

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
AGENDA**

**May 12, 2016
6:00 p.m.**

I. COMMISSION BUSINESS

- A. Approval of April invoices
- B. Approval of April 14, 2016 minutes
- C. Approval of May agenda
- D. Items for postponement or withdrawal
- E. Consent Agenda

II. OLD BUSINESS

- A. PDP-2016-08 Clark's Pump 'n Shop Store – Preliminary Development Plan for a new gas station/convenience store with drive thru on .9 acres zoned B-2, located on the southeast corner of Paris Pike and McClelland Circle. POSTPONED
- B. PDP-2016-02 CSI Group Global HQ – Preliminary Development Plan for a 11,500 sq. ft. light industrial and professional office building on 6.62 acres, located on the corner of Corporate Blvd. and Technology Court in the Lanes Run Business Park. WITHDRAWN
- C. PDP-2016-14 Canewood Center Drive Restaurant & Bar – Preliminary Development Plan for a 5,686 sq. ft. restaurant and bar on .72 acres, located on lot #5 of the Canewood Center. POSTPONED
- D. PDP-2016-19 Overlook at Elkhorn Creek Phases III & IV – Amended Final Development Plan for 44 multi-family units on 4.77 acres and 112 multi-family units on 9.13 acres, zoned R-3, located on Dover and Scotland Drives. POSTPONED

III. NEW BUSINESS

- A. FSP-2016-19 Delaplain Industrial Park Lot 3 – Final Subdivision Plat to divide 11.67 acres into three tracts, zoned I-1 (Light Industrial), located on the southeast corner of Commerce Court and East Yusen Way.
- B. PDP-2016-20 Delaplain Industrial Park Lot 3, Parcel 4 – Preliminary Development Plan for a 10,000 sq. ft. industrial building on 2.024 acres zoned I-1 (Light Industrial), located on the east side of East Yusen Way.
- C. ZMA-2016-21 Cyron Holdings – Zone change request for approximately 5.9 acres from A-1 to I-1 and Conceptual Development Plan for a 50,000 sq. ft. facility and potential 24,000 sq. ft. addition,- located on the southeast corner of Barkley Lane and Delaplain Rd. PUBLIC HEARING
- D. PSP-2016-22 Habitat for Humanity – Preliminary Subdivision Plat for six (6) residential lots and one common area, located on the north side of Hickman Street.

- E. PDP-2016-23 Lena Wise Property - Preliminary Development Plan for a 2,400 sq. ft. large animal working facility, zoned A-1 (Agriculture), located at 1364 Lexington Road,
- F. ZMA-2016-24 Bluegrass Baptist Church Zone Change - Zone change request for approximately 3.3 acres from A-1 to B-2 Highway Commercial and Conceptual Development Plan for a 12,000 sq. ft. equipment and tool rental facility, located on the southwest corner of U.S. 25 S. and New Coleman Lane. PUBLIC HEARING
- G. FSP-2-16-25 Smith Property - Eagle Bend - Final Subdivision Plat to create two new tracts of 5 acres, with 21.77 acres remaining in the parent tract with Eagle Bend subdivision, located in Sadieville.
- H. FSP-2016-26 DWH Land Property - Final Subdivision Plat to create three new tracts of 25.01, 22.03, and 75.03 acres, located on the south side of Ironworks Road (KY 1973), the north side of Muir Lane, west of Midway Road.

IV. OTHER BUSINESS

- A. Kennel definition - PUBLIC HEARING Continued
- B. Election of Officers
- C. Update of previously approved projects and agenda items

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
April 14, 2016**

The regular meeting was held in the Scott County Courthouse on April 14, 2016. The meeting was called to order by Chair Rob Jones at 6:00 p.m. Present were Commissioners Jeff Caldwell, Janet Holland, Regina Mizell, Byron Moran, Steve Smith, Mark Sulski, and Frank Wiseman, Director Joe Kane, Planners Megan Chan and Matt Summers, Engineer Brent Combs, and Attorney Charlie Perkins. Absent was Commissioner John Shirley.

Motion by Holland, second by Mizell, to approve the March invoices. Motion carried.

Motion by Caldwell, second by Moran, to approve the March 10, 2016 minutes. Motion carried.

Motion by Sulski, second by Wiseman, to approve the April agenda. Motion carried.

Postponements/Withdrawals

Chairman Jones stated that the Clark's Pump 'n Shop Store, CSI Group Global HQ, the Canewood Center Drive Restaurant & Bar, and Overlook at Elkhorn Creek Phases III & IV applications have been postponed to the May meeting.

Consent Agenda

A representative of the Core Controls application agreed to their conditions of approval and there were no comments from the public or Commission. Motion by Mizell, second by Holland, to approve the Core Controls application. Motion carried.

A representative of the Barnett Property application agreed to their conditions of approval and there were no comments from the public or Commission. Motion by Sulski, second by Smith, to approve the Barnett Property application. Motion carried.

A representative of the Creform Corporation application agreed to their conditions of approval and there were no comments from the public or Commission. Motion by

Caldwell, second by Mizell, to approve the Creform Corporation application. Motion carried.

PSP-2015-13 Winding Oaks Cluster Subdivision - Preliminary Subdivision Plat for 29 residential cluster lots, one preserved tract, and two (2) non-buildable HOA lots on 150.51 acres zoned A-1, located on the south side of Ironworks Road, east of Cane Run Road.

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

Mr. Kane reviewed the staff report, noting that the property was rezoned to A-5, Rural Residential. He reviewed the minor revisions that were made to the preliminary plat that was submitted with the zone change request. The new plat shows that both barns will be preserved and a small open space HOA area is added at the intersection of the entrance road and the cul-de-sacs. He addressed the sinkhole and stormwater drainage issues.

Mr. Kane stated that one of the requested variances is for two non-buildable HOA lots, instead of one preserved tract required by the Subdivision Division Regulations. He stated that both lots would set aside land that would provide a buffer area, improve the subdivision, and not impact the farmability or usability of the preserved tract. The second requested variance is to increase the length of the cul-de-sac beyond the 1200' maximum. He recommended denial of the request because there is no justification provided and the extra length would push the buildable areas of the two end lots close to the existing blue line stream.

He then addressed improvements to Cane Run Road. The applicant has requested to make improvements only along the frontage from the cluster lots to Ironworks. There is a gap in the applicant's property to the south, and then the preserved area. Mr. Kane felt that widening the entire frontage should be required.

Mr. Kane then addressed whether a permit is needed from the Army Corps of Engineers because of the blue line stream. The final determination has yet to be made, so a condition of approval has been added that all requirements of the Division of Water and the Army Corps of Engineers must be met.

Tony Barrett, Barrett Partners and representing the applicant, asked that the cul-de-sac length be kept at 1400'. He provided two exhibits showing how the last five lots could be built on. He felt that the length would not cause a safety concern, and stated that if the road was shortened and the lots bumped out in another area, it would infringe on those other features of the property that they wish to preserve. It would also be preferable if each lot has its own access to the public street.

Mr. Barrett then address the improvements to Cane Run Road. He asked that the improvements be limited to the section from Ironworks Road to the end of the cluster lots. He stated that the vast majority of traffic will be turning right out of the subdivision toward Ironworks and that there will be no substantial traffic increase south of the entrance.

Bruce Lankford, representing the applicant, addressed the cul-se-sac length, stating that it would be a mistake if it were shortened, causing the need for shared driveways. He stated that widening Cane Run Road south of the entrance would destroy a fence row with several large trees.

Kim Jedlicki, adjoining property owner, stated that the first application before the Commission was denied because the preserved area was not one contiguous parcel. In this current application, a variance is being requested so that the preserved tract can be in two parcels again. Regarding the length of the cul-de-sac being greater than the allowable 1200', the applicant previously stated that the cul-de-sac requirement could be met. She expressed concern about the stormwater runoff of the additional 200' of the cul-de-sac.

Mr. Lankford stated that the additional 200' of the cul-de-sac is a trade-off in that the 200' will allow a better development and better access to the lots on the cul-de-sac by avoiding shared driveways.

Chairman Jones stated that the letter from Mr. Barrett stated that the length of the cul-de-sac is actually 1492', which is one-quarter more than the allowable length. Mr. Lankford felt that the 1200' requirement is somewhat arbitrary and Chairman Jones agreed. Mr. Lankford felt that the trade-off is well worth the extra length.

Commissioner Wiseman asked Mr. Kane if there was justification for the 1200' requirement. Mr. Kane stated that generally limiting the length provides better connectivity to adjoining parcels (so that stubouts are constructed to eventually connect to adjacent properties) which provides better emergency access and slows traffic.

Mr. Combs stated that he did not know why the limit is 1200', but agreed with Mr. Kane about providing better emergency access and also taking less time to reach the exit in case of an emergency situation. He suggested that an extra "bulb" be placed in the middle of the cul-de-sac to provide a turnaround.

Commissioner Sulski was not in favor of shared driveways and felt that shortening the cul-de-sac will not slow down traffic. Chairman Jones felt that the regulations should be followed. Mr. Perkins stated that there should be good reasons for regulations, and the reason for the 1200' was probably related to the average length of a city block.

Mr. Barrett stated that Mr. Combs's solution of installing a "bulb" is acceptable. He asked that the variance for the cul-de-sac length be granted subject to Fire Department approval, and if they do not grant approval, the applicant will construct a "bulb" as a turnaround at the midway point of the cul-de-sac. It was agreed that a bulb would be located between lots 23 and 24/15 and 16.

Commissioner Smith asked about the widening of Cane Run Road south of the cluster lots. Mr. Combs stated that, while the road widenings are usually required because of increased traffic, and the traffic will increase minimally south of the cluster lots, if the property to the south of the preserved tract develops in the future, the opportunity will be lost for the frontage of the preserved tract to be widened. He proposed requiring added payment and not a full road widening, thereby saving the mature trees.

Mr. Lankford noted that variances are part of the regulations, so that granting them is still following the regulations.

Motion by Sulski, second by Holland, to approve the requested variance allowing two non-buildable HOA lots. Motion carried.

Matt Welch, applicant, stated that the length of the cul-de-sac is only a concern about safety. He stated that if the County Fire Department approves the plan as shown, the "bulb" as discussed would not be necessary. Should they deny the 1200' cul-de-sac, then he would construct the bulb. Mr. Perkins read condition #19 which states it in that manner.

Mr. Welch was sworn in by Mr. Perkins.

The midpoint turnaround was discussed. Mr. Welch agreed that, if the Fire Department does not approve the plan without the bulb, then he will construct an island in the middle of the bulb.

Motion by Smith, second by Wiseman, to deny the requested variance waiving the requirement to widen Cane Run Road south of lot #30. Motion carried.

Motion by Sulski, second by Holland, to approve the Preliminary Subdivision Plat subject to the eighteen (18) conditions of approval, plus the nineteenth (19) condition to require a turnaround bulb with island at one-half the street length from the intersection, or get approval from the emergency services for the additional 292' length of the street. By roll call vote, motion carried unanimously.

PDP-2016-15 Bojangles – Preliminary Development Plan for a 3,808 sq. ft. restaurant with drive thru on 1.14 acres zoned B-2 (Highway Commercial), located on the northwest corner of Lexington Road and Lusby Path.

Mr. Kane reviewed the staff report, noting that two lots are being consolidated for this application. He stated that all requirements regarding parking, setbacks, and landscaping are being met. A variance regarding a sidewalk along Lusby Path is being requested because of the width of the private access easement along that private road. A 6' sidewalk cannot be constructed without taking away from the perimeter landscape buffer that is required. The variance is to reduce the width from 6' to 4'.

He stated that he included an eleventh condition requiring the installation of an accessible bike rack, to which the applicant agreed. He noted that an entrance permit will need to be obtained from the State. He also noted that because the development includes two lots with a shared access easement, he has asked that the proposed monument sign have space for both lots. The applicant has agreed to that.

Commissioner Smith asked if a connection to Victory Life Church was discussed. Mr. Kane stated that he had discussed the matter with a representative of the church, and they do not want the connection to be made at this time.

Chairman Jones asked if the plan could be shifted 2' to the north to accommodate a 6' sidewalk along Lusby Path. Bob Cornett, Roberts Group and representing the applicant, stated that when parking is against the sidewalk, 18" to 2' of bumper overhang on the sidewalk. But when the parking lot is not up against the sidewalk, 4' is adequate. He stated that the sidewalk along the backside of the lot is 4', and the sidewalk along Lexington Road is 5'.

Commissioner Sulski asked if the sidewalk along Lusby Path can be connected to the sidewalk on the property to the west. David Lusby, adjoining property owner, stated that the sidewalk shown on that site will be removed and improved in the future when that site develops.

Ralph Tackett, representing the Victory Life Church, was sworn in by Mr. Perkins. Mr. Tackett stated that they would like to have the connecting road blocked off so that traffic does not cut through their parking lot. Mr. Cornett stated that some type of barricade will be placed at the end of the asphalt because it drops 3' to 5' down to the parking lot.

Chairman Jones asked if a sidewalk could connect the properties. Mr. Tackett stated that then people would park in their lot and walk to the restaurant.

Mr. Cornett stated that the barricade will be noted on the construction plans.

Motion by Moran, second by Smith, to approve the Preliminary Development Plan subject to the ten (10) conditions of approval, plus the eleventh (11) condition regarding provision of a bicycle rack, and including the requested variance regarding the sidewalk. Motion carried.

FSP-2016-17 Harrison & Wright Properties – Final Subdivision Plat to create one new 8.8-acre tract and to transfer land to enlarge an existing tract from 5 acres to 7.592 acres, located at 6143 Owenton Road (east side, KY 227), west of Plummer Road.

Ms. Chan reviewed the staff report, explaining the transfers in land. She stated that Mr. Combs visited the site and did not see a problem with sight distance at the proposed entrance on Plummer Road. All setback requirements have been met.

Chuck Harrison, applicant, stated that he wished to square up the property and to address a water issue.

With no other comments, **motion by Caldwell, second by Sulski, to approve the Final Subdivision Plat subject to the four (4) conditions of approval. Motion carried.**

PDP-2016-18 Bluegrass Baptist Church – Preliminary Development Plan for a 12,555 sq. ft. church on 17.83 acres zoned A-1, located on the northwest corner of Ironworks Road and New Coleman Lane.

Mr. Summers reviewed the staff report. He stated that the applicant received a conditional use permit from the Board of Adjustment with the condition that they preserve the existing tree line to screen the use from the adjacent properties, which are agricultural and rural residential.

He reviewed issues regarding access, parking, landscaping, and traffic. The applicant was required to provide a traffic study which showed that the Sunday peak hour trips for Phase 1 of the project will not decrease the level of service for Ironworks Road and that no turn lanes or other traffic improvements were necessary with this phase. He stated that a new traffic study will be required with each new phase.

Mr. Summers added that because no entrances are proposed on New Coleman Lane for Phase 1, he is not recommending that the applicant widen that road at this time.

However, when the applicant submits plans for Phase 2 which shows an entrance on New Coleman, they will need to widen the road to County standards at that time. He stated that he has concerns about the scale of the future phases, but recommends approval of Phase 1 as it meets all requirements.

Chairman Jones asked about the future plan for a residence and whether the conditional use permit included that use. Mr. Perkins stated that a related use would be reasonable, but didn't know if the Board of Adjustment discussed that issue. Mr. Summers stated that the residence was shown on the plan that the Board of Adjustment considered. He stated that when plans for Phase 3 are submitted, the Board of Adjustment could be asked to clarify whether they intended to approve that use.

Brian Fulcher, Associate Pastor of the church, read a letter from the Pastor that briefly outlined their need to expand. Pastor Fulcher stated that the building will not be not traditional, and will be aesthetically-pleasing and fit into the surrounding agricultural landscape.

Susan Byers, Ironworks Road resident, stated that she and her husband put their farm into the PDR program because they believe in the County's commitment to preserve prime farmland for future generations and to maintain a green buffer in the south end of the county. She stated that this type of large, non-agricultural development is very destructive to that commitment. She stated that when the plan is complete, it will have 6 acres under roof on an 18-acre parcel. The recently approved stockyards on Ironworks is 5 acres under roof on a 120-acre parcel. She felt that a development of that size is not needed in the agricultural zone in Scott County and is incompatible with the goals of the community.

Bill Britsch, adjacent property owner, submitted photographs of the site taken from his home. He expressed concern about noise and light pollution, particularly if softball and soccer fields are constructed. He stated that they can hear ballgames from the Christian Church that is across U.S. 25 approximately a half mile away. He asked that a substantial buffer or natural privacy fence be required along his property line.

Gussie Britsch, adjacent property owner, asked the applicant when they intend to start construction on Phase 1. She felt that the scale of the development is inappropriate for the area. She stated that there are very mature trees on the site, and asked how far from the property line they can build a school or place ball fields. She also expressed concern about drainage and the sinkhole.

Mr. Summers stated that no lighting was shown on the development plan, but he included a condition that a photometric plan be submitted and approved to make sure there are no negative lighting impacts off site.

Chairman Jones stated that the sinkhole should be shown on the plan. Mr. Perkins stated that sinkholes cannot be built upon, and it needs to be shown on a final plan.

Chairman Jones asked if future phases include a school. Mr. Summers stated that the conditional use permit did not include a school.

Regarding setbacks, Mr. Summers stated that the applicant has increased the 50' setback by 10' due to the 40' height of the proposed building. He stated that setbacks apply to anything under roof, so the parking lot and ball fields could be close to the property line.

Arthur Jones, Thoroughbred Engineering, stated that the applicant does not plan to have a school on the site, but rather classrooms for bible study inside the proposed buildings. He stated that the pastor's quarters is counseling center that is not necessarily tied to the church. Regarding a sinkhole, he stated that no sinkhole was identified on the property during the geotechnical exploration.

Mr. Jones was sworn in by Mr. Perkins.

Ms. Britsch asked if a counseling center was approved by the Board of Adjustment. Mr. Jones stated that the counseling center would be a 1500 sq. ft. or less building that looks like a house for people who would come for counseling during the day. Mr. Perkins asked if it is pastoral counseling or some other counseling. Mr. Jones (?) stated that it would be pastoral counseling. Mr. Perkins stated that that would be accessory to the church.

