

**SPECIAL MEETING
GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
AGENDA
MARCH 11, 2021
6:00 p.m.**

I. COMMISSION BUSINESS

- A. Approval of February invoices
- B. Approval of February 11, 2021 minutes
- C. Approval of March agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

II. OLD BUSINESS

- A. FSP-2020-49 Bolton Property - POSTPONED

III. NEW BUSINESS

- A. FSP-2021-05 Beckett Property – Final subdivision plat to subdivide a 33-acre parcel into four (4) lots located at 4642 Muddy Ford Road.
- B. PDP-2021-06 Georgetown Auto Sales – Preliminary Development Plan for an auto sales facility located at 136 Darby Drive.
- C. PDP-2021-07 Core Controls – Preliminary Development Plan for a 10,911 square foot industrial building in Lanes Run Business Park located on Enterprise Way.

IV. OTHER BUSINESS

- A. Approval of Audit FY 19-20
- B. Election of Officers
- C. Update of Previously Approved Projects and Agenda Items

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
SPECIAL MEETING
MINUTES
February 11, 2021**

The special meeting was held online via Zoom on February 11, 2021. The meeting was called to order by Chairman Mark Sulski at 6:00 p.m. Present were Commissioners James Stone, Charlie Mifflin, Steve Smith, David Vest, Mary Singer, and Regina Mizell, Director Joe Kane, Planner Matt Summers, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was Commissioner Duwan Garrett.

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

Motion by Stone, second by Mifflin, to approve the January 14, 2021 minutes. Motion carried.

Motion by Smith, second by Stone, to approve the February agenda. Motion carried.

All those intending to speak before the Commission were sworn in by Mr. Perkins individually prior to their comments and questions.

Postponements/Withdrawals

Chairman Sulski stated that the applications for Bolton Property (FSP-2020-49) has been postponed until the next regularly scheduled meeting.

Consent Agenda

A representative of the Teamceo LLC (FSP-2021-02) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Mizell, second by Stone, to approve the application. Motion carried.

FSP-2020-46 Wireman & Filowiat Property – Final Subdivision Plat to subdivide a parent tract of approximately 20.6 acres into two 10+ acre tracts located west side of Long Lick Pike, north of Skinnersburg Road.

Mr. Kane stated the property was previously subdivided and now requires Board approval. He stated the two tracts would share access and plat as drawn meets all our requirements.

Katarina Midelfort, neighbor, stated her questions were answered.

After further discussion, **Motion by Smith, second by Mizell, to approve the Final Subdivision Plat (FSP-2020-46) subject to five (5) conditions of approval. Motion carried.**

FSP-2021-01 Simply Southern Properties – Final subdivision plat to subdivide a 0.778-acre parcel into four (4) lots with access from Hickman Street and Martin Luther King Jr Drive.

Mr. Summers stated the site is zoned R-2. He stated access to the lots is from either Hickman Street or Martin Luther King Jr Drive.

He stated the applicant has requested two variances. He stated first variance is to reduce the minimum lot size for Lots 1 and 2. He stated the second variance is to reduce the minimum lot width for Lots 1, 2, and 3.

He stated the applicant originally applied for four lots, but after discussion with the Applicant about the Fire Department and GMWSS not supporting lot 4, has agreed to only 3 lots.

Joel Day, Meridian Associates, stated the applicant agreed to the reduction to 3 lots.

After further discussion, **Motion by Mifflin, second by Smith, to approve the Final Subdivision Plat (FSP-2021-01) subject to five (5) conditions of approval and two (2) variances. Motion carried.**

FSP-2021-03 Stone Lane Development – Final Subdivision Plat to subdivide 176 acres into 10 lots located on Stone Lane (KY 356).

Mr. Summers stated the property is zoned A-1. He stated all lots would be accessed from Stone Lane and that they meet requirements. He stated applicant has approval from KYTC for entrances.

He stated his only concern was the access easement on Tract 2. He stated he had worked with the applicant and that has been removed from Tract 2.

Alicia Prokos, Big Pine Land, stated all lots have individual driveways except tracts 3, 4, and 5 who share an access easement and a utility easement. She stated she has spoken to some of the neighbors and the main concern she has heard was building restrictions. She stated all tracts will only be single family homes. She stated some of the restrictions will be permanent concrete foundations, minimum 1500 square feet, and no manufactured homes. She stated a limited number of domestic animals will be allowed.

Chairman Sulski stated he had questions regarding the cemetery. Ms. Prokos stated the cemetery has not been used since the mid 1800's. She stated the previous owner left the area alone and that is what they also propose.

Chairman Sulski questioned if the Commission should require a fence around the area and stated he had concern that the driveway stops at the cemetery. Mr. Perkins stated the Commission cannot regulate cemeteries. He suggested adding a condition 6 requiring the applicant to follow regulations regarding cemeteries. Ms. Prokos stated the cemetery is 150' from the end of the driveway and would be willing to follow cemetery regulations.

Tom Cheek, neighbor, stated he had put up a fence with the previous owner and wondered who to contact regarding maintenance. Mr. Perkins stated the Commission does not get involved with fences on 5-acre developments in A-1 zoned land. He stated there is state laws and it may be up to each individual owner of the tracts. Ms. Prokos stated they could work with him regarding maintenance and maintaining the fence with the new owners.

Mr. Cheek stated he also had concern with runoff on tracts 1, 2, and 5 since he has a lake on his property. Ms. Prokos stated the lots are approved for a leach field for each lot.

Carl Meyer, neighbor, stated he has concern with the road and questioned if any improvements to the road would be completed. Mr. Summers stated it is a state road and said he was not aware of any future improvements. Chairman Sulski suggested contacting KYTC District 7 with his concerns.

David Inyart, neighbor, stated his question had been about fencing. He stated some of his questions had been answered but did wonder if there are any plans to remove fences. Ms. Prokos stated there is no plan to remove external fencing. Mr. Inyart questioned if new owner could remove fence. Ms. Prokos stated they would work with him and suggested putting in the deed that fencing must remain.

Mr. Inyart questioned if there will be a HOA for the tracts. Ms. Prokos stated there is a proposed 2 page set of restrictions. She stated they are proposing the restrictions stay in place for 30 years then it would be up to lot owners if restrictions remain.

Mr. Inyart stated the runoff from the property flows into a creek and questioned who would regulate septic systems and lagoons. Mr. Summers stated that the Health Department regulates septic waste. Ms. Prokos stated they plan to install culverts along the road.

Doug Corrigan, neighbor, questioned if deed restrictions are reviewed by the Planning Commission before the meeting. Mr. Perkins stated some things are required by the Planning Commission, but some things proposed are private deed restrictions not enforceable by the Planning Commission. Ms. Prokos stated her company is a land developer and the deed restrictions will be finished by their legal team. Mr. Corrigan questioned if a copy of the deed restrictions would be available for the neighbors to see. Ms. Prokos stated she would make the restrictions available to review.

Robert Dunaway, neighbor, stated he would like a copy of the deed restrictions when available. Ms. Prokos stated she will get a copy to Mr. Dunaway.

Mr. Cheek questioned if any entrances will be installed before tracts are sold. Ms. Prokos stated once approval is obtained, they will start on the entrances. Mr. Cheek stated that it is a large property and afraid once entrances are in people might wander onto the property especially during hunting season. Ms. Prokos stated there will be gates on the property and no trespassing signs.

Marianne Jolly, neighbor, questioned if tracts 3, 4, and 5 would share a maintenance agreement. Mr. Summers stated the tracts would have a maintenance agreement and it would be noted on the plat.

Ms. Jolly questioned Ms. Prokos if the shared driveway could be turned some to alleviate headlights shining into her house. Ms. Prokos stated they had been waiting on approval but stated she did have a note to address that concern before construction begins.

Mr. Corrigan questioned what was the digging he had seen at the tracts. Ms. Prokos stated that was WEDCO and they approved a lagoon for each tract.

After further discussion, **Motion by Smith, second by Mizell, to approve the Final Subdivision Plat (FSP-2021-03) subject to six (6) conditions of approval. Motion carried.**

PSP-2021-04 Falls Creek, Phase 2 – Request for Preliminary Subdivision Plat approval for 23 single-family lots, 6 duplex lots, and an open space lot in Phase 2 of Falls Creek Village located east side of Falls Creek Development.

Mr. Kane stated the Planning Commission reviewed master plan change in December. He stated this application is for single family lots. He stated access is from Waterson Park Drive.

He reviewed the history of this development.

He stated this development was originally zoned as a R-1C PUD and B-4 (PUD). He stated duplexes would not be unusual in the area. He stated after discussions with the applicant, applicant's attorney, and Mr. Perkins it had been determined that this application is not a change to the scheme of development as defined by the 2015 City Ordinance. He stated since all areas would be under the same HOA, including the new area, the City Ordinance regarding Common Scheme of Development does not appear to apply.

He stated the duplex and single-family residential lots do meet lot size and width requirements. He stated as a condition of approval staff is asking that the single-family lots should be at least 60' minimum width at the building line and duplex lots should be at least 80' minimum width at the building line.

He stated the reason the area had not yet been developed was due to the change in the flood plan map since concept plan to approval. He stated the Floodplain changes made much of the area unbuildable as previously approved.

He stated he did have concern regarding the open space being accessible to all residents of the subdivision. He stated as a condition of approval he asked in the staff report for a pedestrian easement to be provided along the rear of the lots backing up to the creek.

He stated Whitaker Land Company owns the land from the rear property lines to the creek. Mr. Kane stated he had talked to Ralph Ruschell, Whitaker Land Company agent, and Ralph is opposed to any pedestrian easement adjacent to or on their property, but he is open and had talked to the City in the past about creating a trail system along their property. He stated he would like to see the removal of the trail system conditions of approval. Hopefully there will be further discussions with Whitaker Land Company about a trail system at a later date.

