address of the emergency contact, as identified in the annual registration, shall be conspicuously posted within the short-term rental; and
- (D) Any Host using a Hosting Platform shall include the valid, GSCRC-issued, registration number for the short-term rental in the Short-Term Rental Advertisement.

Sec. 24-67. Advertising on a hosting platform.

- (A) Short-term rentals registered in accordance with Section 24-61 may be advertised for short-term stays of less than thirty (30) days on a Hosting Platform. A Host and/or property owner that advertises an un-registered short-term rental on a Hosting Platform is subject to enforcement as stated in Section 24-68.
- (B) The Director may request that a Hosting Platform remove any listing or Short-Term Rental Advertisement from the platform where the registration number associated with a short-term rental listing is invalid, expired or has been revoked. The Director shall identify the listing(s) to be removed by the listing URL and displayed registration number (whether valid or invalid) and state the reason for removal. The Hosting Platform shall remove the listing within ten (10) business days of notification by the Director.
- (C) The Director may request that a Hosting Platform provide the following information to the Georgetown-Scott County Revenue Commission on a monthly basis:
 - (1) The total number of short-term rentals in the City of Georgetown that were listed on the platform during the applicable reporting period; and
 - (2) The total number of nights all short-term rental units were rented through the platform during the applicable reporting period.

When requested, these reports shall be due on the last day of each month and shall include information from the preceding month (example: on June 30, the May report shall be due).

- (D) Pursuant to KRS 65.8821, the Code Enforcement Board shall have the authority to subpoena information from any Hosting Platform. Any such subpoena shall:
 - (1) Be submitted in writing by the Code Enforcement Board attesting that the City of Georgetown has a reasonable belief, based on evidence, that a short-term rental may be in violation of Sections 24-60 through 24-67;
 - (2) Be served on the Hosting Platform via its registered agent;
 - (3) Be related to a specific investigation by the City of Georgetown relating to a

- short-term rental that is identified in the subpoena; and
(4) Identify the alleged violations of Sections 24-60 through 24-67.

The Hosting Platform shall notify its Host of the information requested in the subpoena within ten (10) business days of receiving the subpoena and shall produce records within twenty-one (21) days of providing notice to the Host, except to the extent that the Host has sought relief in a court of competent jurisdiction.

Sec. 24-68. Compliance timeline.

All parties subject to the provisions of this ordinance shall achieve compliance within ninety (90) days of its passage and publication.

Sec. 24-69. Enforcement and penalties.

- (A) Violation of any section of this Article, other than a violation which would also constitute a criminal offense under any provision of the Kentucky Revised Statutes, shall constitute a civil offense which shall be enforced according to the procedures set forth in the Code Enforcement provisions of Chapter 2, Article VI, by the Code Enforcement Board, hearing officers, code enforcement officers, citation officers and other persons duly authorized to investigate and enforce the violations through investigation, inspection and issuance of citations.
- (B) The penalty for violations of this Article shall be as set forth in Section 2-842. All violations of this section shall be considered Class 2 violations.
- (C) Penalties for a violation of any section of this article will be waived only if the same or similar violation has not occurred on the property within the same calendar year and the violation is remedied within seven (7) days of issuance of the citation or within the time period specified by the code enforcement officer.
- (D) In addition to the penalties provided herein, the Director is authorized to pursue remedial civil actions for violations of Sections 24-60 through 24-67 by civil complaint or petition for injunctive relief, declaration of rights or other appropriate proceedings filed in the Scott County, Kentucky Circuit Court.

SECTION TWO

If any section, subsection, paragraph, sentence, clause, phrase, or a portion of this ordinance is

declared illegal or unconstitutional or otherwise invalid, such declaration shall not affect the remaining portions hereof.

SECTION THREE

All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

SECTION FOUR

This Ordinance shall be in full force and effect upon passage and publication.

PUBLICLY INTRODUCED AND READ FIRST TIME: _____, 2022

PUBLICLY READ SECOND TIME AND PASSED: _____, 2022

APPROVED: _____
Tom Prather, Mayor

ATTEST: _____
Tracie Hoffman, City Clerk



Georgetown-Scott County Planning Commission
Planning · Engineering · GIS

March 1, 2022

Re: Proposed Budget FY 22-23

Dear Planning Commissioners:

Please see the enclosed draft budget for Fiscal Year 2022-2023. There will be no increase in the amount of funding requested from the City and County.