It was clarified that any approvals at this meeting are for Phase 1 only. Any future phases must be noticed and come back to the Commission.

Mr. Jones stated that the height of the building will not be 40', that it will be much lower at this time. He stated that they will work with the adjoining property owners on the lighting and with the natural barriers.

Mr. Britsch asked how close the parking lot will be to the property line. It was stated that there is a landscape buffer along A-1 property.

Pastor Fulcher replied to Ms. Britsch that the start date for Phase 1 has not been determined, but they hope within the next twelve months. As far as the natural

privacy fence, they will try to accommodate that request as soon as they can, but budget constraints are a factor.

Chairman Jones reminded Pastor Fulcher of the sunset clause.

Commissioner Wiseman expressed concern about the change of character to the neighborhood. He felt that a natural privacy fence should be required regardless of cost. Mr. Summers said that a condition of approval could be added requiring additional landscaping. Mr. Kane reviewed the landscaping requirements, which require 15' landscape buffers between agricultural uses and commercial, industrial, and professional office uses. Mr. Perkins felt that because the parking is similar to a large-scale commercial use that the requirement would apply.

It was clarified that the neighbors preferred a natural, living buffer rather than a fence. Mr. Kane stated that the regulations have three options for the buffer. The three options are contained in table G.12 of the Landscaping Ordinance.

The lighting plan was briefly discussed.

It was agreed that a condition of approval would be added regarding the natural buffer adjacent to the Britsch property. It was also agreed that the buffer would apply to all adjoining agricultural property, and that the existing trees and vegetation would remain and open areas would be filled in.

Commissioner Wiseman asked that a condition of approval #16 be added requiring a land use buffer between this property and adjacent agricultural property meeting the requirements of the Land Use Buffer Ordinance.

Motion by Smith, second by Caldwell, to approve the Preliminary Development Plan subject to the sixteen (16) conditions of approval. By roll call vote, motion carried unanimously.

Kennel definition - PUBLIC HEARING

Mr. Kane explained that the text amendment to the Zoning Ordinance expands the definition of kennel. Currently it is defined as a commercial business for the sale or temporary boarding of three or more dogs over the age of six months, not including those owned by the resident or property owner. The proposal is to expand the definition to include any person or organization, for profit or otherwise, keeping more than a total of ten dogs over the age of six months on the premises.

The amendment expands the definition to include not just commercial operations, but any operation, whether that be a rescue or personal ownership of dogs. The keeping of more than ten dogs would require a conditional use permit from the Board of Adjustment.

Mr. Kane stated that a separate animal control ordinance is being worked on by the County Attorney.

Commissioner Sulski expressed concern about whether the amendment hinders the noise ordinance. Mr. Perkins stated that the amendment does not affect the noise ordinance. Whether one dog or ten dogs cause a noise problem, then there is a noise problem. Mr. Perkins also clarified that this is a County ordinance that will be passed on to Fiscal Court for their approval or denial.

Chairman Jones felt that a specific number of dogs someone can own or board should not be set. Limiting the ordinance to subdivisions was mentioned. Mr. Combs noted that the ordinance only states that if a certain number of dogs is exceeded, then they need a conditional use permit, which could be denied if provisions aren't in place to mitigate noise and other impacts.

Bob Gamble, Craigmoor Estates Drive resident, asked if anyone on the Commission has heard 40-50 barking at the same time. He felt that the proposed amendment will not stop the situation near his home.

John Logan, Craigmoor Estates resident, stated that the process the neighbors have been going through for 20 years is because the subdivision is classified as A-1. He stated that an ordinance is needed that will address the problem without loopholes. He described how the dog business is lucrative and growing and needs addressed before the negative impacts worsen.

Discussion continued on rural subdivisions. Mr. Logan stated that the people in rural neighborhoods pay County taxes and deserve the same protection against the negative impacts of kennel operations that City residents would receive. As a realtor, he stated that it affects property values anywhere from 10 to 20%, depending on how far from the kennel the house is.

Mr. Logan also recommended that the Commission eventually look at animals other than dogs.

Joann Lightening, Craigmoor Estates resident, described the start-up of the kennel adjacent to Craigmoor Estates and the actions of the owner.

Chairman Jones asked if rezoning Craigmoor Estates to A-5 would rectify their situation. Mr. Gamble asked if requiring kennels to have 10 acres or more would help. Commissioner Smith felt the ordinance as proposed will solve the problem. Mr. Gamble stated that the owner will simply become an adoption home and not a business. Mr. Perkins stated that this ordinance will not affect this owner because she's under court order to reduce her number of dogs to 15 by June, 2016. Mr. Gamble felt that after June, she can apply to have as many dogs as she wishes. Mr. Perkins stated that she would need Board of Adjustment approval, and likely would not receive it.

Discussion continued on possible changes to the proposed amendment, such as limiting it to tracts of land 10 acres or more. Commissioner Smith felt that they could be limited to commercial or industrial zones. Mr. Kane stated that currently, a kennel owner must declare the maximum number of dogs they will care for, and there is a 100' setback.

Roger Quarles, Lemons Mill Road resident, stated that he is also a neighbor to a dog kennel, and stated that the Planning Commission allowed a variance to reduce the setback for a dog kennel from 100' to 45'. He stated that dogs are not an agricultural production animal in Scott County or anywhere in the state. They are only pets and a commercial operation. He felt that commercial operations in agricultural areas should be set back a minimum of 1500' from any property line. He supported limiting the number of dogs to 10 before needing Board of Adjustment approval. He felt there are three options: 1) contain the dogs at all times in a soundproof building; 2) set the facility back 1500' from all property lines; or 3) locate kennels in a commercial or industrial zone. He encouraged the Commission to take the time to draft a recommendation that addresses the many issues that have been discussed.

Mr. Gamble stated that he has discussed the problem with the Health Department, and they indicated that they will be happy to do health inspections, which the Commission could also consider.

Commissioner Smith felt the amendment as proposed is a good start, and can be looked at again during the Comprehensive Plan update.

Mr. Kane suggested that if the ordinance as written is sent to Fiscal Court, the Commission could then amend the minimum acreage and/or setback requirements. Mr. Perkins felt that the ordinance should be finalized before being recommended to Fiscal Court.

It was noted that any existing kennels will be grandfathered in.

Commissioner Wiseman wished for the matter to be continued so that he can think about the information that has been presented.

Motion by Sulski, second by Moran, to continue the public hearing to the May meeting. By roll call vote, motion carried 6-1 with Holland dissenting.

FY 14-15 Audit

Mr. Kane asked for action to be taken on the FY 14-15 audit that was discussed at the workshop on April 11.

Motion by Sulski, second by Moran, to accept the FY 14-15 audit. Motion carried unanimously.

Election of Officers

It was agreed to postpone the election of officers to the May meeting.

The meeting was then adjourned.

Respectfully,

Rob Jones, Chair

Attest:

Charlie Perkins, Secretary

DELAPLAIN INDUSTRIAL PARK LOT 3
Staff Report to the Georgetown-Scott County Planning Commission
May 14, 2016

FILE NUMBER: FSP-2016-19

PROPOSAL: Subdivide 11.67 acres into 3 lots

LOCATION: East Yusen Way and Commerce Court

APPLICANT: Robert Sims

SURVEYOR: Robert Baldwin, PLS



STATISTICS:

Zone	I-1 (Light Industrial)
Surrounding Zones	I-1 (Light Industrial) & A-1 (Agricultural)
Acreage	11.67-acre parent tract
Access	East Yusen Drive
Variance/Waivers	None

BACKGROUND:
The Applicant is proposing to subdivide an 11.67 acre tract that was previously part of a larger parent tract subdivided in January 2016 into three smaller tracts between 2.024 and 6.698 acres in size.

Issues:
The Applicant is currently showing Lot 3 being subdivided into three tracts, Lot 3, parcels 4, 5 and 6. Parcel 4 will be accessed from East Yusen Way. Parcel 6 will be accessed from Commerce Court. Parcel 5 is a corner lot with frontage on both streets. It is recommended that Parcel 5 be accessed from East Yusen Way, since there is only 72 feet of frontage on Commerce Court. The building lines and widths conform to the minimum for the I-1 district. There is a 100' utility easement for an overhead power line bisecting the lots and the ground drops pretty severely in the rear, so large areas of the lots are not very usable. A drainage easement has been applied to the natural drainage channel crossing the property. Any development on the subject lots will require review and approval of a Preliminary Development Plan by the Planning Commission.

RECOMMENDATION:
Approve the Final Subdivision Plat to subdivide a 11.67-acre parcel into three industrial lots with the following conditions of approval:

- Conditions of Approval:
1. Any revisions or amendments to the approved Preliminary Subdivision Plat must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).

2. All applicable requirements of the *Subdivision & Development Regulations and Zoning Ordinance*.
3. Lot 3, Parcel 5 be accessed from East Yusen Way.
4. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved plan.
5. The Applicant shall request addresses for the three newly created lots from Planning Commission staff (GIS division).

NOTES:

1. Property platted hereon represents Lot 3 as shown on Plat Cabinet 4, Slide 1331, less Lot 3, Parcel 3 as shown on Plat Cabinet 11, Slide 286 and less an error detected on Plat Cabinet 4, Slide 1331.
2. Property platted hereon was conveyed to Santa Barbara Land Corporation from PNC Realty Holding Corp. of Kentucky by deed dated November 18, 1994 and recorded in Deed Book 208, page 786.
3. The basis of bearings for this survey is in relation to State Plane Coordinates, NAD83, Kentucky North.
4. This survey is classified as an urban survey and the accuracy and precision meets all specifications of this class. The unadjusted error of closure ratio of the random traverse was 1:51,000+ and the bearings and distances shown hereon have been adjusted for closure.
5. Property platted hereon is not located in a Flood Hazard Area as shown on FEMA FIRM Map No. 21209C0120C dated January 8, 2014.
6. This plat of survey represents a boundary survey and complies with 201 KAR 18:150.

LEGEND:

- Iron Pin Found (KY PLS 3031)
- #4 Rebar, 18" long, with I.D. Cap stamped "Baldwin 1366" Set this Survey

RECEIVED
APR 26 2016
PLANNING COMMISSION

UTILITY EASEMENT DESCRIPTION

Easements grant and convey to the Kentucky Utilities Company, AT&T, Columbia Gas, Kentucky American Water Company, Time Warner Cable and Delaplain Disposal Systems, 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 the operation and maintenance of said 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 lot lines not having an easement indicated will have a 5' easement on them.

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. There shall be no storage or disposal of grass clippings, trash, debris or other potential obstructions that may wash into stormwater channels or storage areas.

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (we) do 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 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.

Santa Barbara Land Corporation
P.O. Box 22200
Lexington, KY 40591
859-254-2920

Date

30' DRAINAGE EASEMENT (LOT 3 - PARCEL 6)

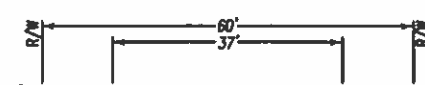
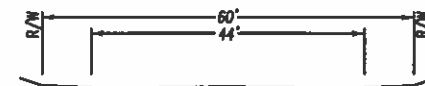
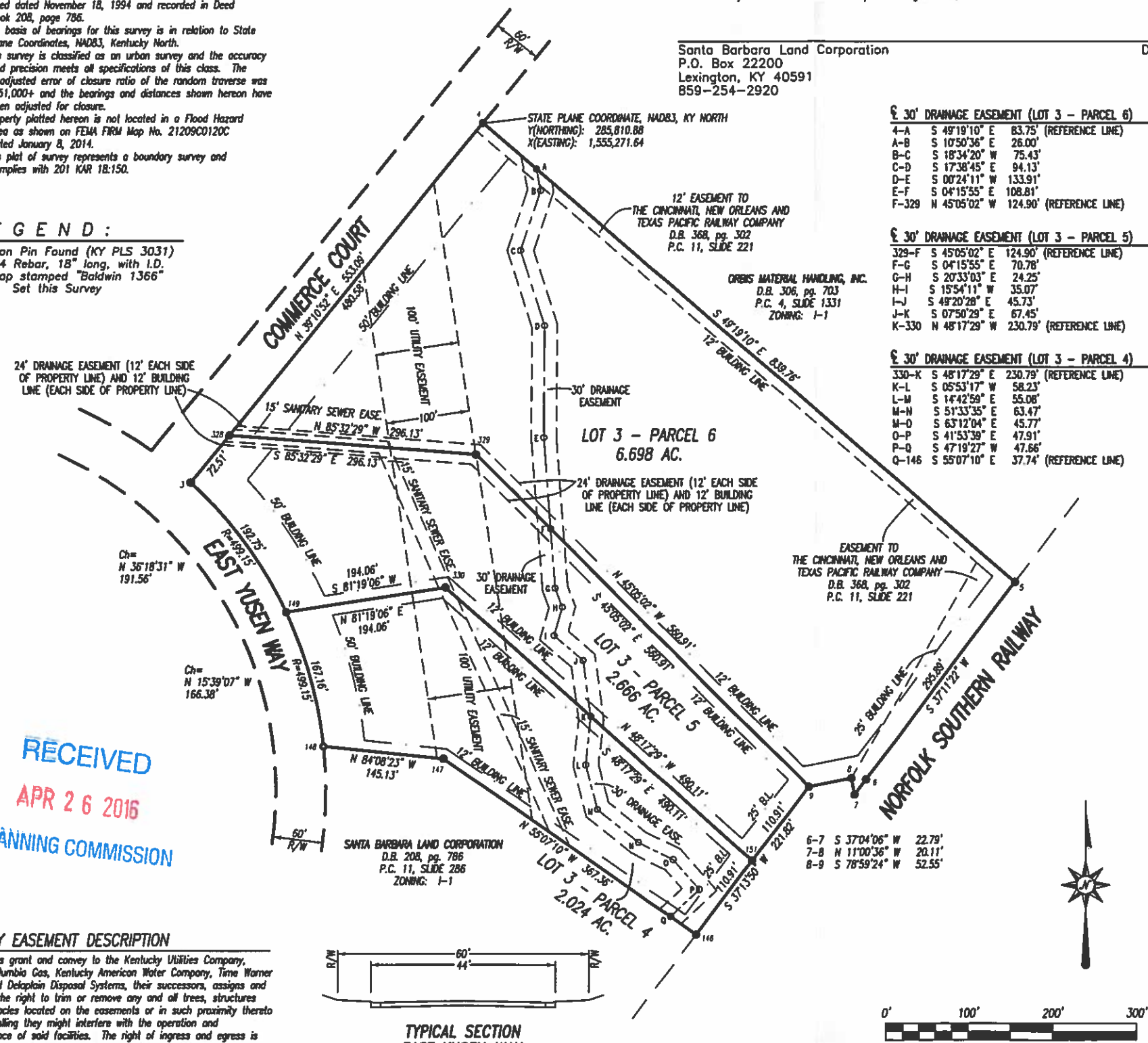
4-A	S 49°19'10" E	83.75'	(REFERENCE LINE)
A-B	S 10°50'36" E	26.00'	
B-C	S 18°34'20" W	75.43'	
C-D	S 17°38'45" E	94.13'	
D-E	S 00°24'11" W	133.91'	
E-F	S 04°15'55" E	108.81'	
F-329	N 45°05'02" W	124.90'	(REFERENCE LINE)

30' DRAINAGE EASEMENT (LOT 3 - PARCEL 5)

329-F	S 45°05'02" E	124.90'	(REFERENCE LINE)
F-G	S 04°15'55" E	70.78'	
G-H	S 20°33'03" E	24.25'	
H-I	S 15°54'11" W	35.07'	
I-J	S 49°20'28" E	45.73'	
J-K	S 07°50'29" E	67.45'	
K-330	N 48°17'29" W	230.79'	(REFERENCE LINE)

30' DRAINAGE EASEMENT (LOT 3 - PARCEL 4)

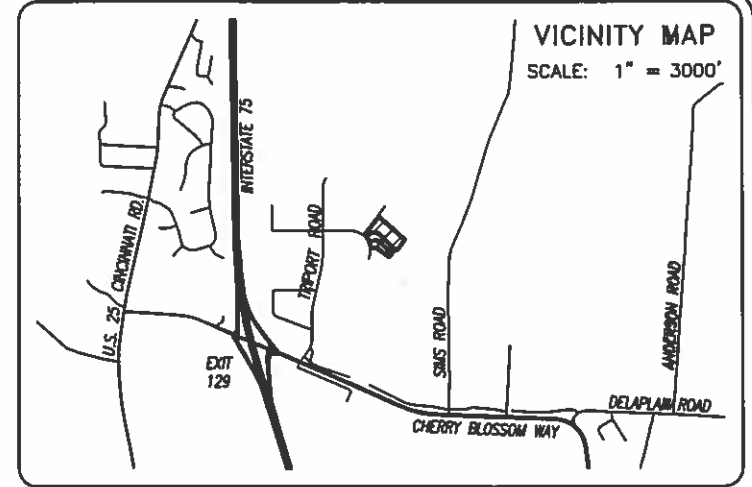
330-K	S 48°17'29" E	230.79'	(REFERENCE LINE)
K-L	S 05°53'17" W	58.23'	
L-M	S 14°42'59" E	55.06'	
M-N	S 51°33'35" E	63.47'	
N-O	S 63°12'04" E	45.77'	
O-P	S 41°53'39" E	47.91'	
P-Q	S 47°19'27" W	47.66'	
Q-146	S 55°07'10" E	37.74'	(REFERENCE LINE)



CERTIFICATION OF FINAL SUBDIVISION PLAT APPROVAL

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision and Development Regulations for Georgetown and Scott County, Kentucky, with the exceptions of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the County Clerk.

Chairman, Georgetown-Scott County Planning Commission Date



CERTIFICATION 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.

Robert L. Baldwin, PLS #1366 Date

CERTIFICATION OF PROVISION OF WATER SERVICE

I hereby certify that Kentucky American Water Co. has reviewed the plans and specs for the proposed water distribution system for this parcel, that the water distribution system of said parcel meets the requirements of this agency and all other requirements of the proper distribution of water, and that Kentucky American Water Co. shall supply said parcel with water services.