He stated there is a pedestrian easement thru the park area. He stated he would like to see sidewalks connected on both sides of the streets around the cul-de-sac.

Commissioner Smith questioned if the end duplex lot would meet the minimum width. Mr. Kane stated he could not be certain but if it is not, the lot lines could be rearranged to meet the minimum width.

Nathan Billings, representing applicant, presented paperwork showing this phase would be part of the HOA. He stated this plan is simpler than the plan proposed in December. He stated there is 23 single family detached lots, 12 single family attached lots, and open space/green space/trails proposed. He stated there is no townhomes on this plan.

He stated they agree with staff recommendations except single-family lots should be average size at the building line and that the density of the lots meets requirements.

He stated the property has complex utility easements. He stated the sanitary sewer had previously been installed. He stated moving lot or road locations would be costly to the applicant.

He stated the applicant did meet with the neighbors on January 26. He stated neighbors did have concern about property values, crime, and the flood plain.

Chairman Sulski questioned Mr. Kane if he supported removing condition of approval 7 regarding density. Mr. Kane stated he would support deleting condition 7.

Brent Combs, Thoroughbred Engineering, stated he has drawn in the building lines on the lots and they would meet the minimum width requirement of condition 3. He explained how to figure the average size of the lots. He stated to answer Commissioner Smith's earlier question about the last duplex lot, it would average 65' to 67' minimum width.

Commissioner Mifflin questioned why lot 18 is so wide and if that figures into the average lot width calculations. Mr. Combs stated the client wanted the lot to extend to the open space area. He stated the buildable area is on the left side of the lot.

Kathleen Zazycki, neighbor, stated that she wanted Mr. Billings to know Mr. Brukwicki does not represent Falls Creek HOA. She stated he is just trying to help.

She stated she believes the flood plain information is correct but thinks most mortgage lenders would require flood insurance if property is in the flood zone.

She stated she has concern about the amount of traffic that would be added if the application is approved. She stated she has concern about emergency vehicles navigating the development and only being one entrance.

Mr. Billings stated local regulations allow up to 100 residences and one entrance to a subdivision. He stated there are 3 entrances/exits to the development.

Ms. Zazycki questioned if this application is for Falls Creek Phase 2 expansion. Mr. Billings stated homes are being added, but this development was approved in 2004.

Ms. Zazycki reiterated her concern about traffic. She stated Falls Creek has only one entrance/exit to that development. Mr. Billings explained that the whole area is part of Falls Creek including the commercial area. He stated traffic was addressed at the time of the zone change for the property.

She stated the HOA would like a postponement until a petition can be submitted about traffic concerns.

Leslie Cain, neighbor, stated her main concern is about multi-family housing in the neighborhood and the increase in crime. Mr. Billings stated he understood her concern.

Tommy Sageser, neighbor, stated he has pictures of flooding in the proposed application area.

Ms. Zazycki questioned if her request of postponement would be approved. She stated her concern about traffic and questioned if a traffic study would be done. Mr. Kane stated a traffic study was done for Falls Creek in 2004 and in 2018 for nearby Woodland Park subdivision.

Chairman Sulski questioned if residents would pay for the cost of another traffic study to be done. Mr. Kane stated they could, but the developer had a traffic study done at the time of the zone change that factors in the number of new residences proposed in the subdivision. Mr. Billings stated the subdivision regulations do not require a traffic study.

Mr. Combs stated the current subdivision regulations require a second entrance when there are more than 200 single-family residences.

Commissioner Mifflin stated he understood the residents concerns but the Planning Commission is following the subdivision regulations.

Commissioner Smith stated that hopefully the state would look at the traffic in that area in the future.

Mr. Billings questioned if condition 4 would be changed to average width. Mr. Kane stated he preferred that it stayed minimum width. Mr. Combs stated he did not realize staff would ask for minimum width, so he did not have a chance to calculate the last duplex lot. He stated that lot was originally part of the multi-family area. He stated if the Planning Commission sets minimum width, he would have to reconfigure the lot.

Ms. Cain stated her understanding was that the subdivision was originally approved as a single-family home development. Mr. Kane clarified his statement that the traffic study was done originally for 338 single-family lots.

Mr. Billings stated after discussion with Mr. Combs they agree to the conditions of approval and will make changes to lot 29.

Commissioner Mifflin asked for clarification about minimum width at the building line.

Commissioner Smith stated he feels Falls Creek is an attractive neighborhood.

After further discussion, **Motion by Mifflin, second by Stone, to approve the Preliminary Subdivision Plat (PDP-2020-47) subject to nine (9) conditions of approval. Motion carried.**

Presentation of 21-22 Draft Budget

Mr. Kane presented the draft budget for FY 21-22.

Motion by Smith, second by Mizell, to approve the Fiscal Year 2021-2022 draft budget. Motion carried.

The meeting was then adjourned.

Attest:

Mark Sulski, Chairman

Charlie Perkins, Secretary

**BECKETT PROPERTY
FINAL SUBDIVISION PLAT**

**Staff Report to the Georgetown-Scott County Planning Commission
MARCH 11, 2021**

FILE NUMBER: FSP-2021-05

PROPOSAL: Final Subdivision Plat to subdivide a 33-acre parcel into four (4) lots.

LOCATION: 4642 Muddy Ford Road

OWNER: Bill Beckett

CONSULTANT: Joel Day



STATISTICS:

Zone	A-1 (Agricultural)
Surrounding Zone(s)	A-1
Site Acreage	Total: ~33 acres (Tract 4: 5.04 acres; Tract 5: 5.03 acres; Tract 6: 5.00 acres; Remainder: 18 acres)
Access	Muddy Ford Road (KY-922)
Variations/Waivers	1. Reduce the separation distance for a new entrance from 300 feet to 90 feet.

BACKGROUND:

The application before the Planning Commission is a Final Subdivision Plat to subdivide a parent tract of approximately 33 acres into four lots. The Project Site was previously part of a subdivision that created the three lots (FSP-2018-07) to the south, with those lots being platted in June 2018 leaving the remaining 33 acres as the Project Site for this application.

Plat Review:

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

Access:

The vehicular access to the newly created 5-acre lots is proposed to use a new entrance along the northern property line of the Project Site. The three 5-acre lots are proposed to share a 30 ft. access

easement extending across lots 4 & 5. The proposed new entrance 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.

The location of the proposed entrance does not meet the requirements of local regulations, because of its proximity to an existing entrance on the Project Site. The Applicant is requesting the separation distance for entrances be reduced from 300 feet to 90 feet. The Project Site has an existing driveway that intersects with Muddy Ford Road at two points as indicated by the two existing entrances labeled on the plat. The Applicant could remove the existing northern access point. This would eliminate the non-conformity that would be created by this plat.

The Applicant has requested a variance to reduce the separation distance, but no supporting information was submitted with that request. The burden of proof that a variance is justified is on the Applicant to prove. KRS 100.243 describes the findings necessary for the Board of Adjustment to grant a variance, and they are a good guide for the Planning Commission to use as well when considering variance requests. Granting the variance should not adversely impact the public health, safety, or welfare. It should not alter the essential character of the general vicinity, should not cause a hazard or nuisance to the public, and should not allow an unreasonable circumvention of the requirements of the zoning regulations.

Improperly spaced entrances create a somewhat hazardous situation for drivers which adversely impacts the public health and safety. Each intersection represents a conflict point where vehicles enter and exit the roadway. Adding additional points of conflict near each other increases the chances that drivers will make errors and traffic collisions will occur. The ideal solution to this issue would be the Applicant eliminating the northern existing entrance on the Remainder, which would allow for adequate spacing between the entrances on the east side of Muddy Ford Road. Unless the Applicant shows why eliminating the northern existing entrance cannot be done, staff does not support granting the requested variance. A single access point is sufficient to serve the three existing residences, and is a practice used throughout Scott County.

The proposed access point would roughly be adjacent to the entrance used by the adjoining property to the north which is allowable in the *Subdivision & Development Regulations*.

Engineering Comments:

Before the plat will be recorded, it will need to address the comments submitted by the Planning Commission Engineer. Specifically, the plat will need to show a legible cross section showing pavement width, ROW, etc. The plat will also need to continue the 30 ft. drainage easement from the previous plat across proposed Lot 4 and centered on the stream.

RECOMMENDATION:

Staff recommends **approval** of the Final Subdivision Plat, but not the requested variance. Should the Planning Commission approve the application, staff recommends including the following conditions of approval:

Variance:

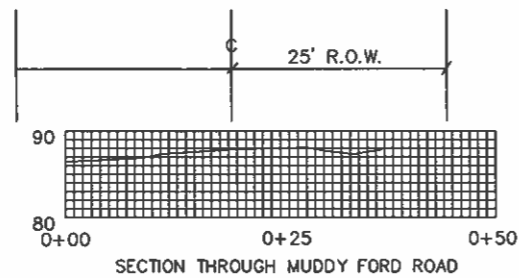
1. Reduce the separation distance for a new entrance from 300 feet to 90 feet. **(Staff recommends denial of the variance)**

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. A new entrance permit shall be obtained from KYTC and furnished to Planning Commission staff prior to Final Plat approval.
6. The Final Plat shall show a legible cross section of Muddy Ford Road showing pavement width, right-of-way, etc. as requested by the Planning Commission Engineer.
7. The Final Plat shall continue the 30 ft. drainage easement from the previous plat across proposed Lot 4 centered on the stream.
8. The northern existing entrance shall be eliminated to allow the Final Plat to comply with entrance separation requirements.