Some considerations about this draft budget:

- Total PC office operating budget is increasing by \$38,457 from our prior year final approved budget of 1,223,673 (FY 21-22) to 1,262,130 (FY 22-23) while our total city/county budget request is decreasing by \$772 from \$546,837 (FY 21-22) to \$546,065 (FY 22-23).
- The decrease in the proposed budget request can be attributed to a combination of an increase in projected revenues and a slight decrease in employee benefits based on employee retirement and the addition of younger employees.
- We have requested an additional \$25,000 in funding to support the Comprehensive Plan update which will be ongoing this budget year.
- A proposed 5% raise for Planning Commission employees. (3% raise was eliminated in 20/21 due to City cuts and a 3% raise was approved in 21/22).
- We are proposing an increase in funding for Board of Adjustment members from \$150/month to \$200/month due to the increased number of applications and average meeting times and for Executive Committee members from \$15/meeting to \$25/meeting to reflect actual time needed to participate in these meetings.
- Office and Building Operations budgets have increased slightly due to inflation and increased utility costs.
- Revenues through fees are projected to increase to \$160,000 based on current trends in development activity.

Sincerely,

Joseph Kane, AICP
Director

PC DRAFT Budget
Georgetown-Scott County Planning Commission
FY 2022-23

I. EXPENSES

A. Payroll	FY21-22	FY22-23																		
Staff salaries	545,193	573,234																		
Benefits for above positions	397,086	390,580																		
<table border="0" style="width: 100%;"> <tr><td style="border-top: 1px solid black;">FICA</td><td style="text-align: right;">43,852</td></tr> <tr><td>Workman's Comp. (KACo)</td><td style="text-align: right;">5,150</td></tr> <tr><td>Unemployment (KLC)</td><td style="text-align: right;">464</td></tr> <tr><td>Sick Leave Compensation</td><td style="text-align: right;">10,000</td></tr> <tr><td>United Healthcare</td><td style="text-align: right;">165,250</td></tr> <tr><td>Delta Dental</td><td style="text-align: right;">3,991</td></tr> <tr><td>Life Insurance</td><td style="text-align: right;">2,500</td></tr> <tr><td>Retirement</td><td style="text-align: right;">159,373</td></tr> <tr><td style="border-top: 1px solid black;">Total</td><td style="text-align: right; border-top: 1px solid black;">390,580</td></tr> </table>	FICA	43,852	Workman's Comp. (KACo)	5,150	Unemployment (KLC)	464	Sick Leave Compensation	10,000	United Healthcare	165,250	Delta Dental	3,991	Life Insurance	2,500	Retirement	159,373	Total	390,580		
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Videotaping of meetings @ \$140 per meeting	3,360	0																		
Planning Commissioners	37,462	38,162																		
<table border="0" style="width: 100%;"> <tr><td style="border-top: 1px solid black;">8 Commissioners</td><td style="text-align: right;">28,800</td></tr> <tr><td>(\$300/month/Commissioner)</td><td></td></tr> <tr><td>1 Chairman</td><td style="text-align: right;">5,400</td></tr> <tr><td>(\$450/month)</td><td></td></tr> <tr><td>Executive Committee</td><td style="text-align: right;">1,250</td></tr> <tr><td>(5 members/\$25/10 meetings ea.)</td><td></td></tr> <tr><td>FICA on all</td><td style="text-align: right;">2,712</td></tr> <tr><td style="border-top: 1px solid black;">Total</td><td style="text-align: right; border-top: 1px solid black;">38,162</td></tr> </table>	8 Commissioners	28,800	(\$300/month/Commissioner)		1 Chairman	5,400	(\$450/month)		Executive Committee	1,250	(5 members/\$25/10 meetings ea.)		FICA on all	2,712	Total	38,162				
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Board of Adjustment members	23,252	31,003																		
<table border="0" style="width: 100%;"> <tr><td style="border-top: 1px solid black;">12 members</td><td style="text-align: right;">28,800</td></tr> <tr><td>(\$200/month/member)</td><td></td></tr> <tr><td>FICA</td><td style="text-align: right;">2,203</td></tr> <tr><td style="border-top: 1px solid black;">Total</td><td style="text-align: right; border-top: 1px solid black;">31,003</td></tr> </table>	12 members	28,800	(\$200/month/member)		FICA	2,203	Total	31,003												
12 members	28,800																			
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Total	31,003																			
TOTAL PAYROLL	1,006,353	1,032,979																		
B. Contractual																				
Hearing Officer/Attorney	40,920	42,966																		
C. Office Expenses	61,000	67,000																		
D. Insurance (KACo)																				
General liability, Public Officials liability, vehicle	25,000	25,985																		