Company Representative Date

CERTIFICATION OF PROVISION OF SEWAGE DISPOSAL SERVICE

I hereby certify that Delaplain Disposal Systems has reviewed the plans for the proposed development, and Delaplain Disposal Company currently has the capacity to supply sewer disposal service. Further, Delaplain Disposal Company will not reserve capacity. Provision of sewer service will be contingent upon the review and approval of all on-site and off-site plans and specifications for the proposed system. Construction of the sewer collection system to be at the cost of the developer, built to GMWSS approved specifications.

Company Representative Date

CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES

I hereby certify that _____ (name of agency or company) shall supply the Delaplain Industrial Park Lot 3 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.

Company Representative Date

F:\SCOTT\TRIPORT\YUSENRP.DWG PLOTTED: 4/26/16 @ 12:30 BY HLB

FINAL SUBDIVISION PLAT
DELAPLAIN INDUSTRIAL PARK
DIVISION OF LOT 3
EAST YUSEN WAY & COMMERCE COURT, GEORGETOWN, KY

STATE OF KENTUCKY	SCALE 1" = 100'	DATE 3/28/16
ROBERT L. BALDWIN 1366	FILE NO. 16-5400	FILENAME YUSENRP
LICENSED PROFESSIONAL LAND SURVEYOR	FIELD BOOK 301-43	CAD FILE TRIPORT
	DRAWN BY HLB	CHECKED BY RLB

Baldwin ENGINEERING
116 South Highland Street - P.O. Box 4315
Winchester, Kentucky 40392

DELAPLAIN INDUSTRIAL PARK LOT 3/PARCEL 4
Staff Report to the Georgetown-Scott County Planning Commission
May 14, 2016

FILE NUMBER: PDP-2016-20

PROPOSAL: A 10,000 SF industrial building

LOCATION: East Yusen Way

APPLICANT: Robert Sims

SURVEYOR: Robert Baldwin, Baldwin Engineering



STATISTICS:

Zone	I-1 (Light Industrial)
Surrounding Zones	I-1 (Light Industrial) & A-1 (Agricultural)
Acreage	2.024 acres of a roughly 11.67 acre parent tract
Access	East Yusen Way
Variance/Waivers	None requested

BACKGROUND:

The Applicant is proposing the creation of a 10,000 SF speculative building for an industrial business in the Delaplain Industrial Park. The applicant is proposing a large 80' x 125' building with two entrances, providing access to parking in the front of the building and loading and unloading on each side. Stormwater detention is shown within the utility easement to the rear of the building.

The Project Site currently sits outside of the city limits for Georgetown, but inside the urban service boundary. It would be appropriate for this property to be annexed into the City of Georgetown when the city limits are contiguous to the boundaries of the property.

Access:

The Project Site is shown to have two vehicular access points at each end of the lot off of East Yusen Way. The parking area for the Project Site contains 11 parking spaces with one of those being a handicap accessible space. Since this is a speculative building and no specific businesses have been proposed, it is hard to determine the actual number of spaces needed. The Zoning Ordinance establishes a minimum of 1 space per two employees on maximum shift. This is the standard the applicant used and appears satisfied that there will be no more than 8 peak employees per side of building. With the width of the loading and unloading access, if needed there could be a couple of parallel parking spaces added on the each side of the building in the future. Parking could also be added in the rear north of the detention pond.

Landscaping:

The Project Site is exempt from Interior VUA landscaping as it does not meet the threshold for the non-storage area. The Project Site is also exempt from property perimeter landscaping as it only borders other industrial zoned property.

The VUA will need to be screened from the right-of-way by 1 tree/40' of boundary and a 3' continuous hedge. The Applicant has indicated the trees on the rear of the lot will remain, providing roughly 30,000 SF of canopy coverage. This equates to roughly 34% of the Project Site having canopy coverage which meets the requirements of the Landscape Ordinance.

RECOMMENDATION:

Approve the Preliminary Development Plan for the construction of a 10,000 SF industrial building with the following conditions of approval:

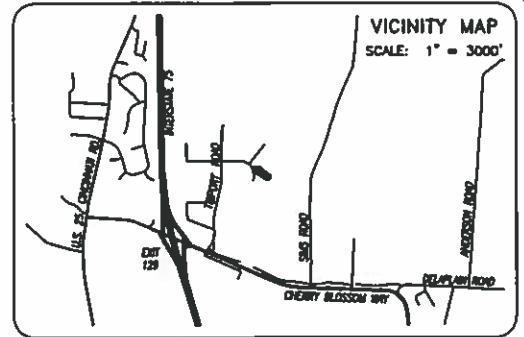
Conditions of Approval:

1. A Final Development Plan shall be submitted for review and approval of Planning Commission Staff.
2. Any revisions or amendments to the approved Preliminary Development Plan must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. A species-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. A Lighting and Photometric Plan shall be included with the Final Development Plan.
6. All applicable requirements of the *Subdivision & Development Regulations*.
7. 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.
8. 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.
9. Any future outdoor storage, if requested, shall be reviewed and approved by the Scott County Board of Adjustment (SCBOA).

PLANNING COMMISSION

APR 26 2016

RECEIVED



CERTIFICATION OF OWNERSHIP AND DEDICATION

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

- 1. She shall be constructed and maintained in accordance with this plan. Any deviation from the plan, including landscaping, shall first be approved by the Planning Director and the Commission Engineer. Major modifications of the plan shall first be approved by the Planning Commission.
2. Storm drainage facilities, including retention basins, shall be maintained for proper functioning free of any debris, silt, or trash.
3. A Certificate of Occupancy shall not be issued and the building shall not be occupied until all site improvements shown on the Final Development Plan and listed in these conditions are either installed, or a bond or irrevocable letter of credit is submitted to the Planning Director for 125% of the cost of the work remaining to be done, as substantiated by cost estimates approved by the Planning Director. Landscaping must be certified as complete by the Landscaping Inspector as described above.
4. There shall be no grading or construction until the Final Development Plan has been approved and signed by the Planning Commission, except as construction drawings are approved by the Planning Director for site development. The building permit shall not be issued until the Final Development Plan is approved and signed.

Date: _____ (Owner's)

CERTIFICATION OF PRELIMINARY DEVELOPMENT PLAN APPROVAL

I hereby certify that the development plan shown herein has been found to comply with the Subdivision and Development Regulations for Georgetown and Scott County, Kentucky, with the exceptions of such variances, in any, as are noted in the minutes of the Planning Commission and that it has been approved for construction and obtaining building permits.

Date: _____ Chairman, Georgetown-Scott County Planning Commission

SITE STATISTICS:

Zoning: I-1
Lot Size: 2.024 acres
1-1 Front Setback: 50 feet (project 52.6 feet min.)
Side Setback: 12 feet (project 26.1 feet min.)
Rear Setback: 25 feet (project 402.6 feet min.)
Building Height: 75 feet (project 20 feet max.)
Lot Coverage (Building): 50% (project 11.3%)

PARKING NOTES:

Total Parking Spaces Proposed: 10-4117
1. Max. Accessible Parking Spaces: 11
2. Total Parking Spaces: 8
Peak Shift Employees per site - 4 spaces per site
3. Total Parking Spaces Required

LANDSCAPING NOTES:

Existing tree canopy in east of tree line shown to west of the street to the property line, if it is approximately 30,000 sf or 30% of the property, no additional tree canopy is required.

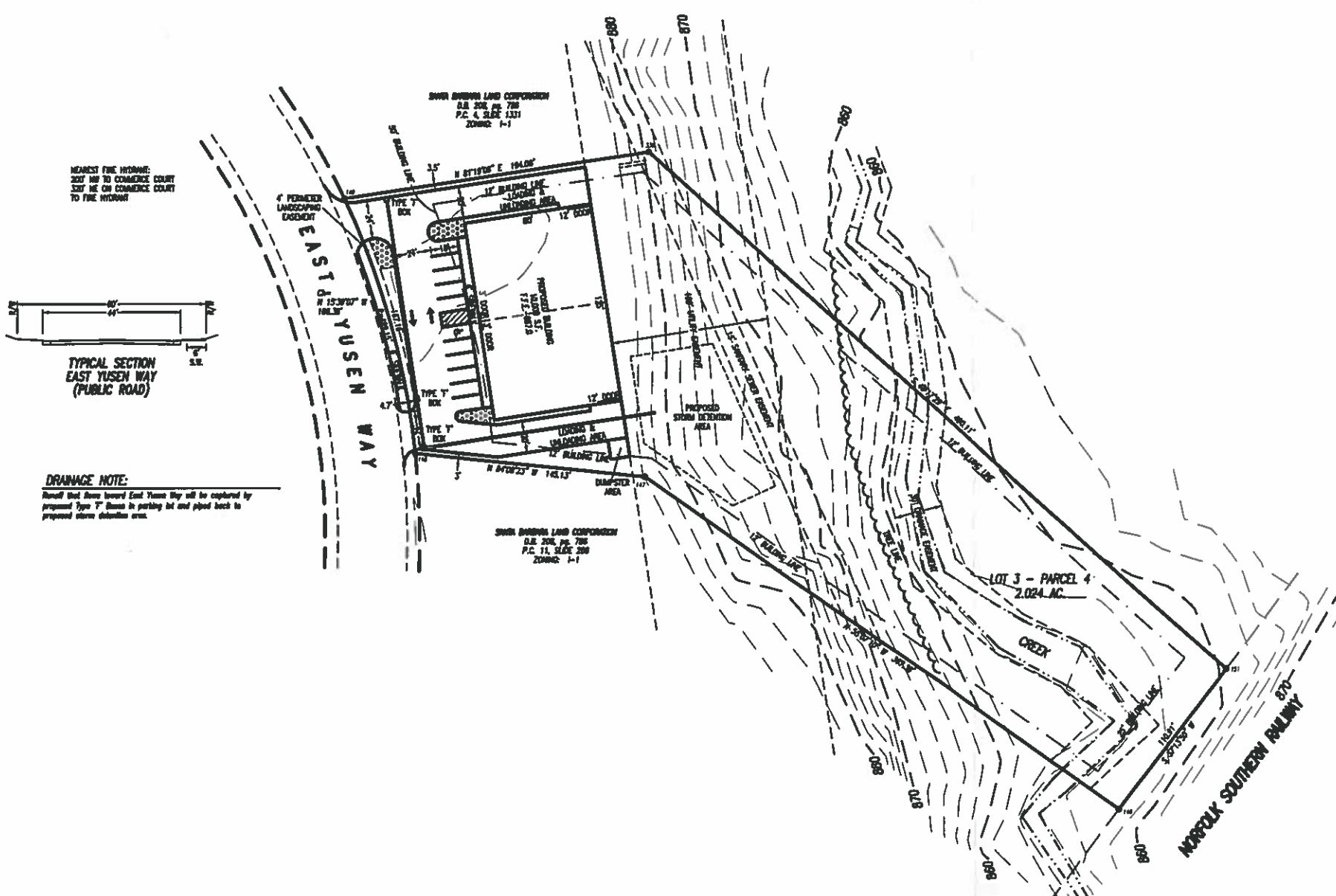
Interior Landscaping:
Minimum Tree Area = 6,250 sf
Area of Interior Landscaping Required = 6,250 + 10% = 625 sf
Trees Required = 625/250 = 3 trees
Proposed Interior Landscaping = 670 sf = 10.8%

Perimeter Landscaping along East Yusem Way:
Trees Required = 100 / 40 = 3 trees

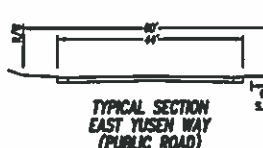
INTERIOR LANDSCAPING

OWNER/DEVELOPER:

Bob Shea
Sandy Barbara Land Corporation
P.O. Box 22200
Louisville, KY 40291
252-251-2820



NEAREST FIRE HYDRANT: 200' NW TO COMMERCE COURT, 250' NE ON COMMERCE COURT TO THE HYDRANT



DRAINAGE NOTE:
Note: that storm flows toward East Yusem Way will be captured by proposed Type 'T' storm in parking lot and placed back in proposed storm detention area.

Baldwin Engineering
116 South Highland Street - P.O. Box 4315
Winchester, Kentucky 40392



PRELIMINARY DEVELOPMENT PLAN
DELAPLAIN INDUSTRIAL PARK, LOT 3, PARCEL 4
EAST YUSEM WAY, GEORGETOWN, KY

Table with 2 columns: DATE and BY. Rows include 4/23/16 by B.S. and 4/23/16 by M.B.

SHEET 1 OF 1

CYRON HOLDINGS ZONE CHANGE
Staff Report to the Georgetown-Scott County Planning Commission
May 12, 2016

FILE NUMBER: ZMA-2016-21

PROPOSAL: Zone change request for approximately 5.9 acres from A-1 to I-1.

LOCATION: southeast of intersection of Barkley Lane and Delaplain Rd.

APPLICANT: Judith and Wilma Wells

ENGINEER: Robert Baldwin, Baldwin Engineering

ATTORNEY:



STATISTICS:	
Existing Zone	A-1 (Agricultural),
Proposed Zone	I-1 (Light Industrial)
Surrounding Zones	A-1 (Agricultural), I-1, and BP-1 (Business, Research & Technology Park)
Acreage	5.9 acres
Proposed Use	Industrial
Sq. Ft. of Buildings	50,000 to 74,000 SF building
Max. Building Coverage	50%
Prop. Building Coverage	29%
Required Parking	1 space per 2 employees maximum shift
Proposed Parking	30 spaces
New street required	No
Water/sewer available	Yes/Yes
Access	Via existing entrance from Delaplain Road
Variance Requested	None

BACKGROUND:

The subject property is located southeast of the intersection of Delaplain Road and Barkley Lane and includes two adjacent parcels with rural residential homes on an area of approximately 5.927 acres in total. The subject property currently is accessed by Barkley Lane which serves these two residential lots and then continues to the south and dead ends on City-owned property between Sewer Treatment Plant

#2 and Lanes Run Business Park. The subject property is within the Georgetown Urban Service Boundary and is surrounded on three sides by the city limits of the City of Georgetown. Lanes Run Business Park land is to the south and west.

The Applicant is seeking to rezone the entirety of the property from A-1 (Agricultural) to I-1 (Light Industrial) zoning, in order to build a large industrial building to support a number of industrial related businesses.

The surrounding zones include:

- A-1 (Agricultural)
- I-1 enhanced (Business, Research & Technology Park with additional permitted uses)
- I-1 (Light Industrial)
- BP-1 (Business, Research & Technology Park)

The land outside of the existing city limits in this area is generally zoned A-1, Agricultural. Land within the city limits in this area is generally light industrial or business park zoning. This area of the county around the TMMK plant is planned for Industrial on the Comprehensive Plan Future Land Use Map. The subject property is planned for industrial uses on the Future Land Use Map.

LEGAL CONSIDERATIONS:

Any zone change request is required to meet the following standards from *Kentucky Revised Statutes*, Chapter 100:

Section 100.213 Findings necessary for proposed map amendment – Reconsideration.

1. *Before any map amendment is granted, the planning commission . . . must find that the map amendment is in agreement with the adopted comprehensive plan, or, in the absence of such a finding, that one (1) or more of the following apply and such finding shall be recorded in the minutes and records of the planning commission or the legislative body or fiscal court:*

- a. That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate;*
- b. That there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area.*

Part 1: The Comprehensive Plan and Future Land Use Map provide guidance for consideration of zone change requests. The requested I-1 zone district complies with the Future Land Use Map. The FLU shows the desired area remaining as is, I-1 Industrial.

Therefore, Part 1 does apply. Part a or b need not be considered.

CONCEPTUAL PLAN REVIEW:

The following comments reflect review of the conceptual development plan submitted as part of the zone change request to the I-1 standards.

Site Layout:

Appropriate setbacks have been shown (Front: 50', Side: 12', Rear: 25'). A Landscape Buffer Area (LBA) has been shown. It is required to be 15 feet wide where I-1 adjoins A-1 lots.

The large building on site is shown to be built in two phases. A 50,000 square foot phase one which will be centered on the site and a future 24,000 square foot addition to the north. The buildings shown meet all the requirements of the I-1 District as far as setbacks, maximum height and building area coverage. Parking is shown in the rear of the buildings which would be optimal from the standpoint of screening vehicles from the street. It is recommended that all loading and unloading areas also be in the rear.

Because the site is surrounded by industrial land that is restricted by Lanes Run Business Park design standards that attempt to create a business park setting by setting uniform site design standards, it is recommended that the rezoning to I-1 be conditioned upon the applicant following the Business Park (BP-1) performance standards. The applicant proposes to purchase some low lying land along Lanes Run Creek to utilize for any potential stormwater mitigation. The additional acreage is shown on the concept plan, is owned by the City of Georgetown, and is zoned I-1, enhanced. No buildings are proposed for this area. At the time of Preliminary Development Plan review, the applicant will need to provide a stormwater management plan and follow the guidance of the City of Georgetown Stormwater manual.

Vehicular Access:

The subject property will be accessed from Barkley Lane which intersects with Delaplain Road just west of the subject property. The applicant is proposing to widen the road and convert it into a private driveway for the business. This will involve acquiring the right-of-way from the centerline to the adjoining ditch line for the property across the street and abandoning the remainder of the street beyond the current property frontage. This process will take some time and involve adjoining property owners, including the City of Georgetown and Scott County, agreeing to the plan.

The applicant will be required to widen Barkley Lane to serve as their access whether it is abandoned as a through street or not. Barkley Lane is currently 12-13' feet of pavement width. Sight distance at the intersection of Barkley Lane and Delaplain Road is 655 feet to the east and 265 feet to the west. Additional signage may be required to alert eastbound drivers of the enhanced commercial driveway. This can be studied further and determined at the time of Preliminary Development Plan review.

Landscaping:

The *Landscape and Land Use Buffer Ordinance* requires a 15-foot wide Landscape Buffer Area along property boundaries adjoining agricultural land. At this time, the applicant has shown a landscape buffer along the adjoining property. Additional vehicular use area landscaping will be required at the time of Preliminary Development Plan submittal.