LEGEND

- 1/2" x 18" STEEL REBAR W/D CAP MARKED "MERIDIAN/2536" SET
- ⊠ 1/2" IRON BAR FOUND—"TEI/LS2586"
- ⊙ SURVEYOR'S MAG-NAIL SET W/STEEL WASHER STAMPED "MERIDIAN/LS2536"
- ⊕ SURVEYOR'S MAG-NAIL-FOUND
- ⊠ R.O.W. MONUMENT-FOUND
- ⚡ UTILITY POLE



UTILITY CERTIFICATION

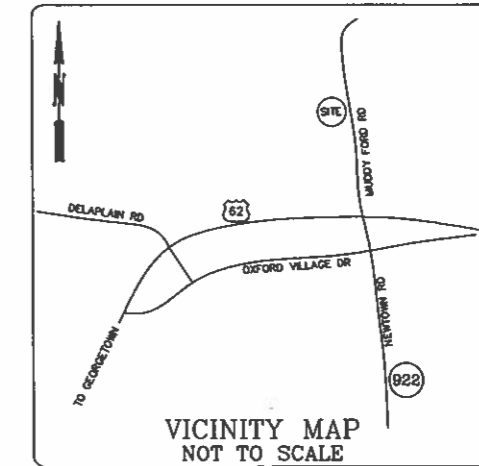
I HEREBY CERTIFY THAT THE UTILITY EASEMENTS DEPICTED HEREON ARE ADEQUATE TO PROVIDE SERVICE. OWNERS AND PROSPECTIVE OWNERS SHOULD NOTE THAT CUSTOMARY CHARGES APPLY, AND, THAT ADDITIONAL EASEMENTS AND/OR CONCESSIONS MAY BE NECESSARY IN ORDER TO SUPPLY SERVICE.

PRELIMINARY-NOT FOR RECORDING OR USE IN TRANSFER
 FOR: BLUEGRASS ENERGY DATE
 PRELIMINARY-NOT FOR RECORDING OR USE IN TRANSFER
 FOR: AT&T DATE

CERTIFICATION OF PROVISION OF WATER SERVICE

I HEREBY CERTIFY THAT KENTUCKY AMERICAN HAS REVIEWED THE PLANS FOR THE BECKETT PROPERTY SHOWN HEREON AND THAT THE WATER DISTRIBUTION SYSTEM OF SAID DEVELOPMENT MEETS THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER REQUIREMENTS FOR THE PROPER DISTRIBUTION OF WATER, AND THAT KENTUCKY AMERICAN SHALL SUPPLY SAID DEVELOPMENT WITH DOMESTIC WATER SERVICE.

FOR: KENTUCKY AMERICAN WATER Co DATE



THE PURPOSE OF THIS PLAT IS TO DEPICT THE SUBDIVISION OF THE BECKETT PROPERTY, CREATING THREE NEW TRACTS; AND, TO CREATE AN EASEMENT ALONG THE NORTHERN BOUNDARY FOR THE PURPOSES OF INGRESS/EGRESS AND FOR LOCATION OF UTILITIES.

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).

UNLESS OTHERWISE DETERMINED BY CONDITIONS OF DEED OR CONTRACT/AGREEMENT SUPERSEDING THIS PLAT, THE PRIVATE ROAD/JOINT ENTRANCE/SHARED ACCESS SHOWN SHALL BE JOINTLY MAINTAINED BY THE OWNERS OF EACH TRACT SERVED BY SAME TO THE EXTENT OF THAT OWNER'S USE.

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

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

PRELIMINARY-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 OAY, P.L.S. No. 2536 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.

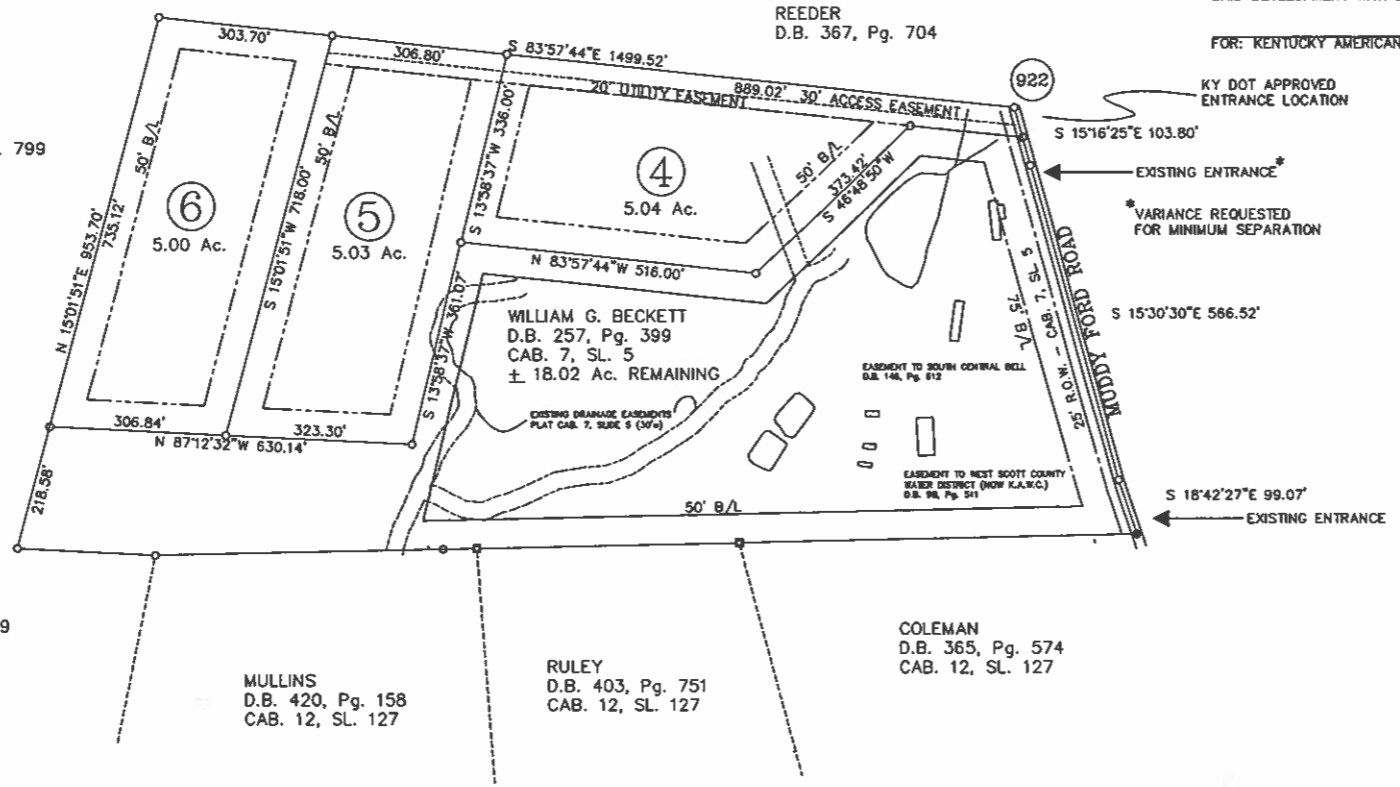
HEALTH DEPARTMENT REPRESENTATIVE DATE

MASON
D.B. 353, Pg. 799

MASON
D.B. 353, Pg. 799

WILSON
D.B. 139, Pg. 361

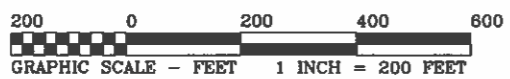
REEDER
D.B. 367, Pg. 704



MULLINS
D.B. 420, Pg. 158
CAB. 12, SL. 127

RULEY
D.B. 403, Pg. 751
CAB. 12, SL. 127

COLEMAN
D.B. 365, Pg. 574
CAB. 12, SL. 127



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

FEBRUARY 1, 2021

FINAL SUBDIVISION PLAT OF
BECKETT PROPERTY
 4842 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

**GEORGETOWN AUTO SALES
PRELIMINARY DEVELOPMENT PLAN**

**Staff Report to the Georgetown-Scott County Planning Commission
MARCH 11, 2021**

FILE NUMBER: PDP-2021-06
PROPOSAL: Preliminary Development Plan for an auto sales facility.
LOCATION: 136 Darby Drive
APPLICANT: Ron Oliver
CONSULTANT: Brent Combs



STATISTICS:

Zone	B-2 (Highway Commercial)
Surrounding Zone(s)	B-2
Site Acreage	1.07 Acres
Building Height	17-20 feet
Building Size	3,000 Square Feet (Floor Space: 1,800 SF; Detailing Area: 1,200 SF)
Required Parking	6 spaces
Proposed Parking	6 spaces (1 handicap accessible)
Access	Darby Drive
Variances/Waivers	None

BACKGROUND:
The lot was created as part of the Thoroughbred Acres commercial development, with the lot being platted in 2007. There are several hotels and restaurants in the area around the Project Site. The proposed use is a permitted use in the B-2 zoning district.

PLAN REVIEW:
The Preliminary Development Plan complies with the parking, setback, building height, and building coverage requirements in the *Zoning Ordinance* and *Subdivision & Development Regulations*. The Applicant states on the plan that there will not be any oil changes performed on the Project Site.

Access:

Vehicular access to the site is proposed from Darby Drive with a 25 feet wide proposed entrance. The Final Development Plan will need to show a typical commercial entrance with a continuous sidewalk. The Project Site appears to have adequate space for vehicle maneuvering to access the parking spaces. The site also shows adequate space for the display areas to be converted to a traditional parking lot if the use of the site changed in the future.

There is an existing sidewalk along Darby Drive providing pedestrian access, and the Applicant is proposing a 5 feet wide sidewalk along the Champion Way frontage. The Final Development Plan should show the new sidewalk tying into the existing sidewalk along Darby Drive.

Landscaping:*Section 6.12: Property Perimeter Requirements*

The items described in this section do not apply to the Project Site.

Section 6.13: Vehicular Use Area Perimeter Requirements

Two different parts of this section apply to this application's Vehicular Use Areas (VUAs).