E. Engineering (vehicle maintenance, equipment)	3,000	3,000
F. GIS	28,900	28,900
Spectrum Grade 20 MG Fiber Connection (\$13,320)		
ESRI yearly license and Maintenance Fee (\$13,900)		
Hardware and Software contingency (\$3000)		
TOTAL PLANNING OFFICE COSTS	1,165,173	1,200,830
G. BUILDING OPERATIONS	23,500	26,300
H. IT SERVER UPGRADE	10,000	0
I. PHONE SYSTEM UPGRADE	0	10,000
J. COMPREHENSIVE PLAN	25,000	25,000
TOTAL REQUEST	<u>1,223,673</u>	<u>1,262,130</u>

II. REVENUES	<u>FY 21-22</u>	<u>FY 22-23</u>
A. Projected Development Fees	120,000	160,000
B. GIS Revenues	5,000	5,000
C. Board of Adjustment Revenues	5,000	5,000
D. City of Georgetown/Downtown Design Board	0	0
E. Rent from Revenue Commission	0	0
F. City Share	546,837	546,065
G. County Share	546,837	546,065
TOTAL REVENUES	<u>1,223,673</u>	<u>1,262,130</u>

Budget line items - FY 22-23

Office Expenses	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23
Advertising (including BOA)	750	750	750	750	750	750
Assets (computers, file cabinets, etc.)	2,000	1,600	1,600	2,000	2,000	2,000
Consulting (audit)	5,000	7,500	7,500	7,500	7,500	10,000
IT Technical Support (Netgain)	24,000	24,000	25,000	25,000	25,000	25,000
Mileage (gasoline)	3,000	3,000	4,500	3,500	3,500	4,000
Miscellaneous Office Expenses	1,000	1,000	1,000	1,000	1,000	1,000
Office Supplies	2,000	2,000	2,000	2,000	2,000	2,000
Payroll Expenses (checks, support, subsc.)	2,000	2,000	2,000	1,500	1,500	1,500
Postage	1,500	1,500	2,000	1,500	1,500	1,500
Telephone (including cells)	5,000	5,000	4,500	2,000	2,000	3,000
Travel and Education (memberships, accred.)	8,000	8,000	8,000	10,000	8,000	8,000
Warranties (Xerox and Lynn Imaging)	6,500	6,500	4,000	6,000	6,000	4,000
Website, email hosting	150	150	150	250	250	250
Recording Fees						4,000
TOTAL	60,900	63,000	63,000	63,000	61,000	67,000
Building Maintenance						
D-C Elevator (\$100 x 7)	700	700	700	700	700	700
Columbia Gas	4,000	4,000	4,000	4,600	4,600	6,000
GMWSS	700	700	700	600	600	1,000
Kentucky Utilities	9,000	9,000	9,000	12,000	12,000	12,000
Fire alarm & monitoring (Koorssen)	1,800	1,800	1,800	1,200	1,200	1,200
Cleaning Supplies	400	400	400	300	300	300
Grounds Maintenance	1,000	1,000	1,000	1,500	1,500	2,500
Building Insurance	0	0	0	0	0	0
Misc. - pest control	100	100	100	600	600	600
Misc. - repairs	2,000	2,000	2,000	2,000	2,000	2,000
TOTAL	19,700	19,700	19,700	23,500	23,500	26,300