At the Preliminary Development Plan stage, the Applicant will be required to show appropriate landscaping which meets the requirements of the *Landscape and Land Use Buffer Ordinance* and the *Subdivision and Development Regulations*.

Waivers

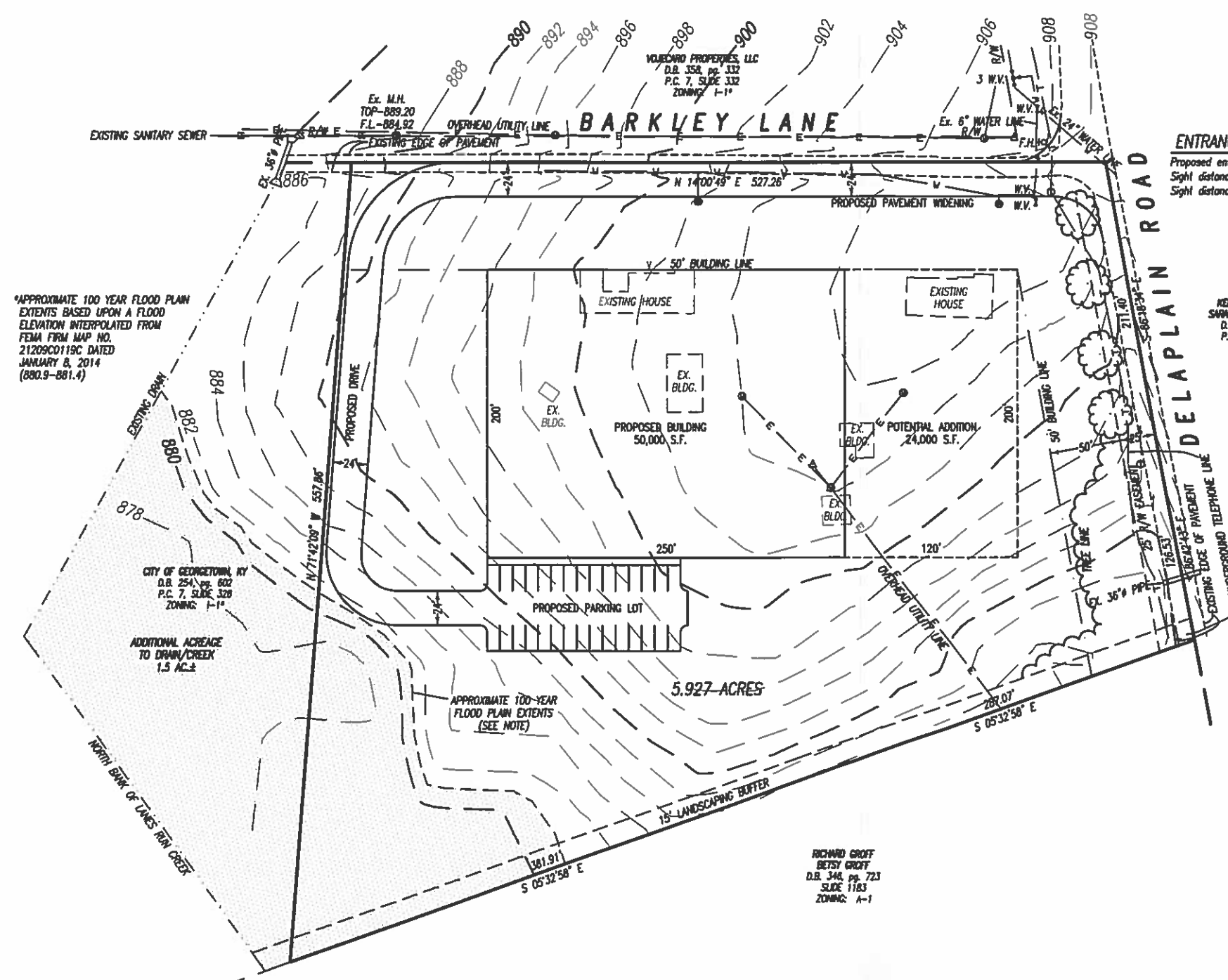
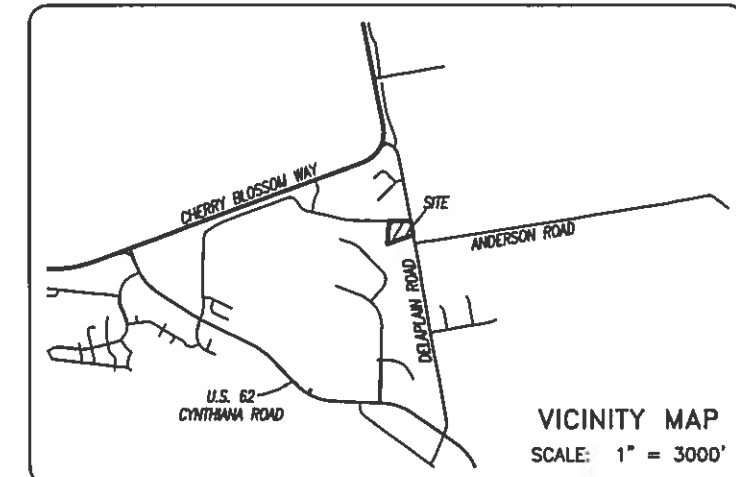
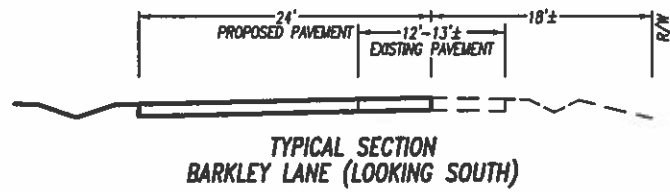
None Requested

RECOMMENDATION:

Based on the findings that the requested zone change does satisfy the requirements of KRS 100.213, Part 1, staff recommends **approval** of the zone change request for 5.927 acres located southeast of the intersection of Barkley Lane and Delaplain Road. Staff recommends consideration of the following conditions:

Conditions of Approval:

1. The property be annexed into the City of Georgetown prior to development.
2. The Applicant shall return to the Planning Commission for Preliminary Development Plan approval.
3. The Applicant shall be subject to the building and site performance standards of the BP-1 District and shall return to the Business Park Board for Preliminary Development Plan approval.
4. Property perimeter buffering, arterial road buffering, and Vehicular Use Area landscaping shall be provided to meet the requirements of the *Landscape and Land Use Buffer Ordinance*, and *Subdivision & Development Regulations*.
5. All stormwater and runoff shall be managed so as not to create additional off-site impacts.
6. All applicable requirements of the *Zoning Ordinance* and *Subdivision & Development Regulations*.
7. All requirements of GMWSS regarding the provision of sanitary sewer.
8. All requirements of KY American Water regarding the provision of water.
9. Final access improvements to Barkley Lane and/or Delaplain Road including right-of-way dedication for Delaplain Road shall be determined at the time of Preliminary Development Plan submittal.



*APPROXIMATE 100 YEAR FLOOD PLAN EXTENTS BASED UPON A FLOOD ELEVATION INTERPOLATED FROM FEMA FIRM MAP NO. 21209C0119C DATED JANUARY 8, 2014 (880.9-881.4)

CITY OF GEORGETOWN, KY
D.B. 254, pg. 602
P.C. 7, SLIDE 328
ZONING: I-1
ADDITIONAL ACREAGE TO DRAIN/CREEK 1.5 AC±

APPROXIMATE 100-YEAR FLOOD PLAN EXTENTS (SEE NOTE)

RICHARD GROFF
BETSY GROFF
D.B. 348, pg. 723
SLIDE 1183
ZONING: A-1

ENTRANCE NOTES:
Proposed entrance is existing location of Barkley Lane.
Sight distance to east: 655'
Sight distance to west: 265'

KENNETH L. RAMSEY
SARAH KATHERIN RAMSEY
D.B. 378, pg. 634
P.C. 8, SLIDE 135
ZONING: I-1

SITE STATISTICS:
Total acreage of property: 5.927 acres
Existing zoning: A-1
Proposed zoning: I-1
Proposed use: Logistics, Engineering Services, Manufacturing Consulting, Torque Gun Services, Industrial Vending Machine Services, MRO Surplus E-Commerce, Research and Development, Innovative Products (Radiation Detection)
Source of treated water: Kentucky-American Water
Source of sewage disposal: Georgetown Municipal Water & Sewer (M.H. on west side of Barkley Lane)
Proposed building height: 31 feet
Proposed building coverage: 28.7% max (with potential addition)

PARKING NOTES:
Existing number of employees: 22 / 2 = 11 spaces required
30 proposed parking spaces shown for future growth



F:\SCOTT\CYRON\CYRON2.DWG PLOTTED: 4/26/16 @ 8:00 BY HLB

CONCEPTUAL PLAN FOR REZONING
CYRON HOLDINGS
106 BARKLEY LANE, GEORGETOWN, KY

STATE OF KENTUCKY ROBERT L. BALDWIN 1366 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 60'	DATE 4/26/16	Baldwin ENGINEERING 116 South Highland Street - P.O. Box 4315 Winchester, Kentucky 40392
	FILE NO. 16-5396	FILENAME CYRON2	
	FIELD BOOK 302-6	CAD FILE GTOWNGCS	
	DRAWN BY HLB	CHECKED BY RLB	

RECEIVED
APR 26 2016
PLANNING COMMISSION

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 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(s) _____



HABITAT FOR HUMANITY PROPERTY
Staff Report to the Georgetown-Scott County Planning Commission
May 12, 2016

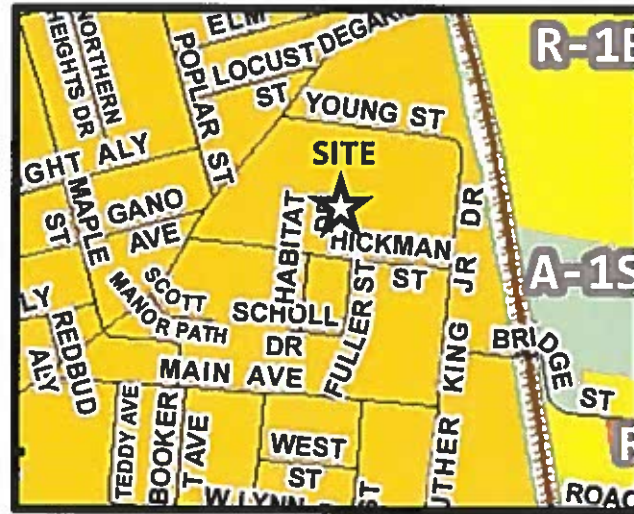
FILE NUMBER: PSP-2016-22

PROPOSAL: Creation of 5 new lots, and to re-define an existing lot

LOCATION: Hickman Street

APPLICANT: Scott County Habitat for Humanity

CONSULTANT: Joel Day,
Meridian Associates



STATISTICS:

Zone	R-2 (Medium Density Residential)
Surrounding Zones	R-2 (Medium Density Residential)
Acreage	2.33 acres
Access	Hickman Street
Variance/Waivers	None

BACKGROUND:

The Applicant is proposing the creation of five (5) new lots and to re-define an existing lot. Staff recommended, at TRC, the Applicant redraw the lots to eliminate the need for access easements, provide greater connectivity, and make the community garden area more accessible and useable. The layout of the Project Site was not changed after the TRC meeting.

The Applicant received preliminary approval in 2011 for a site plan with a superior design to the currently proposed plan (PDP-2011-18). The previous plan provided street frontage for all the proposed lots, and provided a connection between Hickman Street and Martin Luther King Jr. Avenue.

Layout:

The proposed layout for the Project Site is to have two lots (1 & 2) located on Hickman Street. Lots 3 through 6 will be landlocked lots located behind lots 1 & 2. The proposed common area will be located behind lots 5 & 6.

Access:

The proposed layout of the Project Site shows lots 1 and 2 having direct access off of Hickman Street. Access easements extending through lots 1 & 2 provide access to Lots 3, 4, 5 and 6. These access easements are proposed to have driveways 16 feet wide. No parking will be allowed on these shared driveways, and signs will need to be posted.

There are a series of pedestrian easements shown on the plat, to grant access to the common area shown behind lots 5 and 6. This area was previously labeled as a community garden, but the label has been removed. There is no pedestrian access to lots 3-6 shown on the plat. Given that the paved driveways for access to lots 3-6 are only 16 feet wide, sidewalks from Hickman Street should extend to these lots.

The common area is being shown to potentially be consolidated with other nearby tracts owned by Scott County Habitat for Humanity, but it is shown as being consolidated to multiple separate lots. It is likely that some sort of consolidation is being proposed to avoid, for the time being, the fact that the common area is accessible only by pedestrian access easements.

Landscaping:

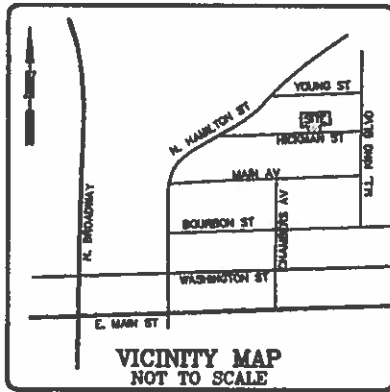
As a single family development, the Applicant will need to indicate which, if any, trees will remain on the Project Site. If no trees are to be preserved, the Applicant will need to meet the 15% canopy coverage requirement in the Landscape Ordinance. If trees are proposed to be preserved, this percentage may be reduced depending upon the canopy coverage to remain.

Issues/Comments:

Staff has several concerns with the proposed layout. While the proposed access easements technically are allowed as access for the proposed development, they do not make for good design. Creating land-locked lots inside city limits technically provides access, but does not provide any connectivity, or visual character. Any homes built on lots 3-6 would face the rear yard of either existing or proposed lots. Redrawing the proposed layout to either provide street access to the lots or to provide a 'cottage court' design would greatly improve the proposed use of the Project Site.

RECOMMENDATION:

Postpone the Preliminary Subdivision Plat to allow the Applicant to redevelop the Project Site in a manner that does not create land-locked lots. Staff made several recommendations at the TRC meeting, and additional changes should be made to improve the access and design of the Project Site.



LEGEND

- 1/2" x 18" STEEL REBAR W/D CAP MARKED "MERIDIAN/2536" SET
- ⊖ IRON BAR FOUND-AS NOTED
- ⊕ SURVEYOR'S MAG-NAIL-SET
- ⊕ SURVEYOR'S MAG-NAIL-FOUND
- ⊗ R.O.W. MONUMENT-FOUND
- ⊕ UTILITY POLE
- ⊕ BENCHMARK
- ⊕ FIRE HYDRANT



ZONE R-2
 INTENDED USE SINGLE FAMILY RESIDENCES
 No. OF LOTS 6
 SMALLEST LOT 8145 SQ.FT.
 LARGEST LOT 12223 SQ.FT.
 TOTAL LOT AREA 62163 SQ.FT.
 COMMON AREA 39285 SQ.FT.
 TOTAL AREA 101398 SQ.FT.

* AFTER CONSTRUCTION IS COMPLETE, THE OWNERS OF LOTS 3 & 4 SHALL BE JOINTLY AND EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE JOINT DRIVEWAY SERVING LOTS 3 & 4; LIKEWISE, THE OWNERS OF LOTS 5 & 6 SHALL BE JOINTLY AND EQUALLY RESPONSIBLE FOR MAINTENANCE OF THE JOINT DRIVEWAY SERVING LOTS 5 & 6.

THE PURPOSE OF THIS PLAT IS TO DEPICT THE CREATION OF 6 NEW LOTS, TO RE-DEFINE AN EXISTING LOT, AND, TO CREATE A COMMUNITY GARDEN/RECREATION TRACT.

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

CURRENT ZONING OF THE SUBJECT PROPERTY IS RESIDENTIAL (R-2).

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.

CERTIFICATE OF OWNERSHIP & DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION OF MY OWN FREE WILL AND CONSENT, ESTABLISH SETBACK LINES, AND DEDICATE ALL PUBLIC STREETS, ALLEYS, WALKWAYS, PARKS, AND OPEN SPACES IN ACCORDANCE WITH THE GEORGETOWN-SCOTT COUNTY REGULATIONS, UNLESS OTHERWISE NOTED.

FOR: SCOTT COUNTY HABITAT FOR HUMANITY DATE

I HEREBY CERTIFY THAT GEORGETOWN MUNICIPAL WATER & SEWER SERVICE (GWSS) HAS THE CAPACITY WITHIN THE WATER DISTRIBUTION SYSTEM/SEWER COLLECTION SYSTEM TO SUPPLY THE PROPERTY SHOWN HEREON WITH WATER SERVICES/SEWER DISPOSAL SERVICES. PROVISION OF SERVICE WILL BE CONTINGENT UPON THE REVIEW AND APPROVAL OF ALL ON-SITE AND OFF-SITE PLANS AND SPECIFICATIONS FOR THE PROPOSED SYSTEM. CONSTRUCTION OF THE WATER DISTRIBUTION /SEWER COLLECTION SYSTEM TO BE BY/AT THE COST OF THE DEVELOPER, BUILT TO GWSS APPROVED SPECIFICATIONS AND APPROVAL BY GWSS OF THE AS-BUILT IMPROVEMENTS AND/OR THE BONDING AMOUNT.

GWSS AUTHORIZED REPRESENTATIVE DATE

I HEREBY ATTEST TO THE FOLLOWING TO THE BEST OF MY KNOWLEDGE, BELIEF, AND ABILITY: THIS PLAT DEPICTS AN _____ CLASS SURVEY MADE BY MYSELF USING THE METHOD OF RANDOM TRANSITS WITH AN ERROR-OF-CLOSURE OF 1:_____ AND AN ANGULAR ERROR OF 00-____-____. BEARINGS AND DISTANCES HAVE NOT BEEN ADJUSTED FOR CLOSURE. BASIS OF BEARINGS SHOWN IS _____ DATE OF FIELD SURVEY WAS _____, 2003.