1. Vehicular sales facilities and service stations whose VUAs face public or private roads must provide a 5 ft. landscaping buffer with large or medium trees spaced every 50 feet plus an 18-inch-tall continuous planting, hedge, fence, or wall.
2. VUA areas facing adjoining properties must provide a 5 ft. landscaping buffer with large, medium, or small trees spaced every 40 feet plus a 3 feet tall continuous planting, hedge, fence, or wall.

This plan complies with these requirements, but staff is concerned about landscaping buffers being shown inside existing utility easements. If the utility providers are unwilling to allow the required landscaping inside the easement, the Applicant is still responsible for providing the buffer even if it means losing vehicular use area.

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 Development Plan needs to show a minimum tree canopy of 24% of the total lot. For the Project Site this requires 11,186 square feet of canopy coverage. The 8 proposed large trees and 8 proposed medium trees provide a total coverage of 9,200 square feet. The Development Plan proposes keeping two existing trees on the Project Site but does not indicate the canopy coverage provided by these trees. These would need to provide at least 1,986 square feet of coverage, or the Final Development Plan will need to include more trees.

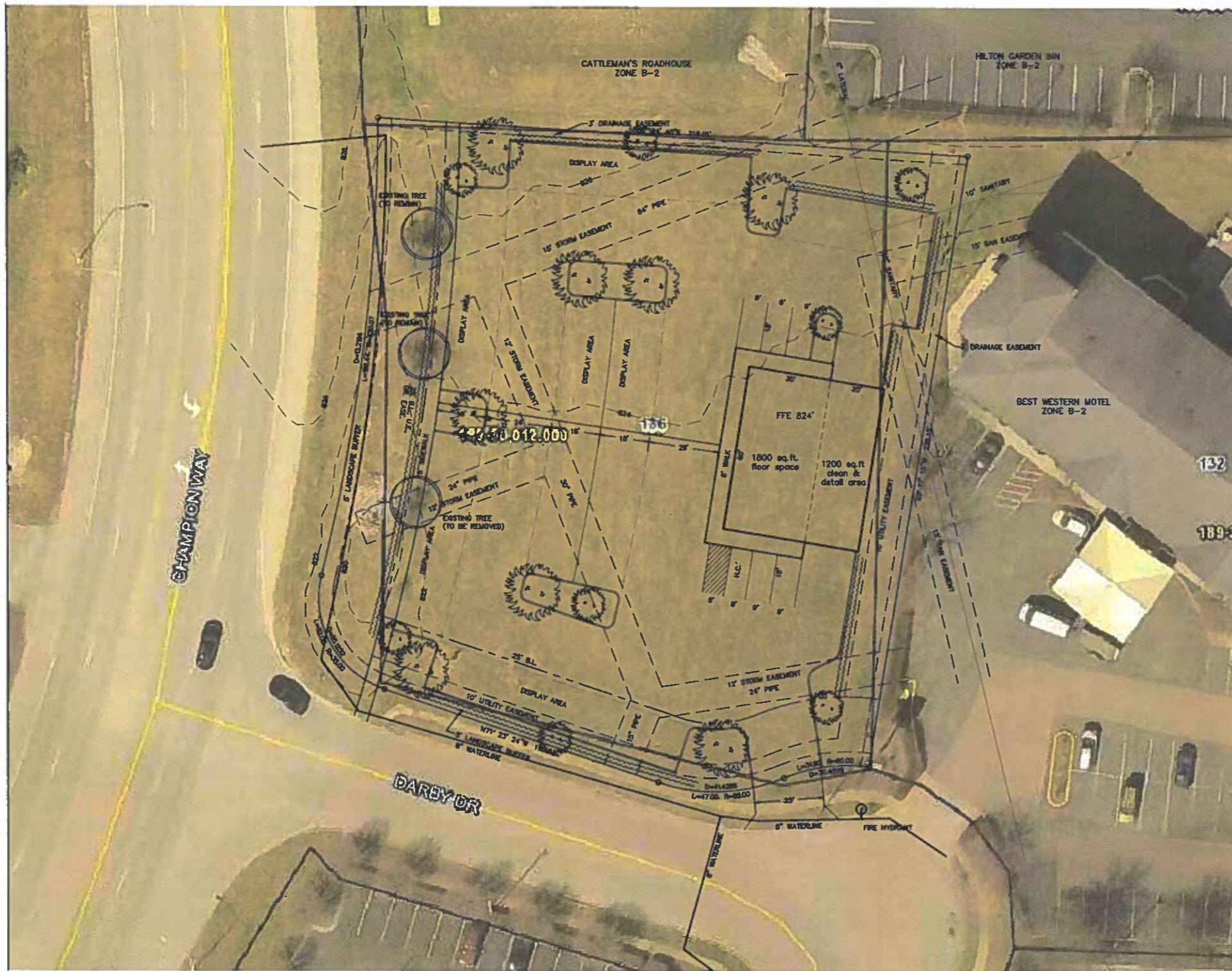
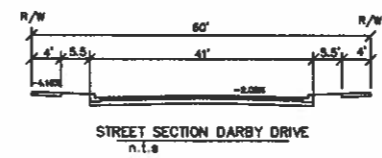
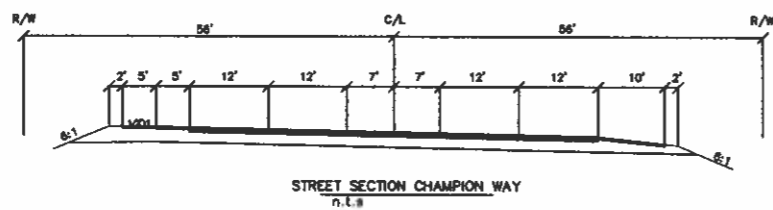
RECOMMENDATION:

Staff recommends **approval** of the Preliminary Development Plan. 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 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 will need to 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 Final Development Plan shall show existing utilities and stormwater and sanitary structures on the site.



SITE DATA

OWNER:	WELCH LANDMARK LLC D.B. 381, PG 8
APPLICANT:	CAB B, SLIDE 348 GEORGETOWN AUTO SALES RON OLIVER
ZONE:	B-2 AUTO SALES
PROPOSED USE:	25'
FRONT YARD SETBACK:	0'
SIDE & REAR YARD SETBACK:	3000 sq.ft.
BUILDING AREA:	17 ft.
BUILDING HEIGHT:	50%
MAXIMUM BUILDING COVERAGE:	6.4%
PROPOSED BUILDING COVERAGE:	6 (1 per 600 sq.ft. floor space) + 1 per bay (3)
REQUIRED PARKING:	6
PROPOSED PARKING:	28,031 sq.ft.
VIA AREA:	2803 sq.ft.
REQUIRED INTERIOR LANDSCAPE:	2854 sq.ft.
PROPOSED INTERIOR LANDSCAPE:	11
REQUIRED INTERIOR TREES:	11
REQUIRED TREE CANOPY:	24% = 11,186 sq.ft.
PROPOSED TREE CANOPY:	24% = 8 LARGE TREES 2 EXISTING 8 MEDIUM TREES

NOTES:

1. THIS LOT IS NOT WITHIN A SPECIAL HAZARD FLOOD ZONE.
2. THE SITE WILL REQUIRE VERY LITTLE GRADING FOR THIS PROPOSAL.
3. DETENTION AND WATER QUALITY WILL CONSIST OF MULTIPLE UNDERGROUND SYSTEMS THAT FEED INTO THE EXISTING STORM SEWER SYSTEM.
4. BACKGROUND IS FROM PVA WEBSITE.
5. CONTOURS IS FROM P&Z WEBSITE.
6. NO OIL CHANGES, MECHANICAL WORK, ETC. TO BE PERFORMED AT THIS SITE.
7. EASEMENTS SHOWN ARE FROM THE RECORDED PLAT. EVIDENCE INDICATES THAT A COUPLE WILL NEED TO BE REVISED.
8. PIPE LOCATIONS AND SIZES ARE FROM GIMVSS MAP AND EA PARTNERS AS-BUILT DRAWING.

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, walkways, paths, and other open spaces to public or private use as shown, in accordance with the Georgetown-Scott County Subdivision and Development Regulations, unless otherwise noted.

_____, (date), 20__

Owner

CERTIFICATION OF PRELIMINARY PLAN APPROVAL

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

_____, (date), 20__

Chairman, Georgetown-Scott County Planning Comm.



P.O. BOX 481 LEXINGTON, KY 40598
(859) 785-0383
CIVIL DESIGN, LAND SURVEYING,
GEOTECHNICAL ENGINEERING, DRILLING SERVICES,
IBC SPECIAL INSPECTIONS, MATERIAL TESTING,
CM-CE-CONSTRUCTION SERVICES

THOROUGHBRED
DESIGN | ENGINEER | CONSTRUCT

PRELIMINARY DEVELOPMENT PLAN
GEORGETOWN AUTO SALES
136 DARBY DRIVE, GEORGETOWN, SCOTT COUNTY, KENTUCKY

PROJECT NO.	200258	DESIGNED BY	ABC
DATE	2-1-2021	APPROVED BY	ABC
REVISION		DATE	2-24-2021

CORE CONTROLS

Staff Report to the Georgetown-Scott County Planning Commission March 11, 2021

FILE NUMBER: PDP-2021-07

PROPOSAL: Preliminary Development Plan for a 10,911 square foot industrial building in Lanes Run Business Park.

LOCATION: Enterprise Way

APPLICANTS: Bob Church
116 Venture Court, Ste. 9
Georgetown, KY 40324

ENGINEER: Daniel Rehner
Thoroughbred Engineering
239 North Broadway
Lexington, KY 40508



STATISTICS:

Zone	I-1 enhanced
Surrounding Zones	I-1 enhanced
Acreage	3 acres
Water/sewer available	Yes/Yes
Access	via Enterprise Way
Variances Requested	None

BACKGROUND:

The subject property is a 3-acre lot on Enterprise Way in Lanes Run Business Park, Phase II. The applicant is proposing to build an approximately 65' x 175' industrial building that will include a 4,842 square foot office space and a 6,069 square foot fabrication and warehouse area, within the warehouse area is an approximately 2,000 square foot area proposed to house a micro-brewery. There is a 2,000 square foot covered patio area adjacent to the building proposed for use as accessory meeting/event space. 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 an engineering/technical fabrication facility along with the accessory micro-brewery are 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 storage 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 horizontal banding relief detail in the EIF (stucco) and a 40" high stone band on the lower portions of the building. Approval of the Business Park Authority of the building design and materials will be reviewed prior to the Planning Commission hearing. 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.