PRELIMINARY ONLY-NOT FOR RECORDING OR USE IN TRANSFER
 No. 202, 204, P.L.A. No. 259 DATE

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

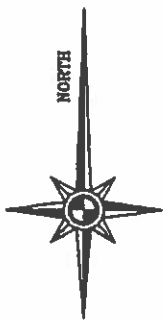
I HEREBY CERTIFY THAT THE PRELIMINARY PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS FOR GEORGETOWN-SCOTT COUNTY WITH THE EXCEPTION OF ANY VARIANCES, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION. CONSTRUCTION MAY BEGIN UPON CERTIFICATION BY THE PLANNING COMMISSION ENGINEER OF THE WATER QUALITY PROTECTION PLAN AND ALL CONSTRUCTION PLANS.

PLANNING COMMISSION CHAIRMAN DATE

FINAL SUBDIVISION
SCOTT COUNTY HABITAT FOR HUMANITY
 D.B. 328, Pg. 65 / D.B. 393, Pg. 635 / PLAT CAB. 10, SLIDE 237
 HICKMAN STREET, GEORGETOWN, SCOTT COUNTY, KENTUCKY

APRIL 25, 2016

MERIDIAN ASSOCIATES
 120 EAST MAIN STREET - SUITE A
 GEORGETOWN, KENTUCKY 40324
 TELEPHONE (606) 863-6070
 jday@meridianassoc.com



LENA WISE PROPERTY
Staff Report to the Georgetown-Scott County Planning Commission
May 12, 2016

FILE NUMBER: PDP-2016-23
PROPOSAL: A 2,400 SF large animal working facility
LOCATION: 1364 Lexington Road
APPLICANT: BTW2, LLC
CONSULTANT: Jason Banks, Banks Engineering, Inc.



STATISTICS:

Zone	A-1 (Agricultural)
Surrounding Zones	A-1 (Agricultural) & B-2/Greenbelt
Acreage	4.52 acres
Access	US 25 (Lexington Road)
Variance/Waivers	Waiver to allow the use of gravel for the driveway for the large animal working facility.

BACKGROUND:
The Applicant is proposing the creation of a 2,400 SF large animal working facility accessed by a gravel driveway. The Applicant received approval through the Scott County Board of Adjustment to have a large animal clinic (S-2015-25). The Planning Commission will need to review the site plan and layout of the Project Site.

The Project Site sits just outside of the city limits and urban service boundary for Georgetown.

Access:
The Project Site is shown to have vehicular access from Lexington Road. The Applicant is not adjusting any of the parking from the previously granted approval for a kennel.

The Subdivision Regulations do not list parking requirements for a large animal facility. However, for a medical office, the requirement is one space per employee plus two spaces per examining room. The previously proposed parking area has the parking stall to handle the single employee for the large animal facility. The additional spaces a medical office requires are unnecessary for this use since the gravel loop around the building can be used to park vehicles bringing in large animals for this facility.

The driveway and loop around the proposed large animal working facility are proposed to be gravel. The Applicant has indicated this facility will likely see a low volume of traffic, with perhaps only one or

two vehicles per day. This should reduce the chances of dust becoming a negative impact on neighboring properties.

Landscaping:

There are no changes proposed to the landscaping that was previously approved by the Planning Commission under PDP-2016-04. There is an existing tree line surrounding the Project Site's perimeter, which should serve as a landscaping buffer between this use and the neighboring properties.

RECOMMENDATION:

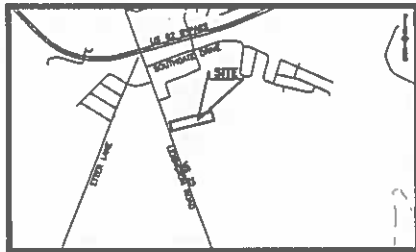
Approve the Preliminary Development Plan for the construction of a 2,400 SF large animal working facility and gravel driveway with the following conditions of approval:

Waiver:

1. Allow the use of a gravel driveway for access to the large animal working facility.

Conditions of Approval:

1. A Final Development Plan shall be submitted for review and approval of Planning Commission Staff.
2. Any revisions or amendments to the approved Preliminary Development Plan must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. A species-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. A Lighting and Photometric Plan shall be included with the Final Development Plan.
6. All applicable requirements of the *Subdivision & Development Regulations*.
7. 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.
8. 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.
9. The Applicant shall adhere to all conditions set by the Scott County Board of Adjustments.



VICINITY MAP
(N.T.S.)

CERTIFICATE 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 SCOTT COUNTY AND SCOTT COUNTY, KENTUCKY. THE CONCEPT OF EACH PARCEL OF ANY AS ARE NOTED IN THE SUMMARY OF THE PLANNING COMMISSION'S APPROVAL DOES NOT CONSTITUTE APPROVAL TO BEGIN CONSTRUCTION OR OBTAIN A BUILDING PERMIT.

SCOTT COUNTY PLANNING COMMISSION SECRETARY DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I (AM THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ACCEPT THE PLAZ/PLAN OF THE DEVELOPMENT WITH MY (OUR) FREE CONSENT, SETTING THE USUAL BOUNDARY LINES AND RESERVING ALL RIGHTS, ALLEYS, WALKS, PASSES, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN, IN ACCORDANCE WITH THE SCOTT-COUNTY COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, UNDER OTHERWISE NOTED.

OWNER DATE

GENERAL NOTES

1. THIS PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED UPON A RECORDED SUBDIVISION PLAN.
2. THIS PLAN MAY BE AMENDED WITH THE APPROVAL OF THE PLANNING COMMISSION.
3. ACCESS SHALL BE LIMITED TO THE POINTS INDICATED ON THIS PLAN.
4. DISTANCE DETAILS ARE SUBJECT TO THE APPROVAL OF THE KENTUCKY TRANSPORTATION COMMISSION.
5. ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED. SUCH COVER SHALL CONSIST OF ANNUAL GRASSES OR SMALL SHRUBS, PLANTED SUCCESSIVELY AND SHALL HAVE ADDITIONAL PROTECTION BY ADEQUATE MULCHING OR SOGDONS IN ORDER TO PREVENT EROSION.
6. NO GRADING, STRIPPING, EROSION CONTROL, OR OTHER DISTURBANCES OF THE NATURAL DRAINAGE COVER SHALL TAKE PLACE PRIOR TO THE APPROVAL OF ANY EROSION CONTROL PLAN.
7. NO BUILDING PERMITS SHALL BE ISSUED UNTIL A FINAL DEVELOPMENT PLAN IS APPROVED BY THE PLANNING COMMISSION.
8. CONTOUR INTERVAL: 3 FEET. CONTOURS DERIVED FROM DIGITAL ELEVATION MODEL (DEM) OBTAINED FROM KENTUCKY DEPARTMENT OF TRANSPORTATION.
9. FOR SOURCE OF TITLE, REFER TO DEED BOOK 66, PAGE 338.
10. A KENTUCKY TRANSPORTATION COMMISSION PERMIT IS REQUIRED FOR THIS DEVELOPMENT.
11. A SIDEWALK IS TO BE CONSTRUCTED PARALLEL TO US 25 ACROSS THE ENTIRE FRONTAGE LOCATION AND WIDTH TO MATCH THE EXISTING WALKS ON ADJACENT PROPERTIES.
12. THE HENNEL BUILDING SHALL BE DEMOLISHED.
13. EXISTING TREES ARE PRIMARILY LOCATED ALONG THE PROPERTY LINE AND SHALL BE PRESERVED TO THE FULLEST EXTENT POSSIBLE.
14. THIS PROJECT WILL MEET THE CURRENT ESTIMATED REGULATIONS FOR QUANTITY, QUALITY AND REDUCTION.

SUBSURFACE SEWAGE DISPOSAL NOTE

SEWER DISPOSAL FOR THIS DEVELOPMENT SHALL BE BY A SUBSURFACE METHOD APPROVED BY THE SCOTT COUNTY HEALTH DEPARTMENT PRIOR TO BEGINNING CONSTRUCTION ON A LOT. A PERMIT SHALL OBTAIN A VALID SUBSURFACE SEWAGE DISPOSAL POINT ISSUED PURSUANT TO KRS 206.0-020 AND 206.0-025.

INTERIOR LANDSCAPE AREA STATISTICS		PARKING STATISTICS		SITE STATISTICS	
VEHICULAR USE AREA (PAV):	18996.1 SQ. FT.	REQUIRED PARKING:	18 SPACES	TOTAL AREA:	4.83 ACRES
AREA REQUIRED (100' x 10000'):	10000 SQ. FT.	PROVIDED PARKING:	20 SPACES	AREA BY TYPE OF SOIL:	N/A
AREA PROVIDED:	17144.5 SQ. FT.			AREA BY LOT:	4.82 ACRES
REQUIRED INTERIOR TREES:	7 TREES			NO. OF LOTS:	1
(1 TREE PER 250 SQ. FT. = 1899/250=7.6)				LENGTH OF STREET:	N/A
INTERIOR TREES PROVIDED:	7 TREES			ZONING:	A-1
				EXISTING TREE CANOPY:	118000 SQ. FT. (TO REMAIN)

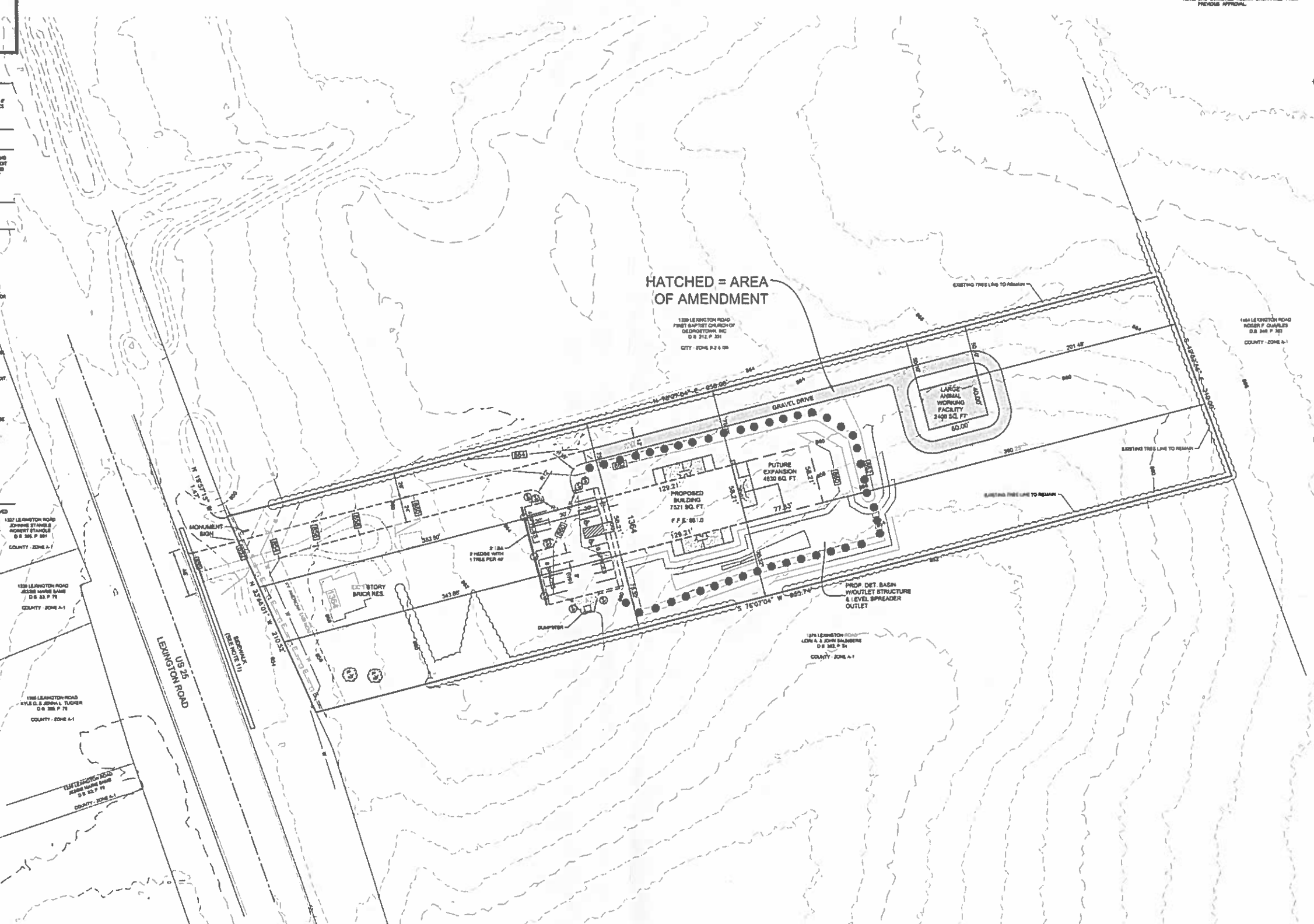
NOTE: SITE STATISTICS REMAIN UNCHANGED FROM PREVIOUS APPROVAL.

PROJECT:	15162
DATE:	March, 2018
DRAWN BY:	CBS
CHECKED BY:	JOB
COPYRIGHT © 2018 BANKS ENGINEERING, INC. 1211 JESSAMINE STATION NICHOLASVILLE, KY 40356	
REVISIONS:	DATE

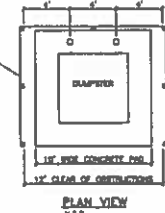
APPLICANT
CENTRAL KENTUCKY PET RESORT
1364 LEXINGTON ROAD
GEORGETOWN, KY 40324
OWNER
BTW2 LLC
P.O. BOX 388
GEORGETOWN, KY 40324
(502) 650-9868

AMENDED DEVELOPMENT PLAN
LENA R. WISE PROPERTY
1364 LEXINGTON ROAD
GEORGETOWN
SCOTT COUNTY, KENTUCKY

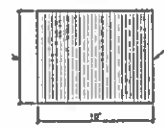
BANKS
Engineering, Inc.
Site Development/Planning • Water/Wastewater • Surveying
Phone: (859) 881-0020
1211 Jessamine Station, Nicholasville, Kentucky 40356



NOTE: ACTUAL CONSTRUCTION MAY VARY. DIMENSIONS SHOWN ON THE DETAIL ARE SHOWN.

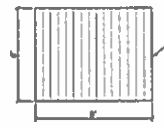


PLAN VIEW
N.T.S.



ELEVATION VIEW
N.T.S.

DUMPSTER ENCLOSURE DETAIL

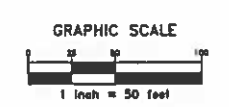


PRIVACY FENCE DETAIL
N.T.S.

LEGEND
- - - SHADOW BOX PRIVACY FENCE

BOARD OF ADJUSTMENT APPROVAL NOTE
THE BOARD OF ADJUSTMENT GRANTED APPROVAL OF THE CONDITIONAL USE OF A HENNEL AND REDUCED THE REQUIRED SETBACKS FOR THE HENNEL FROM 100' TO 54' THROUGH APPLICATION S-2018-01.

PURPOSE OF AMENDMENT
THE PURPOSE OF THIS AMENDMENT IS TO REMOVE THE "FUTURE" DESIGNATION FOR THE GRAVEL DRIVE AND LARGE ANIMAL WORKSHOP FACILITY.



BLUEGRASS BAPTIST CHURCH ZONE CHANGE
Staff Report to the Georgetown-Scott County Planning Commission
May 12, 2016

FILE NUMBER: ZMA-2016-24

PROPOSAL: Zone change request for approximately 3.3 acres from A-1 to B-2 Highway Commercial.

LOCATION: Southwest of intersection of U.S. 25 and Coleman Lane.

APPLICANT: Bluegrass Baptist Church

ENGINEER: Arthur Jones,
Thoroughbred Engineering



STATISTICS:	
Existing Zone	A-1 (Agricultural)
Proposed Zone	B-2 (Highway Commercial)
Surrounding Zones	A-1 (Agricultural), and B-2 (Highway Commercial)
Acreage	3.43 acres
Proposed Use	Retail Sales and Rental of Construction Equipment
Sq. Ft. of Buildings	12,000
Max. Building Coverage	50%
Prop. Building Coverage	8%
New street required	No
Water/sewer available	Yes/No
Access	Via existing entrance from Coleman Lane
Variance Requested	None

BACKGROUND:

The subject property is a 3.43 acre parcel, zoned A-1, Agricultural, located southwest of the intersection of U.S. 25 and Coleman Lane. The subject property is undersized for the district because approximately 1 1/2 acre of land was lost to road right-of-way for the widening of US 25 and the realignment of Coleman Lane.

BACKGROUND (Continued):

The property is within an area that has been studied as part of a US 25 Small Area Plan that was completed in 2002 and again as part of the US 25 Small Area Plan completed in 2013. The subject property is south of the City of Georgetown's greenbelt in the rural service area and approximately ½ mile north of the Scott/Fayette County line. Access is shown from an existing and a proposed entrance from new Coleman Lane, which intersects with US 25 (Lexington Road).

The applicant has submitted a concept plan along with their application that proposes a 12,000 square foot building that will house a 3000 square foot office/showroom and 9000 square feet of warehouse area. This building will be surrounded by paved parking and equipment display area. The site currently does not have access to public sewer and is proposed to utilize an on-site septic system for wastewater produced by the proposed business.

The requested zone is B-2 (Highway Commercial). This district is the broadest and most intense commercial zoning district in the Georgetown-Scott County Zoning Ordinance. It exists as a district to support general commercial activity including retail stores, restaurants, motels, service stations and auto-related establishments, planned development projects and adult oriented uses, subject to locational standards. The B-2 District requires uses that propose outdoor storage or processing to obtain a conditional use permit from the Board of Adjustment.

Highway Commercial zoning is generally discouraged in the rural service area, because it allows commercial development at a scale and intensity that typically would be appropriate only for urban areas with access to public sewer.

LEGAL CONSIDERATIONS:

Any zone change request is required to meet the following standards from *Kentucky Revised Statutes*, Chapter 100:

Section 100.213 Findings necessary for proposed map amendment – Reconsideration.

1. *Before any map amendment is granted, the planning commission . . . must find that the map amendment is in agreement with the adopted comprehensive plan, or, in the absence of such a finding, that one (1) or more of the following apply and such finding shall be recorded in the minutes and records of the planning commission or the legislative body or fiscal court:*
 - a. *That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate;*
 - b. *That there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area.*

Part 1: The Comprehensive Plan and Future Land Use Map provide guidance for consideration of zone change requests. The requested B-2 zone district does not comply with the Future Land Use Map. The FLU shows the desired area remaining as is, A-1 agricultural.

Therefore, Part 1 does not apply. The Commission must find that Part a or b applies to recommend approval of this request.

Part a: *That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate;*

It is staff's determination that condition a does not apply. The area outside the Georgetown USB in the southern portion of the county is prime farmland as designated on USDA soil maps and has been utilized for agricultural uses for over a century. The large prime farm parcels south of Georgetown and south of the southern Greenbelt are intended to remain zoned agricultural based on past and current Comprehensive Plan maps and policies. The subject property is fairly level (slopes generally less than 6%) and made up of prime bluegrass soils. It is designated in the current future land use map as agricultural and the area is designated agricultural in the recently completed US 25 Small Area Plan.

Agricultural zoning allows farming and rural residential uses. Other uses that are compatible with agricultural areas are allowed subject to a conditional use permit. Those conditional uses are churches, libraries, schools, institutions and clubs, kennels, veterinarian clinics, public and private recreational areas, commercial home occupations and other similar uses. The subject property is undeveloped and can be utilized for other uses allowed or permitted in the A-1 District. The subject property has already been approved by the Scott County Board of Adjustment for a church.

Part 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.*

US 25 has been widened from two to four lanes divided since the latest update of the Comprehensive Plan. The widening of US 25 was anticipated at the time of the 2006 Comprehensive Plan update. US 25 is a main regional thoroughfare connecting Lexington to Georgetown. It had many dangerous curves and intersections and projected traffic counts dictated that its widening was necessary to serve regional mobility. The widening of US 25 was planned and funded in the early to mid 2000's. The Comprehensive Plan Future Land Use Map and the 2013 US 25 Small Area Study Future Land Use Plan considered the highway widening project and found that the land on either side of Coleman Lane should remain Agricultural and Rural Residential.

The adopted 2006 Comprehensive Plan and the 2011 updated Goals and Objectives have consistently called for the protection of the southern prime farmland areas for agricultural uses, uses that support agricultural and rural residential at the one unit to five acre densities.

There has been one major physical change in the form of new development in the immediate area since 2006. In 2013-14, the adjacent ten acres to the south was rezoned to B-2 for the Bevins Motor Company

and the new Bevins Motor Company building and site was constructed on the adjacent property. This change, although not anticipated at the time of the last Comprehensive Plan update, was considered by the Planning Commission in the context of the adopted Goals, Objectives and Policies of the 2006 and 2011 Comprehensive Plans.

The Planning Commission findings of fact for the Bevins property rezoning state that it was consistent with the Comprehensive Plans Goals and Future Land Use Map because the proposed business was an "agriculture-related business" that served to support the local agricultural industry. The Bevins Motor Company, a John Deere dealer, whose main business is the sales and service of farm products and equipment, was determined to be appropriately located within the larger farmbelt of southern Scott County. Testimony was taken from a large segment of the farming community as to the importance and need for a local tractor sales and service presence in order to maintain a vibrant local farming industry. The Comprehensive Plan Objectives referenced included, "Restore vitality to Scott County agriculture. Growth benefitting the agricultural economy should be aggressively encouraged."

A farm equipment dealer was deemed as critical to a vital agricultural industry in a way that a construction tool and equipment rental dealer is not. Sunbelt rental, while it may offer some of the same equipment and products and serve some of the same farm individuals, is not an agriculture related business with a need to locate in an agricultural area to serve its core customers.

This zone change proposal is not in agreement with the adopted Comprehensive Plan in that the adopted Comprehensive Plan Future Land Use Map designates this property as Agricultural and the property is located outside the urban service boundary of the city of Georgetown. The B-2 district is primarily an urban commercial designation meant for uses that serve general commercial uses in urban areas. Some isolated cases of new B-2 districts have been approved in the county subject to the limitations of neighborhood commercial usage and with the intention that the commercial areas in the county serve the local surrounding rural community, or subject to the designated use serving a core agricultural support need as was the case with the previously mentioned Bevins rezoning.

Planning staff has determined that condition b does not apply. Further illustration of the general Comprehensive Plan policies that relate to this application are summarized below:

Comprehensive Plan Policies

The application is not in conformance with the Comprehensive Plan or the US 25 Small Area Plan Future Land Use Map for the area. The area is zoned A-1 (Agricultural). The Comprehensive Plan consistently emphasizes that the areas along US 25 south of the Bypass and Greenbelt area should not be commercialized. The residential uses planned south of the Georgetown southern bypass are intended to provide a buffer between highly commercialized areas and the prime agricultural areas located in southern Scott County. The Comprehensive Plan states the following:

Section VI. Greenbelt Areas Development Plan

B. Land Uses

2. Commercial Development

No additional area of commercial land is proposed; in keeping with Comprehensive Plan findings concerning growth needs for commercial land and the policy that commercialization of the bypass should not be generally encouraged except at the major intersections of U.S. 25 and U.S. 460 [in the City of Georgetown.]

Commercialization at and around the U.S. 25 and U.S. 62/460 bypass intersection is encouraged and the Comprehensive Plan designates those properties as Commercial. Presently there are over twenty-three (23) acres in that area that are zoned A-1 and are eligible to be rezoned as Commercial. At this point in time, the available property designated for commercial use is under-utilized. It is not appropriate to create additional Commercial zoned property outside the Georgetown Urban Service Boundary (USB) when existing commercial zoned property within the USB is under-utilized.

Urban Land Use Element

Goal #4 Cities within Scott County develop and maintain their individual characters, while the vitality of downtown Georgetown, Sadieville and Stamping Ground are enhanced.

Supporting Objective:

- b. Infill development within the USB's is encouraged while urban development outside the USB's is discouraged.

Rural Land Use Element

Goal #2 The Economic Well-Being Of All Rural Property Owners Is Actively Encouraged And Promoted Through Land Uses That Enable Financial Gain Via Agricultural Activities.

Supporting Objectives:

- a. Create an agricultural advocates committee to establish a policy and operations environment that maintains and enhances a viable agricultural base that includes at a minimum:
 - Development of road signage, e.g. safety, agriculture, attractions and destinations;
 - Promotion of agri-tourism;
 - Promotion of on-farm markets; and,
 - Development of incentives for farming operations.

Goal #3 Water Quality Is Protected Through Consistent Application Of "Best Management Practices."

Supporting Objectives:

- a. Discontinue use of private wastewater treatment package plants by providing access to alternative service.

The Comprehensive Plan has anticipated the issue of commercial and industrial development in rural areas. It has relied on the Urban Service Boundary (USB) concept as a core planning principle. The USB is a boundary around the city limits of Georgetown, Sadieville and Stamping Ground that includes the incorporated areas along with a surrounding expansion area large enough to accommodate urban growth for the future planning period. The Comprehensive Plan establishes a policy that the cities will provide municipal services within their USBs. Urban services include police and fire protection as well as water and sewer service, utilities and garbage collection.

Large scale urban uses are limited to areas within the Urban Service Boundaries and are conditioned upon annexation. The principle behind this policy is that urban service can be more efficiently and effectively provided if urban areas are compact and contiguous rather than spread out over large areas. The B-2 Highway Commercial zoning district is the broadest and most general category and allows a great number of commercial uses. This district is applied to most commercial districts in the city of Georgetown.

The B-2 zoning category, since it is broad and general, would allow car lots, office buildings, mobile home and other sales lots, automotive parts and repair, restaurants with drive-thrus, and major planned commercial developments including big box stores and other similar uses. The B-2 district allows buildings with a maximum height of six stories or 75 feet and a maximum of 50% building area coverage. Zoning stays with the property long term. Once zoned a property could be sold and developed legally for other more intense uses that are permitted in the new zone district.

Approval of a large new B-2 district could open up the area to future applications and approvals that could over time transform the US 25 corridor into a general commercial area from the Fayette County line to the city of Georgetown, with the only clear limiting factors being existing floodplain, environmentally sensitive features and driveway access. This could also set a precedent for other similar rural corridors such as US 460 (Frankfort Pike), US 62 (Paynes Depot Road and Cynthiana Road) to name a few similarly situated examples where State road projects have already been completed that have increased the width and capacity of the roads.

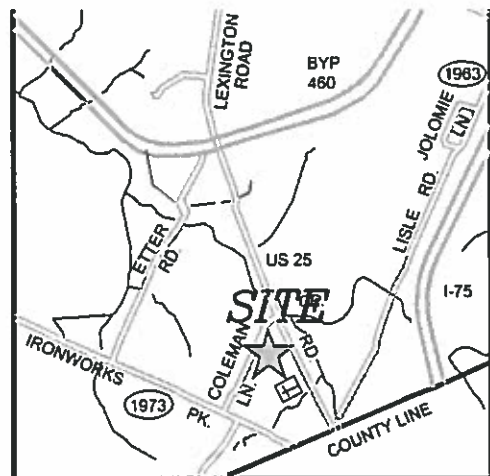
2013 US 25 Small Area Plan

The Future Land Use Plan proposed as part of the 2013 Small Area Plan designates the subject property for Agricultural (A-1) uses. It does not significantly diverge from the 2002 Small Area Plan with respect to the subject property. It does find that Cane Run Creek and its tributary in the area are listed on the Kentucky Division of Water 303d list of impaired waterways in 2010 and is a local and State environmental concern and a high priority for cleanup.

The 2013 US 25 Small Area Plan also recommends that a committee made up of farming and agricultural advocates be created to examine the permitted and conditional uses allowed in the Agricultural Zone District. There is a clear need to allow Agricultural Commercial uses that benefit the farming or equine community, but do not detract or cause undue traffic or environmental issues or offsite impacts to adjacent agricultural or rural residential areas. Uses that are not addressed in the current A-1 (Agricultural) category are farm markets, value-added manufacturing, processing or retail sales of farm products, sales of farm machinery, implements or equipment and tourism related uses that are complementary with agricultural operations. Agriculturally related commercial uses that are allowed as conditional uses can be tailored to fit into rural areas with minimal impact and do not set a precedent that will open the door to commercialization of our rural corridors.

RECOMMENDATION:

Based on the findings that the requested zone change does not satisfy the requirements of KRS 100.213, Part 1, a, or b, **Staff recommends denial** of the zone change request for 3.43 acres located southwest of the intersection of U.S. 25 and Coleman Lane.



VICINITY MAP

LEGEND:

□ = IRON BAR WITH I.D. CAP
 'T.E.L. 2402'

FLOOD NOTE:

BASED UPON FIRM MAP COMMUNITY PANEL 21809C-011-C SUBJECT PROPERTY IS IN ZONE X AND DOES NOT LIE WITHIN A FLOOD HAZARD AREA.

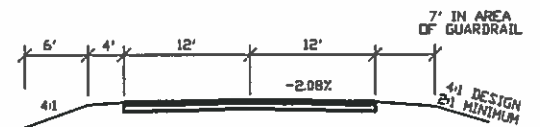
PURPOSE:

THE PURPOSE OF THIS PLAT IS TO CHANGE THE ZONE OF THE BLUEGRASS BAPTIST CHURCH PROPERTY, (D.B. 343, PG. 344), FROM ZONE A-1 TO ZONE B-2. ALSO TO SHOW A POSSIBLE SCENARIO OF HOW THE PROPERTY COULD BE DEVELOPED IF THE ZONE CHANGE DOES OCCUR. THE PROPERTY OWNER WILL BE REQUIRED TO PROVIDE A PRELIMINARY/FINAL DEVELOPMENT PLAN FOR REVIEW AND APPROVAL BY THE GEORGETOWN SCOTT COUNTY PLANNING COMMISSION PRIOR TO ANY DEVELOPMENT.

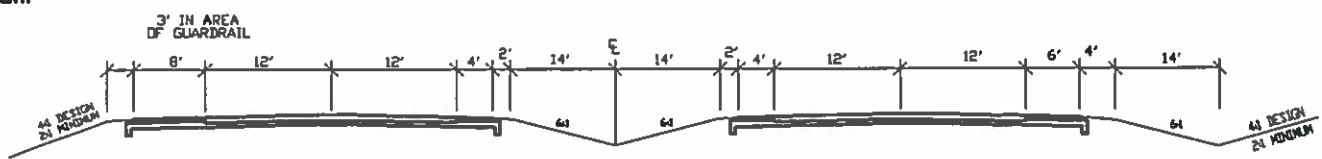
RECEIVED

APR 28 2016

PLANNING COMMISSION



SECTION NEW COLEMAN LANE
n.t.s



SECTION LEXINGTON ROAD
n.t.s

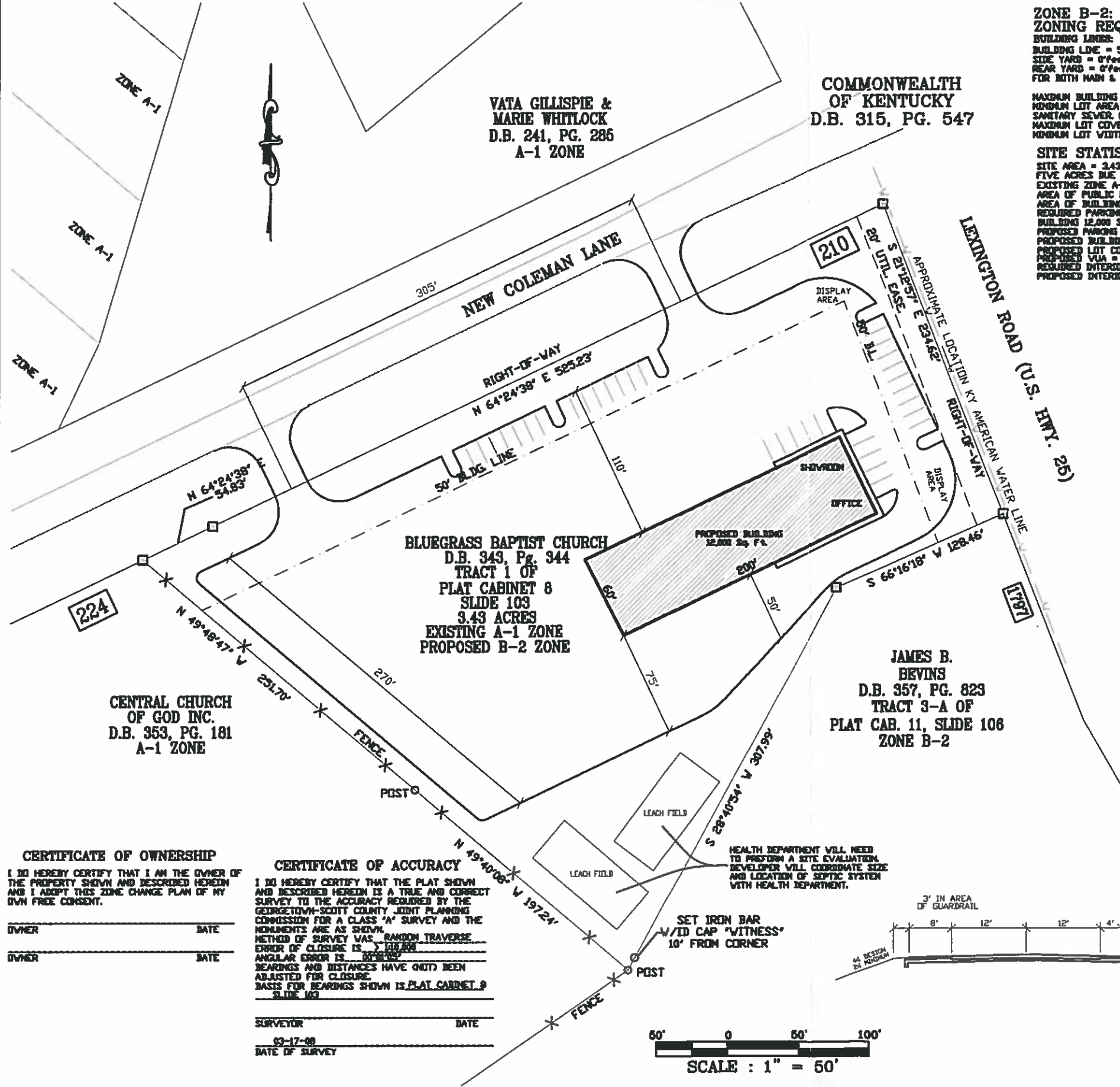
OWNER:
 BLUEGRASS BAPTIST CHURCH
 108 MUIRFIELD PL.
 GEORGETOWN, KY 40324

ZONE B-2: HIGHWAY COMMERCIAL:
ZONING REQUIREMENTS:
 BUILDING LINE:
 BUILDING LINE = 50'feet
 SIDE YARD = 0'feet
 REAR YARD = 0'feet
 FOR BOTH MAIN & ACCESSORY STRUCTURES
 MAXIMUM BUILDING HEIGHT = SIX STORIES OR 75'feet
 MINIMUM LOT AREA = 7,500 Sq. Ft. IF SERVED BY SANITARY SEWER, MINIMUM 5 ACRES WITHOUT SANITARY.
 MAXIMUM LOT COVERAGE = 90% OF LOT.
 MINIMUM LOT WIDTH AT BUILDING LINE = 60'feet

SITE STATISTICS:
 SITE AREA = 3.43 ACRES (AREA IS LESS THAN FIVE ACRES DUE TO RIGHT-OF-WAY PURCHASED)
 EXISTING ZONE A-1, PROPOSED ZONE B-2.
 AREA OF PUBLIC R.O.W. = NOT APPLICABLE.
 AREA OF BUILDING = 12,000 Sq. Ft.
 REQUIRED PARKING = 3 SPACES PER 1,000 Sq.Ft. FLOOR AREA
 BUILDING 12,000 Sq. Ft. x 3 = 36 REQUIRED SPACES
 PROPOSED PARKING = 149 SPACES + 6 HANDICAP = 155 TOTAL
 PROPOSED BUILDING HEIGHT = 45' MAXIMUM
 PROPOSED LOT COVERAGE = 12,000 Sq. Ft. (82%)
 PROPOSED V.I.A. = 15,000 Sq. Ft.
 REQUIRED INTERIOR LANDSCAPE (100) = 1,500 Sq. Ft.
 PROPOSED INTERIOR LANDSCAPE = 1,500 Sq. Ft.