Parking and Circulation and Landscaping

The proposed parking lot contains a large area approximately (3,600 SF) proposed for loading and unloading in the front center of the parking lot facing Enterprise Way, and approximately 12,000 square feet for employee parking.

The applicant has provided 24 parking spaces, based on the standard of 4 spaces per 1000 square feet in the office area. The applicant has stated that the number of employees on a maximum shift at this facility would be 8. The building contains space for an accessory use/secondary business, which is a micro-brewery with attached event space. A 2,000 square foot concrete covered patio is provided around the brew kitchen for outdoor events, which is permitted as an accessory use to the main business. Twenty-four (24) spaces should be sufficient to accommodate anticipated employees and overflow for the main use. Staff is not comfortable that the parking is sufficient for a successful micro-brewery, if any large public events are intended.

Interior landscape islands have been provided in the employee parking area which help to screen the front facing overhead doors in the loading and unloading area. 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 shown.

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 will meet Friday, March 6th, to approve the building design and materials. Any additional requirements will be incorporated into Planning Commission Conditions of Approval. 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 BP-1 requirement that no loading and unloading area shall be permitted in the front yard. The applicants have stated that since the property is a double frontage lot, they are constrained in their ability to place the loading/unloading on the side of the building. The applicant is pledging to provide additional architectural features to the exterior of the property and the overhead doors. Landscaping islands and VUA perimeter landscaping should help screen the loading and unloading area, but staff does not support the variance without the Business Park Boards agreement.

Expansion Area

The applicant has shown a 10,000 square foot future expansion area behind the proposed warehouse section of the building. This expansion would double the size of the building. It is recommended that an expansion of this size come back to the Planning Commission Board for Amended Development Plan approval, since additional parking, grading and VUA changes may be needed to accommodate this expansion.

RECOMMENDATION:

Staff recommends **Approval** of the Preliminary Development Plan for a 10,911 SF industrial building, with the following conditions of approval:

Variance:

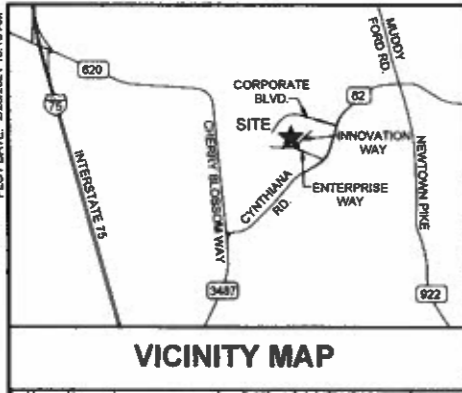
The Lanes Run Business Park Board meets on March 5th, 2021 to make their recommendation on the site plan, building layout and materials, and the proposed variance. Staff does not support the variance without business park endorsement.

Conditions of Approval:

1. No outdoor storage of materials is permitted.
2. Future building expansion greater than 10% of building area return to Planning Commission Board for Amended Development Plan approval.
3. The micro-brewery shall be accessory to the main use and should not be used for large events which exceed the parking capacity of the site.
4. The applicant shall be responsible for providing landscaping which meets the minimum requirements of the Landscape and Land Use Buffer Ordinance on the Final Development Plan. A specie-specific landscape plan shall be included with the Final Development Plan.

5. A Final Stormwater Management Plan must be submitted and approved by the Planning Commission Engineer prior to approval of the Final Development Plan.
6. Lighting fixtures shall meet the I-1* standards.
7. All applicable requirements of the Georgetown Fire Department.
8. All applicable requirements of the Business Park Authority including building design.
9. All applicable requirements of Georgetown Municipal Water and Sewer Service.
10. All applicable requirements of the *Subdivision & Development Regulations*.
11. All applicable requirements of the *Zoning Ordinance*.
12. Prior to (as part of) the Final Development Plan approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
13. 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.

PLOT DATE: 2/22/2021 10:13 AM
 CAUSERSHADOWDRPBOX (IT) THOROUGH-BRED ENGINEERINGPROJECTSCORE CONTROLS-ENTERPRISE WAY/CVIL/LAND/PDP CORECONTROLS (2) DWG

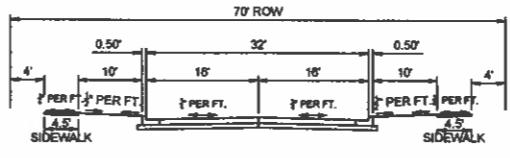


CURVE TABLE

Curve #	Length	Radius	Delta	Chd Length	Chd Bearing
C1	307.05	830.00	033°11'36"	302.77	S 32°34'22" W
C2	54.88	35.00	080°00'00"	48.30	S 80°58'33" W
C3	242.00	637.50	021°45'15"	240.87	N 64°54'09" W

LINE TABLE

Line #	Length	Direction
L1	25.00	S 36°14'35" W
L2	87.14	S 15°58'33" W
L3	80.50	N 74°01'27" W
L4	80.88	N 05°32'28" W



TYPICAL STREET SECTION
NTS

LEGEND

	PROPERTY BOUNDARY		EXIST. HYDRANT
	PROP. CONTOURS		EXIST. LIGHT POLE
	EXIST. CONTOURS		EXIST. UTILITY POLE
	EXIST. PLANK FENCE		CONCRETE PAVEMENT
	EXIST. STORM INLET		ASPHALT PAVEMENT
	EXIST. STORM PIPE		EXISTING TREES
	EXIST. STORM HEADWALL		PROPOSED TREES
	EXIST. SANITARY MANHOLE		PROPOSED SHRUBS
			PROPOSED WATER QUALITY

CORE CONTROLS
 OWNER: CORE CONTROLS
 109 DEMAND COURT
 GEORGETOWN, KY 40324
 509-863-2999

ENGINEER OF RECORD:
 DANIEL REHNER, P.E.
 THOROUGH-BRED ENGINEERING
 P.O. BOX 481
 LEXINGTON, KY 40588
 859-518-8977

LAND SURVEYOR OF RECORD:
 KEITH VANSTEAD, PLS
 THOROUGH-BRED ENGINEERING
 P.O. BOX 481
 LEXINGTON, KY 40588
 859-492-3682

SITE STATISTICS

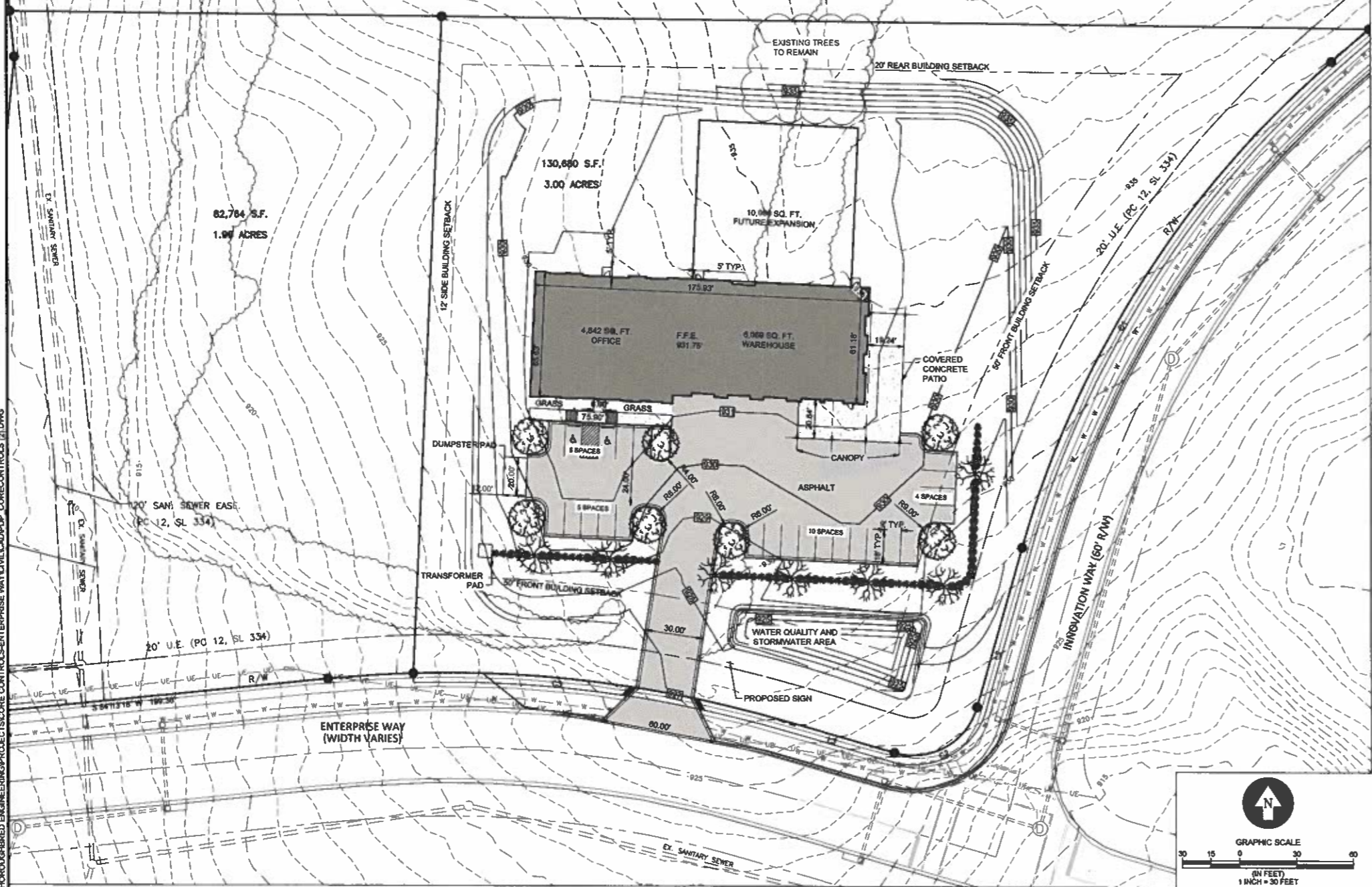
EXISTING ZONE	I-1	ENHANCED
FRONT SETBACK	50	FT.
REAR SETBACK	25	FT.
SIDE SETBACKS	12	FT.
AREA		
TOTAL LOT AREA	3.00	AC.
LOT FRONTAGE	452	FT.
BUILDING AREA EXISTING	0	S.F.
BUILDING AREA PROPOSED	10,911	S.F.
OFFICE SPACE AREA	4,842	S.F.
INDUSTRIAL AREA	6,069	S.F.
% BUILDING COVERAGE ALLOWED	50	%
% BUILDING COVERAGE PROPOSED	8.3	%
MAX BUILDING HEIGHT	75.0	FT.
BUILDING HEIGHT PROPOSED	25.0	FT.
IMPERVIOUS AREA EXISTING	0	S.F.
IMPERVIOUS AREA PROPOSED	30,363	S.F.
SIGNAGE	1 GROUND MONUMENT	
SEWAGE	RESTROOM AND KITCHEN ONLY (NO INDUSTRIAL WASTE)	
PARKING		
PARKING REQUIRED		
OFFICE - 4 SPACES / 1,000 S.F.	20	
PARKING PROVIDED	24	
HANDICAP SPACES REQUIRED	2	
HANDICAP SPACES PROPOSED	2	
VEHICULAR USE AREA (VIAS SHOWN)	16,348	S.F.
LANDSCAPING		
REQUIRED I/A (10% V/A)	1,635	S.F.
PROVIDED I/A	1,988	S.F.
REQUIRED I/A TREES ((1,635 S.F./250 S.F.))	7	EA
PROVIDED I/A TREES	7	EA
PERMETER LANDSCAPING	304	FT.
EXISTING TREE CANOPY	3,084	S.F. (2.4%)
PROPOSED TREE CANOPY	13,185	S.F. (7.8%)
TOTAL TREE CANOPY REQUIRED	10,454	S.F. (8.0%)
TOTAL TREE CANOPY PROPOSED	16,269	S.F. (12.8%)