COMMONWEALTH OF KENTUCKY
 D.B. 315, PG. 547

VATA GILLISPIE & MARIE WHITLOCK
 D.B. 241, PG. 285
 A-1 ZONE



HEALTH DEPARTMENT WILL NEED TO PERFORM A SITE EVALUATION. DEVELOPER WILL COORDINATE SIZE AND LOCATION OF SEPTIC SYSTEM WITH HEALTH DEPARTMENT.

SET IRON BAR W/ID CAP "WITNESS" 10' FROM CORNER



CERTIFICATE OF OWNERSHIP
 I DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND I ADOPT THIS ZONE CHANGE PLAN OF MY OWN FREE CONSENT.

OWNER _____ DATE _____
 OWNER _____ DATE _____

CERTIFICATE OF ACCURACY
 I DO HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GEORGETOWN-SCOTT COUNTY JOINT PLANNING COMMISSION FOR A CLASS "A" SURVEY AND THE COMMENTS ARE AS SHOWN.
 METHOD OF SURVEY WAS: RANDOM TRAVERSE
 ERROR OF CLOSURE IS: 1/10000
 ANGULAR ERROR IS: 0.00002
 BEARINGS AND DISTANCES HAVE NOT BEEN ADJUSTED FOR CLOSURE.
 BASIS FOR BEARINGS SHOWN IS PLAT CABINET 9 SLIDE 103

SURVEYOR _____ DATE _____
 03-17-08
 DATE OF SURVEY

ZONE CHANGE/CONCEPT PLAN
BLUEGRASS BAPTIST CHURCH PROPERTY
 210 NEW COLEMAN LANE
 GEORGETOWN, SCOTT COUNTY, KENTUCKY

SCALE: 1" = 50'	DATE: 03-29-16
REVISION:	DRAWN BY: RKR
CAD NAME: BLUEGRASS BAPTIST ZONE CHANGE	JOB NUMBER: ZONE-CHNG.DWG

THOROUGHBRED ENGINEERING
 146 S. BROADWAY, GEORGETOWN, KY. 40324
 SURVEYORS • ENGINEERS • PLANNERS (502) 865 - 1768

SMITH PROPERTY (EAGLE BEND)
Staff Report to the Georgetown-Scott County Planning Commission
May 12, 2016

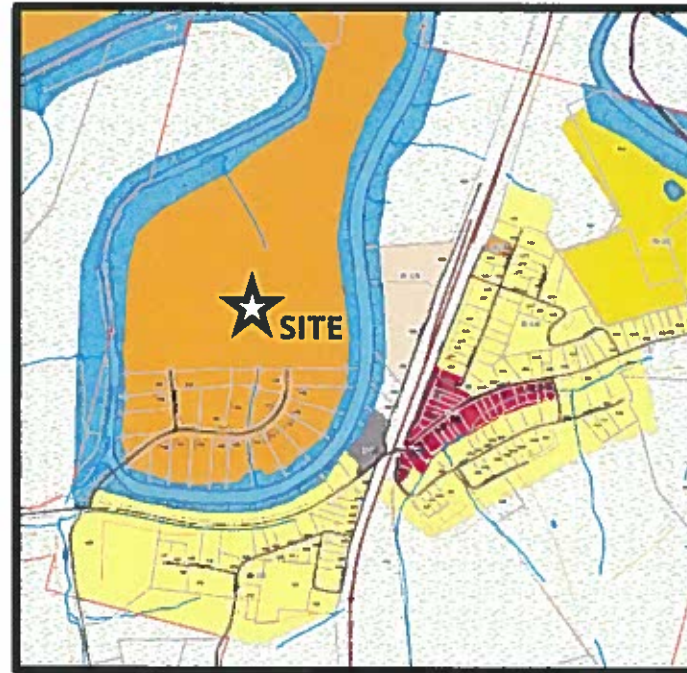
FILE NUMBER: FSP-2016-25

PROPOSAL: Final Subdivision Plat to create two new tracts of 5.00 acres, with 21.77 acres remaining in the parent tract within Eagle Bend.

LOCATION: Eagle Bend, Sadieville

APPLICANT: Doug and Doris Smith

SURVEYOR: Joel Day, Meridian Associates, LLC



STATISTICS:

Zone	R-2 (Medium Density Residential)
Surrounding Zones	R-2 (Medium Density Residential)
Acreage	Tract 6: 5.000 acres Tract 7: 5.000 acres Remainder: 21.77 acres
Proposed Use	Single Family Residential
Access	Tract 6 via Eagle Bend Drive Tract 7 via Edgewater Drive plus 50 foot wide access and utility easement
Variance Requested	None

BACKGROUND:
The parent tract is currently 31.77 acres, located within the Eagle Bend subdivision in Sadieville. The property is zoned R-2, Medium Density Residential. The land was last reviewed before the Commission on December 10, 2015 and November 13, 2015 with files FSP-2015-35 and FSP-2014-26, respectively. The current application is to create two new 5.000-acre tracts (Tracts 6 and 7) from the parent tract, leaving 21.77 acres as a remainder.

Plat Review:
New Tracts 6 and 7, both 5.000 acres, meet the minimum lot size and setback requirements. The setbacks within the R-2 zone are 30 feet for front yards, 25 feet for rear yards, and 7.5 feet for side yards. The setbacks have been listed on the plat.

Tract 6 will have access via Eagle Bend Drive, which has been previously dedicated as public right-of-way. Eagle Bend Drive extends to include approximately 35 feet of length along the eastern property line of Tract 6 for access. There is a gravel turnaround beyond the access point for Tract 6 and Tract 4, which also utilizes the 35 feet at the end of the public right-of-way before the access easement begins. This area will need to be paved to provide access meeting the county road standards prior to recording the final plat. Tract 6 will have access to both municipal water and sewer capacity from GMWSS.

Tract 6 appears to include acreage from the previously dedicated right-of-way at the southeast corner of the lot. The parcel lines will need to be adjusted to remove the public right-of-way, and adjust the lot size accordingly. Because the lot will have access to sanitary sewer, there is no need for the lot to be redrawn to include 5.000 acres after planned dedication, but it does need to reflect removal of the area that is already in public right-of way.

Tract 7 will have access via a 50-foot access and utility easement extending from Edgewater Drive through the parent tract and centered along the property division line with Tract 5. The access and utility easement serving Tract 7 will be jointly maintained by the owner of Tract 7 and the owner of the parent/remainder tract. The previously established access and utility easement that extends from Eagle Bend Drive and currently runs through Tract 6 and Tract 7 shall be jointly and equally maintained by the owners of Tracts 1, 2, and 3, until dedicated as public right-of way.

Tract 7 will have access to municipal water from GMWSS. It will not have access to sewer service from GMWSS. The Applicant intends to use an on-site sewage disposal system as allowed with 5-acre or larger lots. The Applicant will be required to obtain certification from the Health Department.

The 50-foot wide access easement that extends from Eagle Bend Drive is currently proposed to be located on new lots 6 and 7. When this area is dedicated, that will mean both Tract 6 and 7 will lose acreage. This is acceptable for Tract 6, since it will have access to public sewer. However, Tract 7 will need to be adjusted to create a lot retaining at least 5-acres after the right-of-dedication to comply with the minimum lot size for lots without access to sanitary sewer. If Edgewater Drive were also planned for public right-of-way dedication in the future, this could also impact the lot size for Tract 7. Alternatively, the Applicant could avoid the 5.000-acre minimum lot size restriction if the lot is to gain access to sanitary sewer in the future.

The Parent Tract/Remainder also currently includes a small portion of land that has been previously dedicated as public right-of-way. That area, in the southeast corner of the lot as drawn, will need to be removed on the final plat, and adjusted in the acreage calculations.

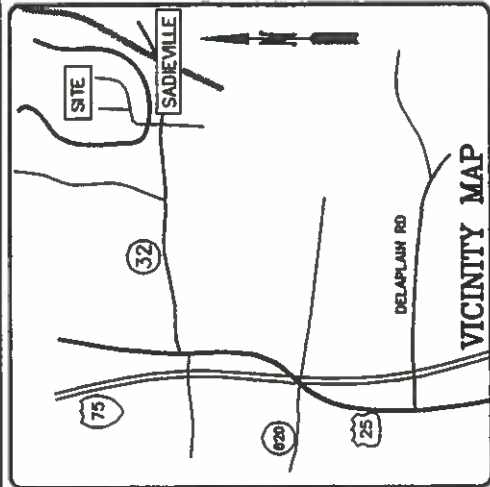
The Applicant will need to coordinate with the GIS department to apply for addresses for Tracts 6 and 7.

RECOMMENDATION:

Approve the Final Subdivision Plat to create Tract 6 and Tract 7, each of 5.000 acres, leaving the Parent Tract with a remainder of approximately 21.77 acres, with the following conditions of approval:

Conditions of Approval:

1. Amend Tract 6 parcel lines to remove the public right-of-way, and adjust the lot size accordingly.
2. Amend Tract 7 to include sufficient acreage to allow for a remainder of 5.000 acres after the future public right-of-way dedication (to allow future conformance with lot size minimums for private sewage disposal).
3. Amend the parent/remainder tract to remove land previously dedicated as public right-of-way.
4. Any future subdivisions, revisions, or amendments to the approved subdivision plat must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
5. All applicable requirements of the *Zoning Ordinance*.
6. All applicable requirements of the *Subdivision & Development Regulations*.
7. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved subdivision plat.



LEGEND

- 1/2" x 18" STEEL REBAR W/D CAP MARKED "MERIDIAN/LS2536" SET
- 1/2" x 18" STEEL REBAR W/D CAP MARKED "LS2536" FOUND

OWNER'S SEWER CERTIFICATION

I HEREBY CERTIFY THAT THE GEORGETOWN MUNICIPAL WATER & SEWER SERVICE (OWNERS) HAS THE CAPACITY WITHIN THE SANITARY SEWER COLLECTION SYSTEM TO RECEIVE ALL SEWERAGE FROM THE PROPOSED SUBDIVISION. THE PROVISION OF SERVICE WILL BE CONTINGENT UPON THE REVIEW AND APPROVAL OF ALL ON-SITE AND OFF-SITE PLANS AND SPECIFICATIONS FOR THE PROPOSED SYSTEM BY THE CITY OF GEORGETOWN. THE COST OF THE SEWER SERVICE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER (WITHOUT REIMBURSEMENT). BUILT TO OWNER'S APPROVED SPECIFICATIONS AND APPROVAL BY OWNER. THE AS-BUILT IMPROVEMENTS AND/OR THE BONDING AMOUNT, ARE, DEDICATED TO OWNER.

APPROVED OWNER REPRESENTATIVE _____ DATE _____

HEALTH DEPARTMENT
I CERTIFY THAT THE SEWAGE DISPOSAL SYSTEM(S) INSTALLED OR PROPOSED FOR INSTALLATION ON TRACT 7 SHOWN HEREON MEETS THE REQUIREMENTS OF THE KENTUCKY STATE HEALTH DEPARTMENT AND IS HEREBY APPROVED.

HEALTH DEPARTMENT REPRESENTATIVE _____ DATE _____

SEE PREVIOUSLY FILED PLATS

- CABINET 11, SLIDE 26
- CABINET 11, SLIDE 52
- CABINET 11, SLIDE 101
- CABINET 11, SLIDE 272

THE PURPOSE OF THIS PLAT IS TO DEPICT THE SUBDIVISION OF THE PARENT TRACT, CREATING TRACT 6 & TRACT 7.

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

NO NEW ENTRANCES ARE CURRENTLY PROPOSED.

CURRENT ZONING OF THE SUBJECT PROPERTY IS RESIDENTIAL (R-2).

TRACT 6 SHALL ONLY HAVE PUBLIC ROAD ACCESS DIRECTLY OFF EAGLE BEND DRIVE.

TRACT 7 SHALL ONLY HAVE PUBLIC ROAD ACCESS OVER THE EXISTING ACCESS EASEMENT TO EDGEWATER DRIVE.

CURRENT SCOTT COUNTY REGULATIONS RESTRICT THE USE OF ONE PRIVATE DRIVE/ACCESS TO NO MORE THAN THREE TRACTS UNLESS UPGRADED TO COUNTY ROAD STANDARDS.

THE ACCESS/UTILITY EASEMENT SERVING TRACT 7 OFF EDGEWATER DRIVE SHALL BE JOINTLY MAINTAINED BY THE OWNER OF TRACT 7 AND THE OWNER OF THE REMAINDER TRACT.

THE PREVIOUSLY ESTABLISHED 50 FT. ACCESS/UTILITY EASEMENT SHALL BE JOINTLY MAINTAINED BY THE OWNER OF TRACT 6 & TRACT 7, UNLESS UPGRADED TO COUNTY ROAD STANDARDS AND ADOPTED INTO THE COUNTY ROAD SYSTEM.

UTILITY EASEMENTS SHOWN GRANT TO OWEN COUNTY ELECTRIC, A/T/E, AND ANY OTHER UTILITY COMPANY SERVING THE PROPERTY SHOWN HEREON THE RIGHT TO TRIM OR REMOVE ANY TREES, STRUCTURES, OR OBSTACLES LOCATED WITHIN THE EASEMENTS THAT MIGHT INTERFERE WITH INSTALLATION OR MAINTENANCE OF FACILITIES. NO BUILDING OR OTHER STRUCTURE SHALL BE CONSTRUCTED, NOR GRADING OR FILLING ALLOWED WITHIN SAID EASEMENTS. THE RIGHT TO INSTALLATION AND MAINTENANCE IS ALSO HEREBY GRANTED FOR EXISTING AND PREVIOUSLY ESTABLISHED UTILITIES, SANITARY OR DRAINAGE DRAINAGE ARE ESTABLISHED OR OTHERWISE ALTERED BY THIS PLAT.

NO TEMPORARY OR PERMANENT STRUCTURES ARE TO BE CONSTRUCTED IN NEAR ENCROACH UPON ANY DRAINAGE EASEMENT.

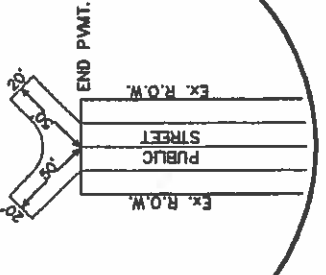
I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH SETBACK LINES, AND DEDICATE ANY PUBLIC RIGHTS-OF-WAY AND/OR EASEMENTS INDICATED UPON THIS PLAT TO MY OWN USE, WILL AND CONSENT.

DOUG C. SMITH
DORIS C. SMITH
DATE 4-28-16

I HEREBY ATTEST TO THE FOLLOWING TO THE BEST OF MY KNOWLEDGE, BELIEF, AND ABILITY. THIS PLAT DEPICTS AN URBAN CLASS SURVEY MADE BY MYSELF USING THE METHOD OF RANDOM TRAVERSE WITH AN ERROR-OF-CLOSURE OF 00-01-10" BEARINGS AND DISTANCES HAVE BEEN ADJUSTED FOR CLOSURE. BATS OF BEARINGS SHOWN IS FROM FIELD SURVEY WAS DECEMBER 16, 2013.

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

DETAIL
GRAVEL TURNAROUND & PRIVATE ACCESS ESMT.