WAIVER REQUEST:

- THE APPLICANT REQUESTS A WAIVER TO PROVIDE A OVERHEAD DOOR ON THE SOUTH SIDE OF THE BUILDING. THIS PROPERTY IS A CORNER LOT WITH DOUBLE FRONTAGE WHICH CONSTRAIN THE ABILITY TO PLACE THE LOADING/UNLOADING. IN CONJUNCTION WITH THIS WAIVER THE APPLICANT ALSO AGREES TO PROVIDE ADDITIONAL ARCHITECTURAL FEATURES TO THE EXTERIOR OF THE PROPERTY AND THE OVERHEAD DOOR.

GENERAL NOTES:

- THE GEOMETRIC DESIGN OF ENTRANCES OFF OF PROPOSED STREETS SHALL MEET THE GSCPC SUBDIVISION AND DEVELOPMENT REGULATIONS.
- WATER QUALITY SHALL MEET THE GEORGETOWN STORMWATER MANAGEMENT BMP REGULATIONS.
- LIGHTING AND MECHANICAL DESIGN SHALL MEET BP-1 STANDARDS.
- LANDSCAPE SCREENING SHALL BE PLACED AROUND THE DUMPSTER, PER BP-1 STANDARDS.
- STORMWATER MANAGEMENT AND WATER QUALITY DESIGN SHALL MEET THE GSCPC STORMWATER MANAGEMENT BMP REGULATIONS AND SHALL BE FINALIZED ON THE FINAL DEVELOPMENT PLAN.



CERTIFICATION OF OWNERSHIP AND DEDICATION

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

_____, (DATE) 20_____
 OWNER OR OWNERS

CERTIFICATION OF PRELIMINARY PLAN APPROVAL

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

_____, (DATE) 20_____
 CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMM.

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

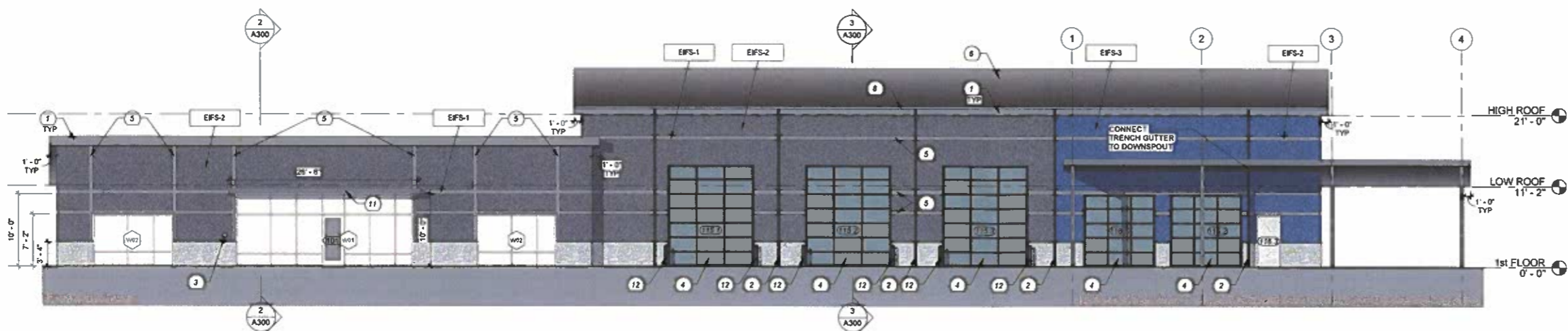
THOROUGH-BRED
 DESIGN | ENGINEER | CONSTRUCT

PRELIMINARY DEVELOPMENT PLAN

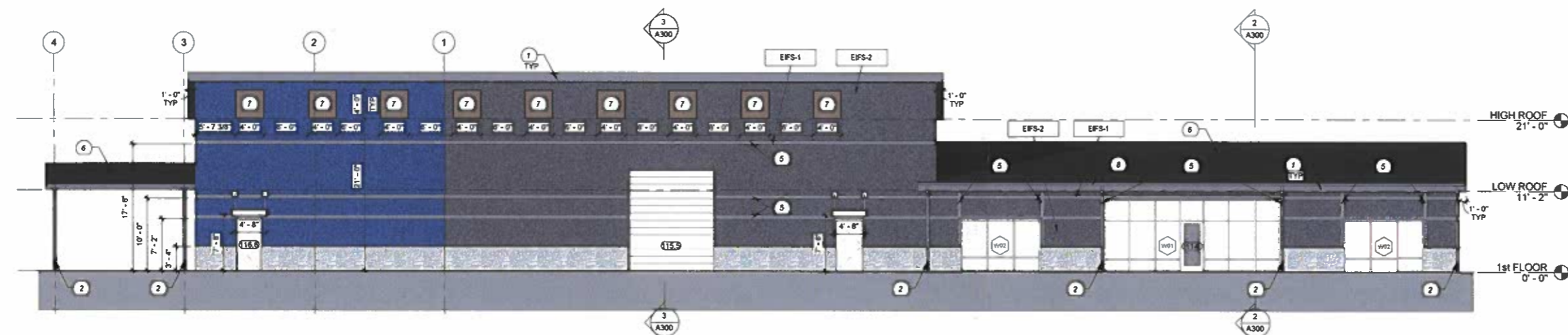
CORE CONTROLS
 155 ENTERPRISE WAY, GEORGETOWN, KENTUCKY 40324

PROJECT NO:	21005	DRAWN BY:	BLW
DATE:	02-01-2021	REVIEWED BY:	DJR
ISSUED FOR REVIEW			
REVISION	DATE		

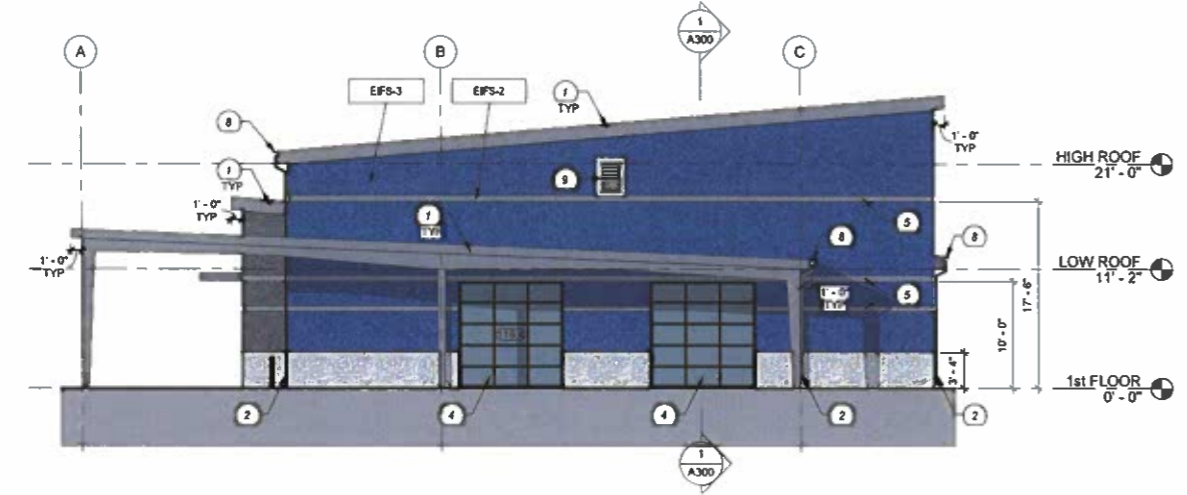
PDP



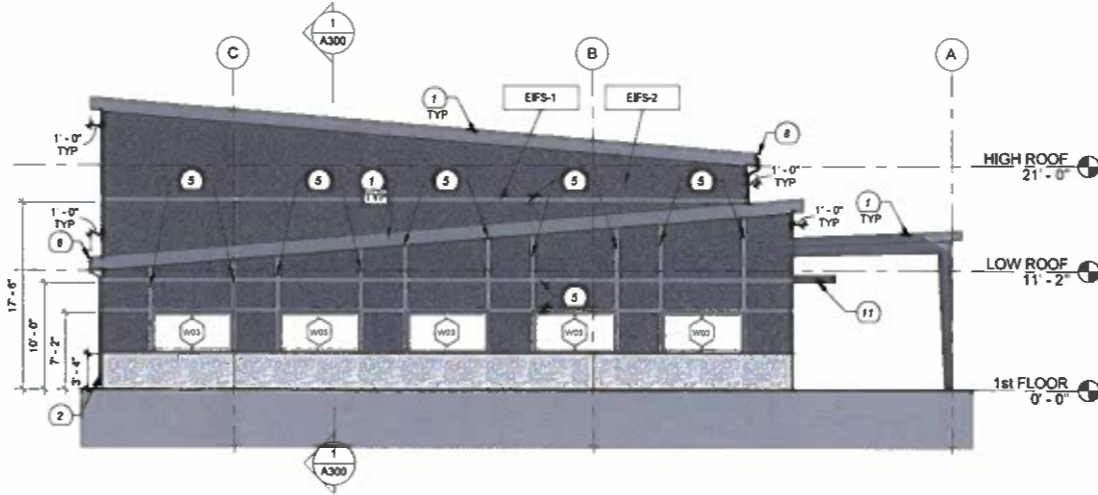
1 SOUTH ELEVATION
A200 SCALE 1/8" = 1'-0"



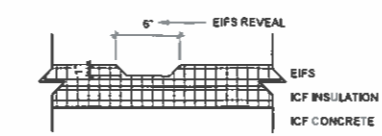
2 NORTH ELEVATION
A200 SCALE 1/8" = 1'-0"



3 EAST ELEVATION
A200 SCALE 1/8" = 1'-0"



4 WEST ELEVATION
A200 SCALE 1/8" = 1'-0"



5 TYPICAL EIFS REVEAL
A200 SCALE 1 1/2" = 1'-0"

ELEVATION LEGEND

- THIN STONE VENEER APPLIED TO ICF WALL SYSTEM
- 2" DRAMABLE EXTERIOR INSULATED FINISH SYSTEM - (EIFS) DRYVIT OUTSULATION X OR APPROVED EQUAL WITH 10 YR WARRANTY
- #609/STORMY DAY
- #634/GRANITE GRAY
- #576*/MIDNIGHT BLUE
- WINDOW. REFER TO WINDOW SCHEDULE AND DETAILS
- DOOR. REFER TO DOOR SCHEDULE AND DETAILS

ELEVATION CODED NOTES

- 1 PREFINISHED METAL FASCIA / SOFFIT ASSEMBLY
- 2 PREFINISHED METAL DOWNSPOUT
- 3 KNOX BOX
- 4 OVERHEAD SECTIONAL DOOR WITH R-6 INSULATION
- 5 EIFS REVEAL. REFER TO DETAIL
- 6 STANDING SEAM METAL ROOF - 30 YEAR WARRANTY
- 7 TRANSLUCENT WALL PANEL. PENTAWALL BY CPI DAYLIGHTING
- 8 PREFINISHED METAL GUTTER WITH GUTTER STRAPS
- 9 PREFINISHED METAL LOUVER FOR MECHANICAL SYSTEMS
- 10 DIMENSIONAL LETTER SIGNAGE
- 11 4'-0" D x 6" THICK MANUFACTURED LOW SLOPE AWNING. SIMILAR TO IMPERIAL MARQUEE BY GENERAL AWNINGS. LENGTH PER ELEVATION. CONNECTION DETAILS PER MANUFACTURER
- 12 6" DIA METAL BOLLARD

ALL EXTERIOR FINISHES TO BE INSTALLED PER MANUFACTURER'S APPROVED STANDARDS

FINISH ABBREVIATIONS

- | | |
|-------|-----------------------------------|
| CON-S | SEALED CONCRETE |
| CON-P | POLISHED CONCRETE |
| CPT-1 | CARPET TILES |
| CT-1 | PORCELAIN TILE |
| CT-2 | BACKSLASH TILE |
| CT-3 | PORCELAIN TILE |
| CT-4 | PORCELAIN TILE |
| EIFS | EXTERIOR INSULATION FINISH SYSTEM |
| FRP | FIBERGLASS REINFORCED PANEL |
| GYP | GYP SUM BOARD |
| HC | HOLLOW CORE DOOR |
| PT-1 | PAINT |
| PT-2 | PAINT |
| PT-3 | PAINT |
| PL-1 | PLASTIC LAMINATE |
| SOW | SOLID CORE WOOD DOOR |
| SS-1 | SOLID SURFACE COUNTERTOP |
| ST-1 | GRANITE COUNTERTOP |
| ST-2 | GRANITE COUNTERTOP |
| VP-1 | VINYL PLANK TILE |
| VB-1 | VINYL BASE |

FINISH TAG LEGEND

- | | |
|------|-------------------------|
| Name | ROOM NAME |
| 101 | ROOM NUMBER |
| PT | WALL FINISH |
| RB | BASE FINISH |
| WCT | FLOOR FINISH |
| PT | SINGLE FINISH INDICATOR |

morris workshop

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bmorris@morrisworkshop.com
859.300.3745
www.morrisworkshop.com

CLIENT
CORE CONTROLS
118 VENTURE CT #9
LEXINGTON, KY 40511

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MORRIS WORKSHOP ARCHITECTS
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LEXINGTON, KY 40509
bmorris@morrisworkshop.com
859.300.3745

STRUCTURAL
YEISER STRUCTURAL
403 MARQUIS AVE
LEXINGTON, KY 40502
yeiserstructural.com
859.797.5566

MEP CONSULTANT
CONNOLLY CONSULTING ENG
257 REGENCY CIRCLE
LEXINGTON, KY 40503
www.cocky.com
859.402.0221

SUBMITTAL	DATE

CORE CONTROLS
OFFICE / WAREHOUSE
155 ENTERPRISE WAY, GEORGETOWN, KY
BUILDING ELEVATIONS



Bobby Morris

No.	Date

Project Number 1713

JAN 28, 2021

Drawn By BM / KTV

Checked By BM

A200

2/4/2021 11:31:45 AM

List of all Active Projects/status

Application	Project Name	Type	Status
2020-06	100 Ikebana - Commercial Development	DEV-C	Under Construction
minor DP	104 Market Path - Parking Exp (May)	DEV-C	Under Construction
2017-34	Adient USA (Hillps) Amended DP (Parking and dock)	DEV-C	No Activity
2017-33	American Mini (Self-Storage_1047 Paris Pike)-Ph 1	DEV-C	Final Inspection
2020-47	American Mini-Storage (South) Expansion	DEV-C	Under Review
2014-22	Amerson Apartments North	DEV-R	Warranty Period
2017-20	Amerson Commercial Grading and Site Work	DEV-C	Approved/Bonded
2018-43	Amerson North Townhomes	DEV-R	Under Review
2018-22	Amerson South Townhomes	DEV-R	Under Construction
2006-80	Barkley Meadows (Duncan/Fightmaster) Phase 2	RES	Under Construction
2018-25	Bluegrass RV Storage - Soil Relocation	DEV-C	Under Construction
2020-34	Bourbon 30 & ESI (240 Corporate)	DEV-C	Under Review
2016-47	Canewood Unit 1-C Sect 4	RES	Warranty Period
2017-13	Canewood Unit 6, Lot 1	RES	Approved/Bonded
2005-47	Cherry Blossom Subdivision Phase 7 & 8	RES	Dedication/Final Work
2019-13	Cherry Blossom Townhomes - Phase 6	RES	Approved/Bonded
2015-22	Cherry Blossom Townhomes Phase 5 (Haddix triplex)	DEV-R	Under Construction
2015-22	Cherry Blossom Townhomes-Phase 5	DEV-R	Dedication/Final Work
2020-17	Clarks Pump-N-Shop - 385 Cherry Blossom	DEV-C	Under Construction
2018-41	Commonwealth T&M - 220 Endeavor	DEV-C	Under Construction
2018-32	Crossings at Wyndamere (Ph4) - Conner Path	DEV-C	Under Review
2016-38	Cyron Holdings	IND	Final Inspection
2020-29	Dearinger Excavating - Wells Ave	DEV-C	Under Construction
2006-86	December Estates Cluster Subdivision	RES	Approved/Bonded
2013-11	Deer Run - Phase 3A	RES	Approved/Bonded
2013-11	Deer Run - Phase 3B	RES	Approved/Bonded