R-2 ZONE REQUIRED SETBACKS
30' FRONT
7.5' SIDE YARD
25' REAR YARD

OWNER CONTACT INFORMATION

DOUG SMITH
134 EAST MAIN STREET
GEORGETOWN, KY 40324
(502) 863-1733

G. FIGHTMASTER
D.B. 129, Pg. 40
ZONE A-1

RICHARD WILLIAMS
CHARLENE A. WILLIAMS
D.B. 352, Pg. 703
D.B. 357, Pg. 276
PLAT CAB. 11, SLIDE 52
PLAT CAB. 11, SLIDE 101
ZONE R-2

D. LEWIS
K. LEWIS
D.B. 373, Pg. 46
PLAT CAB. 11, SLIDE 26
PLAT CAB. 11, SLIDE 52
ZONE R-2

P. STEINKAMP
D.B. 306, Pg. 638
ZONE A-1

PARENT TRACT (REMAINDER)
DOUG C. SMITH
DORIS C. SMITH
D.B. 205, Pg. 213
(NOT SURVEYED)
ZONE R-2

T. SHANNON
L. SHANNON
D.B. 378, Pg. 307
PLAT CAB. 11, SL. 272
ZONE R-2
TURN-AROUND AREA
SEE DETAIL

13.230 ACRES
ZONE R-2
DOUG C. SMITH
DORIS C. SMITH
D.B. 205, Pg. 213
PLAT CAB. 11, SLIDE 272

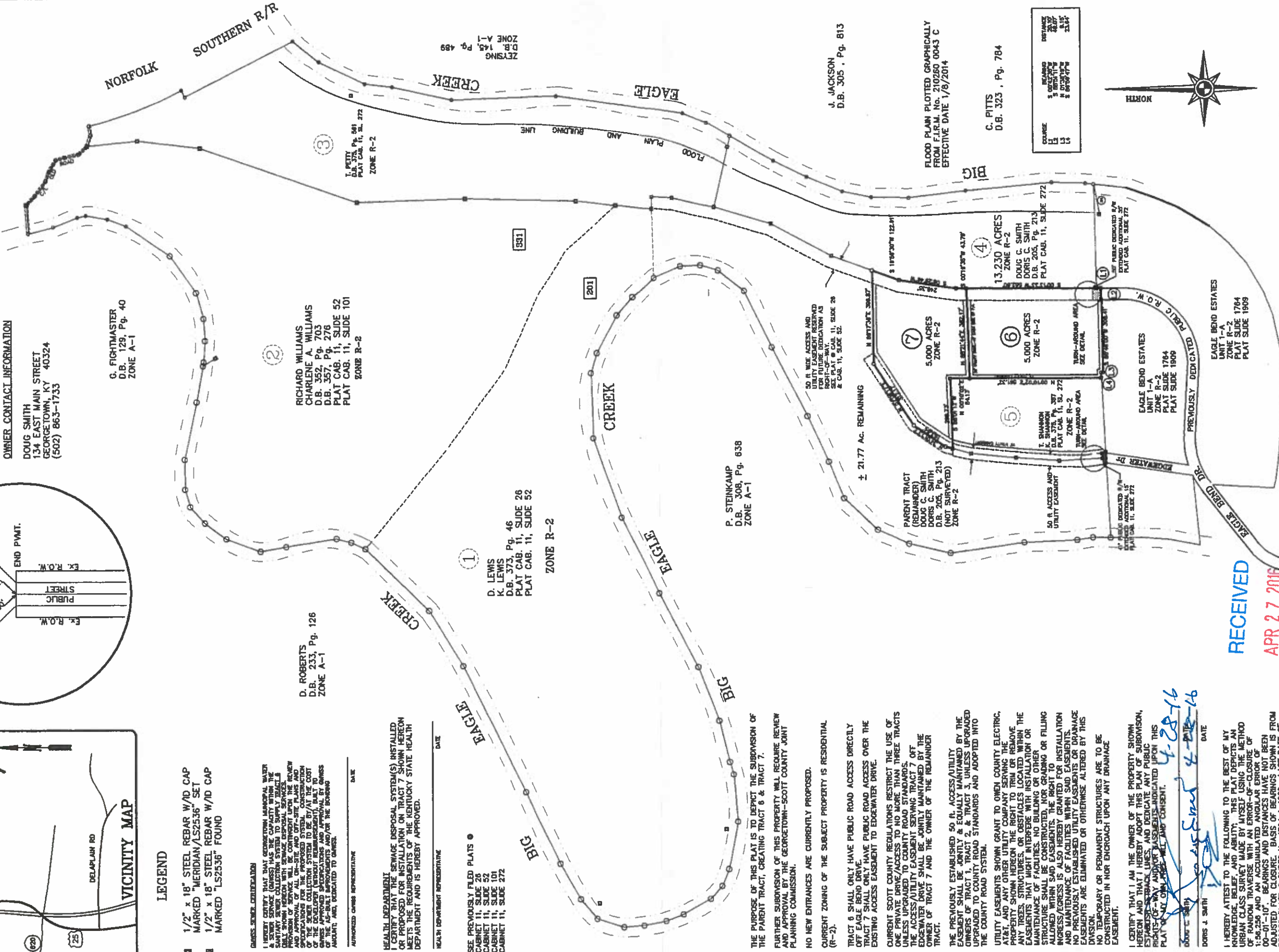
5.000 ACRES
ZONE R-2

5.000 ACRES
ZONE R-2

EAGLE BEND ESTATES
UNIT 1-A
ZONE R-2
PLAT SLIDE 1764
PLAT SLIDE 1809

EAGLE BEND ESTATES
UNIT 1-A
ZONE R-2
PLAT SLIDE 1764
PLAT SLIDE 1809

PREVIOUSLY DEDICATED PUBLIC R.O.W.



COURSE	E	L	L
BEARING	S 00°15'10" W	S 07°30'10" W	S 06°00'47" W
DISTANCE	22.27	22.27	23.94



FLOOD PLAIN PLOTTED GRAPHICALLY FROM F.I.R.M. No. 210260 0043 C
EFFECTIVE DATE 1/8/2014

C. PITTS
D.B. 323, Pg. 784

J. JACKSON
D.B. 305, Pg. 813

ZEYSSING
D.B. 145, Pg. 489
ZONE A-1

T. PETTY
D.B. 378, Pg. 581
PLAT CAB. 11, SL. 272
ZONE R-2

MERIDIAN ASSOCIATES, LLC
SURVEYORS
120 EAST MAIN STREET, GEORGETOWN, KY 40324
TELEPHONE (502) 863-6070 - FACSIMILE (502) 863-0019

RECEIVED
APR 27 2016
PLANNING COMMISSION

FINAL SUBDIVISION PLAT OF
TRACT 6 & 7, EAGLE BEND
SMITH PROPERTY
DOUG C. SMITH & DORIS C. SMITH-D.B. 205, Pg. 213
EAGLE BEND DRIVE & EDGEWATER DRIVE, SADIEVILLE, SCOTT COUNTY, KENTUCKY
THIS PLAT DEPICTS A BOUNDARY SURVEY AND COMPLEIES WITH 201 KAM 18:190

DHW LAND PROPERTY
Staff Report to the Georgetown-Scott County Planning Commission
May 12, 2016

FILE NUMBER: FSP-2016-26

PROPOSAL: Final Subdivision Plat to create three new tracts of 25.01, 22.03, and 75.03 acres.

LOCATION: South side of Ironworks Road (KY 1973) and north side of Muir Lane, west of Midway Road

APPLICANT: DHW Land, LLC

SURVEYOR: Jared Stevens



STATISTICS:

Zone	A-1 (Agricultural)
Surrounding Zones	A-1 (Agricultural)
Acreage	Tract 4: 25.01 acres Tract 5: 22.03 acres Tract 6: 75.03 acres
Proposed Use	Agricultural
Access	Tract 4 via existing entrance on Ironworks Road Tract 5 via proposed entrance on Ironworks Road Tract 6 via existing entrance on Muir Lane
Variance Requested	None

BACKGROUND:

The subject property consists of 122.07 acres owned by DHW Land, LLC. It is located between the south side of Ironworks Road (KY 1973) and the north side of Muir Lane, and west of Midway Road. The proposed subdivision will create a total of three tracts: Tract 4 of 25.01 acres with access and frontage along Ironworks Road, Tract 5 of 22.03 acres with access and frontage along Ironworks Road, and Tract 6 of 75.03 acres with frontage and access along Muir Lane. The subject property and all surrounding land is zoned A-1, Agricultural.

This property was last reviewed by the Planning Commission on December 10, 2015 for the subdivision of Tract 1 and transfer of Tract 2 to the Paul King property (FSP-2015-34) as shown on the inset.

Plat Review:

The proposed tracts meet all planning requirements at this time. All three tracts show the required 50-foot setbacks on all property lines and have at least 250 feet of width at the building line. The Health Department will need to conduct a site evaluation for all three lots to certify that an on-site septic system is appropriate. GMWSS is able to provide water to all lots.

Tract 4 will utilize an existing entrance on Ironworks Road. Tract 5 proposes a new entrance on Ironworks Road, and will be required to obtain an entrance permit from KYTC. Tract 6 will utilize an existing entrance on Muir Lane.

A cemetery has been located on Tract 6. No dedicated access easement has been included, but the Applicant has acknowledged the right of the public to gain access to the site from Muir Lane, and then through Tract 6. This is listed in a note on the plat.

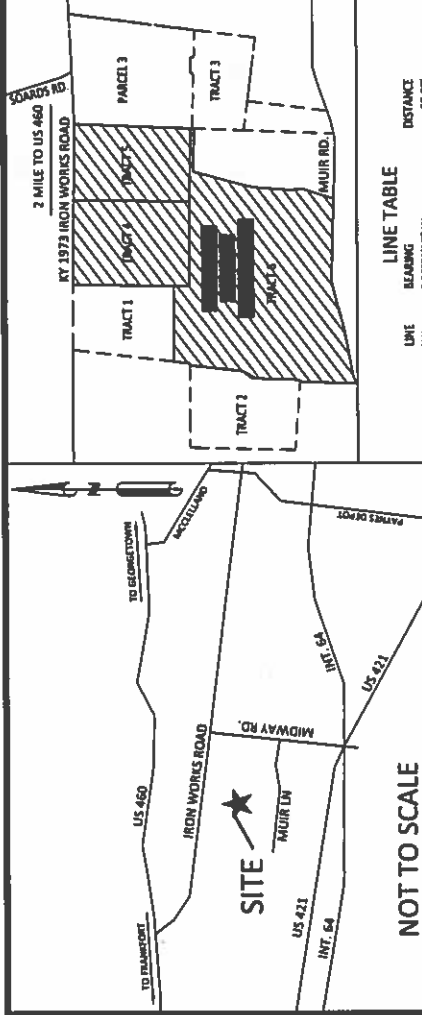
If desired, the owner will need to coordinate with the GIS department to apply for addresses.

RECOMMENDATION:

Approve the Final Subdivision Plat for Tracts, 4, 5, and 6, with the following conditions of approval:

Conditions of Approval:

1. An entrance permit from KYTC will be required for Tract 5 before the final plat is recorded.
2. Any future subdivisions, revisions, or amendments to the approved subdivision plat must be reviewed and approved by the Planning Commission staff (minor) or by the Planning Commission (major).
3. All applicable requirements of the *Zoning Ordinance*.
4. All applicable requirements of the *Subdivision & Development Regulations*.
5. Prior to (as part of) the Final Subdivision Plat approval, the applicant shall provide the Planning Commission staff (GIS division) with a digital copy of the approved subdivision plat.



NOT TO SCALE

LEGEND

These standard symbols will be found in this drawing.

- BOUNDARY LINE
- UTILITY LINE
- BUILDING LINE
- UTILITY EASEMENT
- PVI MONUMENT FOUND (PFI)
- POWER POLE
- PVI MONUMENT SET (PVS)
- MAG NAIL & WASHER FOUND

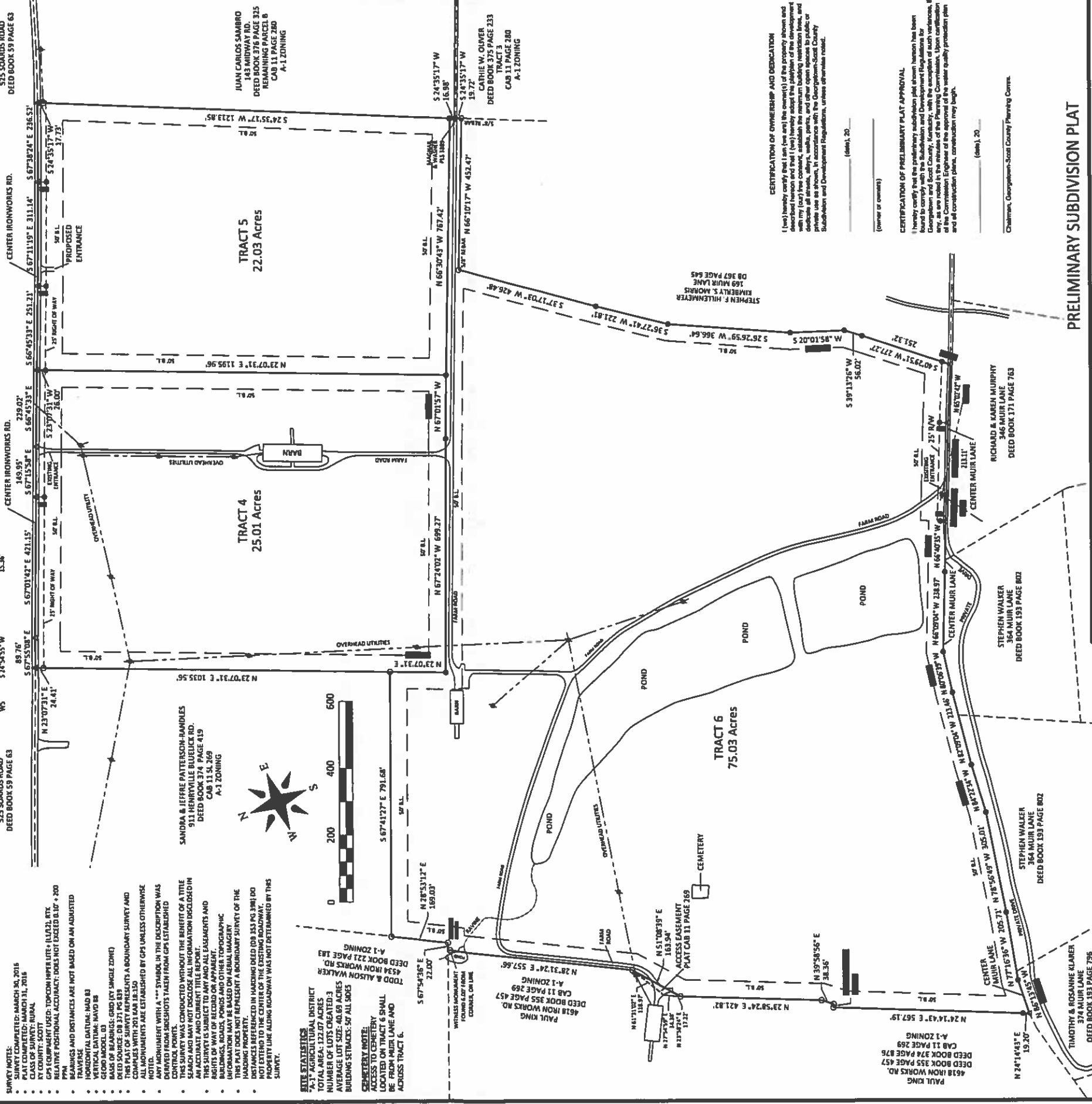
UNLESS OTHERWISE NOTED, ANY MONUMENT REFERRED TO AS PVI OR PFI IS TO BE RECONSTRUCTED TO THE ORIGINAL POSITION AS SHOWN ON THIS PLAN. MONUMENTS SHALL BE SET WITH A PLASTIC CAP IDENTIFIER STAMPED "J. STEVENS PLS 839". ANY MONUMENT REFERRED TO AS A MAG NAIL AND WASHER SET IS A MINIMUM 1-1/2" DIAMETER WASHER STAMPED "J. STEVENS PLS 839".

Note:
Any further subdivision will require review and approval by the Planning Commission.

PURPOSE OF PLAN:
1. TO DIVIDE THE REMAINING PARCEL 1 (122.07 ACRES) INTO TRACTS 4, 5 AND 6 AS SHOWN HEREIN.

LINE TABLE

LINE	BEARING	DISTANCE
W1	S 22° 31' 30" W	25.00'
W2	S 23° 01' 24" W	25.00'
W3	S 22° 35' 08" W	25.00'
W4	S 24° 24' 53" W	25.00'
W5	S 24° 54' 55" W	15.36'



- SURVEY HOTEL: COMPLETED MARCH 30, 2016
- PLAN COMPLETED: MARCH 31, 2016
- COUNTY: SCOTT
- GPS EQUIPMENT USED: TOPCON Hiper Lite II (L1/L2), RTK
- RELATIVE POSITIONAL ACCURACY: DOES NOT EXCEED 0.10" ± 200
- BEARINGS AND DISTANCES ARE NOT BASED ON AN ADJUSTED TRAVERSE
- HORIZONTAL DATUM: NAD 83
- ELEVATION DATUM: NAVD 83
- BASIS OF BEARINGS: GRID (RY SINGLE ZONE)
- DEED SOURCE: DB 371 PG 839
- THIS PLAN REPRESENTS A BOUNDARY SURVEY AND NOT A CONVEYANCE SURVEY
- ALL MONUMENTS ARE ESTABLISHED BY GPS UNLESS OTHERWISE NOTED.
- ANY MONUMENT WITH A *** SYMBOL IN THE DESCRIPTION WAS DERIVED FROM SPOSHOTS TAKEN FROM GPS ESTABLISHED MONUMENTS.
- THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT DISCLOSE ALL INFORMATION DISCLOSED IN AN ACCURATE AND CURRENT TITLE REPORT.
- THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND ENCUMBRANCES, RECORD, UNRECORDED, AND OTHER TOPOGRAPHIC INFORMATION THAT MAY BE BASED ON AERIAL IMAGERY.
- THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY OF THE WHOLE PROPERTY.
- HORIZONTAL PROPERTY: THIS SURVEY IS BASED ON THE HORIZONTAL DATUM OF 1983 (NAD 83) AND NOT EXTEND TO THE CENTER OF THE EARTH'S BODILY MASS.
- PROPERTY LINE ALONG ROADWAY WAS NOT DETERMINED BY THIS SURVEY.

SITE STATISTICS
 COUNTY: SCOTT DISTRICT
 TOTAL AREA: 122.07 ACRES
 NUMBER OF LOTS CREATED: 3
 AVERAGE LOT SIZE: 40.69 ACRES
 BUILDING SETBACKS: 50' ALL SIDES

CEMETERY NOTE:
 ACCESS TO CEMETERY LOCATED ON TRACT 6 SHALL BE FROM MUIR LANE AND ACCESS TRACT 6.

CERTIFICATION OF OWNERSHIP AND DEDICATION
 I (we) hereby certify that I (we) and the owner(s) of the property shown and described hereon and that I (we) hereby adopt the plat of the development with my (our) free consent, establish the minimum building restrictions, and dedicate all streets, alleys, walks, paths, and other open spaces to public or private use as shown, in accordance with the provisions of the Kentucky Subdivision and Development Regulations, unless otherwise noted.

(owner or owners)

(date), 20__

CERTIFICATION OF PRELIMINARY PLAT APPROVAL
 I hereby certify that the preliminary subdivision plat shown herein has been reviewed with the Subdivision and Development Regulations for Georgetown and Scott County, Kentucky, with the exception of such violations, 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 items, construction may begin.

(date), 20__

Chairman, Georgetown-Scott County Planning Comm.

PRELIMINARY SUBDIVISION PLAT

PROJECT: DHW LAND
 SCALE: 1" = 200'

DESIGNED BY	NAME	DATE
DESIGNED BY	STEVENS	4/27/16
DRAWN BY	STEVENS	4/27/16
CHECKED BY	STEVENS	4/27/16
AS BUILTS		

SURVEY FOR:
 DHW LAND, LLC
 1330 HIGHWAY 151
 FRANKFORT, KY 40601
 DEED BOOK 371 PAGE 839

PROPERTY LOCATION:
 IRON WORKS RD & MUIR LANE
 GEORGETOWN, SCOTT COUNTY, KY

JARED D. STEVENS LAND SURVEYING

PHONE: 859/250-2629
 EMAIL: jared@stevensurvey.com