Application	Project Name	Type	Status
2018-10	Dog Haus Development	DEV-C	No Activity
2005-26	Edgewood Subdivision - Phase 1	RES	Dedication/Final Work
2011-29	Falls Creek Drive extension	DEV-C	Approved/Bonded
2020-30	Firestone - 111 Marketplace Cir	DEV-C	Under Construction
2017-43	Fox Run Subdivision - Phase 1	RES	Approved/Bonded
2019-39	Harbor Village Unit 1, Phase 3C	RES	Under Construction
2015-08	Heritage Apartments at Falls Creek - Phase 2	DEV-R	Under Review
2016-49	Hiserbob - 411 Triport Road	IND	Under Construction
2019-06	Hoghead Trailer Sales-Showalter	DEV-C	No Activity
2019-31	Hotel Development - 150 Ikebana Dr	DEV-C	Under Construction
2020-25	Innovative Holdings - 185 Industry Road - Grading	DEV-C	Under Construction
2020-11	Jiffy Lube - 120 Osborne Way	DEV-C	Final Inspection
2018-52	Jimmy Johns - 121 Southgate Dr	DEV-C	Under Review
2019-46	Jones Prop - Willow Brook Ln Ext	RES	Approved/Bonded
2004-02	Leesburg Landing	RES	Warranty Period
2006-28	McClelland Springs Subdivision Phase 2A	RES	Dedication/Final Work
2009-20	Morgan Property	DEV-C	No Activity
2017-14	Morgan Property (Tract 2) 2017	DEV-C	No Activity
2013-09	Northside Christian Church - 101 Ferguson	DEV-C	Under Construction
2020-18	Ohnheiser Co, LLC - 167 Industry Rd	DEV-C	Under Review
2020-04	Oser Paint & Flooring	DEV-C	Final Inspection
2006-07	Overlook Apartments (Dover Dr) Phase 3 & 4	DEV-C	Under Construction
2008-40	Paynes Crossing Phase 4 - Section 1 & 2	RES	Approved/Bonded
2015-05	Pemberley Cove	RES	Warranty Period
2018-29	Penn Ave Baptist Parking - Stamping Ground	DEV-C	Under Review
2017-24	Pinnacle At Mallard Point	RES	Final Inspection
2004-51	Pleasant Valley Phase 4B, 4C, & 4F	RES	Approved/Bonded
2004-51	Pleasant Valley Phase 4D & 4E	RES	Approved/Bonded

Application	Project Name	Type	Status
2004-51	Pleasant Valley Phase 5	RES	Under Review
2008-47	Pleasant Valley Sec 2, Ph 2, Unit 3(Urban Groupe)	RES	Warranty Period
2018-18	Pleasant Valley, Section II - Phase 3 Condominiums	DEV-C	Under Construction
2018-57	Price Farm (Abbey Phase 2 Unit 1A) (Ball Homes)	RES	Approved/Bonded
2018-57	Price Farm (Abbey Phase 2 Unit 1B) (Ball Homes)	RES	Approved/Bonded
2018-57	Price Farm Phase 3 (Abbey at Old Oxford)	RES	Under Construction
2006-63	Rocky Creek Farm Section 3B, Phase 3	RES	Approved/Bonded
2005-02	Rocky Creek Reserve - Unit I Sect 1,2,3A,3B,4	RES	Dedication/Final Work
2005-02	Rocky Creek Reserve Phase 3 Section 1 (Ball)	RES	Approved/Bonded
2005-02	Rocky Creek Reserve Phase 3 Section 2 (Ball)	RES	Approved/Bonded
2013-30	Rocky Creek-Meadows-Sec 1C	RES	Approved/Bonded
2019-51	Rumpke Transfer Station-245 W Yusen	DEV-C	Under Construction
2005-41	Shops at Elkhorn Meadows (Hanna)	DEV-C	Under Construction
2018-62	Sleep-in/Mainstay_Cherry Blossom Connector	DEV-C	Under Construction
2019-03	South Crossing - Apartments	DEV-R	Under Review
2019-02	South Crossing - Phase 1 (McClelland Cir)	RES	Under Construction
Minor DP	Stonewall First Church of God - Grading & Parking	DEV-C	No Activity
2018-38	Sutton Place Remaining - Phase 4	RES	Under Review
2015-29	Sutton Place, Phase 3, Section 1	RES	Warranty Period
2015-29	Sutton Place, Phase 3-B	RES	Approved/Bonded
2018-56	Texas Roadhouse (ML Georgetown)	DEV-C	Under Construction
2005-22	Thoroughbred Acres Unit 11(Commercial Subdivision	DEV-C	Approved/Bonded
2017-08	Thoroughbred Acres Unit 7D, Section 1	RES	Approved/Bonded
2018-26	Toyota Tsusho - North Access Road	DEV-C	Final Inspection
2020-02	Village at Georgetown (Lemons Mill/E Main Ext)	DEV-R	Under Review
2004-26	Village at Lanes Run - Phase 1, Section 1	RES	Dedication/Final Work
2018-61	Village at Lanes Run - Phase 2, Sect 3-B (Charles)	RES	Approved/Bonded
2018-61	Village at Lanes Run - Phase 2, Sect 3-C (Haddix)	RES	Approved/Bonded

Application	Project Name	Type	Status
2004-26	Village at Lanes Run - Phase 3, Sect 1 (Charles)	RES	Under Construction
2019-10	White Oak Condominiums Phase 4 (Remaining)	RES	Approved/Bonded
2003-56	White Oak Village - Development (Units)	DEV-R	Under Construction
2018-05	Woodland Park (Betty Yancey) Phase 1	RES	Approved/Bonded
2018-05	Woodland Park (Betty Yancey) Phase 2	RES	Under Construction

Total Number of Active Projects: 87

GSCPC Active Development Projects

Status	Application number	Project Name	Type
Under Construction			
	Number of Projects: 20		
	2020-06	100 Ikebana - Commercial Development	DEV-C
minor DP		104 Market Path - Parking Exp (May)	DEV-C
	2018-22	Amerson South Townhomes	DEV-R
	2018-25	Bluegrass RV Storage - Soil Relocation	DEV-C
	2015-22	Cherry Blossom Townhomes Phase 5 (Haddix triplex)	DEV-R
	2020-17	Clarks Pump-N-Shop - 385 Cherry Blossom	DEV-C
	2018-41	Commonwealth T&M - 220 Endeavor	DEV-C
	2020-29	Dearinger Excavating - Wells Ave	DEV-C
	2020-30	Firestone - 111 Marketplace Cir	DEV-C
	2016-49	Hiserbob - 411 Triport Road	IND
	2019-31	Hotel Development - 150 Ikebana Dr	DEV-C
	2020-25	Innovative Holdings - 185 Industry Road - Grading	DEV-C
	2013-09	Northside Christian Church - 101 Ferguson	DEV-C
	2006-07	Overlook Apartments (Dover Dr) Phase 3 & 4	DEV-C
	2018-18	Pleasant Valley, Section II - Phase 3 Condominiums	DEV-C
	2019-51	Rumpke Transfer Station-245 W Yusen	DEV-C
	2005-41	Shops at Elkhorn Meadows (Hanna)	DEV-C
	2018-62	Sleep-in/Mainstay_Cherry Blossom Connector	DEV-C
	2018-56	Texas Roadhouse (ML Georgetown)	DEV-C
	2003-56	White Oak Village - Development (Units)	DEV-R
Final Inspection			
	Number of Projects: 5		
	2017-33	American Mini (Self-Storage 1047 Paris Pike)-Ph I	DEV-C
	2016-38	Cyron Holdings	IND
	2020-11	Jiffy Lube - 120 Osborne Way	DEV-C
	2020-04	Oser Paint & Flooring	DEV-C
	2018-26	Toyota Tsusho - North Access Road	DEV-C

GSCPC Active Subdivision Projects

Status	Application number	Project Name
Under Construction	Number of Projects:	6
	2006-80	Barkley Meadows (Duncan/Fightmaster) Phase 2
	2019-39	Harbor Village Unit 1, Phase 3C
	2018-57	Price Farm Phase 3 (Abbey at Old Oxford)
	2019-02	South Crossing - Phase 1 (McClelland Cir)
	2004-26	Village at Lanes Run - Phase 3, Sect 1 (Charles)
Final Inspection	2018-05	Woodland Park (Betty Yancey) Phase 2
	Number of Projects:	1
Dedication/Final Work	2017-24	Pinnacle At Mallard Point
	Number of Projects:	5
	2005-47	Cherry Blossom Subdivision Phase 7 & 8
	2005-26	Edgewood Subdivision - Phase 1
	2006-28	McClelland Springs Subdivision Phase 2A
Approved/Bonded	2005-02	Rocky Creek Reserve - Unit 1 Sect 1,2,3A,3B,4
	2004-26	Village at Lanes Run - Phase 1, Section 1
	Number of Projects:	22
	2017-13	Canewood Unit 6, Lot 1
	2019-13	Cherry Blossom Townhomes - Phase 6
	2006-86	December Estates Cluster Subdivision
	2013-11	Deer Run - Phase 3A
	2013-11	Deer Run - Phase 3B
	2017-43	Fox Run Subdivision - Phase 1
	2019-46	Jones Prop - Willow Brook Ln Ext
	2008-40	Paynes Crossing Phase 4 - Section 1 & 2
	2004-51	Pleasant Valley Phase 4B, 4C, & 4F
	2004-51	Pleasant Valley Phase 4D & 4E
	2018-57	Price Farm (Abbey Phase 2 Unit 1A) (Ball Homes)
	2018-57	Price Farm (Abbey Phase 2 Unit 1B) (Ball Homes)
	2006-63	Rocky Creek Farm Section 3B, Phase 3
	2005-02	Rocky Creek Reserve Phase 3 Section 1 (Ball)
	2005-02	Rocky Creek Reserve Phase 3 Section 2 (Ball)
	2013-30	Rocky Creek-Meadows-Sec 1C
	2015-29	Sutton Place, Phase 3-B
	2017-08	Thoroughbred Acres Unit 7D, Section 1
	2018-61	Village at Lanes Run - Phase 2, Sect 3-B (Charles)
2018-61	Village at Lanes Run - Phase 2, Sect 3-C (Haddix)	
2019-10	White Oak Condominiums Phase 4 (Remaining)	
2018-05	Woodland Park (Betty Yancey) Phase 1	